



City of Beaumont

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

Case No. <u>PW2024-0079</u>
Receipt No. <u>R01576120</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>6/24/2024</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

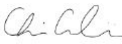
5. Contact's E-mail ccarlaccini@taylormorrison.com

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

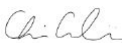
4. Developer Address 6440 Oak Canyon Suite 200, Irvine, CA 92618
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
Olivewood TR 27971-6
Sewer Improvements Tract - Maintenance Bond #1154351-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

Print Name and Sign – Contact/Applicant

Date

MAINTENANCE BOND

BOND NO. 1154351-M
PREMIUM \$ 0.00

KNOW ALL MEN BY THESE PRESENTS:

That, RSI Communities-California LLC, a Delaware limited liability company,
as Principal and Lexon Insurance Company, a corporation
organized and existing under the laws of the State of TX and authorized to transact business in
the State of CA (hereinafter called "Surety"), as Surety, are held and firmly bound unto
City of Beaumont,

as Obligee, hereinafter called Obligee, in the amount of Eighteen Thousand Sixty Six Dollars and 50/100
Dollars (\$ 18,066.50), for the payment of which, well and truly to be
made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally,
firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee,
providing for construction of certain subdivision improvements in Tract 27971-6;
and

WHEREAS, said work has been or will be completed by Principal.

NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because
of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the
Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 14th day of September 2022.

RSI Communities-California LLC, a Delaware limited liability company
(Principal) (Seal)

By: [Signature]



Lexon Insurance Company
(Surety) (Seal)

By: Stephen T. Kazmer
Stephen T. Kazmer, Attorney-in-Fact

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)

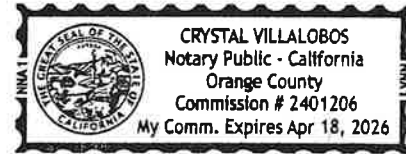
On September 15, 2022 before me, Crystal Villalobos, Notary Public
(insert name and title of the officer)

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  (Seal)





POWER OF ATTORNEY

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

as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of Twenty Million Dollars (\$20,000,000.00).

Surety Bond No.: 1154351-M

Principal: RSI Communities-California LLC, a Delaware limited liability company

Obligee: City of Beaumont

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

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

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

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

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



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



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



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



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is the Officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

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

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

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

; and be it further

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 14th day of September, 2022.

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

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

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

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

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

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

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

State of Illinois}
} ss.
County of DuPage }

On September 14, 2022, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, Stephen T. Kazmer, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

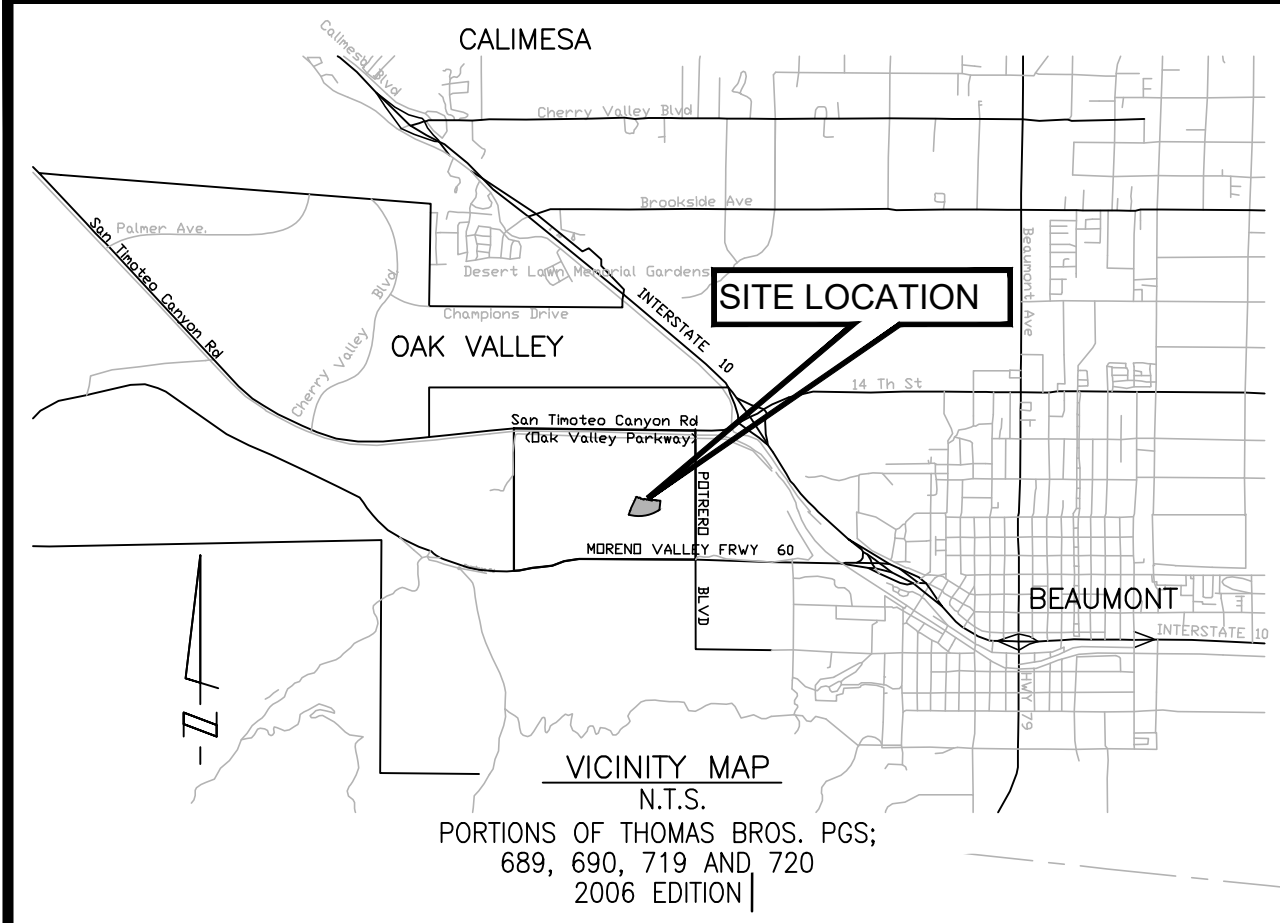
My Commission Expires March 23, 2023

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036



CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS TRACT NO. 27971 - 6



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



SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
- GRAVITY MAIN PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.
- FORCE MAINS SHALL BE P.V.C. AND STEEL AS SHOWN ON DRAWINGS.
- IN NO CASE SHALL THE EXISTING SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 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.
- SEWERS GREATER THAN 20' IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20' SHALL BE SDR-35 PVC PIPE.

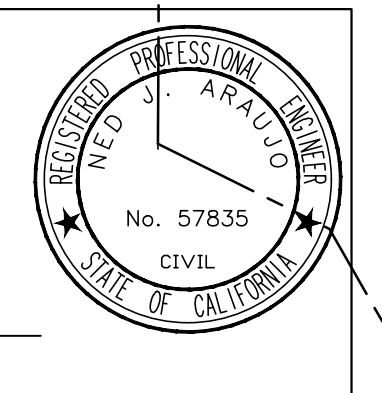
ABBREVIATIONS

- 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. CLEANOUT
- LAT LATERAL
- STA STATION
- PROP PROPOSED
- PUE PUBLIC UTILITY & EMERGENCY VEHICLE ACCESS EASEMENT LENGTH
- L NOT TO SCALE
- N.T.S. 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
- WTR WATER
- XING CROSSING

LEGEND

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

REVISION NOTE
I HEREBY DECLARE THAT DESIGN REVISIONS DATED JULY 08, 2020 CONFORM TO CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES.

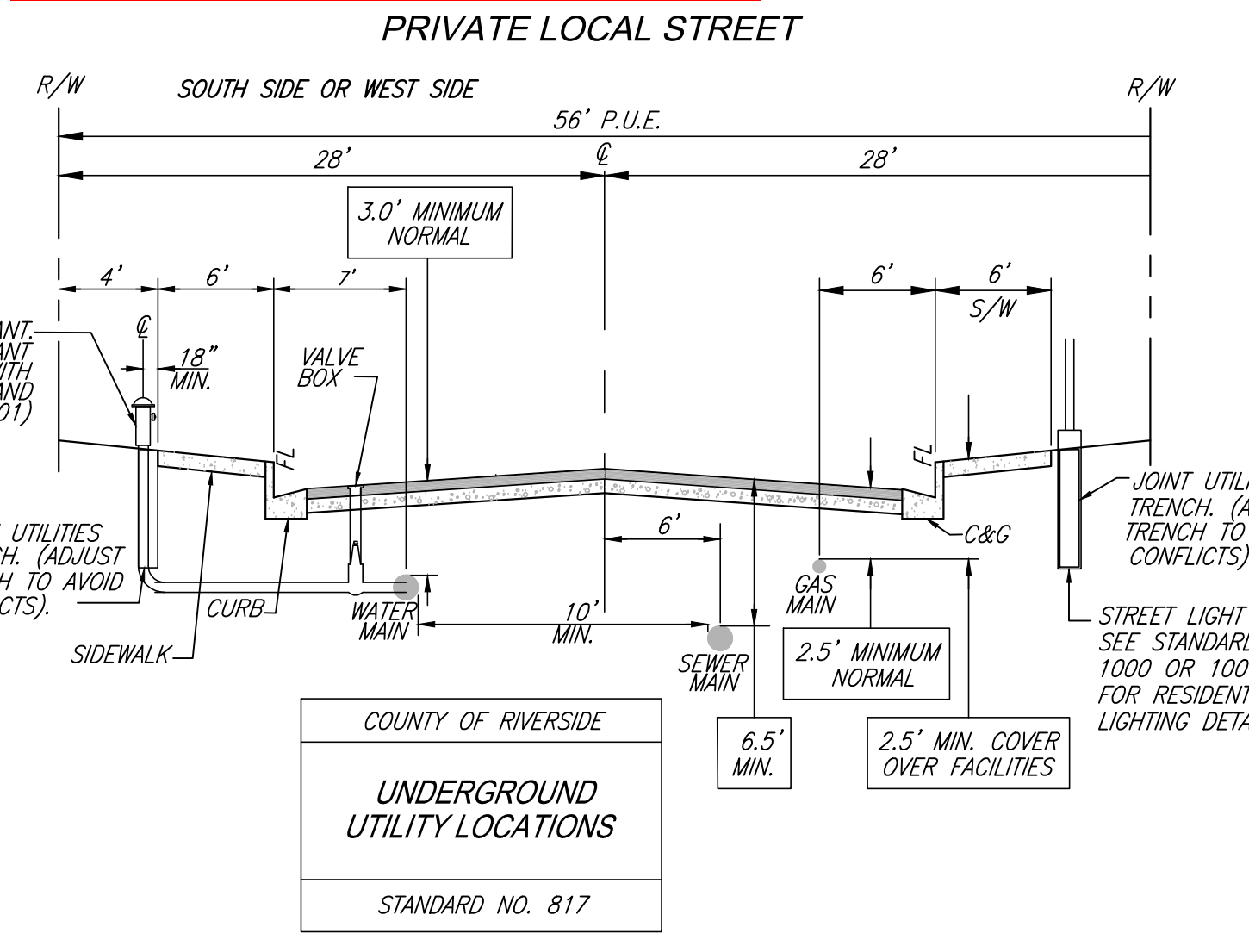


NED J. ARAUJO DATE
RCE 57835

FIELD CLARIFICATION PLAN

- UTILITIES**
- WATER** BEAUMONT CHERRY VALLEY WATER DISTRICT
560 MAGNOLIA
BEAUMONT, CA 92222 951-845-9581
 - ELECTRICITY** S.C.E.
287 TENNESSEE
REDLANDS, CA 92373 909-307-6770
 - TELEPHONE** VERIZON
1980 ORANGETREE LANE SUITE 100
REDLANDS, CA 92374 909-748-6649
 - GAS** SOUTHERN CALIFORNIA GAS CO
1981 W. LUGOVIA AVENUE
REDLANDS, CA 92374 909-335-7581
 - SEWER** CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT, CA 92223 951-769-8520

