



# City of Beaumont

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

Case No. <u>PW2024-0078</u>
Receipt No. <u>PW2024-0061 ESCROW</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>6/13/2024</u>

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

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

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


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

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


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

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
Olivewood TR 27971-5  
Sewer Improvements - Maintenance Bond #PB03010405608-M

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Chris Carlaccini  5/15/2024  
Print Name and Sign – Contact/Applicant Date

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

Chris Carlaccini  5/15/2024  
Print Name and Sign – Contact/Applicant Date

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

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

Chris Carlacini



5/15/2024

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Print Name and Sign – Contact/Applicant

Date



**MAINTENANCE BOND**

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and RSI Communities - California, LLC (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated \_\_\_\_\_, and identified as Olivewood - Gravity Sewer System 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 Ninety-seven Thousand Two \* dollars (\$ \$97,266.97 ) 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.

\*Hundred Sixty-six and 97/100

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 February 2022.

(Seal)

Philadelphia Indemnity Insurance Company

SURETY

By:

*Martha Barreras*

Martha Barreras, Attorney-in-Fact

(Seal)

RSI Communities - California, LLC

PRINCIPAL

By:

*Sam Dyle*

(Name)

(Address)

19800 MacArthur Blvd. Ste. 1250

Irvine, CA. 92612

(Name)

(Title)

(Address)

4695 MacArthur Court, 8th Floor

Newport Beach, CA 92660

By:

(Name)

(Title)

(Address)

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.

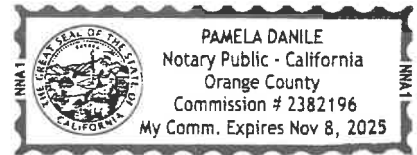
State of California  
County of Orange )

On March 1, 2022 before me, Pamela Danile, Notary Public,  
(insert name and title of the officer)

personally appeared Sean Doyle,  
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 *P Danile* (Seal)

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On FEB 25 2022 before me, Gina L. Garner, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

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

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

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

**Power of Attorney**

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

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 OFFICER THIS 5TH DAY OF MARCH, 2021.

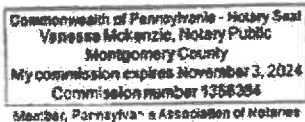


(Seal)

**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**.

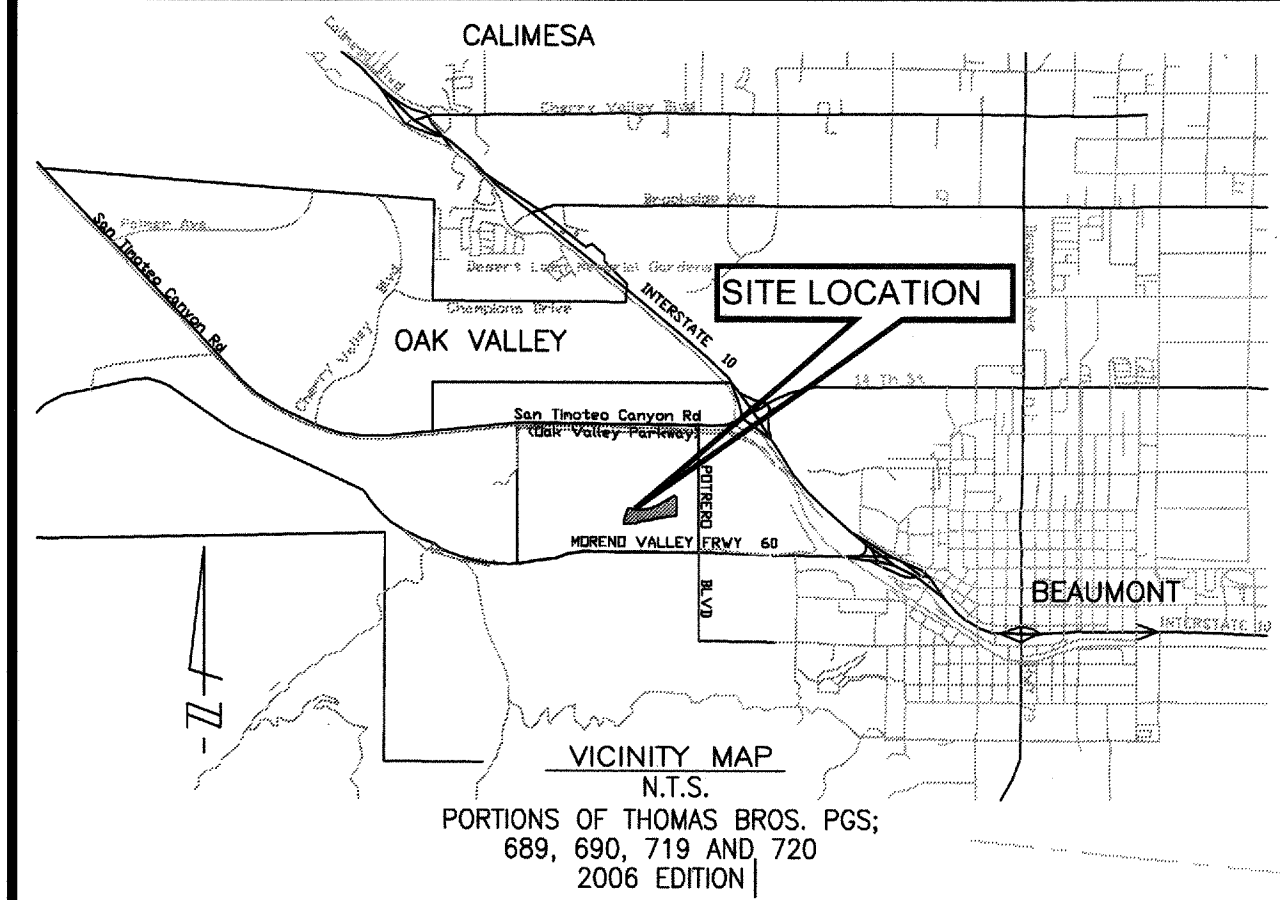
In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 25th day of February, 2022



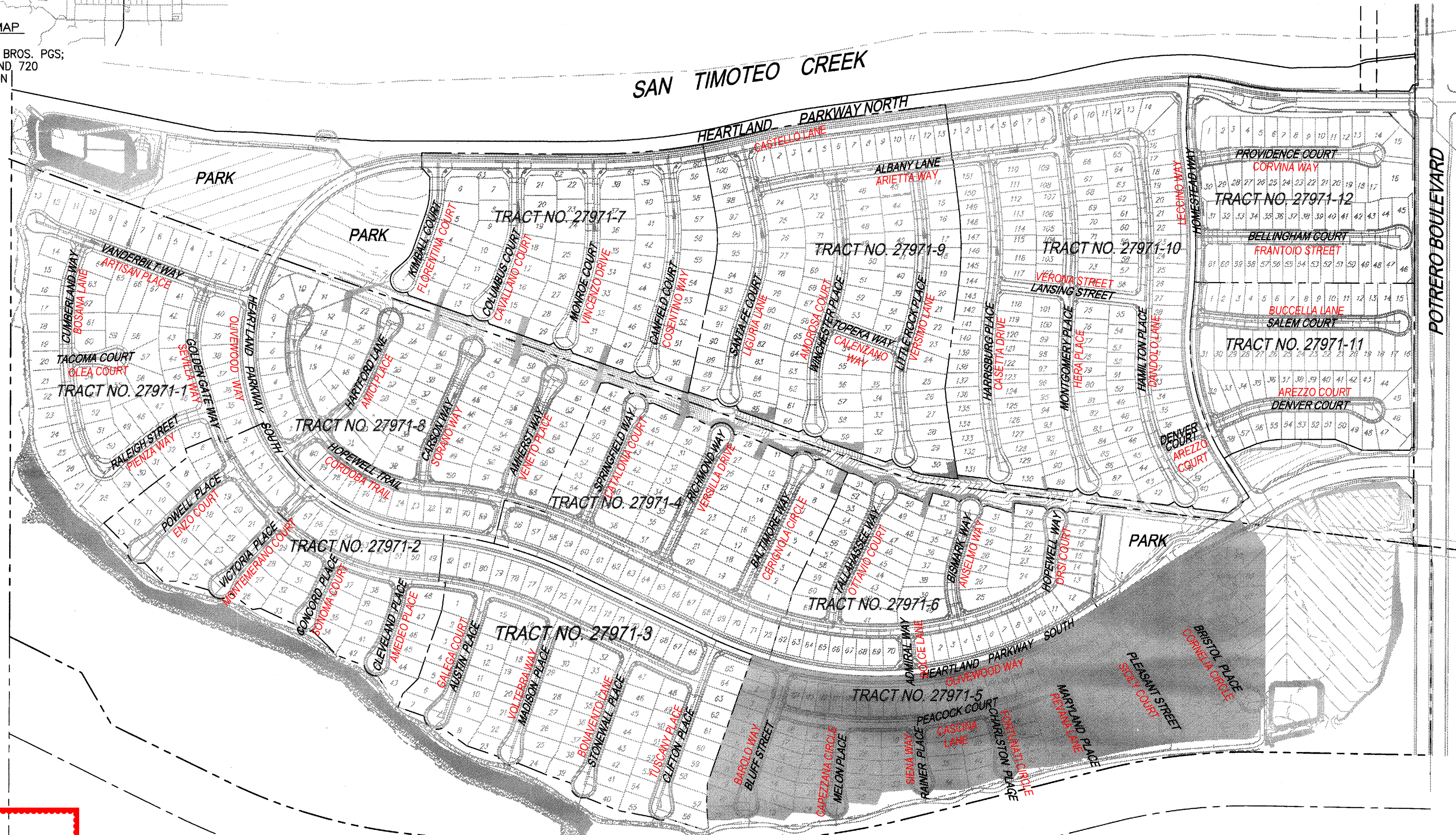
**Edward Sayago, Corporate Secretary**  
**PHILADELPHIA INDEMNITY INSURANCE COMPANY**



# CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS TRACT NO. 27971-5



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



### 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.
14. MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 1/2 FULL FOR 12" DIAMETER AND SMALLER AND 3/4 FULL FOR 15" AND LARGER DIAMETER). MAXIMUM SLOPES ARE AS FOLLOWS: 8"-0.1200, 10"-0.0850, 12"-0.0660, 15"-0.0500, 18"-0.0370, 21"-0.0300, 24"-0.0250. MINIMUM SLOPES ARE AS FOLLOWS: LATERALS: 4 & 6 INCHES-0.0200, MAIN LINES: 8"-0.0040, 10"-0.0032, 12"-0.0024, 15"-0.0016, 18"-0.0014, 21"-0.0012, 24"-0.0010.
15. SEWERS GREATER THAN 20" IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20" SHALL BE SDR-35 PVC PIPE.

