# City of Beaumont



550 E. 6<sup>th</sup> Street Beaumont, CA 92223 (951) 769-8520 www.beaumontca.gov Case No. PW2024-0080
Receipt No. R01576120
Fee \$ 3,915.00
Date Paid 6/17/2024

### BOND EXONERATION APPLICATION

Bone	d Type: ☐Performance ☒M	laintenance ☐Final Monun	nent Inspection		
1.	Contact's Name Chris Carlac	cini	Phone 657-292-5781		
2.	Contact's Address 6440 Oal	k Canyon Suite 200, Irvine, CA 92618			
_			City/State/Zip		
5.	Contact's E-mail ccarlaccini@	)taylormorrison.com			
3.	Developer Name Taylor Morn		Phone 657-292-5781		
	(If corporation or partnership a	application must include names of	f principal officers or partners)		
4.	Developer Address 6440 Oa	ak Canyon Suite 200, Irvine, CA 92618			
			City/St/Zip		
5.	Description of Bonds (inc	cluding Bond Number, Trac	t Map/Application number, Lot		
	number, and description	of improvements covered):			
	Olivewood TR 27971-8	3			
	Sewer Improvements Tract - Maintenance Bond #1154353-M				
6.	CERTIFICATION OF	ACCURACY AND COMI	PLETENESS: I hereby certify that		
0.			pplication and all attached answers		
	and exhibits are true, com		pplication and an attached answers		
	and exmons are true, con	-			
	Chris Carlaccini	ChiChi	5/15/2024		
	Print Name and Sign – C	ontact/Applicant	Date		
7	Ctt111 ! 1 !!	C- 1-C- 1 - 11 - 11 - 1-1-1	41 - C' 1'		
7.			ss 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				
	`		•		
		1	work hereunder or its failure to		
	1 2	oligations for which this Bor which was caused by the act	nd exoneration is requested, except ive negligence of the City.		
	8	Chi Chi			
	Chris Carlaccini	hhli	5/15/2024		
	Print Name and Sign – Co	ontact/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 Carlaccini	Chilli	5/15/2024
Print Name and Sign – C	Date	



# **Punch List**

Project Name: Sewer Improvements Tract No. 27971-8

		PW2024-0080	Bond No. 1154353	Maintenance
Inspected By: Jason Craghead		ead	Page: 1 of 1	Date: 9/30/24
Item No.	D	escription	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
		No Items		

### MAINTENANCE BOND

	BOND NO. <u>1154353-M</u> PREMIUM \$ 0 00
KNOW ALL MEN BY THESE PRESENTS:	
That , _RSI Communities-California LLC, a Delaware limite	ed liability company
as Principal and Lexon Insurance Company organized and existing under the laws of the State of the State of CA (hereinafter called "Sur City of Beaumont	, a corporation, a corporation and authorized to transact business in ety"), as Surety, are held and firmly bound unto
as Obligee, hereinafter called Obligee, in the amount of	), for the payment of which, well and truly to be
Whereas, the above bounden Principal has entered into a c providing for construction of certain subdivision improven and	
WHEREAS, said work has been or will be completed by Pr	incipal.
NOW, THEREFORE, if said Principal shall promptly replant of faulty workmanship and/or material within a period of o Obligee, then this obligation to be void; Otherwise to remain	ne (1) year from date of acceptance of the work by the
Signed, Sealed and Dated this 14th day of	September 2022
	RSI Communities-California LLC, a Delaware limited liability company
	(Principal) (Seal)
SEAL)	Ву:
OF TE	Lexon Insurance Company (Surety) (Seal)
	By: Humm T. Kmmm 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.	CRYSTAL VILLALOBOS Notary Public - California Orange County			
Signature 2. Villa	Commission # 2401206 My Comm. Expires Apr 18, 2026  (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.:

1154353-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** 

Endurance American

1996

**ACKNOWLEDGEMENT** 

Bond Safeguard exon Insurance Company

DAKOTA

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly swom, did depose and say that he/they it afforms of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by aws of each Company.