AS-BUILT



LOCATION MAP

SCALE: 1" = 300'

NOTE:

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

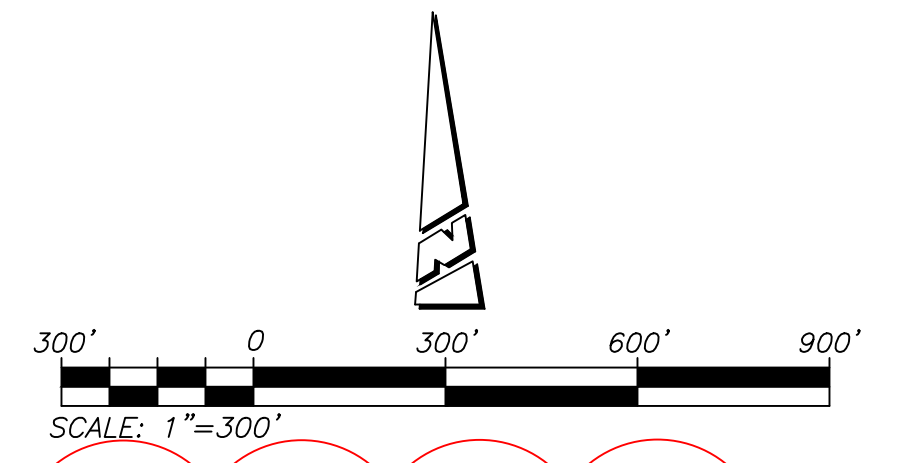
DECLARATION OF ENGINEER OF RECORD:

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 PROCEDURE 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.

"DECLARATION OF RESPONSIBLE CHARGE"

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

FIRM: STANTEC
ADDRESS: 735 E. CARNEGIE DR., #280
CITY, ST.: SAN BERNARDINO, CA 92405
TELEPHONE: 909-255-8207
BY: _____ DATE: _____
(NED ARAUJO, RCE:57835)



24 HOUR EMERGENCY CONTACT

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

APPLICANT/SUBDIVIDER:

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

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES
- SHEET 2 - CONSTRUCTION NOTES & QUANTITIES-TYPICAL SECTION
- SHEET 3 - TALLHASSEE WAY - 10+06.00 TO 15+18.68
HOPEWELL TRAIL - 33+41.89 TO 37+30.00
- SHEET 4 - HOPEWELL TRAIL - 37+30.00 TO 43+60.82
- SHEET 5 - BISMARK WAY - 10+06.00 TO 14+11.32
HOPEWELL TRAIL - 10+17.52 TO 12+43.51



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, 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 #026632, A STANDARD DISC, STAMPED "1448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
IB	▲	UPDATED 24 HOUR EMERGENCY CONTACT		7/2/20
IB	▲	AS-BUILT REVISIONS		7/2/20
V.M.S.	▲	REVISE SEWER INV. ELEV'S. FOR BISMARK WAY, SHEET 5, STREET WAS LOWERED/UPDATED		2/07/20
		DECLARATION OF ENGINEER OF RECORD		

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

NED ARAUJO R.C.E. 57835 DATE

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 07/10/20
JOB NUMBER: 2042495810



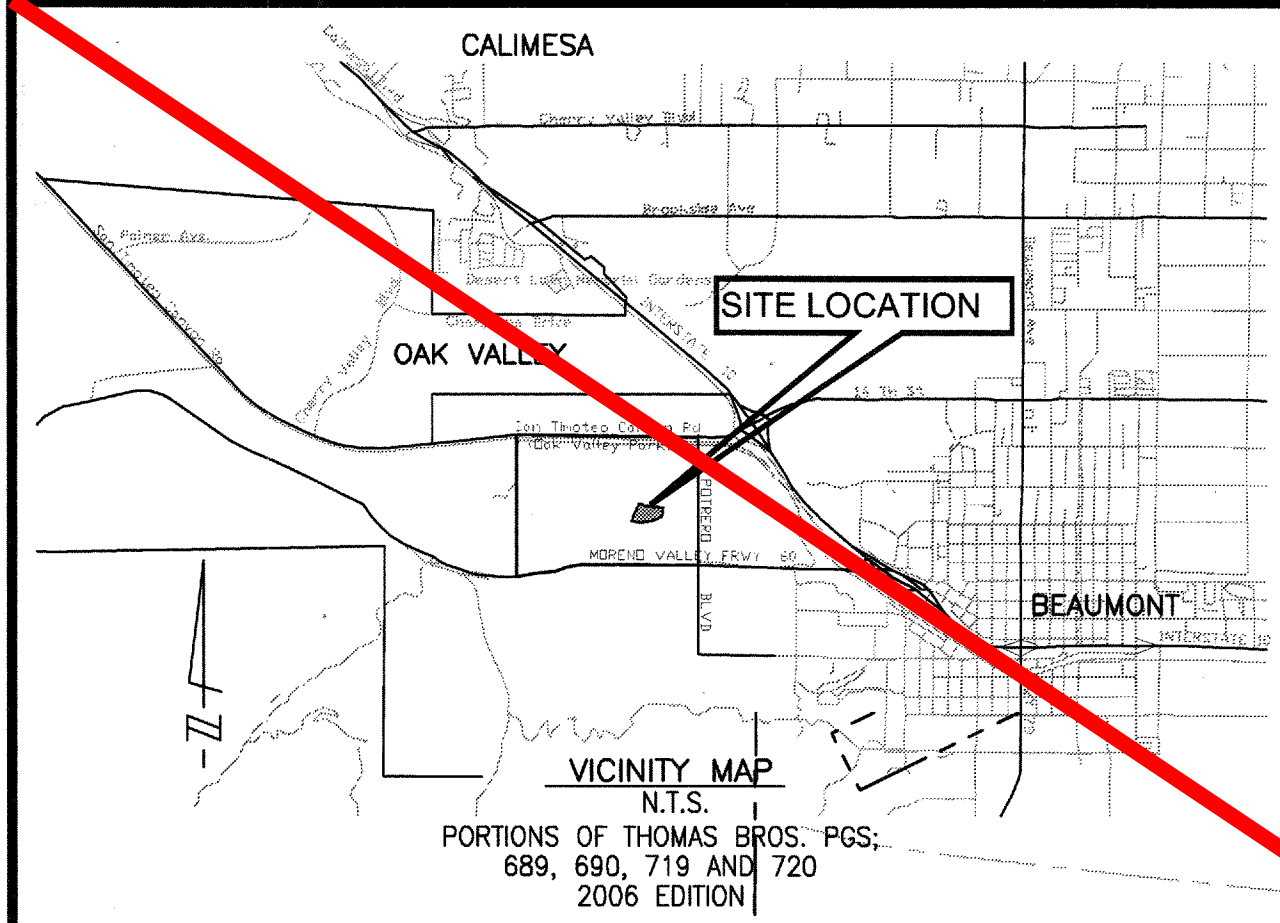
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
TITLE SHEET - LOCATION MAP
VICINITY MAP - SEWER NOTES

SHEET 1
OF 5 SHEETS
DRAWING NAME:
FILE NO.: 3125A

CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS TRACT NO. 27971 - 6



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- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 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.
- 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. CLEANOUT
- LAT LATERAL
- STA STATION
- PROP PROPOSED
- PUE PUBLIC UTILITY & EMERGENCY VEHICLE ACCESS EASEMENT
- L LENGTH
- N.T.S. NOT TO SCALE
- ELEV./EL. ELEVATION
- MIN. MINIMUM
- MAX. MAXIMUM
- M.H. MANHOLE
- TYP. TYPICAL
- POC POINT OF CONNECTION
- SSPWC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- SEW SEWER
- WTR WATER
- XING CROSSING

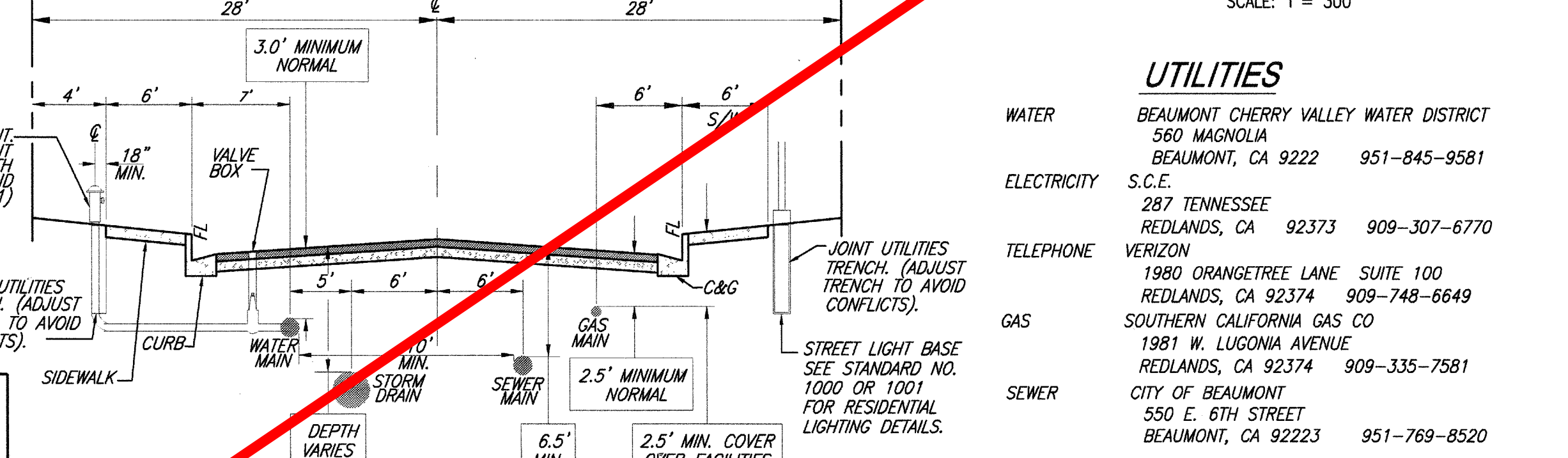
LEGEND

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

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

LOCATION MAP

SCALE: 1" = 300'