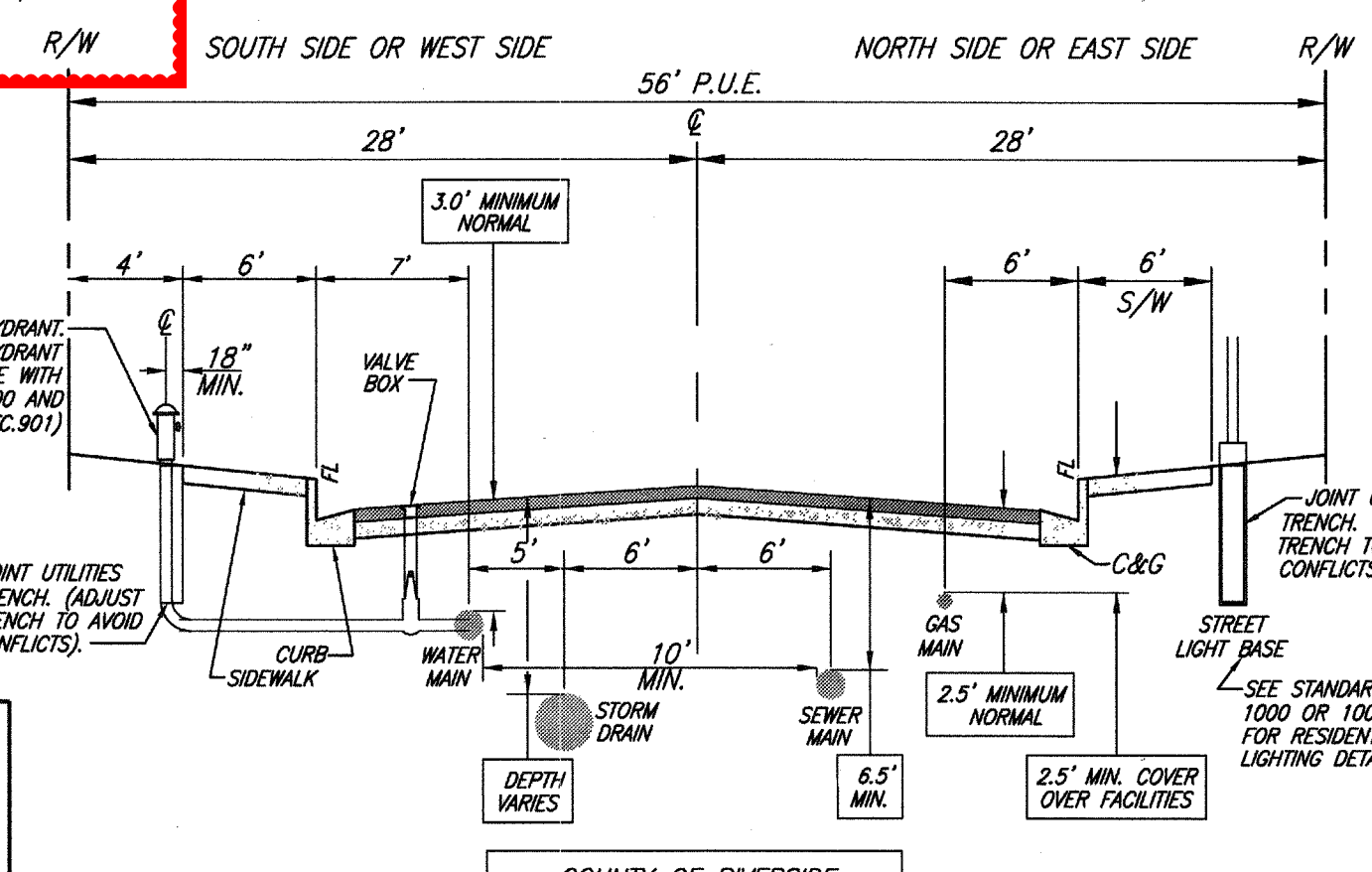
### ABBREVIATIONS

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

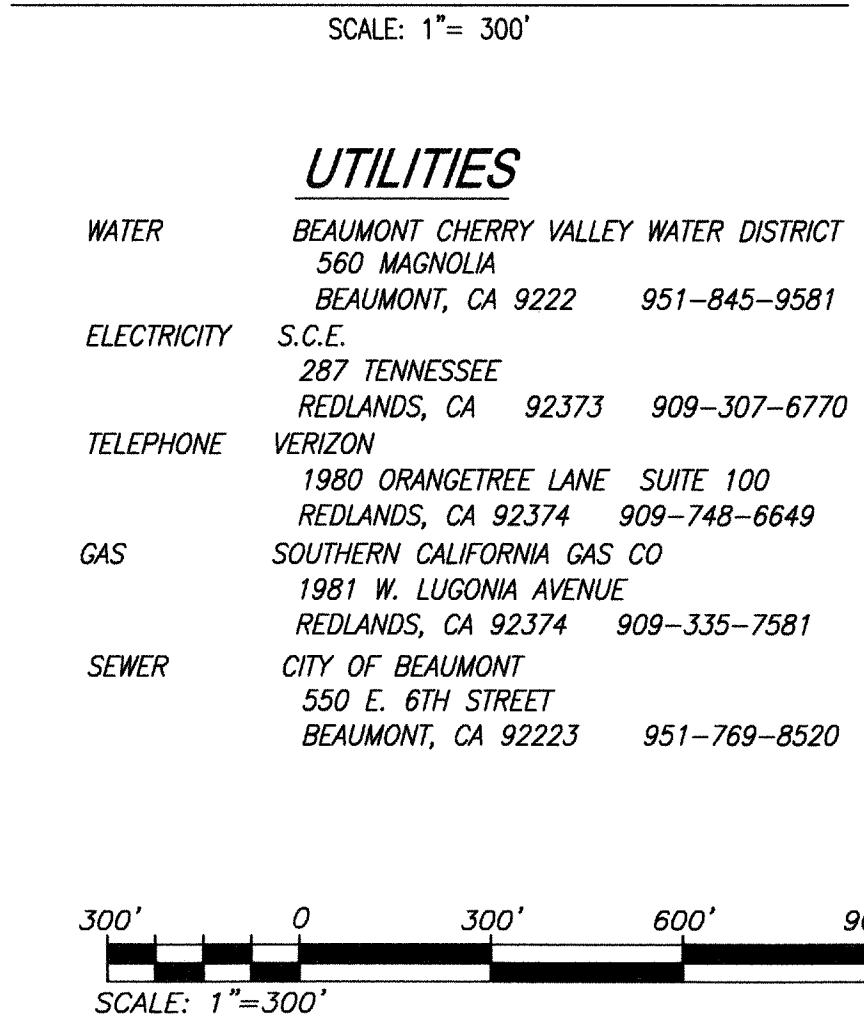
### LEGEND

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

**AS-BUILT**



### LOCATION MAP



### NOTE:

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

### 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.

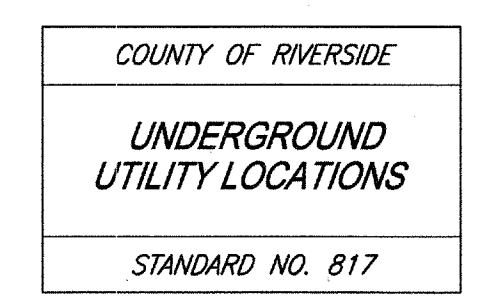
AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS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

NED ARAUJO RCE 57835  
DATE: 22 JUNE 2017

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.

**NOTE:**  
SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN



### INDEX OF SHEETS:

- SHEET 1 - TILE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES
- SHEET 2 - CONSTRUCTION NOTES-TYPICAL QUANTITIES-SECTIONS
- SHEET 3 - BLUFF STREET - 9+26.55 TO 14+63.13  
MELON PLACE - 9+26.44 TO 12+36.53
- SHEET 4 - RAINIER PLACE - 9+23.65 TO 11+46.11  
CHARLESTON PLACE - 10+74.42 TO 12+77.69  
MARYLAND PLACE - 10+75.68 TO 13+07.29
- SHEET 5 - PLEASANT STREET - 9+94.00 TO 15+89.76  
BRISTOL PLACE - 9+94.00 TO 14+48.74
- SHEET 6 - PEACOCK COURT - 10+06.00 TO 20+40.75
- SHEET 7 - PEACOCK COURT - 20+40.75 TO 27+98.78  
HEARTLAND PARKWAY SOUTH - 50+68.21 TO 51+55.00
- SHEET 8 - "TRAIL" - 36+99.35 TO 46+95.00
- SHEET 9 - "TRAIL" - 46+95.00 TO 54+46.75

### 24 HOUR EMERGENCY CONTACT

(CITY OF BEAUMONT MUST BE NOTIFIED OF CHANGES IN NAME, ADDRESS OR TELEPHONE NUMBER)