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, MARÍANNE L. WILBERT

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 \_

day of September 14th **20**22

Taylor, Notary

#### 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 vold.

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, Notary Public (

Commission No. <u>817036</u>

OFFICIAL SEAL
DIANE MI RUBRIGHT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/23/23

### CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS SITE LOCATION TRACT NO. 27971 - 8 4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE OAK VALLEY BEAUMONT PROPOSED SEWER MAINS ARE PUBLIC & TO BE MAINTAINED BY THE CITY. SAN TIMOTEO CREEK PORTIONS OF THOMAS BROS. PGS 689, 690, 719 AND, 720 PROVIDENCE COURT **PARK** TRACT NO. 27971-12 TRACT NO. 27971-10 TRACT NO. 27971-9 LANSING STREET SALEM COURT RACT NO. 27971-11 TACOMA COURT TRACT NO. 27971-1 TRACT NO. 27971-8 TRACT NO. 27971-3 2TRACT,1NO.14217979-1 REVISION NOTE I HEREBY DECLARE THAT DESIGN REVISIONS DATED JUNE 17, 2020 CONFORM TO CURRENT PROFESSIONAL ENGINEERING No. 57835 NEW APPROVED STREET NAME AREZZO STANDARDS AND PRACTICES. OLD STREET NAME **VICTORIA** NED J. ARAUJO DATE RCE 57835 TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC FIELD CLARIFICATION PLAN WORKS DEPARTMENT. UTILITIES LOCATION MAP BEAUMONT CHERRY VALLEY WATER DISTRICT 560 MAGNOLIA I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE BEAUMONT, CA 9222 951-845-9581 IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT ELECTRICITY S.C.E. PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN 287 TENNESSEE RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL REDLANDS, CA 92373 909-307-6770 RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE "DECLARATION OF RESPONSIBLE CHARGE" TELEPHONE VERIZON PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE 1980 ORANGETREE LANE SUITE 100 I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY REDLANDS, CA 92374 909-748-6649 PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE AS-BUILT PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW SOUTHERN CALIFORNIA GAS CO DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF 1981 W. LUGONIA AVENUE CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE MY DESIGN RESPONSIBILITY. REDLANDS, CA 92374 909-335-7581 CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CITY OF BEAUMONT AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY 550 E. 6TH STREET RESPONSIBILITIES FOR PROJECT DESIGN. BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL BEAUMONT, CA 92223 951-769-8520 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. ADDRESS: 735 E. CARNEGIE DR, #280 THE PRIVATE ENGINEER SIGNING THESE PLANS IS CITY, ST. SAN BERNARDINO, CA 92405 RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE TELEPHONE: 909-255-8207 EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR (NED ARAUJO, RCE:57835) DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY NED ARAUJO RCE 57835 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. BASIS OF BEARINGS: UPDATED DECLARATION OF ENGINEER OF RECORD BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 **Stantec** DESCRIPTION: AS-BUILT REVISIONS Reviewed By. MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST RAWN BY: THE BASIS OF COORDINATES FOR OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE JB/SW/MT HIS MAP IS THE CALIFORNIA STAT THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF Redlands, CA 92374 HECKED BY PLANE COORDINATE SYSTEM. 1983. CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION stantec.com

## SEWER NOTES

- 1. 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).
- 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.
- 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
- 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
- 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: \frac{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,
- 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 LEGEND** FINISH GRADE TRACT BOUNDARY/ R/W FINISH SURFACE CENTERLINE INVERT OF PIPE — — EXISTING SEWER C/L OR CL CENTERLINE R/W RIGHT-OF-WAY PROPOSED 8" SEWER MAIN DUCTILE IRON PIPE PROPOSED 4" SEWER SERVICE LATERAL SEWER MANHOLE STA STATION CLEAN OUT PROPOSED PUBLIC UTILITY & EMERGENCY PROPOSED WATER BY OTHERS VEHICLE ACCESS EASEMENT PROPOSED 8" OR 16" WATER LENGTH NOT TO SCALE PROPOSED WATER SERVICE N.T.S. ELEVATION PROPOSED BACKFLOW PREVENTER MINIMUM MAXIMUM **TYPICAL** "WYE" STATION @ MAIN -POC POINT OF CONNECTION STANDARD SPECIFICATIONS FOR SEWER LATERAL CALLOUT PUBLIC WORKS CONSTRUCTION SEWER CONSTRUCTION NOTE REFERENCE WATER XING CROSSING S/W SIDEWALK

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.

# PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

# APPLICANT/SUBDIVIDER

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

RSI COMMUNITIES - HEARTLAND LLC OLIVEWOOD - TAYLOR MORRISON RSI COMMUNITIES - CALIFORNIA LLC 680 NEWPORT CENTER DRIVE, 3RD FLOOR NEWPORT BEACH, CA 92660 PH: (949) 554-2800 BRYAN BERGERON

# 24 HOUR EMERGENCY CONTACT

SENIOR PROJECT MANAGER - JIM HOLAS

RSI COMMUNITIES 620 NEWPORT CENTER DRIVE, 12<sup>th</sup> 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, DETAIL & INDEX MAP.

SHEET 3 - HARTFORD LANE - 10+64.22 TO 16+50.00 SHEET 4 - CARSON WAY - 10+06.03 TO 15+35.57 SHEET 5 - AMHERST WAY - 11+71.98 TO 16+50.00 SHEET 6 - HOPEWELL TRAIL - 10+00.00 TO 16+80.79 SHEET 7 - HOPEWELL TRAIL - 16+80.79 TO 23+67.52

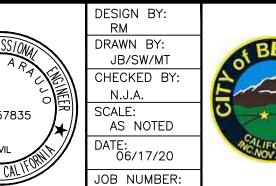


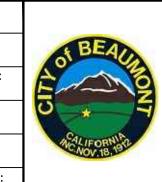
ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND

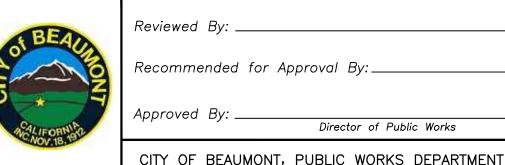
Call before you dig. | BEARING: N 27°39'52" E

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

APPR. DATE DESCRIPTION NED ARAUJO R.C.E. 57835 REVISIONS ENGINEER







Recommended for Approval By Approved By.

SEWER IMPROVEMENT PLANS TRACT 27971 - 8 TITLE SHEET - LOCATION MAP VICINITY MAP - SEWER NOTES

CITY OF BEAUMONT, CALIFORNIA

DRAWING NAME

TILE NO.:

SHEET

Beaumont, CA 92223 FOR: RSI COMMUNITIES — HEARTLAND L.L.C. DWG: V:\2042\active\2042495810\drawing\Sheet\_Files\495810C-2054SS.DWG