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

[Signature]
NED ARAUJO RCE 57835
AUG 28, 2017
DATE

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

APPLICANT/SUBMIDER:

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

24 HOUR EMERGENCY CONTACT

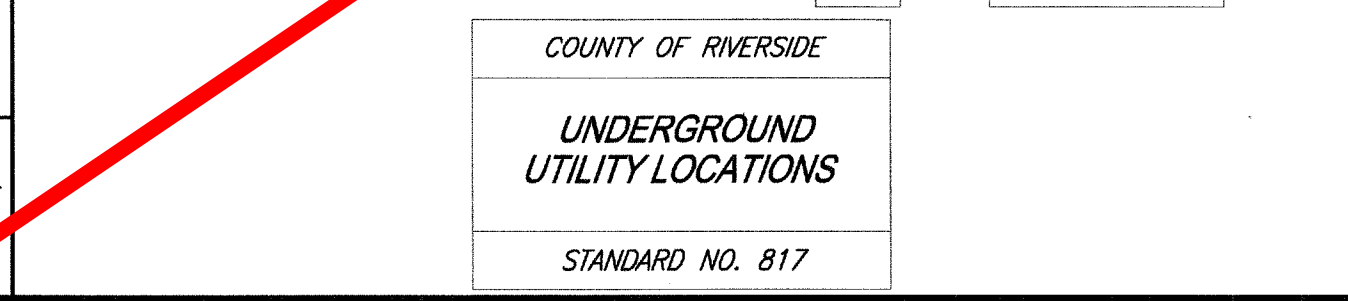
SENIOR PROJECT MANAGER - JIM HOLAS
RSI COMMUNITIES
620 NEWPORT CENTER DRIVE, 12th FLOOR
NEWPORT BEACH, CA 92660
PHONE: (949) 554-2806
MOBILE: (951) 235-3419
JHOLAS@RSICOMMUNITIES.COM

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES
- SHEET 2 - CONSTRUCTION NOTES & QUANTITIES-TYPICAL SECTION
- SHEET 3 - TALLAHASSEE WAY - 10+06.00 TO 15+18.68
- SHEET 4 - HOPEWELL TRAIL - 37+30.00 TO 43+60.82
- SHEET 5 - BISMARCK WAY - 10+06.00 TO 14+11.32
- SHEET 6 - HOPEWELL TRAIL - 10+17.52 TO 12+43.51

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.



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 267798; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

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

[Signature]
NED ARAUJO RCE 57835
AUG. 28, 2017
DATE

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/25/17
JOB NUMBER: 2042495810

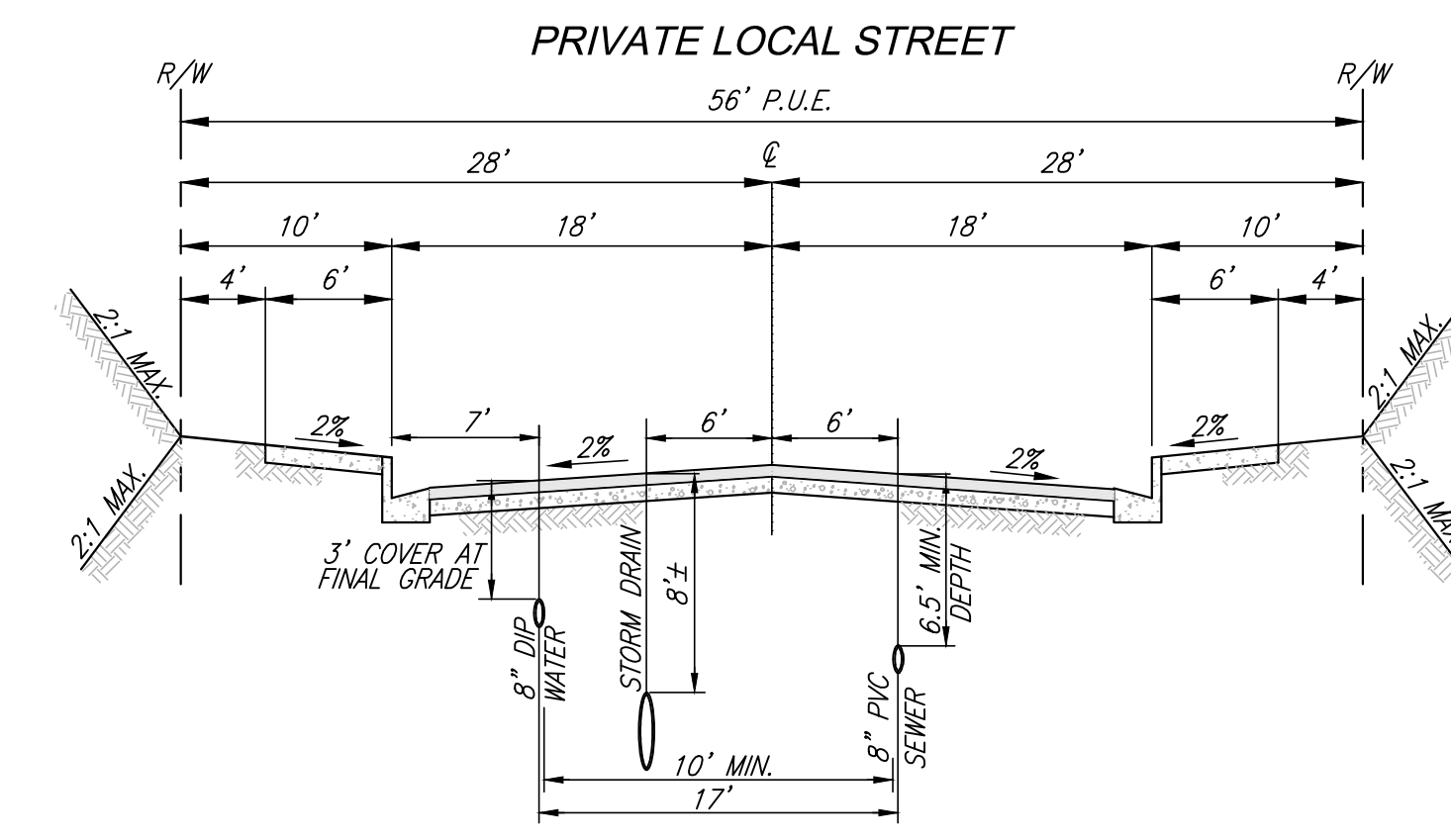
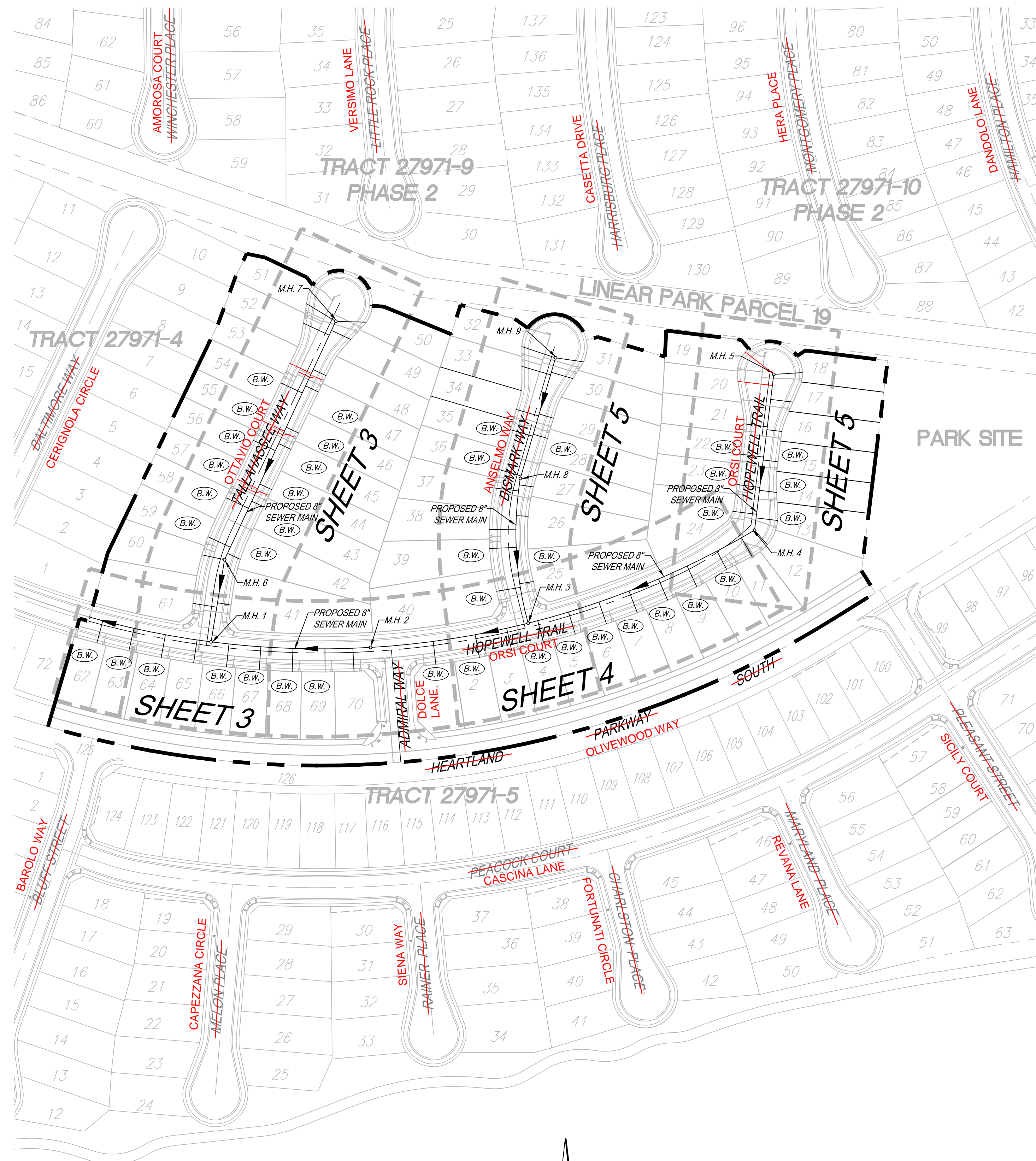
Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
TITLE SHEET - LOCATION MAP
VICINITY MAP - SEWER NOTES

SHEET 1
OF 5 SHEETS
DRAWING NAME:
FILE NO.: 3125

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



TYPICAL SECTION
TALLHASSEE WAY, BISMARCK WAY & HOPEWELL TRAIL
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	2,124 L.F.
2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53	6 EA.
4) INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177	2,280 L.F.
5) INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)	40 EA.
6) REMOVE 8" PLUG AND CONNECT TO 8" SEWER MAIN	1 EA.
7) INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58	3 EA.

