



# City of Beaumont

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

|             |             |
|-------------|-------------|
| Case No.    | PW2023-1030 |
| Receipt No. | R01321307   |
| Fee \$      | 3,484.43    |
| Date Paid   | 5/18/23     |

## 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):  
Sewer Lift Station  
Bond# PB03010405642

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  5-16-23  
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  5-16-23  
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



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Print Name and Sign – Contact/Applicant

5-10-23

Date



# Punch List

Project Name: Olivewood Lift station

Tract No. 27971

|                                     | <b>PW2023-1030</b>  | <b>Bond No.<br/>PB03010405642</b>            |   |
|-------------------------------------|---|--|---|
| <b>Inspected By: Jason Craghead</b> |   | <b>Page: 1 of 1</b>                          | <b>Date: 5/31/23 Updated on<br/>6/28/23, (5/2/2024)</b> |
| <b>Item No.</b>                     | <b>Description</b>  | <b>Completed by Construction (Sign/Date)</b> | <b>Accepted by (Sign/Date)</b>                          |
| <b>1</b>                            | Standalone Packaged Pump Station needs to be tested and verified working order  | Alex Stanko 03/18/24                         | Alex Stanko 03/18/24                                    |
| <b>2</b>                            | Construction Note 1 & 2 missing (Place Gravel Rock, AC)   | Jason Craghead 9/11/23                       | Jason Craghead 9/20/23                                  |
| <b>3</b>                            | Grade entire site per plan  | Jason Craghead 9/11/23                       | Jason Craghead 9/20/23                                  |
| <b>4</b>                            | Construction Note 7 missing (Install 6' Wide Ribbon Gutter)   | Alex Stanko 03/14/24                         | Alex Stanko 03/14/24                                    |
| <b>5</b>                            | Remove Trash and Debris inside and out of site  | Jason Craghead 9/11/23                       | Jason Craghead 9/20/23                                  |
| <b>6</b>                            | Perform weed abatement inside and outside of the site   | Jason Craghead 9/11/23                       | Jason Craghead 9/20/23                                  |
| <b>7</b>                            | Install Protection Bollards Per Detail  | Alex Stanko 03/14/24                         | Alex Stanko 03/14/24                                    |
| <b>8</b>                            | Exposed 1" Conduit on S/S of Control Panel  | Alex Stanko 03/18/24                         | Alex Stanko 03/18/24                                    |
| <b>9</b>                            | No 17' clear path of travel inside SLS, must provide adequate turn around space on west side of SLS for access (PER WW) | Alex Stanko 03/14/24                         | Alex Stanko 03/14/24                                    |
| <b>10</b>                           | <del>Coordinate with SKM for SCADA installation.</del>  | <del>Omitted, per Thaxton</del>              |   |
| <b>11</b>                           | Provide AQMD Permits and Service Records for On-Site Generator  | Jason Craghead 7/19/23                       | Jason Craghead 7/19/23                                  |

[COMPANY NAME]



## 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 April 23, 2024, and identified as TR 27971 Sewer Lift Station 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 Fifty Five Thousand Eight Hundred\*dollars (\$55,890.00) 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.

\*ninety and 00/100

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 25th DAY OF April 2024 .



(Seal)

Philadelphia Indemnity Insurance Company

RSI Communities-California LLC

**SURETY**

**PRINCIPAL**

By: Jennifer Ochs  
Jennifer Ochs, Attorney-In-Fact

By: [Signature]

(Name)  
\_\_\_\_\_

(Name)  
Kimberly Kraft

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

(Title)  
authorized signer

(Address)  
777 S. Figueroa Street 52nd Floor  
Los Angeles, CA 90017  
\_\_\_\_\_

(Address)  
6440 Oak Canyon Ste. 200  
Irvine, CA 92618  
\_\_\_\_\_

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

## ACKNOWLEDGMENT

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

State of California  
County of Orange )

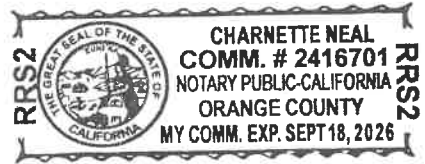
On May 1, 2024 before me, Charnette Neal, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature C Neal (Seal)



**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 )

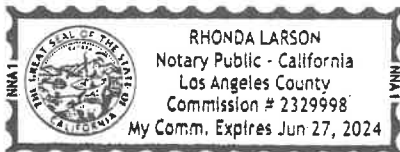
On APR 25 2024 before me, RHONDA LARSON, NOTARY PUBLIC,  
*Date Here Insert Name and Title of the Officer*

personally 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/~~s~~  
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~it~~ executed the same in  
~~his~~/her/~~its~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~its~~ signature(~~s~~) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*  
RHONDA LARSON, 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 **Timothy J. Noonan, Jennifer Ochs, Charles R. Teter III, B. Aleman, Erin Brown, D. Garcia, Simone Gerhard, Edward C. Spector, Ethan Spector, Marina Tapia, KD Wapato and Sarah Campbell 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 14<sup>th</sup> 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 MARCH, 2021.

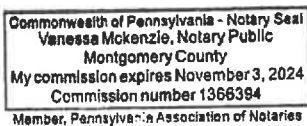


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of March, 2021 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:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

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 5<sup>th</sup> day March, 2021 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 25th day of April, 2024.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(Tract Map/Parcel,Map/Plot Plan No. 27291)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and RSI COMMUNITIES-CALIFORNIA LLC, a Delaware limited liability company (“DEVELOPER”).

**RECITALS**

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 27971, (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

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

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

**AGREEMENT**

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

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

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

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

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

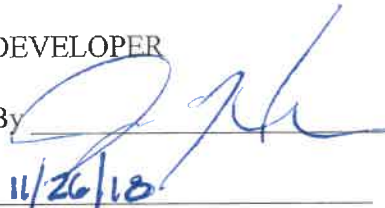
By \_\_\_\_\_  
Mayor



Aug 27, 2019  
Date

DEVELOPER

By \_\_\_\_\_



11/26/18  
Date

Title: VICE PRESIDENT FORWARD PLANNING

Address: 680 NEWPORT CENTER DRIVE  
SUITE 300  
NEWPORT BEACH, CA 92660

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract 27971-Infrastructure Sewer Lift Station  
DATE: 20-Nov-18

PP, CUP NO.: \_\_\_\_\_ BY: \_\_\_\_\_, P.E.

|                                   |                            |            |
|-----------------------------------|----------------------------|------------|
| IMPROVEMENTS                      | FAITHFUL PERFORMANCE       | 100%       |
|                                   | LABOR & MATERIALS SECURITY | 100%       |
| <hr/>                             |                            |            |
|                                   | Construction Costs)        |            |
| Streets/Drainage                  | n/a                        |            |
| Sewer                             | \$                         | 558,900.00 |
| Total                             | \$                         | 558,900.00 |
| Warranty Retention (22.5%)        | \$                         | 125,752.50 |
| <hr/>                             |                            |            |
| Street/Drainage Plan Check Fees = | n/a                        |            |
| Sewer Plan Check Fees =           | \$                         | 11,178.00  |
| Street Inspection Fees =          | n/a                        |            |
| Sewer Inspection Fees =           | \$                         | 16,767.00  |

**DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS**

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

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

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

*Ned J. Araujo*                      20 Nov 2018  
Engineer's Signature                      Date

Ned J. Araujo, P.E.  
Name typed or printed



FORM \$ UNIT COSTS REVISED 01/02/2017

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

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

Bond Number: PB03010405642  
Premium: \$2,236.00

Basic Gov (Sales Force) # \_\_\_\_\_  
File # PW2018-0304

OLV-SEWER LIFTSTATION

**EXHIBIT "A"**

**PERFORMANCE BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities - California LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated \_\_\_\_\_, 20\_\_\_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971, 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 Five Hundred Fifty Eight Thousand Nine Hundred and no/100 dollars (\$ 558,900.00 ) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 20, 2018.

PRINCIPAL:

SURETY:

RSI Communities - California LLC

Philadelphia Indemnity Insurance Company

By \_\_\_\_\_

By \_\_\_\_\_

Title VP OF OPERATIONS

Janina Monroe

Title Attorney-In-Fact



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On NOV 20 2018 before me, Gina L Garner, Notary Public,  
(Here insert name and title of the officer)

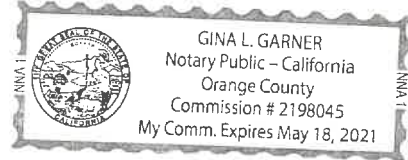
personally appeared Janina Monroe,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

*Gina L Garner*  
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 \$25,000,000.00.

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 14<sup>th</sup> 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.

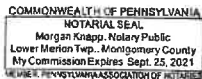
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27<sup>TH</sup> DAY OF OCTOBER, 2017.



(Seal)

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

On this 27<sup>th</sup> 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: Morgan Knapp  
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 27<sup>th</sup> 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 NOV 20 2018 day of NOVEMBER, 2018.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY


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.

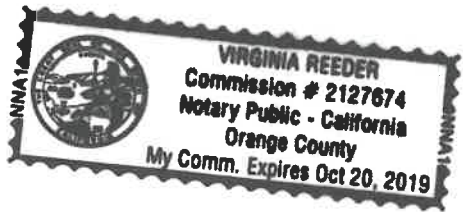
STATE OF CALIFORNIA            )  
  )  
COUNTY OF ORANGE            )

On November 20, 2018 before me, Virginia Reeder, a Notary Public, personally appeared James Perry 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 of Notary  
(Affix seal here)



Bond Number: PB03010405642  
Premium: included in performance bond

**EXHIBIT "B"**

**PAYMENT BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities - California LLC \_\_\_\_\_ (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated \_\_\_\_\_, 20\_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Five Hundred Fifty Eight Thousand Nine Hundred and no/100 dollars (\$558,900.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 20, 2018.

PRINCIPAL:

RSI Communities - California LLC \_\_\_\_\_

By  \_\_\_\_\_

Title VP OF OPERATIONS \_\_\_\_\_

SURETY:

Philadelphia Indemnity Insurance Company \_\_\_\_\_

By  \_\_\_\_\_

Janina Monroe  
Title Attorney-In-Fact \_\_\_\_\_

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On NOV 20 2018 before me, Gina L Garner, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

*Gina L Garner*  
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**

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- 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**

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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 14<sup>th</sup> 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.

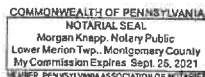
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(Seal)

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

On this 27<sup>th</sup> 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 27<sup>th</sup> 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.

**NOV 20 2018**

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY

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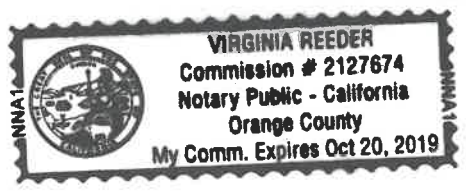
STATE OF CALIFORNIA                    )  
  )  
COUNTY OF ORANGE                    )

On November 20, 2018 before me, Virginia Reeder, a Notary Public, personally appeared James Perry 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.

Virginia Reeder  
Signature of Notary  
(Affix seal here)



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract 27971-Infrastructure Sewer Lift Station  
DATE: 20-Nov-18

PP, CUP NO.: \_\_\_\_\_ BY: \_\_\_\_\_, P.E.

IMPROVEMENTS FAITHFUL PERFORMANCE 100%  
LABOR & MATERIALS SECURITY 100%

| Construction Costs)               |               |
|-----------------------------------|---------------|
| Streets/Drainage                  | n/a           |
| Sewer                             | \$ 558,900.00 |
| Total                             | \$ 558,900.00 |
| Warranty Retention (22.5%)        | \$ 125,752.50 |
|                                   |               |
| Street/Drainage Plan Check Fees = | n/a           |
| Sewer Plan Check Fees =           | \$ 11,178.00  |
| Street Inspection Fees =          | n/a           |
| Sewer Inspection Fees =           | \$ 16,767.00  |

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

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

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

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

*Ned J. Araujo*  
Engineer's Signature

20 NOV 2018  
Date

Ned J. Araujo, P.E.  
Name typed or printed



Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 01/02/2017

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

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-Infrastructure Sewer Lift Station

DATE: 20-Nov-18

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

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

| QTY. | UNIT | ITEM  | UNIT COST     | AMOUNT     |
|------|------|---|---------------|------------|
|      | L.F. | 4" V.C.P. (45 Lots @ 25' Avg. Length & 5' for cleanout) | \$ 15.00      | \$ -       |
|      | L.F. | 4" P.V.C. Force Main & Fittings                         | \$ 26.00      | \$ -       |
|      | L.F. | 8" V.C.P.   | \$ 30.00      | \$ -       |
|      | L.F. | 10" V.C.P.  | \$ 35.00      | \$ -       |
|      | L.F. | 12" V.C.P.  | \$ 40.00      | \$ -       |
|      | L.F. | 15" V.C.P.  | \$ 50.00      | \$ -       |
|      | EA.  | Standard or Terminus Manholes                           | \$ 2,500.00   | \$ -       |
|      | EA.  | Drop Manholes   | \$ 4,000.00   | \$ -       |
|      | EA.  | Cleanouts   | \$ 500.00     | \$ -       |
|      | EA.  | Sewer Y's   | \$ 30.00      | \$ -       |
|      | EA.  | Chimneys  | \$ 400.00     | \$ -       |
|      | EA.  | Adjust M.H. to grade                                    | \$ 500.00     | \$ -       |
|      | L.F. | Concrete Encasement                                     | \$ 35.00      | \$ -       |
|      | EA.  | 4" P.V.C. Misc. Fittings                                | \$ 120.00     | \$ -       |
|      | L.F. | Sewer Pipe Sleeving                                     | \$ 45.00      | \$ -       |
| 1    | EA.  | Sewer Lift Station                                      | \$ 436,000.00 | \$ 436,000 |
|      | EA.  | Backflow prevention device                              | \$ 400.00     | \$ -       |
|      | L.F. | 4" P.V.C Sewer Lateral                                  | \$ 17.00      | \$ -       |
|      | L.F. | 8" P.V.C.   | \$ 35.00      | \$ -       |
|      | L.F. | 10" P.V.C.  | \$ 35.00      | \$ -       |
|      | L.F. | 12" P.V.C.  | \$ 35.00      | \$ -       |
| 1    | EA.  | Remobilization of Romtec                                | \$ 25,000.00  | \$ 25,000  |
| 1    | EA.  | Remove Temporary Pumping System                         | \$ 5,000.00   | \$ 5,000   |
| 1    | EA.  | Perimeter Wall and Gates                                | \$ 20,000.00  | \$ 20,000  |
|      |      |   |               |            |

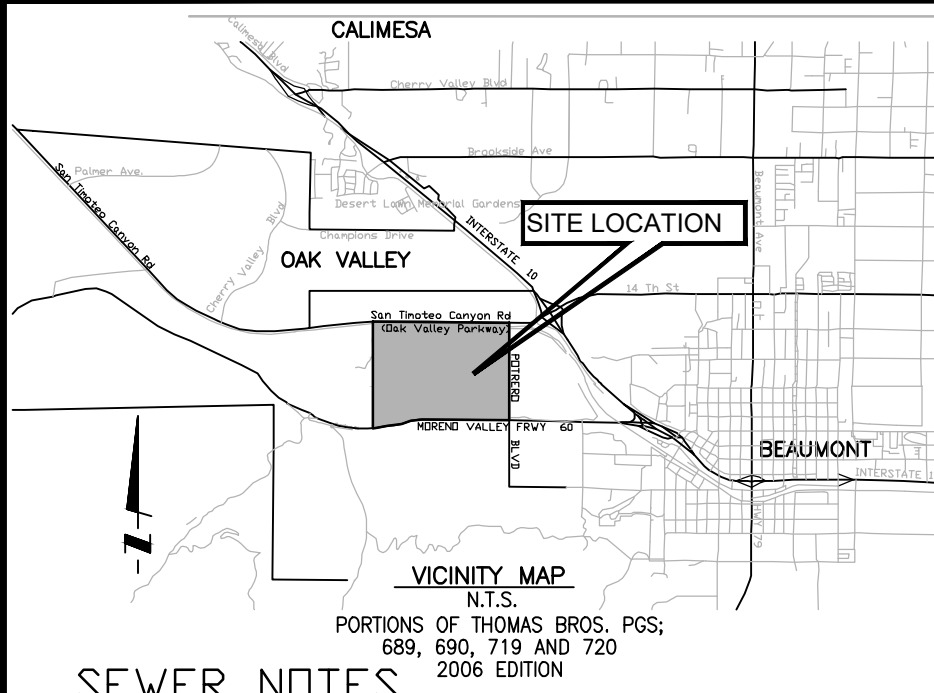
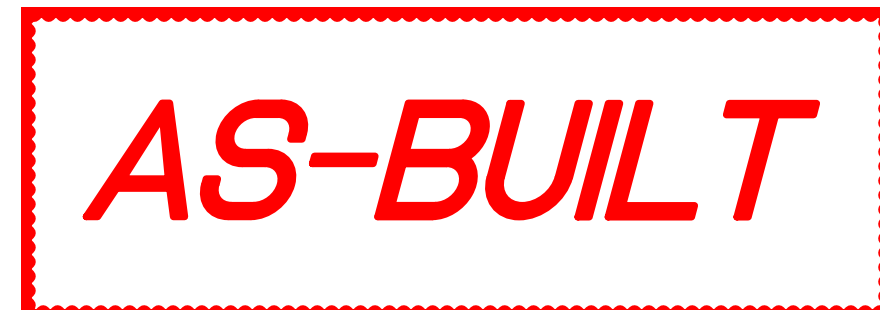
|    |                       |            |
|----|-----------------------|------------|
| A. | Subtotal              | \$ 486,000 |
| B. | Contingency (15% x A) | \$ 72,900  |
| C. | Sewer Total (A + B)   | \$ 558,900 |

\*\*\*\*\*

# CITY OF BEAUMONT, CALIFORNIA

## OLIVEWOOD SEWER LIFT STATION

### PM 34880 / TRACT 27971



#### SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT). FORCE MAIN PROFILE ELEVATIONS ARE TO CENTERGRADE (CG).
- CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC OR VCP SEWERS EXCEPT WHERE SPECIFICALLY DESIGNATED ON PLANS PER EMWD STANDARDS AND SPECIFICATIONS.
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
- ALL LATERALS SHALL HAVE AN ON-SITE CLEANOUT IN ACCORDANCE WITH STANDARD DRAWING SB-52. IN ADDITION, FOR LATERALS SERVING INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS, THE REQUIREMENTS FOR SAMPLING AND/OR PRETREATMENT FACILITIES SHALL BE DETERMINED BY CONTRACTING THE BUILDING AND SAFETY DEPARTMENT.
- MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-52.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-177. LOCATIONS OF WYES AND LATERALS, WHERE NOT SHOWN ON THE PLANS, ARE TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION TO MISS DRIVEWAYS. ALL LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS. CONNECTIONS OF NEW LATERALS TO EXISTING SEWER ARE TO BE PER STANDARD DRAWING SB-176.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.
- BACKWATER VALVES SHALL BE INSTALLED PER SECTION 710.1 OF THE UNIFORM PLUMBING CODE.
- ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.

#### GENERAL NOTES

- THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
- APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT. THE ENGINEER IN RESPONSIBLE CHARGE SHALL REVERSE THESE PLANS WHEN NON-COMFORMANCE IS DISCOVERED.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER OF WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. ALL PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- A RIGHT-OF-WAY PERMIT FROM THE BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. PRIOR TO PERMIT ISSUANCE, A CERTIFICATE OF INSURANCE MUST BE FILED NAMING THE CITY OF BEAUMONT AS AN ADDITIONAL INSURED ON THE PERMITTEE'S POLICY IN THE MINIMUM AMOUNT OF \$1,000,000.00 FOR EACH OCCURRENCE OF LIABILITY. THE INSURANCE COMPANY WRITING THE POLICY MUST HAVE A RATING OF "A-" OR BETTER AND A SIZE CATEGORY OF CLASS VII OR BETTER AS ESTABLISHED BY "BESTS" KEY RATING GUIDE.
- NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
- REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT.
- NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER, NOTED WITHIN THE REVISION BLOCK, ON THE APPROPRIATE SHEET OF THE PLANS AND TITLE SHEET.
- ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
- THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
- ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- WHERE TRENCHES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
  - SUMMARY SHEET
  - LABORATORY WORK SHEETS
  - COMPACTION CURVES, SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS. THE SOILS REPORT WILL BE SUBMITTED TO THE CITY ENGINEERING INSPECTOR WITHIN TWO WORKING DAYS OF COMPLETION OF FIELD TESTS. THE WRITTEN FIELD COMPACTION REPORT(S) SHALL BE IMMEDIATELY SUBMITTED TO THE CITY ENGINEERING INSPECTOR UPON COMPLETION OF THE FIELD TESTS.
- A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (951) 572-3224 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION. APPROVED DRAWINGS MUST BE AVAILABLE PRIOR TO SCHEDULING.

#### SCOPE OF SUPPLY AND DESIGN SUBMITTAL

## OLIVEWOOD PUMP STATION

### (BEAUMONT, CA)

DATE: June 14, 2017

REVISION: 0

SUBMITTED TO:

RSI Communities  
Darius Fatakia  
949-720-1116

[dfatakia@rsicomunities.com](mailto:dfatakia@rsicomunities.com)

18240 North Bank Road | Roseburg, OR 97470

Phone: (541) 496-9678 | Fax: (541) 496-0804

[bcooper@romtecutilities.com](mailto:bcooper@romtecutilities.com)

- ALL INSPECTION REQUESTS OTHER THAN FOR THE PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING AND SAFETY INSPECTION REQUEST LINE AT (951) 572-3224. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 P.M. ON THE DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 P.M. WILL BE SCHEDULED FOR TWO FULL WORK DAYS LATER.
- THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING SLOPE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES OR DURING THE PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET (5') OR MORE IN DEPTH AND APPROVED BY THE CITY ENGINEER AND/OR CONCERNED AGENCY PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8 CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTORS EXPENSE. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO EXCAVATION.
- IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.
- NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
- THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.
 

|                            |                |
|----------------------------|----------------|
| UNDERGROUND SERVICE ALERT  | (800) 422-4133 |
| SOUTHERN CALIFORNIA EDISON | (800) 409-2365 |
| AT&T                       | (800) 892-0123 |
| TIME WARNER CABLE          | (760) 340-2225 |
| COX COMMUNICATIONS         | (888) 423-3913 |
- IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE "STENCILS" BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

#### SUBMITTAL APPROVAL & NOTICE TO PROCEED

PROJECT: Olivehood Pump Station  
REVISION #: 0  
DATE: 6/14/2017

By signing the Submittal Approval & Notice to Proceed, I approve the products and services as specified in the Romtec Utilities Scope of Supply and Design Submittal. I understand that any change(s) requested after signing and returning the submittal approval and notice to proceed will result in a change order and cause delays for the system delivery.

Romtec Utilities will produce the products approved in the Scope of Supply and Design Submittal and deliver them to the project site on or after the date requested below. Please initial where indicated and sign below.

| SECTION                                       | APPROVED | APPROVED WITH COMMENTS |
|---|----------|------------------------|
| 1. INTRODUCTION & BASIS OF DESIGN             |          |                        |
| 2. MECHANICAL                                 |          |                        |
| 3. ELECTRICAL                                 |          |                        |
| 4. INSTALLER RECOMMENDATIONS & FIELD SERVICES |          |                        |
| 5. WARRANTY, LIMITATIONS & EXCLUSIONS         |          |                        |

Yes, I want Romtec Utilities to produce the specified system and deliver it to the project site to be installed on the following date:

(Delivery date)

CUSTOMER: \_\_\_\_\_ (Print name & Company)

CUSTOMER: \_\_\_\_\_ (Signature)



#### INDEX

- INTRODUCTION & BASIS OF DESIGN
  - INTRODUCTION
  - DESIGN, REVIEW & APPROVAL PROCESS
  - DESIGN CRITERIA
  - DESIGN CRITERIA FORM
  - SITE PLAN
  - ROMTEC UTILITIES' SCOPE OF SUPPLY
  - DESIGN MODEL

#### 2. MECHANICAL

- WET WELL
  - COMPONENT DRAWING(S)
  - PRODUCTION DRAWING(S)
  - HATCH DRAWING
  - DATA SHEETS
- PUMPS
  - PUMP SPECIFICATIONS
  - PUMP EXTENDED STORAGE
  - DATA SHEETS
- LEVEL SENSORS
  - PRIMARY LEVEL SENSOR
  - SECONDARY LEVEL SENSOR
- VALVE ASSEMBLY
  - COMPONENT DRAWING(S)
  - PRODUCTION DRAWING(S)
  - HATCH DRAWING
  - DATA SHEETS

#### 3. ELECTRICAL

- CONTROL PANEL
  - ELECTRICAL SYSTEM DESIGN VOLTAGE
  - CONTROL PANEL SCOPE OF SUPPLY
  - CONTROL PANEL DRAWING(S)
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  - INSTALLATION RECOMMENDATIONS



#### INDEX

- ELECTRICAL INFORMATION & RECOMMENDATIONS
  - PUMP CABLE INSPECTION AND INSTALLATION
  - STANDARD PANEL GROUNDING
  - INSTRUCTIONS FOR CONDUIT ENTRY
  - POWER QUALITY
  - CONTROL PANEL EXTENDED STORAGE
- GENERATOR
  - CONTROL SHELTER

#### 4. INSTALLER RECOMMENDATIONS & FIELD SERVICES

- INSTALLATION, TESTING & TRAINING SERVICES
- RECOMMENDATIONS FOR INSTALLING CONTRACTORS
- INSTALLATION DATA SHEETS
- OPERATION & MAINTENANCE MANUAL
- PRE-INSTALLATION CHECKLIST
- PRE START-UP CHECKLIST
- FIELD START-UP REPORT

#### 5. WARRANTY, LIMITATIONS & EXCLUSIONS

- ROMTEC UTILITIES LIMITED WARRANTY
- WARRANTY LIMITATIONS
- WET WELL LEAKS
- SCADA DISCLAIMER
- GENERATOR DISCLAIMER

#### APPLICANT:

WILLIAM LYON HOMES, INC.  
4695 MACARTHUR COURT, FL 8  
NEWPORT BEACH, CA 92660-1882  
OFFICE: (949) 270-3636

#### NOTE

- APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- SIDEWALK AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.
- APPROVED STANTEC PLANS ARE INCLUDED FOR REFERENCE AND INSPECTION PURPOSES ONLY. REFER TO CITY'S AS-BUILTS FOR RECORD DRAWINGS.

## DRAWING LIST:

#### GENERAL

SHEET 1 - INDEX SHEET

#### MECHANICAL

SHEET 2 - WET WELL ASSEMBLY  
SHEET 3 - VALVE SKID ASSEMBLY

#### STRUCTURAL

SHEET 4 - WET WELL ASSEMBLY  
SHEET 5 - VALVE SKID ASSEMBLY  
SHEET 6 - WET WELL DETAILS, RISER 2, RISER 3, & TOP SLAB  
SHEET 7 - WET WELL DETAILS, TOP AND BASE SLAB REINF. MANHOLE  
SHEET 8 - 96" WET WELL STRUCTURAL CALCS  
SHEET 9 - 96" WET WELL MISC DETAILS  
SHEET 10 - CONTROL PANEL DETAILS

#### GENERATOR

SHEET 11 - ENCLOSURE DETAILS  
SHEET 12 - TANK DETAILS  
SHEET 13 - MOUNTING INSTRUCTIONS AND DETAILS  
SHEET 14 - MOUNTING DETAILS

#### ELECTRICAL

SHEET 15 - DUPLEX LIFT STATION ONE LINE DIAGRAM  
SHEET 16 - FIELD CONNECTION DIAGRAM PUMPS AND SENSORS  
SHEET 17 - SITE PLAN (FOR REFERENCE ONLY)

#### SCADA

SHEET 18 - SCADA SCHEMATIC DIAGRAM

#### LIFT STATION AND PUMP RETROFIT

SHEET 19 - SITE LAYOUT AND ELECTRICAL RETROFIT PLAN  
SHEET 20 - WET WELL RETROFIT PLAN  
SHEET 21 - VALVE SKID RETROFIT PLAN  
SHEET 22 - PACKAGED PUMP STATION WITH ENCLOSURE  
SHEET 23 - GORMAN RUPP V-SERIES PUMP DATA

#### GENERATOR

ALL STANDARD DRAWINGS ARE COUNTS OF RIVERSIDE ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS UNLESS NOTED OTHERWISE:  
\* RFG&WD STANDARD MANUAL  
\*\* EMWD SEWER STANDARD DRAWINGS  
\*\*\* STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

#### PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

#### WORK TO BE DONE

- THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.
- BEAUMONT MUNICIPAL CODE.
  - FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461. FLOOD CONTROL FACILITIES: THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STANDARDS FOR FLOOD CONTROL FACILITIES. SANITARY SEWER FACILITIES: THE EASTERN MUNICIPAL WATER DISTRICT'S STANDARDS FOR SANITARY SEWER FACILITIES. ALL OTHER PUBLIC WORKS: THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
  - THIS SET OF PLANS.
  - RESOLUTION NO \_\_\_\_\_, DATED \_\_\_\_\_.
  - SOILS REPORT AND RECOMMENDATIONS BY \_\_\_\_\_, DATED \_\_\_\_\_.

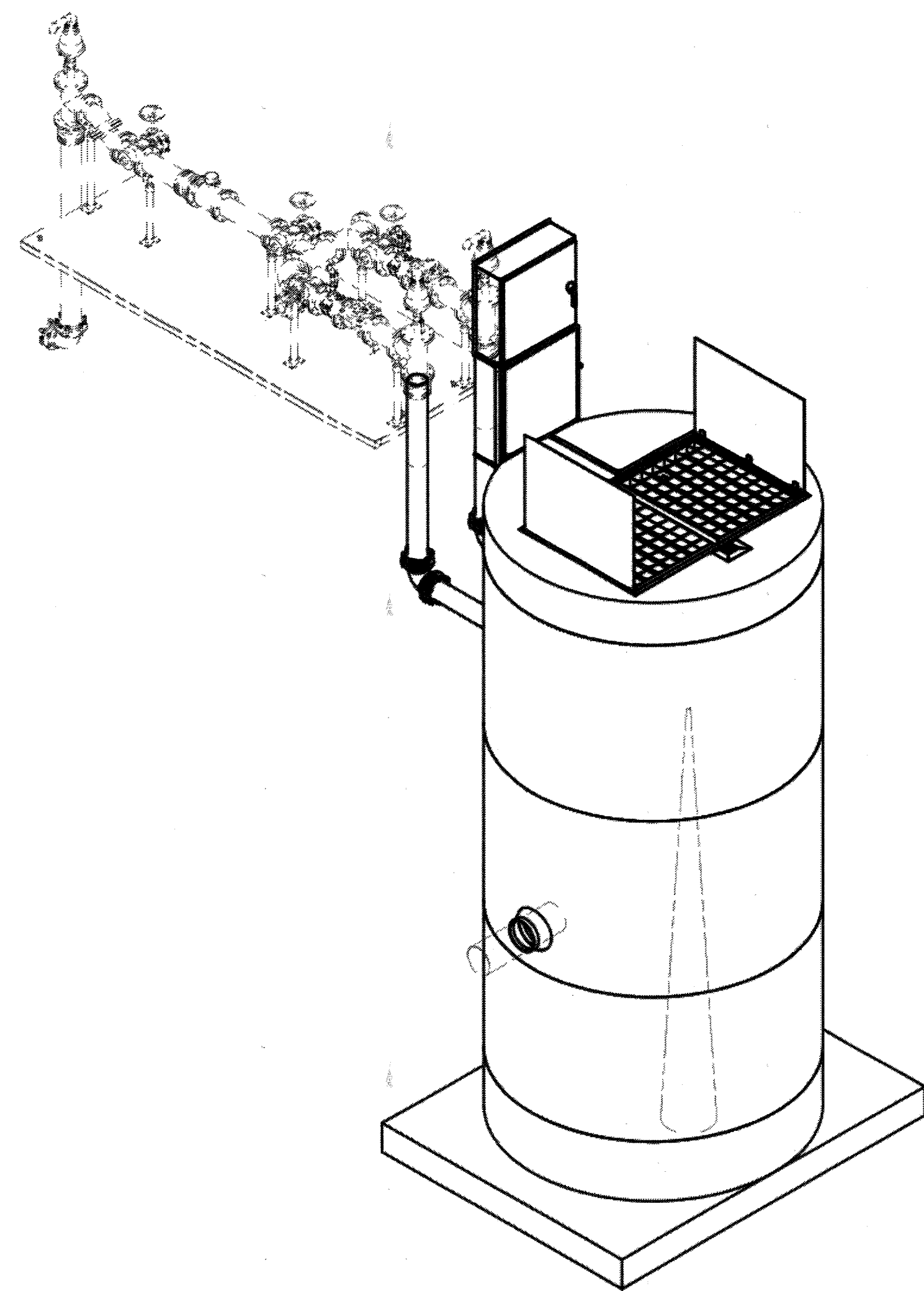
#### "DECLARATION OF RESPONSIBLE CHARGE"

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 EAST CARNEGIE DRIVE SUITE 280  
CITY, ST.: SAN BERNARDINO CA 92408-3588  
TELEPHONE: (909)-335-6116  
BY: 57835, DATE: 9 NOV 2020

| <p>Know what's below.<br/>Call before you dig.</p> | <p>BASIS OF BEARINGS:<br/>DESCRIPTION:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>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, 92 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 #206932, A STANDARD DISC, STAMPED "U 449 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955<br/>ELEV: 2448.129</p> | <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>TDA</td> <td>△</td> <td>UPSIZED PIPE ON SHEET 20</td> <td></td> <td>11/20</td> </tr> </tbody> </table> | BY          | MARK        | DESCRIPTION | APPR.       | DATE        | TDA         | △ | UPSIZED PIPE ON SHEET 20 |  | 11/20 |  |  | <p>DESIGN BY: _____<br/>DRAWN BY: _____<br/>CHECKED BY: _____<br/>SCALE: _____<br/>DATE: _____<br/>JOB NUMBER: _____</p> | <p>Reviewed By: _____ Date: _____<br/>Recommended for Approval By:  Date: 11/9/20<br/>Approved By:  Date: 11/18/20<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA</p> <p>CITY OF BEAUMONT<br/>OLIVEWOOD LIFT STATION<br/>FORCEMAIN, DRAWING LIST, &amp;<br/>INDEX SHEET</p> | <p>SHEET 1</p> <p>OF 42 SHEETS<br/>DRAWING NAME:</p> <p>FILE NO.: 3283A</p> |
|--|---|---|--|-------------|-------------|-------------|-------------|-------------|-------------|---|--------------------------|--|-------|--|--|--|---|---|---|
|  | BY  | MARK  | DESCRIPTION  | APPR.       | DATE        |             |             |             |             |   |                          |  |       |  |  |  |   |   |   |
| TDA  | △   | UPSIZED PIPE ON SHEET 20  |  | 11/20       |             |             |             |             |             |   |                          |  |       |  |  |  |   |   |   |
| <p>ENGINEER</p>                                    | <p>REVISIONS</p>  | <p>CITY</p>   | <p>DATE</p>  | <p>DATE</p> | <p>DATE</p> | <p>DATE</p> | <p>DATE</p> | <p>DATE</p> | <p>DATE</p> |   |                          |  |       |  |  |  |   |   |   |





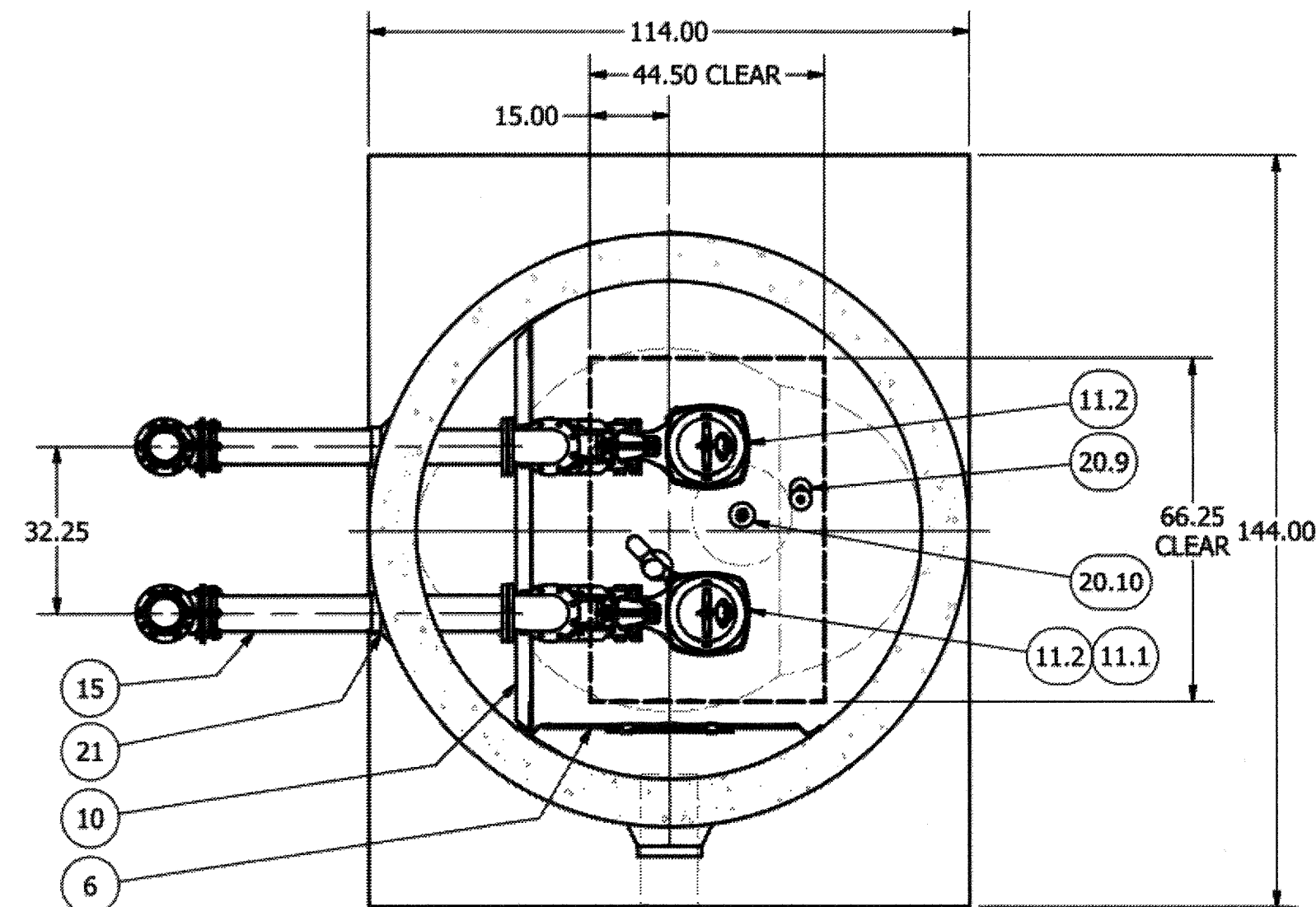
ISO VIEW  
SCALE 1 / 40

8" DIAMETER WET WELL  
6" DISCHARGE PIPING  
DUPLIX FLYGT PUMPS  
6" VALVE SKID ASSEMBLY

NOTE:  
CONDUIT TO CONTROL PANEL (BY OTHERS)  
MINIMUM:  
(2) FOR POWER  
(1) FOR LEVEL SENSING

ALL MATERIALS SHOWN ON THIS SHEET WILL BE SUPPLIED BY ROMTEC UTILITIES AND DELIVERED TO THE SITE AFTER THE HOLE HAS BEEN EXCAVATED AND SHORED. THE CONTRACTOR SHALL SUPPLY A CRANE OF SUFFICIENT SIZE TO LOWER ALL THE CONCRETE PIECES INTO THE HOLE SAFELY. THE CONTRACTOR SHALL INSTALL THE WET WELL (AND VALVE VAULT AND METERING VAULT IF APPLICABLE). ROMTEC UTILITIES WILL PROVIDE A REPRESENTATIVE FOR TECHNICAL ASSISTANCE ON THE DAY OF INSTALLATION TO ANSWER ANY QUESTIONS THAT MAY ARISE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING AND ELECTRICAL CONNECTIONS AND INSTALLATION. ITEMS NOTED AS "BY OTHERS" WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. ROMTEC UTILITIES WILL NOT INSTALL ANY OF THE COMPONENTS SHOWN ON THIS PAGE.

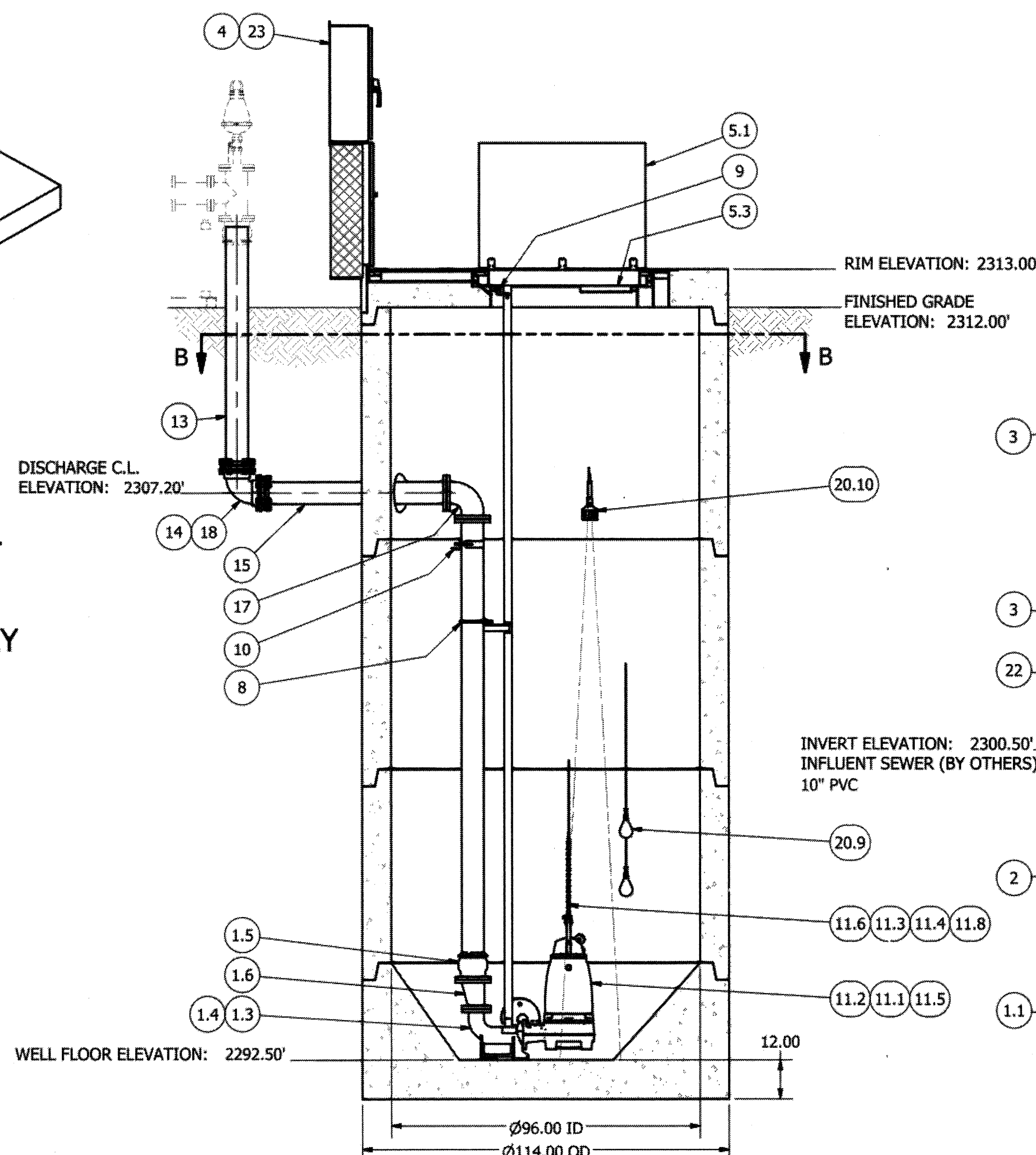
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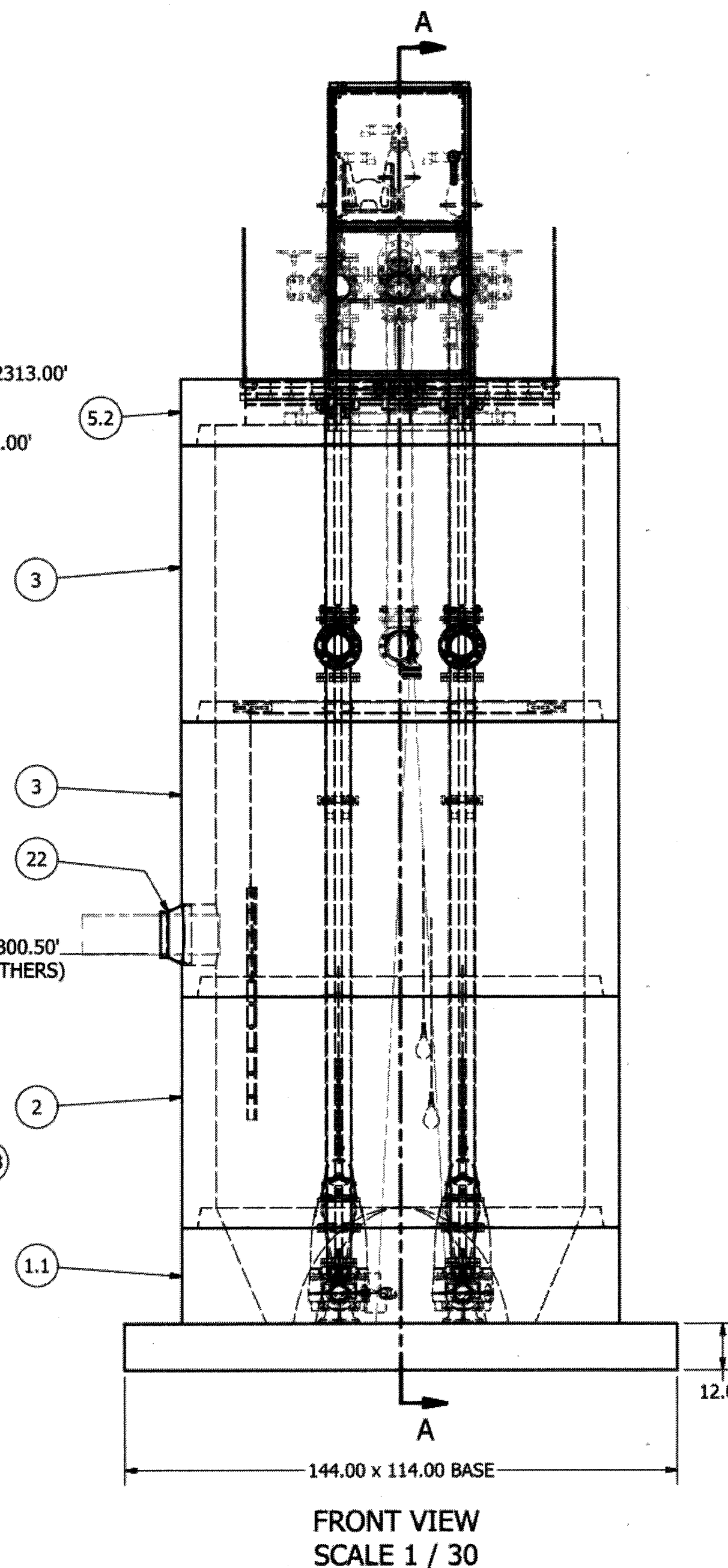
SECTION B-B  
SCALE 1 / 30

| SENSOR AND ELEVATION TABLE |                         |                       |
|----------------------------|-------------------------|-----------------------|
| LEVEL ELEVATION            | DISTANCE BETWEEN POINTS | SET POINT DESCRIPTION |
| 2300.50'                   |                         | INVERT IN             |
| 2300.50'                   |                         | BACK UP PUMPS START   |
|                            |                         | SENSOR SPACING        |
|                            |                         | BACK UP PUMPS STOP    |
|                            |                         | SENSOR SPACING        |
| 2298.75'                   |                         | BACK UP HL ALARM      |
| 2298.75'                   |                         | HIGH LEVEL ALARM      |
|                            | 0.50'                   | SENSOR SPACING        |
| 2298.25'                   |                         | LAG PUMP START        |
|                            | 0.50'                   | SENSOR SPACING        |
| 2297.75'                   |                         | LEAD PUMP START       |
|                            | 2.25'                   | SENSOR SPACING        |
| 2295.50'                   |                         | PUMP STOP             |
|                            | 3.00'                   | DISTANCE TO FLOOR     |
| 2292.50'                   |                         | FLOOR ELEVATION       |

NOTE: WET WELL TOP SLAB IS PEDESTRIAN RATED



SECTION A-A  
SCALE 1 / 30



FRONT VIEW  
SCALE 1 / 30

**AS-BUILT**

NOTE: ALL WET WELL INTERIOR DUCTILE IRON PIPING AND FITTINGS ARE FUSION BONDED EPOXY COATED

WET WELL LINING SYSTEM  
WET WELL AND UNDERSIDE OF TOP SLAB PROVIDED WITH AMERON T-LOCK PVC SHEET LINING OR EQUIVALENT. \*\*NOTE: AMERON T-LOCK LINING TO BE PRECAST INTO CONCRETE. THIS IS SUPPLIED BY ROMTEC UTILITIES.

NOTE: ALL DIMENSIONS AND ELEVATIONS SHOWN ARE NOMINAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR OR ROMTEC UTILITIES CUSTOMER (NOT ROMTEC UTILITIES) TO VERIFY THE ACCURACY OF ANY CRITICAL DIMENSIONS OR ELEVATIONS PRIOR TO SETTING OR INSTALLING ANY EQUIPMENT.

| PARTS LIST |         |              |   |
|------------|---------|--------------|---|
| ITEM       | QTY     | STOCK NUMBER | DESCRIPTION                                     |
| 1          | 1       | 10-CB000000  | BASE SLAB ASSEMBLY                              |
| 1.1        | 1       | 10-CB0800RU  | BASE - WW - 8ft DIA - RU DESIGN                 |
| 1.2        | 1       | 11-LC0800RU  | LINER - FIBERGLASS - 8ft DIA - RU               |
| 1.3        | 2       | 31-EL0400FL  | DISCHARGE ELBOW - 4in - FLYGT                   |
| 1.4        | 2       | 31-HW00AKS6  | ANCHOR KIT - DISCHARGE ELBOW                    |
| 1.5        | 2       | 44-AD06RMAL  | FLANGE ADAPTER - 6in - ALPHA                    |
| 1.6        | 2       | 48-RD0604DE  | REDUCER - DI - 6in x 4in - ECCENTRIC            |
| 1.7        | 2       | 49-GS040000  | GASKET - FLANGE - 4in                           |
| 2          | 1       | 12-CR0860A0  | BARREL - 8ft DIA x 5ft H - AMERON               |
| 3          | 2       | 12-CR0872A0  | BARREL - 8ft DIA x 6ft H - AMERON               |
| 4          | 1       | 13-DS3636SS  | DISCONNECT STAND - SS - 36in X 36in X 12in      |
| 5          | 1       | 14-CT000000  | TOP SLAB ASSEMBLY                               |
| 5.1        | 1       | 13-HH08HDCV  | HATCH - PEDESTRIAN - 8ft - W/ CABLE TRAY & VENT |
| 5.2        | 1       | 14-CT08PDDA  | TOP SLAB - 8ft DIA - PED - DUPLEX - AMERON      |
| 5.3        | 1       | 80-BR00UTHB  | BRACKET - HANGING BRACKET - 16in - SS           |
| 6          | 1       | 15-DP080500  | DEFLECTOR PANEL ASSEMBLY - 8ft DIA x 5ft        |
| 7          | 2       | 17-AC38000B  | BOLT - UPPER GUIDE BAR BRACKET - 3-8in          |
| 8          | 2       | 17-IG0254FL  | BRACKET - INTERMEDIATE - 2in - 316SS - FLYGT    |
| 9          | 2       | 17-UG0200FL  | BRACKET - UPPER GUIDE - 316SS - 2in - FLYGT     |
| 10         | 1       | 18-BR000000  | BRACKET - DISCHARGE PIPE SUPPORT                |
| 10.1       | 2       | 18-AC00000B  | BOLT KIT - 316SS - WALL BRACKET                 |
| 10.2       | 2       | 18-AC00001B  | WALL BRACKET - DISCHARGE SUPPORT                |
| 10.3       | 2       | 18-AC065T56  | PIPE STRAP - 316SS - 6in w/ HARDWARE            |
| 10.4       | 6.6 ft  | 50-AN030356  | ANGLE - 316SS - 3in x 3in x .25                 |
| 11         | 1       | 30-PU000000  | PUMP SHIPPING CRATE                             |
| 11.1       | 1       | 30-MFVFLYGT  | MIX FLUSH VALVE - FLYGT                         |
| 11.2       | 2       | 30-PU000000  | PUMP - FLYGT NP3171SH                           |
| 11.3       | 2       | 32-BS0H00SS  | BOW SHACKLE - 316SS - 1-2in                     |
| 11.4       | 2       | 32-BS3800SS  | BOW SHACKLE - 316SS - 3-8in                     |
| 11.5       | 2       | 32-CG0000SS  | CORD GRIP - 1.250in - 1.490in - SS              |
| 11.6       | 4.0 ft  | 32-PL932056  | CHAIN - 316SS - 9-32in S5                       |
| 11.7       | 1       | 32-PLG00000  | GRIP EYE UNIT                                   |
| 11.8       | 2       | 32-PLLSAPOL  | LIFTING SLING ASSEMBLY - POLY                   |
| 12         | 76.0 ft | 40-PP020056  | PIPE - 316SS SCH40 - 2in DIA (GUIDE RAIL)       |
| 13         | 13.0 ft | 40-PP0600D0  | PIPE - DI - 6in DIA (2 x 6.5ft)                 |
| 14         | 4       | 44-AC06ST00  | ACCESSORY PACK - 6in - MJ - STARGRIP            |
| 15         | 2       | 45-FP060600  | SPOOL - DI - 6in DIA x 60in - FLGXPE            |
| 16         | 2       | 45-FP061440  | SPOOL - DI - 6in DIA x 144in - FLGXPE           |
| 17         | 2       | 46-EL0690DI  | ELBOW - DI - 6in x 90deg - FLGXFLG              |
| 18         | 2       | 46-EL0690MJ  | ELBOW - DI - 6in x 90deg - MJxMJ                |
| 19         | 4       | 49-GS060000  | GASKET - FLANGE - 6in                           |
| 20         | 1       | 50-AC000000  | WELL SHIPPING CRATE                             |
| 20.1       | 1       | 11-AM08WELD  | WELDING - 8ft DIA - AMERON                      |
| 20.2       | 1       | 12-GS000001  | BARREL - GASKET                                 |
| 20.3       | 1       | 13-KY000000  | HATCH KEY                                       |
| 20.4       | 4       | 18-AC00CH00  | CABLE HANGER ASSEMBLY                           |
| 20.5       | 1       | 18-HD080000  | LIFTING CLUTCH - 8 TON                          |
| 20.6       | 1       | 51-AC00NSTB  | NEVER SIEZE - TUBE                              |
| 20.7       | 116 ft  | 51-SE0101SL  | SEALANT - 1in x 1in - 14.5ft/ROLL - CS-202      |
| 20.8       | 118 ft  | 51-TC060000  | TAPECOAT - 6in                                  |
| 20.9       | 2       | 80-FS20MSNL  | FLOAT - 20m - MS1 - NOLTA                       |
| 20.10      | 1       | 80-UT0015XP  | ULTRASONIC TRANSDUCER - XPS-15                  |
| 21         | 2       | 59-KB1206DI  | KOR-N-SEAL - 12in CORE x 6in PIPE               |
| 22         | 1       | 59-KB161000  | KOR-N-SEAL - 16in CORE x 10in PIPE              |
| 23         | 1       | 61-EP5036DC  | DISCONNECT PANEL - 36in x 36in                  |

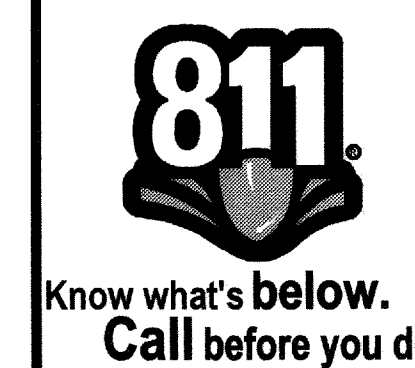
VERIFY SCALE IN ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
DSN - KEVIN BOGAN  
DRN - KEVIN BOGAN  
CKD -  
DATE - 6-5-17

COMPONENT DRAWING

ROMTEC UTILITIES  
18240 NORTH BANK ROAD  
ROSEBURG, OREGON 97470  
(541) 496-9678  
FAX (541) 496-0804

OLIVEWOOD WET WELL ASSEMBLY

SHEET 1 OF 1  
JOB NUMBER RMT0000



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

BENCHMARK:  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #828632. A STANDARD DISC, STAMPED "1 448 RESET 1855" 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 |

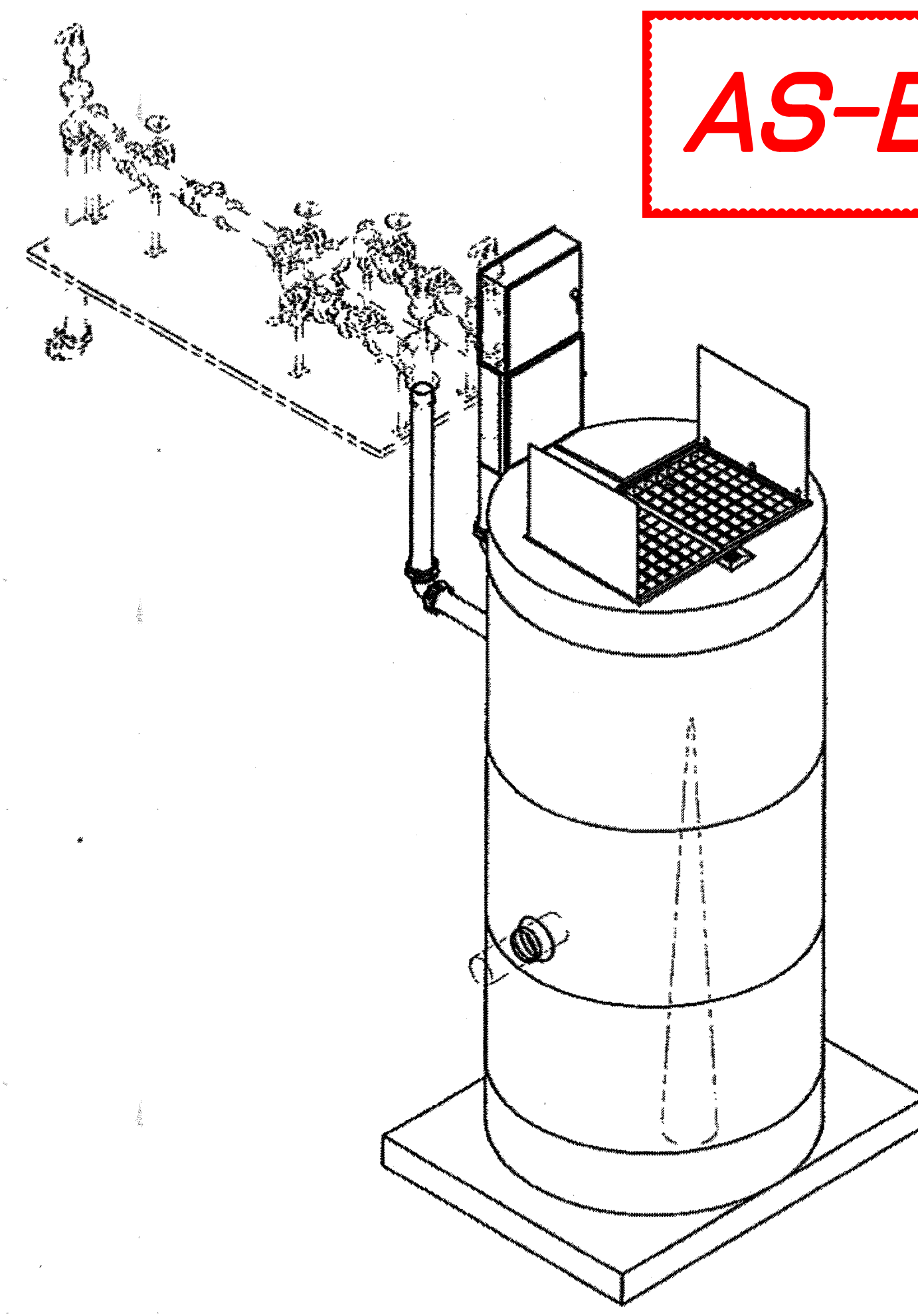
DESIGN BY:  
DRAWN BY:  
CHECKED BY:  
SCALE:  
DATE:  
JOB NUMBER:

Reviewed By: *[Signature]* NVS Date: 8/13/19  
Recommended for Approval By: *[Signature]* NVS Date: 8/13/19  
Approved By: *[Signature]* Director of Public Works Date: 08/14/19  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
WET WELL ASSEMBLY  
SHEET 2 OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283  
FOR: WILLIAM LYON HOMES, INC.