Plotted: Jun 17, 2020 - 5:11pm

#### SEWER NOTES CITY OF BEAUMONT, CALIFORNIA 1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT PUBLIC SEWER IMPROVEMENT PLANS (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. SITE LOCATION TRACT NO. 27971 - 8 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 6. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN MALL 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. BEAUMONT 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 AID SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE PROPOSED SEWER MAINS ARE PUBLIC & TO BE MAINTAINED BY THE CITY. 9. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL AFE TO BE PER STANDARD DRAWING SB-157. SB-158. AND SB-159 10. FORCE MAINS SHALL BE P.V.C. AND STEEL AS AOWN 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 DEPKIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM SAN TIMOTEO CREEK PORTIONS OF THOMAS BROS. PGS 12. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD 689, 690, 719 AND 720 2006 EDITION AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE 13. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND 14. MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BY 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 3 FULL FOR 12" DIAMETER AND SMALLER AND 3/4 FULL FOR 15" AND MARGER 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 PARK INCHES 0.0200, MAIN LINES: 8"-0.0040, 10"-0.0032, 12"-0.0024, 15"-0.0016, 18"-0.0014, 21"-0.0012, TRACT NO. 27971-12 <sup>°</sup>TRACT NO. 27971-7 15. XWERS GREATER THAN 20' IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20' SHALL BE BELLINGHAM COURT TRACT NO. 27971-10 TRACT NO. 27971-9 **ABBREVIATIONS LEGEND** SALEM COURT TRACT NO. 27971-11 FINISH GRADE ----- TRACT BOUNDARY/ R/W TACOMA COURT FINISH SURFACE CENTERLINE INVERT OF PIPE — — EXISTING SEWER C/L OR CL TRACT NO. 27971-CENTERLINE R/WRIGHT-OF-WAY PROPOSED 8" SEWER MAIN DUCTILE IRON PIPE TRACT NO. 27971-8 PROPOSED 4" SEWER SERVICE LATERAL SEWER MANHOLE STA STATION CLEAN OUT PROPOSED PUBLIC UTILITY & EMERGENCY PROPOSED WATER BY OTHERS VEHICLE ACCESS EASEMENT PROPOSED 8" OR 16" WATER LENGTH NOT TO SCALE PROPOSED WATER SERVICE ELEVATION PROPOSED BACKFLOW PREVENTER MINIMUM MAXIMUM TYPICAL "WYE" STATION @ MAIN — POINT OF CONNECTION TRACT NO. 27971-3 STANDARD SPECIFICATIONS FOR SEWER LATERAL CALLOUT PUBLIC WORKS CONSTRUCTION SEWER CONSTRUCTION NOTE REFERENCE CROSSING XING 2TRACT (NO)14217971 S/W SIDEWALK 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. PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S) 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO WORKS DEPARTMENT. PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS UTILITIES REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES. LOCATION MAP 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES THEY HAVE BEAUMONT CHERRY VALLEY WATER DISTRICT CONCERNS WITH BEFORE STARTING WORK. 560 MAGNOLIA 3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE BEAUMONT, CA 9222 951-845-9581 VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT ELECTRICITY S.C.E. PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN 4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF 287 TENNESSEE RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE REDLANDS, CA 92373 909-307-6770 PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE "DECLARATION OF RESPONSIBLE CHARGE" TELEPHONE VERIZON PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE RPROVAL BY THE CITY. 1980 ORANGETREE LANE SUITE 100 