NOTE:
1) ALL SEWER MAIN PIPE LENGTH QUANTITIES SHOWN ON PLANS REFLECT VERTICAL PROJECTION OF HORIZONTAL PIPE ALIGNMENT.
2) ALL SEWER MAIN PIPE LENGTHS SHOWN IN PIPE DATA TABLE ARE HORIZONTAL PIPE LENGTHS.
3) THE SEWER MAIN PIPE STATIONING IN PLAN AND PROFILE VIEWS REFLECT HORIZONTAL STATION OFFSETS OF THE STREET CENTER LINE STATIONING.
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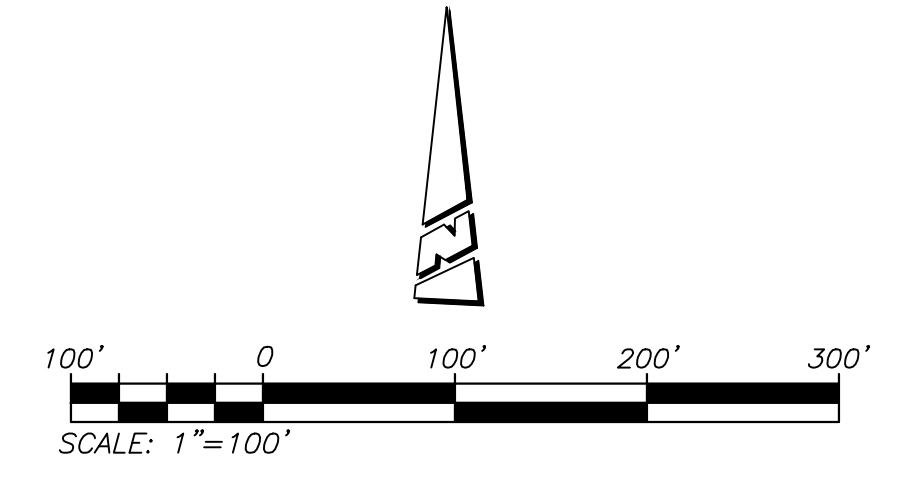
LOTS REQUIRING BACKFLOW PREVENTERS

LOT NO.						
1	2	4	5	6	7	
8	9	10	13	14	15	
22	23	24	25	28	35	
36	39	40	42	43	44	
45	46	47	54	55	56	
57	58	59	62	63	64	
66	67	68	69			

NOTE: THIS SYMBOL (BW) 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 REVISING THE PLANS FOR APPROVAL BY THE CITY.

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AS-BUILT



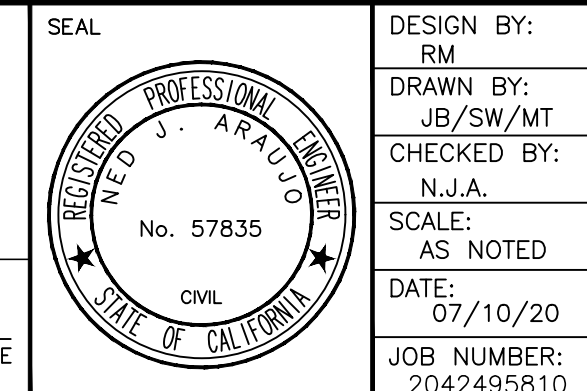
BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

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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. STAMPED U-448-1955
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

DESIGNED BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 07/10/20
JOB NUMBER: 2042495810

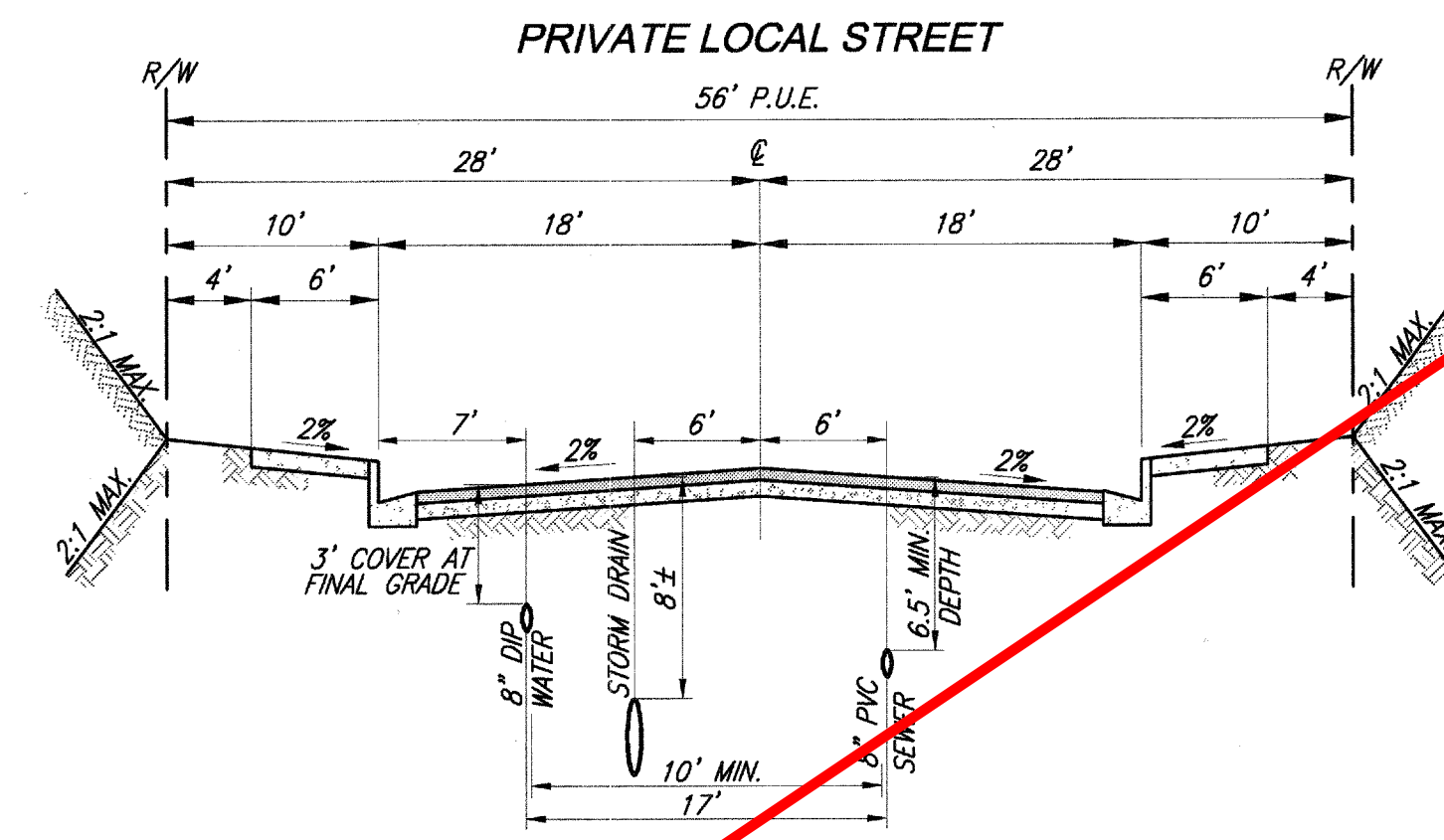


Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
CONSTRUCTION NOTES & QUANTITIES
TYPICAL SECTION

SHEET
2
OF 5 SHEETS
DRAWING NAME:
FILE NO.:
3125



TYPICAL SECTION
TALLAHASSEE WAY, BISMARK WAY & HOPEWELL TRAIL
NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

- 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" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 5) REMOVE 8" PLUG AND CONNECT TO 8" SEWER MAIN
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PUBLIC QUANTITY	ITEM
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NOTE:

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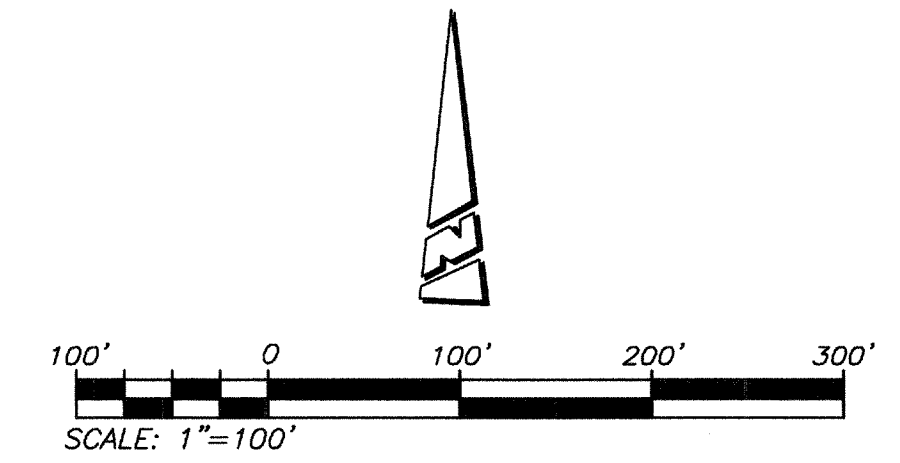
LOTS REQUIRING BACKFLOW PREVENTERS

LOT NO.						
1	2	4	5	6	7	
8	9	10	13	14	15	
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66	67	68	69			

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

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811
Know what's below.
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/25/17
JOB NUMBER: 2042495810