**AS-BUILT**

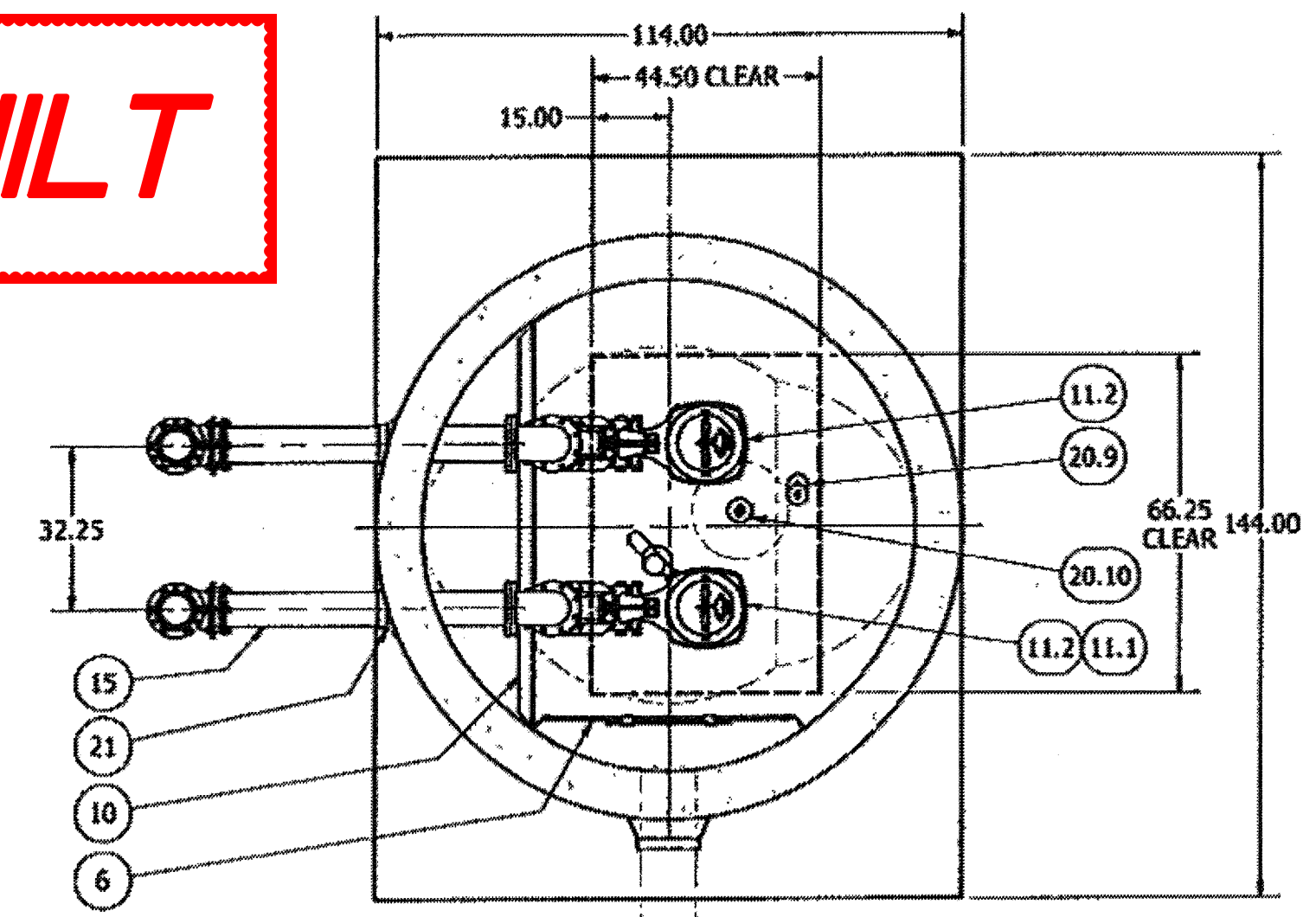


8' DIAMETER WET WELL  
6" DISCHARGE PIPING  
DUPLIX FLYGT PUMPS  
6" VALVE SKID ASSEMBLY

NOTE:  
CONDUIT TO CONTROL PANEL (BY OTHERS)  
MINIMUM:  
(2) FOR POWER  
(1) FOR LEVEL SENSING

ALL MATERIALS SHOWN ON THIS SHEET WILL BE SUPPLIED BY ROMTEC UTILITIES AND DELIVERED TO THE SITE AFTER THE HOLE HAS BEEN EXCAVATED AND SHORED. THE CONTRACTOR SHALL SUPPLY A CRANE OF SUFFICIENT SIZE TO LOWER ALL THE CONCRETE PIECES INTO THE HOLE SAFELY. THE CONTRACTOR SHALL INSTALL THE WET WELL (AND VALVE VAULT AND METERING VAULT IF APPLICABLE). ROMTEC UTILITIES WILL PROVIDE A REPRESENTATIVE FOR TECHNICAL ASSISTANCE ON THE DAY OF INSTALLATION TO ANSWER ANY QUESTIONS THAT MAY ARISE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING AND ELECTRICAL CONNECTIONS AND INSTALLATION. ITEMS NOTED AS "BY OTHERS" WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. ROMTEC UTILITIES WILL NOT INSTALL ANY OF THE COMPONENTS SHOWN ON THIS PAGE.

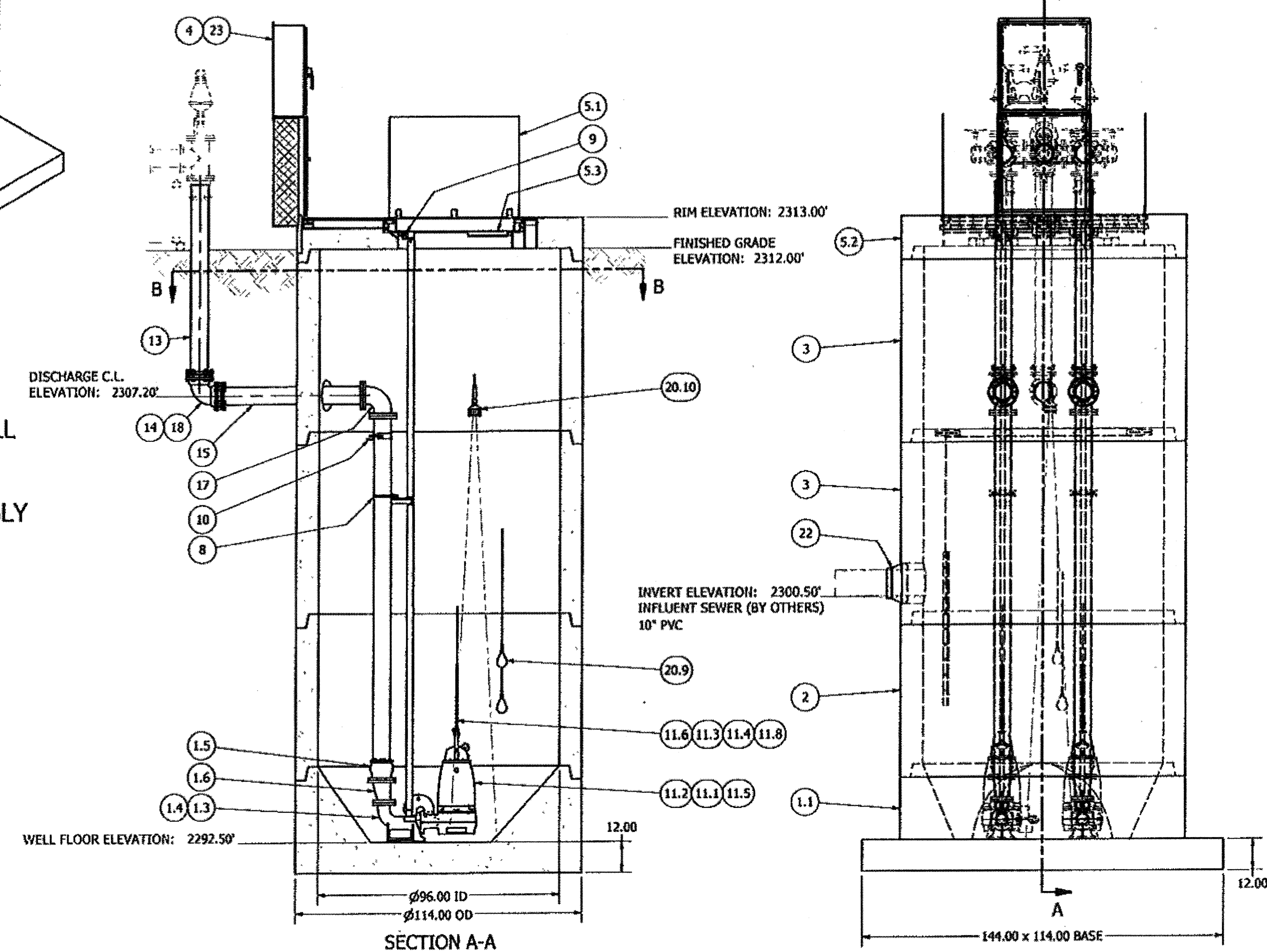
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SECTION B-B  
SCALE 1 / 30

| SENSOR AND ELEVATION TABLE |                         |                       |
|----------------------------|-------------------------|-----------------------|
| LEVEL ELEVATION            | DISTANCE BETWEEN POINTS | SET POINT DESCRIPTION |
| 2300.50'                   |                         | INVERT 3H             |
| 2300.50'                   |                         | BACK UP PUMPS START   |
|                            |                         | SENSOR SPACING        |
|                            |                         | BACK UP PUMPS STOP    |
|                            |                         | SENSOR SPACING        |
| 2298.75'                   |                         | BACK UP HI ALARM      |
| 2298.75'                   |                         | HIGH LEVEL ALARM      |
|                            | 0.50'                   | SENSOR SPACING        |
| 2298.25'                   |                         | LAG PUMP START        |
|                            | 0.50'                   | SENSOR SPACING        |
| 2297.75'                   |                         | LEAD PUMP START       |
|                            | 2.25'                   | SENSOR SPACING        |
| 2295.50'                   |                         | PUMP STOP             |
|                            | 3.00'                   | DISTANCE TO FLOOR     |
| 2292.50'                   |                         | FLOOR ELEVATION       |

NOTE: WET WELL TOP SLAB IS PEDESTRIAN RATED

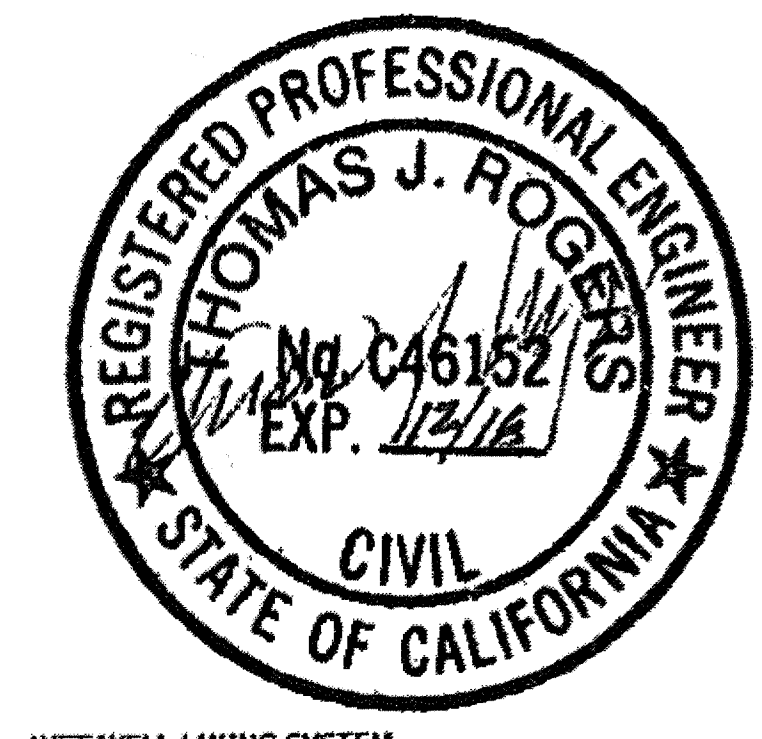


SECTION A-A  
SCALE 1 / 30

FRONT VIEW  
SCALE 1 / 30

| PARTS LIST |        |              |  |
|------------|--------|--------------|--|
| ITEM       | QTY    | STOCK NUMBER | DESCRIPTION                                    |
| 1          | 1      | 10-CB00000   | BASE SLAB ASSEMBLY                             |
| 1.1        | 1      | 10-CB0800RU  | BASE - WW - 8R DIA - RU DESIGN                 |
| 1.2        | 1      | 11-LC0800RU  | LINER - FIBERGLASS - 8R DIA - RU               |
| 1.3        | 2      | 31-EL0400FL  | DISCHARGE ELBOW - 4in - FLYGT                  |
| 1.4        | 2      | 31-HW00AKS6  | ANCHOR KIT - DISCHARGE ELBOW                   |
| 1.5        | 2      | 44-AD06RHAL  | FLANGE ADAPTER - 6in - ALPHA                   |
| 1.6        | 2      | 48-RD0604DE  | REDUCER - DI - 6in x 4in - ECCENTRIC           |
| 1.7        | 2      | 49-GS040000  | GASKET - FLANGE - 4in                          |
| 2          | 1      | 12-CR0860AO  | BARREL - 8R DIA x 5R H - AMERON                |
| 3          | 2      | 12-CR0872AO  | BARREL - 8R DIA x 6R H - AMERON                |
| 4          | 1      | 13-DS3636SS  | DISCONNECT STAND - SS - 36in X 36in X 12in     |
| 5          | 1      | 14-CT000000  | TOP SLAB ASSEMBLY                              |
| 5.1        | 1      | 13-HH08HOCV  | HATCH - PEDESTRIAN - 8R - W/ CABLE TRAY & VENT |
| 5.2        | 1      | 14-CT08PDDA  | TOP SLAB - 8R DIA - PED - DUPLIX - AMERON      |
| 5.3        | 1      | 80-BR00UTHB  | BRACKET - HANGING BRACKET - 16in - SS          |
| 6          | 1      | 15-DP080500  | DEFLECTOR PANEL ASSEMBLY - 8R DIA x 5R         |
| 7          | 2      | 17-AC38000B  | BOLT - UPPER GUIDE BAR BRACKET - 3-8in         |
| 8          | 2      | 17-IG0254FL  | BRACKET - INTERMEDIATE - 2in - 316SS - FLYGT   |
| 9          | 2      | 17-UG0200FL  | BRACKET - UPPER GUIDE - 316SS - 2in - FLYGT    |
| 10         | 1      | 18-BR000000  | BRACKET - DISCHARGE PIPE SUPPORT               |
| 10.1       | 2      | 18-AC00000B  | BOLT KIT - 316SS - WALL BRACKET                |
| 10.2       | 2      | 18-AC00001B  | WALL BRACKET - DISCHARGE SUPPORT               |
| 10.3       | 2      | 18-AC06T5SG  | PIPE STRAP - 316SS - 6in w/ HARDWARE           |
| 10.4       | 6.6 R  | 50-AN0303SS  | ANGLE - 316SS - 3in x 3in x .25                |
| 11         | 1      | 30-PU000000  | PUMP SHIPPING CRATE                            |
| 11.1       | 1      | 30-MVFLYGT   | MIX FLUSH VALVE - FLYGT                        |
| 11.2       | 2      | 30-PU0000FL  | PUMP - FLYGT NP3171SH                          |
| 11.3       | 2      | 32-BS0H00SS  | BOW SHACKLE - 316SS - 1-2in                    |
| 11.4       | 2      | 32-BS3800SS  | BOW SHACKLE - 316SS - 3-8in                    |
| 11.5       | 2      | 32-CG0000SS  | CORD GRIP - 1.250in - 1.490in - SS             |
| 11.6       | 4.0 R  | 32-PL9320SS  | CHAIN - 316SS - 9-32in SS                      |
| 11.7       | 1      | 32-PLGE0000  | GRIP EYE UNIT                                  |
| 11.8       | 2      | 32-PLSAPOL   | LIFTING SLING ASSEMBLY - POLY                  |
| 12         | 76.0 R | 40-PP0200SS  | PIPE - 316SS SCH40 - 2in DIA (GUIDE RAIL)      |
| 13         | 13.0 R | 40-PP060000  | PIPE - DI - 6in DIA (2 x 6.5in)                |
| 14         | 4      | 44-AC06T100  | ACCESSORY PACK - 6in - HJ - STARGRIP           |
| 15         | 2      | 45-FP060600  | SPOOL - DI - 6in DIA x 60in - FLG&PE           |
| 16         | 2      | 45-FP061440  | SPOOL - DI - 6in DIA x 144in - FLG&PE          |
| 17         | 2      | 46-EL0690DI  | ELBOW - DI - 6in x 90deg - FLG&FLG             |
| 18         | 2      | 46-EL0690MJ  | ELBOW - DI - 6in x 90deg - MJ&MJ               |
| 19         | 4      | 49-GS060000  | GASKET - FLANGE - 6in                          |
| 20         | 1      | 50-AC000000  | WELL SHIPPING CRATE                            |
| 20.1       | 1      | 11-AM08WELD  | WELDING - 8R DIA - AMERON                      |
| 20.2       | 1      | 12-GS000001  | BARREL - GASKET                                |
| 20.3       | 1      | 13-KY000000  | HATCH KEY                                      |
| 20.4       | 4      | 18-AC00CH00  | CABLE HANGER ASSEMBLY                          |
| 20.5       | 1      | 18-HD080000  | LIFTING CLUTCH - 8 TON                         |
| 20.6       | 1      | 51-AC00H5TB  | NEVER SIEZE - TUBE                             |
| 20.7       | 116 R  | 51-SE0101SL  | SEALANT - 1in x 1in - 14.5in/ROLL - CS-202     |
| 20.8       | 118 R  | 51-TC060000  | TAPECOAT - 6in                                 |
| 20.9       | 2      | 80-FS20H5NL  | FLOAT - 20in - M51 - NOLTA                     |
| 20.10      | 1      | 80-UT0015XP  | ULTRASONIC TRANSDUCER - XPS-15                 |
| 21         | 2      | 59-KB1206DI  | KOR-N-SEAL - 12in CORE x 6in PIPE              |
| 22         | 1      | 59-KB161000  | KOR-N-SEAL - 16in CORE x 10in PIPE             |
| 23         | 1      | 61-EP5036OC  | DISCONNECT PANEL - 36in x 36in                 |

NOTE: ALL WET WELL INTERIOR DUCTILE IRON PIPING AND FITTINGS ARE FUSION BONDED EPOXY COATED



WET WELL LINING SYSTEM

WET WELL AND UNDERSIDE OF TOP SLAB PROVIDED WITH AMERON T-LOCK PVC SHEET LINING OR EQUIVALENT. \*\*NOTE: AMERON T-LOCK LINING TO BE PRECAST INTO CONCRETE. THIS IS SUPPLIED BY ROMTEC UTILITIES.

NOTE: ALL DIMENSIONS AND ELEVATIONS SHOWN ARE NOMINAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR OR ROMTEC UTILITIES CUSTOMER (NOT ROMTEC UTILITIES) TO VERIFY THE ACCURACY OF ANY CRITICAL DIMENSIONS OR ELEVATIONS PRIOR TO SETTING OR INSTALLING ANY EQUIPMENT.

| REV | DESCRIPTION            | DATE     | APPROV           |
|-----|------------------------|----------|------------------|
| 1   | ISSUE FOR CONSTRUCTION | 06/14/19 | THOMAS J. ROGERS |
| 2   | ISSUE FOR CONSTRUCTION | 06/14/19 | THOMAS J. ROGERS |

COMPONENT DRAWING

ROMTEC UTILITIES  
18240 NORTH BANK ROAD  
ROSEBURG, OREGON 97470  
(541) 496-9678  
FAX (541) 496-0804

OLIVEWOOD WET WELL ASSEMBLY

SHEET 1 OF 1  
JOB NUMBER RMT0000

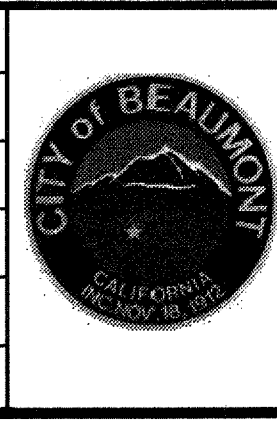


BASIS OF BEARINGS:  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

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 CUR, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

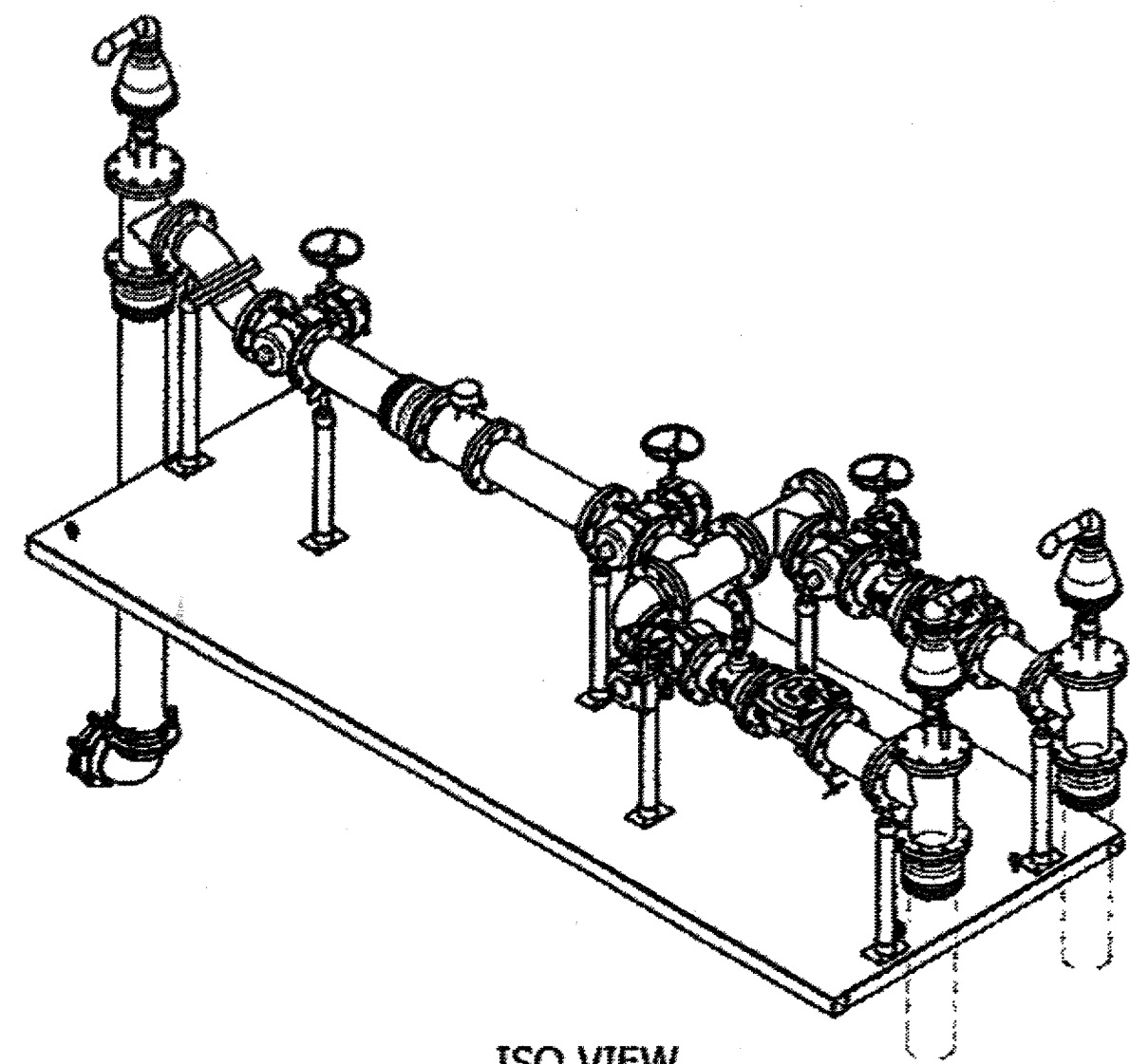
| BY | MARK | DESCRIPTION | APPR. | DATE |
|----|------|-------------|-------|------|
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DRAWN BY:  
CHECKED BY:  
SCALE:  
DATE:  
JOB NUMBER:



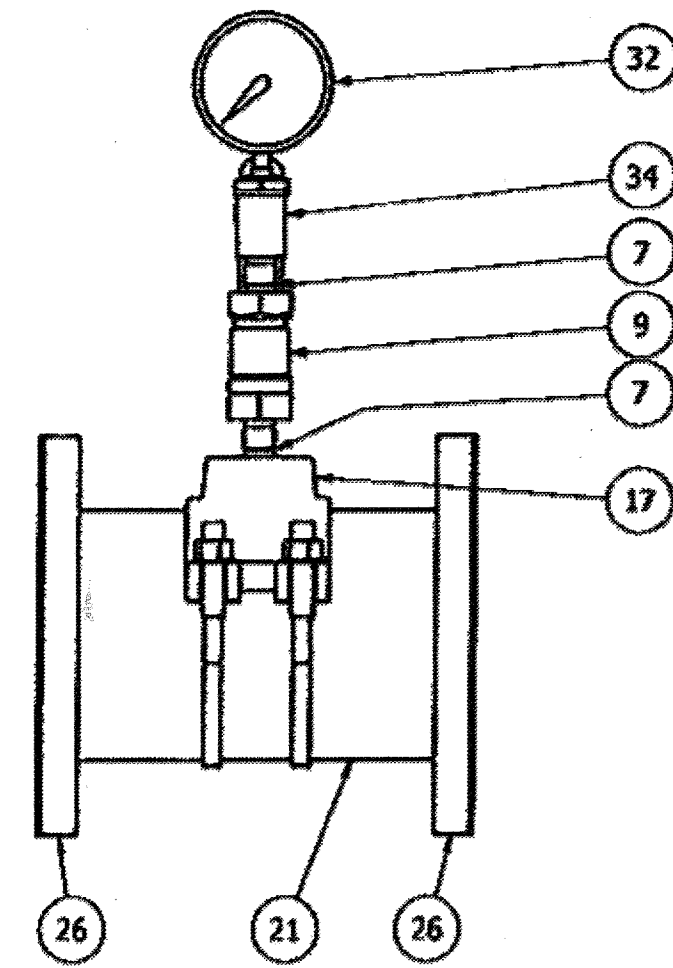
Reviewed By: *[Signature]* Date: 8/19/19  
Recommended for Approval By: *[Signature]* Date: 8/19/19  
Approved By: *[Signature]* Date: 08/14/19  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
WET WELL ASSEMBLY  
SHEET 4  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283



ISO VIEW  
SCALE 1 / 25

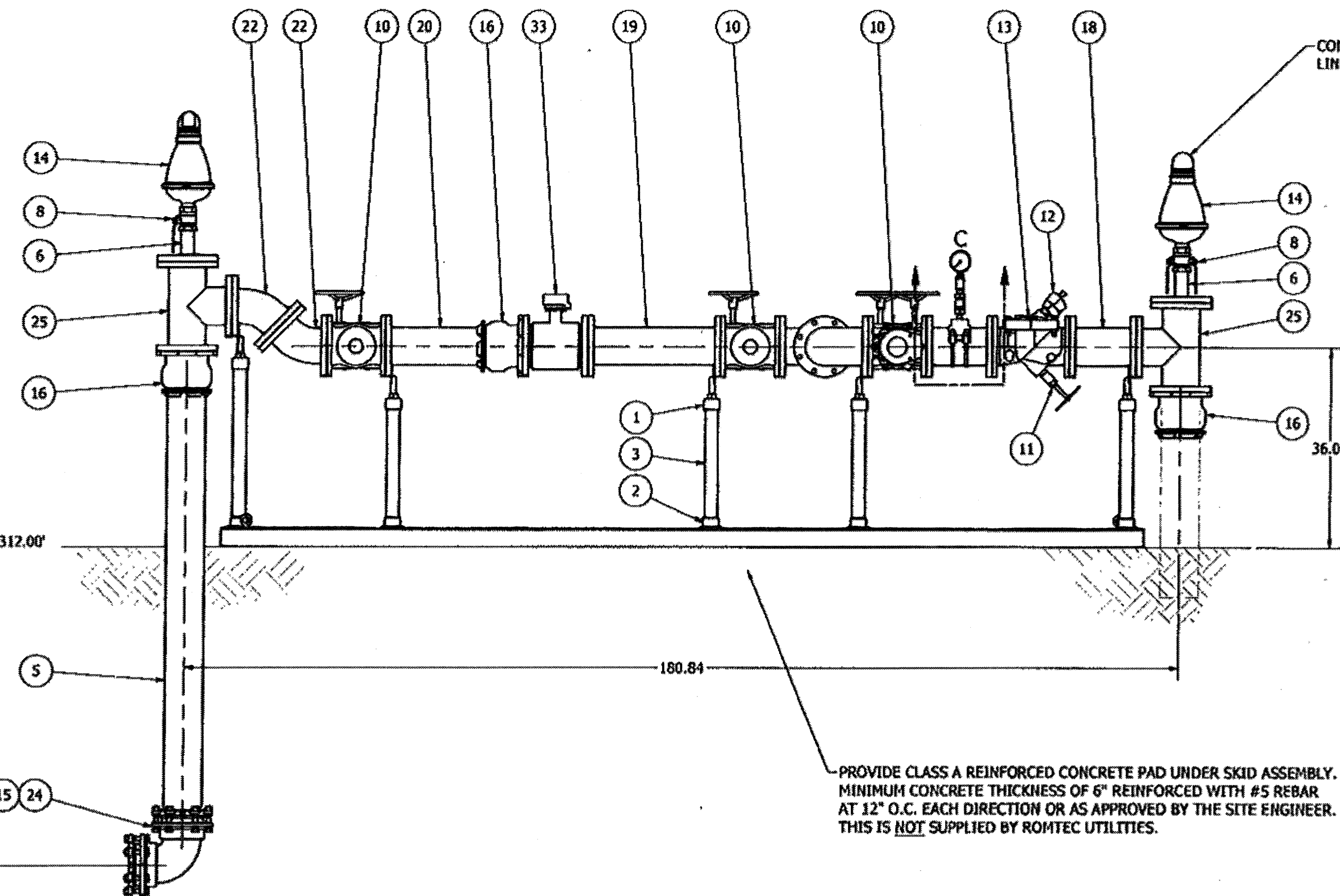
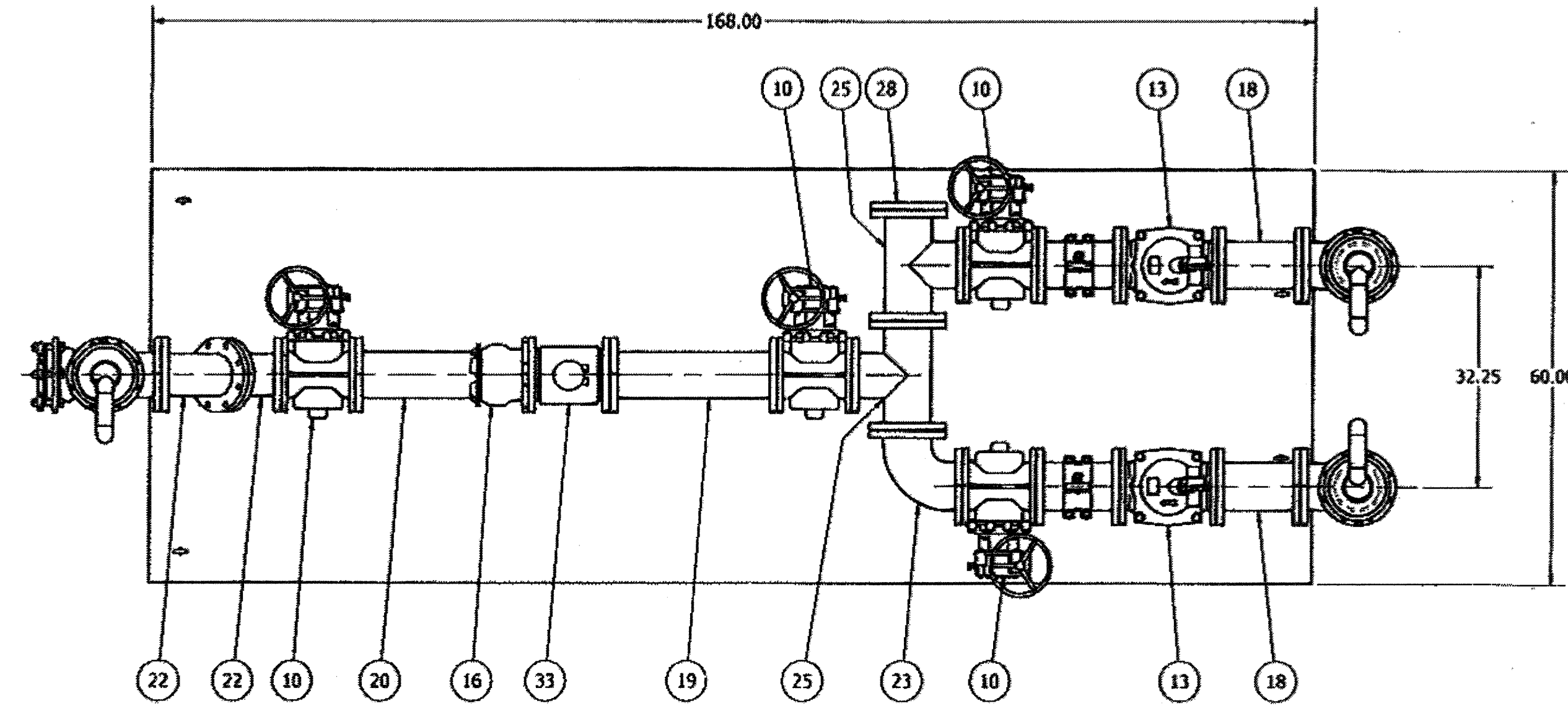
5' x 14' VALVE SKID ASSEMBLY  
6" PIPING AND VALVES  
W/ FLOWMETER, GAUGES, ARVs



PRESSURE GAUGE DETAIL  
DETAIL C  
SCALE 1 / 5

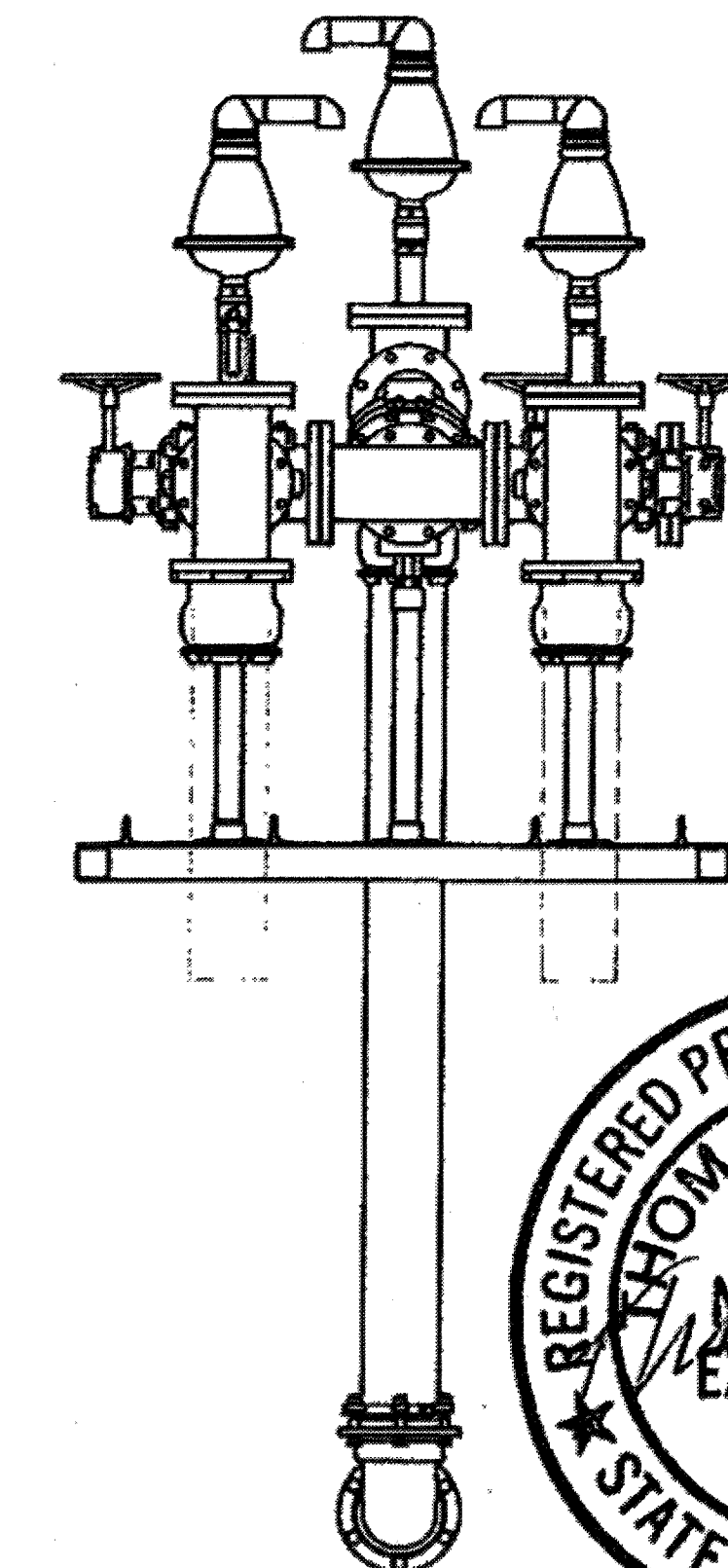
ALL MATERIALS SHOWN ON THIS SHEET WILL BE SUPPLIED BY ROMTEC UTILITIES AND DELIVERED TO THE SITE AFTER THE HOLE HAS BEEN EXCAVATED AND SHORED. THE CONTRACTOR SHALL SUPPLY A CRANE OF SUFFICIENT SIZE TO LOWER ALL THE CONCRETE PIECES INTO THE HOLE SAFELY. THE CONTRACTOR SHALL INSTALL THE WET WELL (AND VALVE VAULT AND METERING VAULT IF APPLICABLE). ROMTEC UTILITIES WILL PROVIDE A REPRESENTATIVE FOR TECHNICAL ASSISTANCE ON THE DAY OF INSTALLATION TO ANSWER ANY QUESTIONS THAT MAY ARISE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING AND ELECTRICAL CONNECTIONS AND INSTALLATION. ITEMS NOTED AS "BY OTHERS" WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. ROMTEC UTILITIES WILL NOT INSTALL ANY OF THE COMPONENTS SHOWN ON THIS PAGE.

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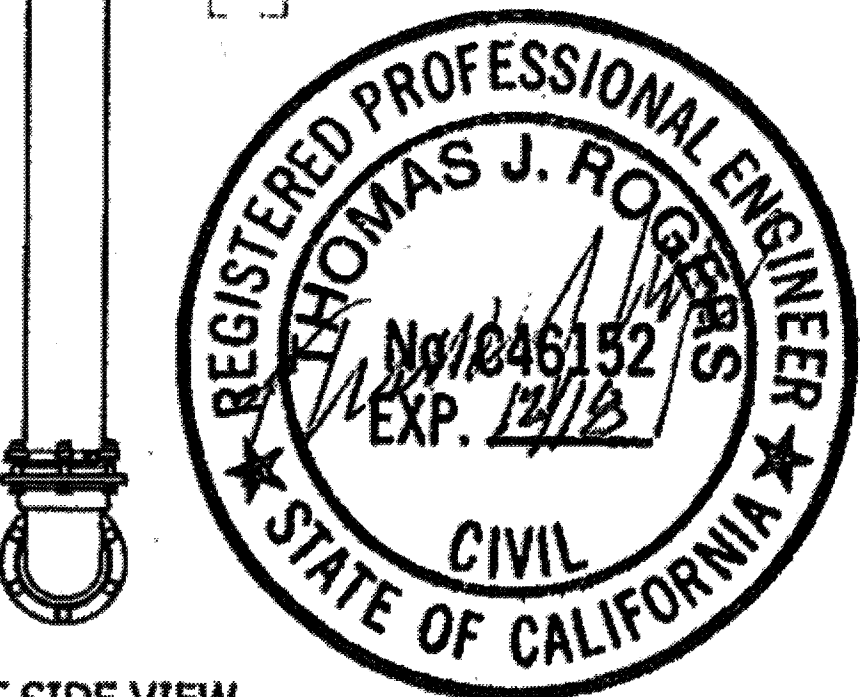


CONTRACTOR TO PLUMB DRAIN LINES BACK TO THE WET WELL

PROVIDE CLASS A REINFORCED CONCRETE PAD UNDER SKID ASSEMBLY. MINIMUM CONCRETE THICKNESS OF 6" REINFORCED WITH #5 REBAR AT 12" O.C. EACH DIRECTION OR AS APPROVED BY THE SITE ENGINEER. THIS IS NOT SUPPLIED BY ROMTEC UTILITIES.



INLET SIDE VIEW  
SCALE 1 / 16



NOTE: ALL DIMENSIONS AND ELEVATIONS SHOWN ARE NOMINAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR OR ROMTEC UTILITIES CUSTOMER (NOT ROMTEC UTILITIES) TO VERIFY THE ACCURACY OF ANY CRITICAL DIMENSIONS OR ELEVATIONS PRIOR TO SETTING OR INSTALLING ANY EQUIPMENT.

**AS-BUILT**

| ITEM | QTY    | STOCK NUMBER | DESCRIPTION  |
|------|--------|--------------|--|
| 1    | 7      | 25-PS06589F  | PIPE STAND - FLANGE - 6in                            |
| 2    | 7      | 25-PS08BASE  | PIPE STAND - BASE                                    |
| 3    | 14.0 R | 40-PP020054  | PIPE - 304SS SCH40 - 2in DIA (PIPE STANDS)           |
| 5    | 1      | 40-PP0600D0  | PIPE - DI - 6in DIA                                  |
| 6    | 3      | 40-TT020654  | NIPPLE - 304SS - 2in DIA x 6in                       |
| 7    | 4      | 40-TT020254  | NIPPLE - 304SS - 0.5in DIA x 2in                     |
| 8    | 3      | 41-BV020056  | BALL VALVE - 316SS - 2in                             |
| 9    | 2      | 41-BV060056  | BALL VALVE - 316SS - 0.5in                           |
| 10   | 4      | 41-PV0600D0  | PLUG VALVE - 6in - GEARED HANDWHEEL                  |
| 11   | 1      | 42-AC0600BF  | BACKFLOW ACTUATOR - 6in                              |
| 12   | 2      | 42-MI060000  | MECHANICAL INDICATOR - 6in                           |
| 13   | 2      | 42-SF0600D0  | CHECK VALVE - SWING FLEX - 6in                       |
| 14   | 3      | 43-AV0200ARI | VALVE - AIR VACUUM RELEASE - 2in - ARI               |
| 15   | 2      | 44-AC065T00  | ACCESSORY PACK - 6in - NJ RESTRAINT - STARGRIP       |
| 16   | 4      | 44-AD06RJAL  | FLANGE ADAPTER - 6in - ALPHA                         |
| 17   | 2      | 44-TS060H00  | TAPPING SADDLE - 6in x .5in                          |
| 18   | 2      | 45-FF060120  | SPOOL - DI - 6in DIA x 12in - FLGXFLG                |
| 19   | 1      | 45-FF060240  | SPOOL - DI - 6in DIA x 24in - FLGXFLG                |
| 20   | 1      | 45-FF060240  | SPOOL - DI - 6in DIA x 24in - FLGXPE                 |
| 21   | 2      | 45-GG060120  | SPOOL - DI - 6in DIA x 12in - GEXPE                  |
| 22   | 2      | 46-EL0645DI  | ELBOW - DI - 6in x 45deg - FLGXFLG                   |
| 23   | 1      | 46-EL0690DI  | ELBOW - DI - 6in x 90deg - FLGXFLG                   |
| 24   | 1      | 46-EL0690MJ  | ELBOW - DI - 6in x 90deg - MJxMJ                     |
| 25   | 5      | 46-TE0606DI  | TEE - DI - 6in - FLGXFLG                             |
| 26   | 4      | 48-AD06FLGE  | ADAPTER - 6in - FLGXGE                               |
| 27   | 3      | 48-FL0602D0  | FLANGE - DI - 6in - 2in TAP                          |
| 28   | 1      | 48-FL0608D0  | FLANGE - DI - 6in - BLIND                            |
| 29   | 2      | 48-PL0600HX  | PLUG - 304SS - .25in NPT - HEX SOCKET                |
| 30   | 23     | 49-GS060000  | GASKET - FLANGE - 6in                                |
| 31   | 1      | 50-SK000000  | SKID ASSEMBLY - STEEL - POWDER COATED                |
| 32   | 2      | 81-PG3H00QL  | PRESSURE GAUGE - 3.5in DIA x .25in MNPT LOWER - 160# |
| 33   | 1      | 82-FM0412RM  | FLOWMETER - 6in - ROSEMOUNT 8750W                    |
| 34   | 2      | 83-GIDHF0QF  | DIAPHRAGM SEAL - 0.5in FNPT x 0.25in FNPT            |

| REV | DATE | DESCRIPTION | REVISION HISTORY |
|-----|------|-------------|------------------|
| 0   |      |             |                  |

COMPONENT DRAWING

ROMTEC UTILITIES  
18240 NORTH BANK ROAD  
ROSEBURG, OREGON 97470  
(541) 496-9678  
FAX (541) 496-0804

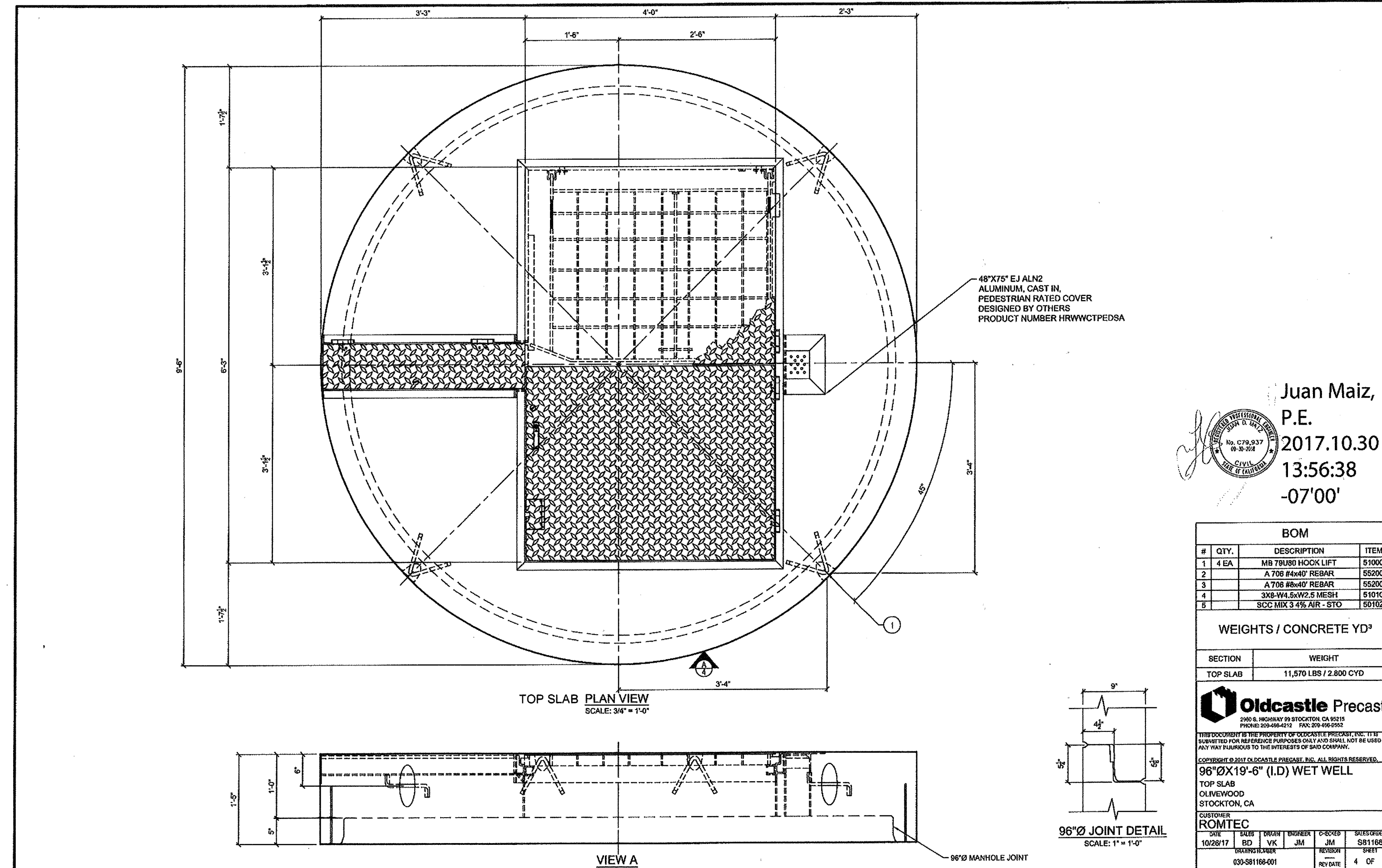
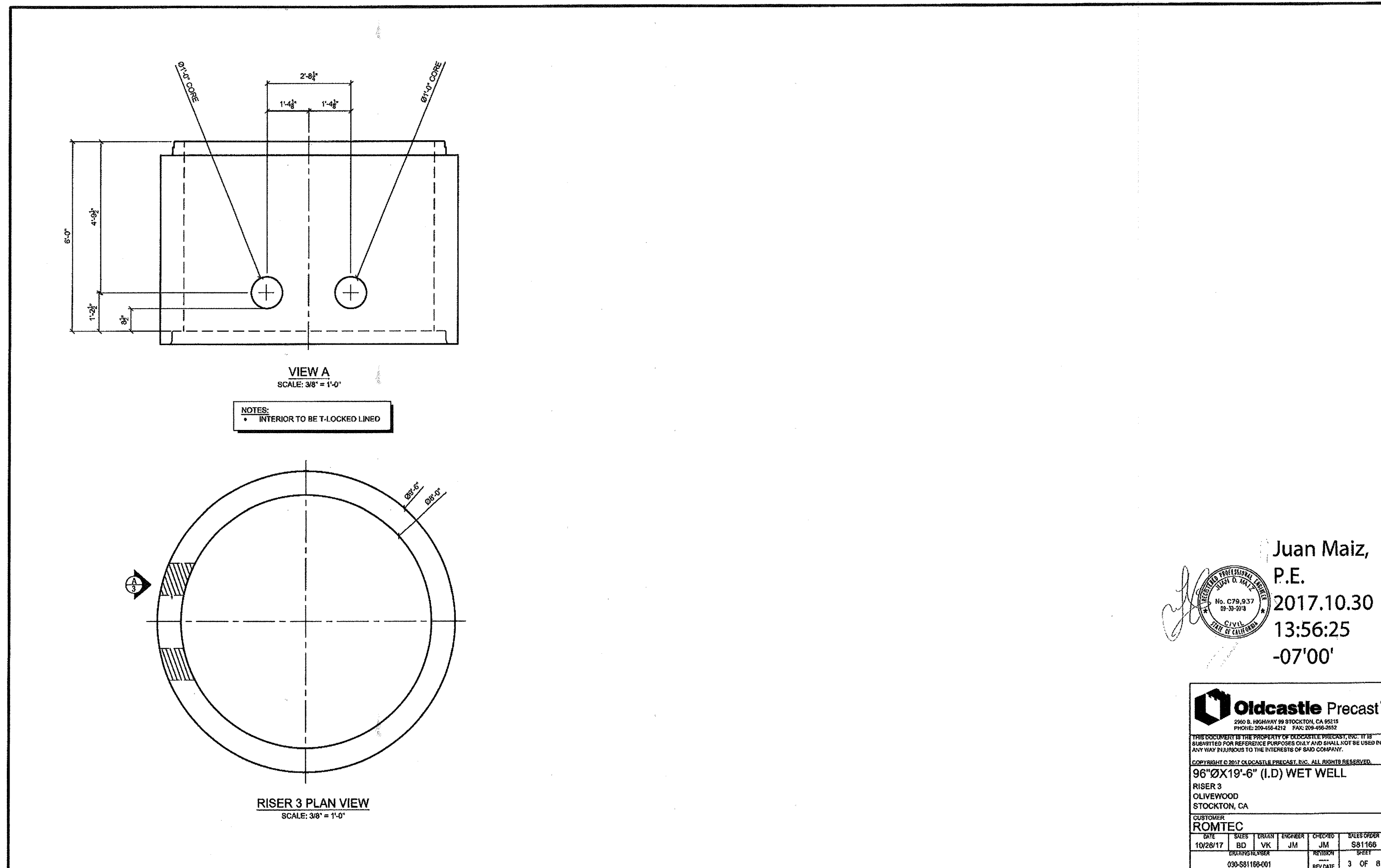
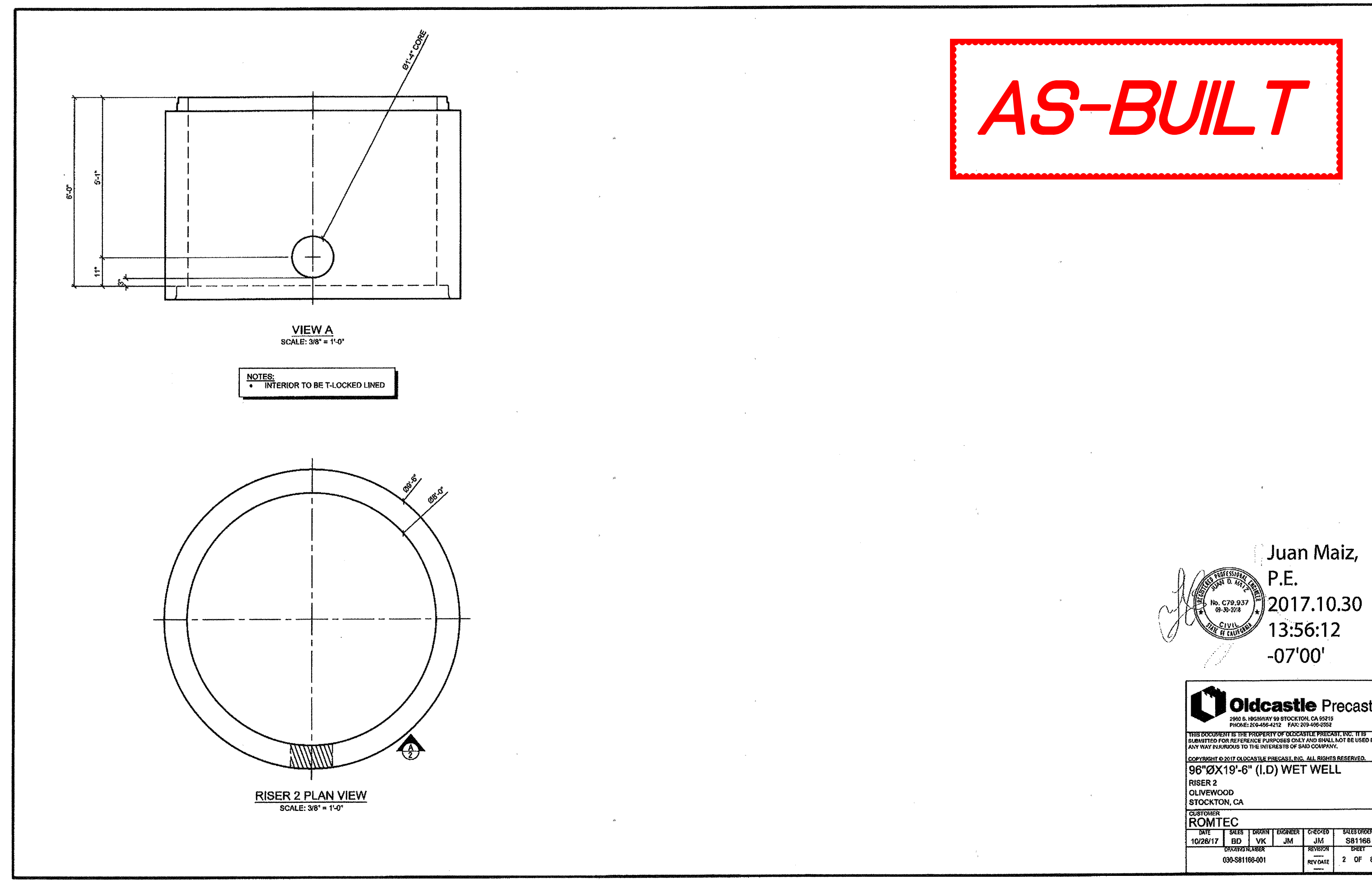
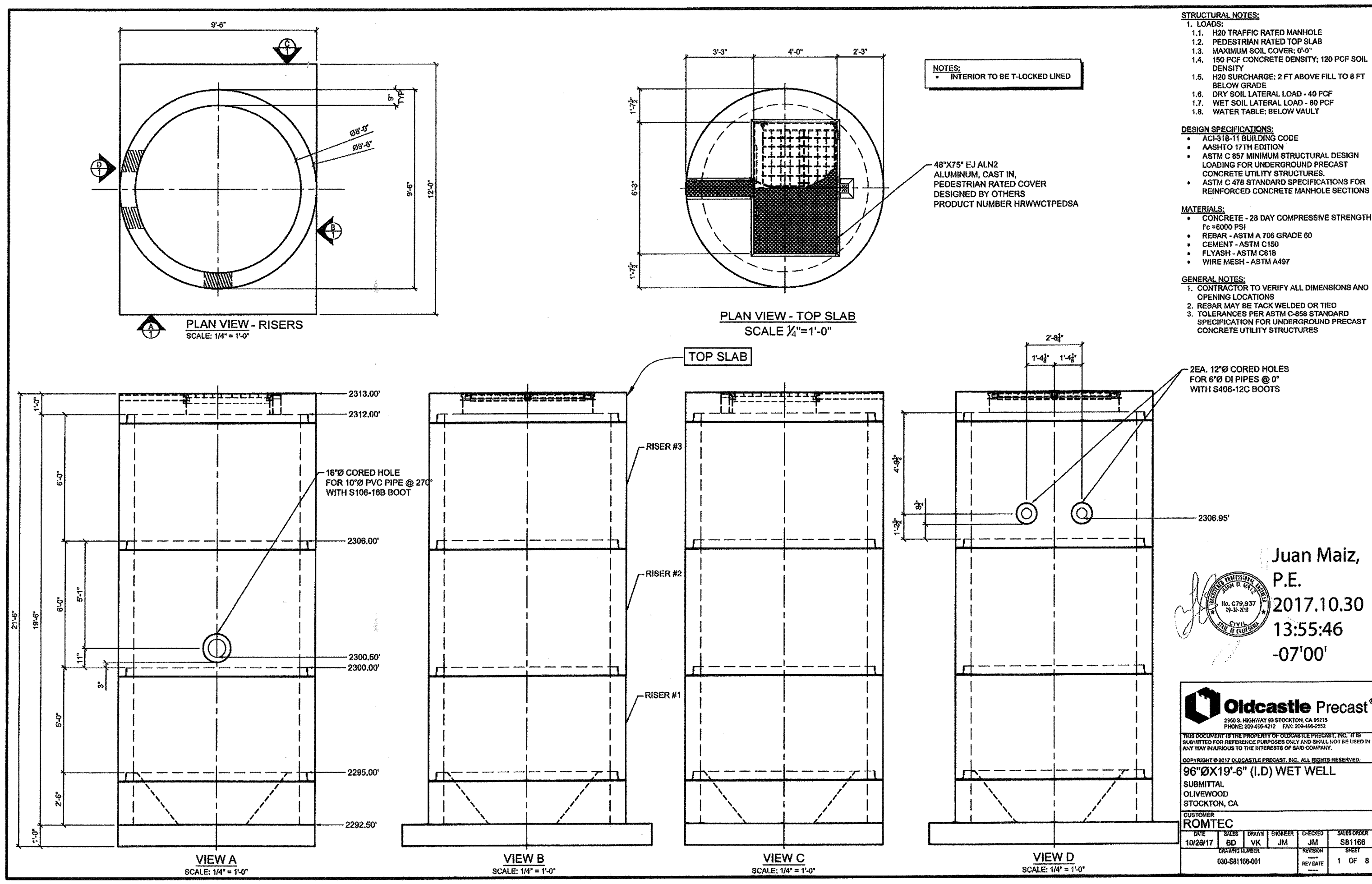
OLIVEWOOD VALVE SKID ASSEMBLY

SHEET 2 OF 2

JOB NUMBER RMTc 0000

| <p>Know what's below.<br/>Call before you dig.</p>  | <p>BASIS OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>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-449 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV. 2448.129</p> | <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | BY    | MARK | DESCRIPTION | APPR. | DATE |  |  |  |  |  | <table border="1"> <thead> <tr> <th>ENGINEER</th> <th>REVISIONS</th> <th>CITY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | ENGINEER | REVISIONS | CITY | DATE |  |  |  |  | <p>DESIGN BY:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>SCALE:</p> <p>DATE:</p> <p>JOB NUMBER:</p> | <p>Reviewed By: <i>[Signature]</i> Date: 8/13/19</p> <p>Recommended for Approval By: <i>[Signature]</i> Date: 8/13/19</p> <p>Approved By: <i>[Signature]</i> Date: 08/14/19</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p> | <p>CITY OF BEAUMONT, CALIFORNIA</p> <p>CITY OF BEAUMONT<br/>OLIVEWOOD LIFT STATION<br/>VALVE SKID ASSEMBLY</p> <p>FOR: WILLIAM LYON HOMES, INC.</p> | <p>SHEET 5</p> <p>OF 42 SHEETS</p> <p>DRAWING NAME:</p> <p>FILE NO.: 3283</p> |
|---|---|--|--|-------|------|-------------|-------|------|--|--|--|--|--|--|----------|-----------|------|------|--|--|--|--|---|---|---|---|
|   | BY  | MARK   | DESCRIPTION  | APPR. | DATE |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |   |   |   |   |
|   |   |  |  |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |   |   |   |   |
| ENGINEER  | REVISIONS   | CITY   | DATE   |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |   |   |   |   |
|   |   |  |  |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |   |   |   |   |
| <p>Plotted: Jul 31, 2019 - 11:26am By: [Name]</p> <p>DWG: V:\2042\civil\2042495810\drawing\Exhibit_Files\495810C-PK7021.DWG</p> |   |  |  |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |   |   |   |   |

# AS-BUILT



**Juan Maiz, P.E. 2017.10.30 13:56:12 -07'00'**

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2900 S. HANFORD BLVD. STOCKTON, CA 95210  
 PHONE: 209-494-4212 FAX: 209-494-8202  
 WWW.OLDCASTLEPRECAST.COM

**96"ØX19'-6" (I.D) WET WELL**

**ROMTEC**  
102917 102917 102917 102917 102917 102917 102917 102917 102917 102917  
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 2 OF 8

**Juan Maiz, P.E. 2017.10.30 13:56:38 -07'00'**

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 4 OF 8

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

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

**CITY OF BEAUMONT**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

Reviewed By: *[Signature]* Date: 8/13/19  
 Recommended for Approval By: *[Signature]* Date: 8/13/19  
 Approved By: *[Signature]* Date: 08/14/19  
 Director of Public Works