SITE SUPERINTENDENT - MIKE TURNER

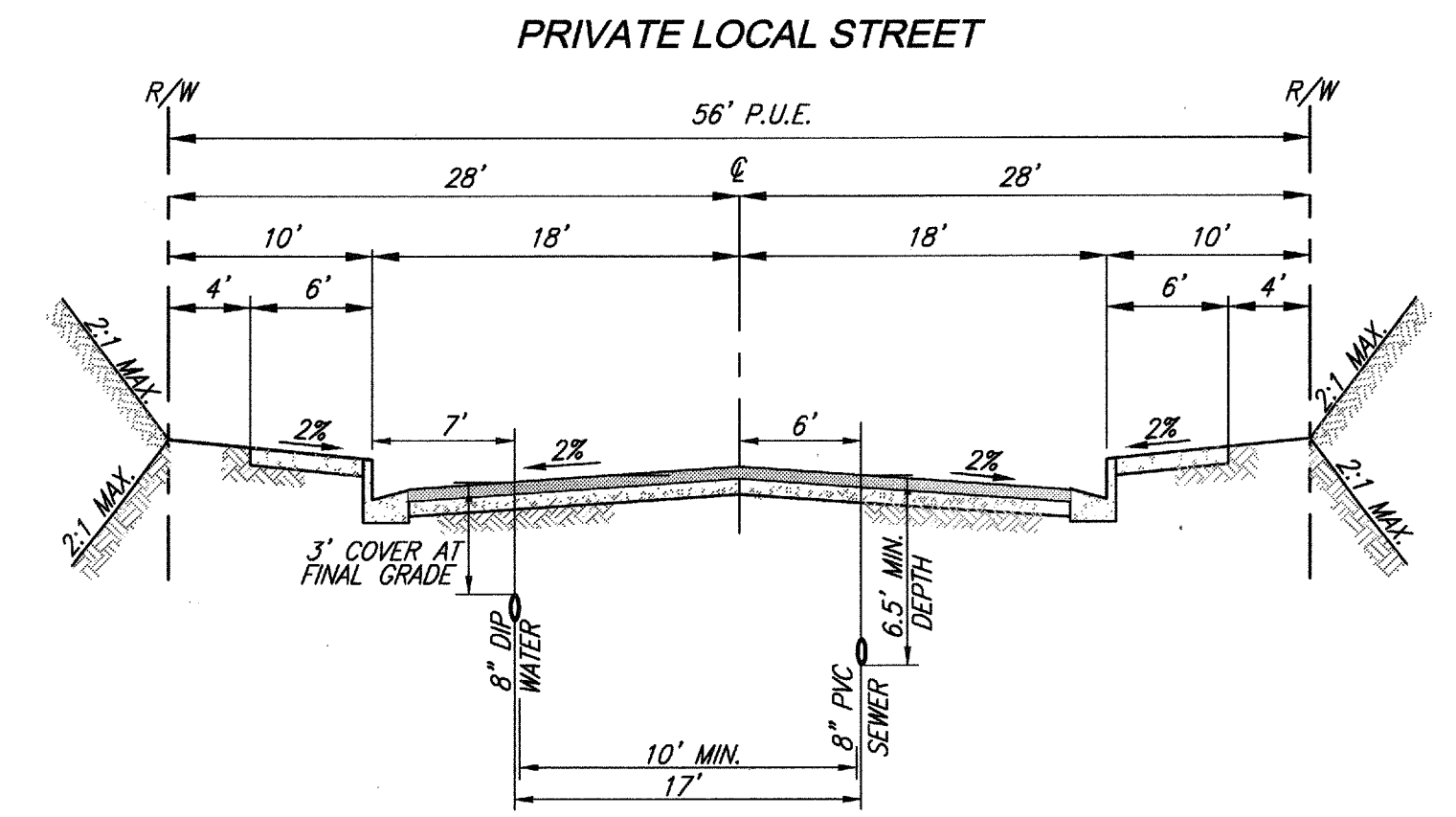
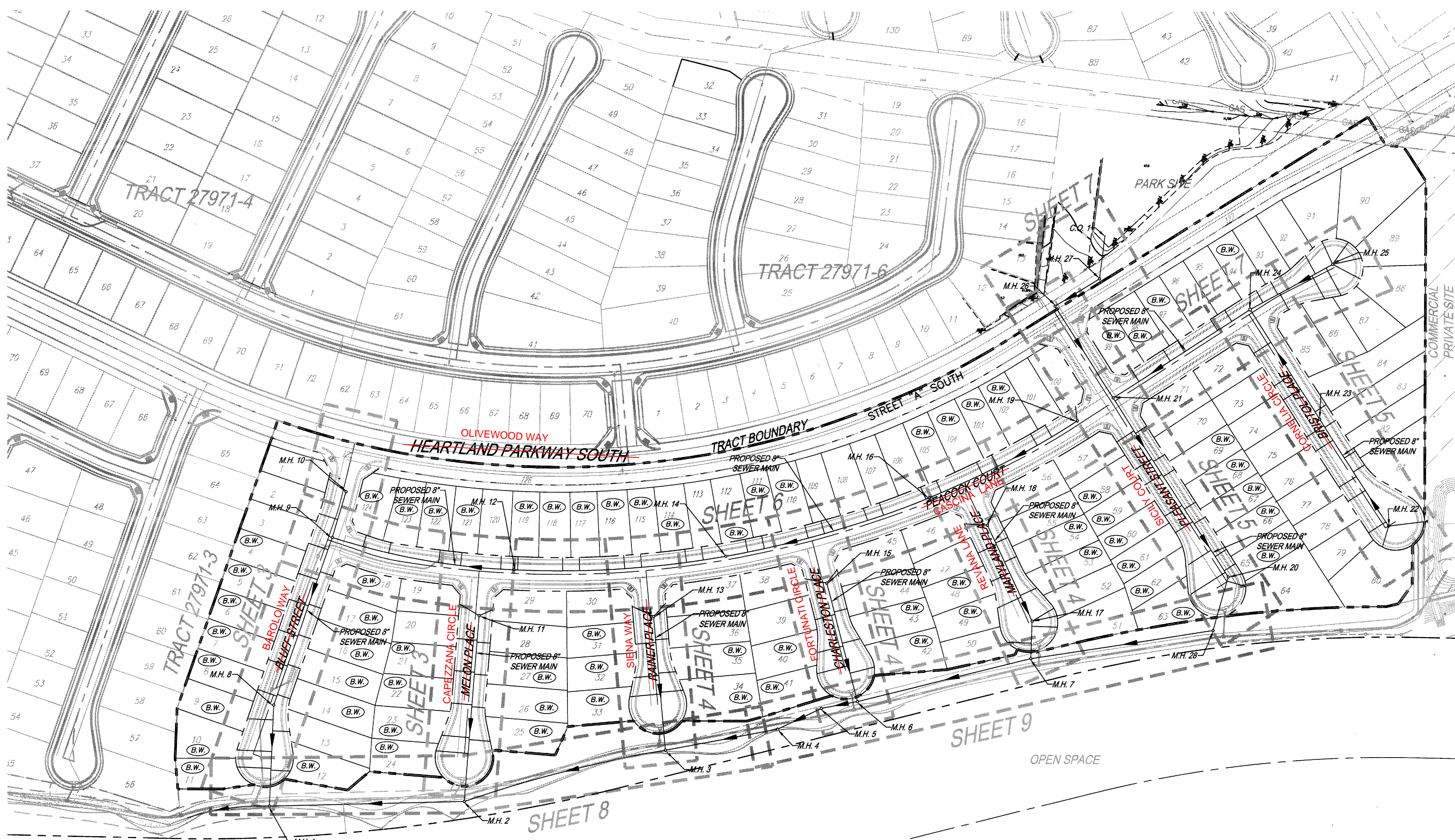
LB/L - SUNCAL HEARTLAND, LLC  
1250 CORONA POINT COURT/SUITE 210  
CORONA, CALIFORNIA 92729  
OFFICE: (951) 271-3807 FAX: (951) 271-3857  
24 HOUR EMERGENCY CONTACT (951) 818-9130

### APPLICANT/SUBDIVIDER:

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

	<p><b>811</b> Know what's below. Call before you dig.</p>	<p><b>BASIS OF BEARINGS:</b> DESCRIPTION: COORDINATES FOR THE BASIS OF THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p> <p><b>BENCHMARK:</b> 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 26729B, 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 #266632, 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: 2446.129</p>	<p>PREPARED BY:  258641 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: JB/SW/MT CHECKED BY: N.J.A. SCALE: AS NOTED DATE: 06/22/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 6.29.17 Recommended for Approval By:  Date: 6.29.17 Approved By:  Director of Public Works CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971-5 TITLE SHEET - LOCATION MAP VICINITY MAP - SEWER NOTES</p>	<p>SHEET 1 OF 9 SHEETS DRAWING NAME: FILE NO: 3109</p>
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PRELIMINARY - NOT FOR CONSTRUCTION



TYPICAL SECTION  
 PEACOCK COURT, BLUFF STREET, MELON PLACE, RAINER PLACE  
 CHARLESTON PLACE, MARYLAND PLACE, PLEASANT STREET, BRISTOL PLACE, HEARTLAND PKWY SOUTH

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

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES PUBLIC QUANTITY

ITEM	PUBLIC QUANTITY
1) INSTALL 8" PVC SEWER MAIN.	6,100 L.F.
2) INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMDW SB-53. MANHOLE STATION REFER TO CENTER OF MANHOLE BASE	17 EA.
3) INSTALL 8" PLUG	1 EA.
4) INSTALL 4" PVC SEWER LATERAL PER EMDW SB-177	3,880 L.F.
5) INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT).	68 EA.
6) REMOVE 8" PLUG CONNECT TO EXISTING 8" SEWER	1 EA.
10) INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING AND CAST IRON MANHOLE COVER PER EMDW STD. SB-53	2 EA.
11) INSTALL 4' I.D. TERMINUS MANHOLE PER EMDW STD. SB-58	9 EA.
12) INSTALL CLEANOUT PER EMDW STD. SB-52	1 EA.

NOTE:

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

LOTS REQUIRING BACKFLOW PREVENTERS

LOT NO.				
4	5	6	7	8
10	11	12	14	15
17	18	21	22	23
25	26	27	31	32
34	35	40	41	42
48	49	53	54	58
60	61	62	63	65
67	68	69	94	97
99	102	103	104	105
109	110	111	112	114
116	117	118	119	121
123	124			

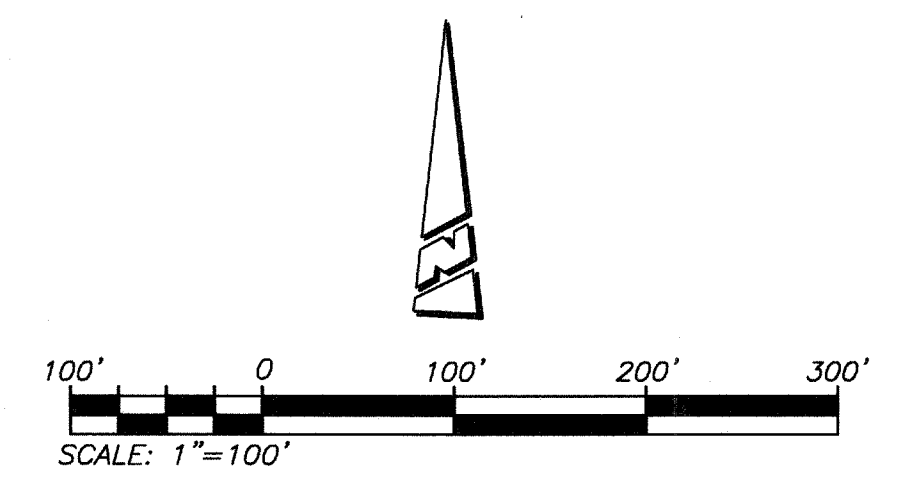
NOTE: THIS SYMBOL (B.W.) IS USED IN ACCORDANCE WITH CONSTRUCTION NOTE NO. 5.