SEAL: PROFESSIONAL ENGINEER
No. 57835
STATE OF CALIFORNIA

APPROVED: **28 AUG 2017**

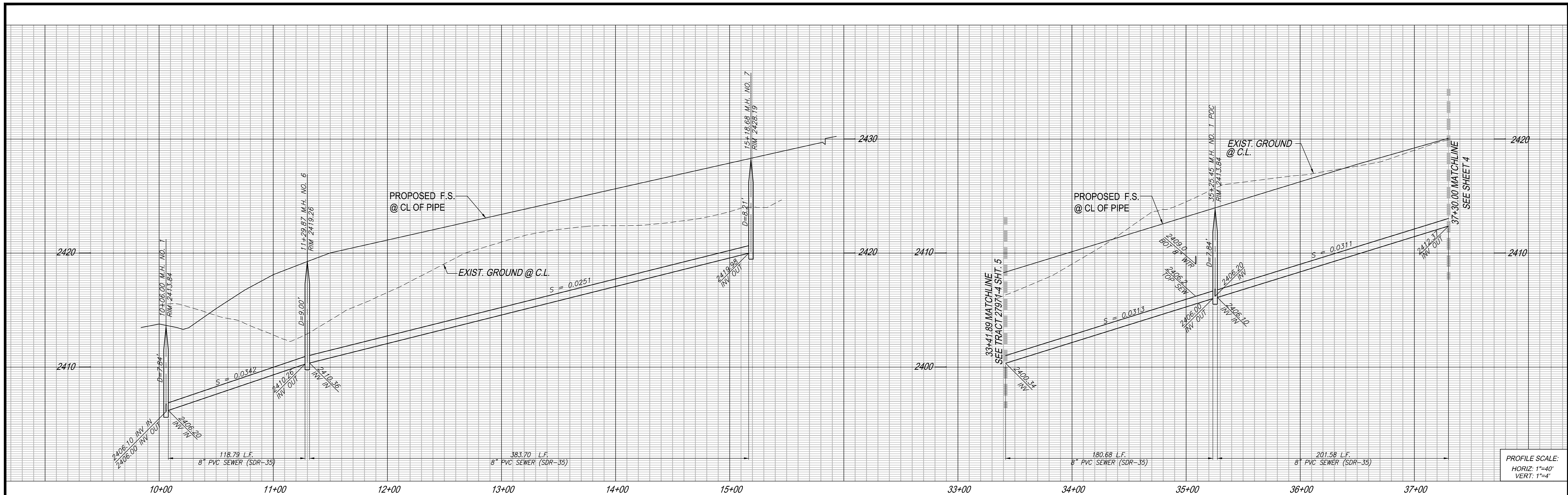
Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
CONSTRUCTION NOTES & QUANTITIES
TYPICAL SECTION

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

SHEET 2
OF 5 SHEETS
DRAWING NAME:
FILE NO.: 3125

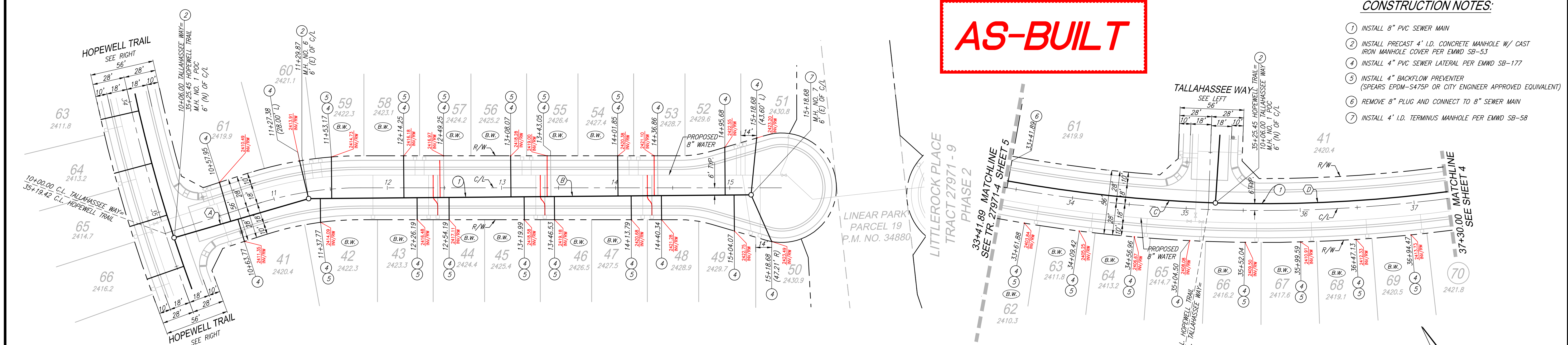


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

AS-BUILT

CONSTRUCTION NOTES:

- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
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REVISION NOTE
I HEREBY DECLARE THAT DESIGN REVISIONS DATED JULY 08, 2020 CONFORM TO CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES.

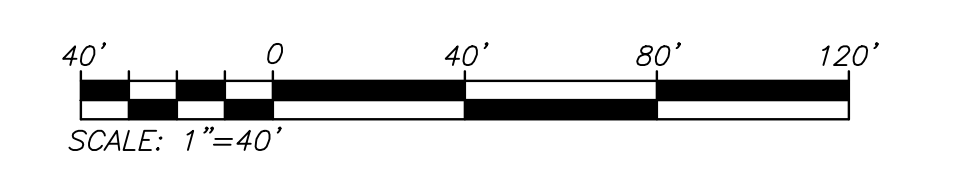
NED J. ARAUJO DATE
RCE 57835

FIELD CLARIFICATION PLAN

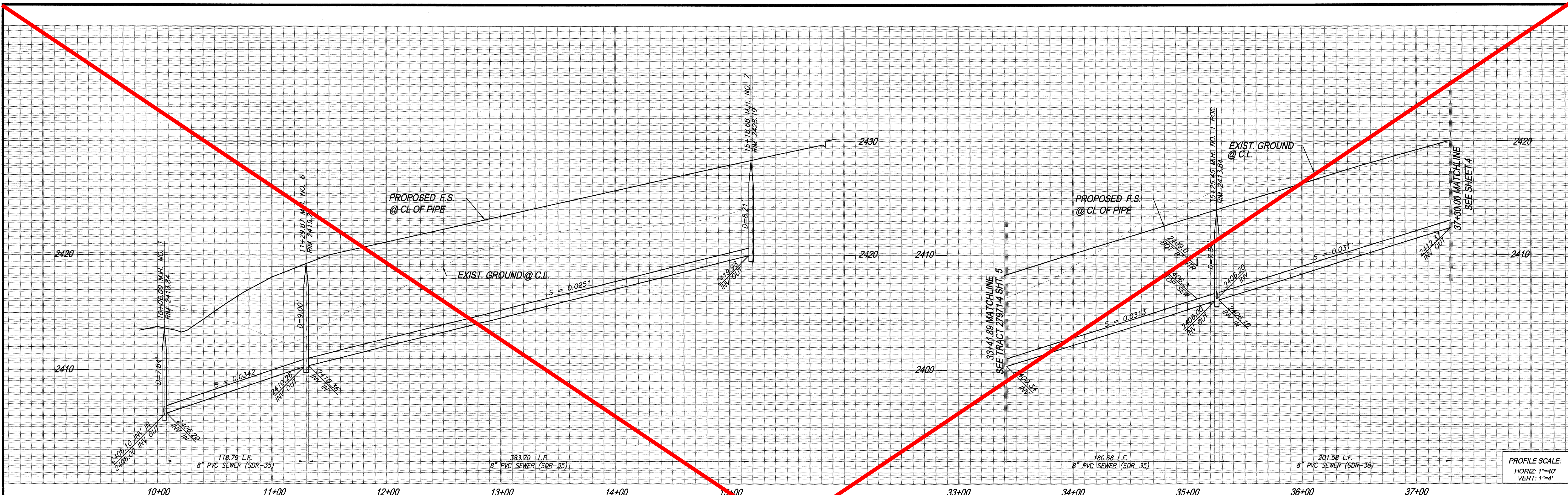
TALLAHASSEE WAY

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	N09°17'14"E	---	118.79'	---
B	N25°00'12"E	---	383.70'	---
C	08°13'45"	1258.00'	180.68'	90.50'
D	09°10'51"	1258.00'	201.58'	101.01'

HOPEWELL TRAIL



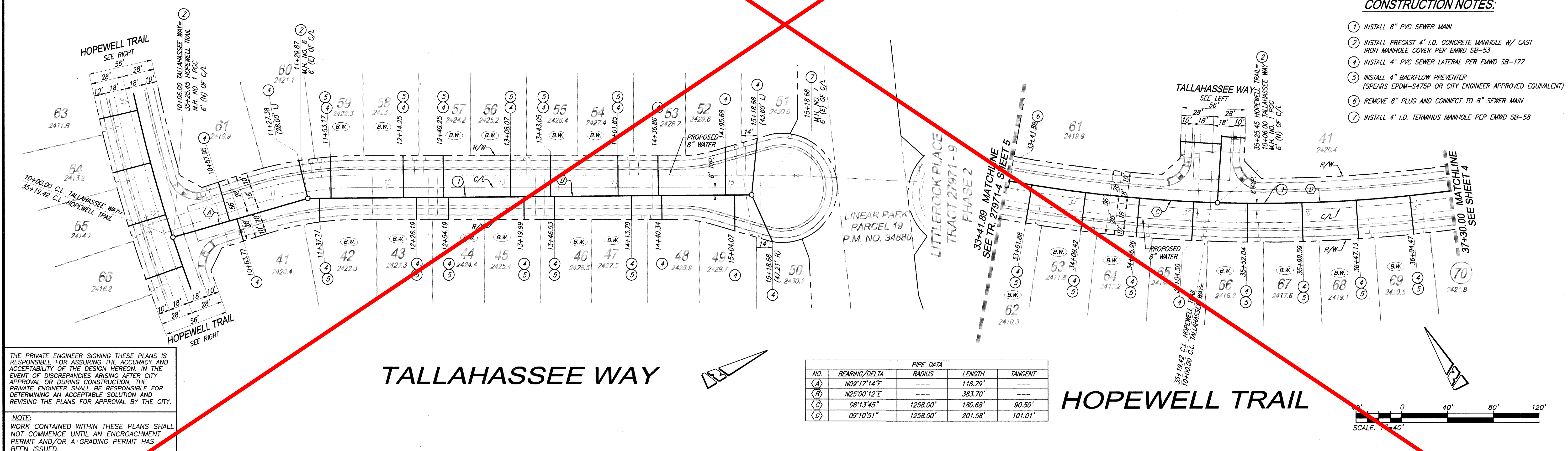
<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED 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 #026032. A STANDARD DISC, STAMPED "1448 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 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: 07/10/20 JOB NUMBER: 2042495810</p>	<p>Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: _____ Date: _____ Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971 - 6 TALLAHASSEE WAY- OTTAVIO COURT STA: 10+06.00 TO STA: 15+18.68 HOPEWELL TRAIL- ORSI COURT STA: 33+41.89 TO STA: 37+30.00</p>	<p>SHEET 3 OF 5 SHEETS DRAWING NAME: FILE NO.: 3125</p>
	<p>BY MARK DESCRIPTION APPR. DATE</p> <p>ENGINEER REVISIONS CITY</p>	<p>SEAL No. 57835 CIVIL</p>	<p>CITY OF BEAUMONT </p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>	<p>50% 0th 51 Beaumont, CA 92223 Tel: (951) 789-8520 Fax: (951) 789-8526</p>	<p>Plotted: Jul 10, 2020 - 12:22pm By: talmgren</p>