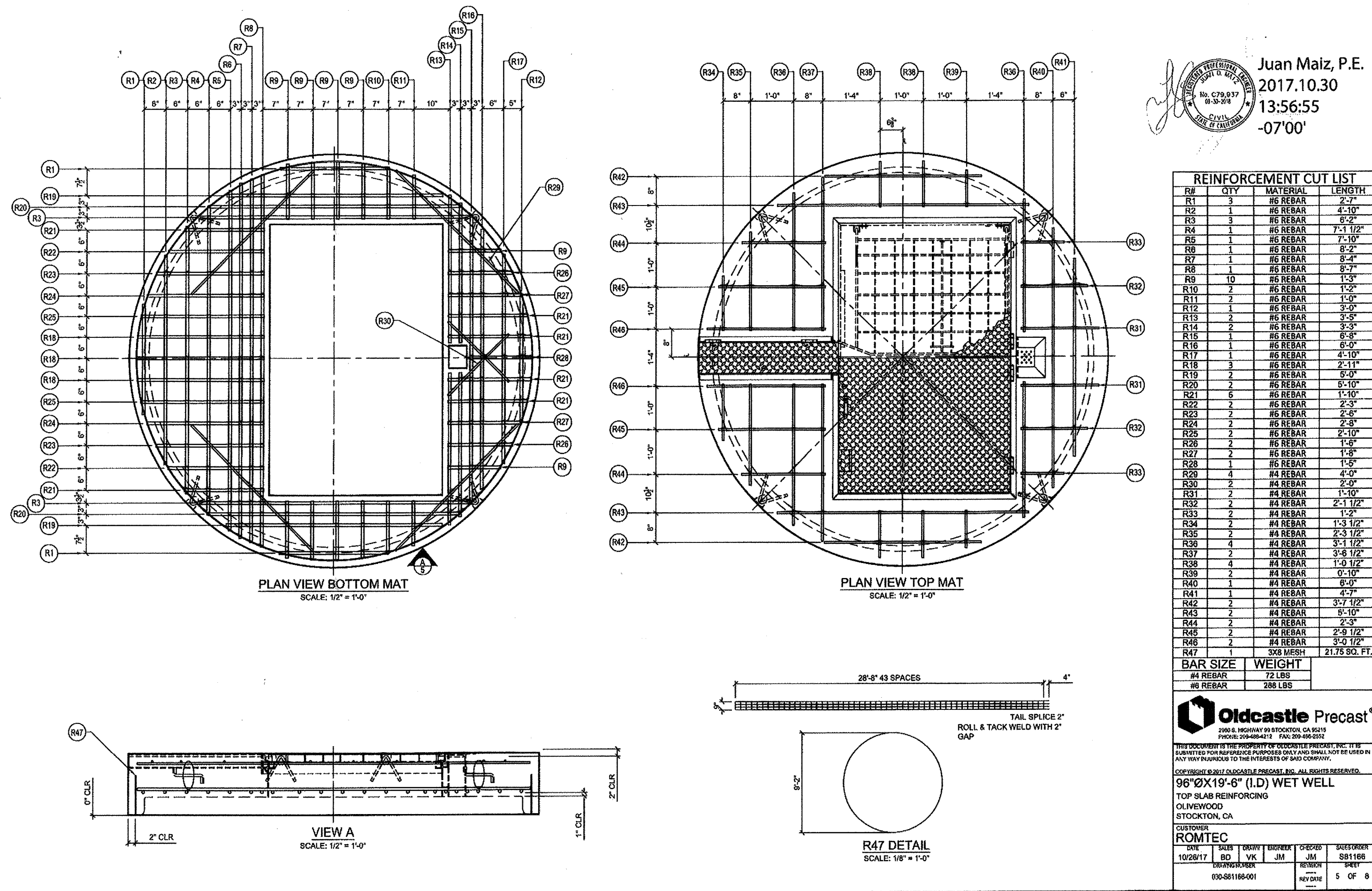
**CITY OF BEAUMONT, CALIFORNIA**

**CITY OF BEAUMONT OLIVEWOOD LIFT STATION WET WELL DETAILS, RISER 2, RISER 3, & TOP SLAB**

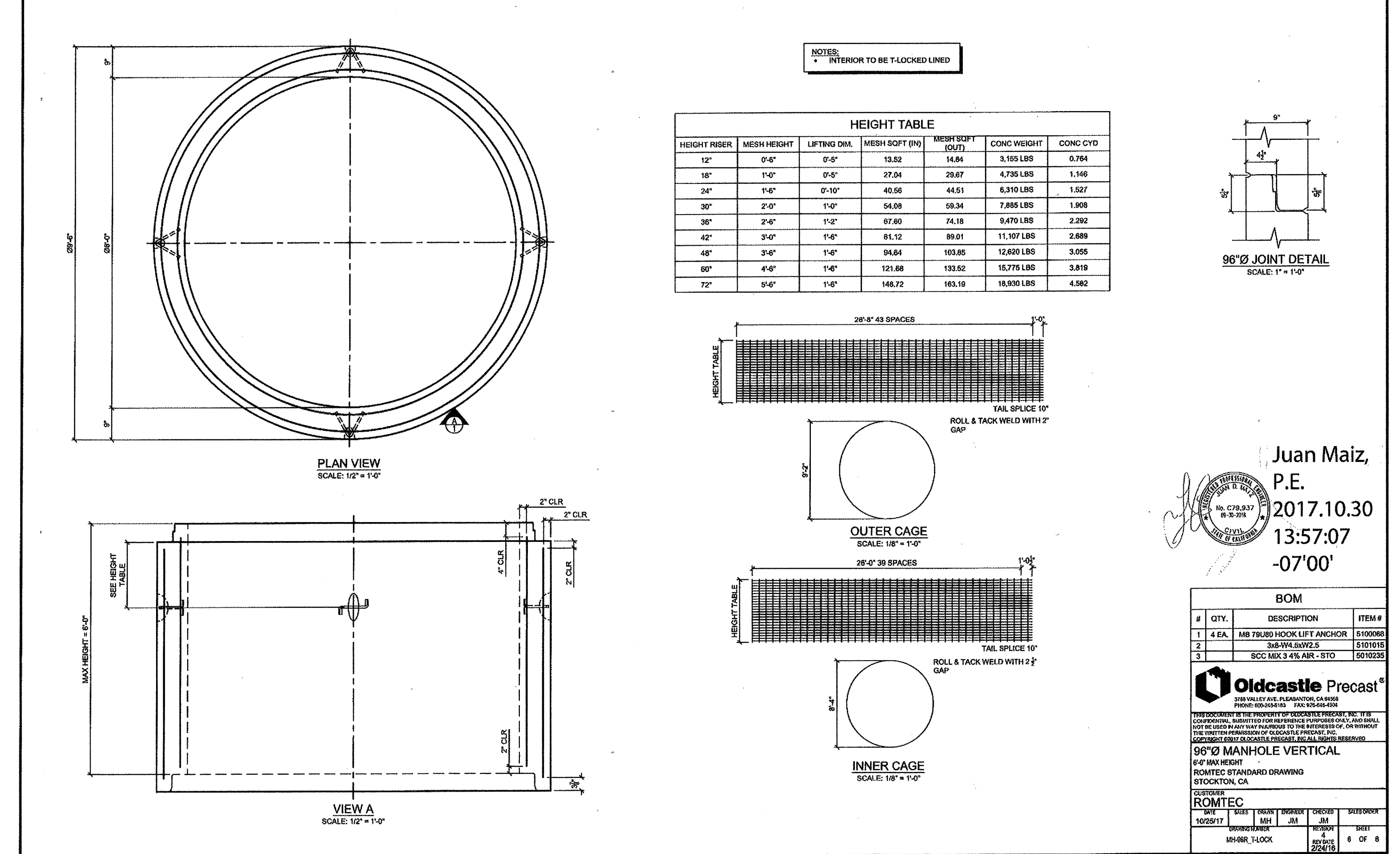
**WILLIAM LYON HOMES, INC.**

**SHEET 6**  
 OF 42 SHEETS  
 DRAWING NAME:  
 FILE NO.: 3283  
 PW 2018-0304

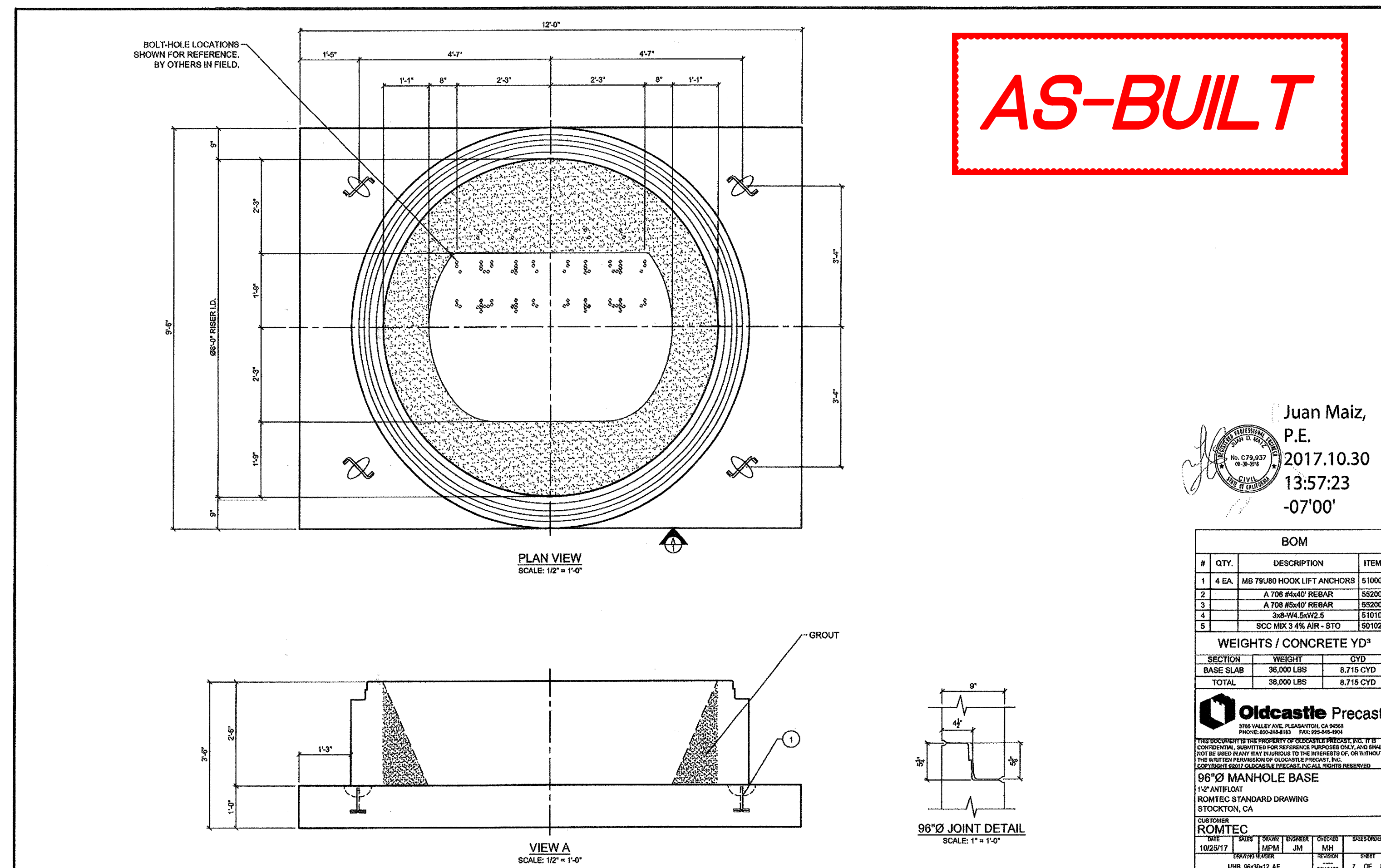




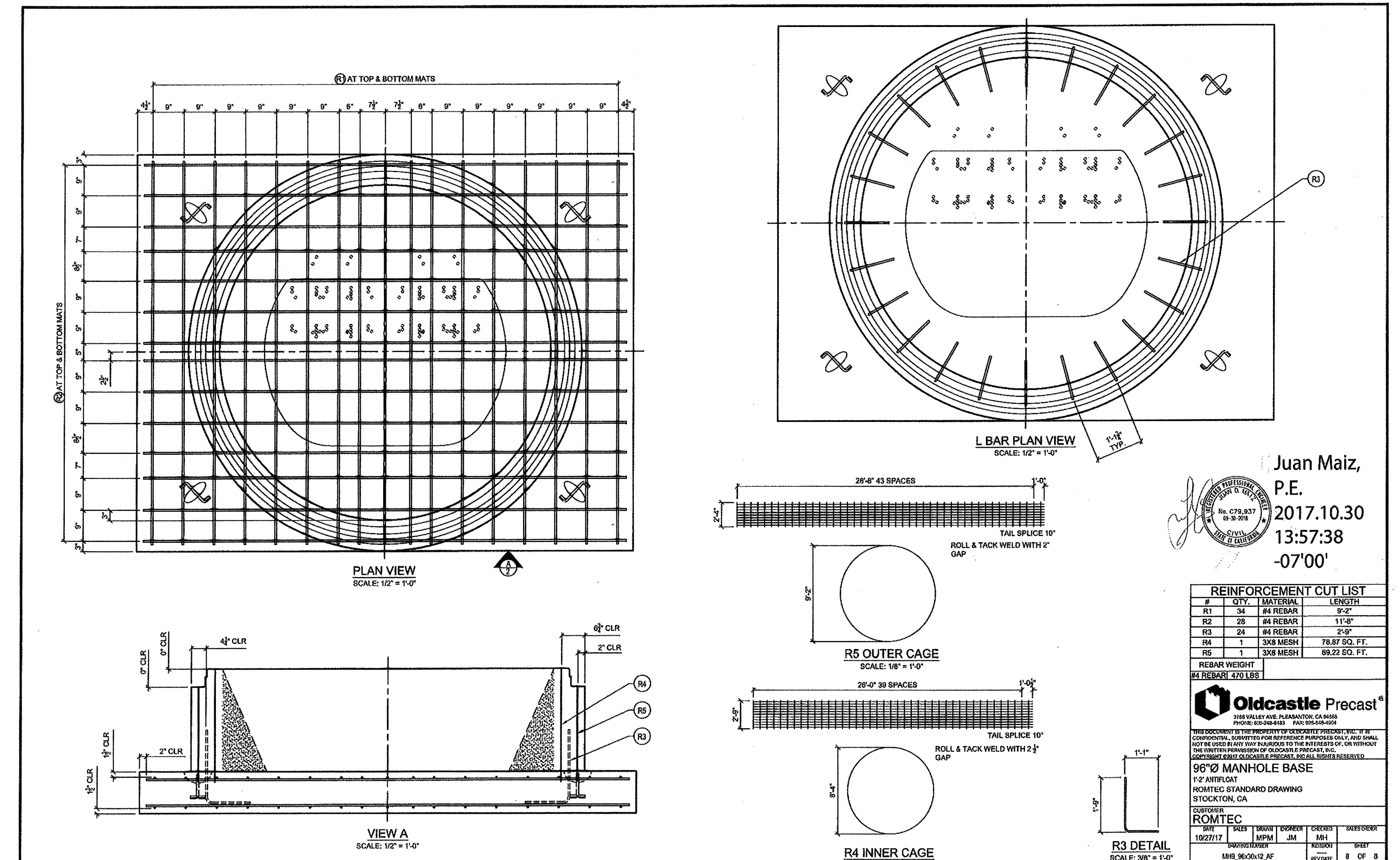
Juan Maiz, P.E.  
2017.10.30  
13:56:55  
-07'00'



Juan Maiz, P.E.  
2017.10.30  
13:57:07  
-07'00'



Juan Maiz, P.E.  
2017.10.30  
13:57:23  
-07'00'



Juan Maiz, P.E.  
2017.10.30  
13:57:38  
-07'00'

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ELEV: 2448.128

DESIGN BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NUMBER: \_\_\_\_\_

Reviewed By: *[Signature]* Date: 8.13.19  
Recommended for Approval By: *[Signature]* Date: 8.13.19  
Approved By: *[Signature]* Date: 09/14/19  
(Director of Public Works)

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
WET WELL DETAILS - TOP AND  
BASE SLAB REINF, MANHOLE

WILLIAM LYON HOMES, INC.

BY MARK DESCRIPTION APPR. DATE

ENGINEER REVISIONS CITY

DATE

DESIGN BY: \_\_\_\_\_

DATE: \_\_\_\_\_

FILE NO.: 3283

PW 2018-0304

**Oldcastle Precast** PROJECT: Olivewood LOCATION: STOCKTON, CA DATE: 10/27/2017 BY: P. J. Perez PAGE: 1

**MANHOLE CALCULATOR**

|  |       |                 |
|--|-------|-----------------|
| DESIGN CRITERIA/PARAMETERS             | INPUT | PSI             |
| CONCRETE COVER IN LID (Grade 60 Rebar) | 6000  | @ 28 DAYS       |
| CONCRETE COVER IN BASE                 | 6000  | INCHES          |
| DEPTH OF FILL                          | 1.5   | FEET ON LID     |
| LL SURCHARGE                           | 2     | FEET ABOVE FILL |
| SOIL DENSITY                           | 120   | PCF             |
| ACTIVE EARTH PRESSURE                  | 40    | PCF             |
| WATER TABLE DEPTH                      | 30    | FT              |
| LIVE LOAD                              | HS-20 | 16 kips         |

LOAD FACTORS  
 LINE LOAD FACTOR: 1.2  
 DEAD LOAD FACTOR: 1.2  
 VERTICAL SOIL LOAD FACTOR: 1.2  
 HORIZONTAL SOIL LOAD FACTOR: 1.6

GEOMETRY  
 INSIDE MANHOLE DIAMETER: 3 FEET  
 WALL THICKNESS: 9 INCHES  
 INSIDE HEIGHT: 19.5 FEET  
 OUTSIDE BASE SLAB DIMENSION: 12 FEET [Rectangular]  
 BASE SLAB THICKNESS: 12 INCHES  
 TOP SLAB THICKNESS: 12 INCHES

Riser / Barrel section Design

Geometry and Loading  
 Depth to Barrels = 1.00 ft  
 Height of Barrels = 16.50 ft  
 Water Table Depth = 30 ft

Saturated Soil Load at Bottom = 1312 psf  
 Surcharge Load = 128 psf  
 Total Load at Bottom = 1440 psf

Note: Barrel Sections in Compression Only Due to Statics Analysis

Design for 1' Strip  
 Factored axial load Pu = 6840 Lbs per 1 ft height

Concrete Strength  
 ACI CH: 22, 22-5 Pn = 388000 Lbs  
 ACI CH: 10, 10-2 Pn = 468180 Lbs  
 Least Compressive Strength Pn = 388000 lbs  
 Factored Pn = 233280 lbs OK

Minimum Horiz. Steel Required = 0.24 in<sup>2</sup> per ft To be placed in the center third of the wall per ASTM C478  
 Used mesh: #4 wire @ 12" spacing  
 Horiz. Steel Provided = 0.36 in<sup>2</sup> / ft OK

Juan Maiz, P.E.  
 2017.10.3  
 0 13:58:17  
 -07'00"

Free Body Diagram of 1/2 MH

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**Oldcastle Precast** PROJECT: Olivewood LOCATION: STOCKTON, CA DATE: 10/27/2017 BY: P. J. Perez PAGE: 2

**LID DESIGN**

Geometry and Loading  
 WIDTH b = 12 in  
 Span = 8.75 ft  
 Access Hole Size = 48 in x 28 in  
 Access Hole Type = Rectangular

E (Calculated) = 2.6791867 ft  
 E (Override Only) = 1.33 ft  
 Impact = 1.33  
 Distribution = 100% in design direction

Soil LL Distribution = 1.75 ft through soil  
 Patch Length = 0.63 ft  
 Patch Width = 1.67 ft  
 Distributed Patch Length = 2.68 ft  
 WULL (distributed) = 14.91 ksf  
 WUSL (distributed) = 0.000 ksf  
 WuDL (distributed) = 0.180 ksf

Lid Shear  
 Critical Direction Vu (end) = 12.02 kips per ft width  
 φv = 0.75  
 d = 10.625 in  
 φVc = 14.81 kips OK

Secondary Direction Vu (end) = 0.00 kips per ft width  
 d = 9.875 in  
 φVc = 13.77 kips OK

Punching Shear Check  
 Single Wheel Load (Factored) Vu = 33.3 kips  
 Perimeter taking wheel load = 60 in  
 Factored load per in = 555 psi  
 Concrete Resistance per in (Vn) = 1147 psi OK

Lid Moment  
 Main Directing Mu = 27.60 ft-kips  
 φm = 0.9  
 a = 0.74 in  
 φMn = 34.95 ft-kips OK  
 As Min Check OK

Secondary Direction Mu = 0.00  
 a = 0.74 in  
 φMn = 32.58 ft-kips OK  
 As Min Check OK

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**Oldcastle Precast** PROJECT: Olivewood LOCATION: STOCKTON, CA DATE: 10/27/2017 BY: P. J. Perez PAGE: 3

**Bottom Slab Design**

Geometry and Loading  
 WIDTH b = 12 in  
 Span = 8.75 ft  
 Weight of Concrete (factored) = 111043 lbs  
 Total Live Load (factored) = 51200 lbs  
 Soil Load on Lid (factored) = 0 psf  
 Total Load Wu = 1438 psf

Distribution (direction with clear) = 60%  
 Distribution (other direction) = 40%

Bottom Shear  
 Critical Direction Vu (end) = 2.26 kips per ft width  
 φv = 0.75  
 d = 10.25 in  
 φVc = 14.28 kips OK

Secondary Direction Vu (end) = 2.26 kips per ft width  
 d = 9.75 in  
 φVc = 13.68 kips OK

Bottom Moment  
 Main Direction Mu = 6.86 ft-kips  
 φm = 0.9  
 a = 0.26 in  
 φMn = 11.82 ft-kips OK  
 As Min Check OK

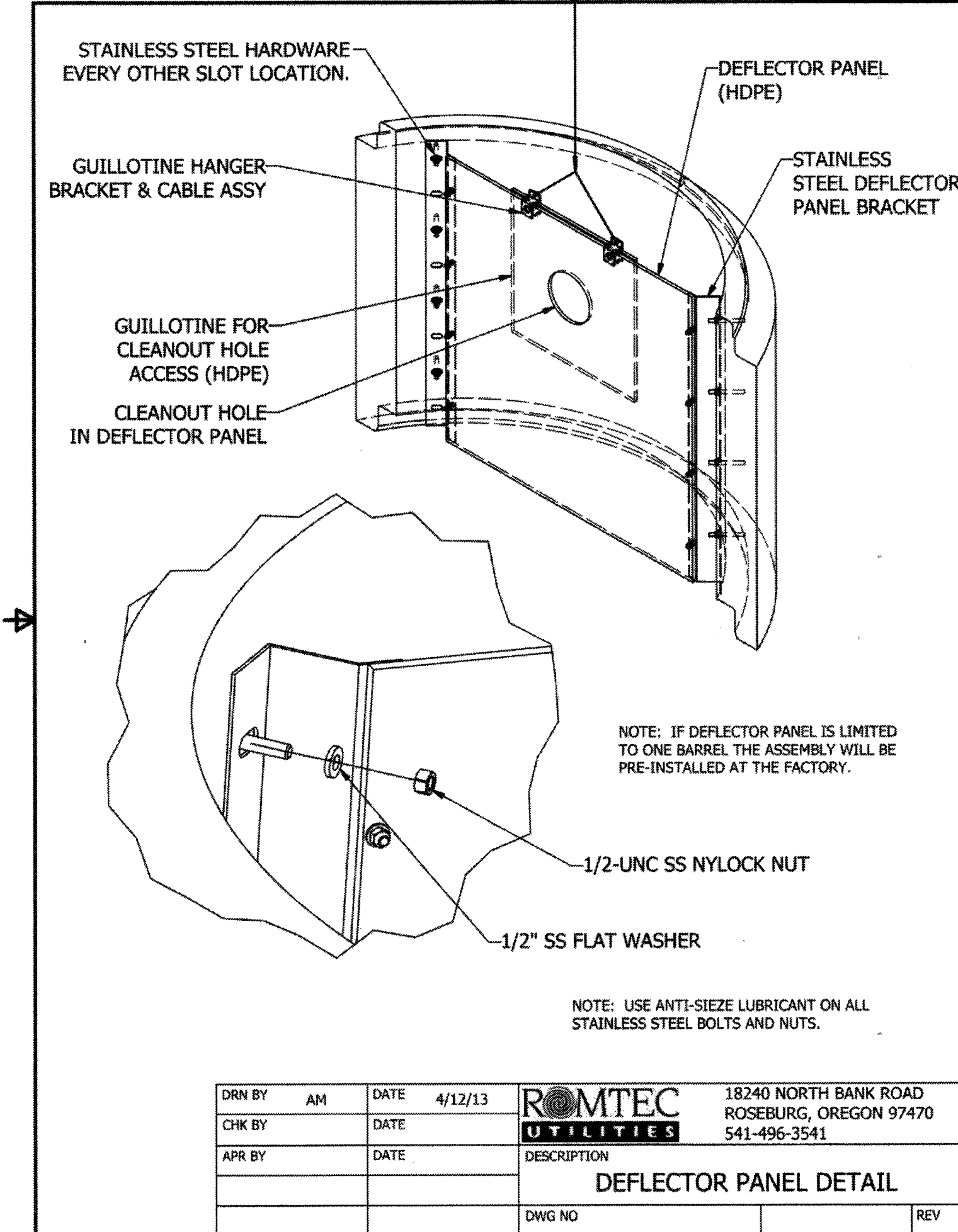
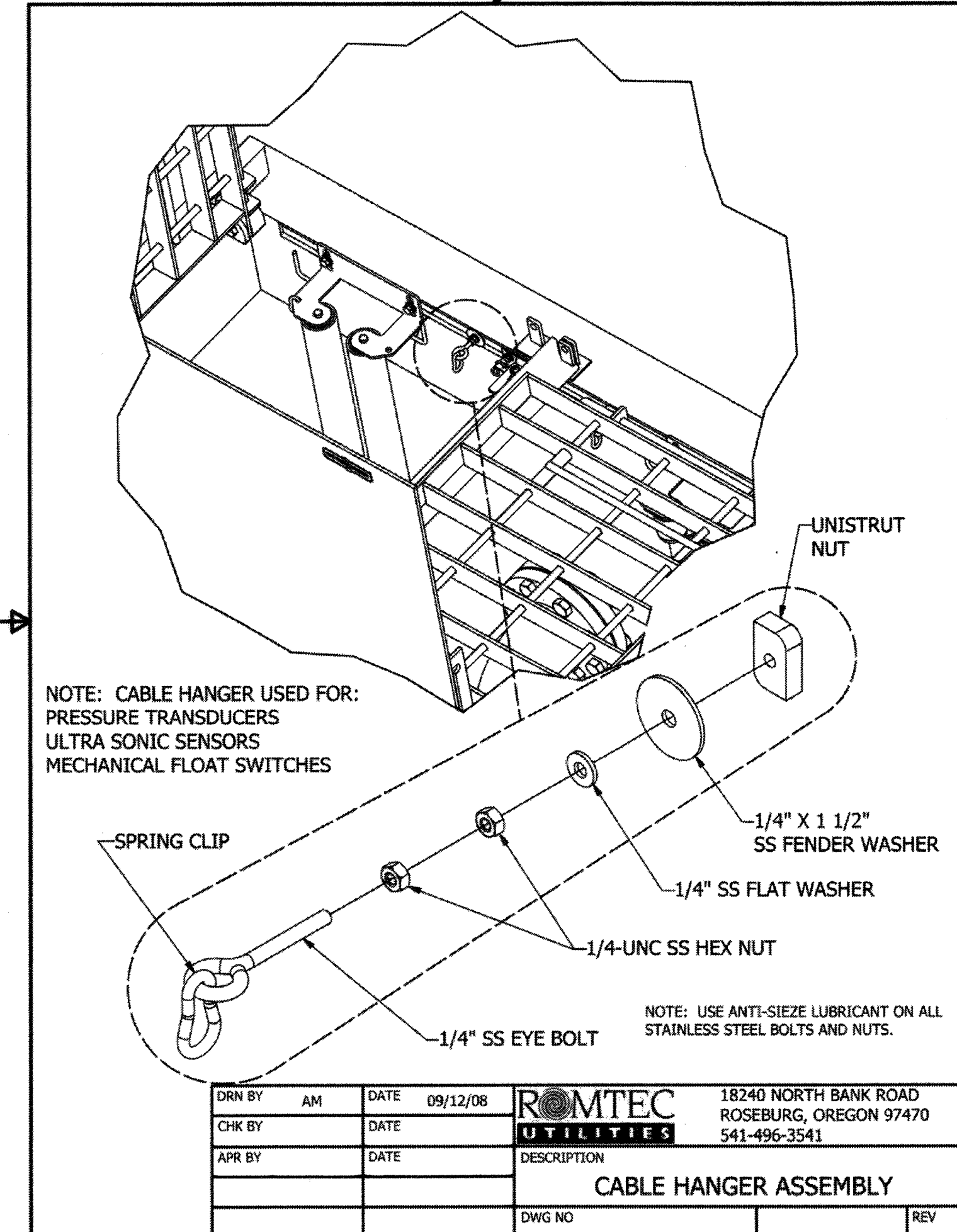
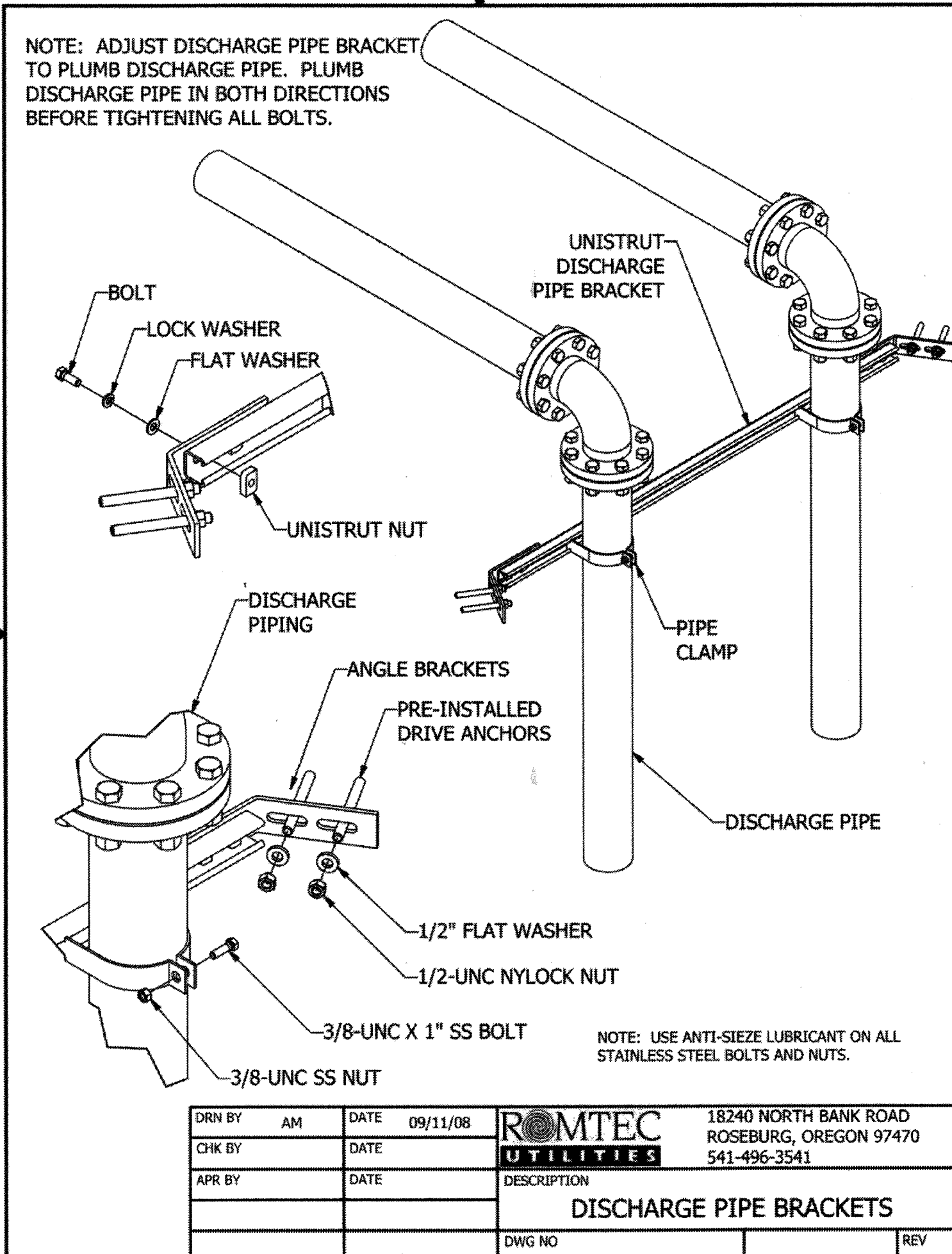
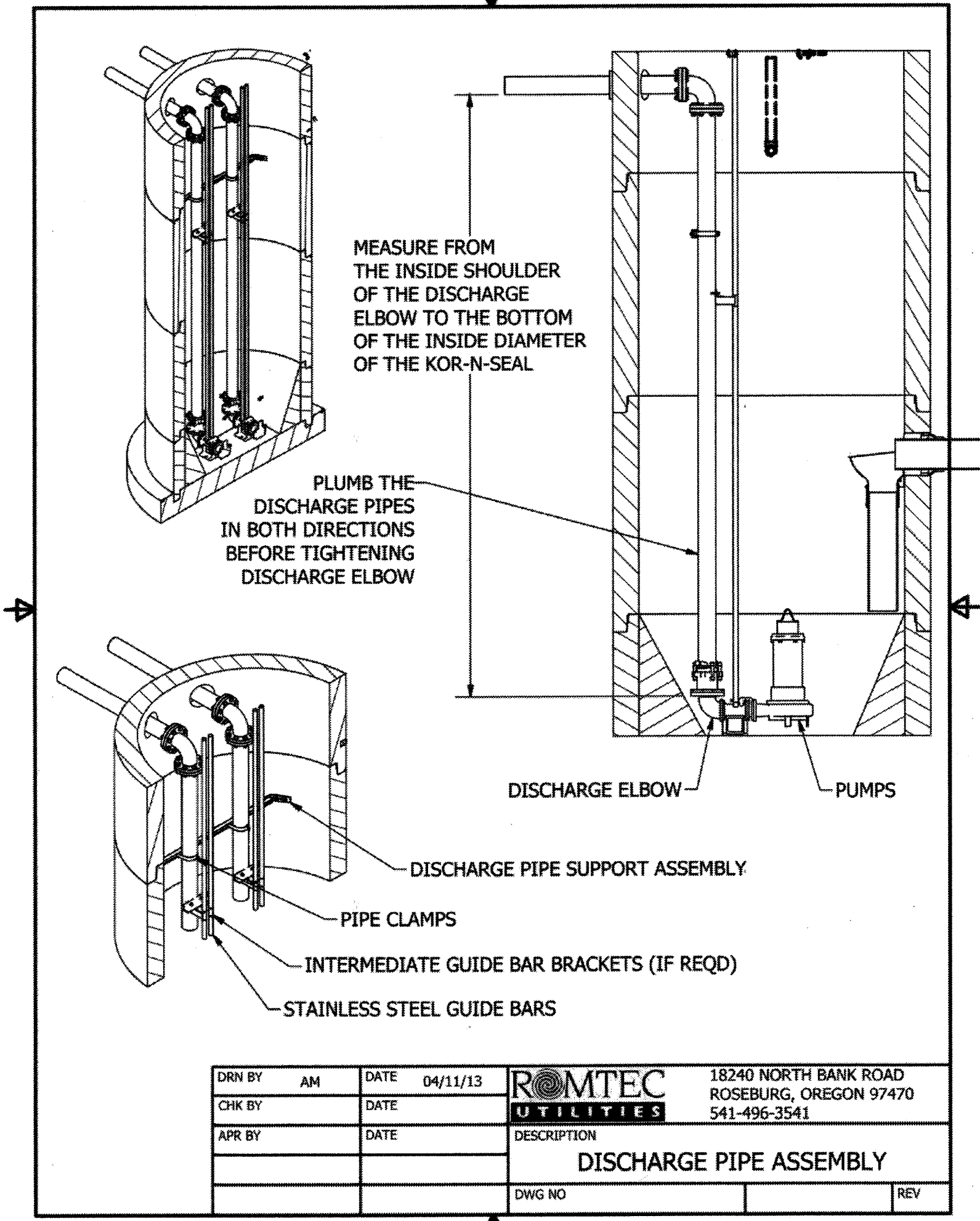
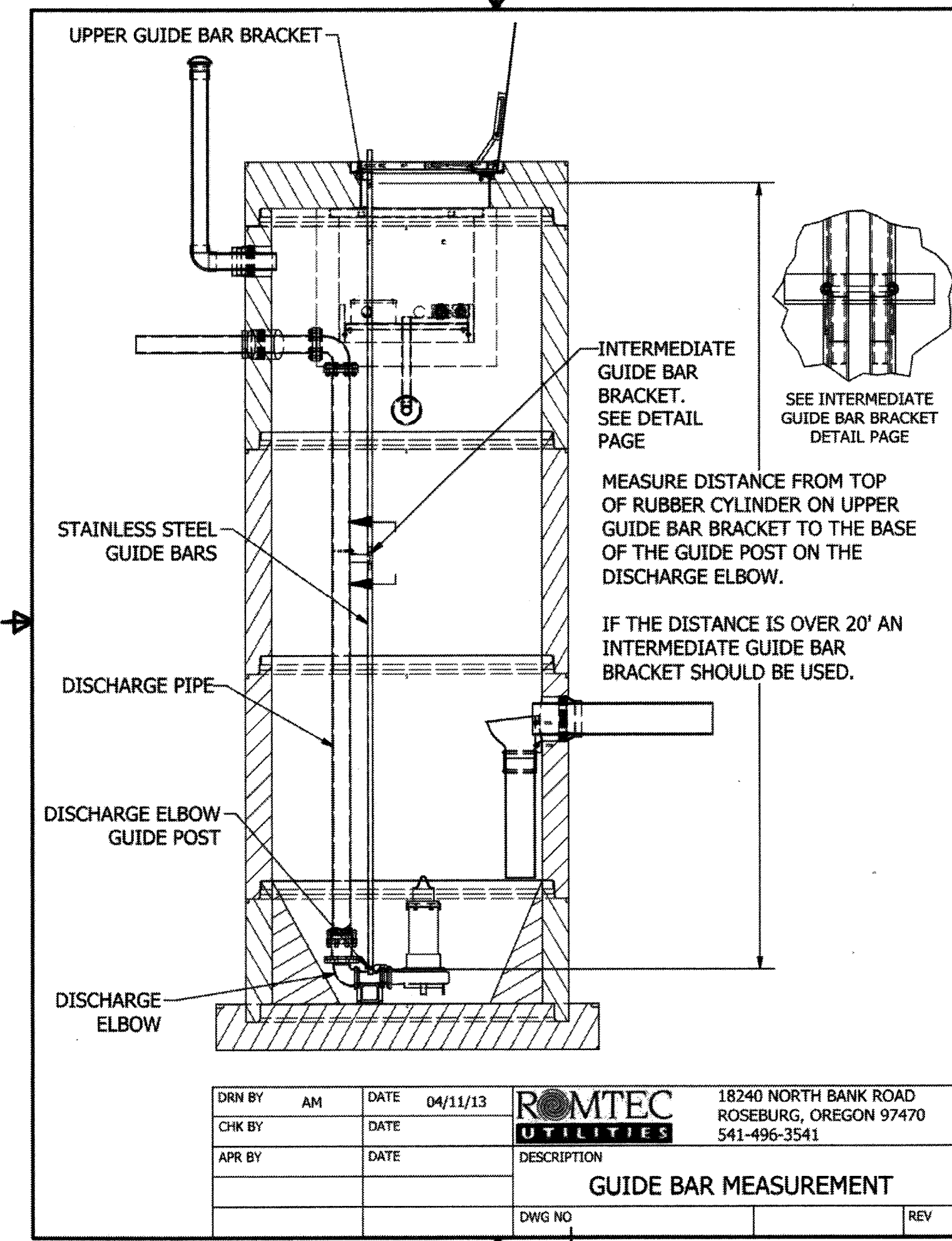
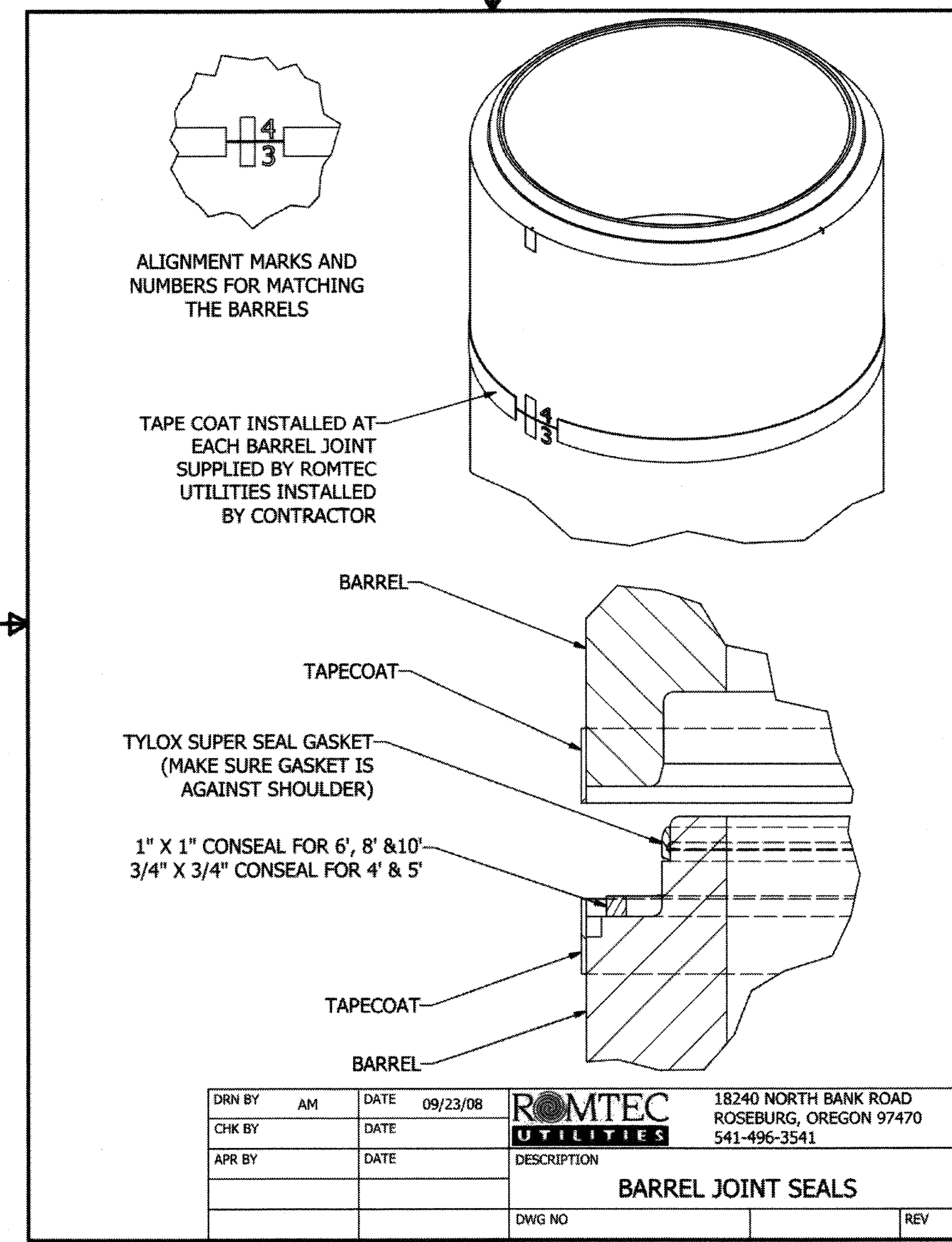
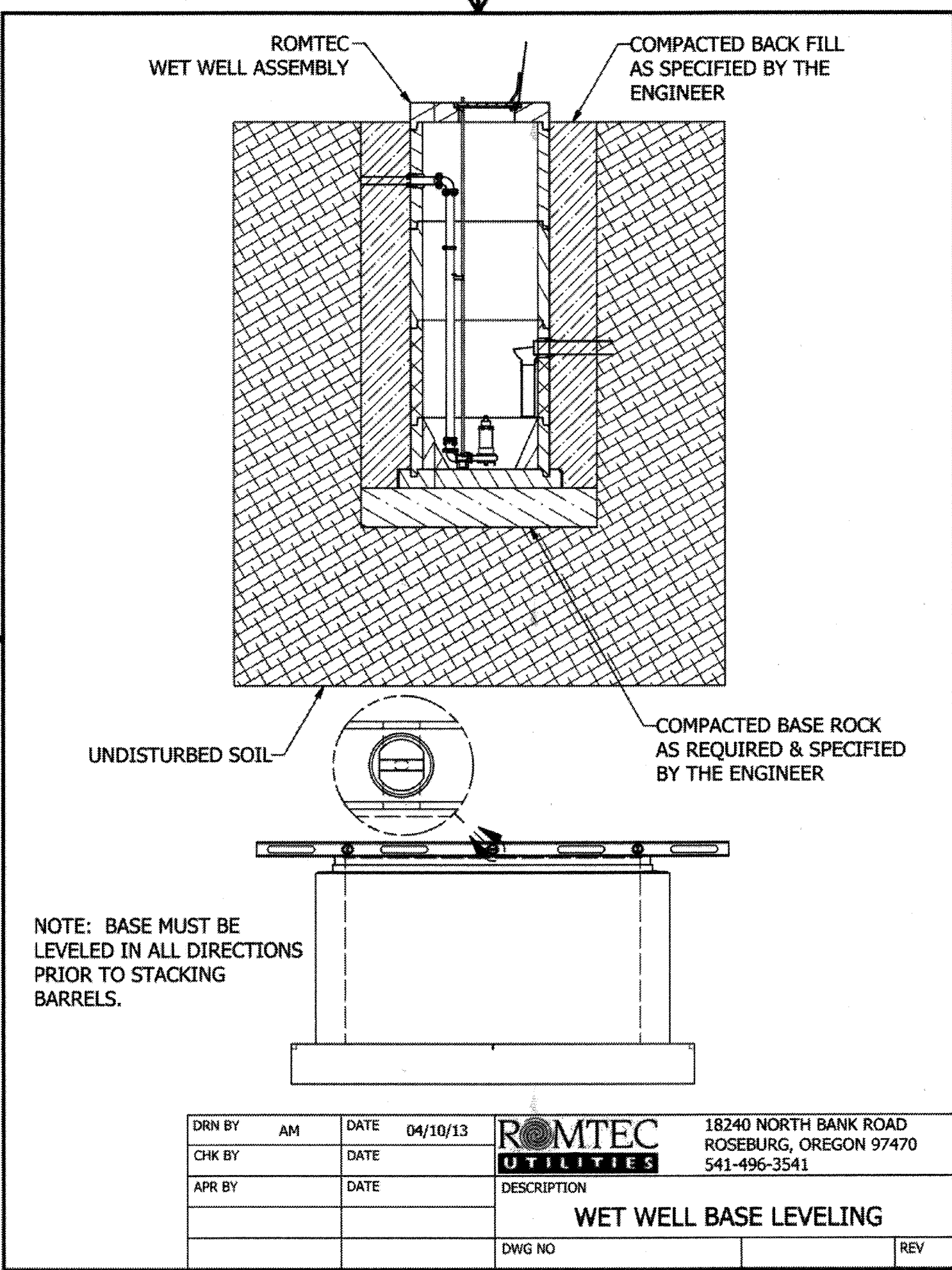
Secondary Direction Mu = 6.86  
 a = 0.26 in  
 φMn = 11.84 ft-kips OK  
 As Min Check OK

Use # 4 @ 12 in w/ clearance to inside face  
 and # 4 @ 12 in Perpendicular Direction  
 Use # 4 @ 12 in for cracking control in Bottom Mat (Both Directions)

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**AS-BUILT**

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|---|---|---|--|-------|------|-------------|-------|------|--|--|--|--|--|--|--|--|--|--|-------------|---|------------|--|-----------|--|-------------|--|--------|--|-------|--|-------------|--|--|---|--|
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| JOB NUMBER:   |   |   |  |       |      |             |       |      |  |  |  |  |  |  |  |  |  |  |             |   |            |  |           |  |             |  |        |  |       |  |             |  |  |   |  |
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**AS-BUILT**



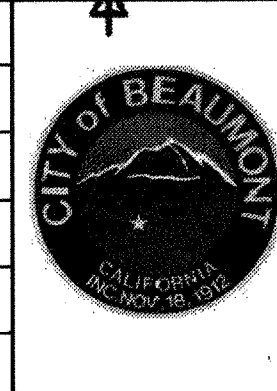
**BASIS OF BEARINGS**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

**BENCHMARK**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026032. A STANDARD DISC, STAMPED "1 448 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 |

SEAL

DESIGN BY:  
DRAWN BY:  
CHECKED BY:  
SCALE:  
DATE:  
JOB NUMBER:



Reviewed By: *[Signature]* Date: 8.13.19  
Recommended for Approval By: *[Signature]* Date: 8.13.19  
Approved By: *[Signature]* Date: 09.14.19

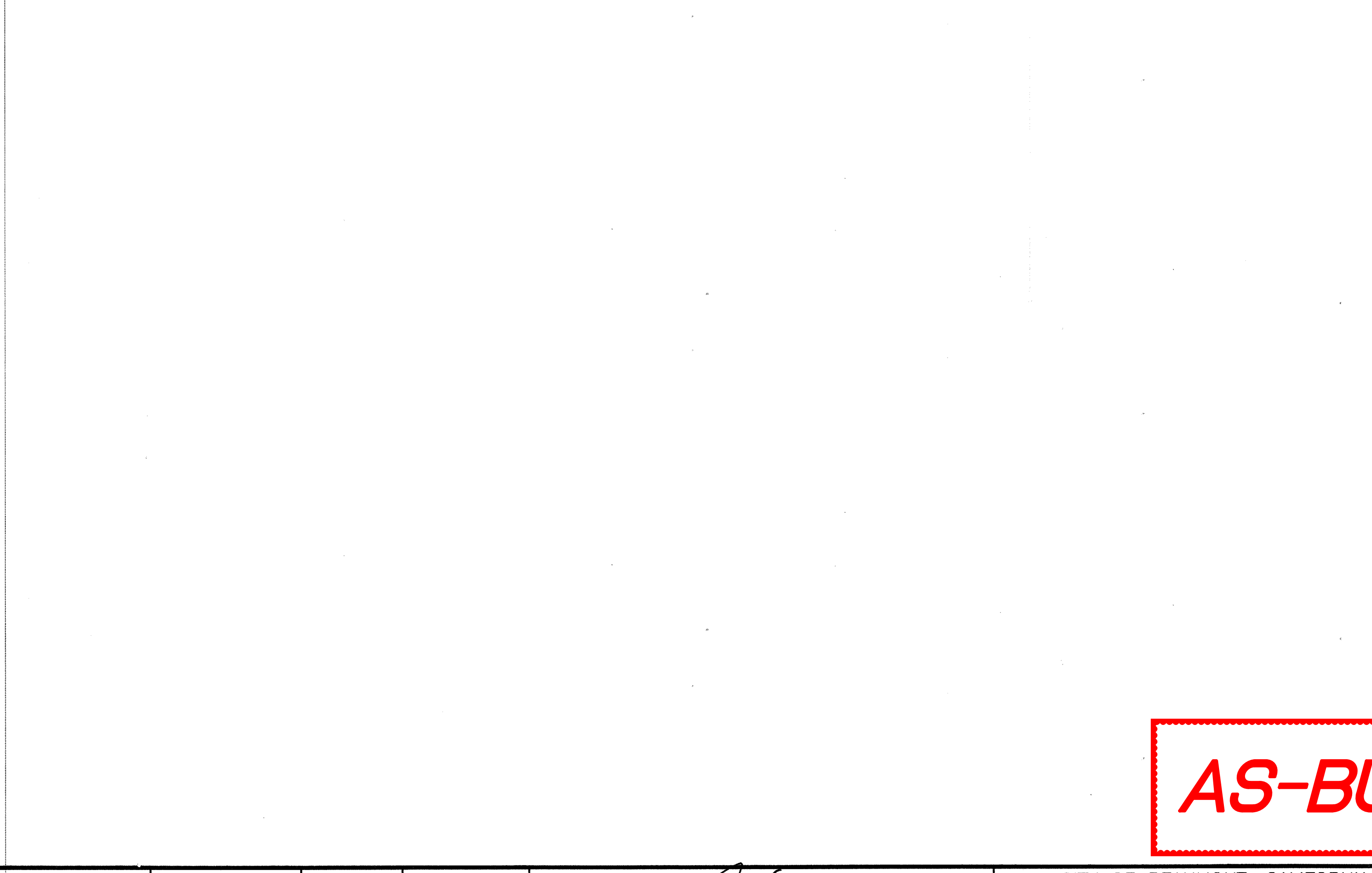
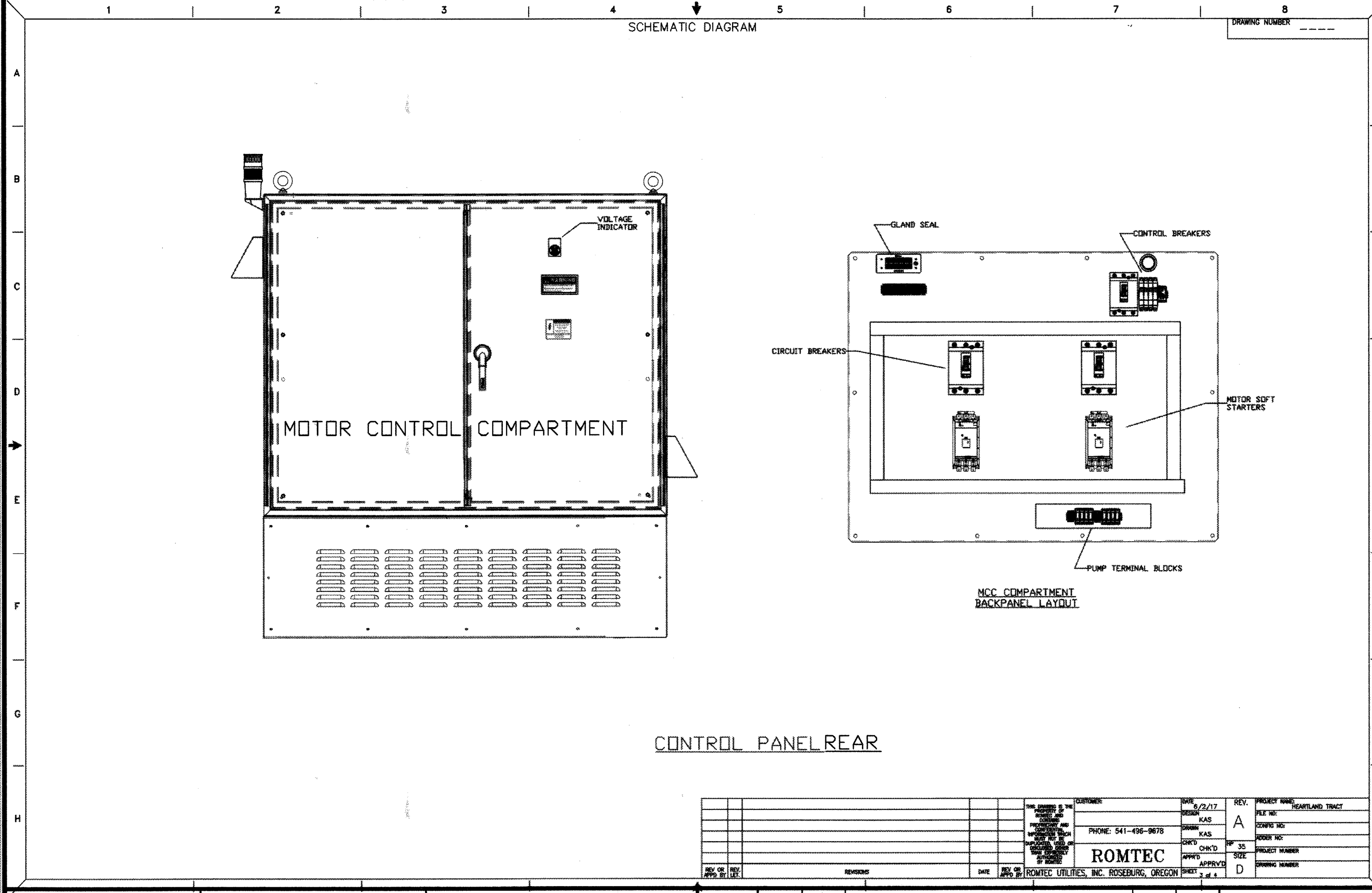
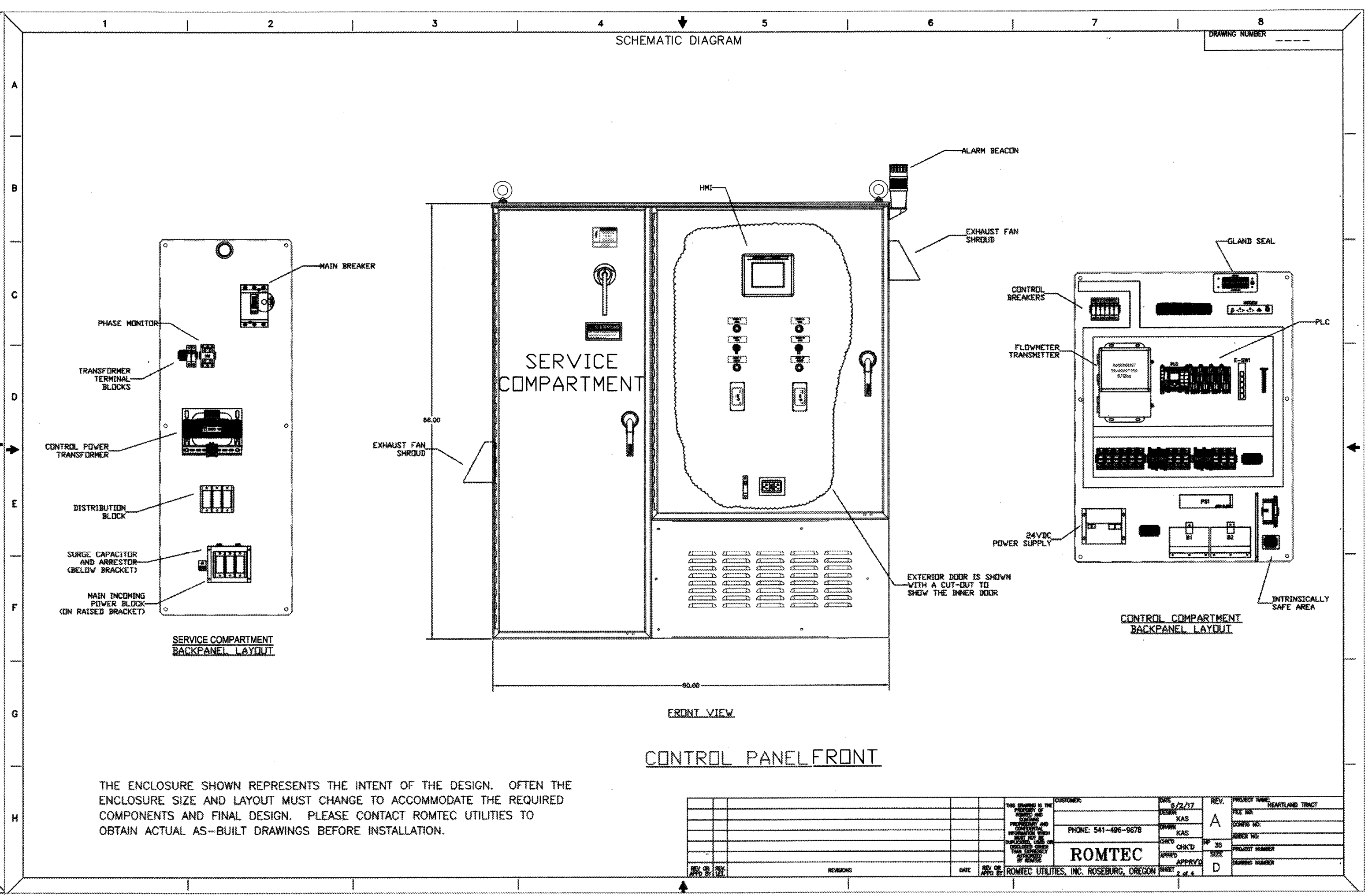
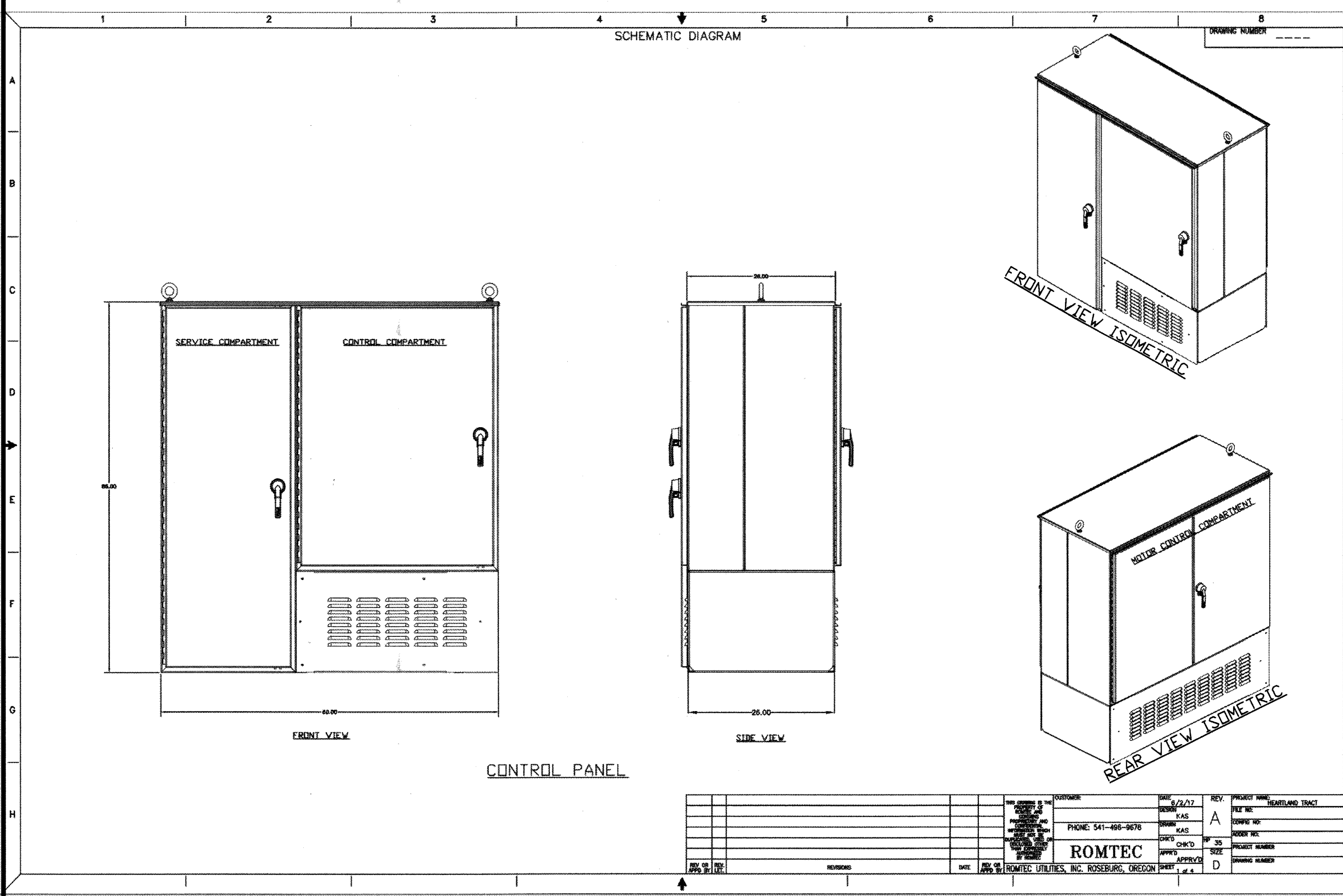
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
96" WET WELL MISC DETAILS

SHEET  
9  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283

FOR: WILLIAM LYON HOMES, INC.