I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY REDLANDS, CA 92374 909-748-6649 PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE SOUTHERN CALIFORNIA GAS CO PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN APPLICANT/SUBDIVIDER: OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF 1981 W. LUGONIA AVENUE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE MY DESIGN RESPONSIBILITY. REDLANDS, CA 92374 909-335-7581 RSI COMMUNITIES — HEARTLAND LLC CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CITY OF BEAUMONT 620 NEWPORT CENTER DRIVE, 12TH FLOOR BEAUMONT DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF 550 E. 6TH STREET NEWPORT BEACH, CA 9266 RESPONSIBILITIES FOR PROJECT DESIGN. BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL BEAUMONT, CA 92223 951-769-8520 OFFICE: (949) 270-3636 LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FIRM: STANTEC FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS. ADDRESS: 735 E. CARNEGIE DR, #280 24 HOUR EMERGENCY CONTACT THE PRIVATE ENGINEER SIGNING THESE PLANS IS CITY. ST.: SAN BERNARDINO, CA 92405 RESPONSIBLE FOR ASSURING THE ACCURACY AND SENIOR PROJECT MANAGER - JIM HOLAS ACCEPTABILITY OF THE DESIGN HEREON. IN THE TELEPHONE: 909-255-8207 INDEX OF SHEETS: EVENT OF DISCREPANCIES ARISING AFTER CITY <sub>DATF:</sub> 1 June 2020 APPROVAL OR DURING CONSTRUCTION, THE RSI COMMUNITIES SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR 620 NEWPORT CENTER DRIVE, 12th FLOOR (NED ARAUJO, RCE:57835) SHEET 2 - CONSTRUCTION NOTES & QUANTITIES DETERMINING AN ACCEPTABLE SOLUTION AND NEWPORT BEACH, CA 92660 TYPICAL SECTION, DETAIL & INDEX MAP. REVISING THE PLANS FOR APPROVAL BY THE CITY PHONE: (949) 554-2806 7557 3 — HARTFORD LANE — 10+64.22 TO 16+50.00 MOBILE: (951) 235-3419 - CARSON WAY - 10+06.03 TO 15+35.57 NED ARAUJO RCE 57835 JHOLAS@RSICOMMUNITIES.COM WORK CONTAINED WITHIN THESE PLANS SHALL SHEET 5 - MHERST WAY - 11+71.98 TO 16+50.00 NOT COMMENCE UNTIL AN ENCROACHMENT SHEET 6 - HOPEWELL TRAIL - 10+00.00 TO 16+80.79 PERMIT AND/OR A GRADING PERMIT HAS SHEET 7 - HOPEWELL TRAIL - 16+80.79 TO 23+67.52 BEEN ISSUED. OF BEARINGS: UPDATED DECLARATION OF ENGINEER OF RECORD CITY OF BEAUMONT, CALKORNIA SHEET BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 Reviewed By: SEWER IMPROVEMENT PLANS MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST DRAWN BY: E BASIS OF COORDINATES FOR OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE 5864-f Business Center Drive HIS MAP IS THE CALIFORNIA TRACT 27971 - 8 THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF Redlands, CA 92374 HECKED BY Recommended for Approval By: STATE PLANE COORDINATE SYSTEM CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION stantec.com 983, ZONE 6, BASED LOCALLY ON TITLE SHEET - LOCATION MAP 267/98: 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY CALE: CONTROL STATIONS "REST" AND FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AS NOTED VICINITY MAP - SEWER NOTES Approved By: AND 18 FEET EAST OF POWER POLE #826632. A STANDARD Director of Public Works DISC. STAMPED "U 448 RESET 1955" AND SET IN THE TOP now what's below DESCRIPTION 06/01/20 OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT Call before you dig. | BEARING: N 27°39'52" E STAMPED U-448-1955 Beaumont, CA 92223 FOR: RSI COMMUNITIES — HEARTLAND L.L.C. TEL: (951) 769-8520 FAX: (951) 769-8526 NED ARAUJO R.C.E. 57835 REVISIONS ELEV: 2448.129 ENGINEER Plotted: Jun 01, 2020 — 2:27pm By: talmgren DWG: V:\2042\active\2042495810\drawing\Sheet\_Files\495810C-2054SS.DWG