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

CONSTRUCTION NOTES:

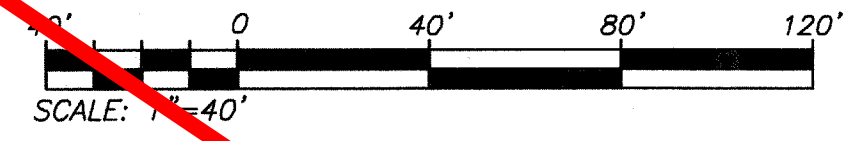
- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 3 INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 4 INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 5 REMOVE 8" PLUG AND CONNECT TO 8" SEWER MAIN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



TALLAHASSEE WAY

HOPEWELL TRAIL

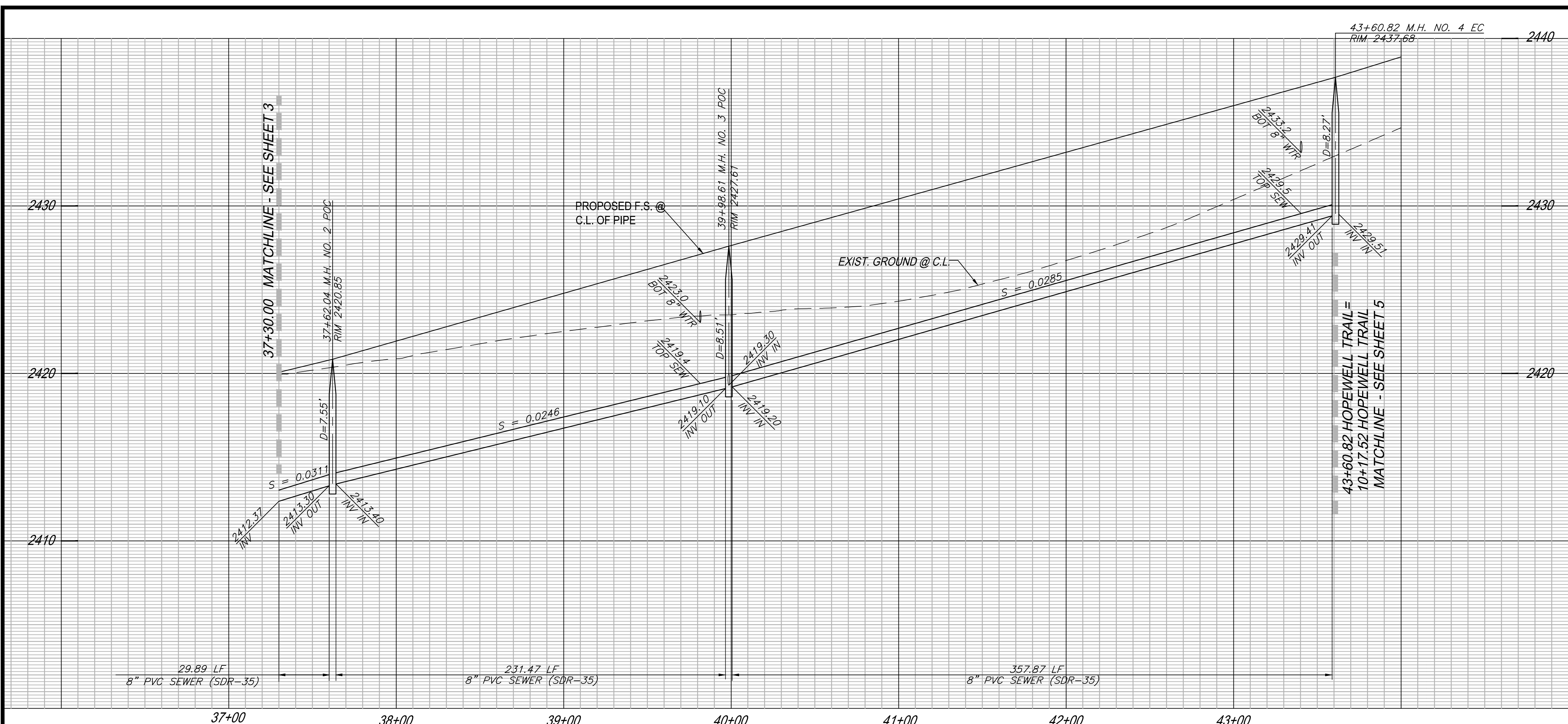
PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N09°17'14"E	---	118.79'	---
(B)	N25°00'12"E	---	383.70'	---
(C)	08°13'45"	1258.00'	180.68'	90.50'
(D)	09°10'51"	1258.00'	201.58'	101.01'



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:
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<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: DESCRIPTION: 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 261/98; 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</p>	<p>BY: _____ MARK _____ DESCRIPTION _____ APPR. DATE _____ CITY _____</p>	<p>PREPARED BY: Stantec 25864 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: 08/25/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By: Date: 9.19.17 Recommended for Approval By: Date: 9.19.17 Approved By: Date: 9.21.17 Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971 - 6 TALLAHASSEE WAY STA: 10+08.00 TO STA: 15+18.68 HOPEWELL TRAIL STA: 33+41.89 TO STA: 37+30.00</p>	<p>SHEET 3 OF 5 SHEETS DRAWING NAME: FILE NO.: 3123</p>
	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>							



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

REVISION NOTE

I HEREBY DECLARE THAT DESIGN REVISIONS DATED JULY 08, 2020 CONFORM TO CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES.



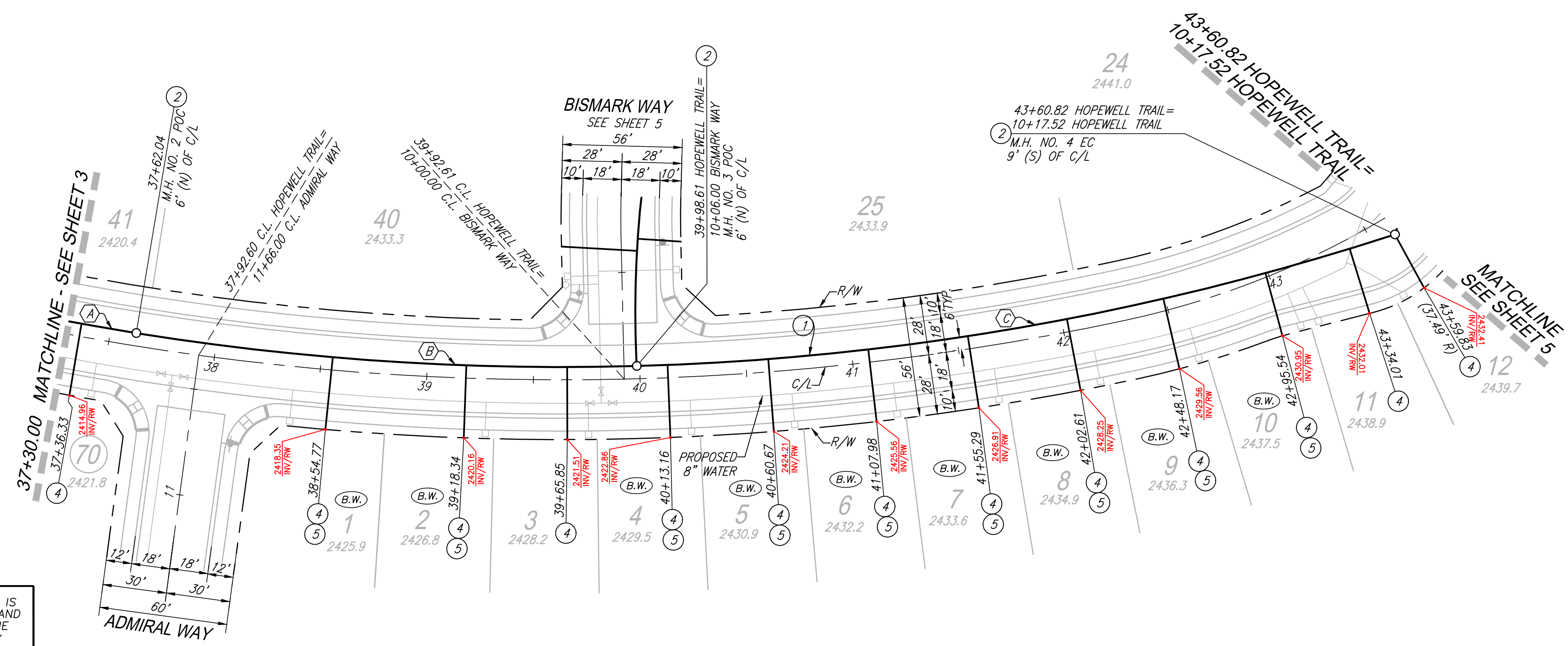
NED J. ARAUJO DATE
RCE 57835

CONSTRUCTION NOTES:

- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 4 INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 5 INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-5475P OR CITY ENGINEER APPROVED EQUIVALENT)

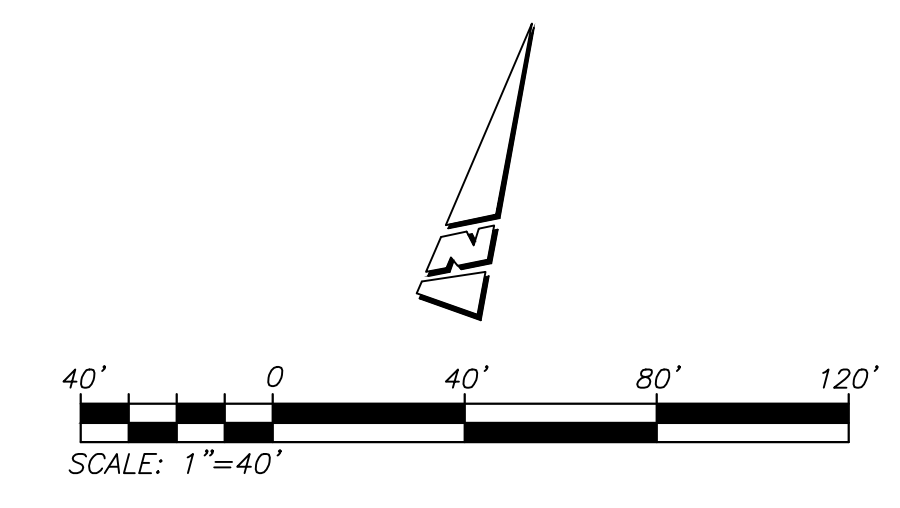
FIELD CLARIFICATION PLAN

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
A	01°21'41"	1258.00'	29.89'	14.95'
B	10°32'32"	1258.00'	231.47'	116.06'
C	16°17'58"	1258.00'	357.87'	180.15'