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 THE PLANS FOR APPROVAL BY THE CITY.

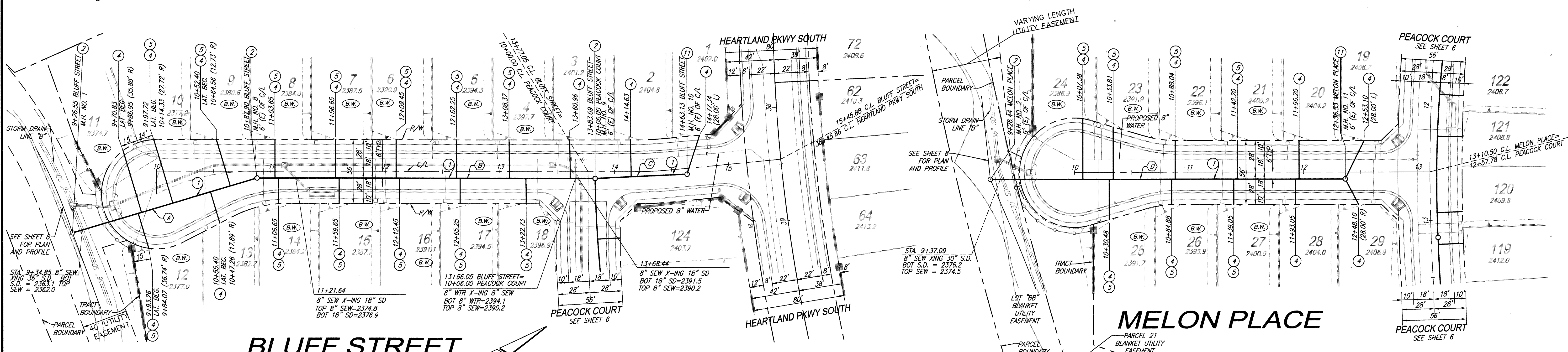
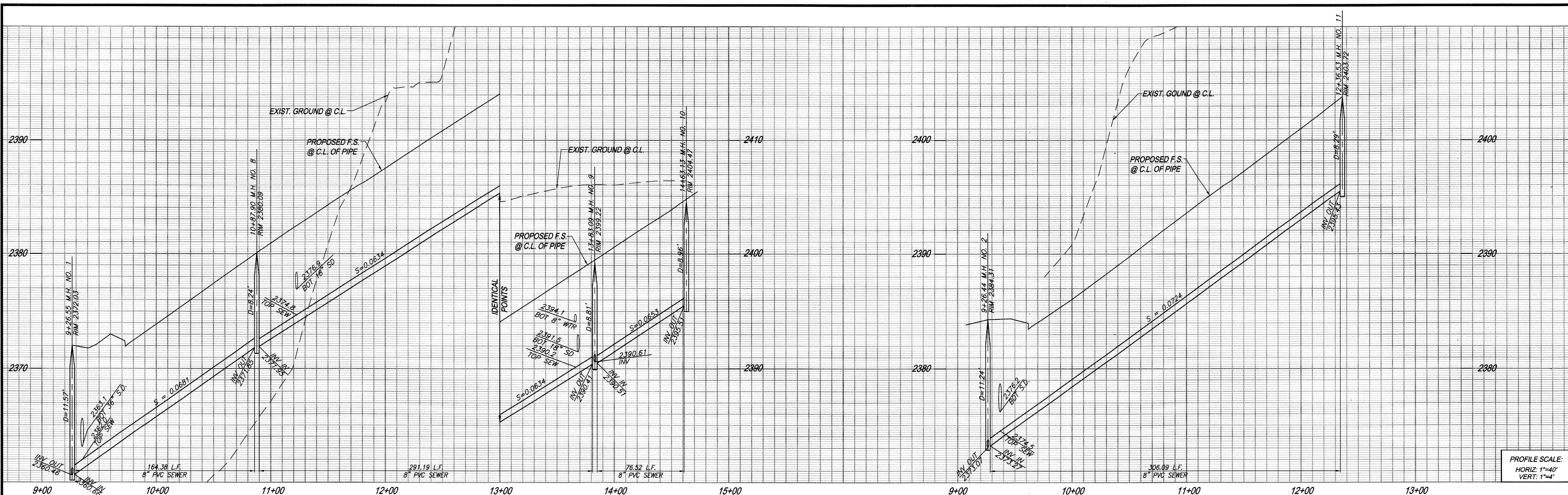
**AS-BUILT**

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

NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN



<p>Know what's below. Call before you dig.</p>	<p>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</p>	<p>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 SOUTH OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955          ELEV: 2448.129</p>	<p>PREPARED BY:   Stantec          25844-F Business Center Drive          Redlands, CA 92374          909.355-6120 stantec.com</p>	<p>DESIGN BY:          RM          DRAWN BY:          JB/SW/MT          CHECKED BY:          N.J.A.          SCALE:          AS NOTED          DATE:          06/22/17          JOB NUMBER:          2042495810</p>	<p>SEAL  </p>	<p>DESIGN BY:          RM          DRAWN BY:          JB/SW/MT          CHECKED BY:          N.J.A.          SCALE:          AS NOTED          DATE:          06/22/17          JOB NUMBER:          2042495810</p>	<p>Reviewed By:  Date: 6.29.17          Recommended for Approval By:  Date: 6.29.17          Approved By:  Director of Public Works Date: 7.26.17</p>	<p>CITY OF BEAUMONT, CALIFORNIA          SEWER IMPROVEMENT PLANS          TRACT 27971-5          CONSTRUCTION NOTES &amp; QUANTITIES          TYPICAL SECTION</p>	<p>SHEET          2          OF 9 SHEETS          DRAWING NAME:          FILE NO.:          3109</p>
	<p>BY MARK DESCRIPTION APPR. DATE</p> <p>ENGINEER REVISIONS CITY</p>	<p>NED ARAUJO R.C.E. 57835 22 JUNE 2017 DATE</p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT          ENGINEERING DIVISION</p>	<p>CITY OF BEAUMONT, CALIFORNIA          550E, 8th St          Beaumont, CA 92223          (951) 799-5529 FAX: (951) 799-5528</p>	<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>				



**BLUFF STREET**

**MELON PLACE**

**AS-BUILT**

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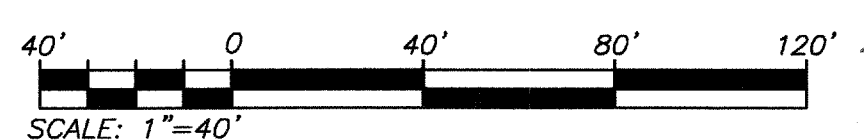
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

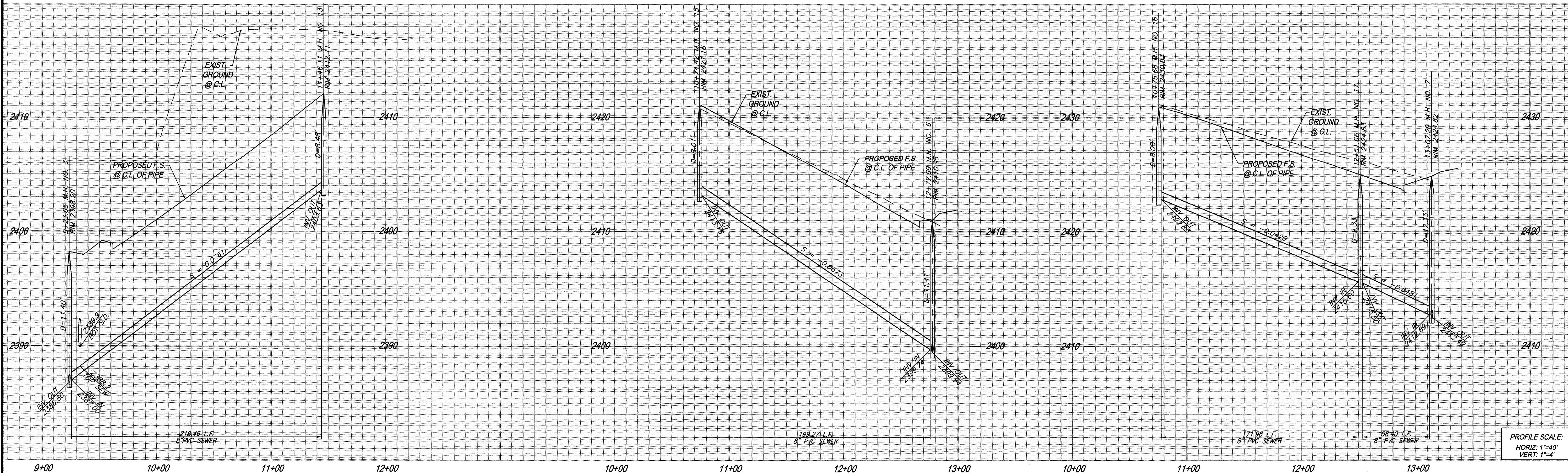
**CONSTRUCTION NOTES:**

- 1) INSTALL 8" PVC SEWER MAIN
- 2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMDM SB-53 MANHOLE STATION REFER TO CENTER OF MANHOLE BASE
- 3) INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 4) INSTALL 4" PVC SEWER LATERAL PER EMDM SB-177
- 5) INSTALL 4' I.D. TERMINUS MANHOLE PER EMDM STANDARD SB-58