#### SEWER NOTES CITY OF BEAUMONT, CALIFORNIA 1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT PUBLIC SEWER IMPROVEMENT PLANS (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. SITE LOCATION TRACT NO. 27971 - 8 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. 6. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN MALL 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. BEAUMONT 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 AID SPACE" ARTICLE 108. TITLE 8, CALIFORNIA ADMINISTRATIVE PROPOSED SEWER MAINS ARE PUBLIC & TO BE MAINTAINED BY THE CITY. 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 DEPRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM SAN TIMOTEO CREEK PORTIONS OF THOMAS BROS. PGS; 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 689, 690, 719 AND, 720 2006 EDITION 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 BY 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 1/2 FULL FOR 12" DIAMETER AND SMALLER AND 3/4 FULL FOR 15" AND ARGER 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, TRACT NO. 27971-12 TRACT NO. 27971-7 EWERS GREATER THAN 20' IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20' SHALL BE SDR-35 PVC PIPE. TRACT NO. 27971-10 TRACT NO. 27971-9. LANSING STREET **LEGEND ABBREVIATIONS** FINISH GRADE TRACT BOUNDARY R/W TRACT NO. 27971-11 FINISH SURFACE CENTERLINE INVERT OF PIPE EXISTING SEWER C/L OR CL CENTERLINE TRACT NO. 27971-PROPOSED 8" SEWER MAIN RIGHT-OF-WAY DUCTILE IRON PIPE PROPOSED 4" SEWER SERVICE TRACT NO. 27971-SEWER MANHOLE STA STATION CLEAN OUT **PROPOSED** PUBLIC UTILITY & EMERGENCY PROPOSED WATER BY OTHERS VEHICLE ACCESS EASEMENT PROPOSED 8" OR 16" WATER PROPOSED WATER SERVICE NOT TO SCALE FRACT NO. 27971-2 ELEVATION PROPOSED BACKFLOW PREVENTER **MINIMUM** MAXIMUM TYPICAL "WYE" STATION @ MAIN -TRACT NO. 27971-6 POINT OF CONNECTION SEWER LATERAL CALLOUT STANDARD SPECIFICATIONS FOR TRACT NO. 27971-3 PUBLIC WORKS CONSTRUCTION CONSTRUCTION NOTE REFERENCE CROSSING XING S/W SIDEWALK 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. PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S) 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO WORKS DEPARTMENT. 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. **\_OCATION MAP** 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES THEY HAVE DECLARATION OF ENGINEER OF RECORD CONCERNS WITH BEFORE STARTING WORK. 3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT 4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR 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 UTILITIES LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW BEAUMONT CHERRY VALLEY WATER DISTRICT PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN APPLICANT/SUBDIVIDER: 560 MAGNOLIA OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF BEAUMONT, CA 9222 951-845-9581 MY DESIGN RESPONSIBILITY. RSI COMMUNITIES — HEARTLAND LLC ELECTRICITY S.C.E. 620 NEWPORT CENTER DRIVE, 12TH FLOOR 287 TENNESSEE AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF NEWPORT BEACH, CA 9266 REDLANDS, CA 92373 909-307-6770 BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL OFFICE: (949) 270-3636 TELEPHONE VERIZON LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS 1980 ORANGETREE LANE SUITE 100 EMPLOYEES. HIS AGENTS OR HIS CONSULTANTS. REDLANDS, CA 92374 909-748-6649 24 HOUR EMERGENCY CONTACT SOUTHERN CALIFORNIA GAS CO THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND 1981 W. LUGONIA AVENUE SENIOR PROJECT MANAGER - JIM HOLAS REDLANDS, CA 92374 909-335-7581 INDEX OF SHEETS: ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY CITY OF BEAUMONT APPROVAL OR DURING CONSTRUCTION, THE SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES 550 E. 6TH STREET PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR 620 NEWPORT CENTER DRIVE, 12th FLOOR SHEET 2 - CONSTRUCTION NOTES & QUANTITIES BEAUMONT, CA 92223 951-769-8520 DETERMINING AN ACCEPTABLE SOLUTION AND NEWPORT BEACH, CA 92660 TYPICAL SECTION & DETAIL REVISING THE PLANS FOR APPROVAL BY THE CITY. PHONE: (949) 554-2806 23 AUG 2017 SMEET 3 - HARTFORD LANE - 10+64.22 TO 16+50.00 MOBILE: (951) 235-3419 SHEET - CARSON WAY - 10+06.03 TO 15+35.57 JHOLAS@RSICOMMUNITIES.COM SHEET 5 - AMHERST WAY - 11+71.98 TO 16+50.00 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT SHEET 6 - HONEWELL TRAIL - 10+00.00 TO 16+80.79 PERMIT AND/OR A GRADING PERMIT HAS SHEET 7 - HOPEWEY TRAIL - 16+80.79 TO 23+67.52 BEEN ISSUÉD. CITY OF BEAUMONT, CALIFORNIA BASIS OF BEARINGS ISHEE T Date: 1.4.17 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 DESCRIPTION: SEWER IMPROVEMENT PLANS DRAWN BY: MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST HE BASIS OF COORDINATES FOR OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE 25864-f Business Center Drive JB/SW/MT TRACT 27971 - 8 THIS MAP IS THE CALIFORNIA STATE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF Redlands, CA 92374 CHECKED B PLANE COORDINATE SYSTEM, 1983, stantec.com CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 909.335-6120 TITLE SHEET - LOCATION MAP N.J.A. ZONE 6, BASED LOCALLY ON 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY 7 SHEET SCALE: No. 57835 FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, CONTROL STATIONS "REST" AND Date: 9.7.17 VICINITY MAP - SEWER NOTES AS NOTED AND 18 FEET EAST OF POWER POLE #826632. A STANDARD WING NAME DISC. STAMPED "U 448 RESET 1955" AND SET IN THE TOP now what's below DESCRIPTION 23 AUG 2017 08/23/17 OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT Beaumont, CA 92223 FOR: RSI COMMUNITIES — HEARTLAND L.L.C. STAMPED U-448-1955 ED ARAUJO R.C.E. 57835 JOB NUMBER: Call before you dig. | BEARING: N 27.39'52" **ENGINEERING DIVISION** REVISIONS ELEV: 2448.129 Plotted: Aug 23, 2017 - 8:06am By: ecconnerly DWG: V:\2042\active\2042495810\drawina\Model .Files\495810C-TB030.DWG