AS-BUILT

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

**BASIS OF BEARINGS:**  
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:**  
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ELEV: 2448.129

| BY | MARK | DESCRIPTION | APPR. | DATE |
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| DATE | BY | MARK | DESCRIPTION | APPR. | DATE |
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SEAL

DESIGN BY:

DRAWN BY:

CHECKED BY:

SCALE:

DATE:

JOB NUMBER:

Reviewed By: *[Signature]* Date: 8.13.19

Recommended for Approval By: *[Signature]* Date: 8.13.19

Approved By: *[Signature]* Date: 08/13/19

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
CONTROL PANEL DETAILS

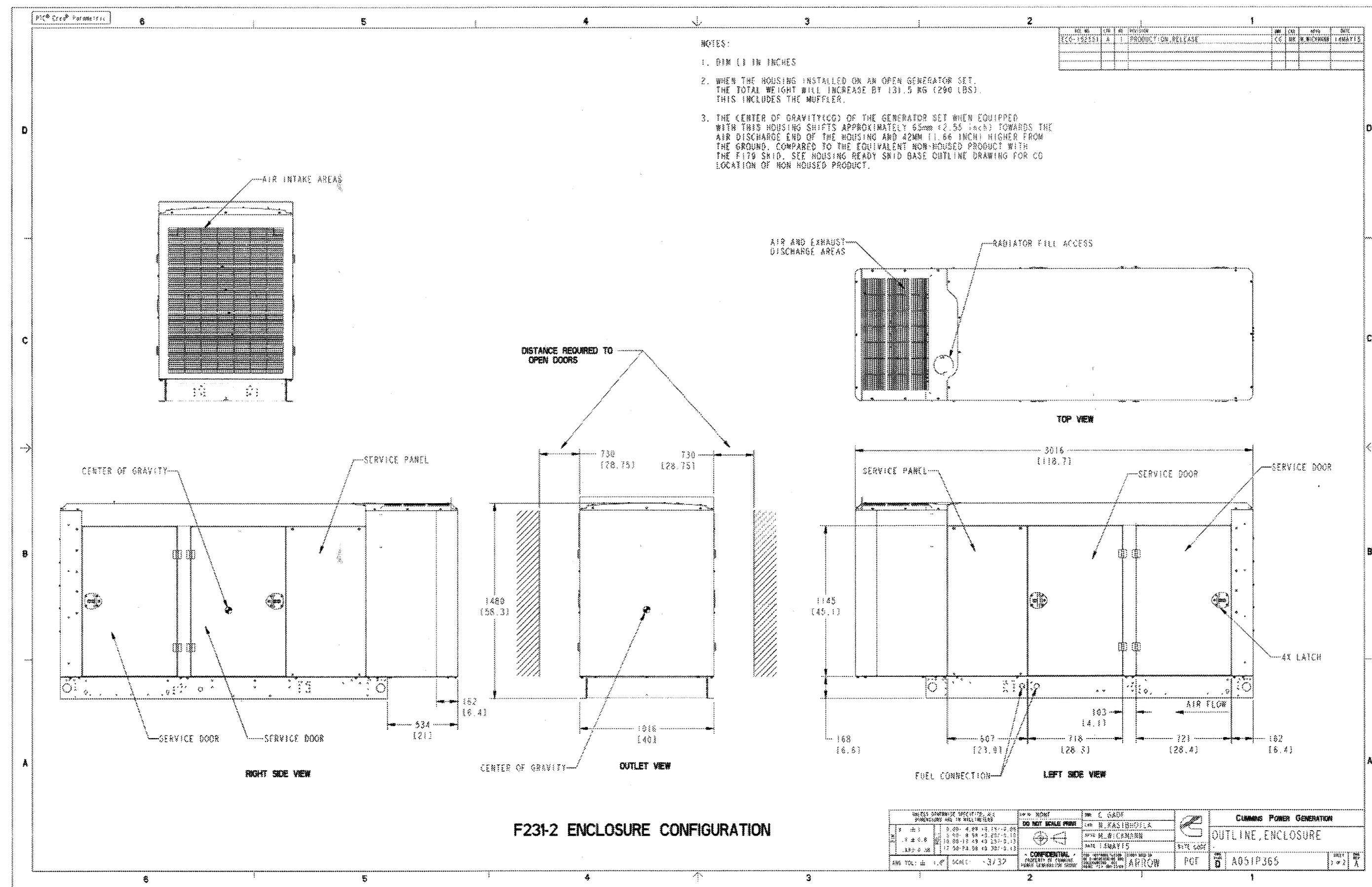
WILLIAM LYON HOMES, INC.

SHEET

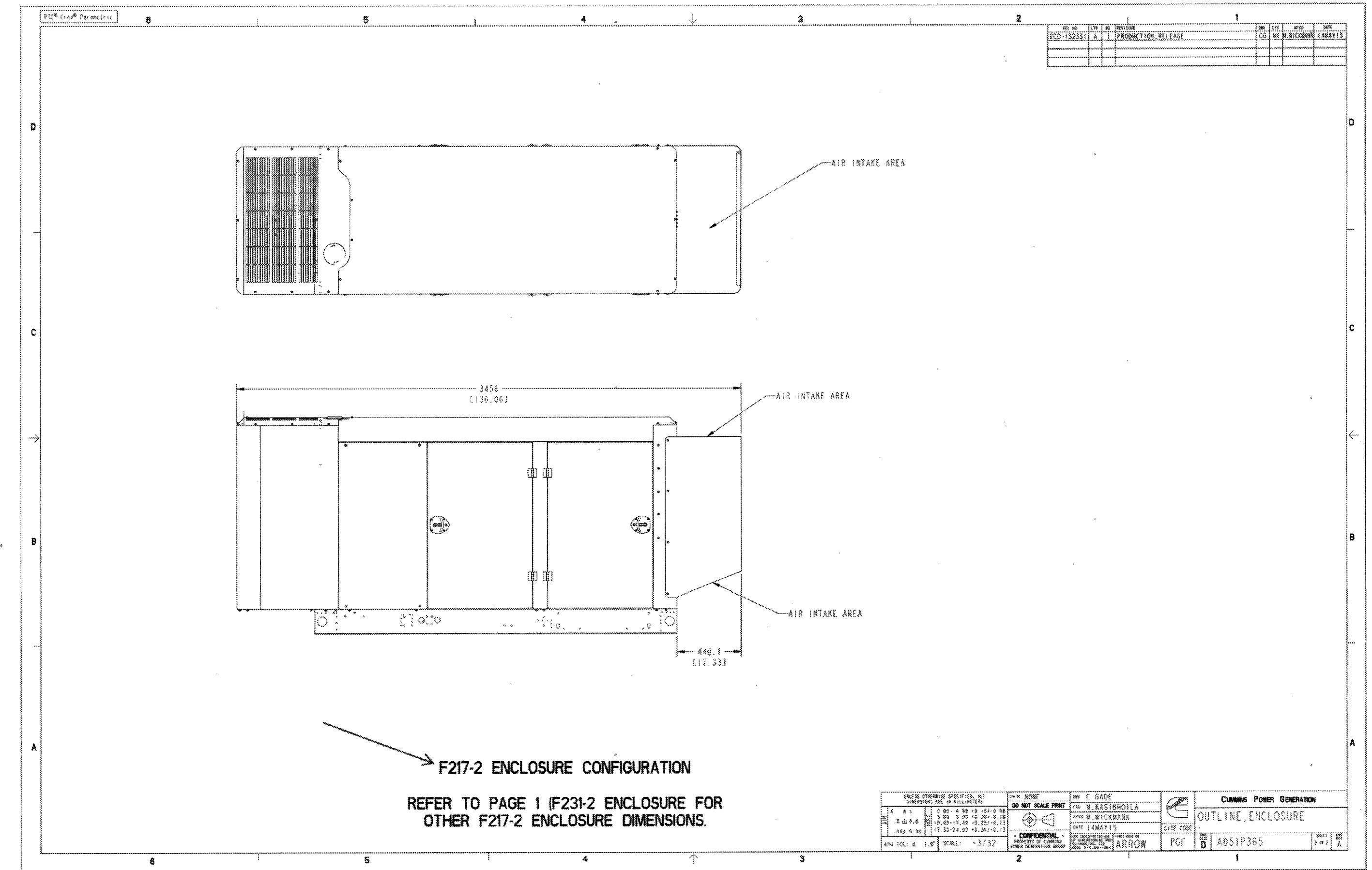
10  
OF 42 SHEETS  
DRAWING NAME:

FILE NO.:  
3283

Plotted: Jul 31, 2019 - 11:28am By: kalmgren DWG: v:\2042\active\2042495810\drawing\Exhibit\_Files\495810C-PX7021.DWG



Drawing Name: A051P366 Revision: A  
Part Name: A051P365 Revision: A  
Sheet 1 of 2



Drawing Name: A051P366 Revision: A  
Part Name: A051P365 Revision: A  
Sheet 2 of 2

**AS-BUILT**

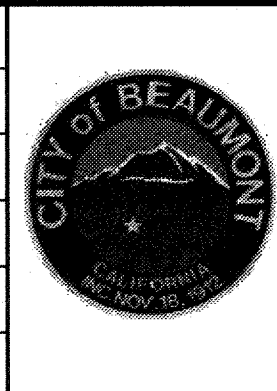


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BEARING: N 27°39'52" E

**BENCHMARK:**  
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ELEV: 2448.129

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

DESIGN BY:  
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JOB NUMBER:

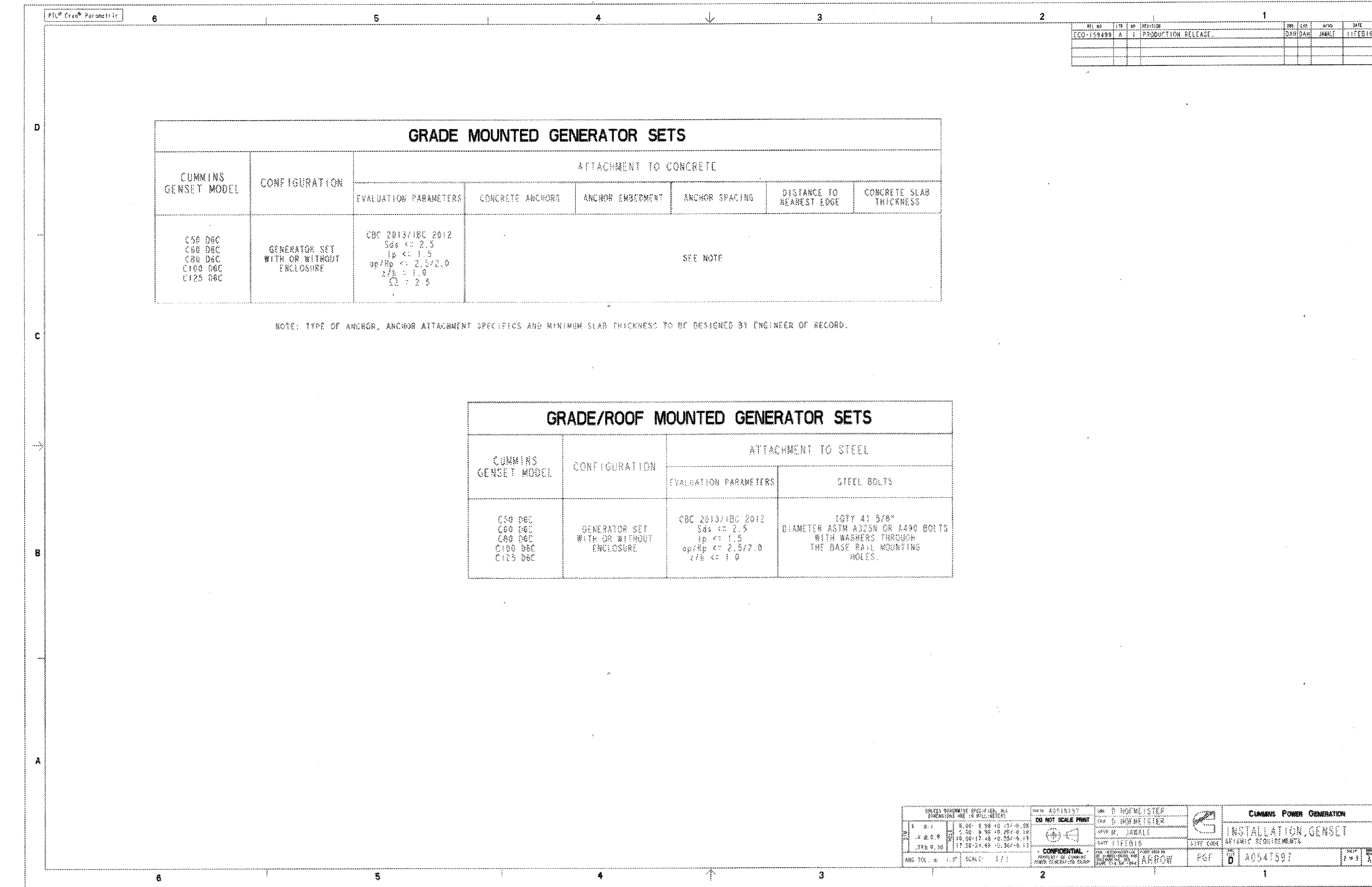


Reviewed By: [Signature] Date: 8.19.19  
Recommended for Approval By: [Signature] Date: 8.19.19  
Approved By: [Signature] Date: 08/19/19  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
ENCLOSURE DETAILS  
WILLIAM LYON HOMES, INC.

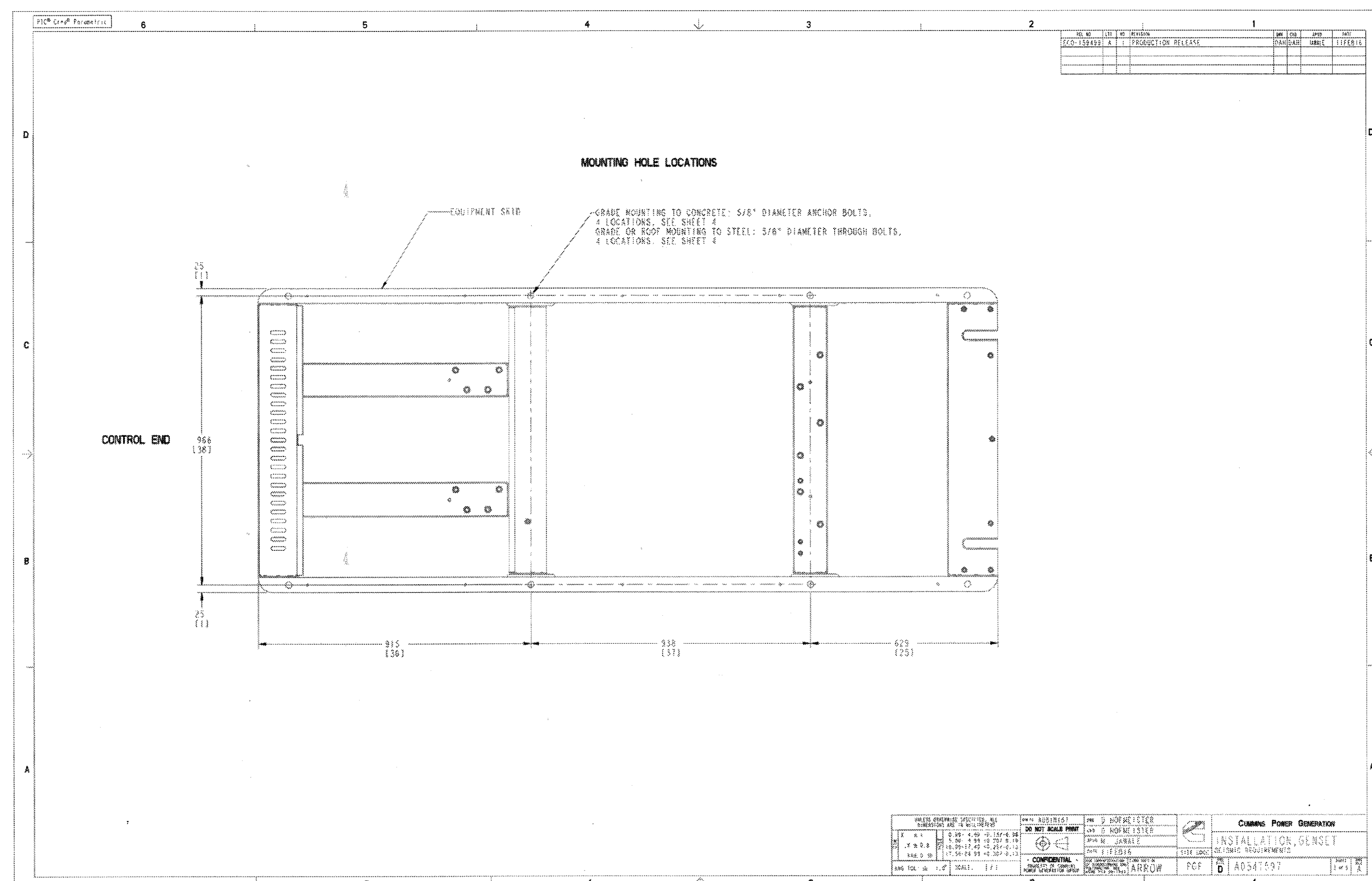
SHEET  
11  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.:  
3283





Regulatory Review and Approval is required prior to changing this item per PGC 1-01-116. This item impacts compliance with these External Regulations: IBC,OSHPD

Drawing Name: A0547599 Revision: A  
Part Name: A0547597 Revision: A  
ECO-159499 Sheet 1 of 5



**AS-BUILT**

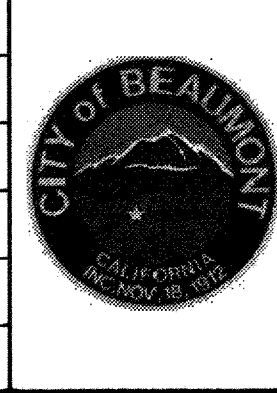


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ELEV: 2448.129

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

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JOB NUMBER:



Reviewed By: *[Signature]* Date: 8/13/19  
Recommended for Approval By: *[Signature]* Date: 8/13/19  
Approved By: *[Signature]* Date: 8/14/19  
Director of Public Works

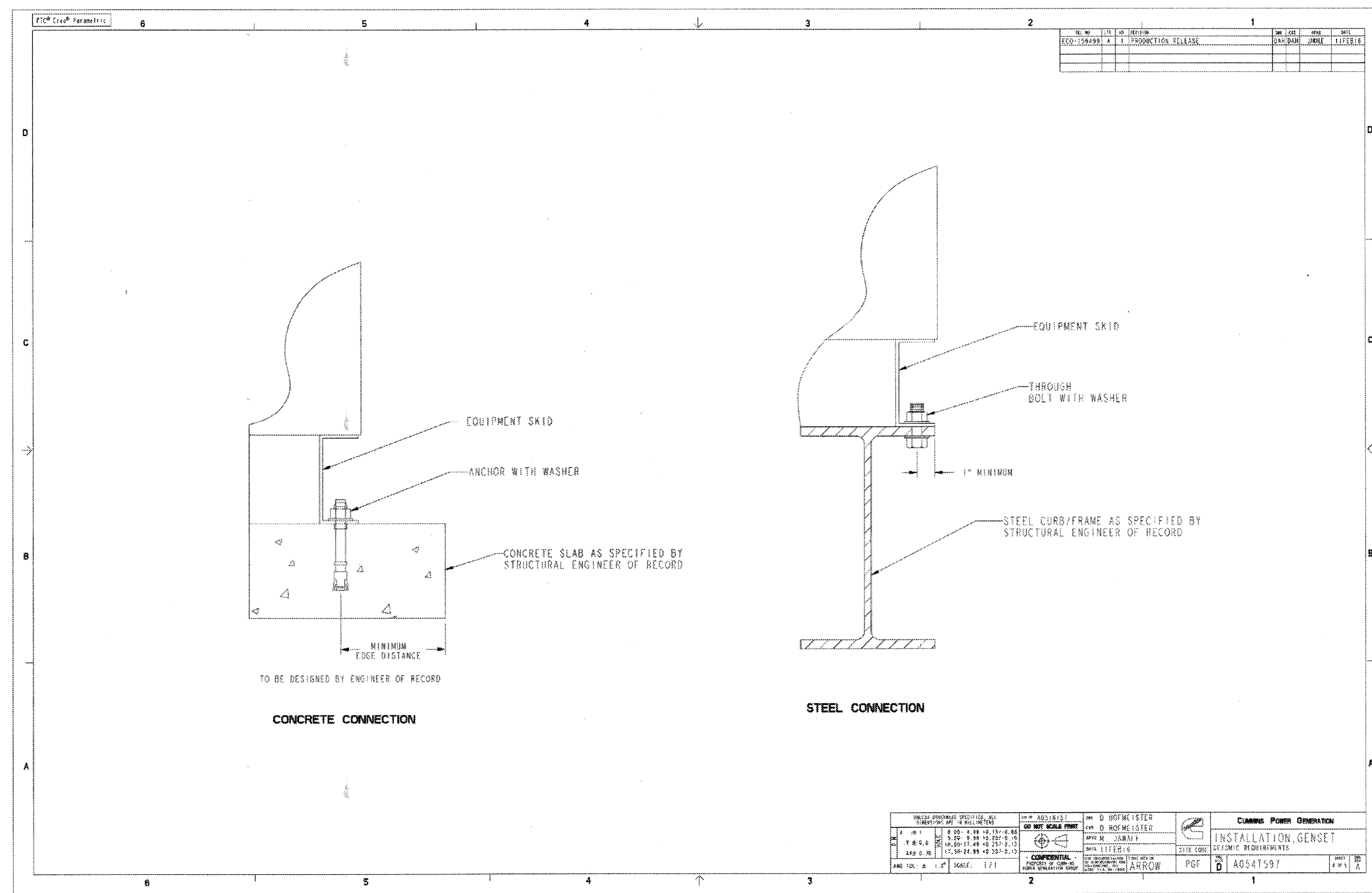
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
MOUNTING INSTRUCTIONS  
AND DETAILS

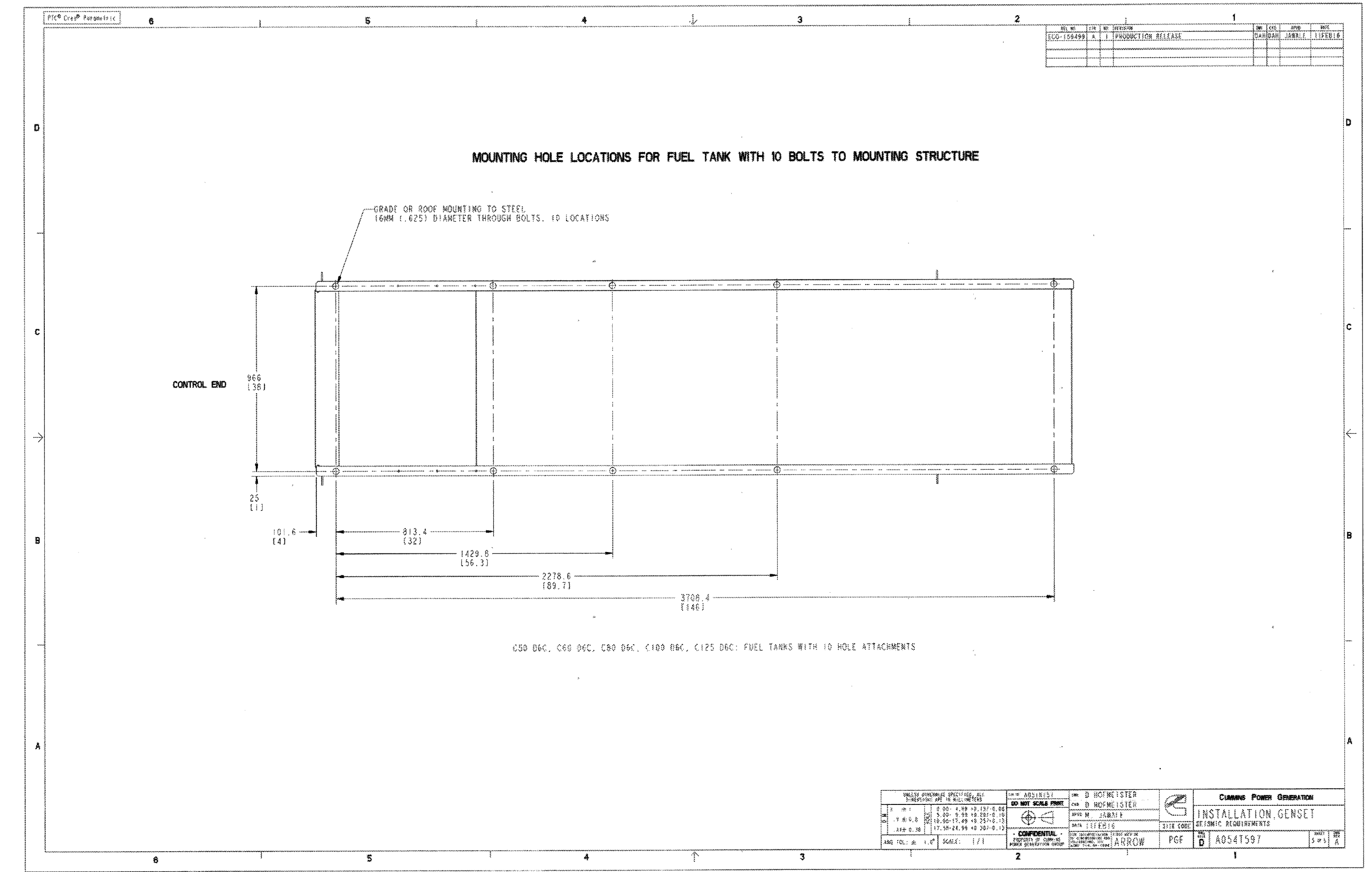
FOR: WILLIAM LYON HOMES, INC.

SHEET  
13  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.:  
3283



Regulatory Review and Approval is required prior to changing this item per PGG 1-01-01-116. This item impacts compliance with these External Regulations: IBC, OSHPD

Drawing Name: A054T598 Revision: A  
Part Name: A054T597 Revision: A  
ECO-159499 Sheet 4 of 5



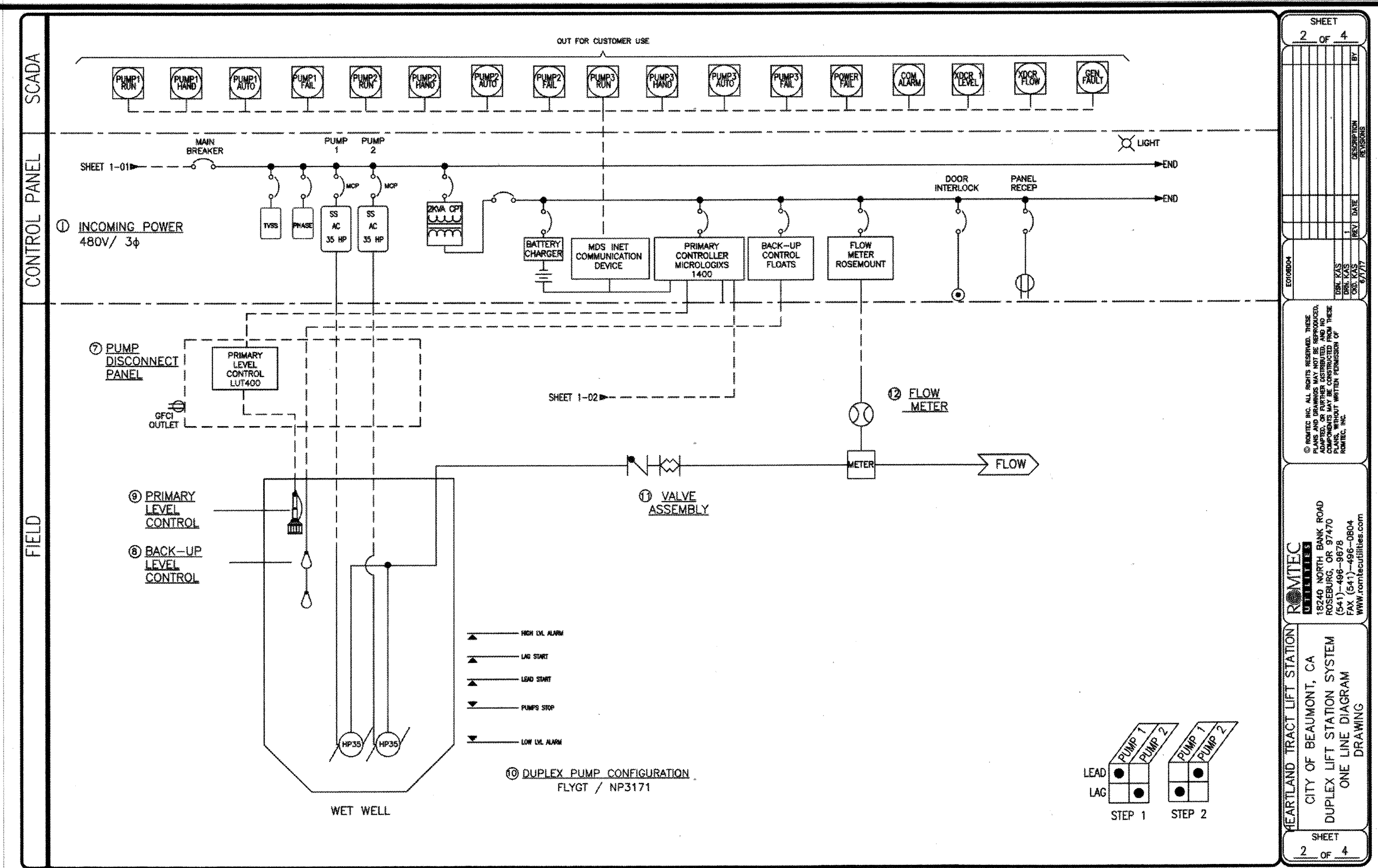
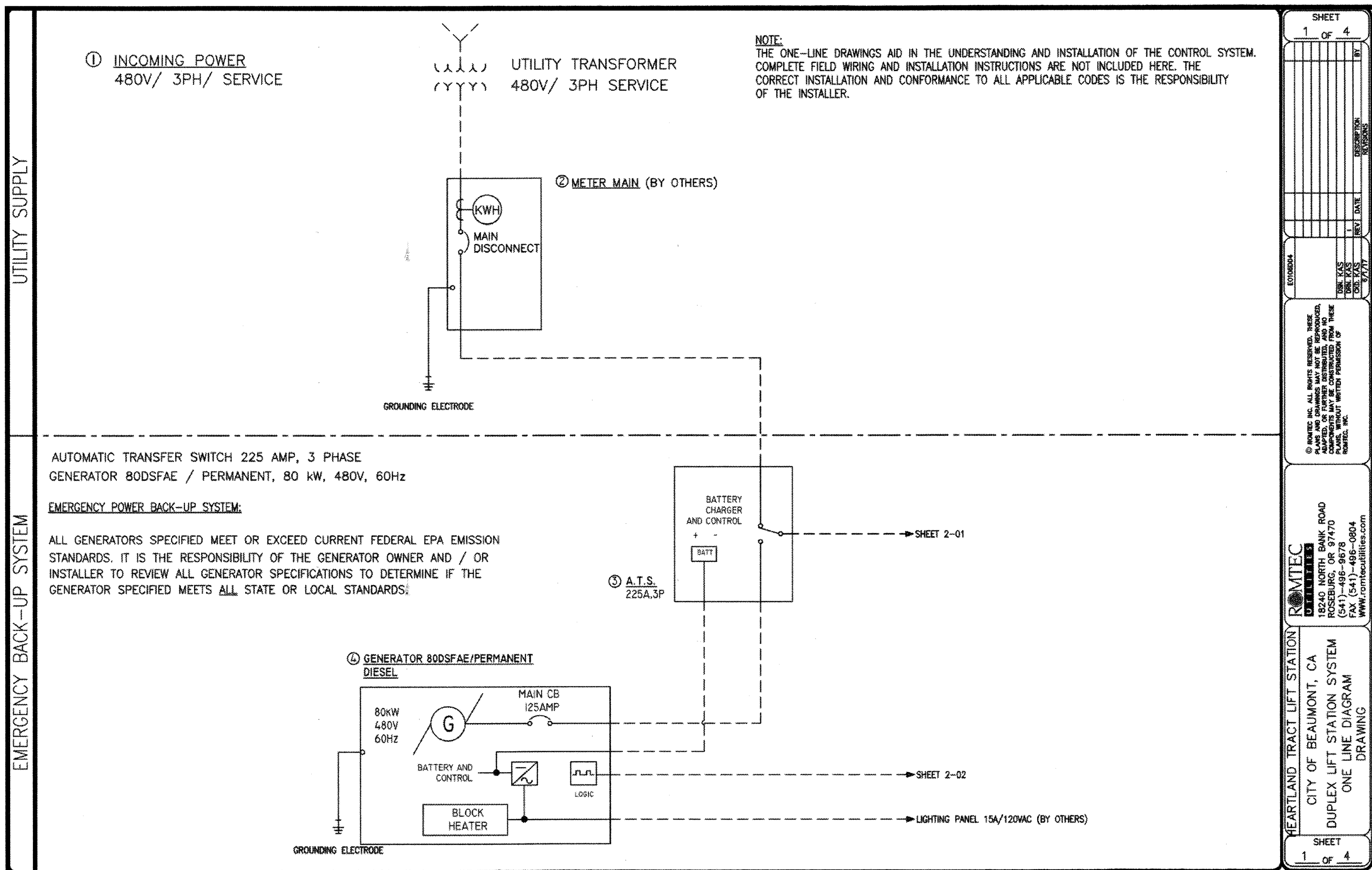
Regulatory Review and Approval is required prior to changing this item per PGG 1-01-01-116. This item impacts compliance with these External Regulations: IBC, OSHPD

Drawing Name: A054T598 Revision: A  
Part Name: A054T597 Revision: A  
ECO-159499 Sheet 5 of 5

**AS-BUILT**

| <br><b>811</b><br>Know what's below.<br>Call before you dig. | <b>BASIS OF BEARINGS:</b><br>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".<br>BEARING: N 27°39'52" E | <b>BENCHMARK:</b><br>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF THE NORTH RIGHT-OF-WAY FENCE; AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955<br>ELEV: 2448.129 | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | BY    | MARK | DESCRIPTION | APPR. | DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SEAL<br>DESIGN BY:<br>DRAWN BY:<br>CHECKED BY:<br>SCALE:<br>DATE:<br>JOB NUMBER: | <br>CITY OF BEAUMONT<br>PUBLIC WORKS DEPARTMENT | Reviewed By: <i>[Signature]</i> Date: 8.13.19<br>Recommended for Approval By: <i>[Signature]</i> Date: 8.13.19<br>Approved By: <i>[Signature]</i> Date: 8.13.19<br>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br>ENGINEERING DIVISION | CITY OF BEAUMONT, CALIFORNIA<br>CITY OF BEAUMONT<br>OLIVEWOOD LIFT STATION<br>MOUNTING DETAILS<br>FOR: WILLIAM LYON HOMES, INC. | SHEET<br><b>14</b><br>OF 42 SHEETS<br>DRAWING NAME:<br>FILE NO.:<br><b>3283</b> |
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|  | BY  | MARK   | DESCRIPTION   | APPR. | DATE |             |       |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |   |
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| ENGINEER<br>REVISIONS<br>CITY                                | DATE  | DATE   | DATE  | DATE  | DATE | DATE        | DATE  | DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |   |





**GENERAL NOTES:**

- THE ELECTRICAL CONTRACTOR SHALL SUPPLY POWER TO AND MAKE ALL CONNECTIONS TO THE EQUIPMENT SHOWN ON THE ELECTRICAL ENGINEER'S ELECTRICAL SITE PLAN. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO REVIEW ALL THE DRAWINGS FOR THE LOCATION AND SIZE OF EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH THE PLANS AND SPECIFICATIONS AND ASK FOR CLARIFICATION, IF ANY IS REQUIRED, BEFORE INSTALLATION BEGINS.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY THE INCOMING POWER.
- ALL ITEMS RELATED TO THE ELECTRICAL SERVICE SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, PAD MOUNT, RISERS, PULL BOXES, PERMITS, FEES, AND PROTECTIVE COVERING FROM THE SERVICE POINT LOCATION SHALL BE VERIFIED WITH THE SERVING UTILITY. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY, NATIONAL ELECTRICAL CODE, STATE AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL THE METER BASE AND MEANS OF MAIN DISCONNECT ( A METER MAIN IS THE PREFERRED EQUIPMENT).
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL REQUIRED CONDUIT AND WIRE TO CONNECT TO THE ROMTEC UTILITIES SUPPLIED EQUIPMENT.
- IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO SIZE AND INSTALL ALL CONDUIT AND CONDUCTORS AS PER THE ELECTRICAL ENGINEER'S ELECTRICAL SITE PLAN, NEC, STATE AND LOCAL ELECTRICAL CODES.
- INSTALLATION OF EQUIPMENT INCLUDING ANY GROUNDING ARRANGEMENT TO BE IN ACCORDANCE WITH NEC ARTICLES 501, 502, 504 AND ANSI/ISA-RP12.06.01-2003 RECOMMENDED PRACTICE FOR WIRING METHODS FOR HAZARDOUS (CLASSIFIED) LOCATIONS INSTRUMENTATION WHEN APPLICABLE.

**ELECTRIC NOTES:**

- INCOMING POWER  
480V THREE PHASE POWER
- METER MAIN  
POWER UTILITY METER BASE AND METHOD OF MAIN DISCONNECT. METER BASE MUST CONFORM TO THE LOCAL SERVICE PROVIDER'S REQUIREMENTS. PROVIDE METHOD OF MAIN DISCONNECT. (A METER MAIN IS PREFERRED). MOUNTED AS A SEPARATE ENCLOSURE IN COMPLIANCE WITH NEC, STATE, AND LOCAL ELECTRICAL CODES.
- AUTOMATIC TRANSFER SWITCH  
A.T.S. 225 AMP, 3 PHASE  
ENCLOSURE TYPE - NEMA 3R  
MOUNTED AS A SEPARATE ENCLOSURE IN COMPLIANCE WITH NEC, STATE, AND LOCAL ELECTRICAL CODES.
- GENERATOR PERMANENT GENERATOR, 80 kW, 480V, 60Hz  
FUEL - DIESEL  
MOUNTED AS A SEPARATE PIECE OF EQUIPMENT IN COMPLIANCE WITH NEC, STATE, AND LOCAL ELECTRICAL CODE.  
  
PERMITS AND FEES FOR COMPLIANCE OF ALL LOCAL ORDINANCES ARE NOT INCLUDED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PULL PERMITS FOR COMPLIANCE.  
  
ALL GENERATORS SPECIFIED MEET OR EXCEED CURRENT FEDERAL EPA EMISSION STANDARDS. IT IS THE RESPONSIBILITY OF THE GENERATOR OWNER AND OR CONTRACTOR TO REVIEW ALL GENERATOR SPECIFICATIONS TO DETERMINE IF THE GENERATOR SPECIFIED MEETS ALL STATE AND LOCAL STANDARD  
  
\* 15A/120VAC CIRCUIT REQUIRED FOR COOLANT HEATER. CIRCUIT PROVIDED AND INSTALLED BY OTHERS.
- LIFT STATION CONTROL PANEL  
POWER CONFIGURATION:  
THREE PHASE INCOMING POWER  
DUPLEX PUMP CONTROL PANEL  
PRIMARY CONTROLLER:  
- ALLEN-BRADLEY MICROLOGIX 1400  
  
BACK-UP LEVEL AND PUMP CONTROLLER:  
- NOLTA MS1 FLOATS  
  
CONTROL PANELS ARE UL LISTED AS A COMPLETE CONTROL PANEL ENCLOSURE:  
- NEMA 3R STAINLESS STEEL ENCLOSURE  
- MULTI COMPARTMENT ARC ARMOR  
- FLOOR MOUNT  
  
OPTIONAL EQUIPMENT:  
BEACON  
----
- COMMUNICATIONS  
PRIMARY COMMUNICATION UNIT.  
- MOS INET W/MODEM
- PUMP DISCONNECT PANEL  
36" X 36" X 12"D STAINLESS STEEL  
MELTRIC DISCONNECT PLUGS  
EMERGENCY STOP PUSH-BUTTONS  
SIEMENS LTU400 HYDRORANGER LEVEL CONTROLLER

**ELECTRIC NOTES CONTINUED:**

- BACK-UP LEVEL CONTROL  
- FLOATS  
BACK-UP LEVEL SYSTEM WILL OPERATE THE PUMPS IN THE EVENT OF A FAILURE OF THE PRIMARY LEVEL CONTROL SYSTEM AND PUMP CONTROLLER.  
THE BACK-UP SYSTEM IS A COMPLETELY REDUNDANT SYSTEM TO THE PRIMARY SYSTEM AND INCLUDES REDUNDANT HIGH ALARM, PUMPS STOP, AND PUMPS START.
- PRIMARY LEVEL CONTROL  
- SIEMENS (XPS-15 ULTRASONIC TRANSDUCER)  
PRIMARY LEVEL CONTROL IS USED FOR ALL OPERATIONAL POINTS WITHIN THE WET WELL.  
- PUMP STOP POINT  
- LEAD PUMP START POINT  
- LAG PUMP START POINT  
- HIGH LEVEL ALARM
- DUPLEX PUMP CONFIGURATION  
FLYGT SUBMERSIBLE PUMPS.  
- NP3171  
- 480V/3PH/60HZ  
- 35HP  
- 37FLA  
MIX FLUSH VALVE  
- ONE IN DUPLEX PUMP CONFIGURATION

**PIPING AND VALVE NOTES:**

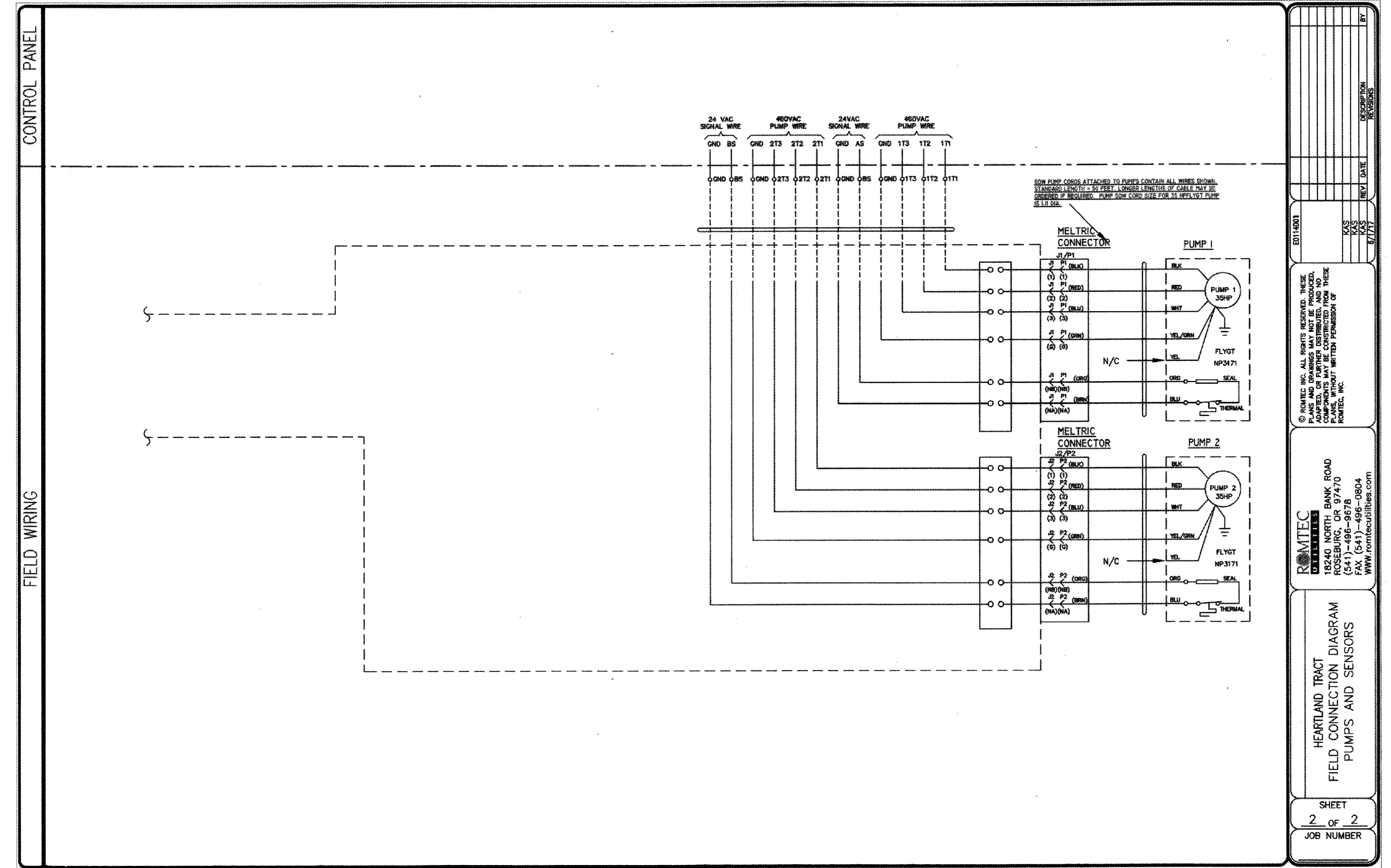
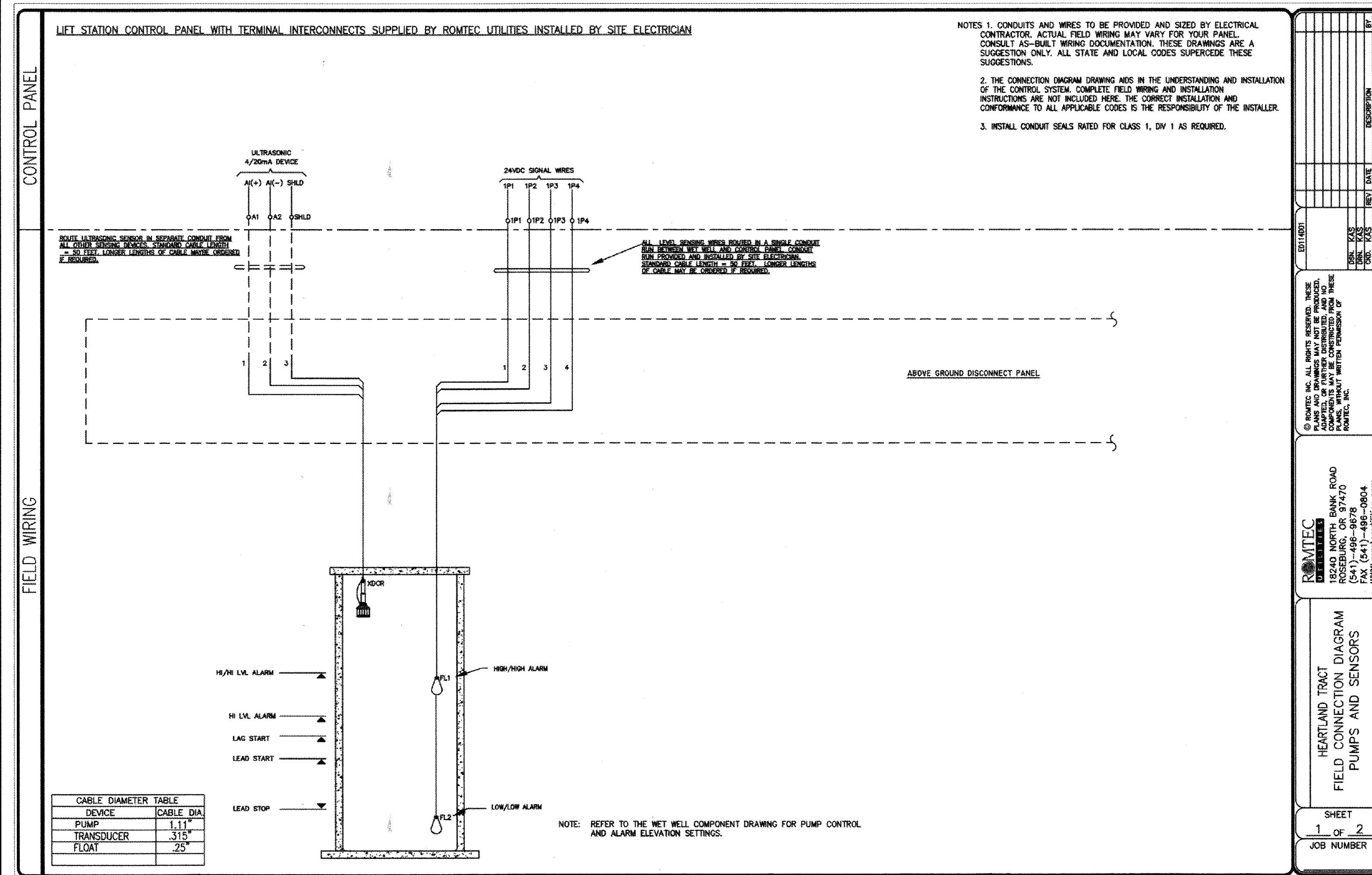
- VALVE ASSEMBLY  
SEE WET WELL COMPONENT DRAWING FOR DETAILS
- FLOW METER  
FLOW TUBE - ROSEMOUNT R750WA12ES  
- PROVIDE MAGNETIC FLOW TRANSMITTER REMOTE MOUNTED IN CONTROL PANEL.

**SPECIAL NOTES:**

- THE PROJECT SITE ENGINEER AND ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR ALL ASPECTS OF THIS PROJECT. ROMTEC UTILITIES OFFERS THIS INFORMATION TO CLARIFY OUR PRODUCT OFFERING. THIS INFORMATION REFLECTS A TYPICAL PROJECT. DASHED LINES SHOW TYPICAL SITE WIRING/CONDUIT SUPPLIED AND INSTALLED BY OWNER OR CONTRACTOR. PLEASE REFER TO THE PROJECT ENGINEER'S SITE PLANS AND ELECTRICAL LAYOUT FOR THE SPECIFIC DETAILS. THE PROJECT ENGINEER'S PLANS, SPECIFICATIONS AND THE APPROVED SUBMITTAL DOCUMENTS SHALL GOVERN ALL WORK.
- ROMTEC UTILITIES DOES NOT PROVIDE CORED HOLES INTO THE WET WELL FOR ELECTRICAL CONDUIT RUNS. THE ELECTRICALLY RELATED CORED HOLES INTO THE WET WELL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ELECTRICIAN.
- ALL COMMUNICATION DEVICES FOR REMOTE ANNUNCIATION OR SYSTEM CONTROL AND DATA ACQUISITION (SCADA) ARE TO BE CONFIGURED, TESTED, AND MAINTAINED BY OWNER/CONTRACTOR UNLESS OTHERWISE NOTED. ROMTEC UTILITIES WILL INSTALL CUSTOMER SPECIFIED COMMUNICATION DEVICES IN OUR CONTROL PANEL IF REQUESTED.
- RADIO SITE SURVEYS, ANTENNA MAST AND ANTENNA MOUNTING IS BY OWNER OR CONTRACTOR.
- ONLY THOSE CONNECTIONS POINTS REQUIRED FOR ROMTEC UTILITIES' EQUIPMENT, INCLUDING DEFINED THE POINTS OR AS PURCHASED, WILL BE PROVIDED. CUSTOMER WILL BE RESPONSIBLE FOR ALL OTHER CONNECTIONS.

AS-BUILT

| <p>Know what's below.<br/>Call before you dig.</p>   | <p><b>BASIS OF BEARINGS:</b><br/>DESCRIPTION:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p><b>BENCHMARK:</b><br/>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "148 RESET 1953" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955<br/>ELEV: 2448.129</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | BY    | MARK | DESCRIPTION | APPR. | DATE |  |  |  |  |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ENGINEER</th> <th>REVISIONS</th> <th>CITY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | ENGINEER | REVISIONS | CITY | DATE |  |  |  |  | <p>SEALED</p> | <p>DESIGN BY:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>SCALE:</p> <p>DATE:</p> <p>JOB NUMBER:</p> |  | <p>Reviewed By: <i>[Signature]</i> Date: 8.13.19</p> <p>Recommended for Approval By: <i>[Signature]</i> Date: 8.13.19</p> <p>Approved By: <i>[Signature]</i> Date: 08/14/19</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p> | <p>CITY OF BEAUMONT, CALIFORNIA</p> <p>CITY OF BEAUMONT<br/>OLIVEWOOD LIFT STATION<br/>DUPLEX LIFT STATION<br/>ONE LINE DIAGRAM</p> | <p>SHEET</p> <p>15</p> <p>OF 42 SHEETS</p> <p>DRAWING NAME:</p> <p>FILE NO.:</p> <p>3283</p> |
|--|--|--|--|-------|------|-------------|-------|------|--|--|--|--|--|--|----------|-----------|------|------|--|--|--|--|---------------|---|--|---|---|--|
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| ENGINEER   | REVISIONS  | CITY   | DATE   |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |               |   |  |   |   |  |
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| <p>Plotted: Jul 31, 2019 - 11:20am By: tolmgren DWG: V:\2042\active\2042455610\drawing\Exhib1_Files\495610C-PX7021.DWG</p> |  |  |  |       |      |             |       |      |  |  |  |  |  |  |          |           |      |      |  |  |  |  |               |   |  |   |   |  |



**AS-BUILT**



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**BENCHMARK:**  
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ELEV: 2448.128

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

DESIGN BY:  
DRAWN BY:  
CHECKED BY:  
SCALE:  
DATE:  
JOB NUMBER:

Reviewed By: *[Signature]* Date: 8.13.19  
Recommended for Approval By: *[Signature]* Date: 8.13.19  
Approved By: *[Signature]* Date: 8.13.19  
Director of Public Works

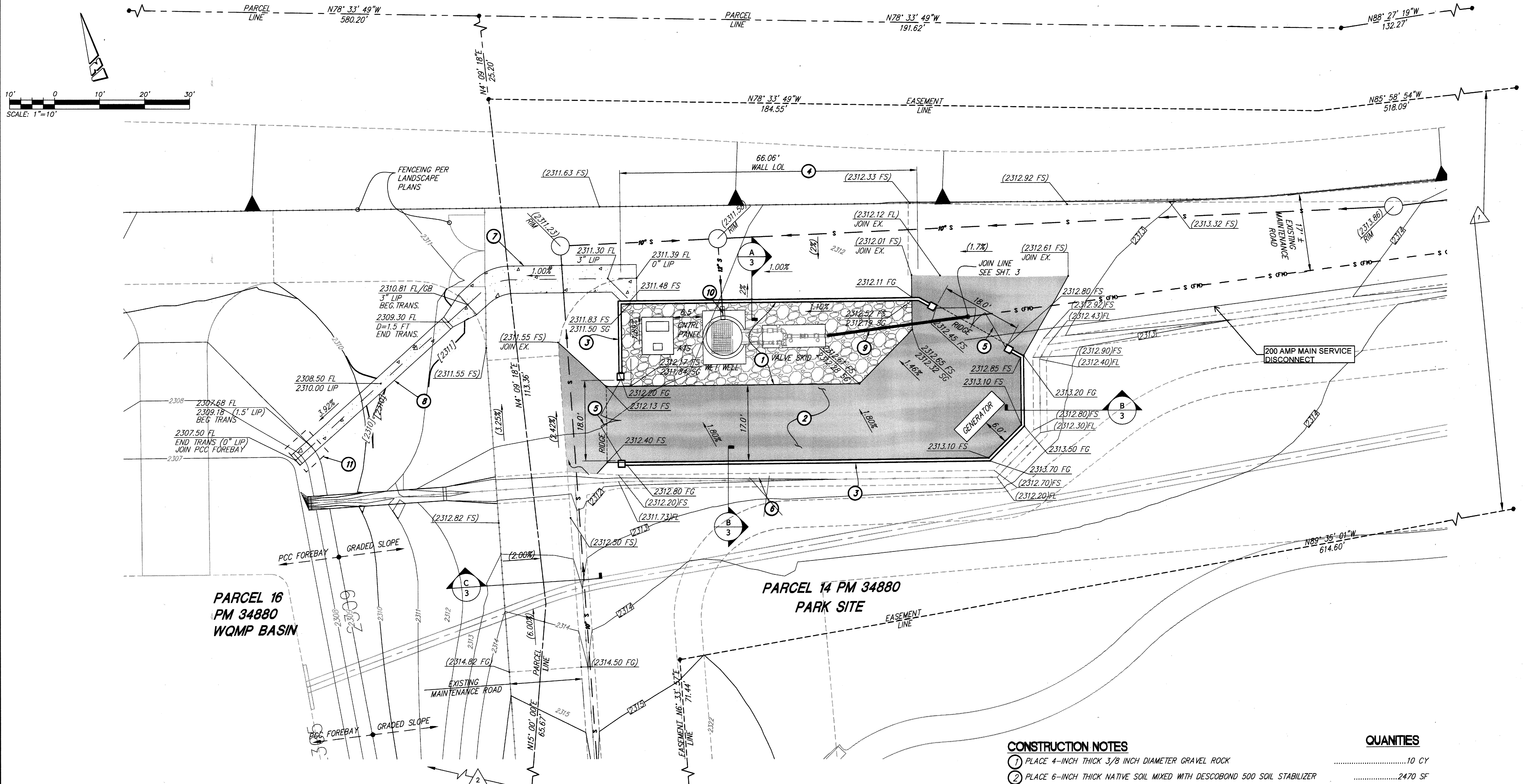
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT  
OLIVEWOOD LIFT STATION  
FIELD CONNECTION DIAGRAM  
PUMPS AND SENSORS

FOR: WILLIAM LYON HOMES, INC.

SHEET 16  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283



**AS-BUILT**

**FOR REFERENCE ONLY**

**NOTE:**

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PUMP STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

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

**CONSTRUCTION NOTES**

- 1 PLACE 4-INCH THICK 3/8 INCH DIAMETER GRAVEL ROCK .....10 CY
- 2 PLACE 6-INCH THICK NATIVE SOIL MIXED WITH DESCOBOND 500 SOIL STABILIZER .....2470 SF
- 3 8" CMU BLOCK WALL BY PROTO II, PER LANDSCAPE PLANS, PER SERARATE PERMIT ..... 195 LF
- 4 CONSTRUCT "AT-SUBGRADE" WALL OPENINGS, 8" W X 8" H, 10 FEET ON CENTER .....6 EACH
- 5 INSTALL TUBULAR STEEL ACCESS GATE PER LANDSCAPE PLANS .....36 LF
- 6 CONSTRUCT EARTHEN SWALE AS SHOWN IN SECTION B ON SHEET 3 ..... 126 LF
- 7 CONSTRUCT 6' WIDE PCC RIBBON GUTTER PER DETAIL 1 ON SHEET 3 ..... 50 LF
- 8 CONSTRUCT PCC DOWNDRAIN PER DETAIL 2 ON SHEET 3 .....45 LF
- 9 INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI .....32 LF
- 10 REMOVE EXISTING 12" PVC END CAP AND CONNECT PVC GRAVITY SEWER MAIN TO WET WELL .....1 EACH
- 11 CONTRACTOR TO SAWCUT REMOVE AND REPLACE 4" THICK PCC FOREBAY ..... 50 SF

**QUANTITIES**

- 1 SEWER AND DRAINAGE MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY
- 2 BLANKET SEWER AND DRAINAGE MAINTENACNE EASEMENT OVER PARCEL 16 TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY

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|----------|------|-------------|-------|------|------|
| ENGINEER |      | REVISIONS   |       |      |      |

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

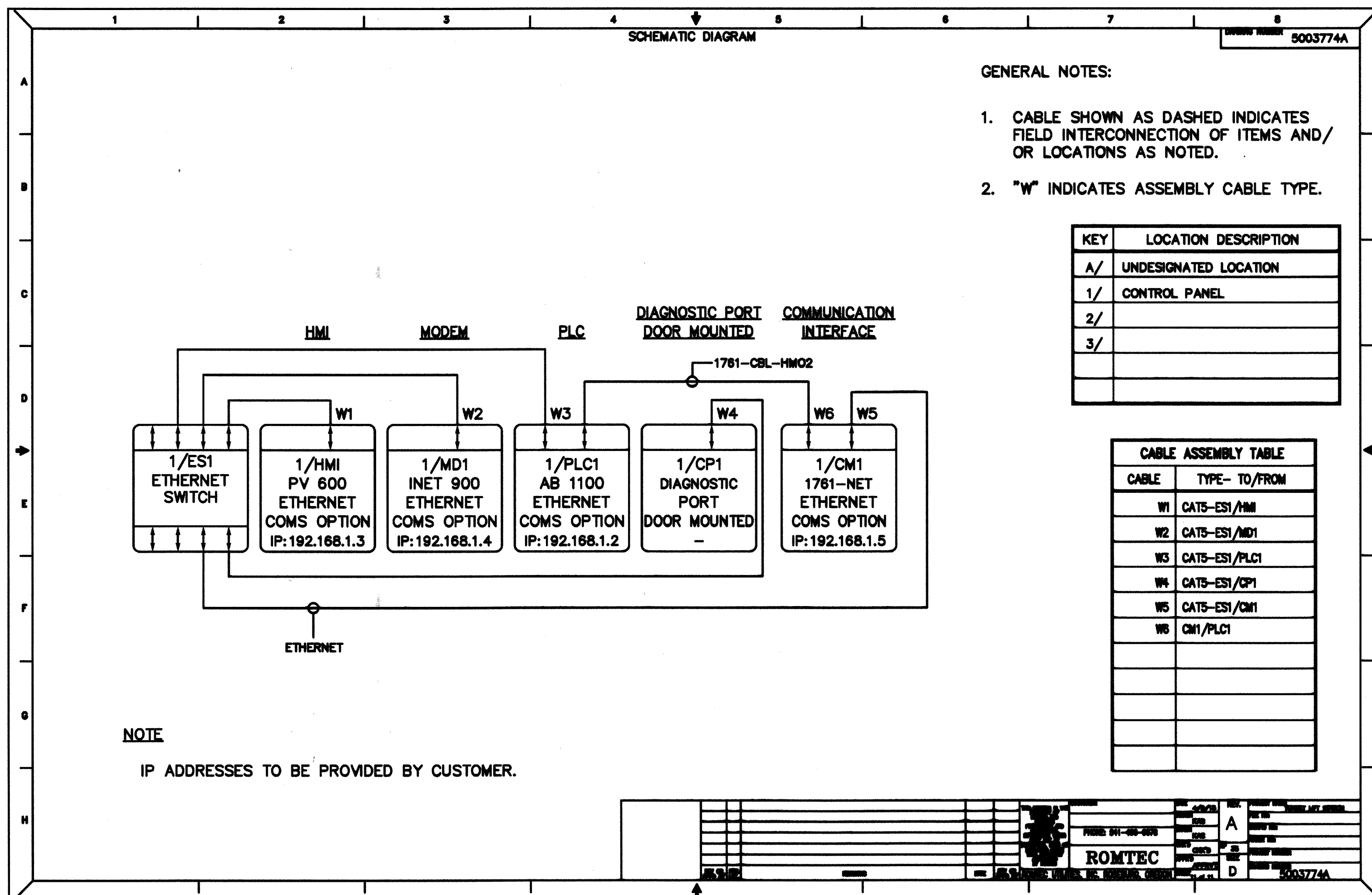
DESIGNED BY: **ned araujo**  
 2 AUG 2019  
 NED ARAUJO R.C.E. 57835

DESIGN BY: VAD  
 DRAWN BY: VAD  
 CHECKED BY: SFC  
 SCALE: AS NOTED  
 DATE: 05/15/18  
 JOB NUMBER: 2042495810

Reviewed By: *[Signature]* Date: 8.13.19  
 Recommended for Approval By: *[Signature]* Date: 8.13.19  
 Approved By: *[Signature]* Date: 08/14/19  
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
 PRECISE GRADING PLANS  
 OLIVEWOOD SEWER LIFT STATION  
 SITE PLAN  
 PARCEL 14 - PM 34880 / TRACT 27971  
 APN 414-110-057  
 FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

**SHEET 17**  
 SHEET 2  
 OF 4 SHEETS  
 DRAWING NAME:  
 FILE NO.: 2283



**NON CELLULAR DIRECTIONAL BASE STATION ANTENNAS**  
Yagi Base Station Antennas

**Black Optimized Yagi Antennas**

The BMOY yagis have been optimized using a genetic algorithm to achieve superior performance over the entire 800/900 MHz and UHF frequency bands. These antennas feature solid 3/8" elements attached to a seamless aluminum boom with 360° welds, and are finished with a black polyester powder coating. Each antenna has a type N termination located at the end of the boom, with a fully sealed driven element for complete protection against humidity, acid rain, or salt spray. A solid aluminum mounting bracket allows for either vertical or horizontal polarization. The BMOY's sturdy construction and advanced engineering design provides outstanding durability and superior performance in all weather conditions.

**Features**

- Broadband performance covering all 800/900 MHz frequencies with only three models, and no tuning required. Provides optimal performance, minimizes inventory requirements, and reduces installation time.
- Single wideband model (BMOY8063) available in a 3-element configuration, covering 806-896 MHz frequencies with no tuning required.
- 360° welds at element and boom interface provide complete protection of the antenna's internal mechanism against moisture.
- Solid aluminum mounting clamps with stainless steel hardware. Ensures a robust installation and allows the antenna to be mounted for horizontal or vertical polarization.
- End-fed type N connector. Makes connector accessible for easier installations and protects the electrical connection from moisture and other extreme weather influences.
- Fully enclosed low loss feed system. No exposed gamma match to corrode or deteriorate.
- Black polyester powder-coated finish. Provides an added layer of protection, maximizing performance and durability under the toughest weather conditions.
- No tuning required. Allows faster, more reliable installations (UHF models).