PIPE DATA			
NO.	BEARING/Delta	RADIUS	TANGENT
(A)	N02°33'41"E	---	164.38'
(B)	N19°13'20"E	---	291.19'
(C)	N16°23'47"E	---	76.52'
(D)	N04°36'48"E	---	306.09'



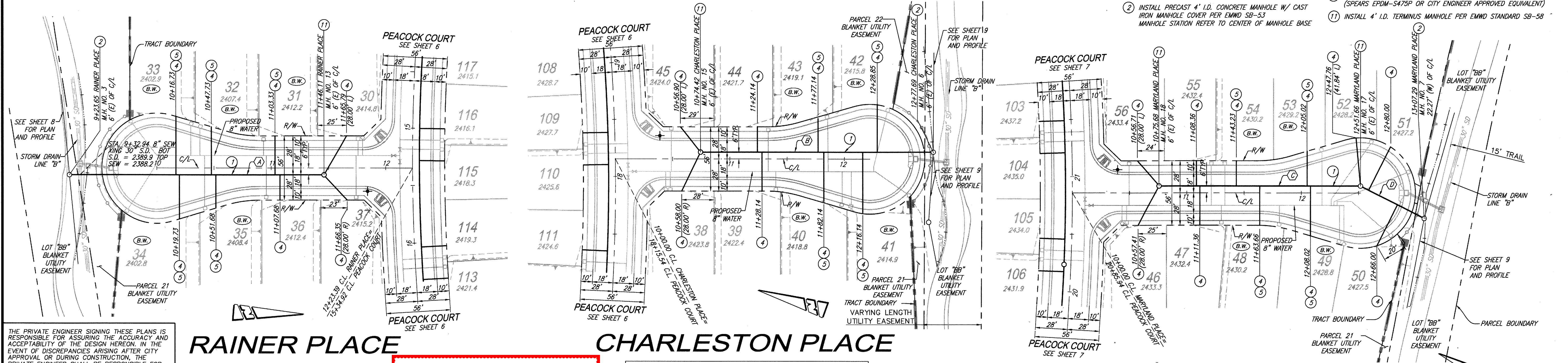
<p>Know what's below. Call before you dig.</p>	<p>DESCRIPTION OF BEARINGS: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 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 "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</p>	<p>PREPARED BY:  258641 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: JB/SW/MT CHECKED BY: N.J.A. SCALE: AS NOTED DATE: 06/22/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Recommended for Approval By:  Approved By:  Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971-5 -BLUFF STREET - BAROLO WAY -MELON PLACE - CAPEZZANA CIRCLE STA: 9+26.55 TO STA: 14+63.13 STA: 9+26.44 TO STA: 12+36.53</p>	<p>SHEET 3 OF 9 SHEETS DRAWING NAME: FILE NO.: 3109</p>	
<p>BEARING: N 27°39'52" E</p>		<p>DATE: 22 JUNE 2017</p>		<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>		<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>		



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

**CONSTRUCTION NOTES:**

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



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.

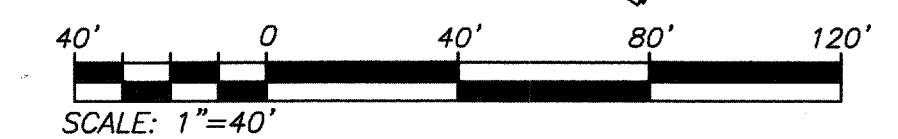
**RAINER PLACE**

**CHARLESTON PLACE**

**MARYLAND PLACE**

**AS-BUILT**

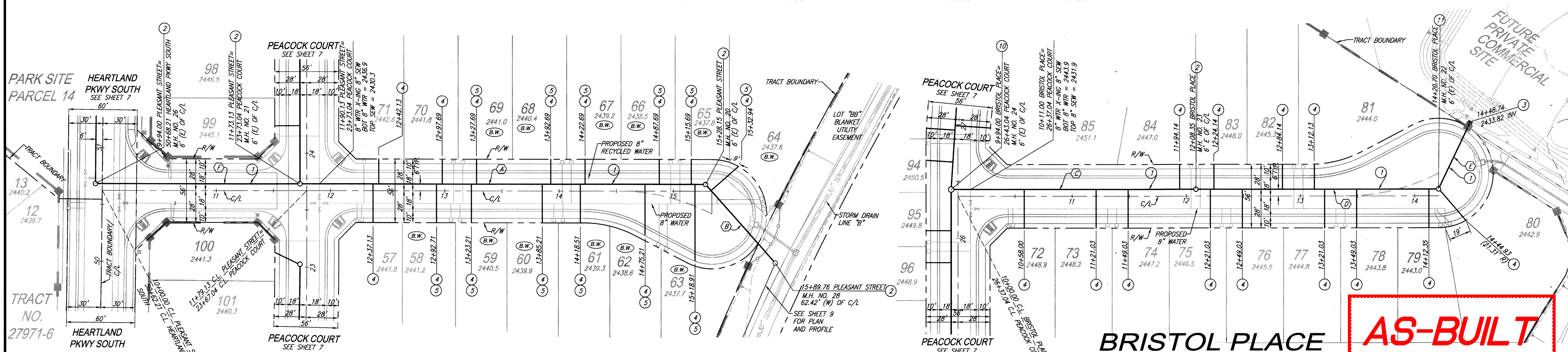
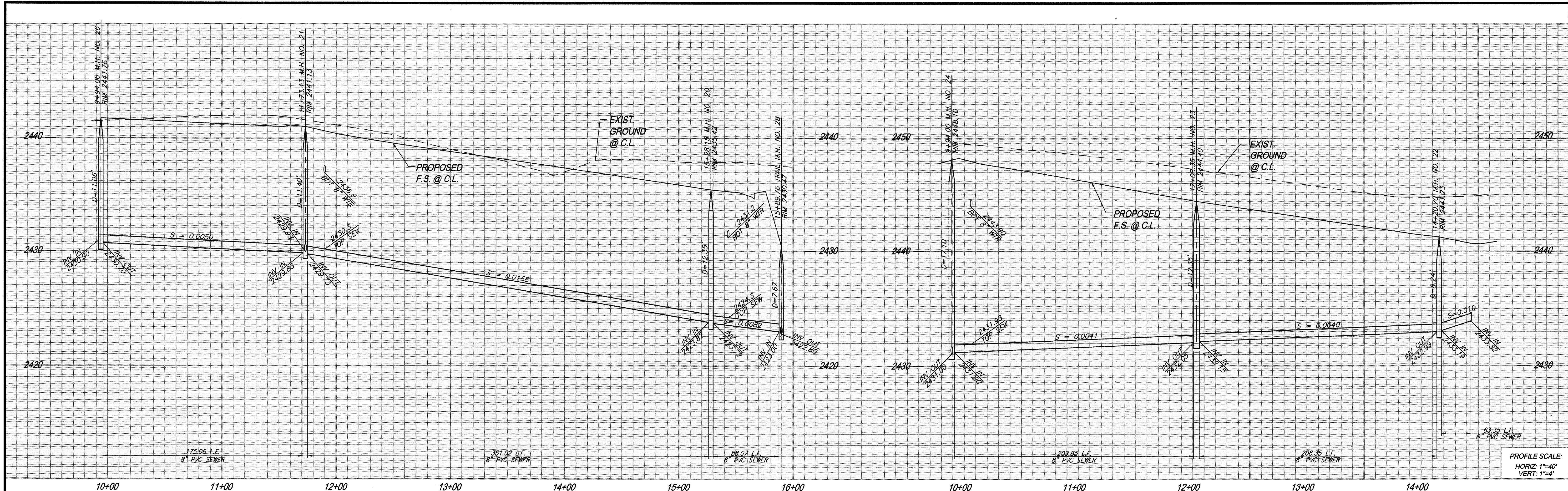
NO.	BEARING/Delta	PIPE DATA RADIUS	LENGTH	TANGENT
(A)	N05°02'07"W	---	218.46'	---
(B)	N14°29'29"W	---	199.27'	---
(C)	N24°54'10"W	---	171.98'	---
(D)	N1°56'26"E	---	58.40'	---



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

**NOTE:** SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

<p>Know what's below. Call before you dig.</p>	<p><b>BASIS OF BEARINGS:</b> 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".</p>	<p><b>BENCHMARK:</b> 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 #26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>PREPARED BY:  <b>Stantec</b> 25844 Business Center Drive Redlands, CA 92374 909.333-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: JB/SW/MT CHECKED BY: N.J.A. SCALE: AS NOTED DATE: 06/22/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 6.22.17 Recommended for Approval By:  Date: 6.22.17 Approved By:  Date: 7.20.17 Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27371-5 SIENA WAY - RAINER PLACE STA: 9+23.85 TO STA: 11+46.11 FORTUNATI CIRCLE - CHARLESTON PLACE STA: 10+74.42 TO STA: 12+77.69 REVANA LANE - MARYLAND PLACE STA: 10+75.68 TO STA: 13+07.29</p>	<p>SHEET <b>4</b> OF 9 SHEETS DRAWING NAME: FILE NO.: <b>3109</b></p>
	<p>BY: _____ MARK: _____ DESCRIPTION: _____ APPR. DATE: _____</p> <p>ENGINEER: _____ REVISIONS: _____ CITY: _____</p>			<p>SEAL: </p>		<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>	



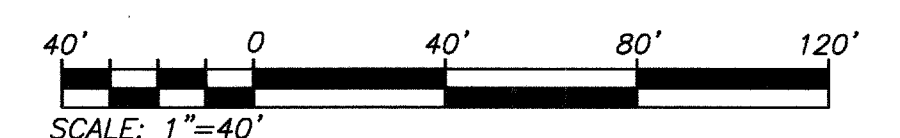
**AS-BUILT**

**PLEASANT STREET**

**CONSTRUCTION NOTES:**

1. INSTALL 8" PVC SEWER MAIN
2. INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMDM SB-53. MANHOLE STATION REFER TO CENTER OF MANHOLE BASE
3. INSTALL 8" PLUG
4. INSTALL 4" PVC SEWER LATERAL PER EMDM SB-177
5. INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-5475P OR CITY ENGINEER APPROVED EQUIVALENT)
10. INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING AND CAST IRON MANHOLE COVER PER EMDM SB-53
11. INSTALL 4' I.D. TERMINUS MANHOLE PER EMDM STANDARD SB-58