### CONSTRUCTION NOTES AND ESTIMATED QUANTITIEGBLIC QUANTITY 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 8" PLUG PARCEL 19 PARK SITE (4) INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177 (5) INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT) (6) REMOVE 8" PLUG AND CONNECT TO 8" SEWER MAIN 7) INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58 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 EMWD SB-53 (12) 4" PVC SEWER LATERAL XING UNDER PROPOSED SD. SEE "LATERAL DETAIL" ON SHEET 2. B.W. PROPOSED 8" SEWER MAIN PROPOSED 8" ALL SEWER MAIN PIPE LENGTH QUANTITIES SHOWN ON PLANS REFLECT VERTICAL PROJECTION OF SEWER MAIN 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 -PROPOSED 8" LENGTHS DUE TO HORIZONTAL PROJECTION OF VARYING CURVE RADII. SEWER MAIN LOTS REQUIRING BACKFLOW PREVENTERS LOT NO. *3 4 7 8 27 28* -PROPOSED 8"/ 34 | 49 | 52 | 53 | 67 | 69 70 | 71 | 72 | 74 | 75 | NOTE: THIS SYMBOL (B.W.) IS USED IN ACCORDANCE -PROPOSED 8" WITH CONSTRUCTION NOTE NO. 5. SEWER MAIN SEE SHEET 7 PRIVATE LOCAL STREET NORTH SIDE OR EAST SIDE SOUTH SIDE OR WEST SIDE 56' P.U.E. 3.0' MINIMUM NORMAL PRIVATE LOCAL STREET NORTH SIDE SOUTH SIDE JOINT UTILITIES TRENCH. (ADJUST TRENCH TO AVOID CONFLICTS). MAIN STREET LIGHT BASE-SEE STANDARD NO. ' MA/N SIDEWALK-2.5' MINIMUM 1000 OR 1001 SEWER NORMAL FOR RESIDENTIAL DRAIN MAIN LIGHTING DETAILS. SIZE VARIES 2.5' MIN. COVER OVER FACILITIES DEPTH *VARIES* COUNTY OF RIVERSIDE PROPOSED 8"-PVC SEWER -PROPOSED 4" UNDERGROUND PVC LATERAL -PROPOSED SD UTILITY LOCATIONS THE PRIVATE ENGINEER SIGNING THESE PLANS IS SIZE VARIES RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE STANDARD NO. 817 PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR AS-BUILT DETERMINING AN ACCEPTABLE SOLUTION AND LATERAL DETAIL REVISING THE PLANS FOR APPROVAL BY THE CITY HARTFORD LANE, CARSON WAY, AMHERST WAY HOPEWELL TRAIL HOPEWELL TRAIL 4" SEWER LATERAL XING OVER PROPOSED SD WORK CONTAINED WITHIN THESE PLANS SHALL NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED NOT COMMENCE UNTIL AN ENCROACHMENT NOT TO SCALE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. PERMIT AND/OR A GRADING PERMIT HAS NOTE: CONSTRUCT 4" LATERAL AT 2% MIN SLOPE PER CITY OF BEAUMONT, CALIFORNIA BASIS OF BEARINGS: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 Stantec DESCRIPTION: Reviewed By: MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST SEWER IMPROVEMENT PLANS DRAWN BY: THE BASIS OF COORDINATES FOR OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE 25864-f Business Center Drive TRACT 27971 - 8 HIS MAP IS THE CALIFORNIA THE HIGHWAY PASSES THROUGH A CUT. 97 FEET NORTH OF Redlands, CA 92374 CHECKED BY STATE PLANE COORDINATE SYSTEM, Recommended for Approval By CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 909.335-6120 stantec.com N.J.A. CONSTRUCTION NOTES & QUANTITIES 1983, ZONE 6, BASED LOCALLY ON 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY SCALE: FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, CONTROL STATIONS "REST" AND AS NOTED TYPICAL SECTION & DETAIL Approved By: AND 18 FEET EAST OF POWER POLE #826632. A STANDARD Director of Public Works DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP MARK DESCRIPTION APPR. DATE 06/17/20 OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT STAMPED U-448-1955 Call before you dig. | BEARING: N 27°39'52" E Beaumont, CA 92223 FOR: RSI COMMUNITIES — HEARTLAND L.L.C. TEL: (951) 769-8520 FAX: (951) 769-8526

DATE

JOB NUMBER:

ENGINEERING DIVISION

NED ARAUJO R.C.E. 57835

REVISIONS

ENGINEER

BEEN ISSUED.

Know what's below.

ELEV: 2448.129

2,901 L.F.

7 EA.

1 EA.

2,677 L.F.

21 EA.

1 EA.

4 EA.

1 EA.

13 EA.

-FIRE HYDRANT.

-JOINT UTILITIES

CONFLICTS).

TRENCH. (ADJUST

TRENCH TO AVOID

(LOCATE FIRE HYDRANT

IN ACCORDANCE WITH

SHEET

of 7 SHEET

DRAWING NAME

STANDARD 400 AND ORD. 546, SEC.901)