**MAXRAD**

**Technical Data**

|                                 |  |
|---------------------------------|--|
| Maximum Power:                  | 150 watts  |
| Nominal Impedance:              | 50 ohms  |
| Radiator Material:              | 3/8" solid 6061-T6 aluminum  |
| Lightning Protection:           | DC grounded  |
| Wind Survival:                  | 200 mph with no ice. It will survive up to 110 mph with 0.5" radial ice build-up.                |
| Termination:                    | N female   |
| Maximum Mounting Pipe Diameter: | 1.9" OD (with MAXKIT factory-supplied mount)<br>2.68" OD (with MAXK14 optional heavy duty mount) |
| Mounting Method:                | MAXKIT mast mount bracket (included)<br>MAXK14 heavy duty mast mount is also available           |

For detailed specifications, visit <http://antenna.pctel.com>.

**NON CELLULAR DIRECTIONAL BASE STATION ANTENNAS**  
Yagi Base Station Antennas

**Antenna Electrical Specifications**

| Model    | Frequency Range | Gain    | Bandwidth @ 1.5:1 VSWR | Horizontal Beamwidth @ 1/2 Power | Vertical Beamwidth @ 1/2 Power | Front-to-Back Ratio |
|----------|-----------------|---------|------------------------|----------------------------------|--------------------------------|---------------------|
| BMOY4065 | 406-440 MHz     | 9.0 dBi | 34 MHz                 | 52°                              | 45°                            | > 15 dB             |
| BMOY4063 | 406-440 MHz     | 6.5 dBi | 34 MHz                 | 71°                              | 62°                            | > 15 dB             |
| BMOY4405 | 440-480 MHz     | 9.0 dBi | 40 MHz                 | 52°                              | 45°                            | > 15 dB             |
| BMOY4403 | 440-480 MHz     | 6.5 dBi | 40 MHz                 | 71°                              | 62°                            | > 15 dB             |
| BMOY4705 | 470-512 MHz     | 9.0 dBi | 42 MHz                 | 52°                              | 45°                            | > 15 dB             |
| BMOY8065 | 806-896 MHz     | 9.0 dBi | 60 MHz                 | 52°                              | 45°                            | > 15 dB             |
| BMOY8905 | 890-960 MHz     | 9.0 dBi | 70 MHz                 | 52°                              | 45°                            | > 15 dB             |
| BMOY8903 | 890-960 MHz     | 6.4 dBi | 70 MHz                 | 100°                             | 54°                            | 20 dB               |

**Mechanical Specifications**

| Model    | Weight (Mass) | Elements | Bending Moment @ 125 mph Wind | Lateral Thrust @ 125 mph Wind | Equivalent Flat Plate Area | Boom Length | Boom Diameter |
|----------|---------------|----------|-------------------------------|-------------------------------|----------------------------|-------------|---------------|
| BMOY4065 | 2 lbs         | 5        | 32.4 ft-lbs                   | 24.2 lbs                      | .31 ft²                    | 34"         | .75"          |
| BMOY4063 | 1.2 lbs       | 3        | 12.7 ft-lbs                   | 14.8 lbs                      | .19 ft²                    | 22"         | .75"          |
| BMOY4405 | 2 lbs         | 5        | 32.4 ft-lbs                   | 24.2 lbs                      | .31 ft²                    | 34"         | .75"          |
| BMOY4403 | 1.2 lbs       | 3        | 12.7 ft-lbs                   | 14.8 lbs                      | .19 ft²                    | 22"         | .75"          |
| BMOY4705 | 2 lbs         | 5        | 32.4 ft-lbs                   | 24.2 lbs                      | .31 ft²                    | 34"         | .75"          |
| BMOY8065 | 0.9 lbs       | 5        | 9.5 ft-lbs                    | 12.6 lbs                      | .16 ft²                    | 20.5"       | .75"          |
| BMOY8905 | 0.9 lbs       | 5        | 9.5 ft-lbs                    | 12.6 lbs                      | .16 ft²                    | 20.5"       | .75"          |
| BMOY8903 | 0.7 lbs       | 3        | 3.9 ft-lbs                    | 7.9 lbs                       | .10 ft²                    | 14"         | .75"          |

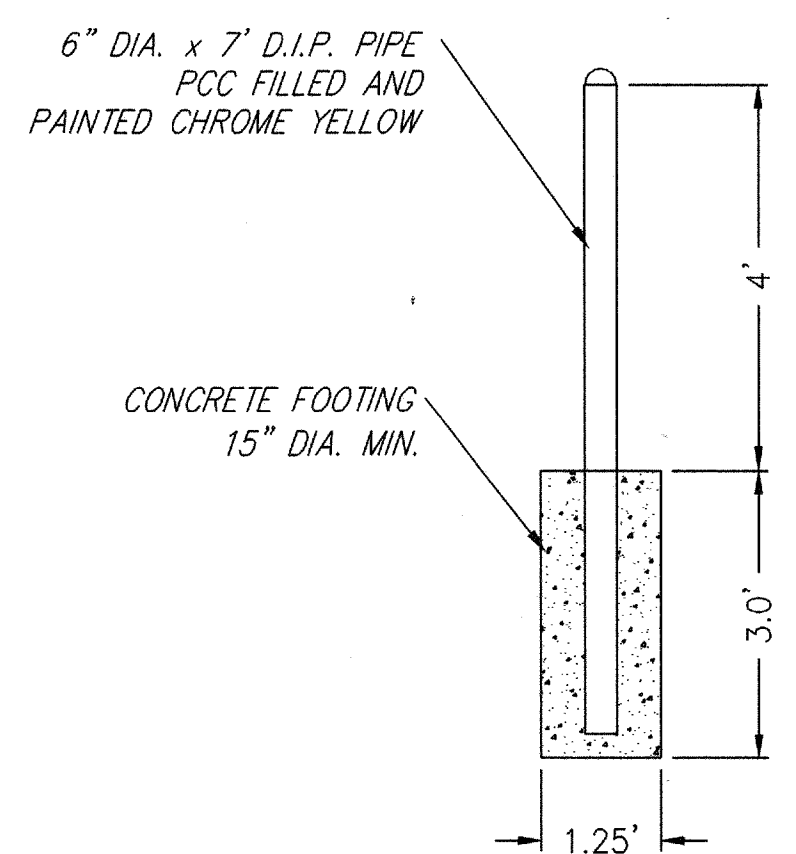
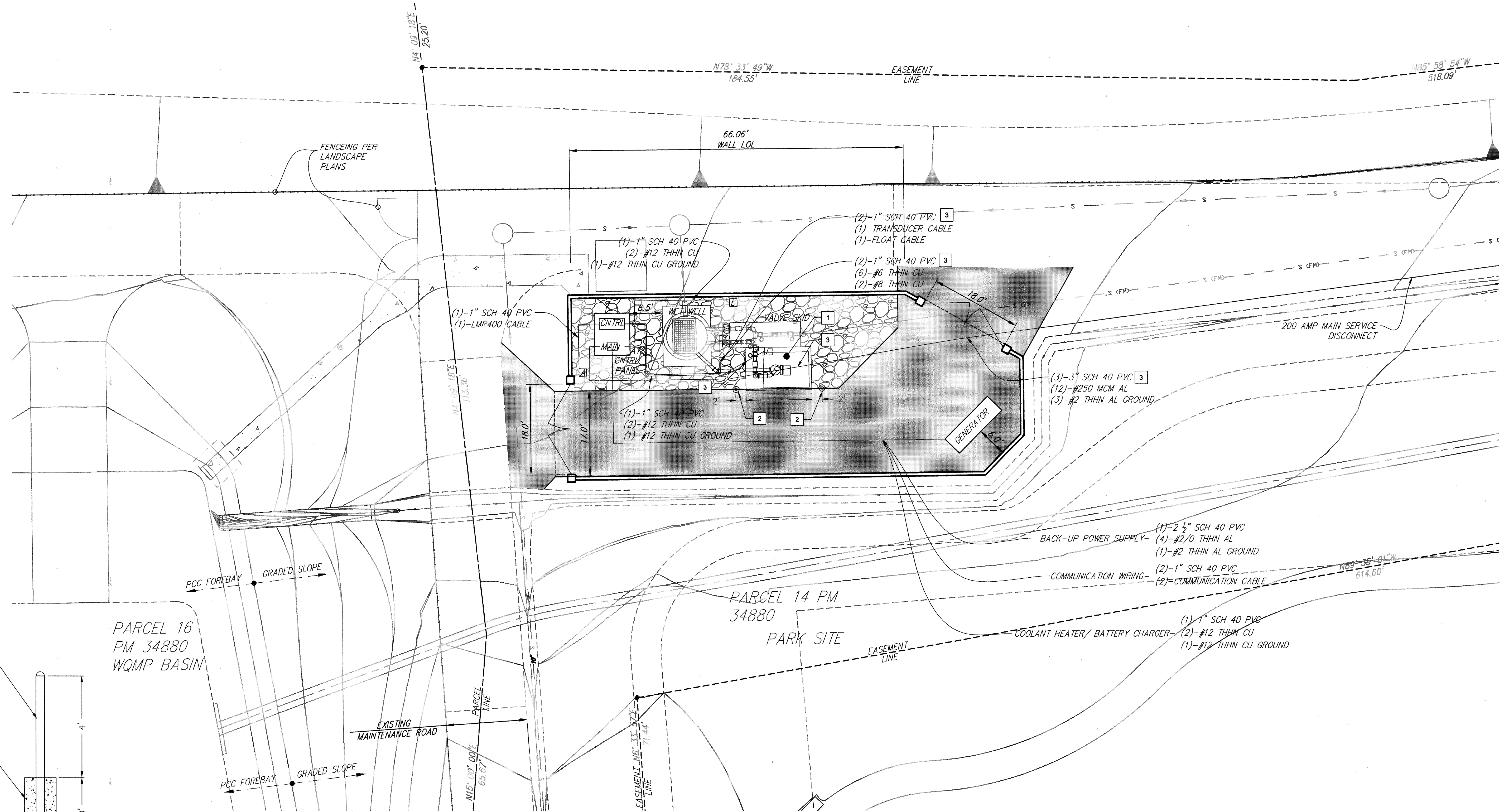
End fed connector facilitates installation

360° welded elements and black powder coating provide maximum durability

184 PCTEL Broadband Technology Group WEB: [www.antenna.pctel.com](http://www.antenna.pctel.com)  
Downloaded from DataSheet3.com - datasheet search engine

**AS-BUILT**

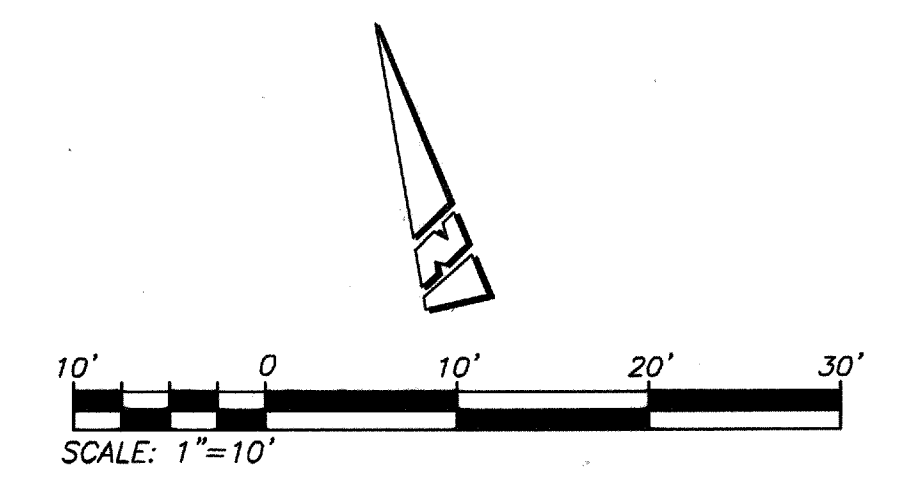
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| <p>Plotted: Jul 31, 2019 - 11:30am By: tdmgren DWG: V:\2042\active\2042495810\drawing\Exhibit_7Res\495810C-PX7021.DWG</p> |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |             |             |   |  |  |   |   |



**RETROFIT CONSTRUCTION NOTES**

- 1 CONSTRUCT 8" THICK PORTLAND CONCRETE CEMENT SKID PAD WITH WELDED WIRE FABRIC (6x6-W4.0xw4.0). PAD DIMENSIONS 8.5' X 13.0'
- 2 INSTALL PROTECTION BOLLARD PER DETAIL "Z" HEREON.
- 3 CONTRACTOR TO REMOVE AND RELOCATE ALL PORTIONS OF PVC CONDUIT/ELECTRICAL WIRING INTERFERING WITH LIFT STATION RETROFIT.

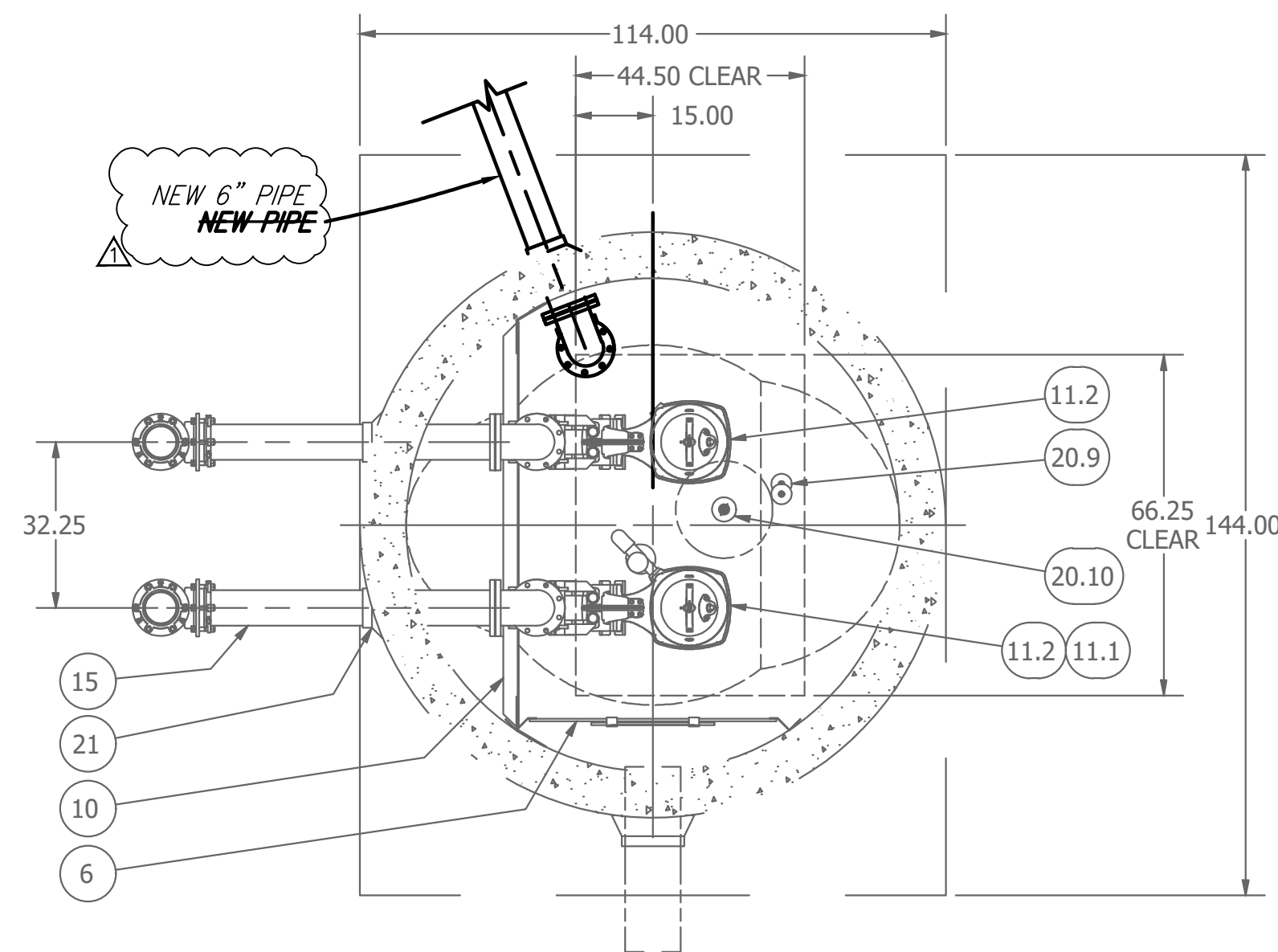
AS-BUILT



**LEGEND**

|  |                          |
|--|--------------------------|
|  | -CONTROL PANEL           |
|  | -MAIN DISTRIBUTION PANEL |
|  | -ANTENNA                 |
|  | -SITE LIGHT              |
|  | -FLOW METER              |
|  | -DISCONNECT PANEL        |

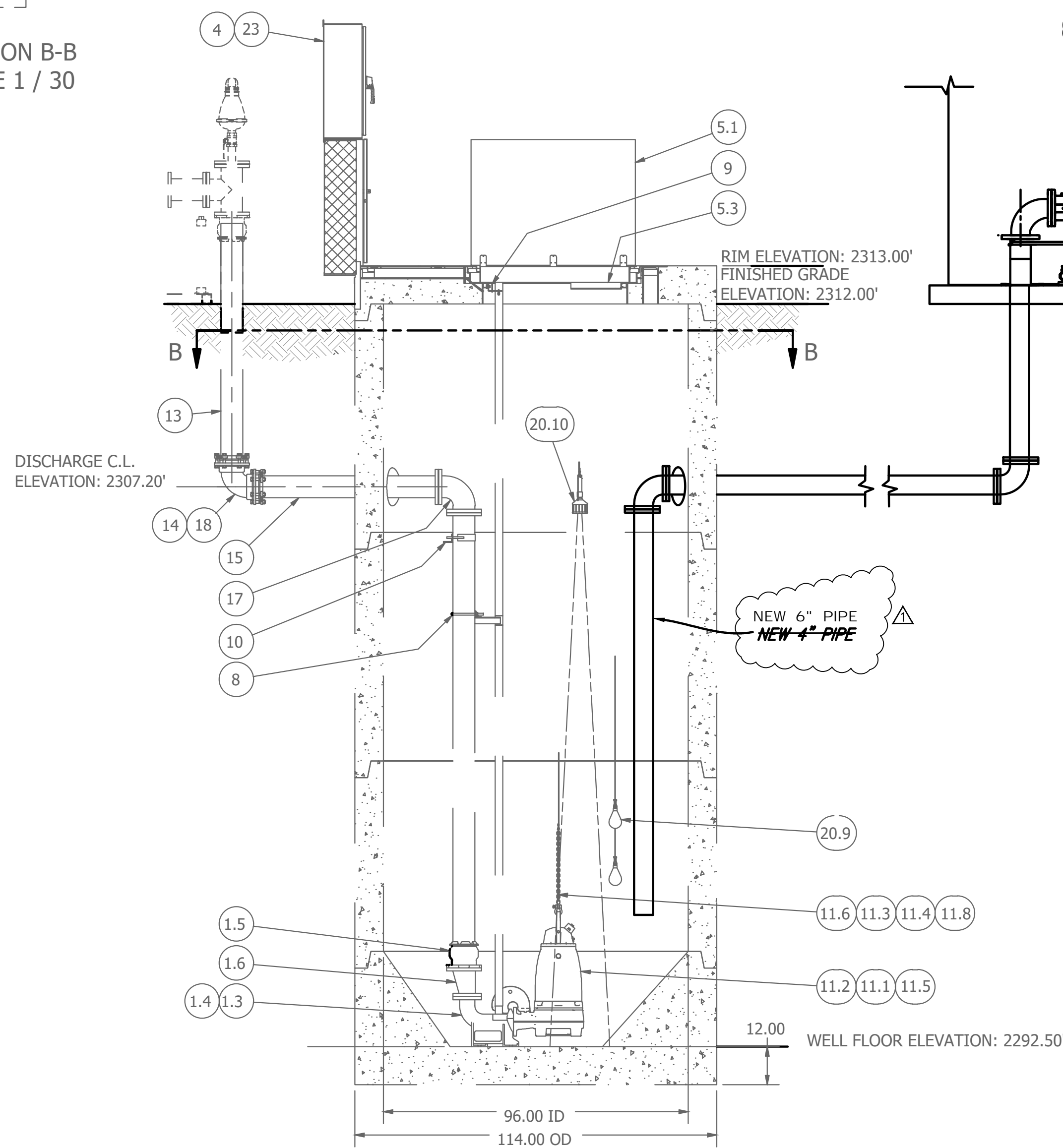
| <p>Know what's below.<br/>Call before you dig.</p> | <p><b>BASIS OF BEARINGS:</b><br/>DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".<br/>BEARING: N 27°39'52" E</p> | <p><b>BENCHMARK:</b><br/>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26832. 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<br/>ELEV. 2448.129</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | BY    | MARK | DESCRIPTION | APPR. | DATE |  |  |  |  |  |  |  |  |  |  | <p>PREPARED BY:  <b>Stantec</b><br/>735 East Carnegie Drive<br/>San Bernardino, CA 92408<br/>909.335.6120 stantec.com</p> | <p>DESIGN BY: VAD<br/>DRAWN BY: VAD<br/>CHECKED BY: NJA<br/>SCALE: AS NOTED<br/>DATE: 3/7/19<br/>JOB NUMBER:  </p> | <p>Reviewed By:  Date: 8.19.19<br/>Recommended for Approval By:  Date: 8.19.19<br/>Approved By:  Date: 08/14/19<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA</p> <p style="text-align: center;">OLIVEWOOD SEWER LIFT STATION<br/>SITE LAYOUT AND ELECTRICAL RETROFIT PLAN</p> | <p>SHEET</p> <p style="text-align: center;">19</p> <p>OF 42 SHEETS<br/>DRAWING NAME:</p> |
|--|--|--|--|-------|------|-------------|-------|------|--|--|--|--|--|--|--|--|--|--|---|--|--|--|--|
|  | BY   | MARK   | DESCRIPTION  | APPR. | DATE |             |       |      |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |
|  |  |  |  |       |      |             |       |      |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |
|  |  |  |  |       |      |             |       |      |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |
| <p>ENGINEER: </p>                                  | <p>FILE NO.: 3283</p>  | <p>FOR: WILLIAM LYON HOMES, INC.</p>   | <p>FILE NO.: 3283</p>  |       |      |             |       |      |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |



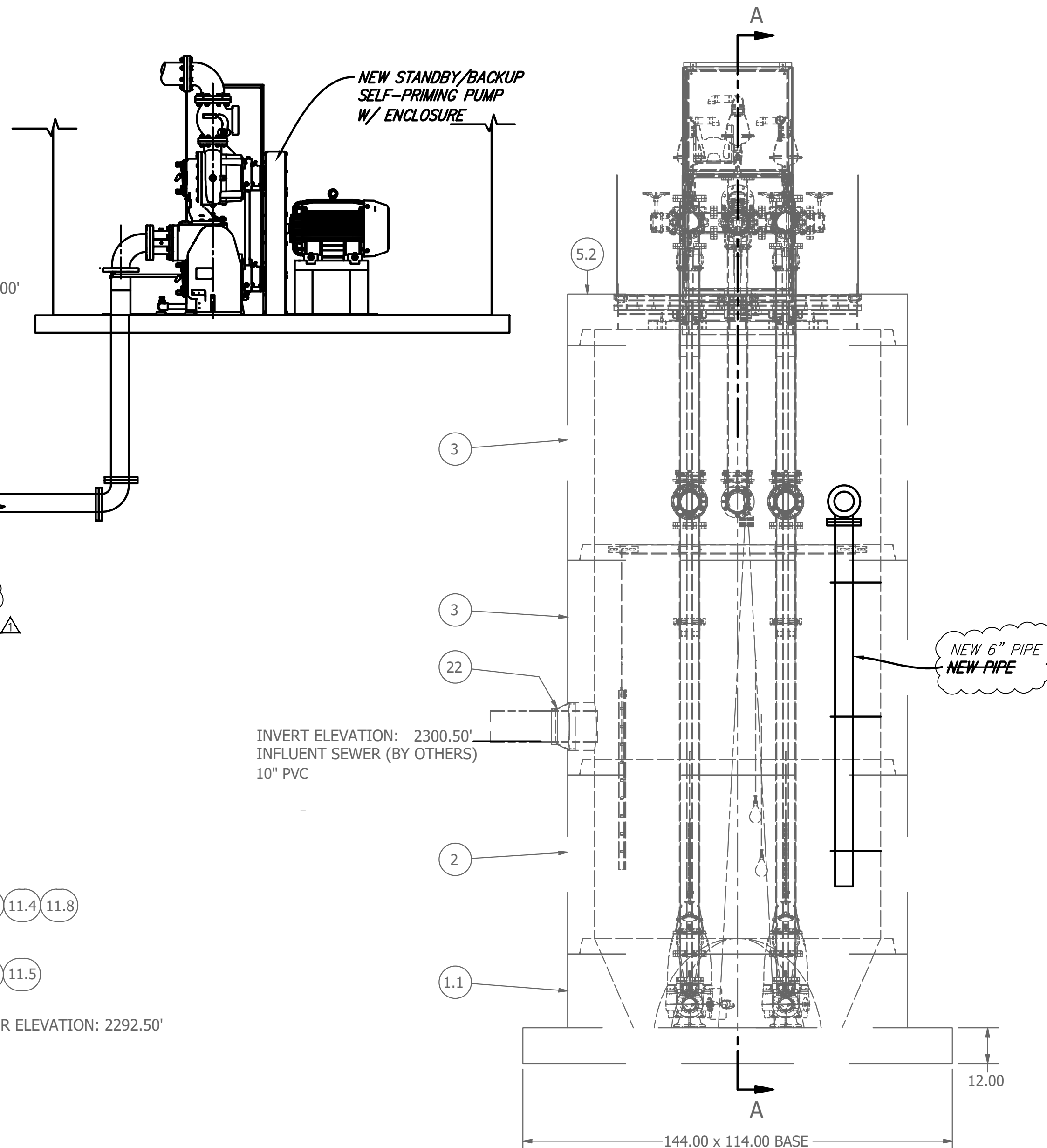
SECTION B-B  
SCALE 1 / 30

NOTE: SEE SHEET 2 FOR EXISTING PIPES AND APPURTENANCES AS DESIGNED BY ROMTEC AND AS SHOWN SHADED ON THIS SHEET

NOTE: WET WELL TOP SLAB IS PEDESTRIAN RATED



SECTION A-A  
SCALE 1 / 30



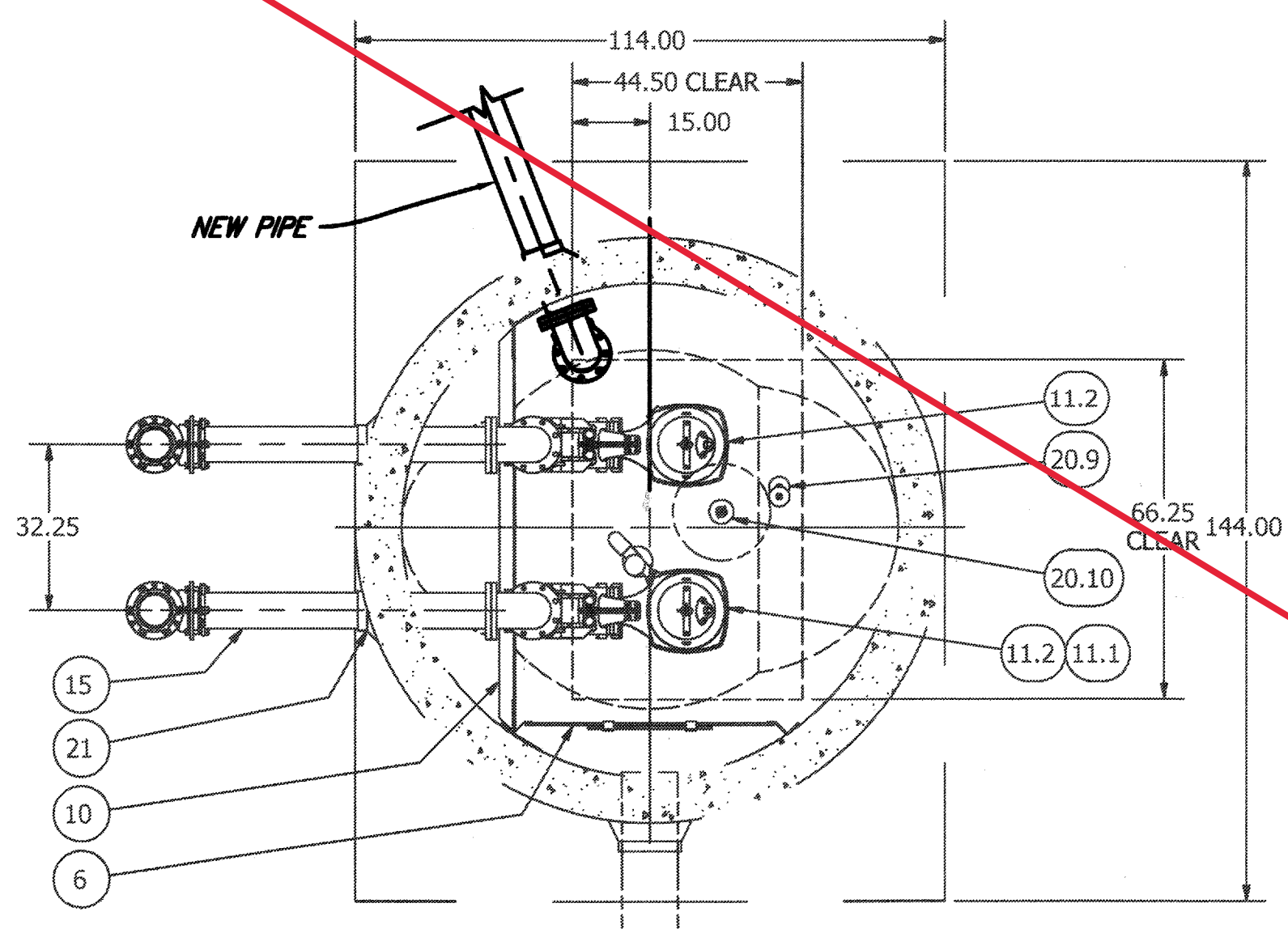
FRONT VIEW  
SCALE 1 / 30  
RETROFIT PLAN  
BY STANTEC

NOTE: ALL WET WELL INTERIOR DUCTILE IRON PIPING AND FITTINGS ARE FUSION BONDED EPOXY COATED

**AS-BUILT**

| <p>Know what's below.<br/>Call before you dig.</p>                        | <p>BASIS OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>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, 92 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 #026032. A STANDARD DISC, STAMPED "1 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129</p> | <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>TDA</td> <td>▲</td> <td>UPSIZED 4" INTAKE PIPE TO 6" PIPE</td> <td></td> <td>11/20</td> </tr> </tbody> </table> | BY    | MARK | DESCRIPTION | APPR. | DATE | TDA | ▲ | UPSIZED 4" INTAKE PIPE TO 6" PIPE |  | 11/20 | <p>PREPARED BY:  Stantec<br/>735 East Carnegie Drive<br/>San Bernardino, CA 92408<br/>909.335-6120 stantec.com</p> | <p>SEAL: </p> | <p>DESIGN BY: TDA<br/>DRAWN BY: TDA<br/>CHECKED BY: N/A<br/>SCALE: AS NOTED<br/>DATE: 3/7/19<br/>JOB NUMBER:</p> | <p>Reviewed By: _____ Date: _____<br/>Recommended for Approval By:  Date: 11/9/20<br/>Approved By:  Date: 11/18/20<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA</p> <p>OLIVEWOOD SEWER LIFT STATION<br/>WET WELL RETROFIT PLAN</p> | <p>SHEET<br/>20<br/>OF 42 SHEETS<br/>DRAWING NAME:<br/>FILE NO.:<br/>3283A</p> |
|---|---|--|---|-------|------|-------------|-------|------|-----|---|-----------------------------------|--|-------|--|---------------|--|---|--|--|
|   | BY  | MARK   | DESCRIPTION   | APPR. | DATE |             |       |      |     |   |                                   |  |       |  |               |  |   |  |  |
| TDA   | ▲   | UPSIZED 4" INTAKE PIPE TO 6" PIPE  |   | 11/20 |      |             |       |      |     |   |                                   |  |       |  |               |  |   |  |  |
| <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p> | <p>FOR: WILLIAM LYON HOMES, INC.</p>  | <p>5506 8th St<br/>Beaumont, CA 92223<br/>TEL: (951) 789-8320 FAX: (951) 789-8292</p>  |   |       |      |             |       |      |     |   |                                   |  |       |  |               |  |   |  |  |

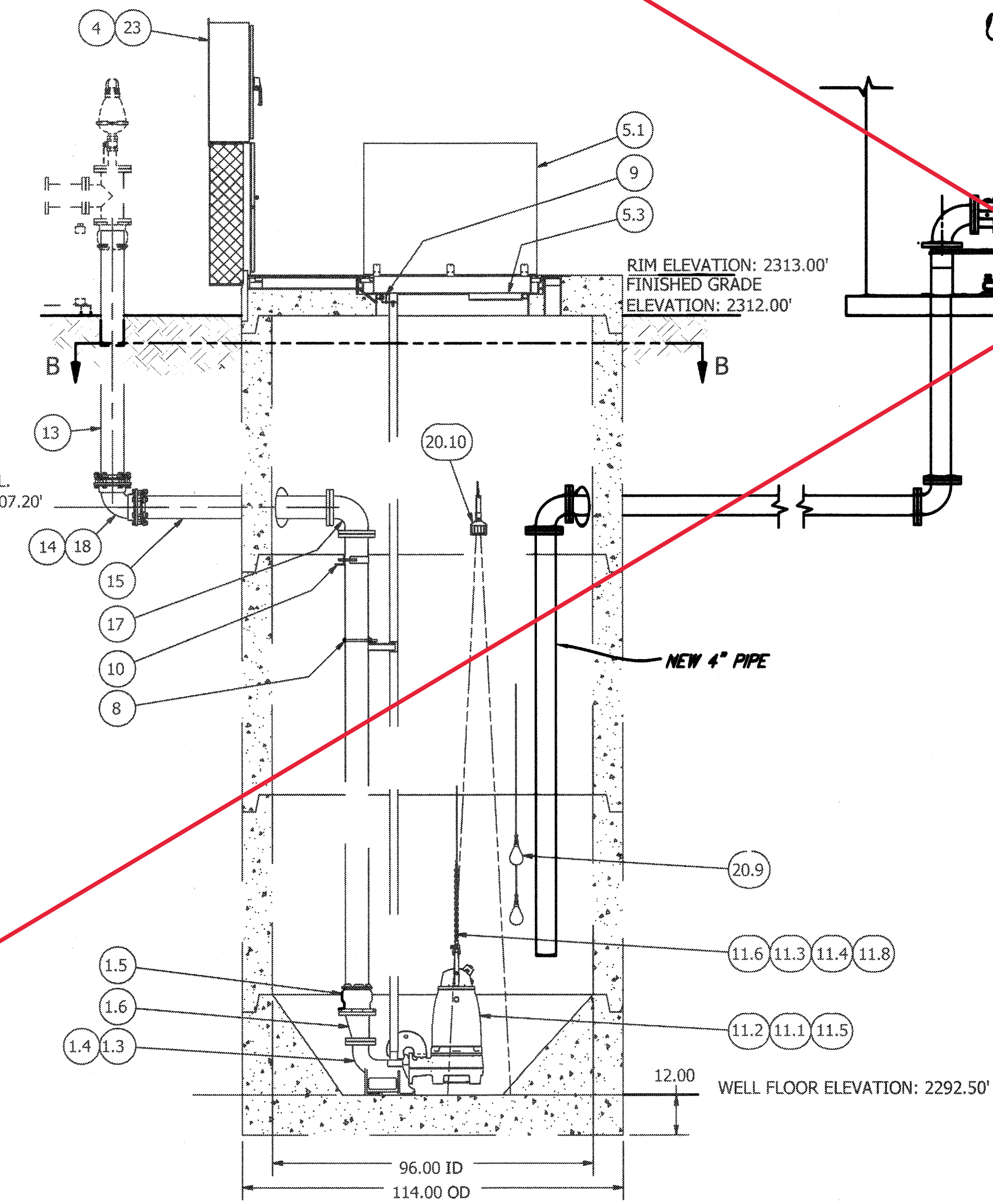
**SEE AS-BUILT**



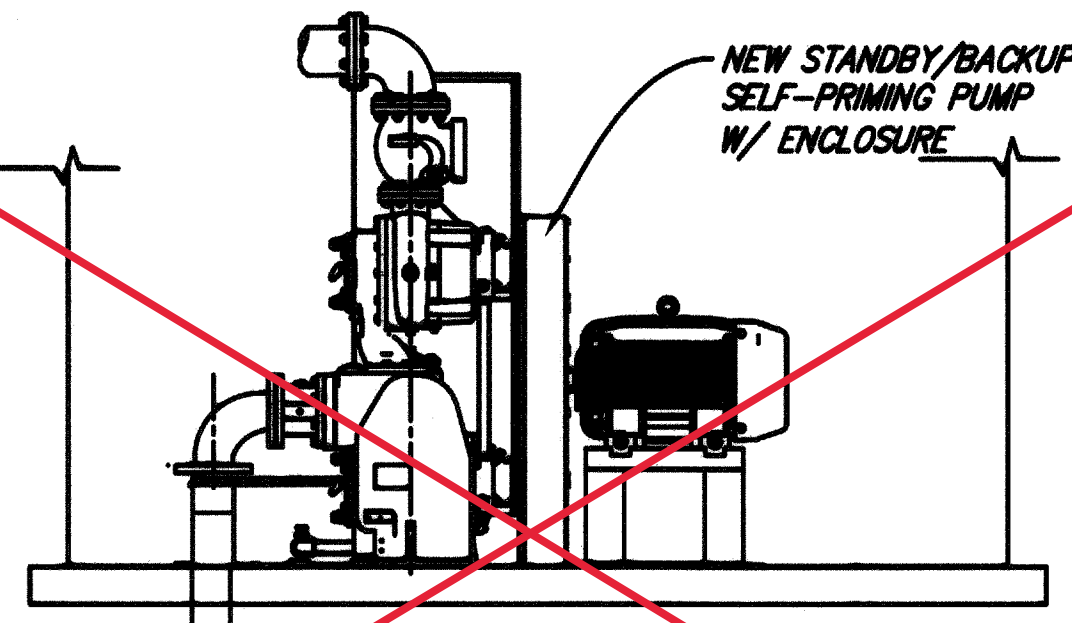
NOTE: SEE SHEET 2 FOR EXISTING PIPES AND APPURTENANCES AS DESIGNED BY ROMTEC AND AS SHOWN SHADED ON THIS SHEET

NOTE: WET WELL TOP SLAB IS PEDESTRIAN RATED

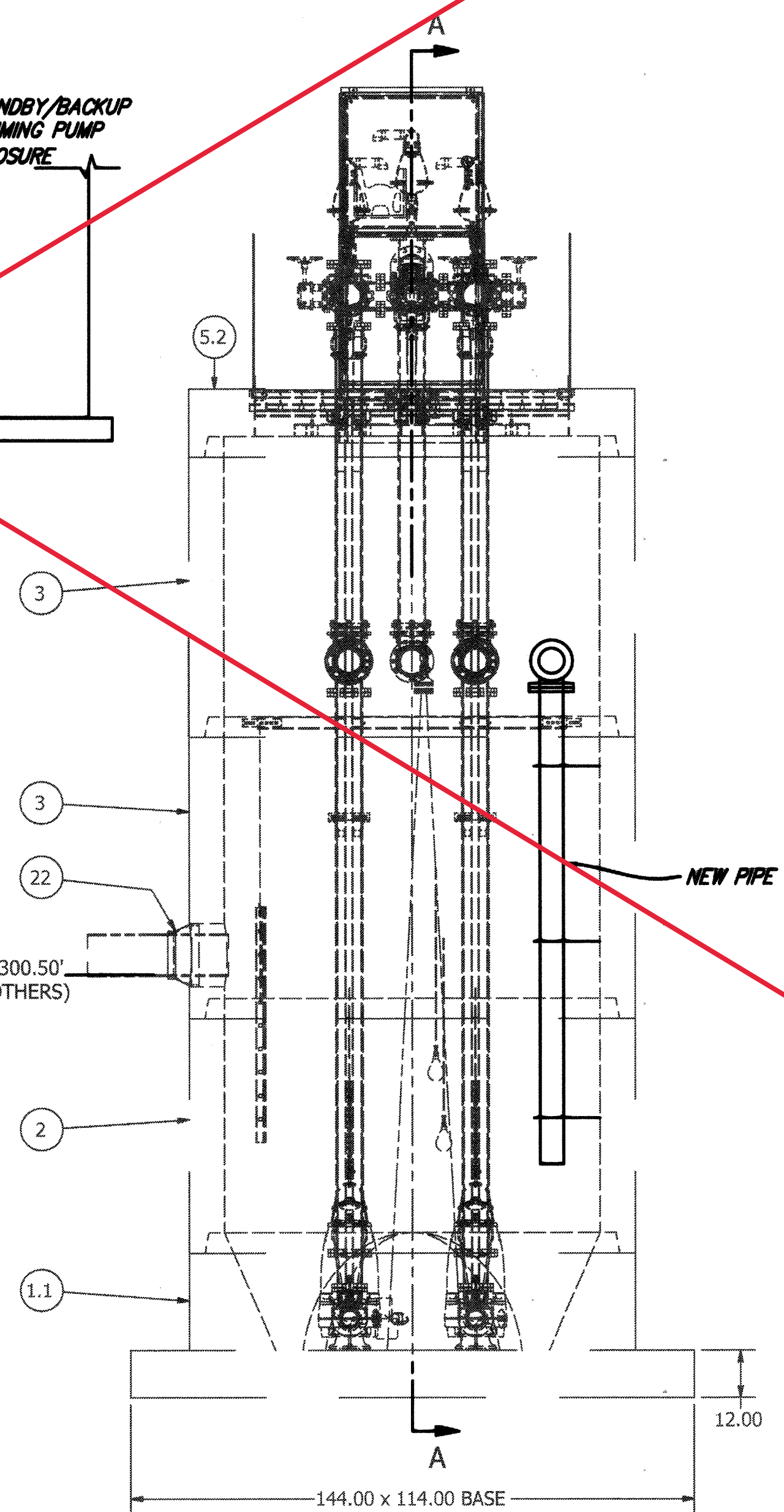
SECTION B-B  
SCALE 1 / 30



SECTION A-A  
SCALE 1 / 30



INVERT ELEVATION: 2300.50'  
INFLUENT SEWER (BY OTHERS)  
10" PVC



FRONT VIEW  
SCALE 1 / 30

RETROFIT PLAN  
BY STANTEC

NOTE: ALL WET WELL INTERIOR DUCTILE IRON PIPING AND FITTINGS ARE FUSION BONDED EPOXY COATED



Know what's below.  
Call before you dig.

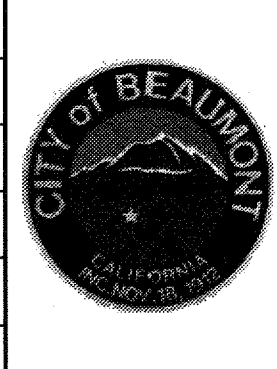
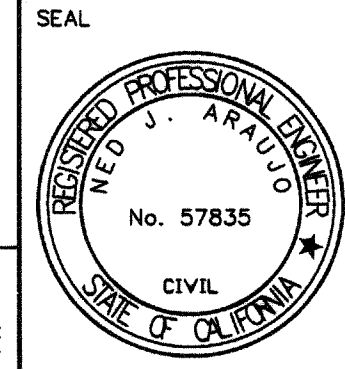
BASIS OF BEARINGS:  
DESCRIPTION:  
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ELEV: 2448.129

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

PREPARED BY: **Stantec**  
735 East Carnegie Drive  
San Bernardino, CA 92408  
909.335-6120  
stantec.com  
RED J. DRAJIC RCE 57835 DATE

DESIGN BY: TDA  
DRAWN BY: TDA  
CHECKED BY: NJA  
SCALE: AS NOTED  
DATE: 3/7/19  
JOB NUMBER:

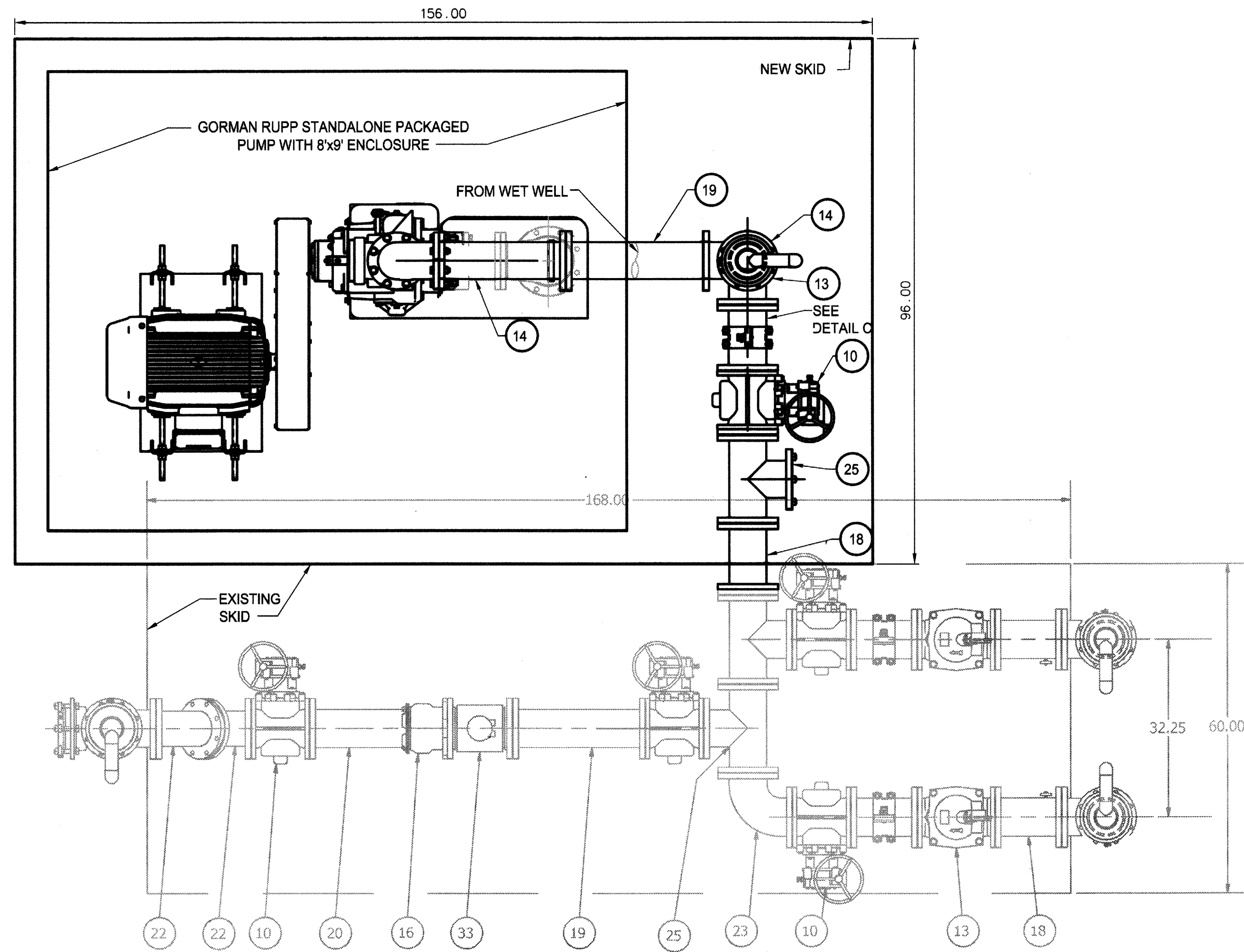


Reviewed By: *[Signature]* Date: 8/19/19  
Recommended for Approval By: *[Signature]* Date: 8/19/19  
Approved By: *[Signature]* Date: 8/19/19  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

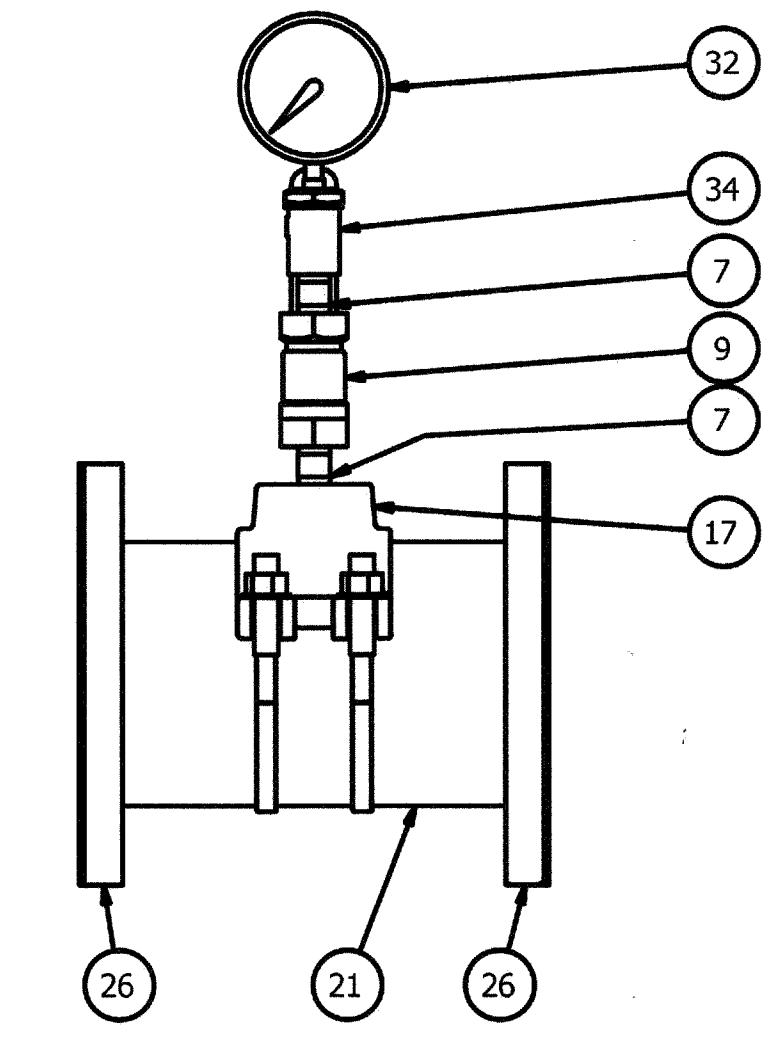
CITY OF BEAUMONT, CALIFORNIA  
OLIVEWOOD SEWER LIFT STATION  
WET WELL RETROFIT PLAN  
FOR: WILLIAM LYON HOMES, INC.

SHEET  
20  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283

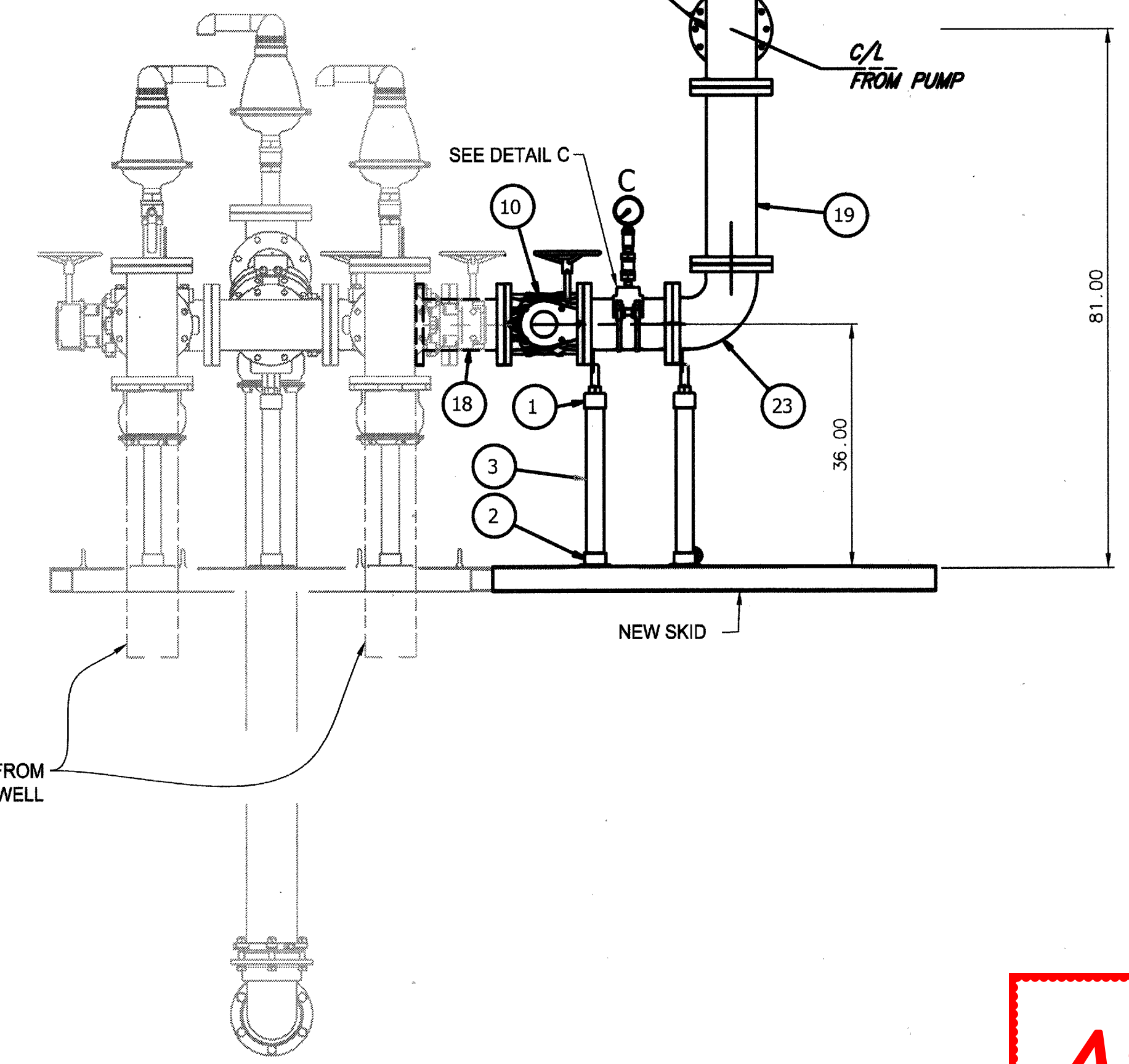
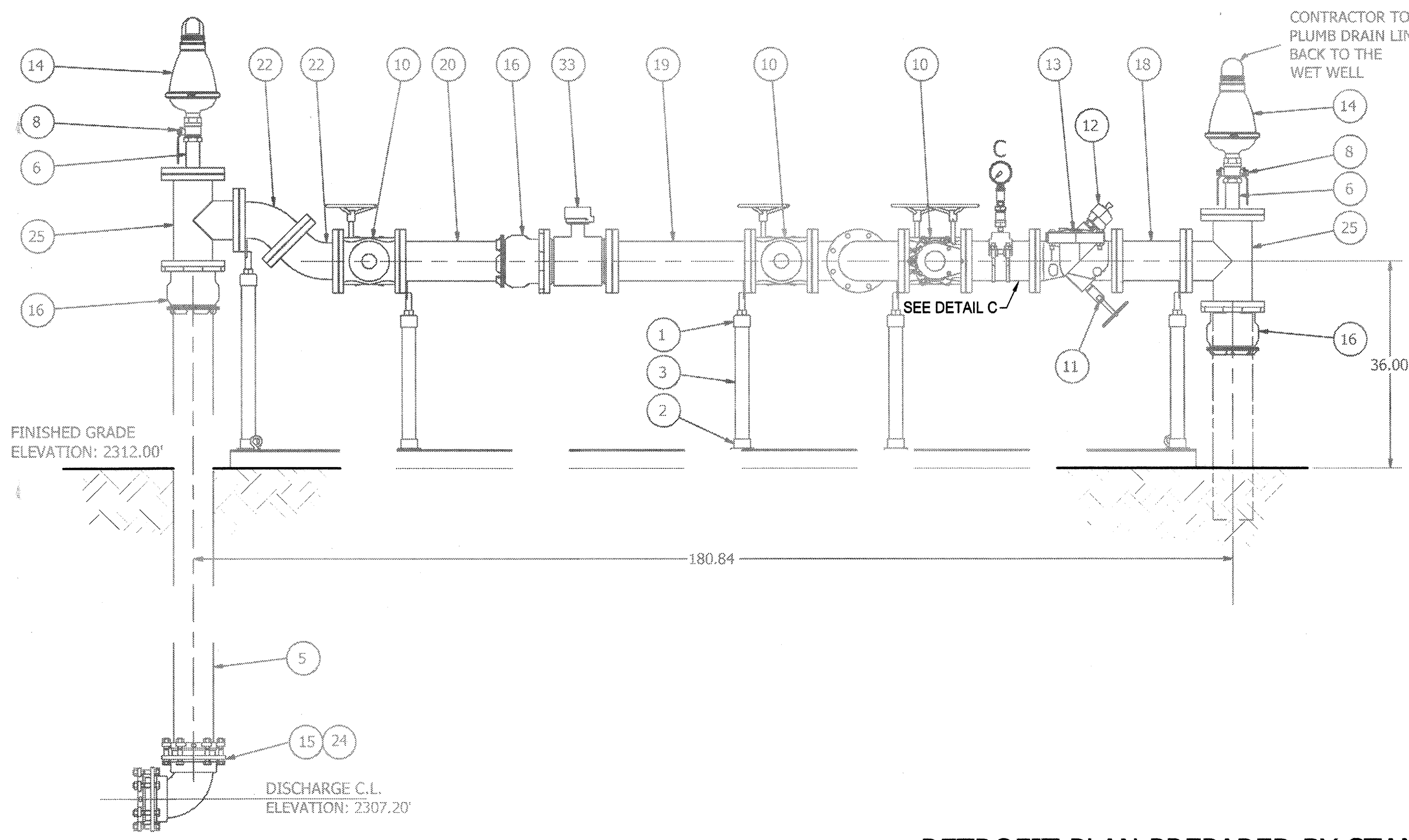
NOTE: SEE SHEET 3 FOR EXISTING PIPES AND APPURTENANCES AS DESIGNED BY ROMTEC AND AS SHOWN SHADED ON THIS SHEET



| PARTS LIST |     |              |  |  |
|------------|-----|--------------|--|--|
| ITEM       | QTY | STOCK NUMBER | DESCRIPTION  |  |
| 1          | 7   | 25-PS06S89F  | PIPE STAND - FLANGE - 6in                            |  |
| 2          | 7   | 25-PS0BBASE  | PIPE STAND - BASE                                    |  |
| 3          | 14  | PP0200S4     | PIPE - 304SS SCH40 - 2in DIA (PIPE STANDS)           |  |
| 5          | 1   | 40-PP0600D0  | PIPE - DI - 6in DIA                                  |  |
| 6          | 3   | 40-TT0206S4  | NIPPLE - 304SS - 2in DIA x 6in                       |  |
| 7          | 4   | 40-TT0H02S4  | NIPPLE - 304SS - 0.5in DIA x 2in                     |  |
| 8          | 3   | 41-BV0200S6  | BALL VALVE - 316SS - 2in                             |  |
| 9          | 2   | 41-BV0H00S6  | BALL VALVE - 316SS - 0.5in                           |  |
| 10         | 4   | 41-PV060H00  | PLUG VALVE - 6in - GEARED HANDWHEEL                  |  |
| 11         | 1   | 42-AC0600BF  | BACKFLOW ACTUATOR - 6in                              |  |
| 12         | 2   | 42-MI060000  | MECHANICAL INDICATOR - 6in                           |  |
| 13         | 2   | 42-SF0600D0  | CHECK VALVE - SWING FLEX - 6in                       |  |
| 14         | 3   | 43-AV020ARI  | VALVE - AIR VACUUM RELEASE - 2in - ARI               |  |
| 15         | 2   | 44-AC06ST00  | ACCESSORY PACK - 6in - MJ RESTRAINT - STARGRIP       |  |
| 16         | 4   | 44-AD06RMAL  | FLANGE ADAPTER - 6in - ALPHA                         |  |
| 17         | 2   | 44-TS060H00  | TAPPING SADDLE - 6in x .5in                          |  |
| 18         | 2   | 45-FF060120  | SPOOL - DI - 6in DIA x 12in - FLGxFLG                |  |
| 19         | 1   | 45-FF060240  | SPOOL - DI - 6in DIA x 24in - FLGxFLG                |  |
| 20         | 1   | 45-FF060240  | SPOOL - DI - 6in DIA x 24in - FLGxPE                 |  |
| 21         | 2   | 45-GG060120  | SPOOL - DI - 6in DIA x 12in - GExGE                  |  |
| 22         | 2   | 46-EL0645DI  | ELBOW - DI - 6in x 45deg - FLGxFLG                   |  |
| 23         | 1   | 46-EL0690DI  | ELBOW - DI - 6in x 90deg - FLGxFLG                   |  |
| 24         | 1   | 46-EL0690MJ  | ELBOW - DI - 6in x 90deg - MJxMJ                     |  |
| 25         | 5   | 46-TE0606DI  | TEE - DI - 6in - FLGxFLG                             |  |
| 26         | 4   | 48-AD06FLGE  | ADAPTER - 6in - FLGxGE                               |  |
| 27         | 3   | 48-FL0602D0  | FLANGE - DI - 6in - 2in TAP                          |  |
| 28         | 1   | 48-FL060BD0  | FLANGE - DI - 6in - BLIND                            |  |
| 29         | 2   | 48-PLOQ00HX  | PLUG - 304SS - .25in NPT - HEX SOCKET                |  |
| 30         | 23  | 49-GS060000  | GASKET - FLANGE - 6in                                |  |
| 31         | 1   | 50-SK000000  | SKID ASSEMBLY - STEEL - POWDER COATED                |  |
| 32         | 2   | 81-PG3H00QL  | PRESSURE GAUGE - 3.5in DIA x .25in MNPT LOWER - 160# |  |
| 33         | 1   | 82-FM0412RM  | FLOWMETER - 6in - ROSEMOUNT 8750W                    |  |
| 34         | 2   | 83-GI0HFOQF  | DIAPHRAGM SEAL - 0.5in FNPT x 0.25in FNPT            |  |



PRESSURE GAUGE DETAIL  
DETAIL C  
SCALE 1 / 5



INLET SIDE VIEW  
NOT TO SCALE

**AS-BUILT**

RETROFIT PLAN PREPARED BY STANTEC

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|--|---|---|--|-------|------|-------------|-------|------|--|--|--|--|--|--|--|---|-------------------------------------|---|
|  | BY  | MARK  | DESCRIPTION  | APPR. | DATE |             |       |      |  |  |  |  |  |  |  |   |                                     |   |
|  |   |   |  |       |      |             |       |      |  |  |  |  |  |  |  |   |                                     |   |
| <p>OLIVEWOOD SEWER LIFT STATION<br/>VALVE SKID RETROFIT PLAN</p> | <p>FOR: WILLIAM LYON HOMES, INC.</p>  |   |  |       |      |             |       |      |  |  |  |  |  |  |  |   |                                     |   |