		PIPE DATA		
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N32°33'57"W	---	351.02'	---
(B)	N15°56'49"E	---	88.07'	---
(C)	N32°33'57"W	---	209.85'	---
(D)	N32°33'57"W	---	208.35'	---
(E)	N82°51'00"E	---	63.35'	---
(F)	N32°33'57"W	---	175.06'	---



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**NOTE:**  
SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

**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 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 #R26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

DATE: 22 JUNE 2017

DESIGN BY: RW  
DRAWN BY: JB/SW/JMT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 06/22/17  
JOB NUMBER: 2042495810

**CITY OF BEAUMONT**  
CALIFORNIA

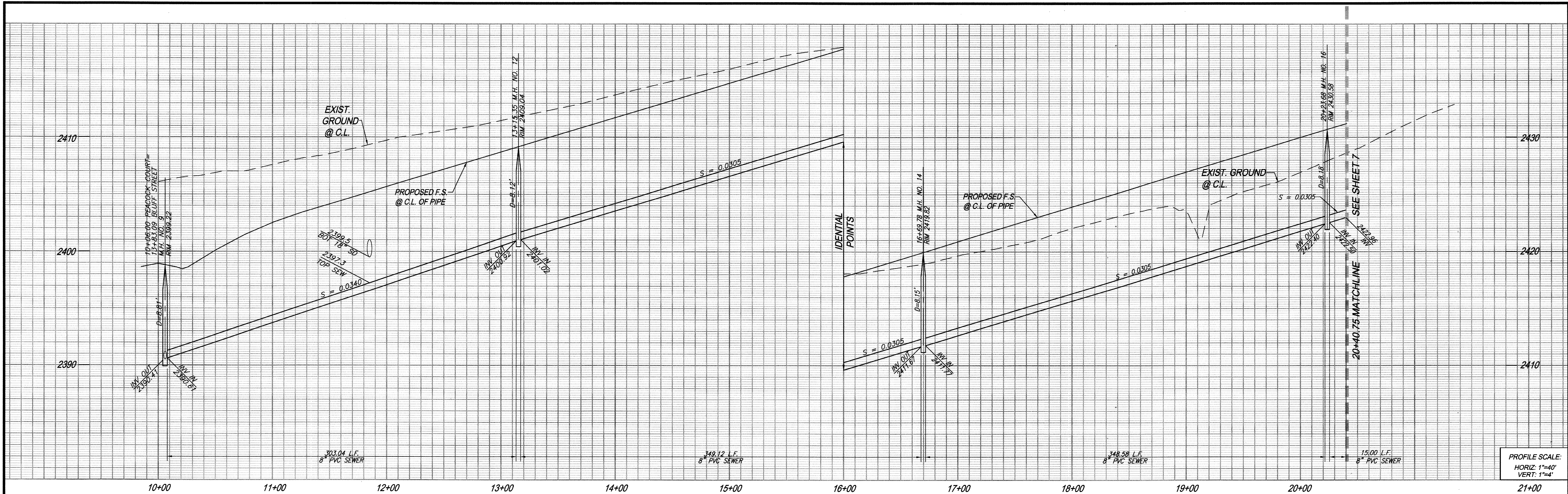
Reviewed By: *[Signature]* Date: 6.29.17  
Recommended for Approval By: *[Signature]* Date: 6.29.17  
Approved By: *[Signature]* Date: 7.20.17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971-5  
SICILY COURT - PLEASANT STREET  
STA: 9+94.00 TO STA: 15+89.76  
CORNELIA CIRCLE - BRISTOL PLACE  
STA: 9+94.00 TO STA: 14+48.74

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

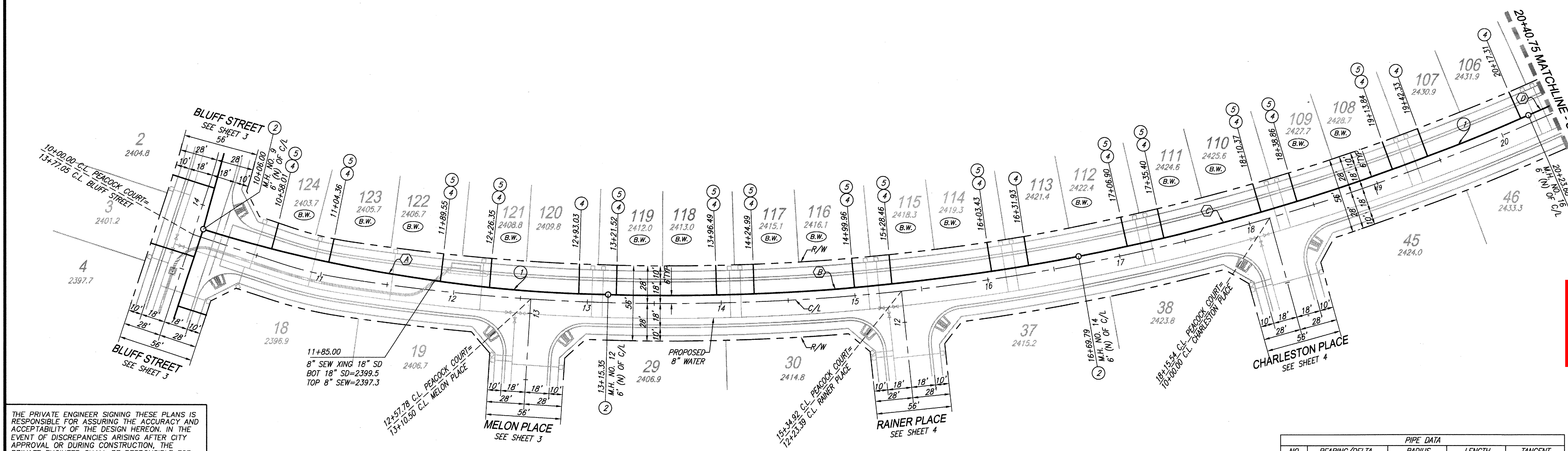
SHEET 5 OF 9 SHEETS  
DRAWING NAME:  
FILE NO.: 3109



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

**CONSTRUCTION NOTES:**

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



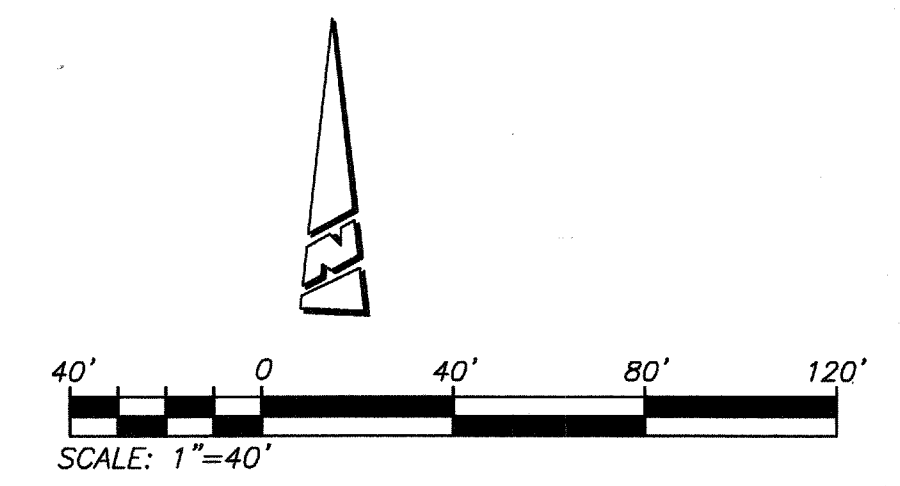
**AS-BUILT**

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NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	16°00'28"	1084.64'	303.04'	152.51'
(B)	12°28'14"	1604.00'	349.12'	175.25'
(C)	12°27'05"	1604.00'	348.58'	174.98'
(D)	00°31'59"	1611.74'	15.00'	7.50'



**PEACOCK COURT**

**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

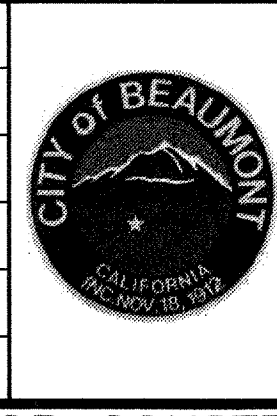
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH 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 "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	CITY

PREPARED BY: **Stantec**  
25841 Business Center Drive  
Redlands, CA 92374  
959.335-6120 stantec.com

DATE: 22 June 2017  
R.C.E. 57835

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.A.  
SCALE: AS NOTED  
DATE: 06/22/17  
JOB NUMBER: 2042495810



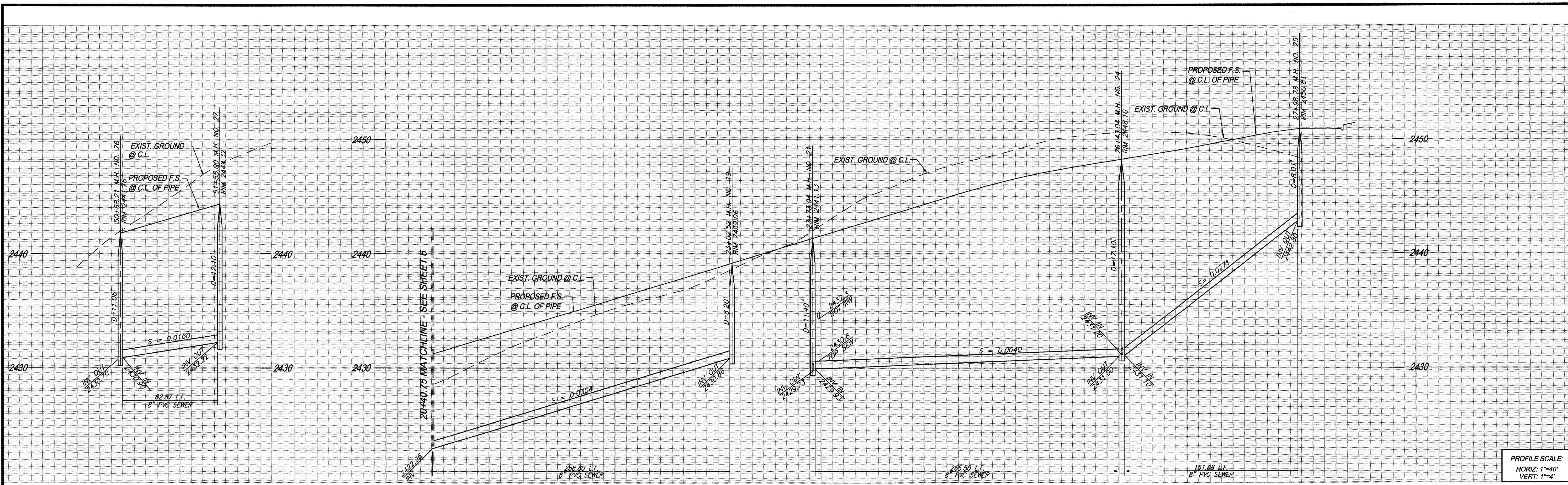
Reviewed By: *[Signature]* Date: 6.29.17  
Recommended for Approval By: *[Signature]* Date: 6.29.17  
Approved By: *[Signature]* Date: 7.20.17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