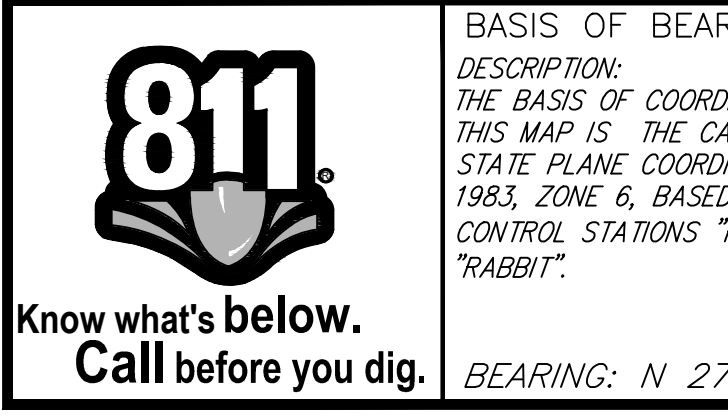
HOPEWELL TRAIL

AS-BUILT



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

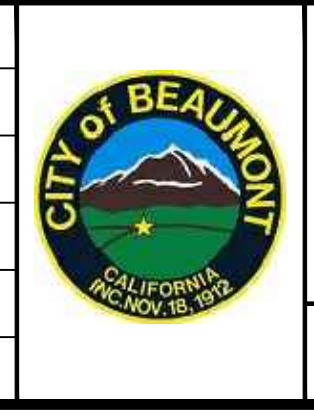
BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026032. A STANDARD DISC, STAMPED "1448 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**
258641 Business Center Drive
Redlands, CA 92374
909.335-6120 stantec.com

BY: NED ARAUJO R.C.E. 57835 DATE: _____

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 07/10/20
JOB NUMBER: 2042495810



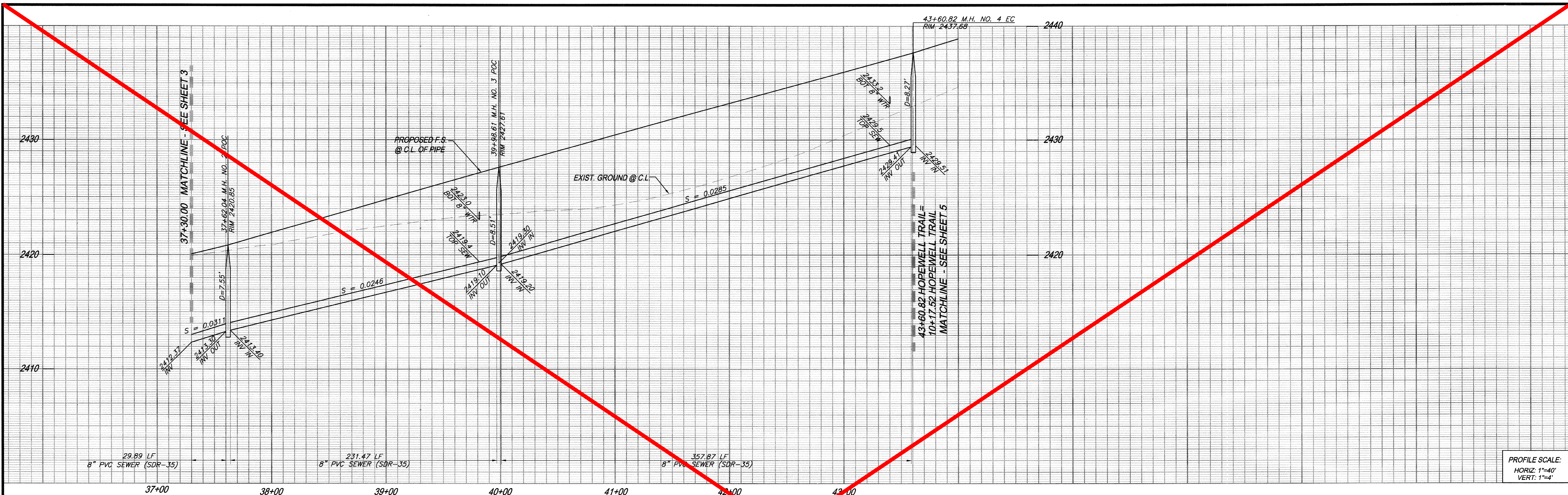
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
HOPEWELL TRAIL - ORSI COURT
STA: 37+30.00 TO STA: 43+60.82

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

SHEET
4
OF 5 SHEETS
DRAWING NAME:
FILE NO.: 3125

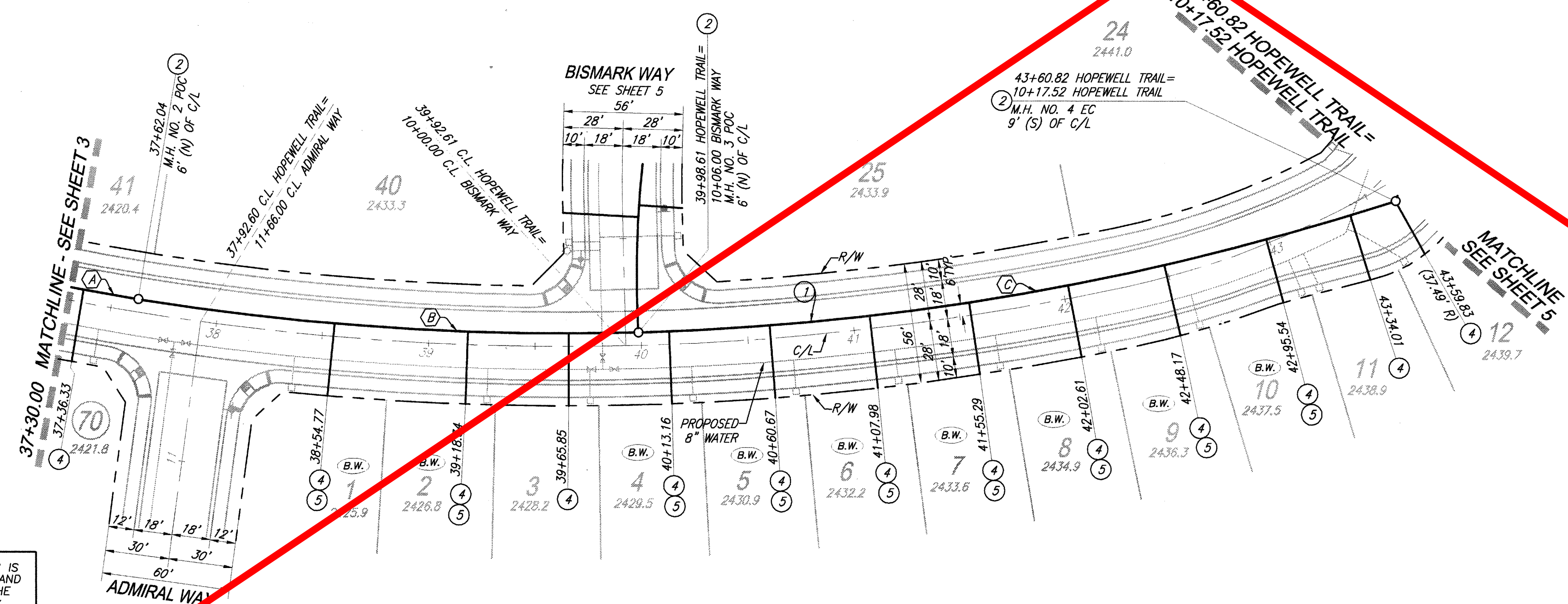


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

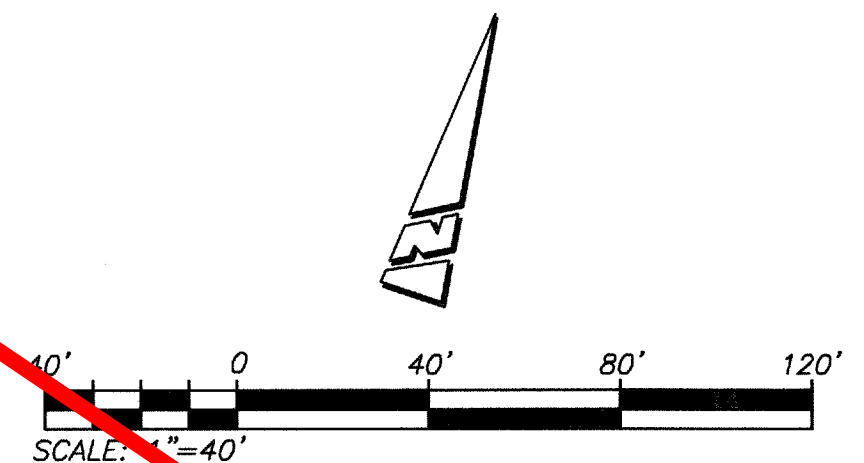
CONSTRUCTION NOTES:

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

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	01°21'41"	1258.00'	29.89'	14.95'
(B)	10°32'32"	1258.00'	231.47'	116.06'
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HOPEWELL TRAIL



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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 8, 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 #26632, A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: 08/25/17
JOB NUMBER: 2042495810

SEAL
PROFESSIONAL ENGINEER
RED S. ARAUJO
No. 57835
CIVIL
STATE OF CALIFORNIA

HEO ARAUJO R.C.E. 57835 28 AUG 2017 DATE

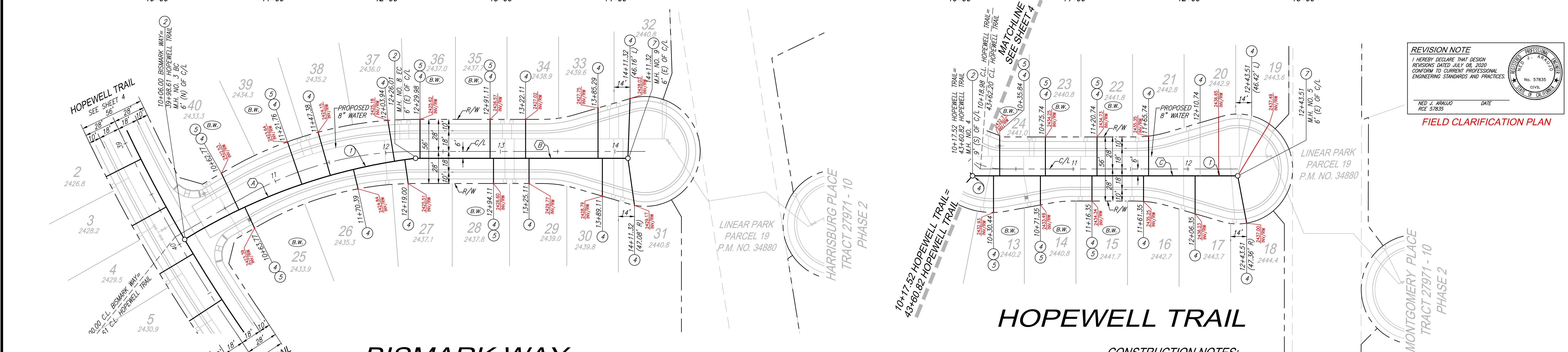
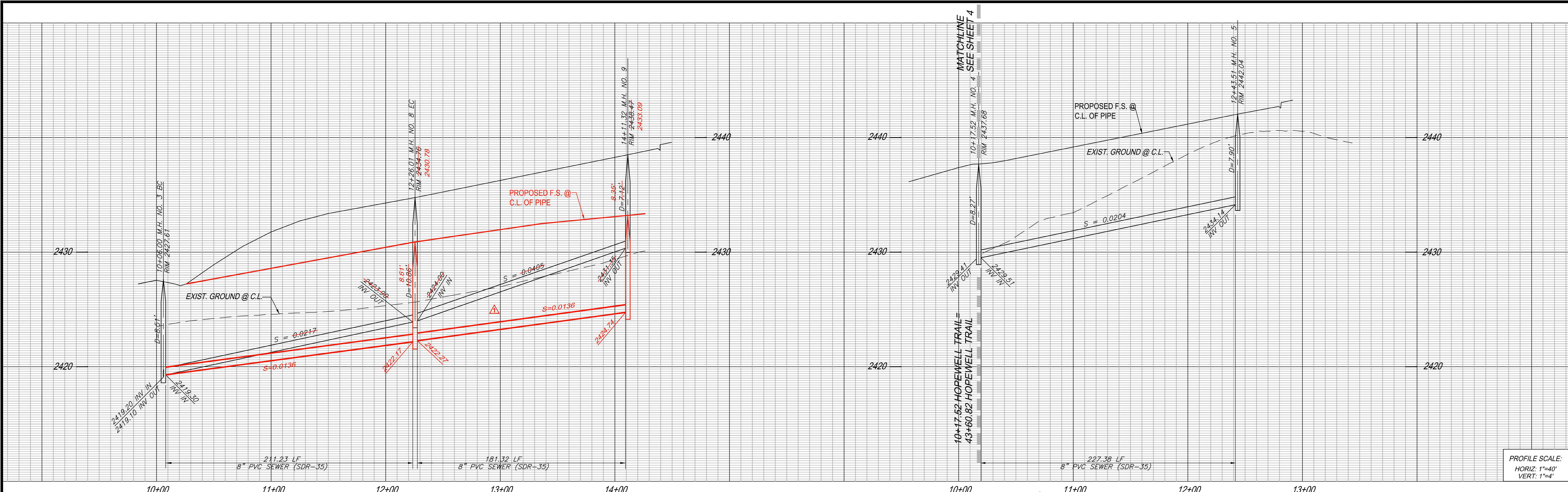
Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 6
HOPEWELL TRAIL
STA: 37+30.00 TO STA: 43+60.82

SHEET 4
OF 5 SHEETS
DRAWING NAME:
FILE NO: 3125

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



BISMARK WAY

AS-BUILT

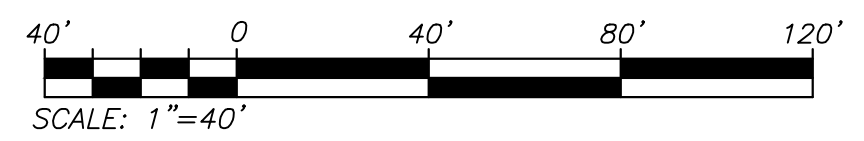
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PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	24°12'18"	500.00'	211.23'	107.21'
(B)	N16°16'06"E	---	181.32'	---
(C)	N07°02'25"E	---	227.38'	---

HOPEWELL TRAIL

- CONSTRUCTION NOTES:**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
 - INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
 - INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
 - INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58



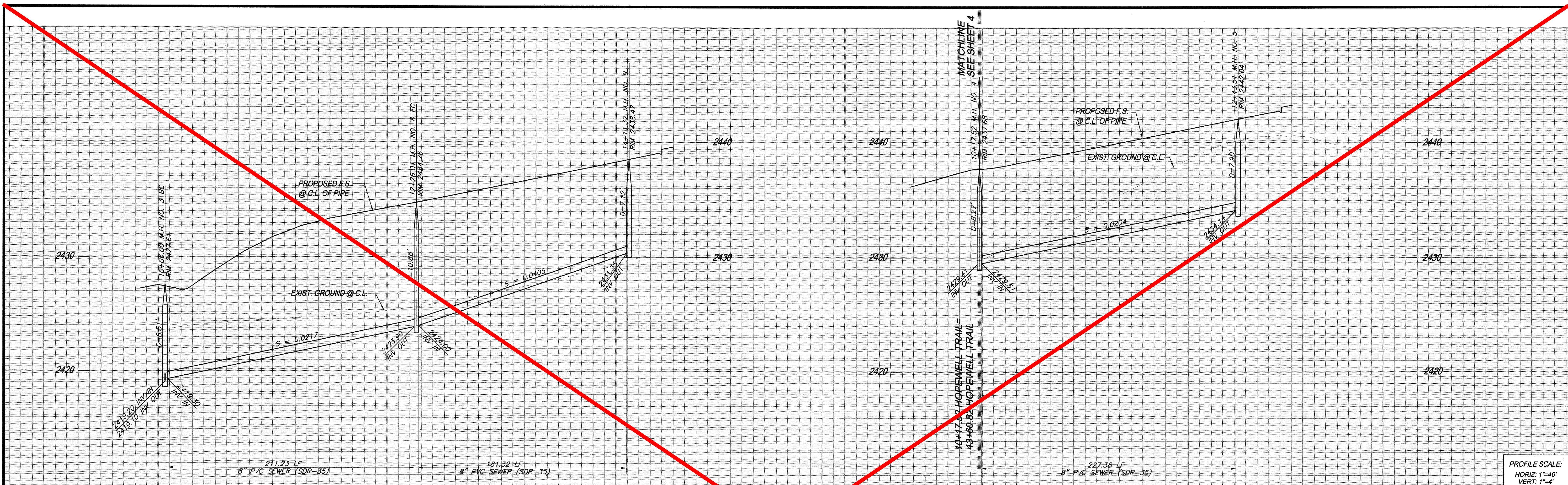
REVISION NOTE

I HEREBY DECLARE THAT DESIGN REVISIONS DATED JULY 08, 2010 CONFORM TO CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES.

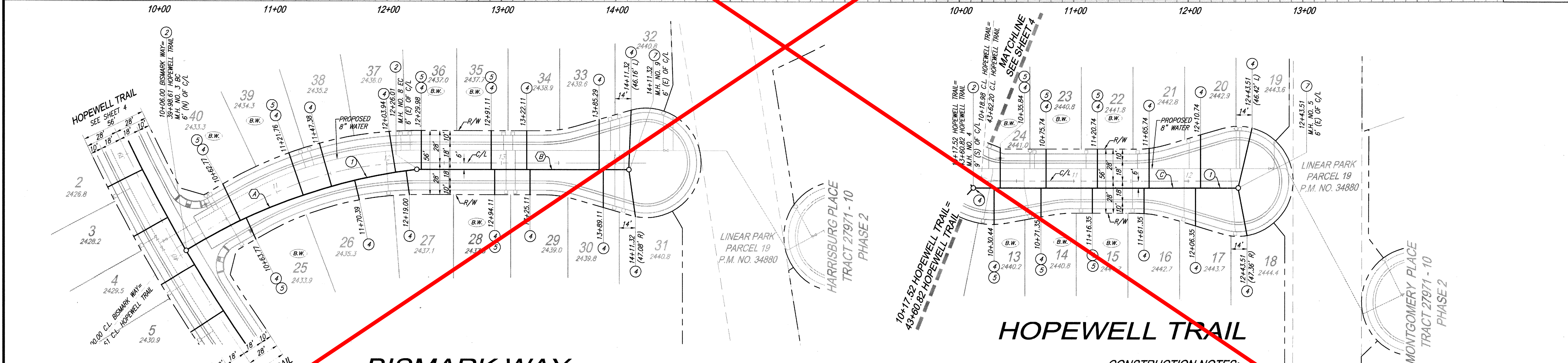
NEED J. ARAUJO DATE: _____

FIELD CLARIFICATION PLAN

<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS:</p> <p>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>BEARING: N 27°39'52" E</p>	<p>BENCHMARK:</p> <p>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 #026832. A STANDARD DISC, STAMPED "1448 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 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: 07/10/20 JOB NUMBER: 2042495810</p>	<p>Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: _____ Date: _____ Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 27971 - 6 - BISMARK WAY - ANSELMO WAY - HOPEWELL TRAIL - ORSI COURT STA: 10+05.00 TO STA: 14+11.32</p>	<p>SHEET 5 OF 5 SHEETS DRAWING NAME: FILE NO.: 3125</p>						
	<p>BY: V.M.S. MARK: REVERSE SEWER INV. ELEV'S. STREET WAS LOWERED. APPR. DATE: 2/07/20</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						<p>NEED ARAUJO R.C.E. 57835 DATE: _____</p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>
BY	MARK	DESCRIPTION	APPR.	DATE									



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



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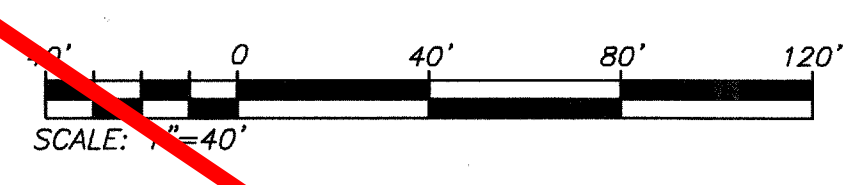
NOTE:
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BISMARK WAY

		PIPE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	
(A)	24°12'18"	500.00'	211.23'	107.21'	
(B)	N16°16'06"E	---	181.32'	---	
(C)	N07°02'25"E	---	227.38'	---	

HOPEWELL TRAIL

- CONSTRUCTION NOTES:**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
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	<p>ENGINEER</p>	<p>REVISIONS</p>	<p>CITY</p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>			