PW 2018-0304



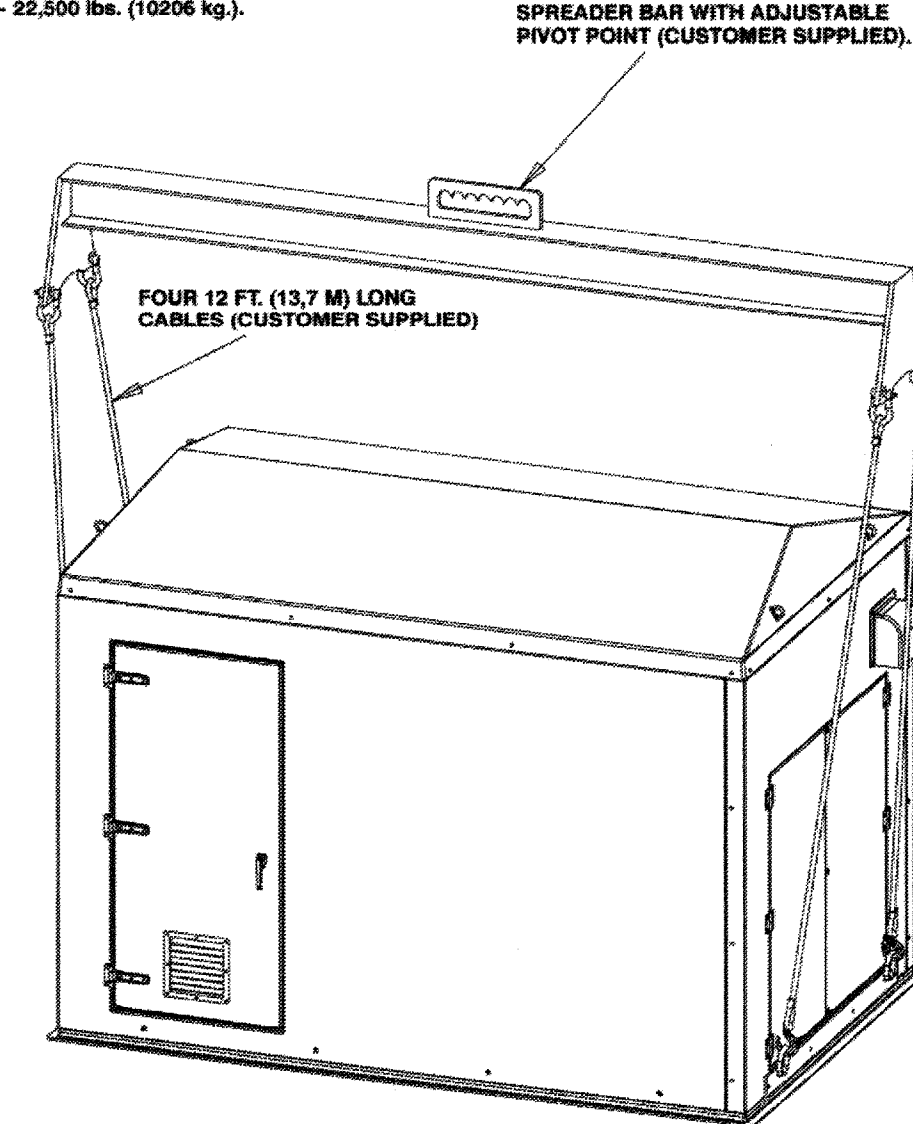
# 8' x 12' ABOVE-GROUND LIFT STATION INSTALLATION MANUAL



ENGINEERED  
SYSTEMS

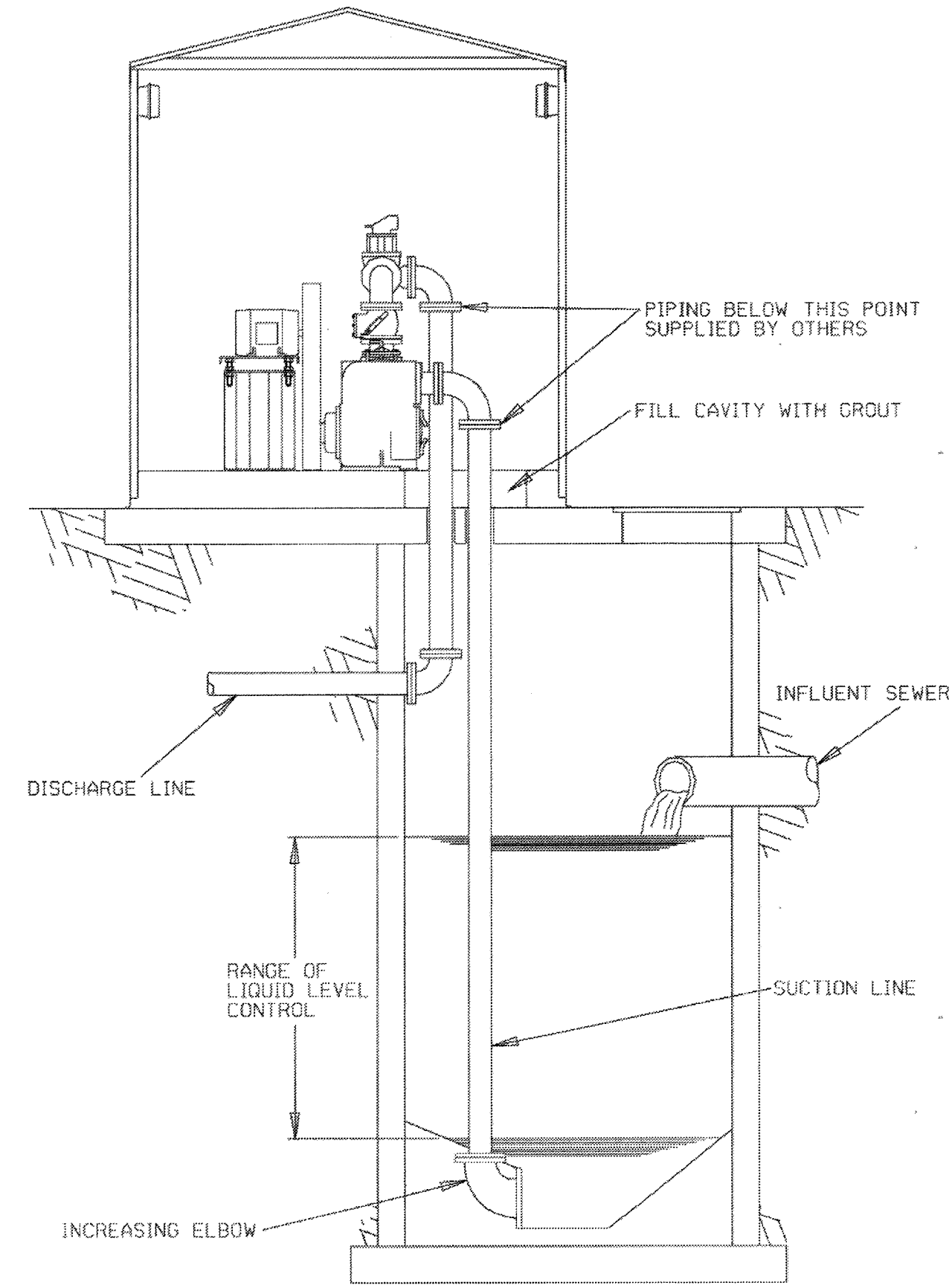
THE GORMAN-RUPP COMPANY • MANSFIELD, OHIO  
GORMAN-RUPP OF CANADA LIMITED • ST. THOMAS, ONTARIO, CANADA  
www.grpumps.com  
©2008 The Gorman-Rupp Company

**CAUTION**  
All four lifting eyes must be used.  
Approximate maximum station weight  
- 22,500 lbs. (10206 kg).



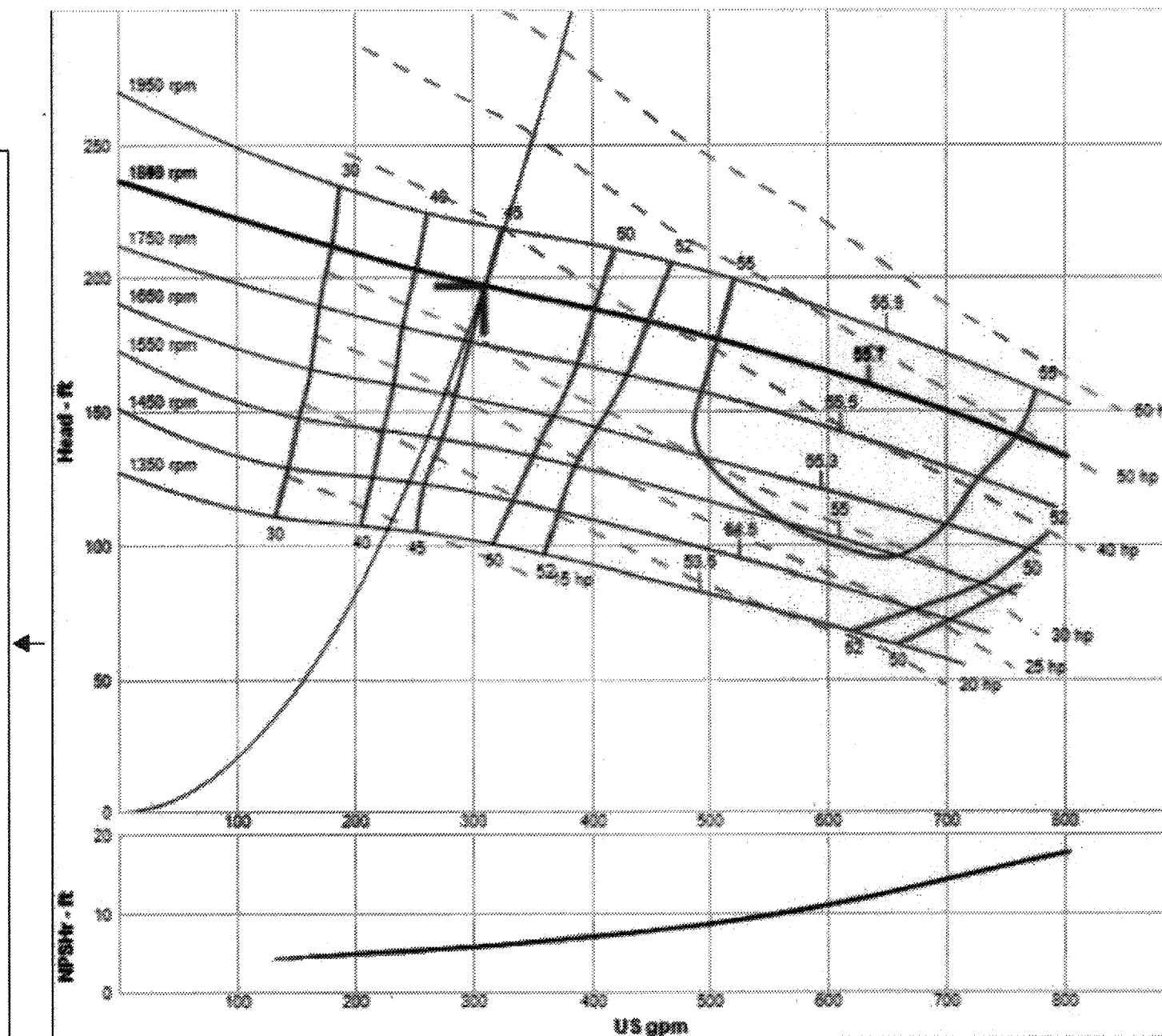
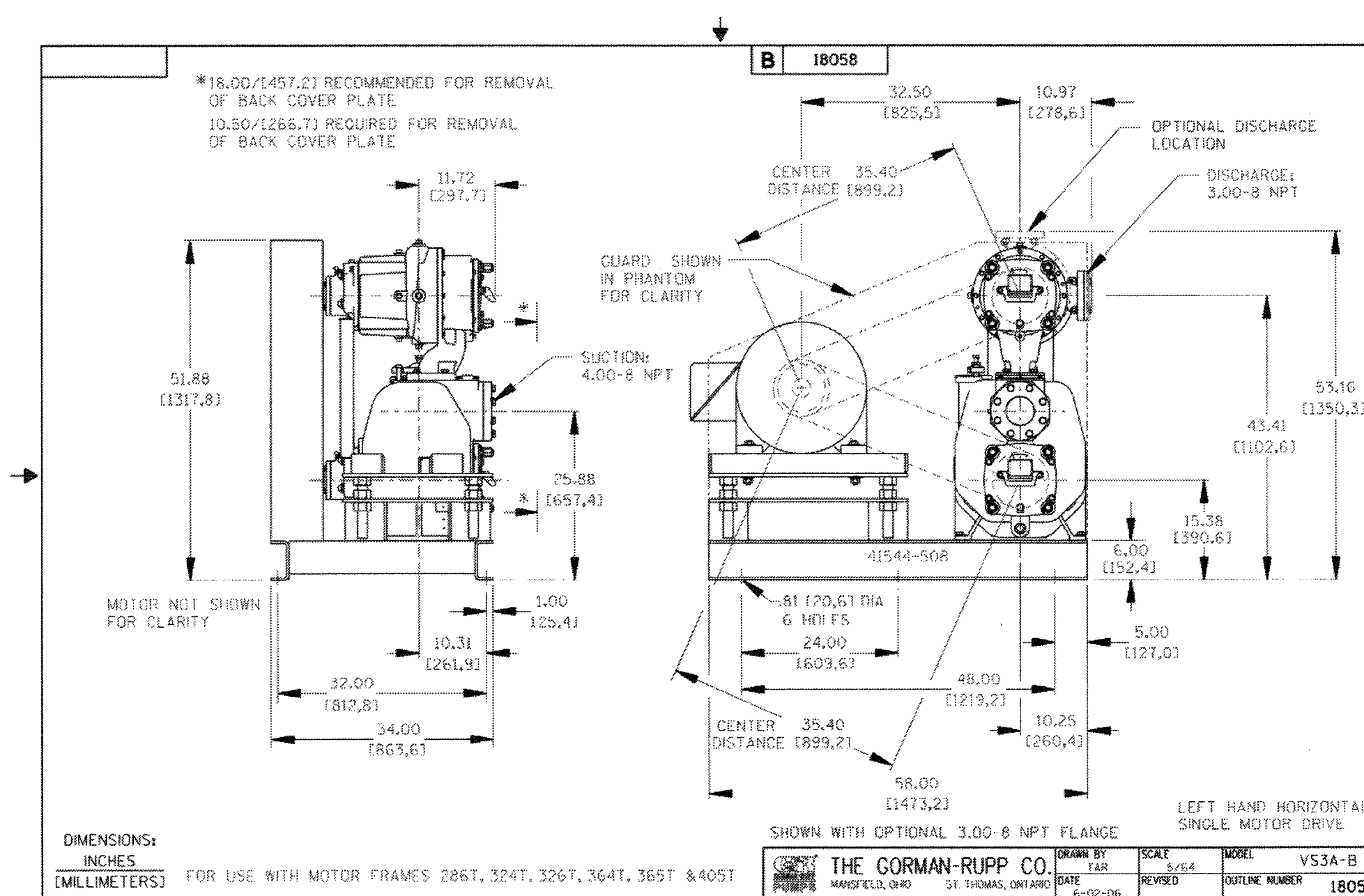
**NOTE**  
Avoid sudden starts and stops while moving station.

Lifting Station With Slings



Typical Installation

**AS-BUILT**



This curve is provided for preliminary selection only. Please consult factory before making final pump or motor selections.

Pump Details [Return to List](#)

|            |             |
|------------|-------------|
| Type       | V&V5-SERIES |
| Size       | V53B-B-1    |
| Curve      | V53B-B-1    |
| Impeller   | 38615-107   |
| Speed      | 1848 rpm    |
| Diameter   | 9.75 in     |
| Flow       | 310 US gpm  |
| Head       | 197 ft      |
| NPSHr      | 5.64 ft     |
| Efficiency | 45 %        |
| Power      | 34.4 hp     |

Graph Settings

[Change](#)



**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
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ELEV: 2448.129

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

PREPARED BY: **Stantec**  
735 East Carnegie Drive  
San Bernardino, CA 92408  
909.335.6120  
stantec.com

DESIGNED BY: TDA  
DRAWN BY: TDA  
CHECKED BY: NJA  
SCALE: AS NOTED  
DATE: 3/5/19  
JOB NUMBER:

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

APPROVED BY: *[Signature]* 2 AUG 2019  
NED J. ARAUJO, P.E. 57835 DATE

Reviewed By: *[Signature]* Date: 8.19.19  
Recommended for Approval By: *[Signature]* Date: 8.19.19  
Approved By: *[Signature]* Director of Public Works Date: 8/19/19

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA

OLIVEWOOD SEWER LIFT STATION  
GORMAN RUPP RELIASOURCE  
STANDALONE PACKAGED PUMP  
STATION WITH ENCLOSURE

WILLIAM LYON HOMES, INC.

SHEET 22  
OF 42 SHEETS  
DRAWING NAME:  
FILE NO.: 3283


|                    |                   |         |                            |
|--------------------|-------------------|---------|----------------------------|
| Specification Data | Vertically Staged | Sec. 55 | PAGE 3050<br>NOVEMBER 2014 |
|--------------------|-------------------|---------|----------------------------|

## Self Priming Centrifugal Pumps

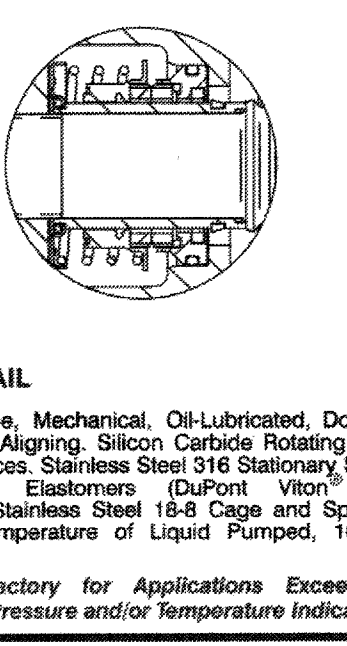
**Ultra V Series® Basic Pump w/ UltraMate® Second Stage**

**Model VS3B60-B**  
Size 4" x 3"

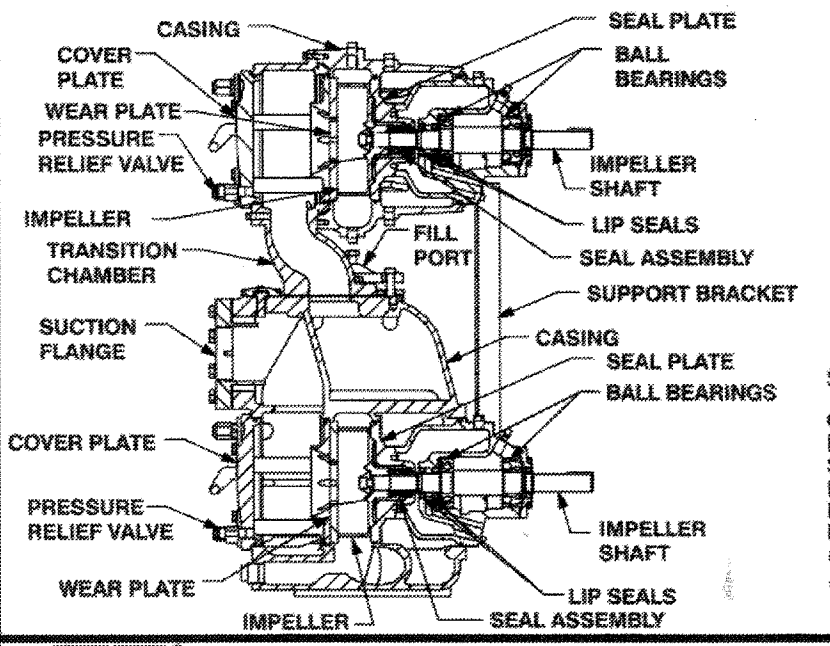
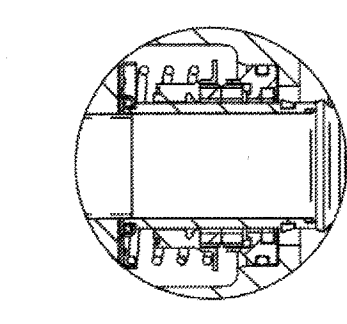
**PUMP SPECIFICATIONS**  
Size: 4" x 3" (102 mm x 76 mm) — Flanged.\*\*  
Casing: Gray Iron 30  
Maximum Operating Pressure 176 psi (1213 kPa)\*  
Semi-Open Type, Two Vane Impellers: Ductile Iron 65-45-12.  
Handles 3" (76.2 mm) Diameter Spherical Solids.  
Impeller Shafts: Alloy Steel 4130  
Self-Cleaning Replaceable Wear Plates: Carbon Steel ASTM A36.  
Shimless Adjustable Cover Plates: Gray Iron 30.  
Suction Flange: Gray Iron 30  
Bearing Housing: Gray Iron 30  
Seal Plates: Gray Iron 30  
Shaft Sleeves: Alloy Steel 4130  
Radial Bearings: Open Single Row Ball  
Thrust Bearings: Open Double Row Ball  
Bearing and Seal Cavity Lubrication: SAE 30 Non-Detergent Oil.  
Gaskets: Buna-N, Compressed Synthetic Fibers, Vegetable Fiber, PTFE, Cork, and Rubber.  
O-Rings: Buna-N.  
Transition Chamber: Ductile Iron 65-45-12.  
Hardware: Standard Plated Steel.  
Bearing and Seal Cavity Oil Level Sight Gauges.  
Optional Equipment: Automatic Air Release Valve, High Pump Temperature Shutdown Kit, Stainless Steel G-R Hard Iron Impellers, Wear Plates and Seal Plates, 120/240 Volt Casing Heater.  
\*\* Optional Gray Iron 30 Flange Kits Available as Follows (See Price Sheets):  
3" Female NPT Discharge Flange Kit.  
4" and 3" ASA Suction/Discharge Spool Flange Kits.  
100 mm and 90 mm DIN 2527 (PN 16) Suction/Discharge Spool Flange Kits.



UltraMate®  
Second  
Stage



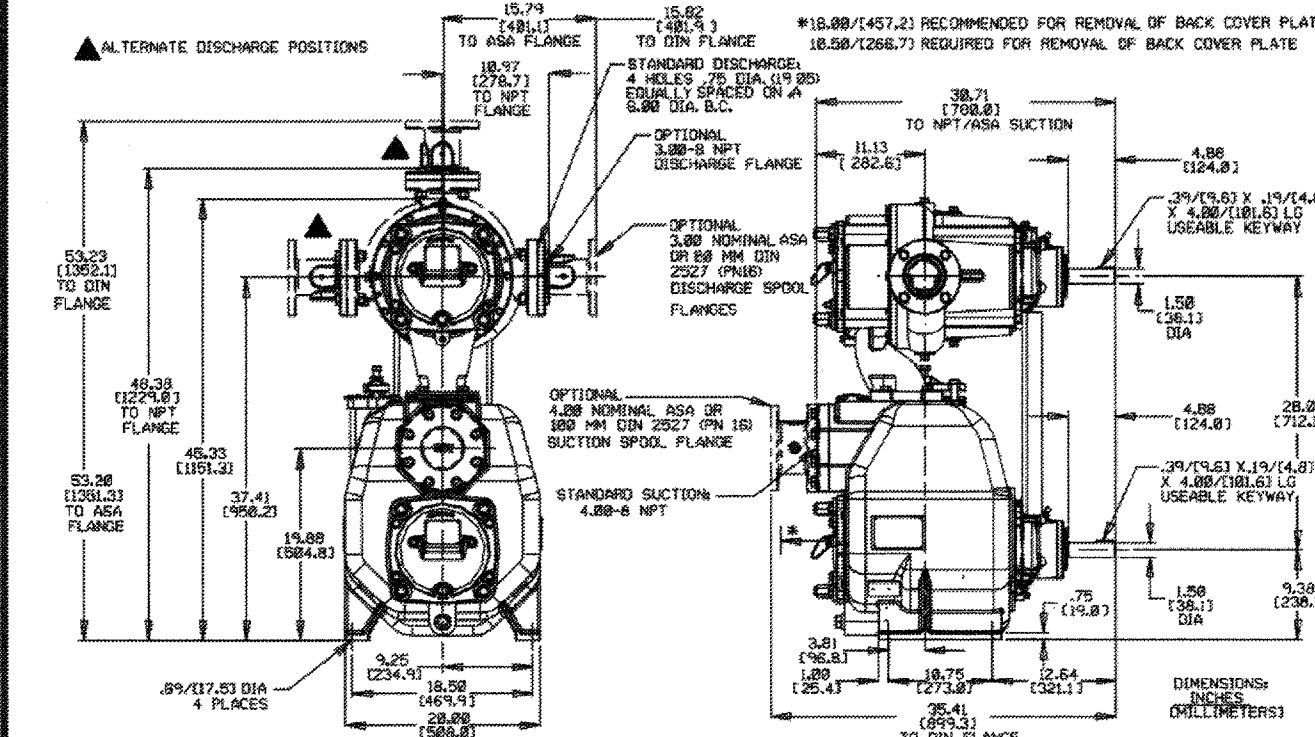
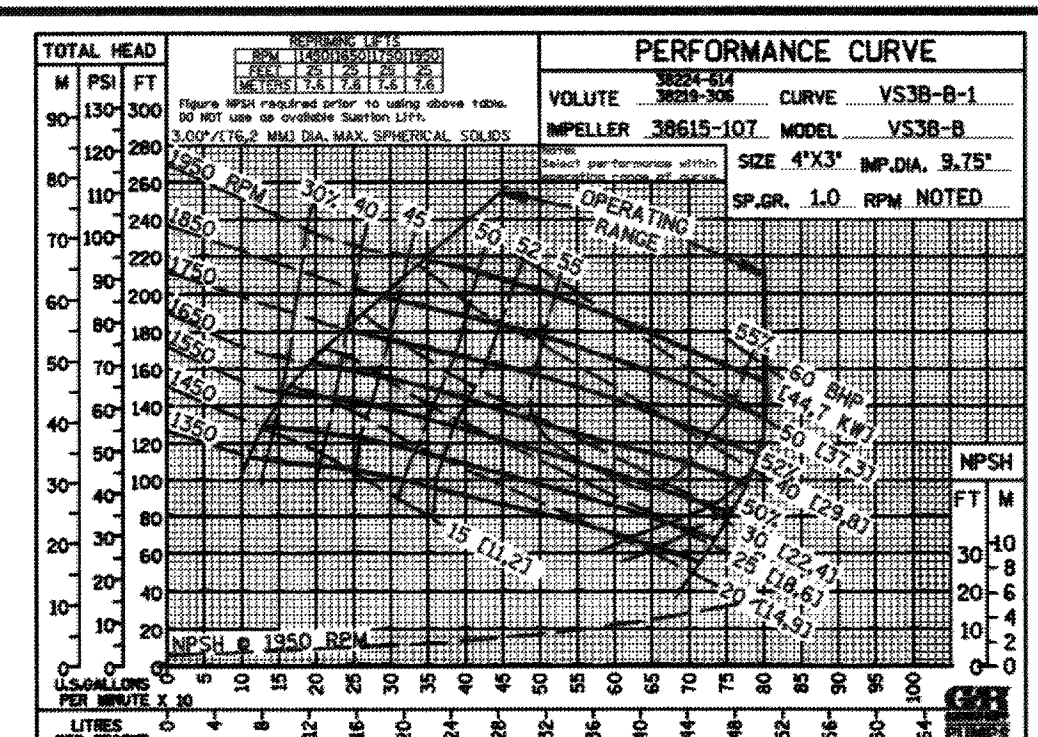
Ultra V  
Basic  
Pump

**GORMAN-RUPP PUMPS**  
www.grpumps.com  
Specifications Subject to Change Without Notice  
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|                    |                                    |   |
|--------------------|------------------------------------|---|
| Specification Data | APPROXIMATE DIMENSIONS and WEIGHTS | NET WEIGHT: 1120 LBS. (506 KG.)*<br>SHIPPING WEIGHT: 1195 LBS. (542 KG.)*<br>EXPORT CRATE: 42.9 CU. FT. (1.2 CU. M.)<br>*WEIGHTS DO NOT INCLUDE OPTIONAL FLANGE KITS. |
|--------------------|------------------------------------|---|

SECTION 55, PAGE 3050

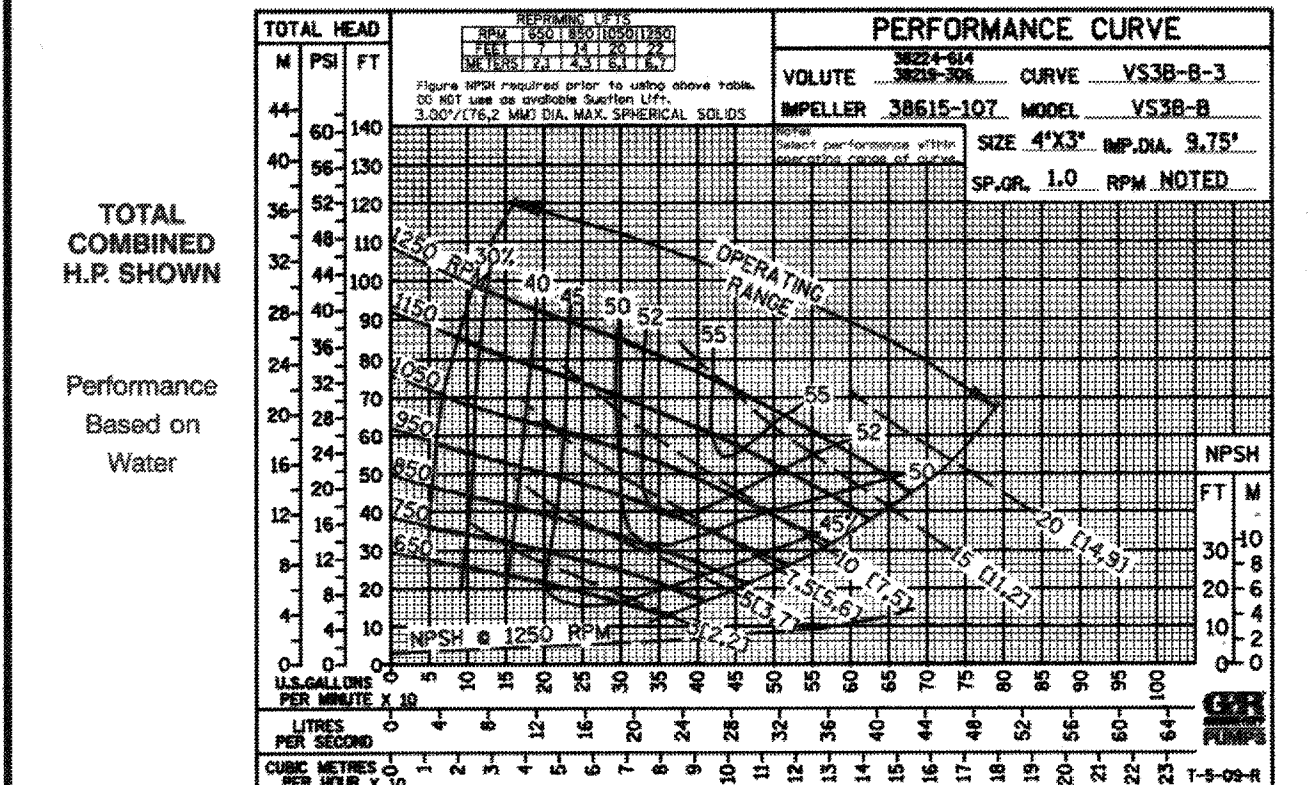
OPTIONAL SUCTION & DISCHARGE FLANGES SHOWN IN PHANTOM

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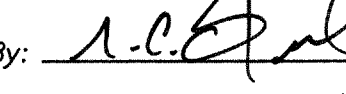
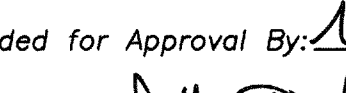
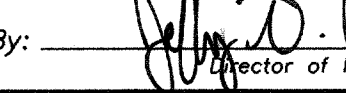
|            |         |                              |
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| Curve Data | Sec. 55 | PAGE 3050.1<br>NOVEMBER 2014 |
|------------|---------|------------------------------|

**TOTAL COMBINED H.P. SHOWN**

Performance Based on Water

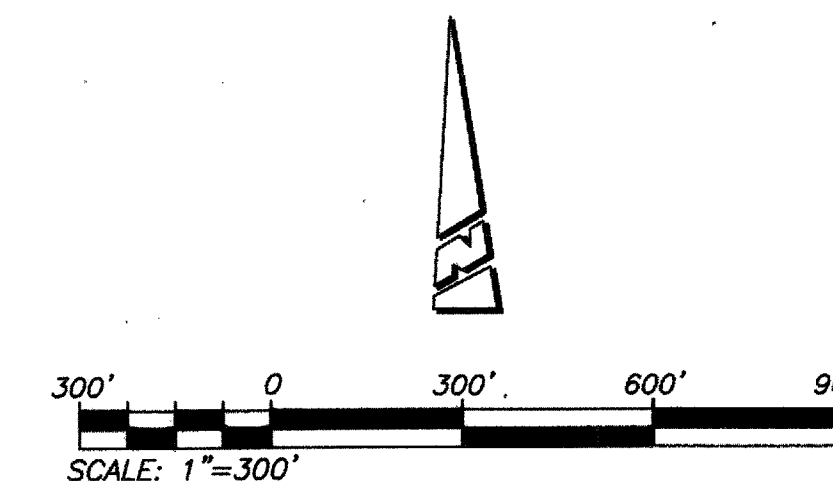
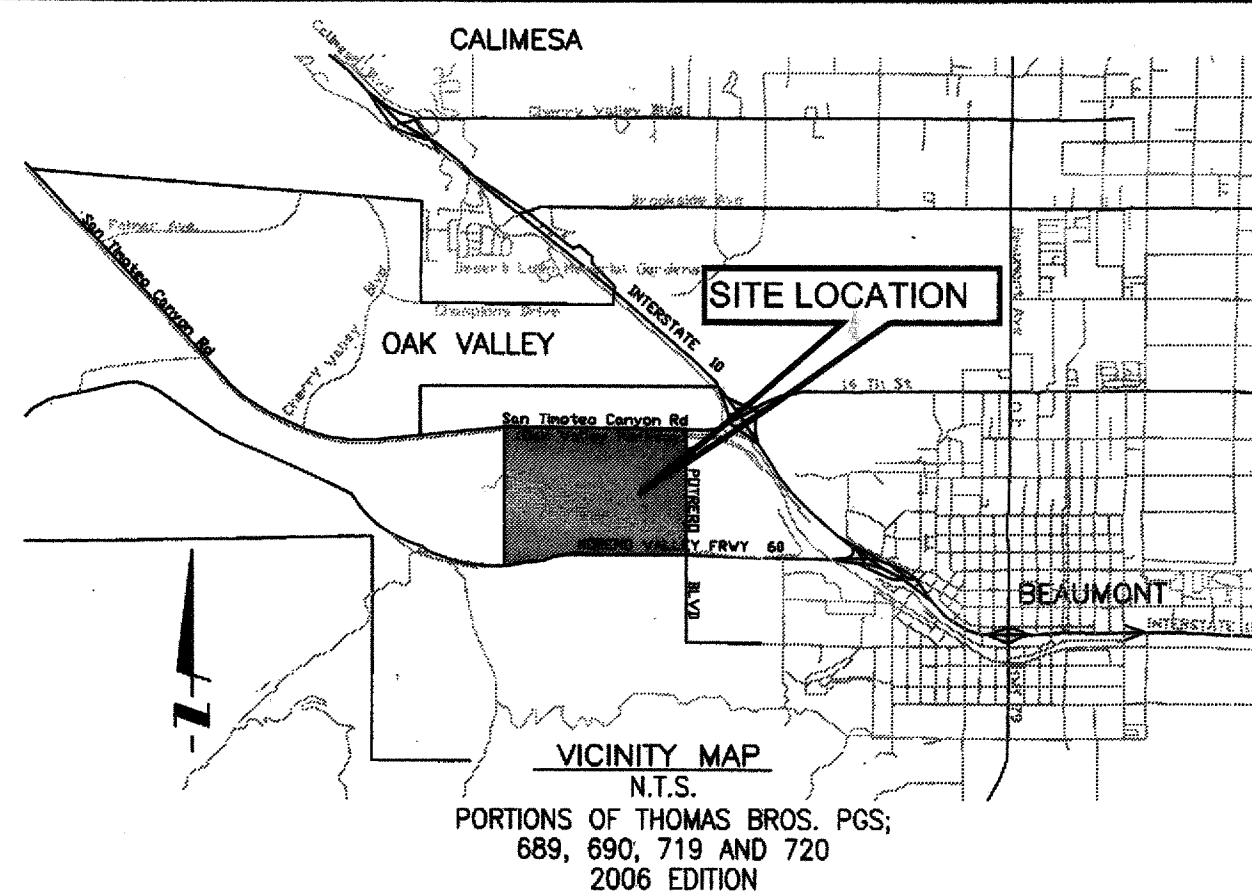


AS-BUILT

|   |   |   |   |  |  |   |   |   |
|---|---|---|---|--|--|---|---|---|
| <br><b>811</b><br>Know what's below.<br>Call before you dig. | <b>BASIS OF BEARINGS:</b><br>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".<br>BEARING: N 27°39'52" E | <b>BENCHMARK:</b><br>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #020532, A STANDARD DISC, STAMPED "U 448 RESET 1985" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955<br>ELEV: 2448.129 | PREPARED BY: <br>735 East Carnegie Drive<br>San Bernardino, CA 92408<br>909.335.6120 stantec.com<br>2 AUG 2019<br>NED J. ARAUJO RCE 57835 DATE | SEAL<br><br>No. 57835<br>CIVIL<br>STATE OF CALIFORNIA | DESIGN BY: TDA<br>DRAWN BY: TDA<br>CHECKED BY: N/A<br>SCALE: AS NOTED<br>DATE: 3/5/19<br>JOB NUMBER: | Reviewed By:  Date: 8.13.19<br>Recommended for Approval By:  Date: 8.13.19<br>Approved By:  Date: 08/14/19<br>Director of Public Works | CITY OF BEAUMONT, CALIFORNIA<br>OLIVEWOOD SEWER LIFT STATION<br>GORMAN RUPP V-SERIES PUMP DATA<br>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br>ENGINEERING DIVISION | S H E E T<br><b>23</b><br>OF 42 SHEETS<br>DRAWING NAME:<br>FILE NO.: 3283 |
|---|---|---|---|--|--|---|---|---|

PW 2018-0304

# CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER FORCE MAIN PLANS TRACT 27971



### GENERAL NOTES:

1. SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITS MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951) 769-8529
3. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
4. PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
5. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS AND TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE.
7. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE COUNTY OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.

### 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.

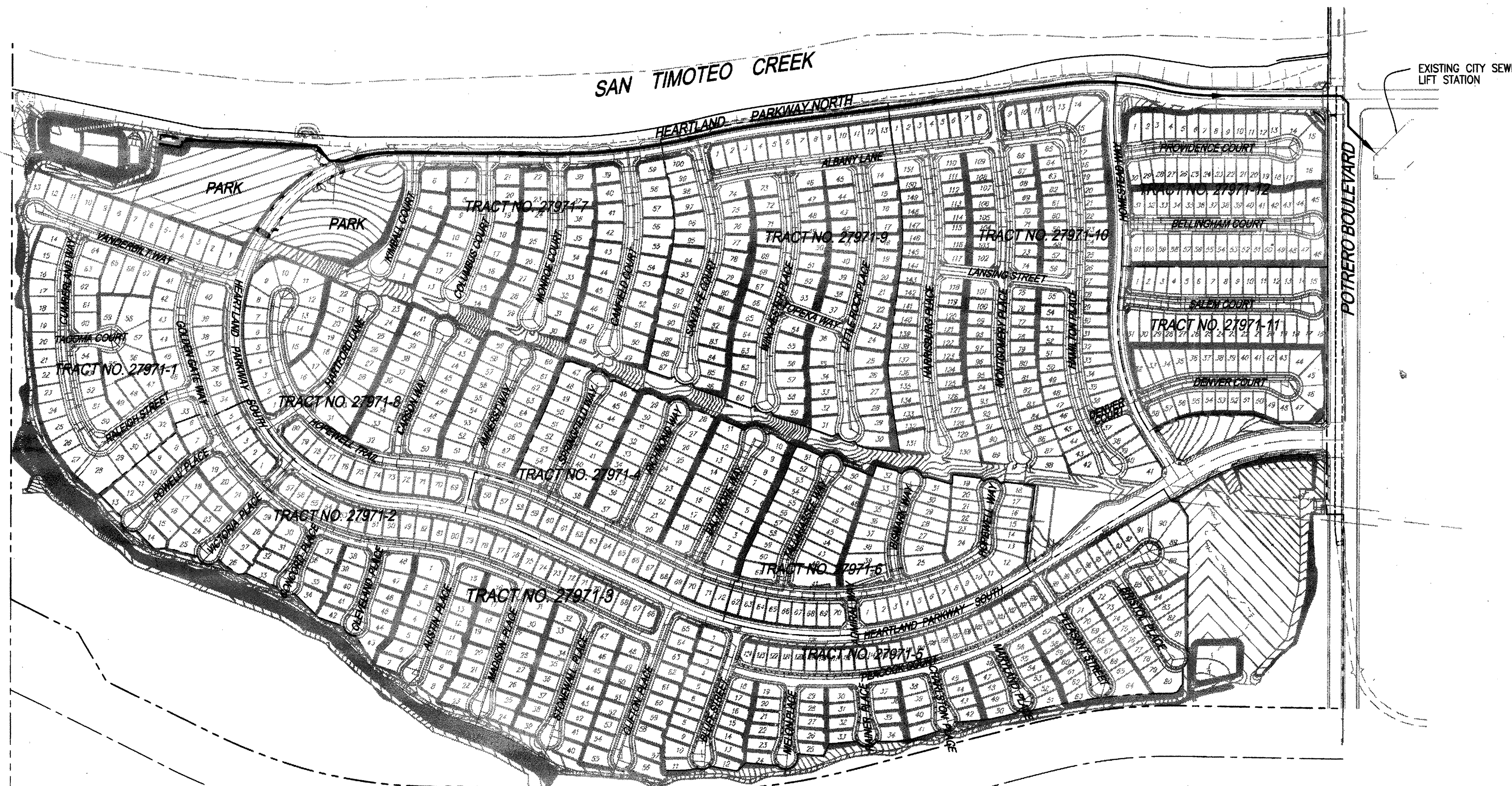
AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS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

  
 NED ARAUJO    RCE 57835    8 SEP 2017    DATE

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.

## FOR REFERENCE ONLY



### LOCATION MAP

SCALE: 1"= 300'

### SEWER NOTES:

1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
2. FORCE MAIN PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
5. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
6. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
7. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
8. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
9. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.
10. FORCE MAINS SHALL BE P.V.C. AND STEEL AS SHOWN ON DRAWINGS.
11. IN NO CASE SHALL THE EXISTING SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.
12. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
13. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORK DEPARTMENT.

### PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES THEY HAVE CONCERNS WITH BEFORE STARTING WORK.
3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
4. 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.

# AS-BUILT

SEE APPROVAL SIGNATURES ON ORIGINAL SIGNED MYLARS DATED 08/03/2017



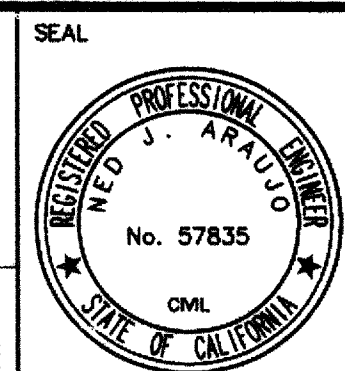
### APPLICANT/SUBDIVIDER:

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

SHEET 24

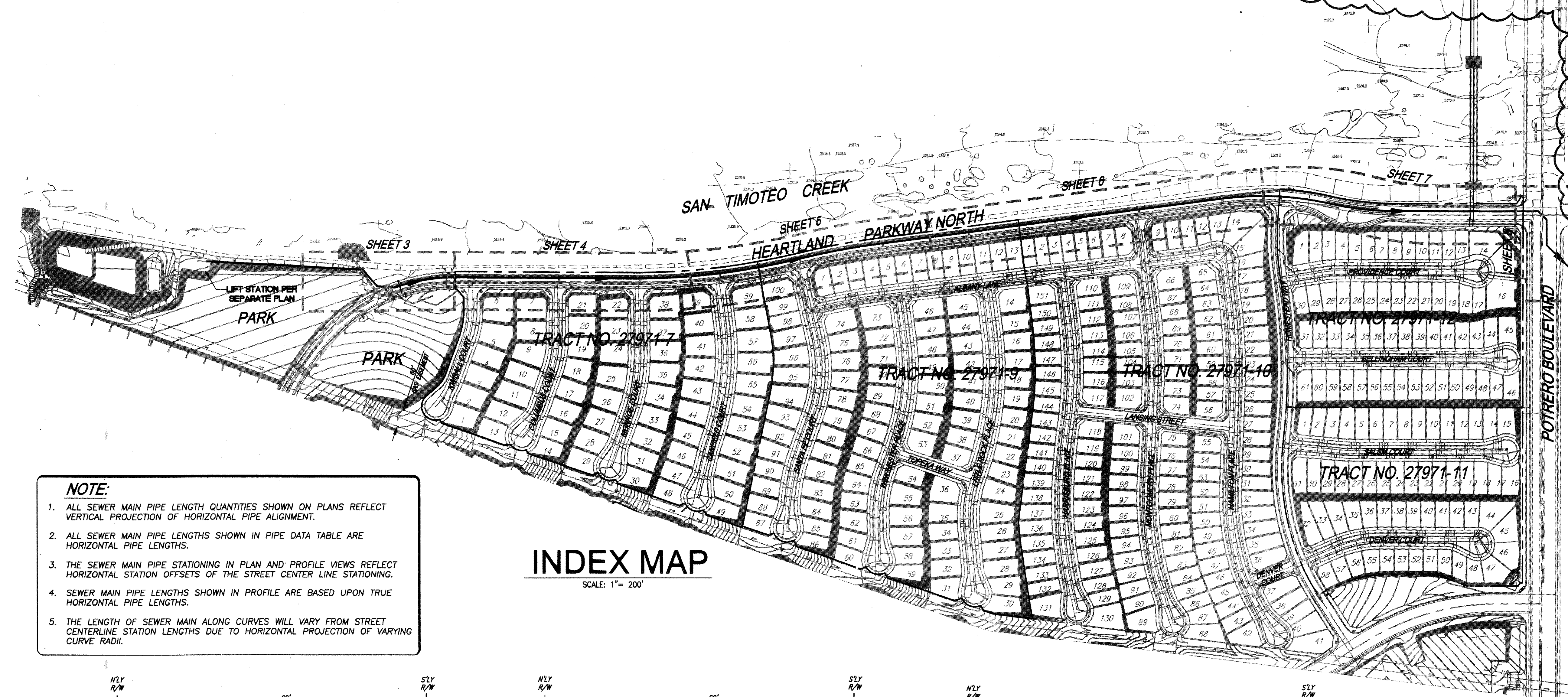
### INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
- SHEET 2 - TYPICAL SECTIONS-CONSTRUCTION NOTES-INDEX MAP
- SHEET 3 - HEARTLAND PARKWAY NORTH-STA. 3+39.41 TO STA. 17+00.00
- SHEET 4 - HEARTLAND PARKWAY NORTH-STA. 17+00.00 TO STA. 25+00.00
- SHEET 5 - HEARTLAND PARKWAY NORTH-STA. 25+00.00 TO STA. 34+00.00
- SHEET 6 - HEARTLAND PARKWAY NORTH-STA. 34+00.00 TO STA. 45+00.00
- SHEET 7 - HEARTLAND PARKWAY NORTH-STA. 45+00.00 TO STA. 54+57.29
- SHEET 8 - POTRERO BOULEVARD-STA. 487+82.00

| <br>Know what's below.<br>Call before you dig. | BASIS OF BEARINGS:<br>DESCRIPTION:<br>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".<br>BEARING: N 27°39'52" E | BENCHMARK:<br>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 #B26832. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND.<br>STAMPED U-448-1955<br>ELEV: 2448.128 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>VAD</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td style="text-align: center;">1</td> <td>REVISED CONSTRUCTION NOTES (SHT 2), REVISED CONNECTION TO LIFT STATION SEWER MAIN (SHT 8) AND REMOVED EXISTING VAULT ON (SHT 7).</td> <td style="text-align: center;">08/03/17</td> </tr> <tr> <td style="text-align: center;">2</td> <td>LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN &amp; RECYCLED WATER</td> <td style="text-align: center;">08/03/17</td> </tr> </table> | VAD   | REVISIONS | DATE | 1 | REVISED CONSTRUCTION NOTES (SHT 2), REVISED CONNECTION TO LIFT STATION SEWER MAIN (SHT 8) AND REMOVED EXISTING VAULT ON (SHT 7). | 08/03/17 | 2 | LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN & RECYCLED WATER | 08/03/17 | PREPARED BY:<br><br>25864-Business Center Drive<br>Redlands, CA 92374<br>909.335-6120    stantec.com | SEAL:<br><br>No. 57835<br>C.M.L.<br>STATE OF CALIFORNIA | DESIGN BY:<br>RM<br>DRAWN BY:<br>MT/SW<br>CHECKED BY:<br>RM/NJA/CB<br>SCALE:<br>AS NOTED<br>DATE:<br>09/05/17<br>JOB NUMBER:<br>2042495810 | Reviewed By: _____ Date: _____<br>Recommended for Approval By: _____ Date: _____<br>Approved By: _____ Date: _____<br><small>Director of Public Works</small> | CITY OF BEAUMONT, CALIFORNIA<br>SEWER FORCE MAIN PLANS<br>TITLE SHEET-LOCATION MAP-VICINITY MAP GENERAL NOTES<br>OF 8 SHEETS<br>DRAWING NAME:<br>FILE NO.:<br>3283 |
|---|---|---|---|---|-----------|------|---|--|----------|---|---|----------|---|--|--|---|--|
|   | VAD   | REVISIONS   | DATE  |   |           |      |   |  |          |   |   |          |   |  |  |   |  |
| 1   | REVISED CONSTRUCTION NOTES (SHT 2), REVISED CONNECTION TO LIFT STATION SEWER MAIN (SHT 8) AND REMOVED EXISTING VAULT ON (SHT 7).  | 08/03/17  |   |   |           |      |   |  |          |   |   |          |   |  |  |   |  |
| 2   | LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN & RECYCLED WATER   | 08/03/17  |   |   |           |      |   |  |          |   |   |          |   |  |  |   |  |
| CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br>ENGINEERING DIVISION<br><small>2042495810</small>                                    |   | FOR: RSI COMMUNITIES - HEARTLAND L.L.C.   |   | Plotted: Sep 05, 2017 - 6:21pm    By: lalmgren    DWG: V:\2042\active\2042495810\drawing\sheet_files\495810C-2008SS.DWG |           |      |   |  |          |   |   |          |   |  |  |   |  |

**CONSTRUCTION NOTES:**

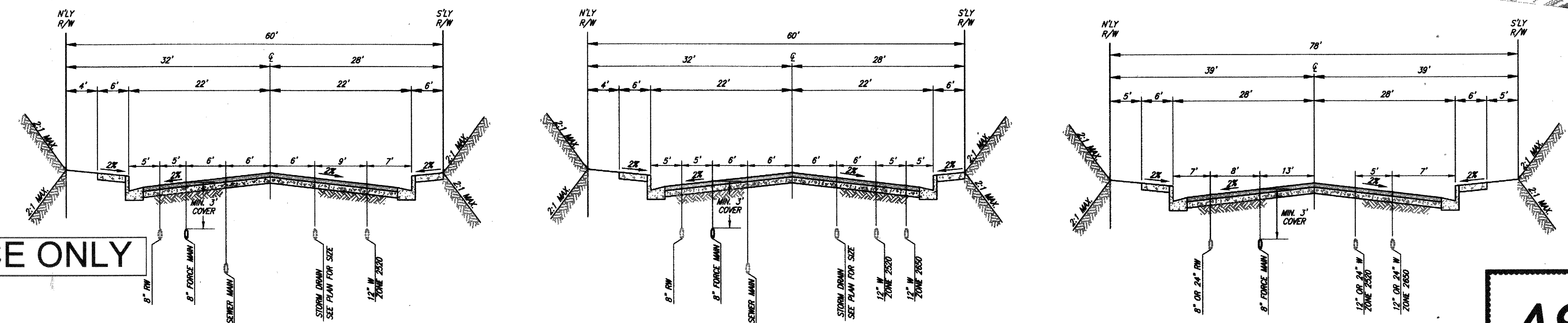
1. INSTALL 8" SEWER FORCE MAIN, PVC ANMA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMDD STD. DRAWING NO SB-157, SB-158, SB-159 -5,000-L.F.  
5,025 L.F.
2. INSTALL 8" 22.5° BEND -2-EA- 1 EA.
3. INSTALL 8" 45° BEND -5-EA- 6 EA.
4. MODIFY EXISTING MANHOLE COVER TO PROVIDE AIR FLOW 1 EA.
5. CONTRACTOR TO TIE INTO EXISTING MANHOLE AT DIRECTION OF CITY 1 EA.
6. INSTALL RESTRAINED JOINTS FOR ANMA C-900 PVC PER EMDD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED. 238 L.F.
7. INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/ PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING, CAST IRON MANHOLE COVER PER EMDD STD. SB-53. 1 EA.
8. INSTALL 8" TIDEFLEX TF1 GATE VALVE PER REDVALVE, INC. 1 EA.
9. RETROFIT EXISTING MANHOLES, INSTALL 2'-12" TIDEFLEX TF1 GATE VALVES PER REDVALVE, INC. -ONE EACH PER EXISTING 12" FORCE MAIN. 2 EA.
10. REMOVE AND DISPOSE EXISTING CHECK VALVES (2 EA.), AIR VACUUM ASSEMBLIES (2 EA.) AND INTERFERING PORTIONS OF PCC VAULT ---
11. CONNECT 2'-12" FORCE MAIN PIPES ACROSS THE REMOVED MECHANICAL APPURTENANCES. CONTRACTOR TO MATCH PIPE IN-KIND AND BACKFILL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. 30 L.F.



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

**INDEX MAP**

SCALE: 1" = 200'



HEARTLAND PARKWAY NORTH

60' SECTION  
STA. 14+40.00 TO 25+90.93  
N.T.S.

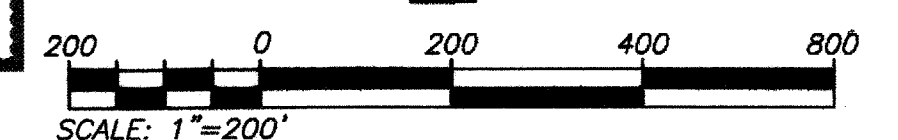
HEARTLAND PARKWAY NORTH

60' SECTION  
STA. 25+90.93 TO 46+16.11  
N.T.S.

HEARTLAND PARKWAY NORTH

78' SECTION  
STA. 46+16.11 TO 53+82.53  
N.T.S.

**AS-BUILT**



**FOR REFERENCE ONLY**

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 287+98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV. 2448.129

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

PREPARED BY: **Stantec**  
25864 Business Center Drive  
Redlands, CA 92374  
909.335.6120 stantec.com

SEAL: **NEO ARAUJO**  
DATE: 09/05/17  
JOB NUMBER: 2042495810

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 09/05/17  
JOB NUMBER: 2042495810

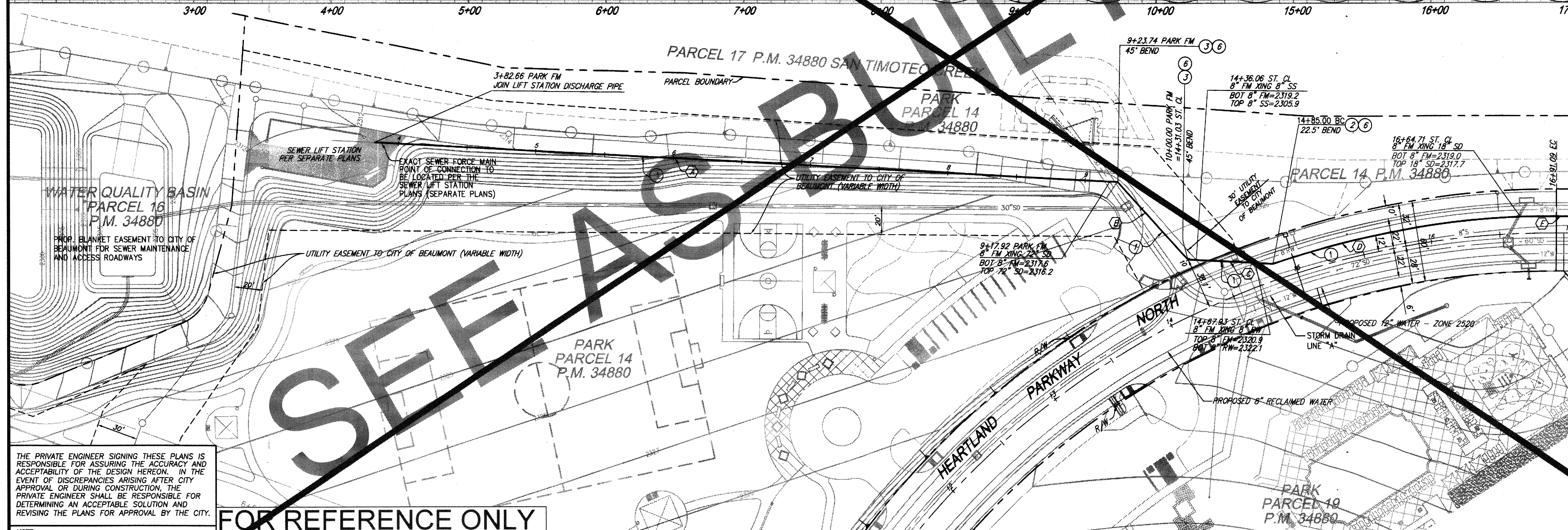
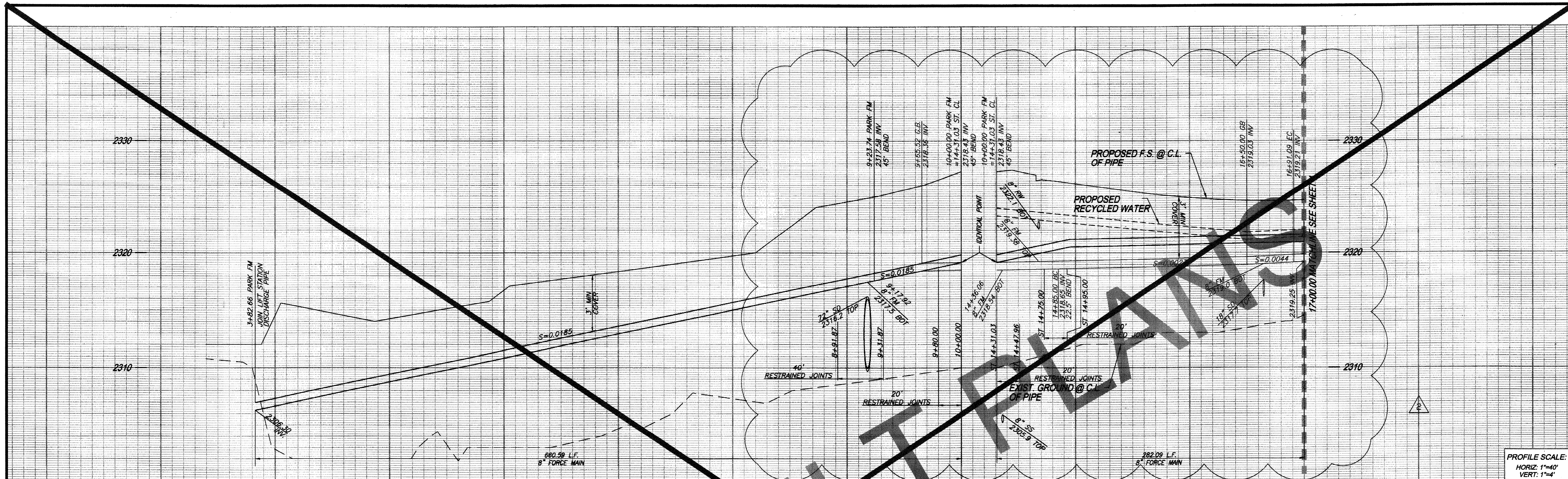
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
TYPICAL SECTION - INDEX MAP  
CONSTRUCTION NOTES - QUANTITIES

SHEET 2  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 3283

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



**CONSTRUCTION NOTES:**

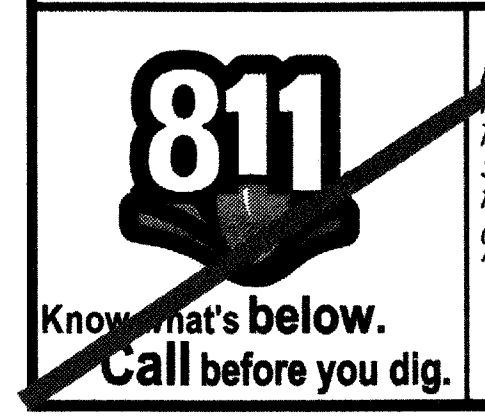
1. INSTALL 8" SEWER FORCE MAIN, PVC ANMA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159
2. INSTALL 8" 22.5' BEND
3. INSTALL 8" 45' BEND
4. INSTALL RESTRAINED JOINTS FOR ANMA C-900 PVC PER EMWD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.

| LINE/CURVE DATA |               |         |         |         |
|-----------------|---------------|---------|---------|---------|
| NO.             | BEARING/DELTA | RADIUS  | LENGTH  | TANGENT |
| A               | N86°59'24"W   | ---     | 584.33' | ---     |
| B               | N41°59'24"W   | ---     | 76.26'  | ---     |
| C               | N86°59'24"W   | ---     | 61.95'  | ---     |
| D               | 19°40'45"     | 612.00' | 210.20' | 106.15' |
| E               | N89°35'01"E   | ---     | 9.94'   | ---     |

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 REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

FOR REFERENCE ONLY

## HEARTLAND PARKWAY NORTH



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

**BENCHMARK:**  
 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/88; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "1 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV. 2448.128

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

PREPARED BY: **Stantec**  
 258641 Business Center Drive  
 Redlands, CA 92374  
 909.333-6120 stantec.com

SEAL: **NEED ARAUJO**  
 85582017  
 DATE

DESIGN BY: RM  
 DRAWN BY: MT/SW  
 CHECKED BY: RM/NA/GB  
 SCALE: AS NOTED  
 DATE: 09/08/17  
 JOB NUMBER: 2042455810

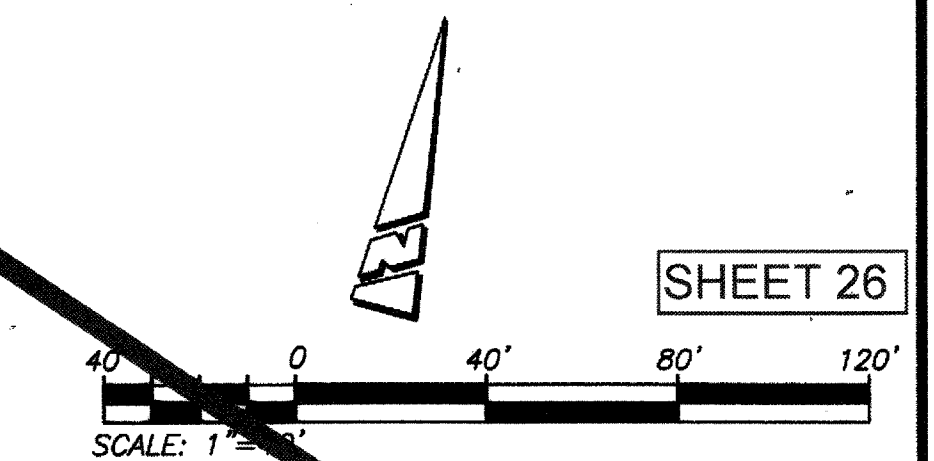
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

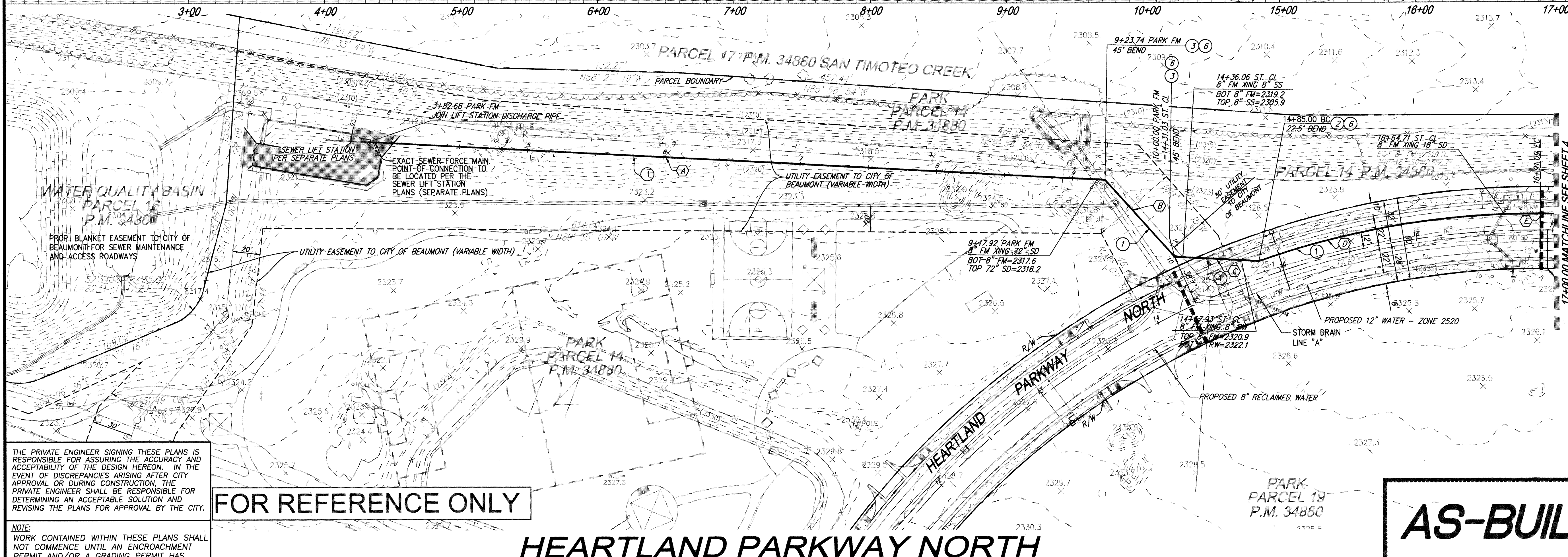
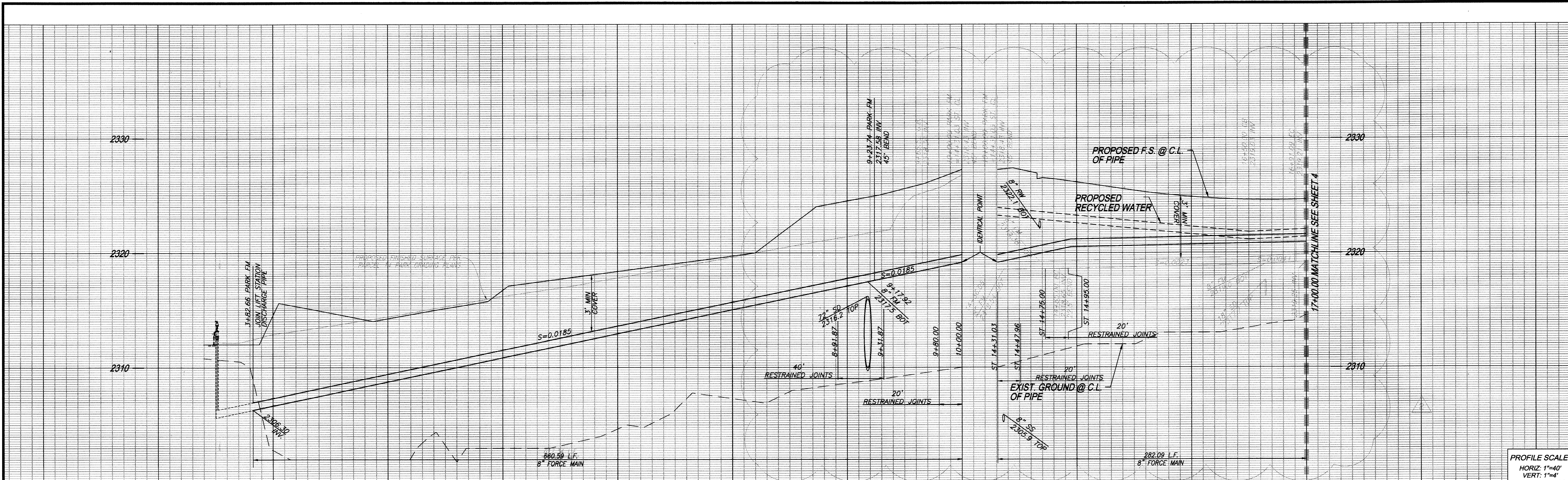
CITY OF BEAUMONT, CALIFORNIA  
 SEWER FORCE MAIN PLANS  
**HEARTLAND PARKWAY NORTH**  
 STA: 3+39.41 FM TO STA: 17+00.00 FM = 17+00.00 STREET

SHEET 3 OF 8 SHEETS  
 DRAWING NAME: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_

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



SHEET 26



- CONSTRUCTION NOTES:**
- INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMDW STD. DRAWING NO SB-157, SB-158, SB-159
  - INSTALL 8" 22.5' BEND
  - INSTALL 8" 45' BEND
  - INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMDW STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.