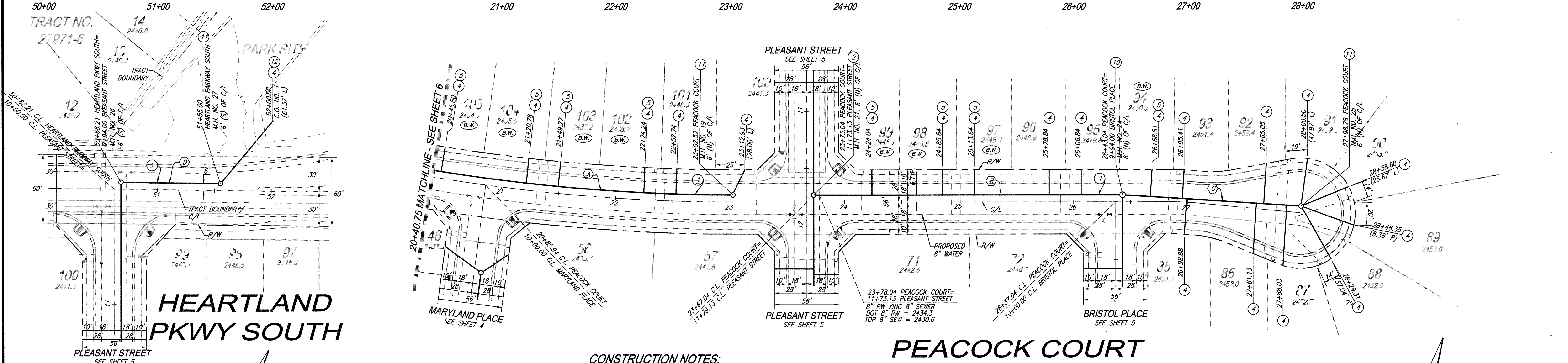
CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971-5  
CASCINA LANE - PEACOCK COURT -  
STA: 10+06.00 TO STA: 20+40.75

SHEET 6 OF 9 SHEETS  
DRAWING NAME:  
FILE NO.: 3109

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



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



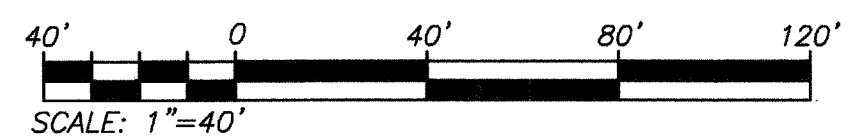
# HEARTLAND PKWY SOUTH

# PEACOCK COURT

### CONSTRUCTION NOTES:

- 1) INSTALL 8" PVC SEWER MAIN
- 2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53  
MANHOLE STATION REFER TO CENTER OF MANHOLE BASE
- 3) INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 4) INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 5) INSTALL MODIFIED PRECAST CONCRETE 5' I.D. MANHOLE W/ PVC LINER FROM BOTTOM OF CHANNEL TO TOP OF ADJUSTING RING AND CAST IRON MANHOLE COVER PER EMWD SB-53
- 6) INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD STANDARD SB-58
- 7) INSTALL CLEANOUT PER EMWD STANDARD SB-52

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
A	09°12'00"	1611.74'	258.80'	129.68'
B	N57°26'03"E	---	265.50'	---
C	N61°09'29"E	---	151.68'	---
D	N58°07'04"E	---	82.87'	---



AS-BUILT

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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.

NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

**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, 24 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 #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE

PREPARED BY: **Stantec**  
258641 Business Center Drive  
Redlands, CA 92374  
909.335.6120 stantec.com

DATE: 06/22/17  
JOB NUMBER: 2042495810

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 06/22/17

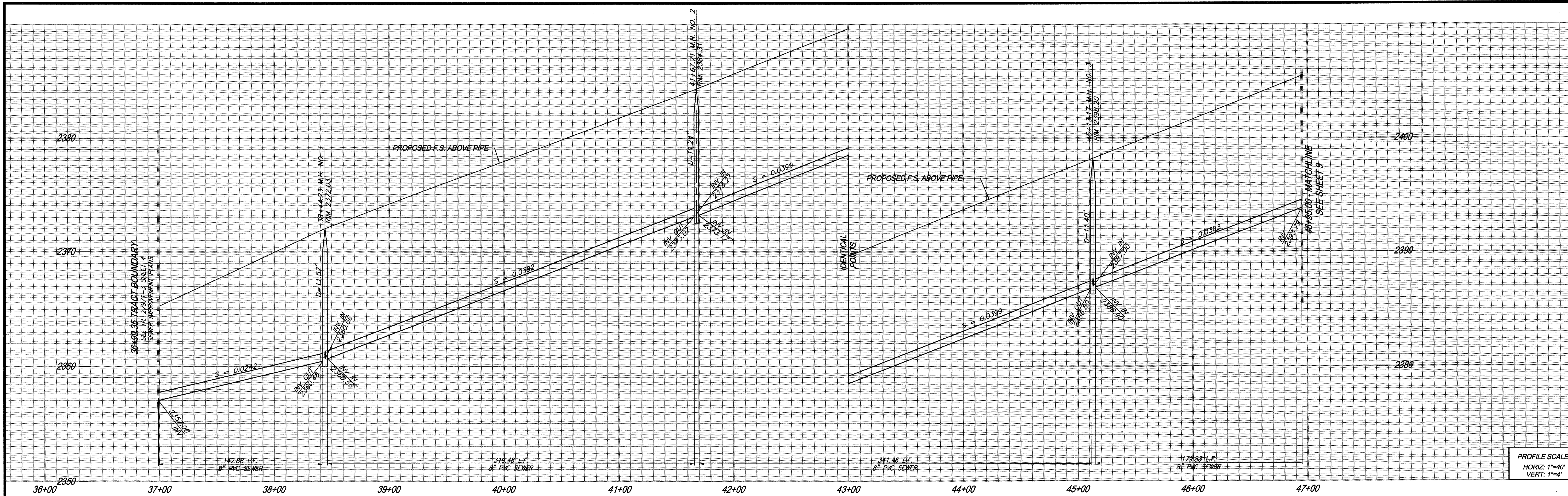
SEAL:

Reviewed By: Date: 6.22.17  
Recommended for Approval By: Date: 6.29.17  
Approved By: Date: 7.20.17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971-5  
**PEACOCK COURT**  
CASCINA LANE  
HEARTLAND PARKWAY SOUTH  
OLIVEWOOD WAY  
STA: 20+40.75 TO STA: 27+98.78  
STA: 50+68.21 TO STA: 51+55.00

SHEET 7 OF 9 SHEETS  
DRAWING NAME:  
FILE NO.: 3109

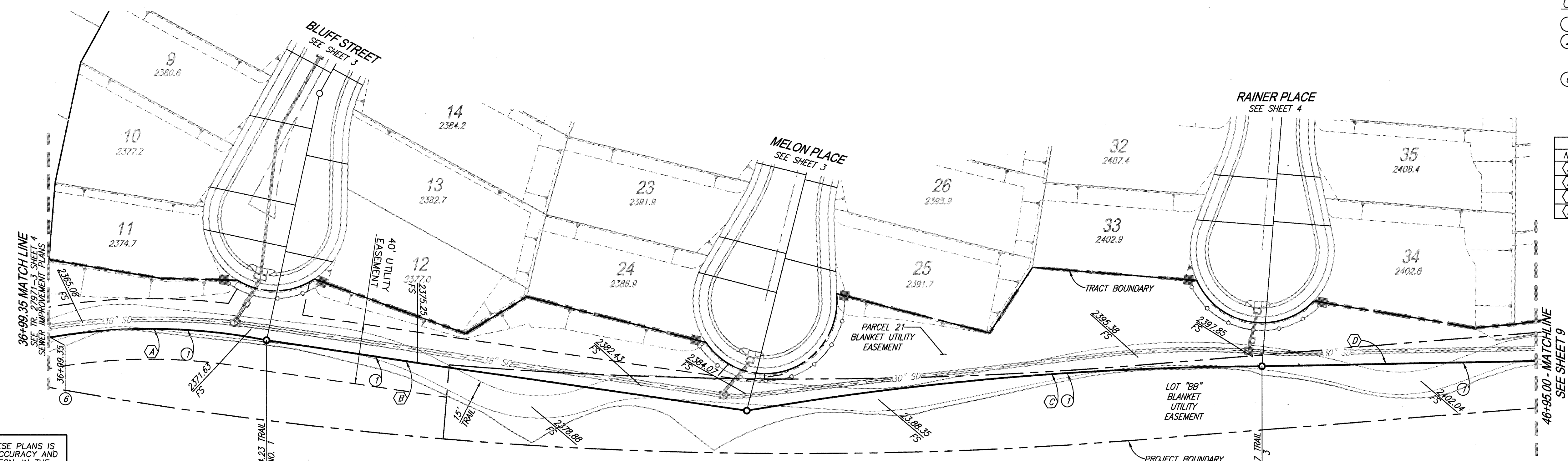


PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'

**CONSTRUCTION NOTES**

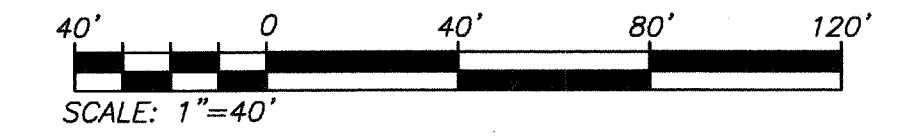
- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/CAST IRON MANHOLE COVER PER EMWD SB-53. MANHOLE STATION REFER TO CENTER OF MANHOLE BASE
- 3 REMOVE 8" PLUG CONNECT TO EXISTING 8" SEWER

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	20°56'57"	390.78'	142.88'	72.25'
B	N88°38'11"E	---	319.48'	---
C	09°19'10"	2089.31'	341.46'	171.11'
D	N79°24'21"E	---	179.83'	---



**TRAIL** ②

**AS-BUILT**



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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.

NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

<p>Know what's below. Call before you dig.</p>	<p>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</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.128</p>
	<p>BY: _____ MARK: _____ DESCRIPTION: _____ APPR: _____ DATE: _____</p> <p>ENGINEER: _____ CITY: _____</p>	

BY	MARK	DESCRIPTION	APPR.	DATE

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

DATE: 22 June 2017  
NED ARAUJO R.C.E. 57835

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 06/22/17  
JOB NUMBER: 2042495810

SEAL:

Reviewed By: Date: 6.29.17  
Recommended for Approval By: Date: 6.29.17  
Approved By: Date: 7.20.17  
Director of Public Works

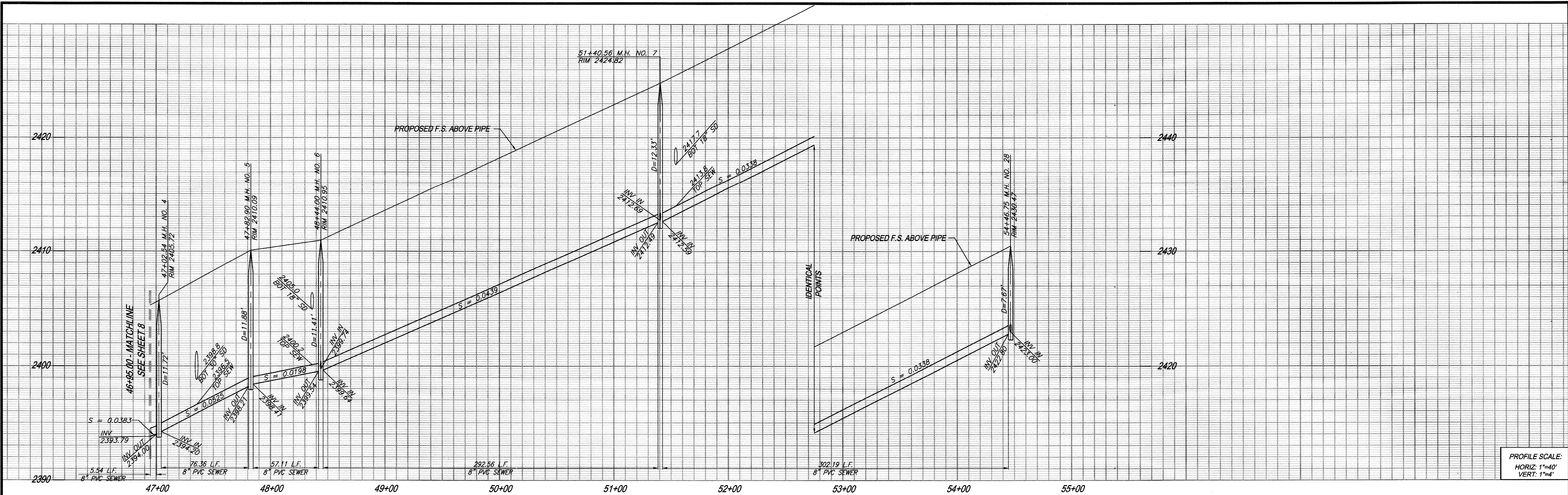
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971-5  
TRAIL  
STA: 36+99.35 TO STA: 46+95.00

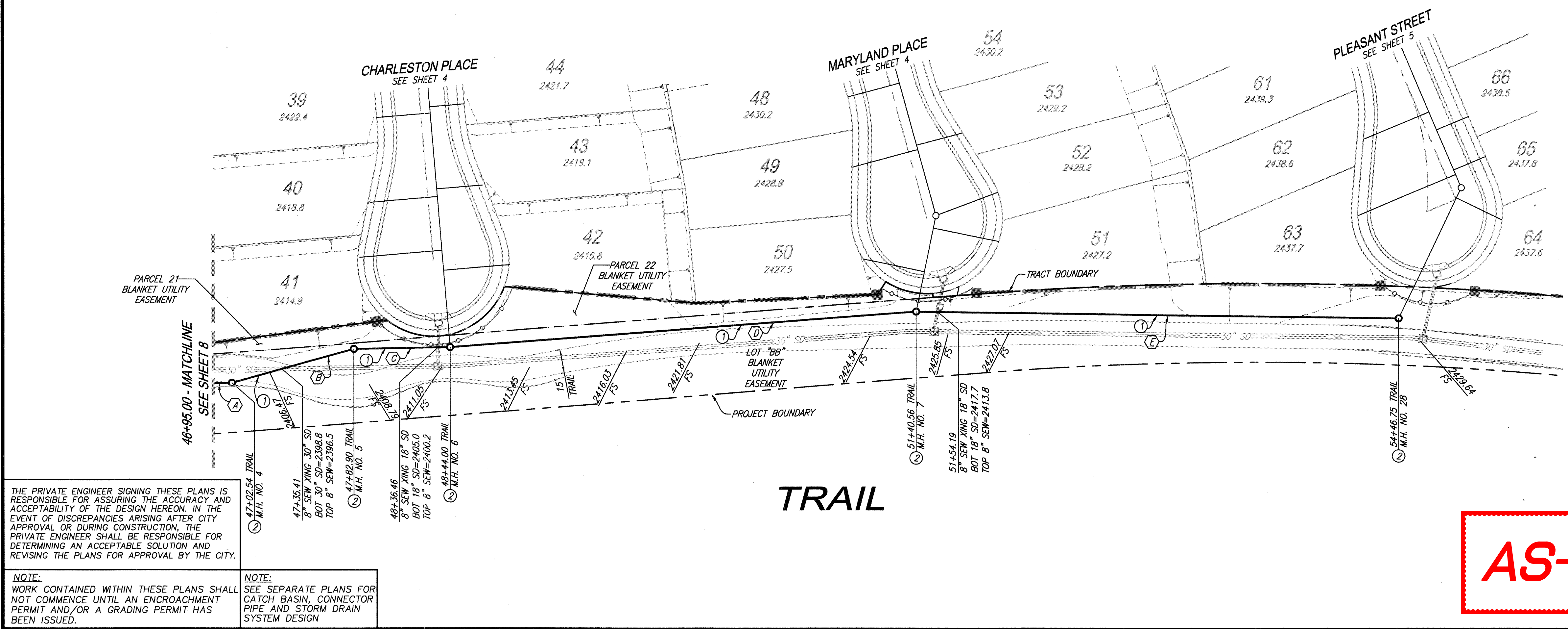
SHEET 8  
OF 9 SHEETS  
DRAWING NAME:  
FILE NO.: 3109

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





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



CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/CAST IRON MANHOLE COVER PER EMWD SB-53. MANHOLE STATION REFER TO CENTER OF MANHOLE BASE

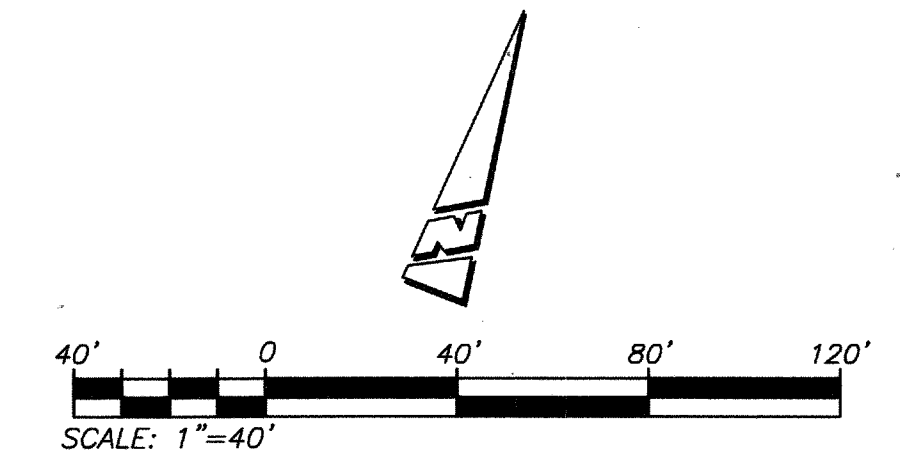
PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N79°24'21"E	---	5.54'	---
(B)	N64°40'13"E	---	76.36'	---
(C)	N79°18'23"E	---	57.11'	---
(D)	N75°58'48"E	---	292.56'	---
(E)	N81°06'16"E	---	302.19'	---

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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NOTE: SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

**AS-BUILT**



<p>Know what's below. Call before you dig.</p>	<p>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</p>	<p>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 #226632. 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</p>	<p>PREPARED BY:  Stantec 25864-F Business Center Drive Redlands, CA 92374 909.353-6120 stantec.com</p>	<p>SEAL  No. 57835 CIVIL DATE: 22 JUN 2017</p>	<p>DESIGN BY: RM DRAWN BY: JB/SW/MT CHECKED BY: N.J.A. SCALE: AS NOTED DATE: 06/22/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 6.29.17 Recommended for Approval By:  Date: 6.29.17 Approved By:  Director of Public Works Date: 7.20.17</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971-5 TRAIL STA: 46+95.00 TO STA: 54+46.75</p>	<p>SHEET 9 OF 9 SHEETS DRAWING NAME: FILE NO.: 3109</p>
	<p>BY MARK DESCRIPTION APPR. DATE</p> <p>ENGINEER REVISIONS CITY</p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>					