THIS SHEET SUPERSEDES SHEET NUMBER '26', "HEARTLAND PARKWAY NORTH- STA. 3+39.41 TO STA. 17+00.00" APPROVED ON '9 SEP 2017'.



| LINE/CURVE DATA |               |         |         |         |
|-----------------|---------------|---------|---------|---------|
| NO.             | BEARING/DELTA | RADIUS  | LENGTH  | TANGENT |
| (A)             | N86°59'24"W   | ---     | 584.33' | ---     |
| (B)             | N41°59'24"W   | ---     | 76.26'  | ---     |
| (C)             | N86°59'24"W   | ---     | 61.95'  | ---     |
| (D)             | 19°40'45"     | 612.00' | 210.20' | 106.15' |
| (E)             | N89°35'01"E   | ---     | 9.94'   | ---     |

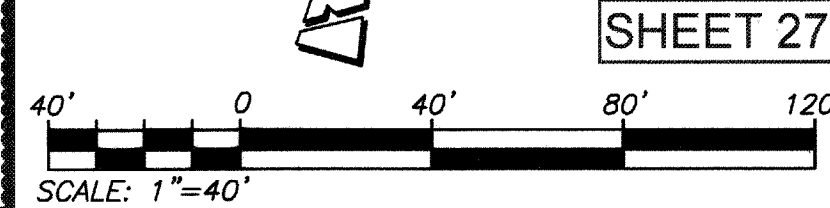
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE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

FOR REFERENCE ONLY

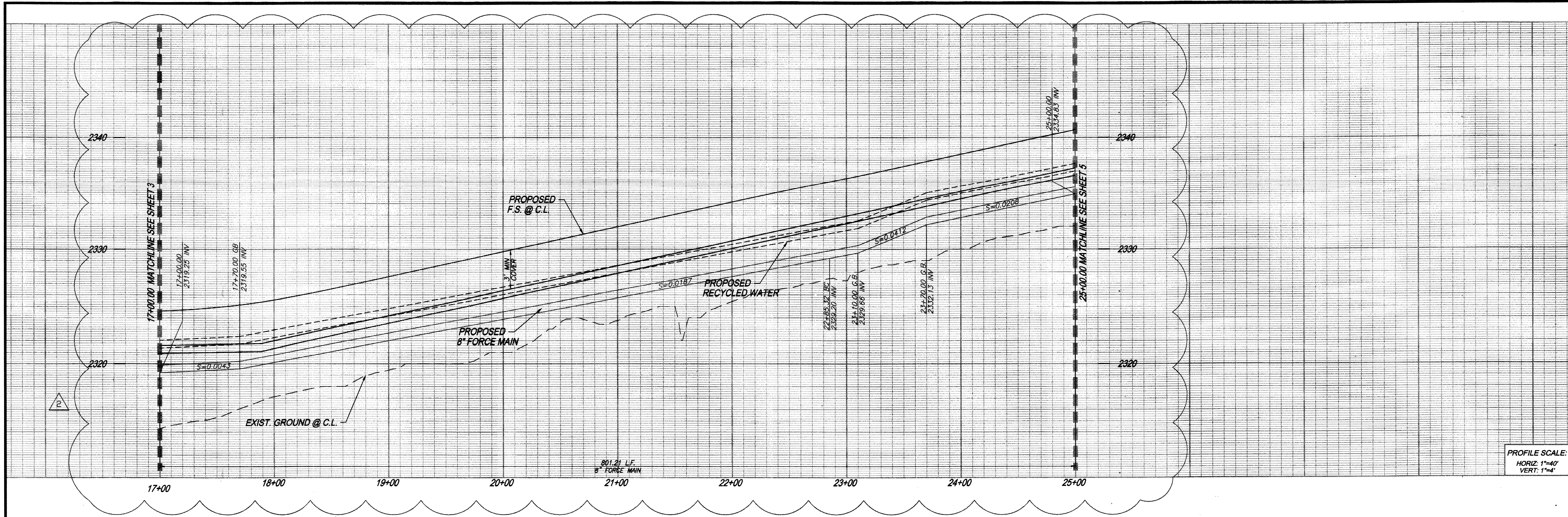
# HEARTLAND PARKWAY NORTH

**AS-BUILT**



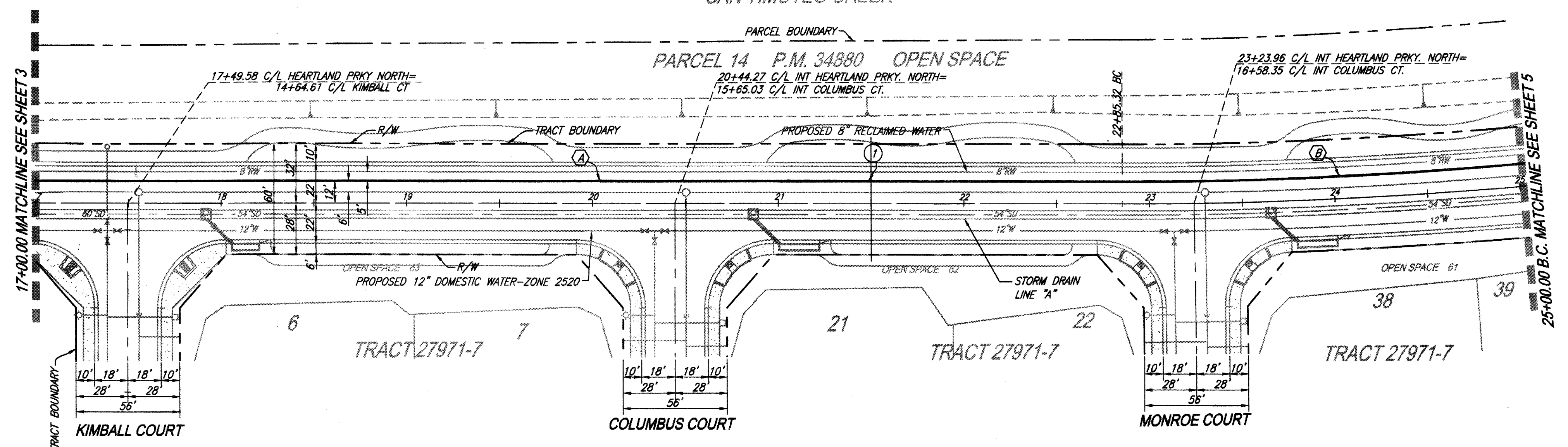
SHEET 27

| <p>Know what's below. Call before you dig.</p> | <p>BASIS OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26832. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV. 2448.129</p> | <p>PREPARED BY:  Stantec<br/>258641 Business Center Drive<br/>Redlands, CA 92374<br/>959-335-6120 stantec.com</p> | <p>DESIGN BY: RM<br/>DRAWN BY: MT/SW<br/>CHECKED BY: RM/NJA/GB<br/>SCALE: AS NOTED<br/>DATE: 11/29/18<br/>JOB NUMBER: 2042495810</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> <th>CITY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | BY                       | MARK                     | DESCRIPTION              | APPR. | DATE | CITY |  |  |  |  |  |  | <p>REVIEWED BY: _____ Date: _____<br/>RECOMMENDED FOR APPROVAL BY: _____ Date: _____<br/>APPROVED BY: _____ Date: _____<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA<br/>SEWER FORCE MAIN PLANS<br/>HEARTLAND PARKWAY NORTH<br/>STA: 3+39.41 FM TO STA: 17+00.00 FM = 17+00.00 STREET</p> | <p>SHEET 3<br/>OF 8 SHEETS<br/>DRAWING NAME:<br/>FILE NO.: 3283</p> |
|--|---|--|---|--|--|--------------------------|--------------------------|--------------------------|-------|------|------|--|--|--|--|--|--|--|--|---|
|  | BY  | MARK   | DESCRIPTION   | APPR.  | DATE   | CITY                     |                          |                          |       |      |      |  |  |  |  |  |  |  |  |   |
|  |   |  |   |  |  |                          |                          |                          |       |      |      |  |  |  |  |  |  |  |  |   |
| <p>BEAUMONT ENGINEER</p>                       | <p>BEAUMONT ENGINEER</p>  | <p>BEAUMONT ENGINEER</p>   | <p>BEAUMONT ENGINEER</p>  | <p>BEAUMONT ENGINEER</p>   | <p>BEAUMONT ENGINEER</p>   | <p>BEAUMONT ENGINEER</p> | <p>BEAUMONT ENGINEER</p> | <p>BEAUMONT ENGINEER</p> |       |      |      |  |  |  |  |  |  |  |  |   |



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

PARCEL 17 P.M. 34880  
SAN TIMOTEO CREEK



**CONSTRUCTION NOTES:**

- 1. INSTALL 8" SEWER FORCE MAIN, PVC ANNA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER ENWD STD. DRAWING NO SB-157, SB-158, SB-159

| LINE/CURVE DATA |               |          |         |         |
|-----------------|---------------|----------|---------|---------|
| NO.             | BEARING/DELTA | RADIUS   | LENGTH  | TANGENT |
| (A)             | N89°35'01"W   | ---      | 585.47' | ---     |
| (B)             | 04°59'18"     | 2478.00' | 215.74' | 107.94' |

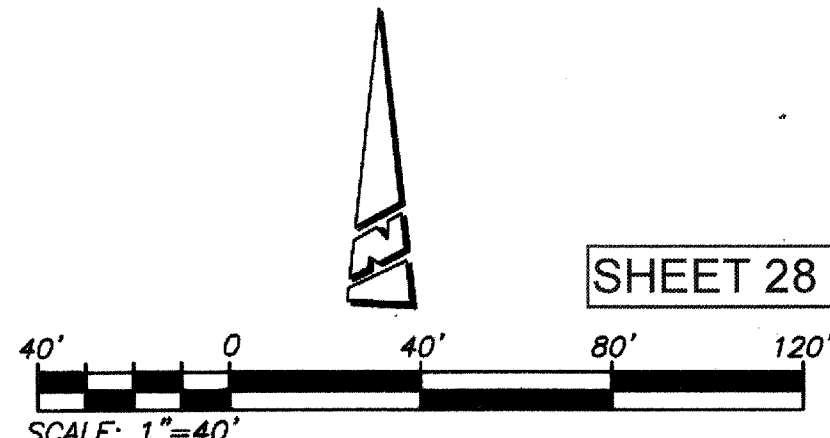
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO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

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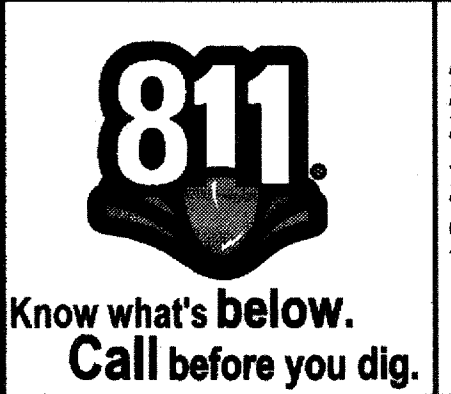
**FOR REFERENCE ONLY**

**HEARTLAND PARKWAY NORTH**

**AS-BUILT**



SHEET 28



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

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED U-448 RESET 1985" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1985 ELEV: 2448.128

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

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

DESIGNED BY: NED ARAUJO  
DATE: 09/06/17  
JOB NUMBER: 2042495810

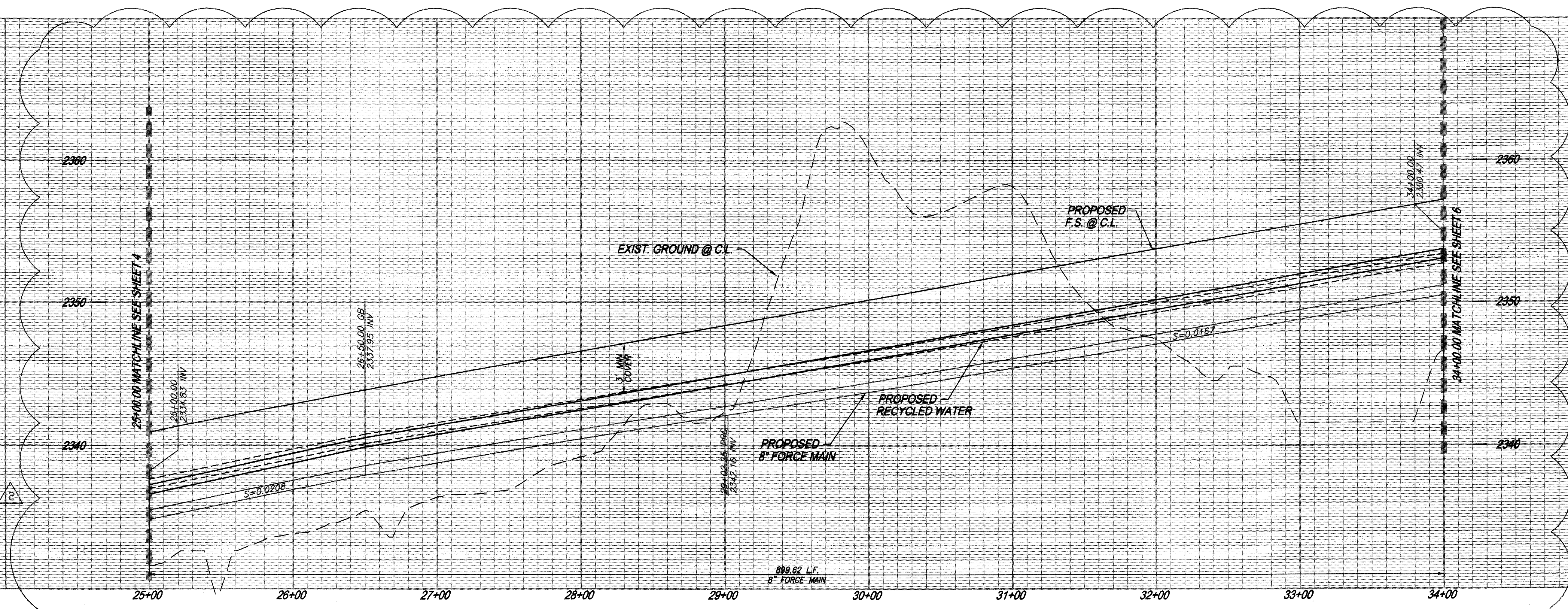
DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 09/06/17  
JOB NUMBER: 2042495810

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

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
**HEARTLAND PARKWAY NORTH**  
STA: 17+00.00 TO STA: 25+00.00

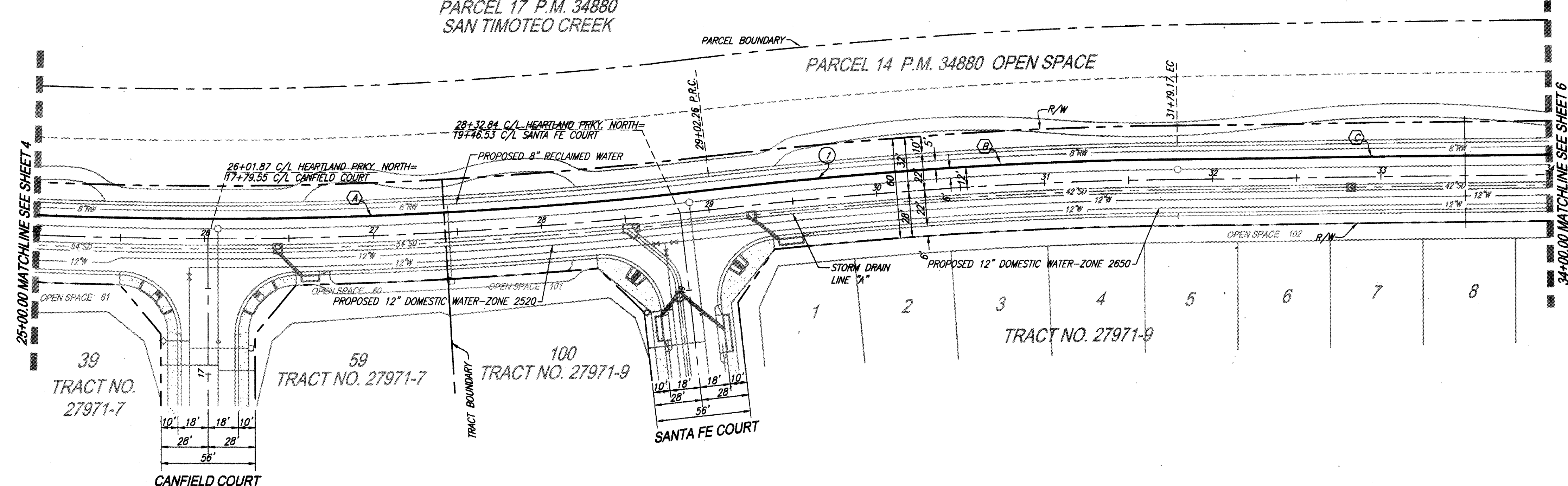
FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET 4 OF 8 SHEETS  
DRAWING NAME: \_\_\_\_\_  
FILE NO.: 2283



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

PARCEL 17 P.M. 34880  
SAN TIMOTEO CREEK



**CONSTRUCTION NOTES:**

- 1. INSTALL 8" SEWER FORCE MAIN, PVC ANKA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159

| LINE/CURVE DATA |               |          |         |         |
|-----------------|---------------|----------|---------|---------|
| NO.             | BEARING/DELTA | RADIUS   | LENGTH  | TANGENT |
| (A)             | 09°15'41"     | 2478.00' | 400.55' | 200.71' |
| (B)             | 06°19'16"     | 2522.00' | 278.24' | 139.26' |
| (C)             | N82°32'29"E   | ---      | 220.83' | ---     |

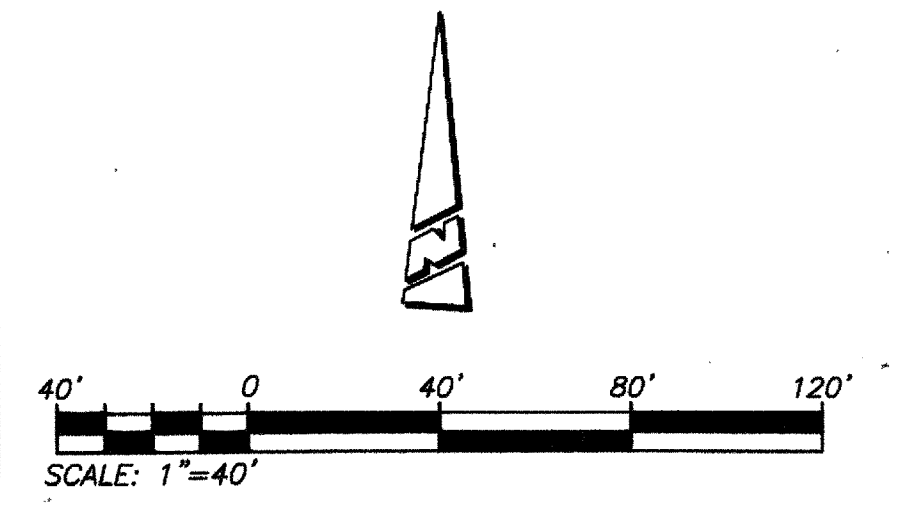
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NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

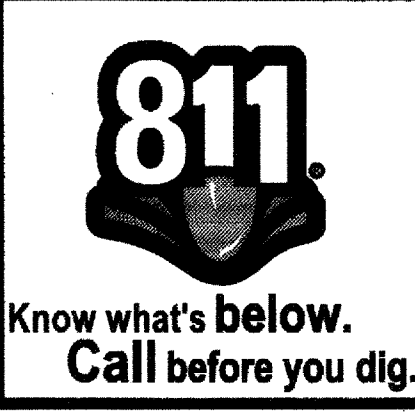
**FOR REFERENCE ONLY**

**HEARTLAND PARKWAY NORTH**

**AS-BUILT**



SHEET 29



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

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED "1-448-1955 ELEV: 2448.129"

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

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

BY: **NEE ARAUJO**  
DATE: **08/06/17**

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 08/06/17  
JOB NUMBER: 2042495810

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

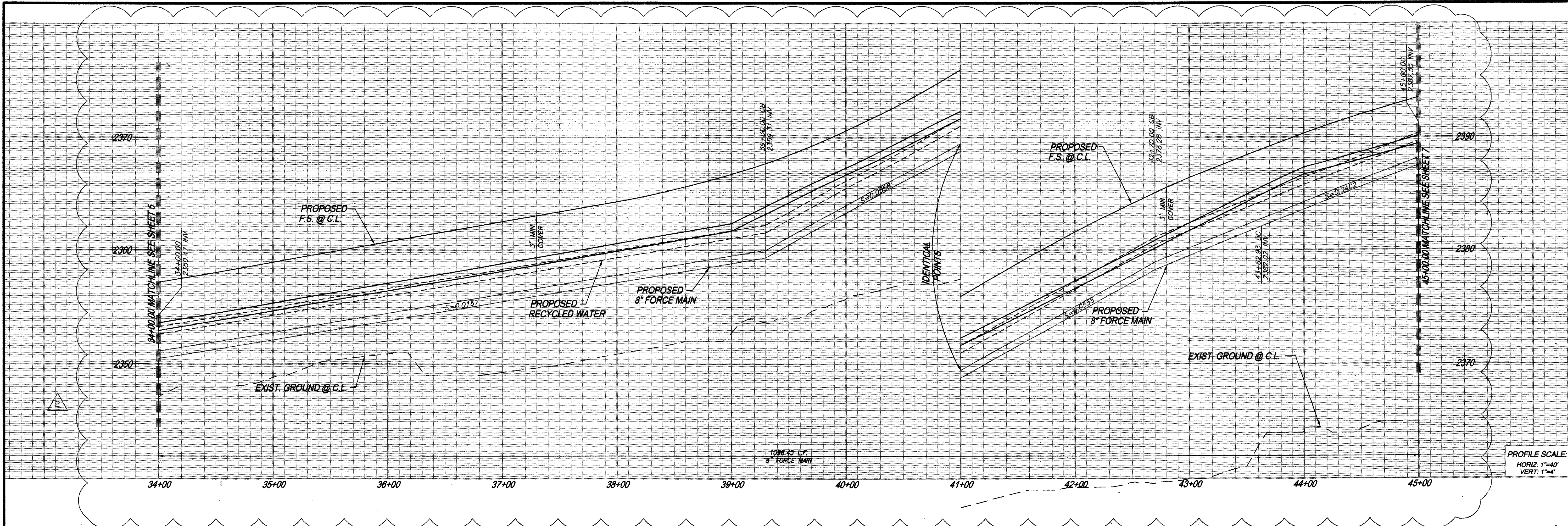
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
**HEARTLAND PARKWAY NORTH**  
STA: 25+00.00 TO STA: 34+00.00

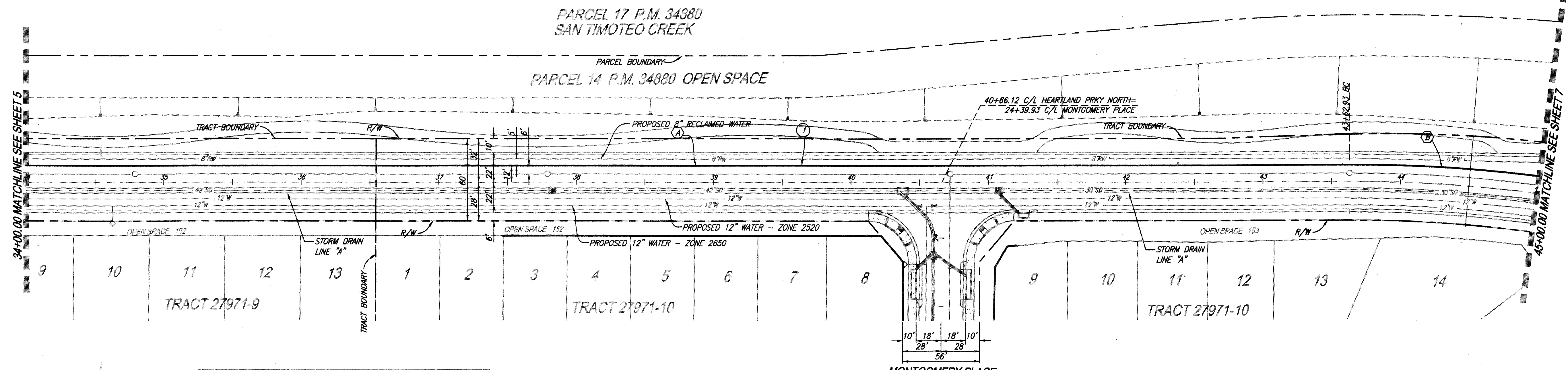
FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET  
**5**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:  
**3283**



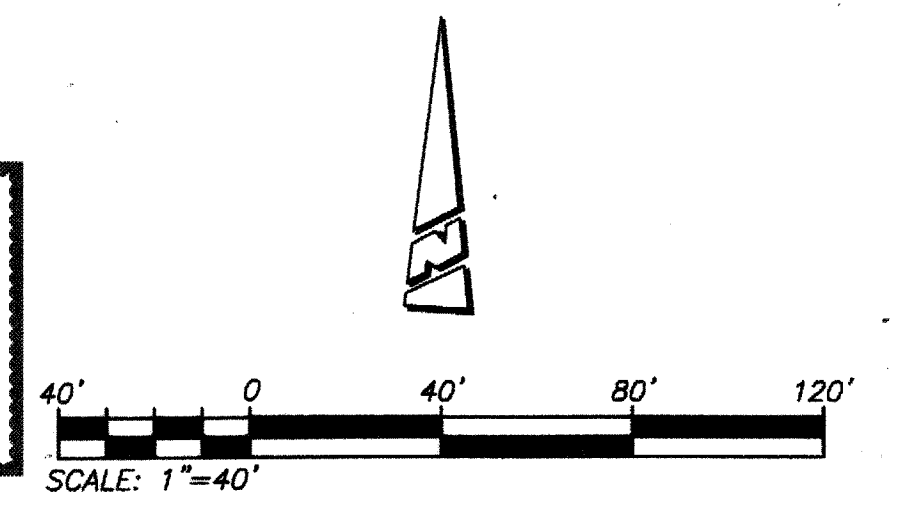


PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



# HEARTLAND PARKWAY NORTH

**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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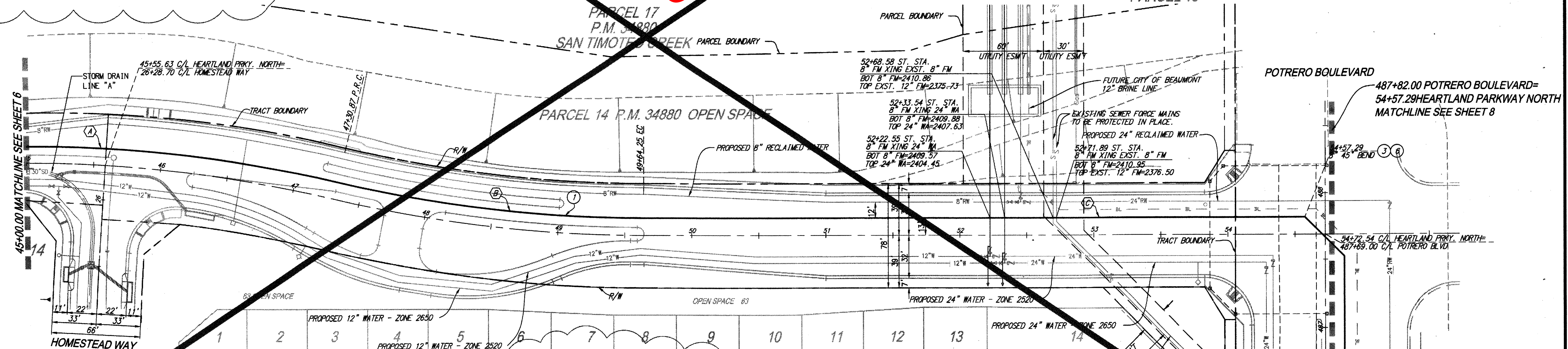
| LINE/CURVE DATA |               |          |         |
|-----------------|---------------|----------|---------|
| NO.             | BEARING/DELTA | RADIUS   | TANGENT |
| (A)             | N82°32'29"E   | ---      | 964.72' |
| (B)             | 07°33'50"     | 1013.00' | 133.73' |

**CONSTRUCTION NOTES:**  
 ① INSTALL 8" SEWER FORCE MAIN, PVC ANMA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMD STD. DRAWING NO SB-157, SB-158, SB-159

| <p>Know what's below.<br/>Call before you dig.</p>                                 | <p>BASIS OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E.</p> | <p>BENCHMARK:<br/>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+08; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955<br/>ELEV: 2448.128</p> | <table border="1"> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR. DATE</th> </tr> <tr> <td>ENGINEER</td> <td></td> <td>REVISIONS</td> <td>QTY</td> </tr> </table> | BY         | MARK | DESCRIPTION | APPR. DATE | ENGINEER |  | REVISIONS | QTY | <p>LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN &amp; RECYCLED WATER</p> | <p>PREPARED BY:<br/> <br/>25864-B Business Center Drive<br/>         Redlands, CA 92374<br/>         909.335-6120 stantec.com</p> | <p>SEAL<br/> </p> | <p>DESIGN BY: RM<br/>         DRAWN BY: MT/SW<br/>         CHECKED BY: RM/NJA/CB<br/>         SCALE: AS NOTED<br/>         DATE: 09/06/17<br/>         JOB NUMBER: 2042495810</p> | <p>Reviewed By: _____ Date: _____<br/>         Recommended for Approval By: _____ Date: _____<br/>         Approved By: _____ Date: _____<br/> <small>Director of Public Works</small></p> | <p>CITY OF BEAUMONT, CALIFORNIA<br/>         SEWER FORCE MAIN PLANS<br/> <b>HEARTLAND PARKWAY NORTH</b><br/>         STA: 34+00.00 TO STA: 45+00.00</p> | <p>SHEET<br/> <b>6</b><br/>         OF 8 SHEETS<br/>         DRAWING NAME:<br/>         FILE NO.: 3283</p> |
|--|--|---|--|------------|------|-------------|------------|----------|--|-----------|-----|--|---|-------------------|---|--|---|--|
|  | BY   | MARK  | DESCRIPTION  | APPR. DATE |      |             |            |          |  |           |     |  |   |                   |   |  |   |  |
| ENGINEER   |  | REVISIONS   | QTY  |            |      |             |            |          |  |           |     |  |   |                   |   |  |   |  |
| <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>         ENGINEERING DIVISION</p> |  |   |  |            |      |             |            |          |  |           |     |  |   |                   |   |  |   |  |



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



- CONSTRUCTION NOTES:**
- INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159
  - INSTALL 8" 45° BEND
  - INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMWD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.
  - REMOVE AND DISPOSE: EXISTING CHECK VALVES (2 EA), AIR VACUUM ASSEMBLIES (2 EA.) AND INTERFERING PORTIONS OF PCC VAULT.
  - CONNECT 2-12" FORCE MAIN PIPES ACROSS THE REMOVED MECHANICAL APPURTENANCES. CONTRACTOR TO MATCH PIPE IN-KIND AND BACKFILL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

| LINE/CURVE DATA |                |          |         |         |
|-----------------|----------------|----------|---------|---------|
| NO.             | BEARINGS/DELTA | RADIUS   | LENGTH  | TANGENT |
| (A)             | 13°26'18"      | 1013.00' | 237.59' | 119.34' |
| (B)             | 13°17'28"      | 987.00'  | 228.96' | 115.00' |
| (C)             | N89°44'51"W    | ---      | 493.04' | ---     |

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 REVISIONS TO 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.

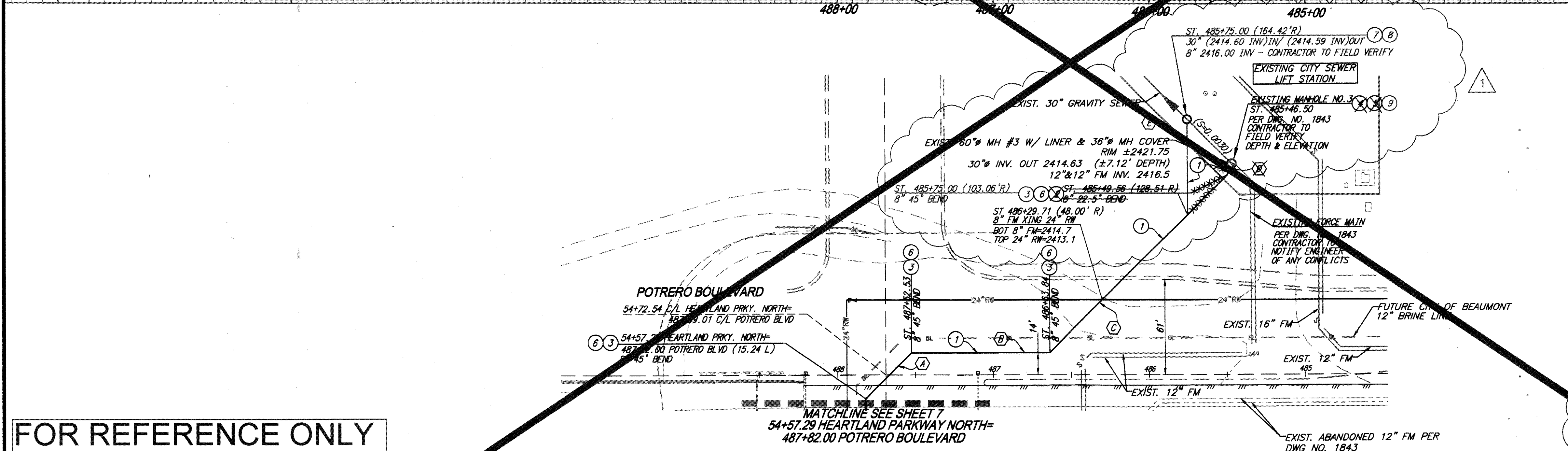
FOR REFERENCE ONLY

# HEARTLAND PARKWAY NORTH

| <p>Know what's below. Call before you dig.</p> | <p>BASIS OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>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 287788: 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129</p> | <table border="1"> <tr> <th>NO.</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>△</td> <td>REMOVED SEWER FORCE MAIN VALVES TO ELIMINATE VAULT</td> <td>CF</td> <td>05/17</td> </tr> <tr> <td>2</td> <td>△</td> <td>LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN &amp; RECYCLED WATER</td> <td>CF</td> <td>05/17</td> </tr> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> <tr> <td>ENGINEER</td> <td></td> <td>REVISIONS</td> <td></td> <td>CITY</td> </tr> </table> | NO.   | MARK | DESCRIPTION | APPR. | DATE | 1 | △ | REMOVED SEWER FORCE MAIN VALVES TO ELIMINATE VAULT | CF | 05/17 | 2 | △ | LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN & RECYCLED WATER | CF | 05/17 | BY | MARK | DESCRIPTION | APPR. | DATE | ENGINEER |  | REVISIONS |  | CITY | <p>PREPARED BY:  Stantec<br/>25864-I Business Center Drive<br/>Redlands, CA 92374<br/>909.335-6120 stantec.com</p> <p>DATE: 09/06/17<br/>JOB NUMBER: 2042495810</p> | <p>DESIGN BY: RM<br/>DRAWN BY: MT/SW<br/>CHECKED BY: RM/NJA/CB<br/>SCALE: AS NOTED<br/>DATE: 09/06/17<br/>JOB NUMBER: 2042495810</p> | <p>Reviewed By: _____ Date: _____<br/>Recommended for Approval By: _____ Date: _____<br/>Approved By: _____ Date: _____<br/>Director of Public Works</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p> | <p>CITY OF BEAUMONT, CALIFORNIA<br/>SEWER FORCE MAIN PLANS<br/>HEARTLAND PARKWAY NORTH<br/>STA: 45+00.00 TO STA: 54+57.29</p> | <p>SHEET 7<br/>OF 8 SHEETS<br/>DRAWING NAME:<br/>FILE NO.:</p> |
|--|---|---|---|-------|------|-------------|-------|------|---|---|--|----|-------|---|---|---|----|-------|----|------|-------------|-------|------|----------|--|-----------|--|------|---|--|--|---|--|
|  | NO.   | MARK  | DESCRIPTION   | APPR. | DATE |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |
| 1  | △   | REMOVED SEWER FORCE MAIN VALVES TO ELIMINATE VAULT  | CF  | 05/17 |      |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |
| 2  | △   | LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN & RECYCLED WATER   | CF  | 05/17 |      |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |
| BY   | MARK  | DESCRIPTION   | APPR.   | DATE  |      |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |
| ENGINEER                                       |   | REVISIONS   |   | CITY  |      |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |
| <p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p> |   |   |   |       |      |             |       |      |   |   |  |    |       |   |   |   |    |       |    |      |             |       |      |          |  |           |  |      |   |  |  |   |  |



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



- CONSTRUCTION NOTES:**
- INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159
  - INSTALL 8" 22.5° BEND
  - INSTALL 8" 45° BEND
  - MODIFY EXISTING MANHOLE COVER TO PROVIDE AIR FLOW
  - CONTRACTOR TO TIE INTO EXISTING MANHOLE AT DIRECTION OF CITY
  - INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMWD STD. DWG. B-68 REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING, MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.
  - INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/ PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING & 30 INCH CAST IRON MANHOLE COVER PER EMWD STD. SB-53. MANHOLE BOTTOM TO BE HAND TROLLED.
  - INSTALL 8" TIDEFLEX TF1 GATE VALVE PER REDVALVE, INC.
  - RETROFIT EXISTING MANHOLE, INSTALL 12" TIDEFLEX TF1 GATE VALVES PER REDVALVE, INC. - ONE EACH PER EXISTING 12" FORCE MAIN.

FOR REFERENCE ONLY

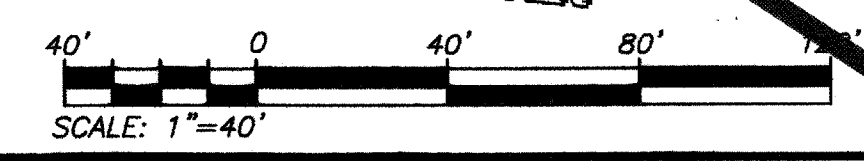
VERTICAL CURVE DATA

| NO. | BEARING/DELTA   | RADIUS | LENGTH  | TANGENT | LENGTH  |
|-----|-----------------|--------|---------|---------|---------|
| (A) | N44°44'39" E    | ---    | 41.69'  | ---     | ---     |
| (B) | N00°14'09" E    | ---    | 88.73'  | ---     | ---     |
| (C) | N44°51'11" W    | ---    | 161.58' | ---     | 125.59' |
| (D) | N67°14'51.22" W | ---    | 6.50'   | ---     | ---     |
| (E) | N89°44'51" W    | ---    | 58.85'  | ---     | ---     |

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 REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

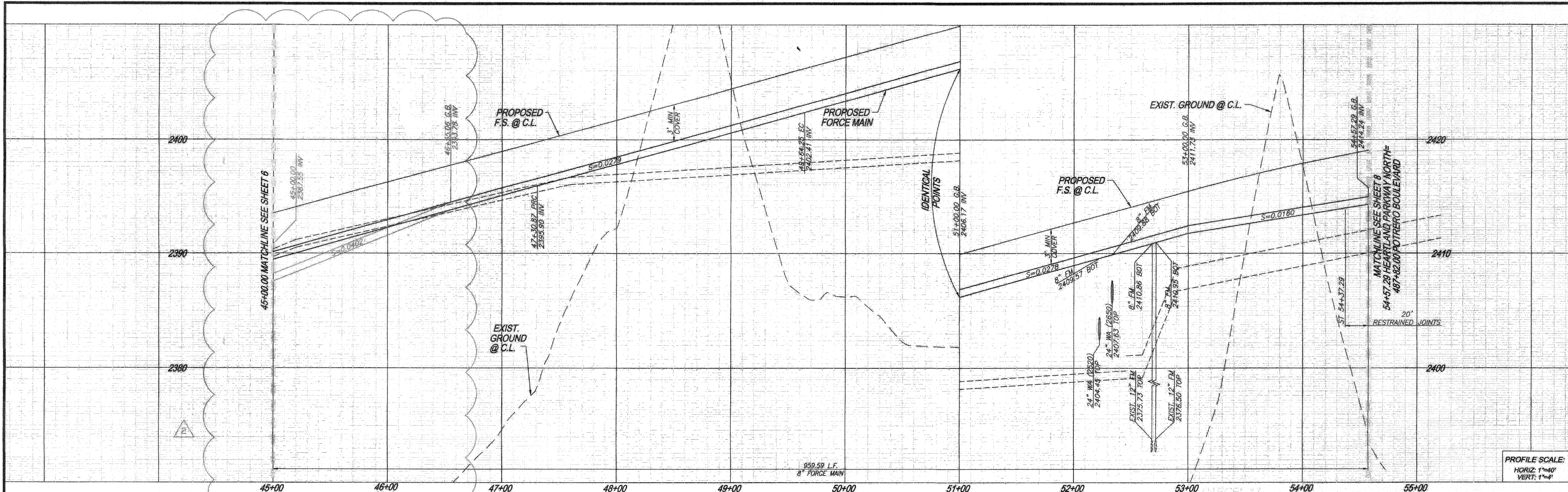
NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**POTRERO BOULEVARD**

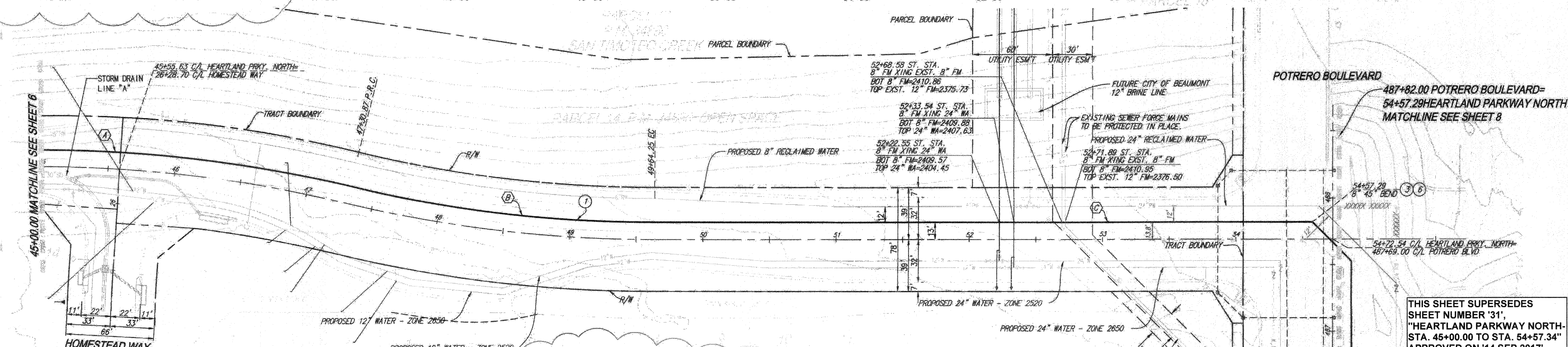


SHEET 32

|  |  |   |   |  |  |  |  |  |
|--|--|---|---|--|--|--|--|--|
| <p>Know what's below. Call before you dig.</p> | <p>BASE OF BEARINGS:<br/>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".<br/>BEARING: N 27°39'52" E</p> | <p>BENCHMARK:<br/>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<br/>ELEV: 2448.128</p> | <p>REVISED PLAN AND PROFILE CONNECTION TO EXISTING SEWER AT LIFT STATION.</p> | <p>PREPARED BY:<br/><b>Stantec</b><br/>23864-I Business Center Drive<br/>Redlands, CA 92374<br/>979.335-6120 stantec.com</p> | <p>DESIGN BY: RM<br/>DRAWN BY: MT/SW<br/>CHECKED BY: RM/NJA/GB<br/>SCALE: AS NOTED<br/>DATE: 08/08/17<br/>JOB NUMBER: 2042455810</p> | <p>Reviewed By: _____ Date: _____<br/>Recommended for Approval By: _____ Date: _____<br/>Approved By: _____ Date: _____<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA<br/>SEWER FORCE MAIN PLANS<br/><b>POTRERO BOULEVARD</b><br/>STA: 485+46.39 TO STA: 487+82.00</p> | <p>SHEET 8<br/>OF 8 SHEETS<br/>DRAWING NAME:<br/>FILE NO.:</p> |
|  | <p>BY: MARK<br/>ENGINEER</p>   | <p>DESCRIPTION<br/>REVISIONS</p>  | <p>APPR. DATE<br/>CITY</p>  | <p>PREPARED BY:<br/>NED ARAUJO<br/>DATE</p>  | <p>SEAL<br/>REGISTERED PROFESSIONAL ENGINEER<br/>No. 57835<br/>CIVIL<br/>STATE OF CALIFORNIA</p>                                     | <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p>  | <p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>   |  |



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



THIS SHEET SUPERSEDES SHEET NUMBER '31', "HEARTLAND PARKWAY NORTH- STA. 45+00.00 TO STA. 54+57.34" APPROVED ON '14 SEP 2017'.

**CONSTRUCTION NOTES:**

1. INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO 58-157, 58-158, 58-159
2. INSTALL 8" 45° BEND.
3. INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO 58-157, 58-158, 58-159
4. REMOVE AND DISPOSE: EXISTING CHECK VALVES (2 EA.), AIR VACUUM ASSEMBLIES (2 EA.) AND INTERFERING PORTIONS OF PCC VAULT.
5. CONNECT 2-12" FORCE MAIN PIPES ACROSS THE REMOVED MECHANICAL APPURTENANCES. CONTRACTOR TO MATCH PIPE IN-RIND AND BACKFILL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

| LINE/CURVE DATA |               |          |         |
|-----------------|---------------|----------|---------|
| NO.             | BEARING/DELTA | RADIUS   | LENGTH  |
| (A)             | 13°26'18"     | 1013.00' | 237.59' |
| (B)             | 13°17'28"     | 987.00'  | 228.96' |
| (C)             | N89°44'51"W   | —        | 493.04' |

**AS-BUILT**

FOR REFERENCE ONLY

**HEARTLAND PARKWAY NORTH**

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

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

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/28; 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 #R26832. A STANDARD DISC, STAMPED "U-448 RESET 1984" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129

| NO. | BY | MARK  | DESCRIPTION   | APPR. | DATE |
|-----|----|-------|---|-------|------|
| 1   | CF | R/ARJ | REMOVED SEWER FORCE MAIN VALVES TO ELIMINATE VAULT  |       |      |
| 2   | CF | R/ARJ | LOWERED SEWER FORCE MAIN TO LEAVE 1' VERTICAL CLEARANCE BETWEEN FORCE MAIN & RECYCLED WATER |       |      |
| 3   |    |       | ADDED REDICATED RECYCLED WATER MAIN   |       |      |

PREPARED BY: **Stantec**  
258641 Business Center Drive  
Redlands, CA 92374  
909.235.6120 stantec.com

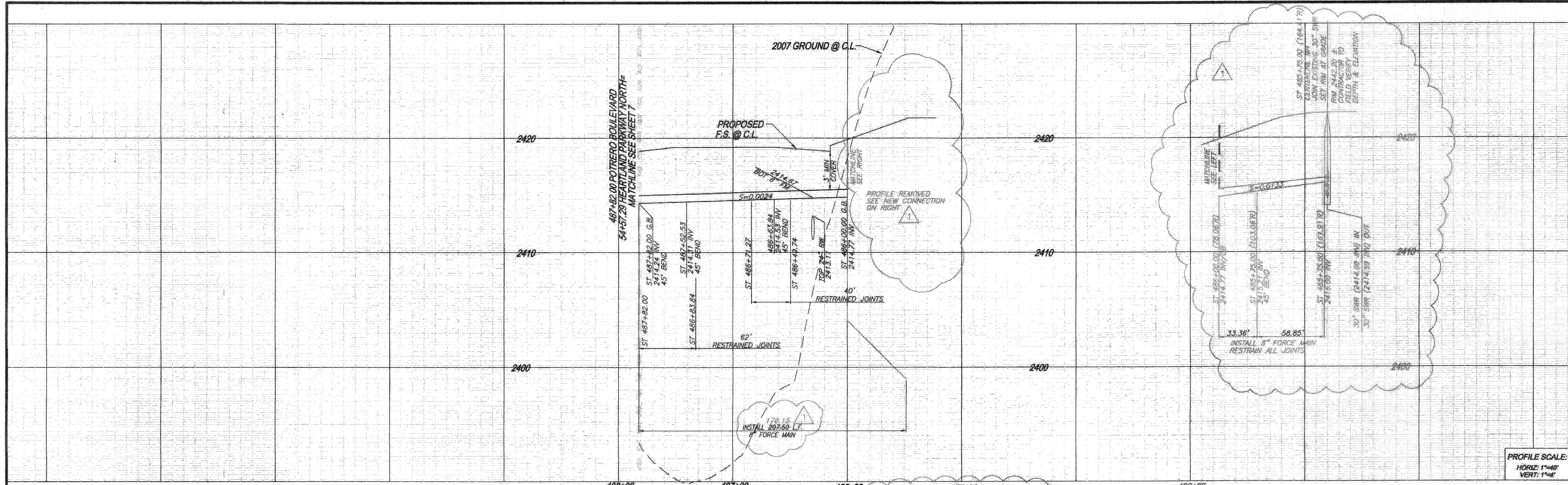
DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 12/11/17  
JOB NUMBER: 2042495810

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

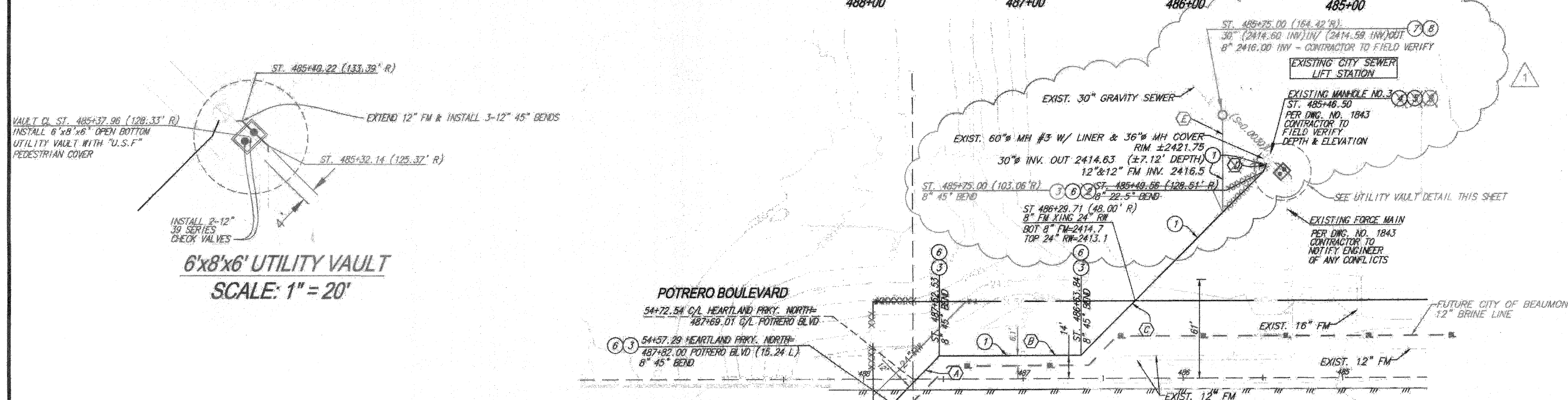
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
**HEARTLAND PARKWAY NORTH**  
STA. 45+00.00 TO STA. 54+57.29

SHEET 7  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 2283



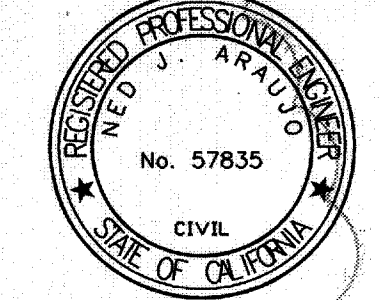
PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



6'x8'x6' UTILITY VAULT  
SCALE: 1" = 20'

- CONSTRUCTION NOTES:**
- INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMD STD. DRAWING NO SB-157, SB-158, SB-159
  - INSTALL 8" 22.5° BEND
  - INSTALL 8" 45° BEND
  - MODIFY EXISTING MANHOLE COVER TO PROVIDE AIR FLOW
  - CONTRACTOR TO TIE INTO EXISTING MANHOLE AT DIRECTION OF CITY
  - INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMD STD. DWG. B-863. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.
  - INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/ PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING & 30 INCH CAST IRON MANHOLE COVER PER EMD STD. SB-53. MANHOLE BOTTOM TO BE HAND TROLLED.
  - INSTALL 8" TIEFLEX TFI GATE VALVE PER REDWALVE, INC.
  - RETROFIT EXISTING MANHOLE, INSTALL 2 - 12" TIEFLEX TFI GATE VALVES PER REDWALVE, INC. ONE EACH PER EXISTING 12" FORCE MAIN.

THIS SHEET SUPERSEDES SHEET NUMBER '32', "POTRERO BOULEVARD-STA. 487+82.00" APPROVED ON '05 SEP 2017'.



**FOR REFERENCE ONLY**

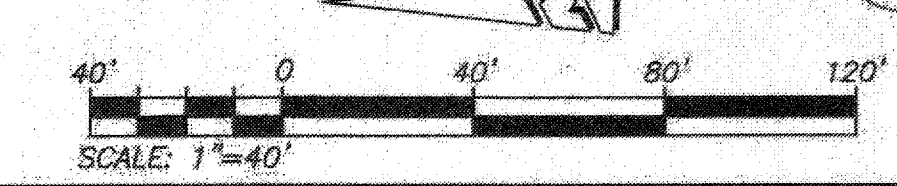
| LINE/CURVE DATA |                |        |         |         |
|-----------------|----------------|--------|---------|---------|
| NO.             | BEARING/DELTA  | RADIUS | LENGTH  | TANGENT |
| (A)             | N44°44'39"W    | ---    | 41.69'  | ---     |
| (B)             | N00°15'09"E    | ---    | 88.73'  | ---     |
| (C)             | N44°44'51"W    | ---    | 101.58' | 125.59' |
| (D)             | N67°14'51.22"W | ---    | 6.50'   | ---     |
| (E)             | N89°44'51"W    | ---    | 58.85'  | ---     |

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**POTRERO BOULEVARD**

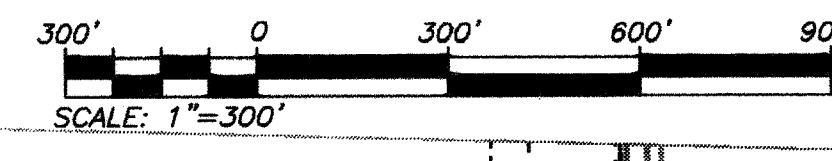
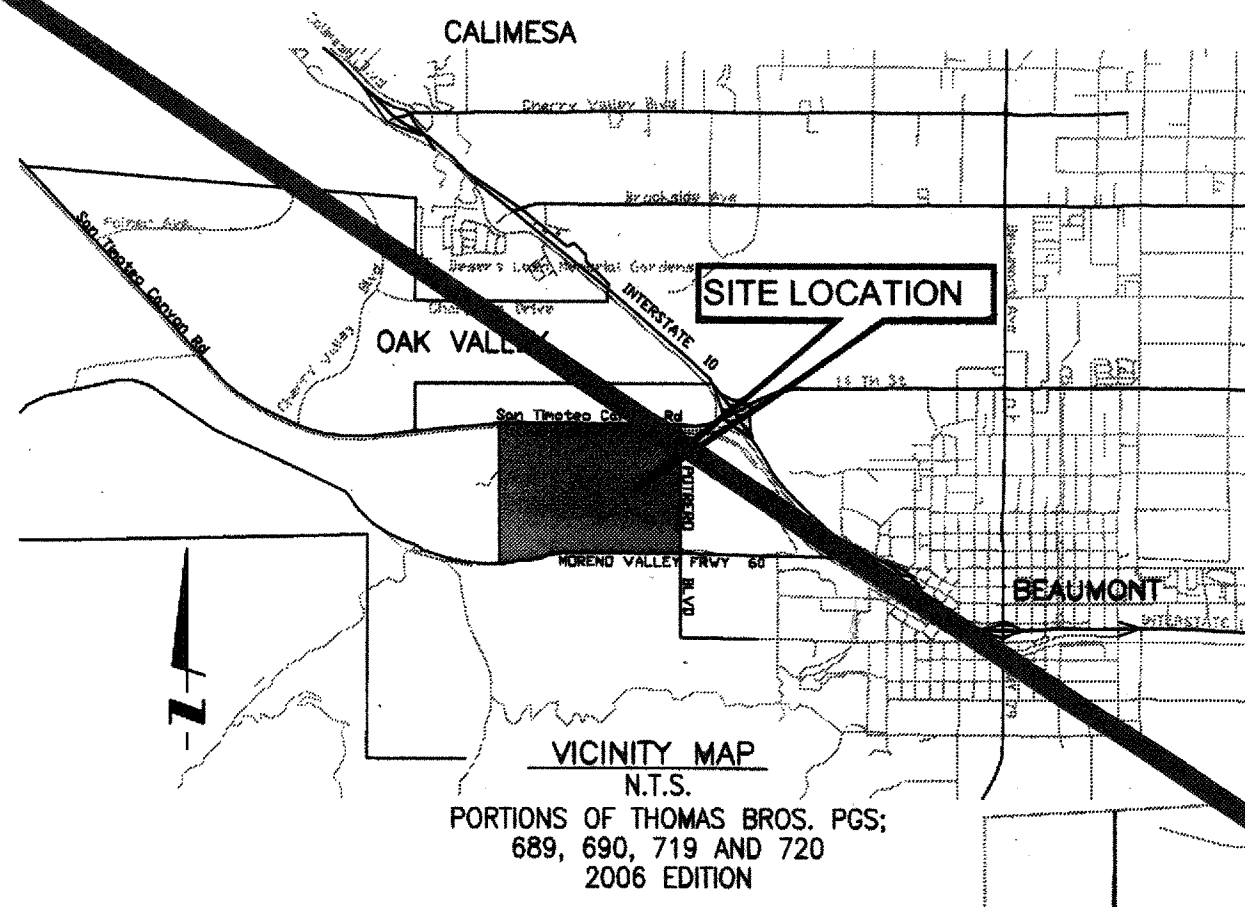
**AS-BUILT**



SHEET 34

|   |  |  |  |          |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |
|---|--|--|--|----------|---|----|----------|-----|---|----|----------|----|------|-------------|------------|----------|--|-----------|-----|--|---|--|--|--|
| <p>Know what's below.<br/>Call before you dig.</p>                        | <p><b>BASIS OF BEARINGS:</b><br/>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".<br/>BEARING: N 27°39'52" E</p> | <p><b>BENCHMARK:</b><br/>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 #266832, 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-448-1855<br/>ELEV: 2448.129</p> | <table border="1"> <tr> <td>HAD</td> <td>REVISD PLAN AND PROFILE CONNECTION TO EXISTING SEWER AT LIFT STATION.</td> <td>CF</td> <td>12/11/17</td> </tr> <tr> <td>TDA</td> <td>ADDED UTILITY VAULT, SHOW NEW LOCATIONS OF BRINE LINE AND RECYCLED WATER.</td> <td>CF</td> <td>12/12/17</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>QTY</td> </tr> </table> | HAD      | REVISD PLAN AND PROFILE CONNECTION TO EXISTING SEWER AT LIFT STATION. | CF | 12/11/17 | TDA | ADDED UTILITY VAULT, SHOW NEW LOCATIONS OF BRINE LINE AND RECYCLED WATER. | CF | 12/12/17 | BY | MARK | DESCRIPTION | APPR. DATE | ENGINEER |  | REVISIONS | QTY | <p>PREPARED BY:  Stantec<br/>25864-F Business Center Drive<br/>Redlands, CA 92374<br/>909-335-6120<br/>stantec.com</p> | <p>DESIGN BY: RM<br/>DRAWN BY: MT/SW<br/>CHECKED BY: RM/NA/GB<br/>SCALE: AS NOTED<br/>DATE: 12/11/17<br/>JOB NUMBER: 2042495810</p> | <p>Reviewed By: _____ Date: _____<br/>Recommended for Approval By: _____ Date: _____<br/>Approved By: _____ Date: _____<br/>Director of Public Works</p> | <p>CITY OF BEAUMONT, CALIFORNIA<br/>SEWER FORCE MAIN PLANS<br/><b>POTRERO BOULEVARD</b><br/>STA: 485+46.39 TO STA: 487+82.00</p> | <p>SHEET<br/><b>8</b><br/>OF 8 SHEETS<br/>DRAWING NAME:<br/>FILE NO.:<br/>3263</p> |
|   | HAD  | REVISD PLAN AND PROFILE CONNECTION TO EXISTING SEWER AT LIFT STATION.  | CF   | 12/11/17 |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |
| TDA   | ADDED UTILITY VAULT, SHOW NEW LOCATIONS OF BRINE LINE AND RECYCLED WATER.  | CF   | 12/12/17   |          |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |
| BY  | MARK   | DESCRIPTION  | APPR. DATE   |          |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |
| ENGINEER  |  | REVISIONS  | QTY  |          |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |
| <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT<br/>ENGINEERING DIVISION</p> | <p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>   | <p>Plotted: Dec 11, 2017 - 5:00pm By: vdelgado DWG: V:\2042\active\2042495810\drawing\Sheet_Files\485810-201585.DWG</p>  |  |          |   |    |          |     |   |    |          |    |      |             |            |          |  |           |     |  |   |  |  |  |

# CITY OF BEAUMONT, CALIFORNIA OLIVEWOOD SEWER LIFT STATION PM 34880 / TRACT 27971



- ### GRADING NOTES:
- ALL GRADING SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING STANDARDS CODE, APPENDIX J, AND CITY OF BEAUMONT ORDINANCES.
  - ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
  - DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE AND EROSION CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
  - DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
  - NO FILL SHALL BE PLACED ON EXISTING GROUND THAT HAS NOT BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, AND OTHER DELETERIOUS MATERIAL.
  - MAXIMUM CUT AND FILL SLOPE = 2:1 EXCEPT WHERE SPECIALLY APPROVED OTHERWISE.
  - STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
  - PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
  - PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YR Q STORM FLOWS, ALONG THE TOP OF CUT SLOPES.
  - MINIMUM BUILDING PAD DRAINAGE SWALE SLOPE SHALL BE = 1% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE 2' CONSTRUCTED A MINIMUM OF 2' FROM THE TOE OF CUT OR FILL SLOPES.
  - NO OBSTRUCTION OF FLOOD PLANS OR NATURAL WATER COURSES SHALL BE PERMITTED.
  - ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
  - FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/4" PER FOOT FOR A MINIMUM OF 3'.
  - CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH CITY OF BEAUMONT REQUIREMENTS PRIOR TO FINAL GRADING INSPECTION.
  - EROSION CONTROL: ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO A GRASS OR MIX GROUND COVER. SLOPES EQUAL TO OR GREATER THAN 4' IN VERTICAL HEIGHT SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM COMPLETE WITH AN APPROPRIATE BACKFLOW PREVENTION DEVICE PER U.P.C. CHAPTER 10.
  - ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE "GEOTECHNICAL INVESTIGATION AND GRADING PLAN REVIEW" PREPARED BY PACIFIC SOILS ENGINEERING INC. DATED 10/28/03. TWO SETS OF THE FINAL GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, WHICH SHALL INCLUDE FOUNDATION DESIGN IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
  - IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
  - ALL GRADING SHALL BE CONTINUOUSLY OBSERVED BY A COMPETENT SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
  - A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING & SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT A FINAL GEOTECHNICAL REPORT OF COMPLETION OF ROUGH GRADING, STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN, PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF BUILDING PERMITS. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
  - A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT AN INSPECTION REPORT OF BUILDING PAD ELEVATIONS. WHERE SPECIFIC ELEVATIONS ARE REQUIRED THE ELEVATION WITH RESPECT TO MEAN SEA LEVEL SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND LEVEL SHALL BE GIVEN.
  - A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING & SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT A FINAL GEOTECHNICAL REPORT OF COMPLETION OF FINAL GRADING, STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING".
  - THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
  - ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
  - CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO DAYS BEFORE DIGGING AT 8-1-1 AND THE FOLLOWING UTILITIES OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION:  
CITY OF BEAUMONT (951) 769-8520  
GENERAL TELEPHONE (800) 483-4000  
SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7926  
BEAUMONT CHERRY VALLEY WATER DISTRICT (951) 845-9581
  - TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL A SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENTS.
  - THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS/HER CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
  - THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, CITY OF BEAUMONT AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY RESULTING FROM THIS PROJECT, INCLUDING THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER'S OR THE DEVELOPER'S ENGINEER.
  - ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
  - ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED TO THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.

### BASIS OF TOPOGRAPHY

ARROWHEAD MAPPING CORPORATION  
431 MAC KAY DRIVE  
SAN BERNARDINO, CA 92408 (909) 889-2420  
JOB # AMC 12-162  
AERIAL PHOTOGRAPHY DATED : 10-18-12

TRANSLATED AND ROTATED TO HEARTLAND  
PROJECT CONTROL "REST" AND "RABBIT".  
VERTICALLY ADJUSTED FOR BENCHMARK U-448.

### SOILS ENGINEERING:

ALTA CALIFORNIA GEOTECHNICAL INC.  
170 NORTH MAPLE STREET, SUITE 108  
CORONA, CA 92780  
951-509-7090 WWW.ALTAGEOTECHNICAL.COM

PROJECT NO. 1-0143-A  
REPORT DATED: JANUARY 18, 2017

### 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.

*[Signature]* 8 SEP 2017  
NED ARAUJO R.C.E. 57835 DATE

### ZONING/LAND USE

EXISTING ZONING: HEARTLAND SPECIFIC PLAN  
PROPOSED ZONING: HEARTLAND SPECIFIC PLAN  
PROPOSED LAND USE: SPECIFIC PLAN: PUBLIC SEWER FACILITY  
EXISTING LAND USE: SPECIFIC PLAN  
SURROUNDING LAND USE: OPEN SPACE/PARK/RESIDENTIAL

### EARTHWORK QUANTITIES

TOTAL DISTURBED AREA: 5,100 SF

|                    |       |       |
|--------------------|-------|-------|
| LIFT STATION SITE: | CUT   | FILL  |
| 10% SHRINKAGE      | 20 CY | 30 CY |
| SUBTOTAL:          | 2 CY  | 30 CY |
| TOTAL (IMPORT):    | 18 CY | 30 CY |
|                    |       | 12 CY |

### NOTE:

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PARK STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

### PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

SEE AS BUILT

### LOCATION MAP

SCALE: 1" = 300'

### LEGEND

- 1235 - EXISTING CONTOUR
- [2311] - PROPOSED CONTOUR
- SLOPE (2:1 MAX.)
- 80 - LOT NUMBER
- PARCEL BOUNDARY
- EASEMENT LINE
- FENCING PER LANDSCAPE PLAN
- FLOW LINE
- (1217.58) - EXISTING ELEV.
- 1252.64 - PROPOSED ELEV.
- MAINTENANCE ROAD
- 1.28% - PROPOSED SLOPE
- SCREEN WALL
- SEWER (GRAVITY) PER REFERENCE PLAN
- SEWER (FORCEMAIN) PER REFERENCE PLAN

### ABBREVIATIONS

- CY - CUBIC YARDS
- FL - FLOW LINE
- FS - FINISHED SURFACE
- FG - FINISHED GRADE
- FM - SEWER FORCE MAIN
- GB - GRADE BREAK
- HP - HIGH POINT
- LOL - LAYOUT LINE
- INV - PIPE INVERT
- LP - LOW POINT
- PCC - PORTLAND CONCRETE CEMENT
- EP - EDGE OF PAVEMENT
- TW - TOP OF WALL
- TF - TOP OF FOOTING
- SF - SQUARE FEET
- SG - SUBGRADE ELEVATION
- 12" S - SEWER MAIN

### APPLICANT:

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

### INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET, LOCATION MAP-VICINITY MAP-GENERAL NOTES
- SHEET 2 - SITE PLAN AND CONSTRUCTION PLAN
- SHEET 3 - DETAILS AND HORIZONTAL LAYOUT PLAN

SHEET 35

### FOR REFERENCE ONLY

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

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

**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

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

PREPARED BY: **Stantec**  
238641 Business Center Drive  
Irvine, CA 92614  
909.335.6120 stantec.com

*[Signature]* 8 SEP 2017  
NED ARAUJO R.C.E. 57835 DATE

DESIGN BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
SCALE: AS NOTED  
DATE: 09/08/17  
JOB NUMBER: 2042495810

**Professional Engineer**  
No. 57835  
CIVIL  
STATE OF CALIFORNIA

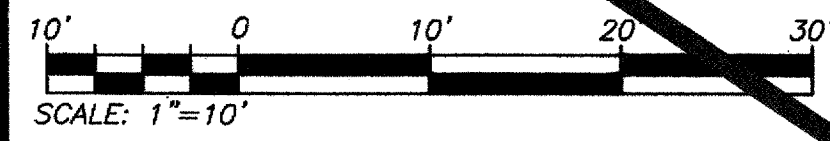
Reviewed By: *[Signature]* Date: 9.21.17  
Recommended for Approval By: *[Signature]* Date: 9.21.17  
Approved By: *[Signature]* Date: 9.22.17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRECISE GRADING PLANS  
OLIVEWOOD SEWER LIFT STATION  
TITLE SHEET-LOCATION  
MAP-VICINITY MAP  
PARCEL 14 - PM 34880 / TRACT 27971  
APN 414-110-057

SHEET 1  
3 SHEETS  
DRAWING NAME:  
FILE NO.: 3126

FOR: RSI COMMUNITIES - HEARTLAND LLC.



SEE AS-BUILT



**PARCEL 16  
PM 34880  
WQMP BASIN**

**PARCEL 14 PM 34880  
PARK SITE**

**NOTE:**

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PUMP STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

**FOR REFERENCE ONLY**

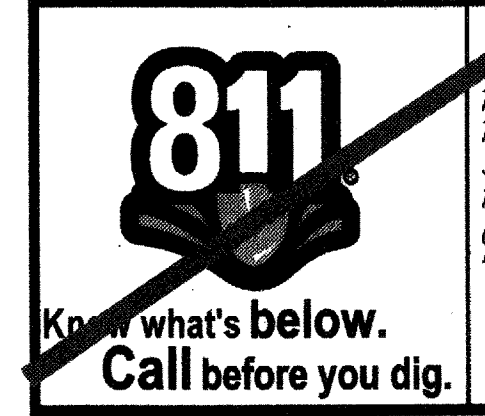
**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

- 1 SEWER AND DRAINAGE MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY
- 2 BLANKET SEWER AND DRAINAGE MAINTENANCE EASEMENT OVER PARCEL 16 TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY

**CONSTRUCTION NOTES**

- 1 PLACE 4-INCH THICK 3/8 INCH DIAMETER GRAVEL ROCK ..... 10 CY
- 2 PLACE 6-INCH THICK NATIVE SOIL MIXED WITH DESCOBOND 500 SOIL STABILIZER ..... 2470 SF
- 3 8" CMU BLOCK WALL BY PROTO II, PER LANDSCAPE PLANS, PER SEPARATE PERMIT ..... 195 LF
- 4 CONSTRUCT "AT-SUBGRADE" WALL OPENINGS, B" W X C" H, 10 FEET ON CENTER ..... 6 EACH
- 5 INSTALL TUBULAR STEEL ACCESS GATE PER LANDSCAPE PLANS ..... 36 LF
- 6 CONSTRUCT EARTHEN SWALE AS SHOWN IN SECTION B ON SHEET 3 ..... 126 LF
- 7 CONSTRUCT 6" WIDE PCC RIBBON GUTTER PER DETAIL 1 ON SHEET 3 ..... 50 LF
- 8 CONSTRUCT PCC DOWNDRAIN PER DETAIL 2 ON SHEET 3 ..... 45 LF
- 9 INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 105) PSI ..... 32 LF
- 10 REMOVE EXISTING 12" PVC END CAP AND CONNECT PVC GRAVITY SEWER MAIN TO WET WELL ..... 1 EACH
- 11 CONTRACTOR TO SAWCUT REMOVE AND REPLACE 4" THICK PCC FOREBAY ..... 50 SF

**QUANTITIES**



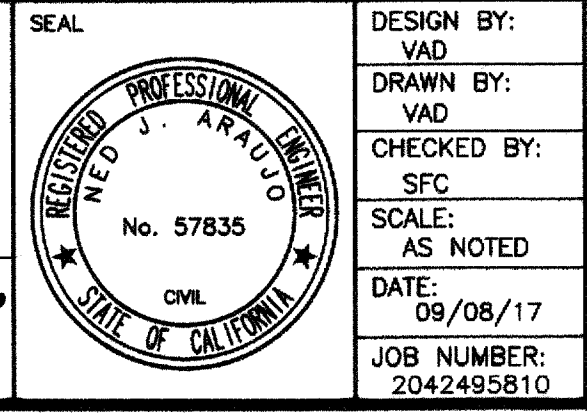
**BASES OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

**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 "148 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 |
|----|------|-------------|-------|------|
|    |      |             |       |      |
|    |      |             |       |      |

PREPARED BY: **Stantec**  
23844 Business Center Drive  
Redlands, CA 92374  
909.335.6120  
stantec.com

DESIGNED BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
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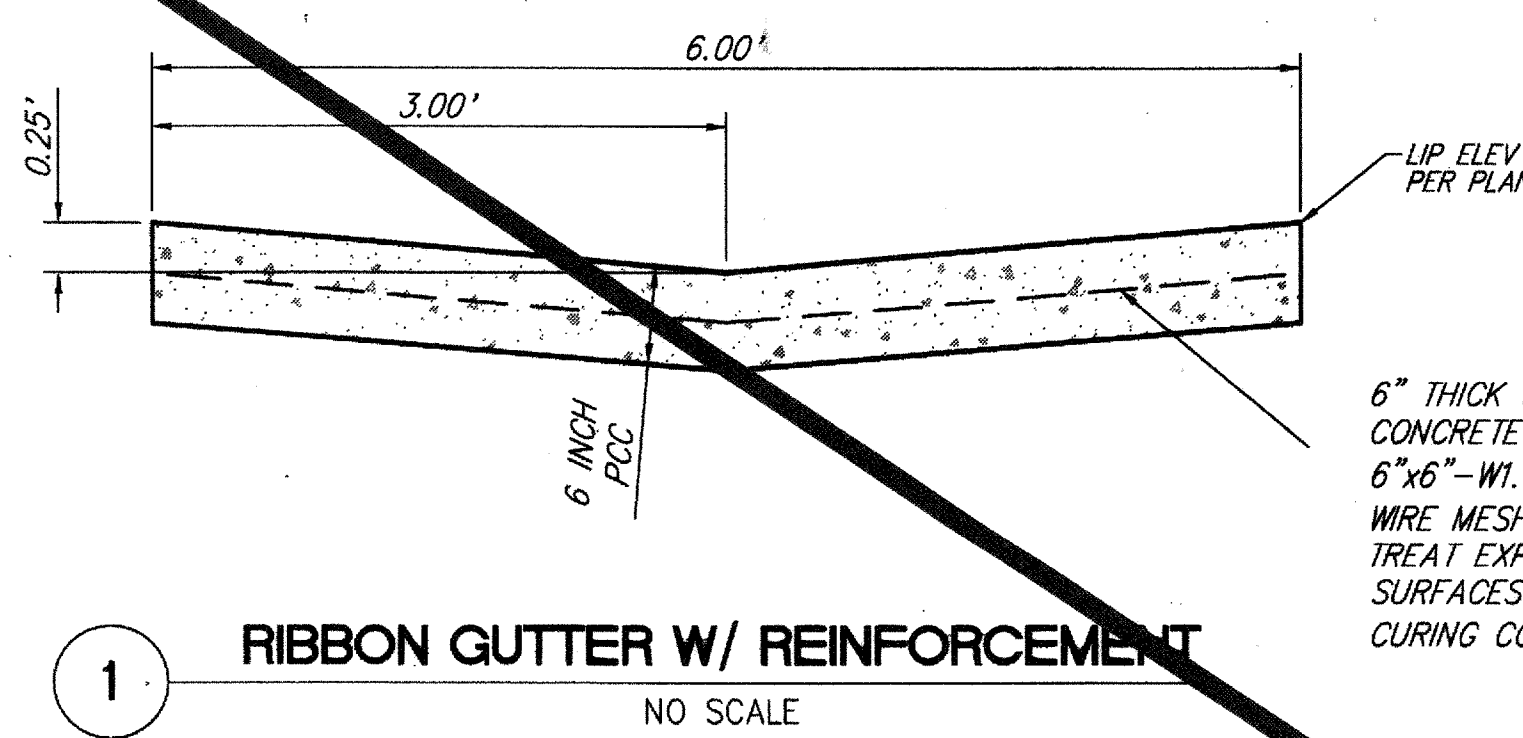


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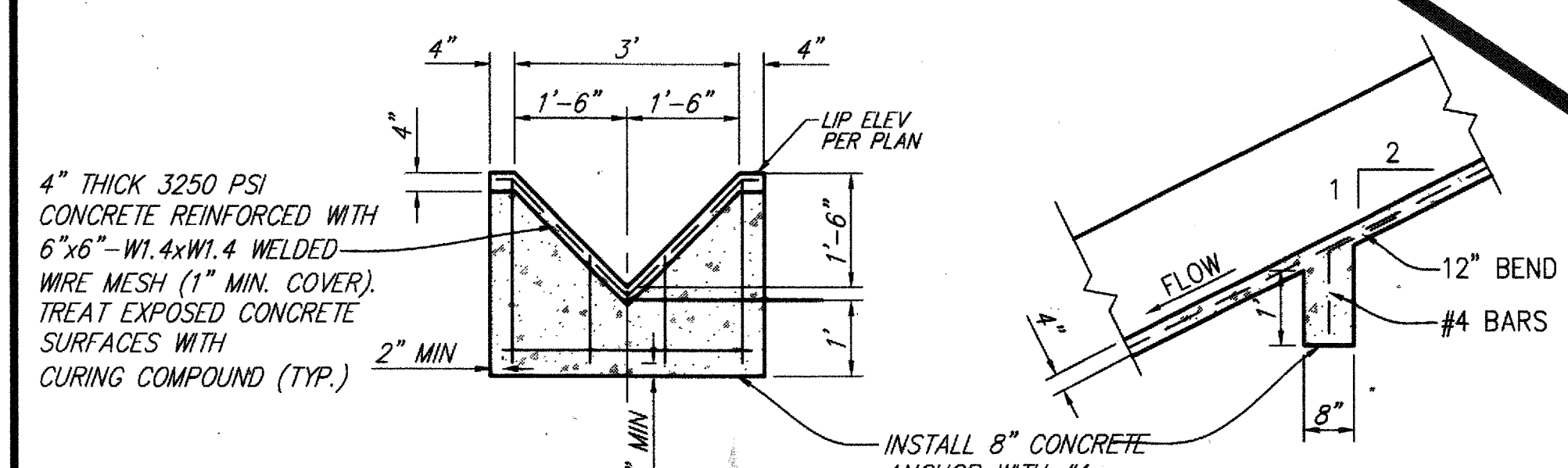
CITY OF BEAUMONT, CALIFORNIA  
PRECISE GRADING PLANS  
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PARCEL 14 - PM 34880 / TRACT 27971  
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SHEET 36  
SHEET 2  
3 SHEETS  
DRAWING NAME:  
FILE NO.: 31210



**1 RIBBON GUTTER W/ REINFORCEMENT**  
NO SCALE

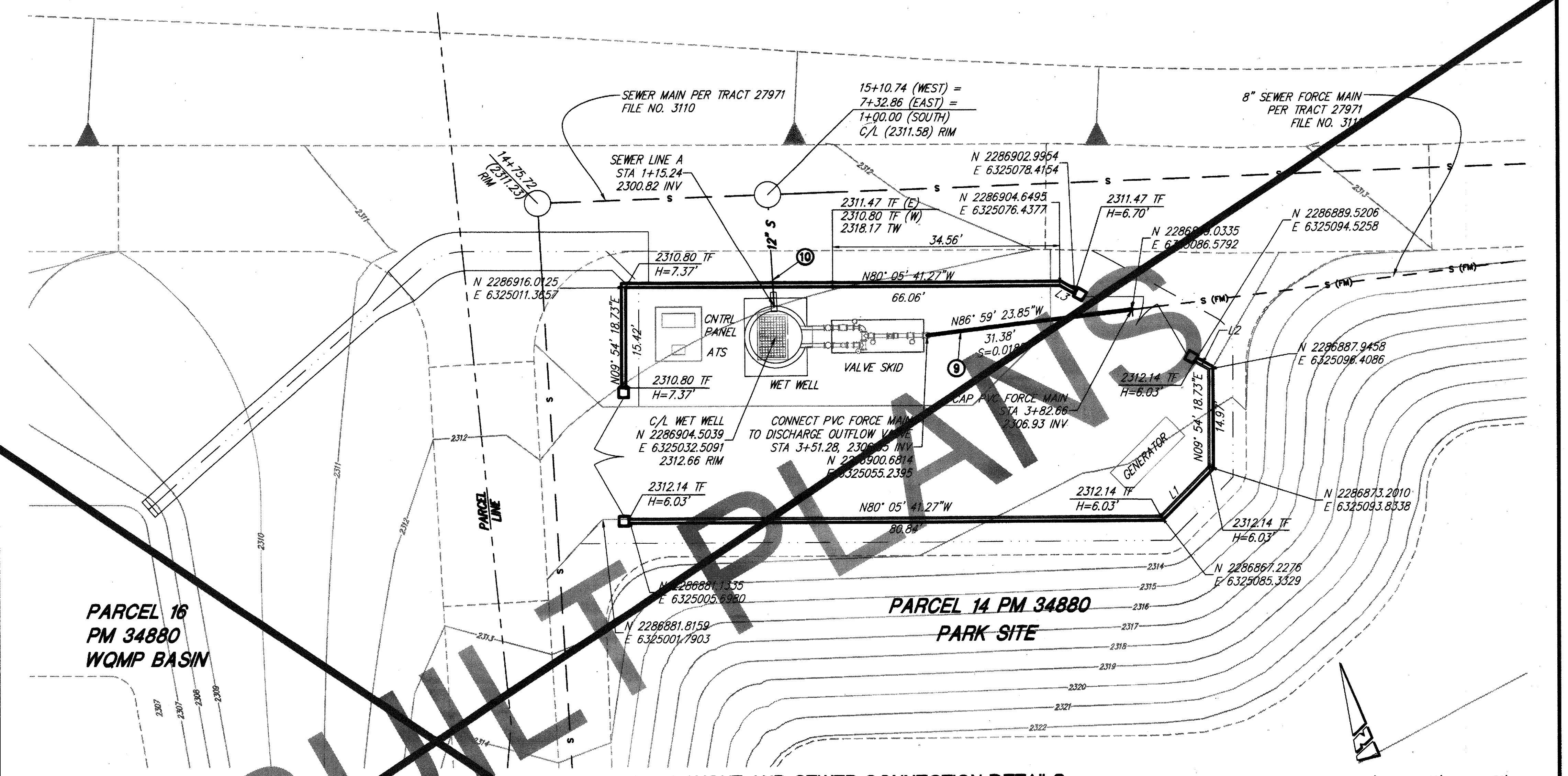
6" THICK 3250 PSI CONCRETE REINFORCED WITH 6"x6"-W1.4xW1.4 WELDED WIRE MESH (1" MIN. COVER). TREAT EXPOSED CONCRETE SURFACES WITH CURING COMPOUND (TYP.)



**2 DOWNDRAIN AND ANCHOR DETAILS**  
N.T.S.

NOTES:  
GROUND TO BE PRE-WETTED TO THE SATISFACTION OF THE GRADING INSPECTOR PRIOR TO PLACEMENT OF CONCRETE

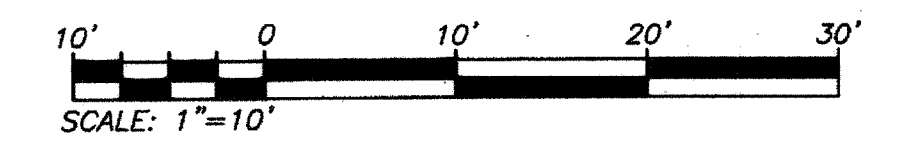
INSTALL 8" CONCRETE ANCHOR WITH #4 REINFORCING BARS IN CENTER - 25 FEET ON CENTER.



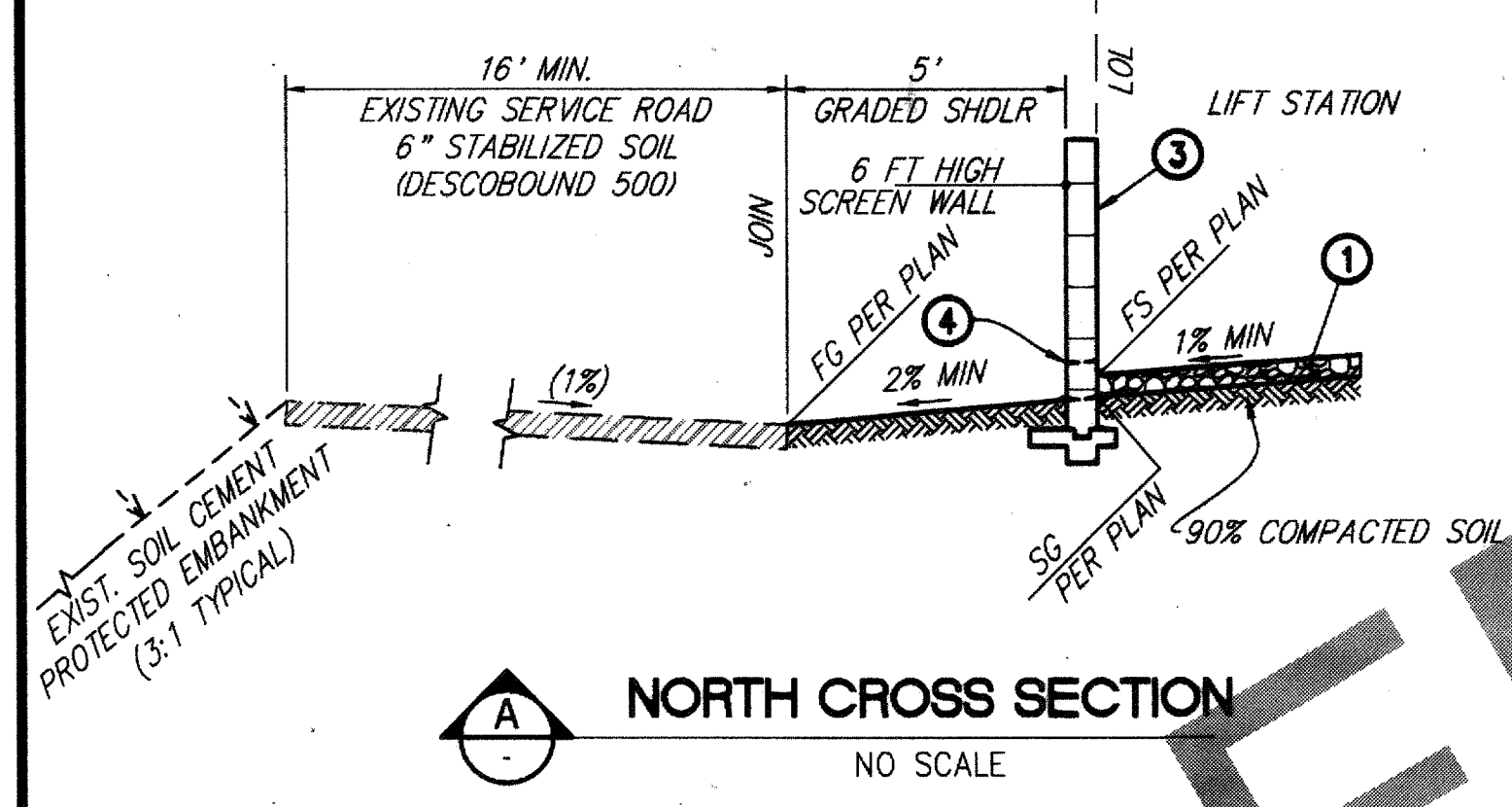
**PARCEL 16 PM 34880 WQMP BASIN**

**PARCEL 14 PM 34880 PARK SITE**

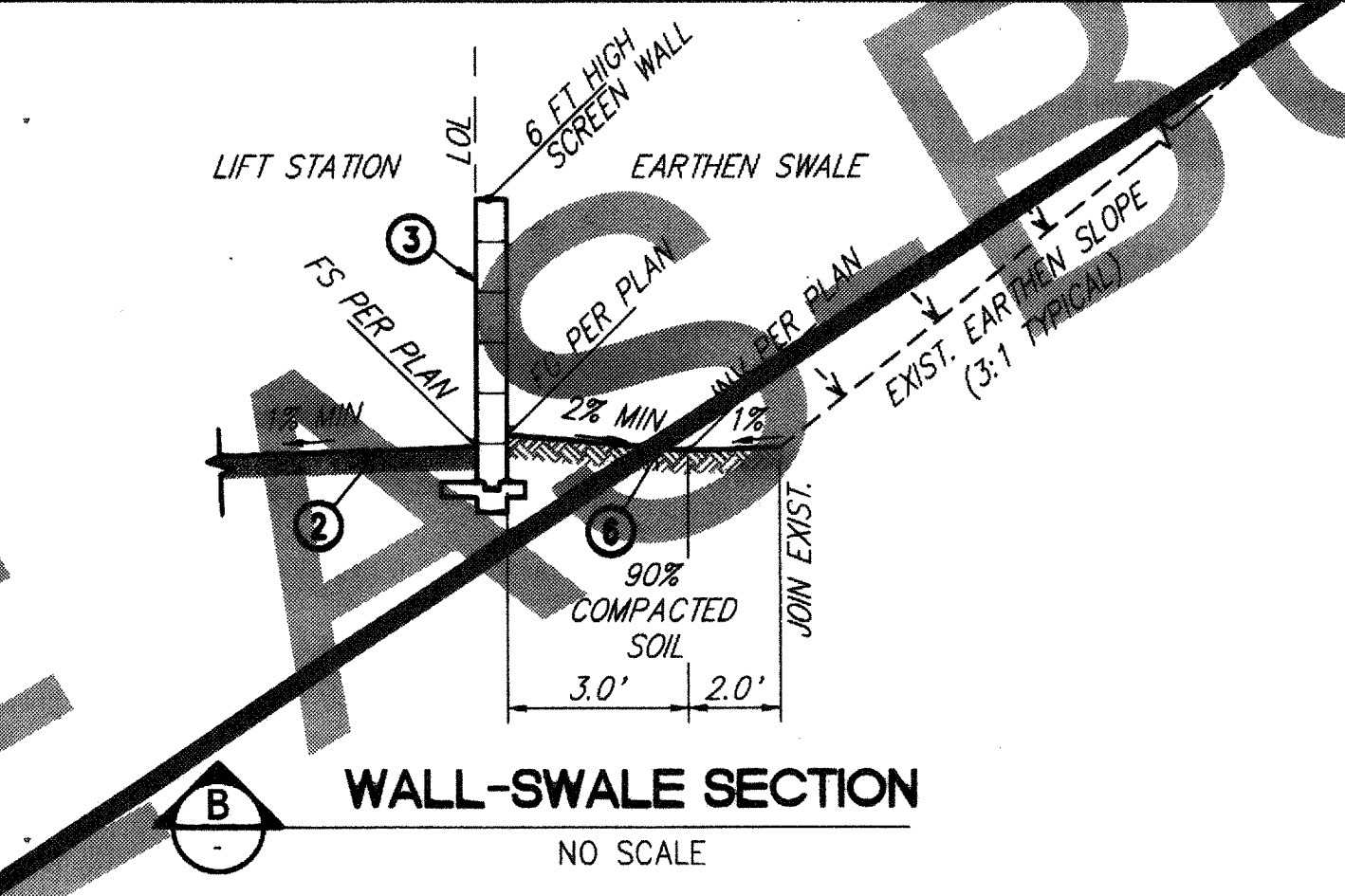
**SCREEN WALL LAYOUT AND SEWER CONNECTION DETAILS**  
PROTO II WALLS PER SEPARATE PERMIT  
ALL DIMENSIONS AND WALL HEIGHTS ARE PROVIDED FOR LAYOUT PURPOSES ONLY



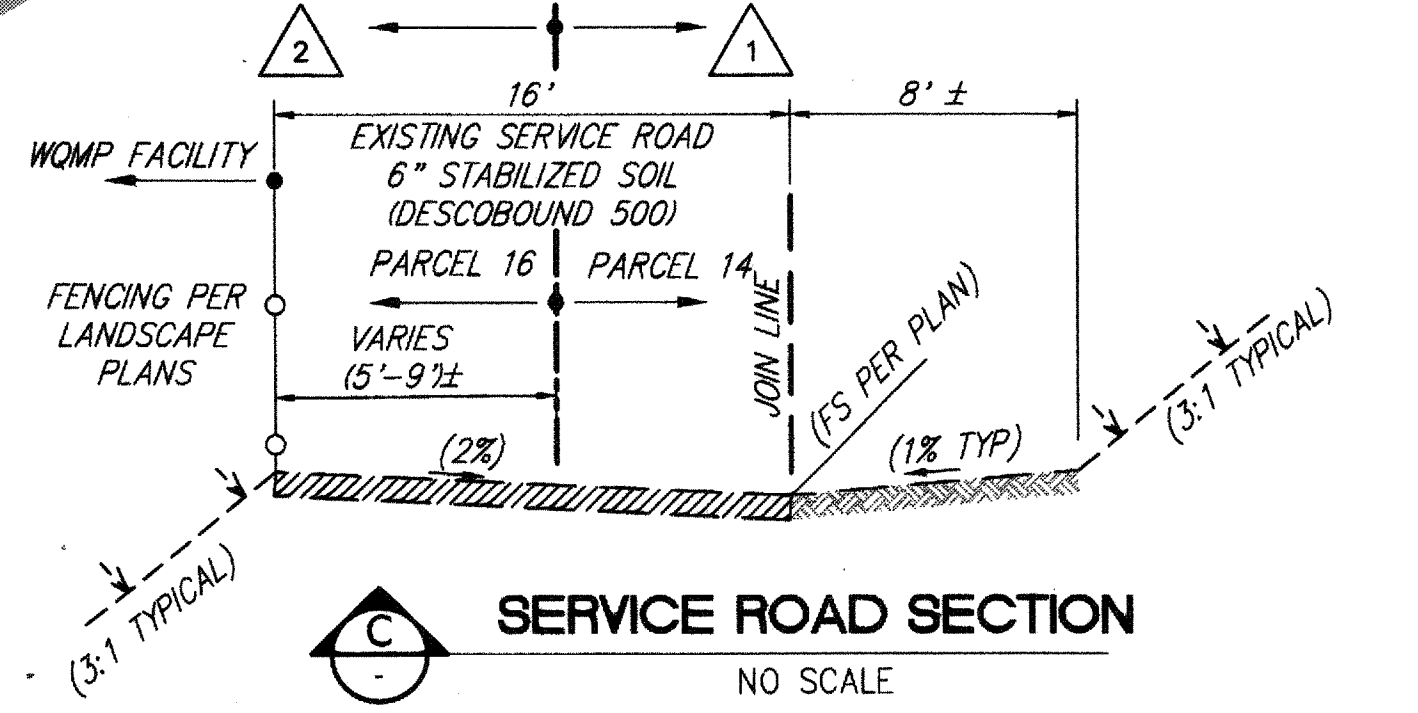
| LINE DATA |               |        |        |         |
|-----------|---------------|--------|--------|---------|
| NO.       | BEARING/Delta | RADIUS | LENGTH | TANGENT |
| L1        | N54° 54' 19"E | ---    | 10.39' | ---     |
| L2        | N50° 05' 26"W | ---    | 2.45'  | ---     |
| L3        | N50° 05' 26"W | ---    | 2.58'  | ---     |



**A NORTH CROSS SECTION**  
NO SCALE



**B WALL-SWALE SECTION**  
NO SCALE



**C SERVICE ROAD SECTION**  
NO SCALE

- 1 SEWER AND DRAINAGE MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY
- 2 BLANKET SEWER AND DRAINAGE MAINTENANCE EASEMENT OVER PARCEL 16 TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY

**NOTE:**

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PUMP STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

**CONSTRUCTION NOTES**

- 1 PLACE 4-INCH THICK 3/8 INCH DIAMETER GRAVEL ROCK
- 2 PLACE 6-INCH THICK MIXED SOIL MIXED WITH DESCOBOND 500 SOIL STABILIZER
- 3 8" CMU BLOCK WALL BY PROTO II, PER LANDSCAPE PLANS, PER SEPARATE PERMIT
- 4 CONSTRUCT "AT-SUBGRADE" WALL OPENINGS, 8" W X 8" H, 10 FEET ON CENTER
- 5 CONSTRUCT EARTHEN SWALE AS SHOWN IN SECTION B ON SHEET 3
- 6 INSTALL 8" SEWER FORCE MAIN, PVC AWWA C900, PRESSURE CLASS-DR 14 (CL 305) PSI
- 7 REMOVE EXISTING 12" PVC END CAP AND CONNECT PVC GRAVITY SEWER MAIN TO WET WELL

**FOR REFERENCE ONLY**

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

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

**BASIS OF BEARINGS:**  
DESCRIPTION:  
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 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 287+98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #26632, A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED "U-448-1955 ELEV. 2448.128"

BEARING: N 27°39'52" E

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

PREPARED BY: **Stantec**  
2584-F Business Center Drive  
Redlands, CA 92374  
909.335-6120  
stantec.com

DESIGN BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
SCALE: AS NOTED  
DATE: 09/08/17  
JOB NUMBER: 2042495810

SEAL: **WESLEY J. ARAUJO**  
No. 57835  
CIVIL  
STATE OF CALIFORNIA

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *Julie Miller* Director of Public Works Date: 9.22.17

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRECISE GRADING PLANS  
OLIVEWOOD SEWER LIFT STATION  
HORIZONTAL CONTROL  
DETAILS  
PARCEL 14 - PM 34880 / TRACT 27971  
APN 414-110-057

**SHEET 37**

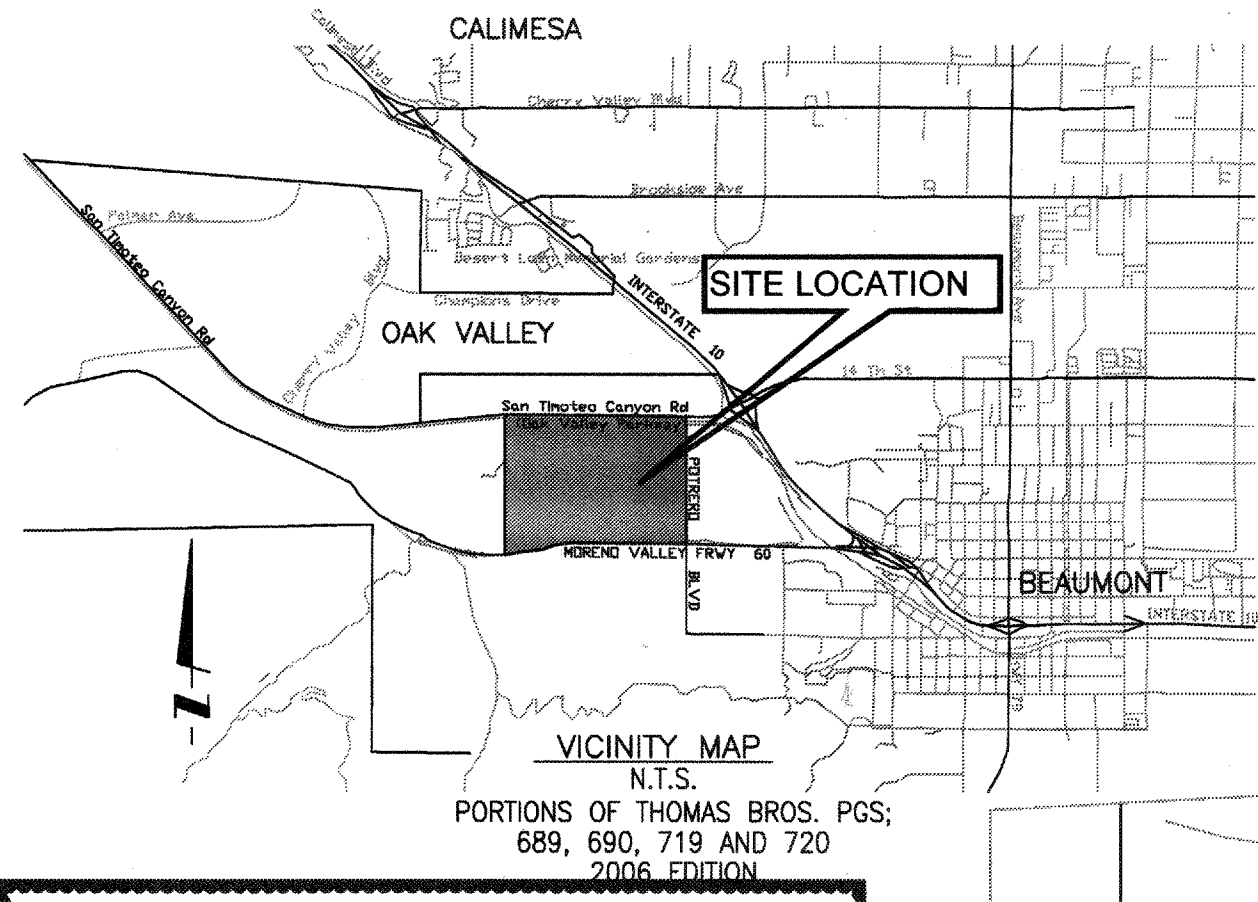
**SHEET 3**  
3 SHEETS  
DRAWING NAME:  
FILE NO.: 3126





# CITY OF BEAUMONT, CALIFORNIA

## OLIVEWOOD SEWER LIFT STATION PM 34880 / TRACT 27971



# AS-BUILT

### BASIS OF TOPOGRAPHY

ARROWHEAD MAPPING CORPORATION  
431 MAC KAY DRIVE  
SAN BERNARDINO, CA 92408 (909) 889-2420  
JOB # AMC 12-162  
AERIAL PHOTOGRAPHY DATED: 10-18-12

TRANSLATED AND ROTATED TO HEARTLAND  
PROJECT CONTROL "REST" AND "RABBIT".  
VERTICALLY ADJUSTED FOR BENCHMARK U-448.

### SOILS ENGINEERING:

ALTA CALIFORNIA GEOTECHNICAL INC.  
170 NORTH MAPLE STREET, SUITE 108  
CORONA, CA 92780  
951-509-7090 WWW.ALTAGETECHNICAL.COM

PROJECT NO. 1-0143-A  
REPORT DATED: JANUARY 18, 2017

### 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 ARAUJO RCE 57835 DATE

### ZONING/LAND USE

EXISTING ZONING: HEARTLAND SPECIFIC PLAN  
PROPOSED ZONING: HEARTLAND SPECIFIC PLAN  
PROPOSED LAND USE: SPECIFIC PLAN: PUBLIC SEWER FACILITY  
EXISTING LAND USE: SPECIFIC PLAN  
SURROUNDING LAND USE: OPEN SPACE/PARK/RESIDENTIAL

### EARTHWORK QUANTITIES

TOTAL DISTURBED AREA: 5,100 SF

| LIFT STATION SITE: | CUT   | FILL  |
|--------------------|-------|-------|
|                    | 20 CY | 30 CY |
| 10% SHRINKAGE      | 2 CY  |       |
| SUBTOTAL:          | 18 CY | 30 CY |
| TOTAL (IMPORT):    |       | 12 CY |

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

## FOR REFERENCE ONLY

### PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

## NOTE:

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PUMP STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

## LOCATION MAP

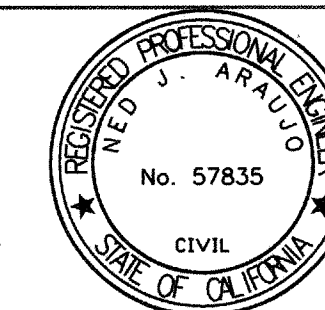
SCALE: 1" = 300'

### LEGEND

- 12.35 — — EXISTING CONTOUR
- [231] — — PROPOSED CONTOUR
- 2:1 — — SLOPE (2:1 MAX.)
- 80 — — LOT NUMBER
- — — — — PARCEL BOUNDARY
- — — — — EASEMENT LINE
- — — — — FENCING PER LANDSCAPE PLAN
- — — — — FLOW LINE
- (1217.58) — — EXISTING ELEV.
- 1252.64 — — PROPOSED ELEV.
- — — — — MAINTENANCE ROAD
- 1.28% — — PROPOSED SLOPE
- — — SCREEN WALL
- S — — SEWER (GRAVITY) PER REFERENCE PLAN
- S (FM) — — SEWER (FORCEMAIN) PER REFERENCE PLAN

### ABBREVIATIONS

- CY — CUBIC YARDS
- FL — FLOW LINE
- FS — FINISHED SURFACE
- FG — FINISHED GRADE
- FM — SEWER FORCE MAIN
- GB — GRADE BREAK
- HP — HIGH POINT
- LOL — LAYOUT LINE
- INV — PIPE INVERT
- LP — LOW POINT
- PCC — PORTLAND CONCRETE CEMENT
- EP — EDGE OF PAVEMENT
- TW — TOP OF WALL
- TF — TOP OF FOOTING
- SF — SQUARE FEET
- SG — SUBGRADE ELEVATION
- 12" S — SEWER MAIN



### APPLICANT:

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

### INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
- SHEET 2 - SITE PLAN AND CONSTRUCTION PLAN
- SHEET 2A - ELECTRICAL PLAN
- SHEET 3 - DETAILS AND HORIZONTAL LAYOUT PLAN

SHEET 39

**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 #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

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

PREPARED BY: **Stantec**  
25844 Business Center Drive  
Riverside, CA 92574  
951-333-6120 stantec.com

DESIGN BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
SCALE: AS NOTED  
DATE: 05/15/18  
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

PRECISE GRADING PLANS

OLIVEWOOD SEWER LIFT STATION

TITLE SHEET- LOCATION

MAP-VICINITY MAP

PARCEL 14 - PM 34880 / TRACT 27971  
APN 414-110-057

SHEET 1

OF 4 SHEETS

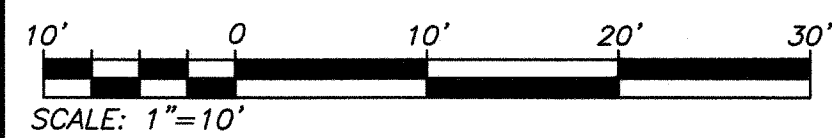
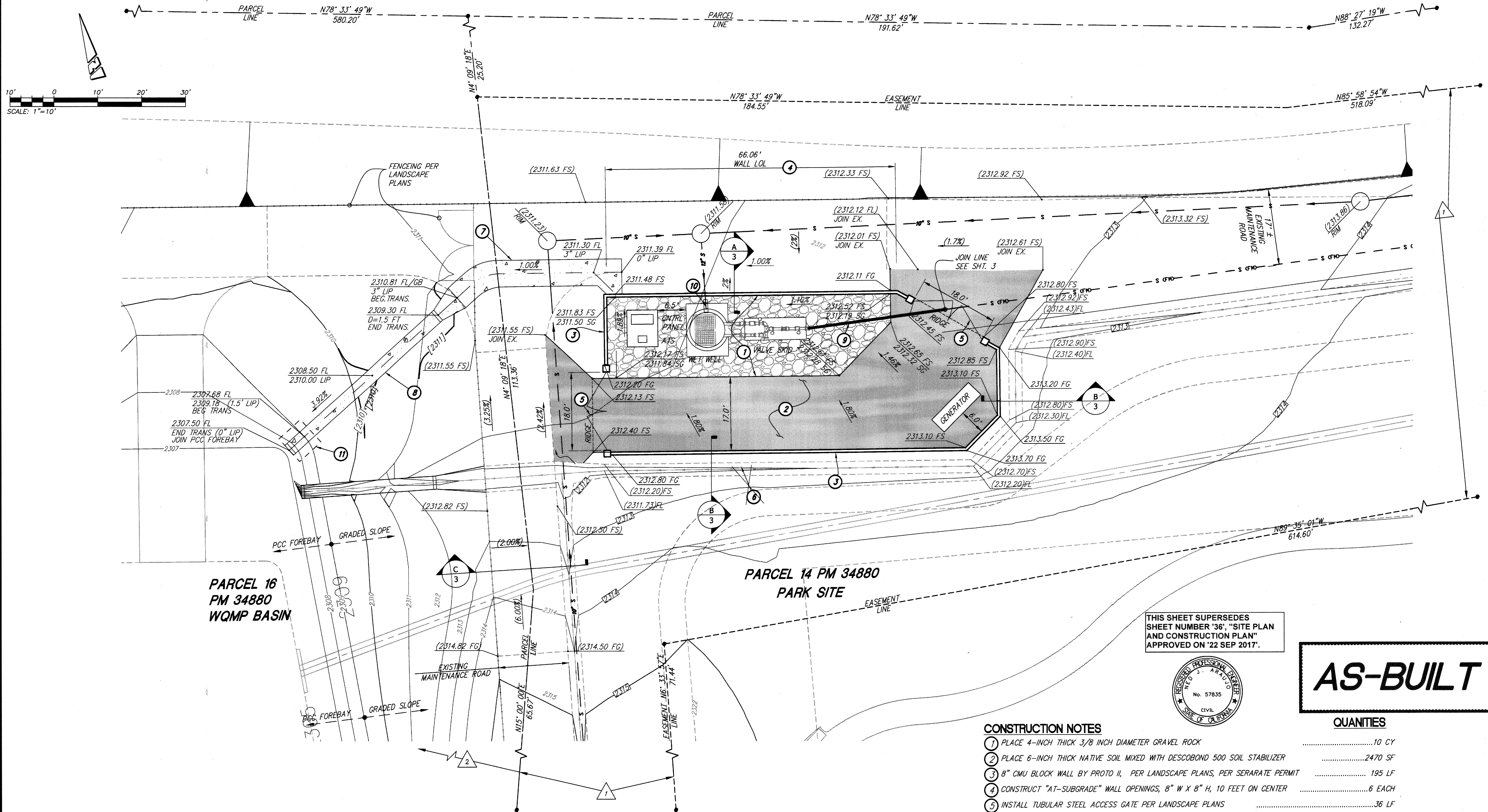
DRAWING NAME: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

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

### GRADING NOTES:

- ALL GRADING SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING STANDARDS CODE, APPENDIX J, AND CITY OF BEAUMONT ORDINANCES.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE AND EROSION CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- NO FILL SHALL BE PLACED ON EXISTING GROUND THAT HAS NOT BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, AND OTHER DELETERIOUS MATERIAL.
- MAXIMUM CUT AND FILL SLOPE = 2:1 EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
- PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YR Q STORM FLOWS, ALONG THE TOP OF CUT SLOPES.
- MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE 2' CONSTRUCTED A MINIMUM OF 2' FROM THE TOE OF CUT OR FILL SLOPES.
- NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/4" PER FOOT FOR A MINIMUM OF 3'.
- CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH CITY OF BEAUMONT REQUIREMENTS PRIOR TO FINAL GRADING INSPECTION.
- EROSION CONTROL: ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO A GRASS OR MIX GROUND COVER. SLOPES EQUAL TO OR GREATER THAN 4' IN VERTICAL HEIGHT SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM COMPLETE WITH AN APPROPRIATE BACKFLOW PREVENTION DEVICE PER U.P.C. CHAPTER 10.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE "GEOTECHNICAL INVESTIGATION AND GRADING PLAN REVIEW" PREPARED BY PACIFIC SOILS ENGINEERING INC. DATED 10/28/03. TWO SETS OF THE FINAL GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, WHICH SHALL INCLUDE FOUNDATION DESIGN IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
- IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
- ALL GRADING SHALL BE CONTINUOUSLY OBSERVED BY A COMPETENT SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
- A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING & SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT A FINAL GEOTECHNICAL REPORT OF COMPLETION OF ROUGH GRADING, STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN, PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF BUILDING PERMITS. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
- A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT AN INSPECTION REPORT OF BUILDING PAD ELEVATIONS. WHERE SPECIFIC ELEVATIONS ARE REQUIRED THE ELEVATION WITH RESPECT TO MEAN SEA LEVEL SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND LEVEL SHALL BE GIVEN.
- A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING & SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT A FINAL GEOTECHNICAL REPORT OF COMPLETION OF FINAL GRADING, STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING".
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO DAYS BEFORE DIGGING AT 8-1-1 AND THE FOLLOWING UTILITIES OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION:  
CITY OF BEAUMONT (951) 769-8520  
GENERAL TELEPHONE (800) 483-4000  
SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7926  
BEAUMONT CHERRY VALLEY WATER DISTRICT (951) 845-9581
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL A SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENTS.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH JUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS/HER CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
- THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, CITY OF BEAUMONT AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER'S OR THE DEVELOPER'S ENGINEER.
- ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.



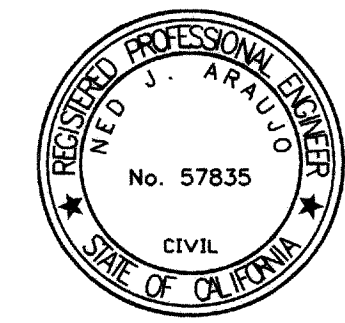
**FOR REFERENCE ONLY**

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

**NOTE:**

FOR MECHANICAL AND WET WELL STRUCTURAL DRAWINGS REFER TO OLIVEWOOD PUMP STATION REPORT AS PREPARED BY ROMTEC UTILITIES, DATED JUNE 14, 2017.

THIS SHEET SUPERSEDES SHEET NUMBER '36', "SITE PLAN AND CONSTRUCTION PLAN" APPROVED ON '22 SEP 2017'.



**AS-BUILT**

**CONSTRUCTION NOTES**

- 1 PLACE 4-INCH THICK 3/8 INCH DIAMETER GRAVEL ROCK .....10 CY
- 2 PLACE 6-INCH THICK NATIVE SOIL MIXED WITH DESCOBOND 500 SOIL STABILIZER .....2470 SF
- 3 8" CMU BLOCK WALL BY PROTO II, PER LANDSCAPE PLANS, PER SERARATE PERMIT ..... 195 LF
- 4 CONSTRUCT "AT-SUBGRADE" WALL OPENINGS, 8" W X 8" H, 10 FEET ON CENTER .....6 EACH
- 5 INSTALL TUBULAR STEEL ACCESS GATE PER LANDSCAPE PLANS .....36 LF
- 6 CONSTRUCT EARTHEN SWALE AS SHOWN IN SECTION B ON SHEET 3 .....126 LF
- 7 CONSTRUCT 6' WIDE PCC RIBBON GUTTER PER DETAIL 1 ON SHEET 3 ..... 50 LF
- 8 CONSTRUCT PCC DOWNDRAIN PER DETAIL 2 ON SHEET 3 .....45 LF
- 9 INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI .....32 LF
- 10 REMOVE EXISTING 12" PVC END CAP AND CONNECT PVC GRAVITY SEWER MAIN TO WET WELL .....1 EACH
- 11 CONTRACTOR TO SAWCUT REMOVE AND REPLACE 4" THICK PCC FOREBAY ..... 50 SF

**QUANTITIES**

- 1 SEWER AND DRAINAGE MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY
- 2 BLANKET SEWER AND DRAINAGE MAINTENANCE EASEMENT OVER PARCEL 16 TO BE GRANTED TO THE CITY OF BEAUMONT PRIOR TO TRANSFER OF RESPONSIBILITY

SHEET 40



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

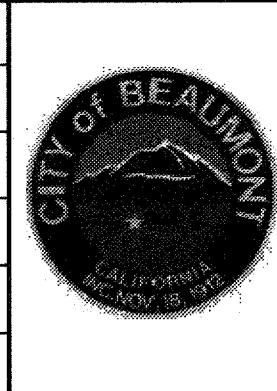
BENCHMARK:  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER; AND 18 FEET EAST OF POWER POLE #828632. A STANDARD DISC, STAMPED "1448 RESET 1985" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129

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

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

NED ARAUJO R.C.E. 57835 DATE

DESIGN BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
SCALE: AS NOTED  
DATE: 05/15/18  
JOB NUMBER: 2042495810



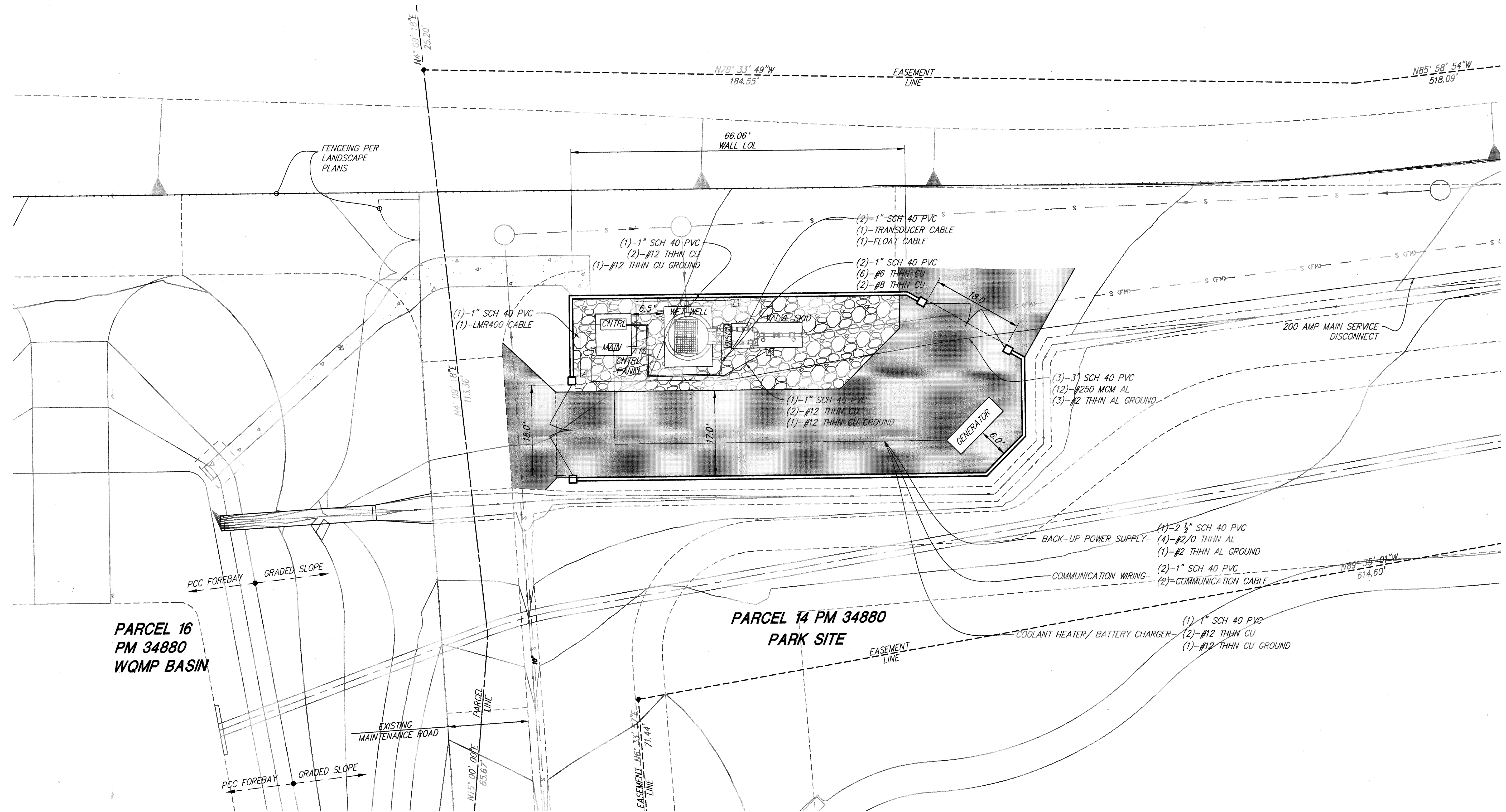
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRECISE GRADING PLANS  
OLIVEWOOD SEWER LIFT STATION  
SITE PLAN  
PARCEL 14 - PM 34880 / TRACT 27971  
APN 414-110-057

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

SHEET 2  
OF 4 SHEETS  
DRAWING NAME:  
FILE NO.:



PARCEL 16  
PM 34880  
WQMP BASIN

PARCEL 14 PM 34880  
PARK SITE

**AS-BUILT**

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

**FOR REFERENCE ONLY**

**LEGEND**

- CONTROL PANEL
- MAIN DISTRIBUTION PANEL
- ANTENNA
- SITE LIGHT
- FLOW METER
- DISCONNECT PANNEL

SCALE: 1"=10'



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

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.128

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

PREPARED BY: **Stantec**  
25864-I Business Center Drive  
Redlands, CA 92374  
979-335-6100 stantec.com

NEO ARAUJO R.C.E. 57835 DATE

DESIGN BY: VAD  
DRAWN BY: VAD  
CHECKED BY: SFC  
SCALE: AS NOTED  
DATE: 05/15/18  
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  
PRECISE GRADING PLANS  
OLIVEWOOD SEWER LIFT STATION  
ELECTRICAL PLAN  
PARCEL 14 - PM 34880 / TRACT 27971  
APN 414-110-057

SHEET 41  
OF 4 SHEETS  
DRAWING NAME:  
FILE NO.:

