



City of Beaumont

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

Case No. <u>PW2023-1073</u>
Receipt No. <u>R01358262</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>10/19/2023</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 539-5294

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.rush@tripointehomes.com

3. Developer Name TriPointe Homes Phone (951) 539-5294
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above _____
City/St/Zip

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

Bond #0216989-M
Sewer Improvements (Locals) Maintenance Bond
File # 3198 (Sundance) Tract 37426

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.

Rick Rush *Rick Rush* 10/11/2023
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.

Rick Rush *Rick Rush* 10/11/2023
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.

Rick Rush

Rick Rush

10/11/2023

Print Name and Sign – Contact/Applicant

Date

MAINTENANCE BOND

Tri Pointe Homes IE-SD, Inc.

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and formerly known as Pardee Homes (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated July 20, 2018, and identified as Sundance PA 13 Tract 37426 is hereby referred to and made a part hereof; and:
Sewer Improvements

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the Principal and Berkley Insurance Company ("Surety") admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of *** dollars (\$ 15,465.78) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents. ***Fifteen Thousand Four Hundred Sixty-Five and 78/100***

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

As a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

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

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. The Surety waives all rights of subrogation against the City or any person employed by the City.

[signatures on following page]

SIGNED AND SEALED THIS 13th DAY OF July 2022.



(Seal)

(Seal)

SURETY Berkley Insurance Company

Tri Pointe Homes IE-SD, Inc., formerly known as Pardee Homes

PRINCIPAL

By: Michelle Haase

By: [Signature]

Michelle Haase, Attorney-in-Fact

Michael C. Taylor, Division President

(Name)

(Name)

(Address)

(Title)

4 Hutton Centre Drive, Suite 640

(Address)

1250 Corona Pointe Court, Suite 600

Santa Ana, CA 92707

Corona, CA 92879

By:

Not Applicable

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

California All-Purpose Certificate of Acknowledgment

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

State of California }
 County of Riverside } s.s.

On July 18, 2022 before me, Ana E. Chavez Perez, Notary Public
Name of Notary Public, Title

personally appeared Michael C. Taylor
Name of Signer (1)

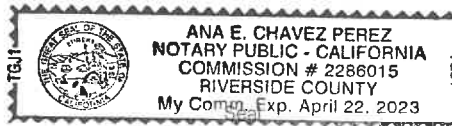
Name of Signer (2)

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

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

WITNESS my hand and official seal.


Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On JUL 13 2022 before me, Janina Monroe, Notary Public
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

Please **verify the authenticity** of the instrument attached to this power by:

Toll-Free Telephone: (866) 768-3534; or

Electronic Mail: BSGInquiry@berkleysurety.com

Any written notices, inquiries, claims or demands to the Surety on the bond attached to this power should be directed to:

Berkley Surety Group
412 Mount Kemble Ave.
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

Or

Email: BSGClaim@berkleysurety.com

Please include with all communications the bond number and the name of the principal on the bond. Where a claim is being asserted, please set forth generally the basis of the claim. In the case of a payment or performance bond please also identify the project to which the bond pertains.

Berkley Surety Group is an operating unit of W. R. Berkley Corporation that underwrites surety business on behalf of Berkley Insurance Company and Berkley Regional Insurance Company

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Janina Monroe; Thomas G. McCall; Michelle Haase; Timothy J. Noonan; Martha Barreras; or Rachel A. Mullen of Lockton Companies, LLC dba Lockton Insurance Brokers, LLC of Irvine CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 23rd day of May, 2022.



Attest:
By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 23rd day of May, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

[Signature of Maria C. Rundbaken]
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 13th day of July, 2022.

[Signature of Vincent P. Forte]
Vincent P. Forte

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET

PROJECT NAME: Sundance - PA 13-Tract 37426 Sewer Improvements
 DATE: 11-Jul-18

PP, CUP NO.: _____ BY: Daniel Koravos, Michael Baker Intl.

 IMPROVEMENTS FAITHFUL PERFORMANCE 100%
 LABOR & MATERIALS SECURITY 100%

	Construction Costs)	
Streets/Drainage	\$	-
Sewer	\$	154,657.75
Total	\$	154,657.75
Warranty Retention (22.5%)	\$	34,797.99
Street/Drainage Plan Check Fees =	\$	-
Sewer Plan Check Fees =	\$	4,034.55
Street Inspection Fees =	\$	-
Sewer Inspection Fees =	\$	6,724.25

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

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

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

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

Daniel Koravos
 Engineer's Signature

7/12/18
 Date

Daniel Koravos
 Name typed or printed



Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 09/06

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

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

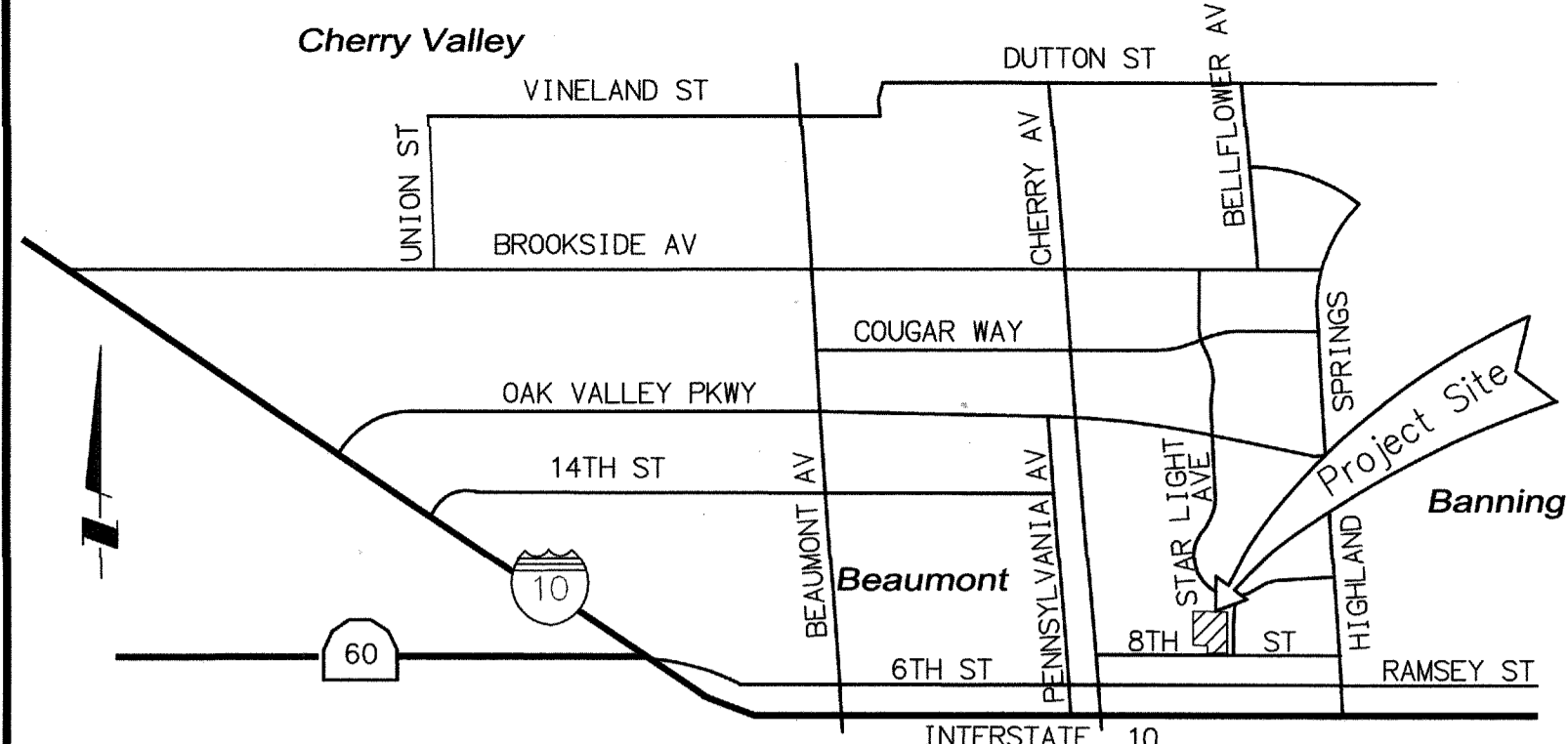
CITY OF BEAUMONT, CALIFORNIA

Sewer Improvement Plans

PUBLIC IMPROVEMENTS

TRACT 37426

Located Within a Portion of Section 35, Township 3 South, Range 1 West, S.B.M.



VICINITY MAP

NOTE:
NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.

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

LEGEND

- SEWER BACKWATER VALVE
- SEWER MANHOLE
- SEWER SERVICE
- WATER SERVICE
- WATER TEE
- WATER VALVE (GATE)
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED SEWER
- PROPOSED IMPROVEMENT
- FUTURE IMPROVEMENTS
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- CENTERLINE

ABBREVIATIONS

- ASPHALTIC CONCRETE.....AC
- ASSEMBLY.....ASSY
- AIR VACUUM RELEASE VALVE.....AVR
- BEAUMONT CHERRY VALLEY WATER DISTRICT.....BCVWD
- BEGINNING CURVE.....BC
- BLOW OFF.....BO
- BOTTOM PIPE.....BOP
- BUTTERFLY VALVE.....BFV
- CENTERLINE.....CL
- CLEAR.....CLR
- CURB & GUTTER.....C&G
- CLEAN OUT.....CO
- DUCTILE IRON PIPE.....DIP
- END OF CURVE.....EC
- ELEVATION.....EL
- EXISTING.....EX
- FIRE HYDRANT.....FH
- FLANGED.....FLG
- FLOWLINE.....FL
- GATE VALVE.....GV
- GRADE BREAK.....GB
- INVERT.....INV
- LATERAL.....LAT
- MAXIMUM.....MAX
- MINIMUM.....MIN
- MECHANICAL JOINT.....MJ
- NOT TO SCALE.....NTS
- PAD ELEVATION.....PE
- POINT OF REVERSE CURVATURE.....PRC
- PROPOSED.....PROP
- PUBLIC UTILITY EASEMENT.....PUE
- POLYVINYL CHLORIDE.....PVC
- PAVEMENT.....PVT
- RIGHT-OF-WAY.....R/W
- RIM ELEVATION.....RIM
- STORM DRAIN.....SD
- STATION.....STA
- SIDEWALK.....S/W
- TOP OF CURB.....TC
- TOP OF PIPE.....TOP
- FLOW DIRECTION.....(N), (S), (E), (W)

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

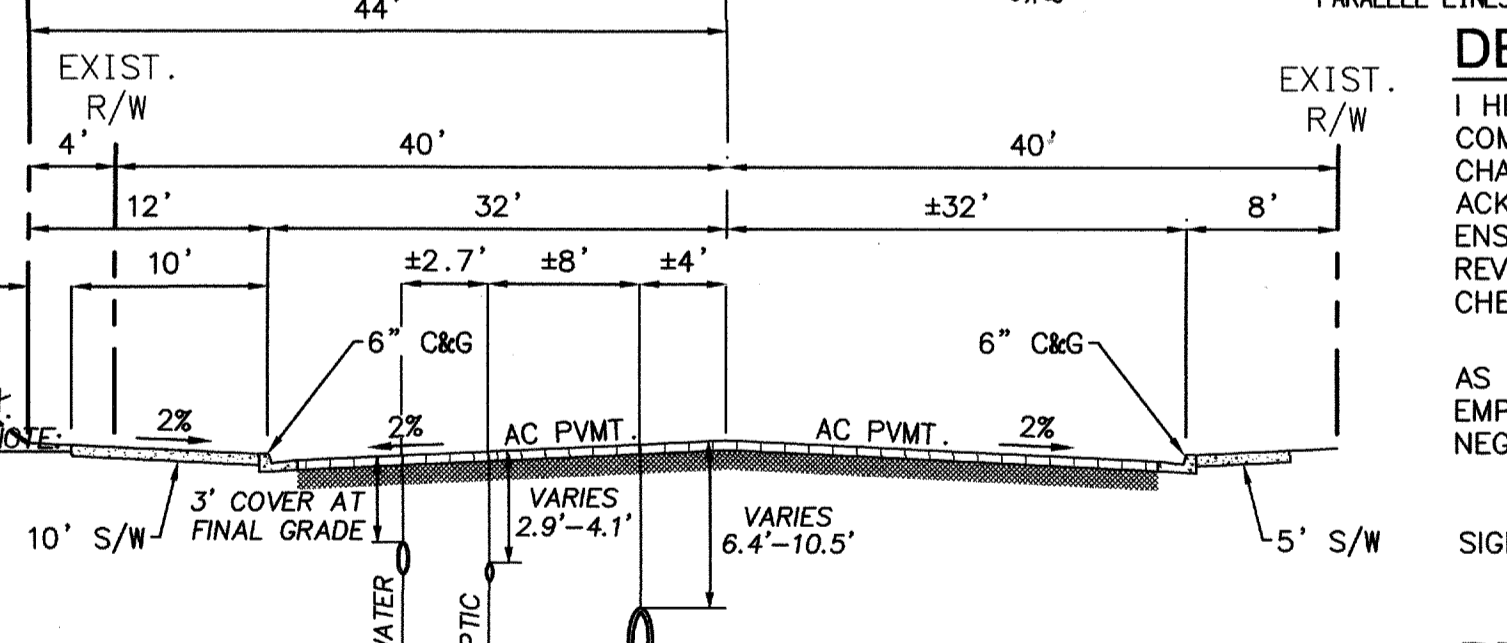
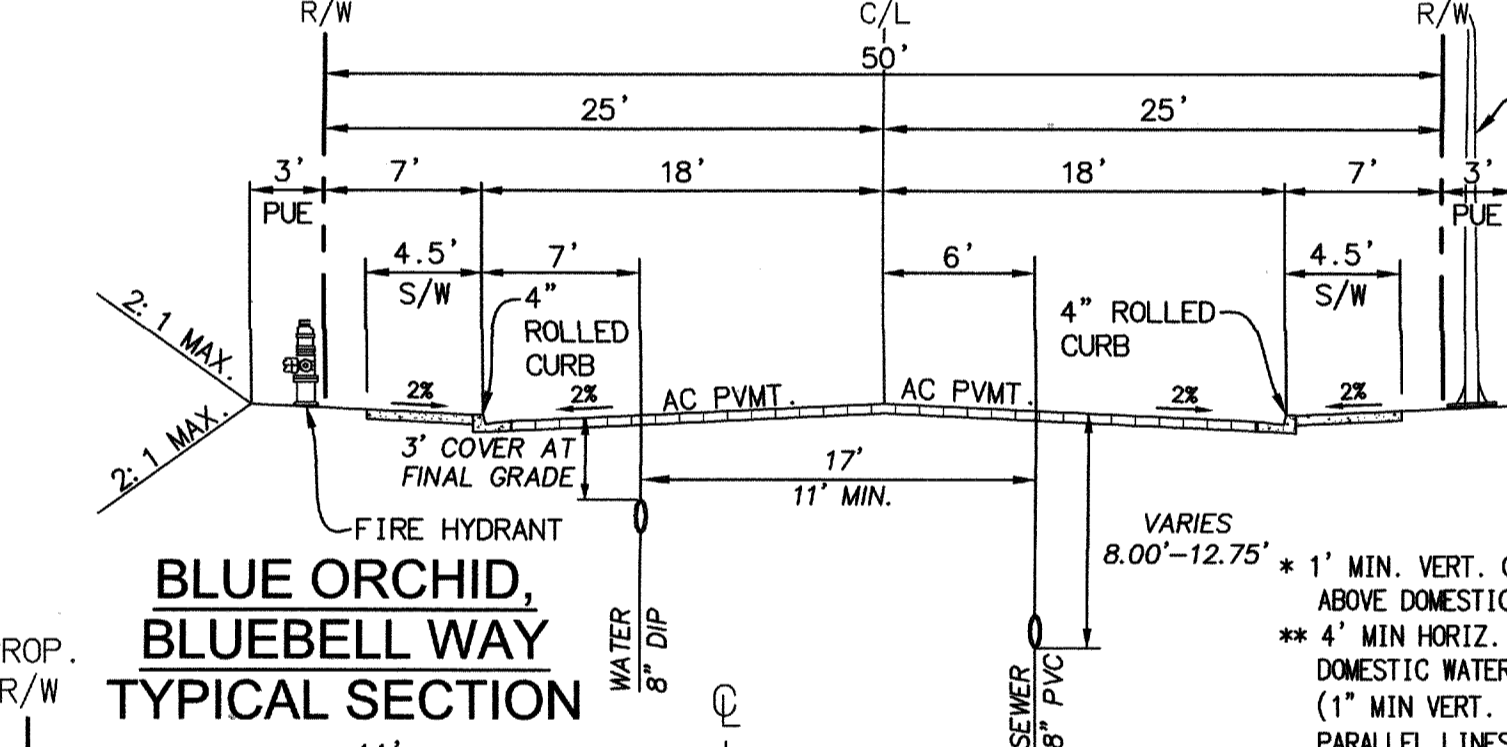
NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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.

CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
1	INSTALL 8" PVC SDR 35 SEWER LINE.	1,304	LF
2	INSTALL 6" PVC SDR 35 SEWER LINE.	1,099	LF
3	INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608.	9	EA
4	INSTALL 48" TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1.	2	EA
5	INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600.	2,082	LF
6	INSTALL 6" SEWER CLEANOUT PER RCTD STD. 603.	14	EA
7	NOT USED.	-	-
8	JOIN EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW 8" PVC SEWER LINE.	1	EA
9	INSTALL 18" SLEEVE CASING PER DETAIL ON SHEET 3.	60	LF

NOTE:
QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATES FOR BID PURPOSES.



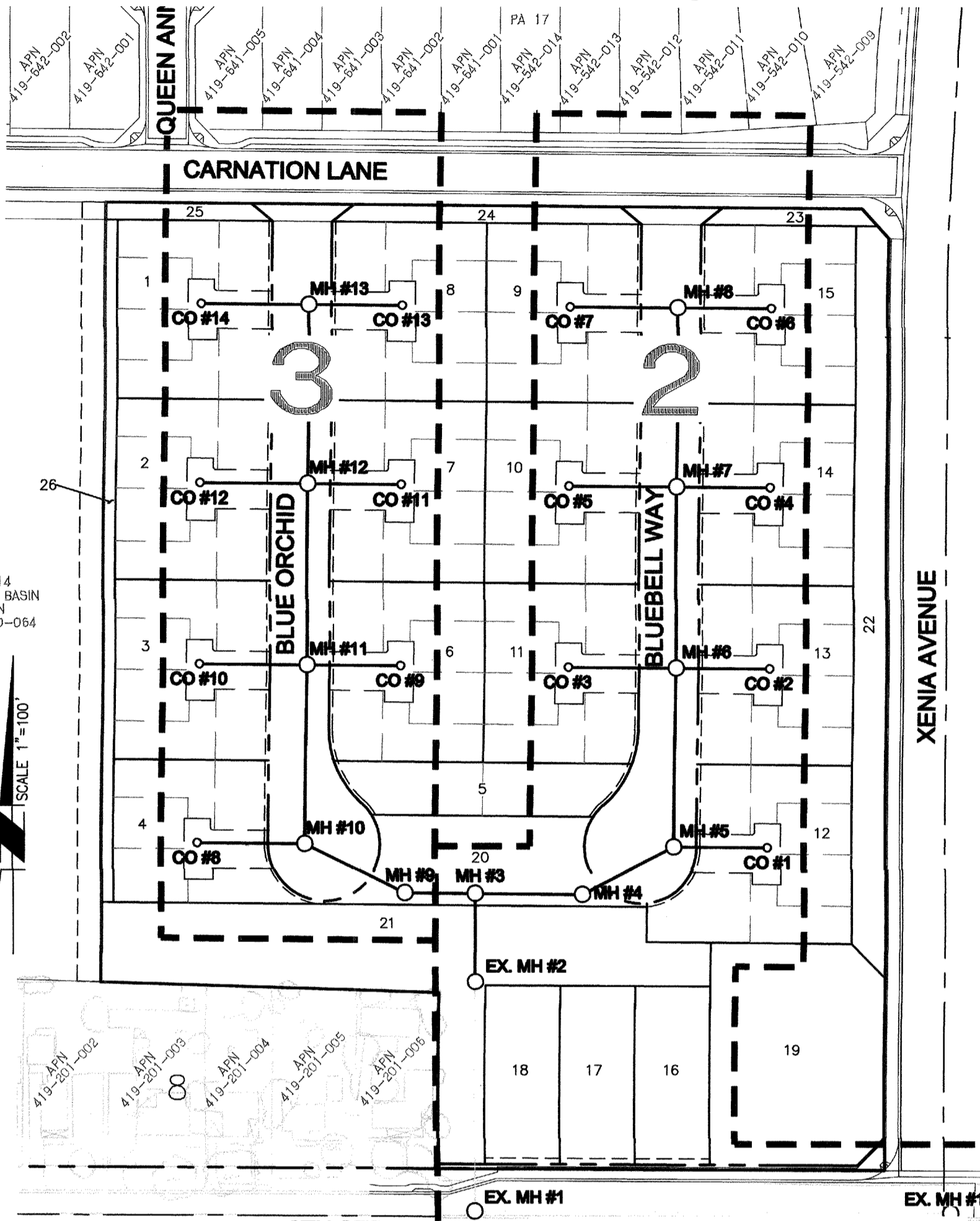
BASIS OF BEARINGS:

DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER ANCHOR GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982), NGVD 29

REFERENCE PLANS

PLAN TYPE	CITY REFERENCE NO.
ROUGH GRADING PLANS:	
TR 37426	PW2017-0074
STREET PLANS:	
TR 37426	PW2018-0090
WATER PLANS:	
TR 37426	PW2018-0091
PRECISE GRADING PLANS:	
TR 37426: MODELS	PW2018-0188
TR 37426: REL'S	PW-----



"AS-BUILT"
THIS PLAN IS IDENTICAL TO THE M.L.A.R. APPROVED BY THE CITY ENGINEER ON 07/18/18.

SHEET INDEX
SCALE: 1"=100'

11/8/2023
MIGUEL V. GONZALEZ, RCE 61561 DATE

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 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: *Donat Koyan* DATE: 7/12/18
LICENSE No. 36718 EXP. 06-30-20

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

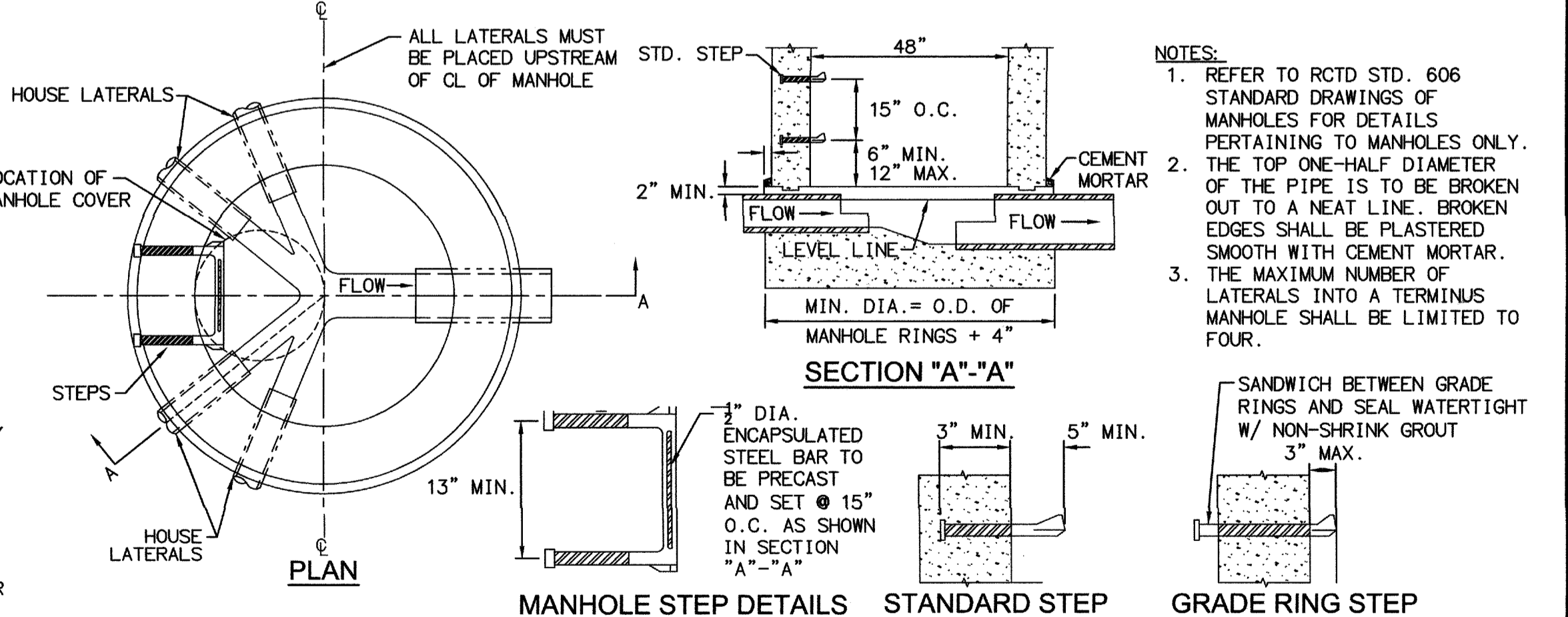
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO 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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION.
- THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- CONTRACTOR TO VERIFY TIE-IN FLOW LINES AND/OR INVERT ELEVATIONS PRIOR TO BEGINNING OF ANY CONSTRUCTION AND SHALL NOTIFY OWNER/ENGINEER OF ANY DISCREPANCIES.

SEWER NOTES

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 12" COVERING RING.
- PRIOR TO CONSTRUCTION OF SEWER CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVELED WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE.
- 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.
- 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 ADMINISTRATION CODE.
- PROVIDE BACKWATER VALVES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
- DEVELOPER SHALL HAVE GEOTECHNICAL/SOIL ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORK WAS DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS PLACED ON SITE.
- UTILITY TRENCH BACKFILL PER PLAN, PROFILE, RCTD STD. 818 AND LATEST GREEN BOOK SECTION 306. CRUSH ROCK BEDDING, HAUNCHING, INITIAL BACKFILL PER GREEN BOOK TABLE 306.-1.2.13(B), MAXIMUM ROCK GRADATION 1/2 INCH FOR PVC PIPE SIZE 15 INCH AND SMALLER AND 3/4 INCH CRUSH ROCK FOR PVC PIPE LARGER THAN 15 INCHES DIAMETER.
- TRENCHING AND EXCAVATION PER 29 CFR 1926.651 AND 1926.652 OR COMPARABLE OSHA-APPROVED STATE PLAN REQUIREMENTS.
- FOR SEWER MAINS 15 INCH IN DIAMETER AND SMALLER AT DEPTHS BETWEEN 15 AND 20 FEET (FROM FINISH SURFACE TO THE TOP OF PIPE) HIGHER CLASS OF BEDDING OR STRONGER PIPE OR BOTH CAN BE USED. OTHERWISE PROVIDE A SOILS REPORT/SUPPORTING CALCULATIONS TO SUBSTANTIATE THE USE OF PVC SDR 35 SEWER PIPE.
- 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.
- VERTICAL AND HORIZONTAL SEPARATION OF LATERALS OR SEWER MAIN FROM WATER OR RECYCLED WATER LINE SHALL BE IN ACCORDANCE WITH CALIFORNIA HEALTH DEPARTMENT.
- WHEN SEWER LINE CROSS OTHER UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, THE OUTSIDE PIPE ELEVATIONS SHOULD BE SHOWN TO INDICATE THE AVAILABLE CLEARANCES.
- MANHOLES OF DEPTH MORE THAN 15 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF SHALL BE A MINIMUM OF 60" IN DIAMETER AND SHALL BE CONSTRUCTED PER RCTD STD. 606 WITH A MANHOLE FRAMES AND COVERS PER RCTD STD. 608.
- MANHOLES OF DEPTH MORE THAN 12 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF SHALL BE LINED WITH APPROVED CITY'S PVC LINER. THE BASE AND ALL REMAINING EXPOSED CONCRETE SHALL BE COATED WITH AN APPROVED POLYURETHANE COATING. THE LINING AND COATING SHALL BE FREE FROM DEFECTS, HOLES OR SURFACE IRREGULARITIES.
- MANHOLE SPACING - THE MAXIMUM DISTANCE BETWEEN MANHOLES FOR PIPE 15 INCHES IN DIAMETER OR SMALLER IS 400 FEET, FOR 18 INCH DIAMETER AND OVER IS 500 FEET. MANHOLES ARE REQUIRED AT THE BEGINNING AND END OF THE CURVES. FOR RADIUS LESS THAN 500 FEET, THE MAXIMUM MANHOLE SPACING IS 200 FEET.
- MAINLINE AND LATERAL CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD. DRAWING 603 FOR VCP PIPE AND MODIFIED TO PVC PIPE. CLEANOUT PIPE MUST BE THE SAME DIAMETER AND MATERIAL AS MAIN SEWER LINE. CLEANOUT SHALL BE PLACED ON EACH LATERAL INSIDE OF THE PROPERTY LINE AND SHALL BE COORDINATED AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.
- TESTING PIPELINES PER LATEST EDITION GREEN BOOK, SECTION 306-1.4.
- IN NO CASE SHALL THE SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE DIRECTOR OF PUBLIC WORKS, CITY OF BEAUMONT FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS AND TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT (RCTD) ROAD IMPROVEMENT STANDARDS AND SPECIFICATIONS, COUNTY ORDINANCE 461 AND SUBSEQUENT AMENDMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COST OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
- ALL EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR RELOCATED BY A LICENSE PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION COMPLETION.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. GEOTECHNICAL INVESTIGATION REPORT NO. 17-81-294-01, DATED NOVEMBER 30, 2017, PREPARED BY CONVERSE CONSULTANTS, SHALL BE AVAILABLE UPON REQUEST.
- ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, GAS, ELECTRIC, STORM DRAINS AND COMMUNICATION LINES.
- ALL MANHOLES, SURVEY MARKERS AND VALVES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR AFTER COMPLETION OF THE OVERLAY.
- DURING PAVING OPERATION, TRAFFIC CONTROL SHALL BE PERFORMED AS REQUIRED BY THE CITY ENGINEER.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND THE CITY OF BEAUMONT STANDARDS. WHERE DEVIATION EXISTS, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURE FOR REVIEW AND APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL BEAR ALL COST FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT OR INDIRECT COSTS THE CITY MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING AND OTHER SERVICES.
- THE CITY RESERVES THE RIGHTS TO REQUIRED 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 PLAN WERE APPROVED.



TERMINUS MANHOLE WITH HOUSE LATERALS

N.T.S.
NPDES PERMIT#: WVID 833C365311

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982), NGVD 29

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET * VICINITY MAP * GENERAL NOTES
2	BLUEBELL WAY EASEMENT STA. 12+66.25 TO 18+03.27
3	BLUE ORCHID & LOT 20 STA. 10+00.00 TO 16+91.79
4	CLUSTER 9, 10, 11, 12, 13, 14, 15
5	CLUSTER 1, 2, 3, 4, 6, 7, 8

Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste.100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

SIGNATURE: *Donat Koyan* DATE: 7/12/18
LICENSE No. 36718 EXP. 06/30/20



DESIGN BY: JLC
DRAWN BY: JLC
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2018
JOB NUMBER: 162970

Reviewed By: *Shelli Nuning* Date: 7-17-18
Recommended for Approval By: *Shelli Nuning* Date: 7-17-18
Approved By: *Shelli Nuning* Date: 7/18/19
Director of Public Works, R.C.E. 59932

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 37426

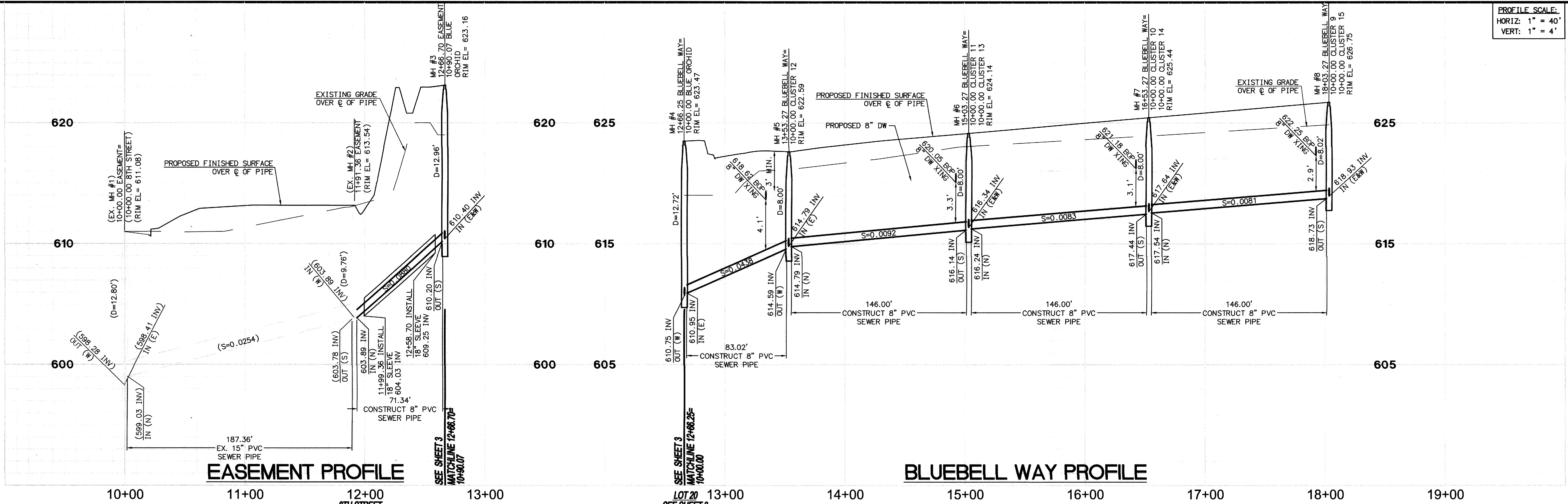
TITLE SHEET * VICINITY MAP * GENERAL NOTES

A PORTION OF SEC. 35, T. 3 S., R. 1 W., S.B.M.

PARDEE HOMES

SHEET
1
OF 5 SHEETS
FILE NO:

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



CONSTRUCTION NOTES

- INSTALL 8" PVC SDR 35 SEWER LINE.
- INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608.
- INSTALL 48" TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1.
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600.
- JOIN EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW 8" PVC SEWER LINE.
- INSTALL 18" SLEEVE CASING PER DETAIL ON SHEET 3.

NOTES

- SEWER LATERAL CONNECTION FOR LOTS 16-18 ARE PROPOSED TO CONNECT TO A "LIVE" SEWER MAIN. CONTRACTOR SHALL INSTALL NEW SEWER LINES, INCLUDING PROPER TESTING AND INSPECTIONS PRIOR TO CONNECTING TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE CITY STAFF FOR TRAFFIC HANDLING AND TIMING OF SEWER TAP.
- CONTRACTOR SHALL IDENTIFY EXACT LOCATION OF 24" RECYCLED WATER AND FIBER OPTIC.
- PROPOSED GAS AND ELECTRIC LINES TO BE LOCATED WITHIN PRIVATE UTILITY EASEMENT (PRIVATE PROPERTY).

LINE/CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N00°04'11"E	---	187.36'	---
2	N00°02'50"E	---	71.34'	---
3	N63°05'49"E	---	83.02'	---
4	N00°27'47"E	---	146.00'	---
5	N00°27'47"E	---	146.00'	---
6	N00°27'47"E	---	146.00'	---
7	N89°46'41"W	---	395.65'	---

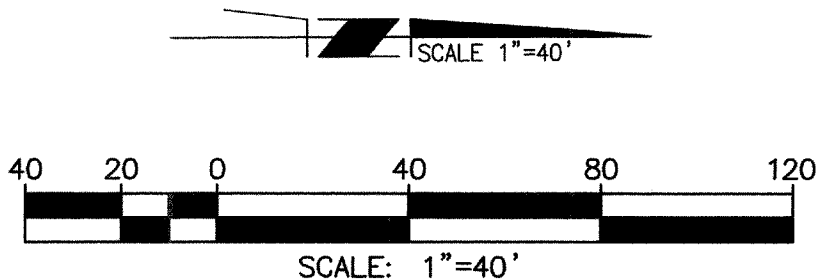
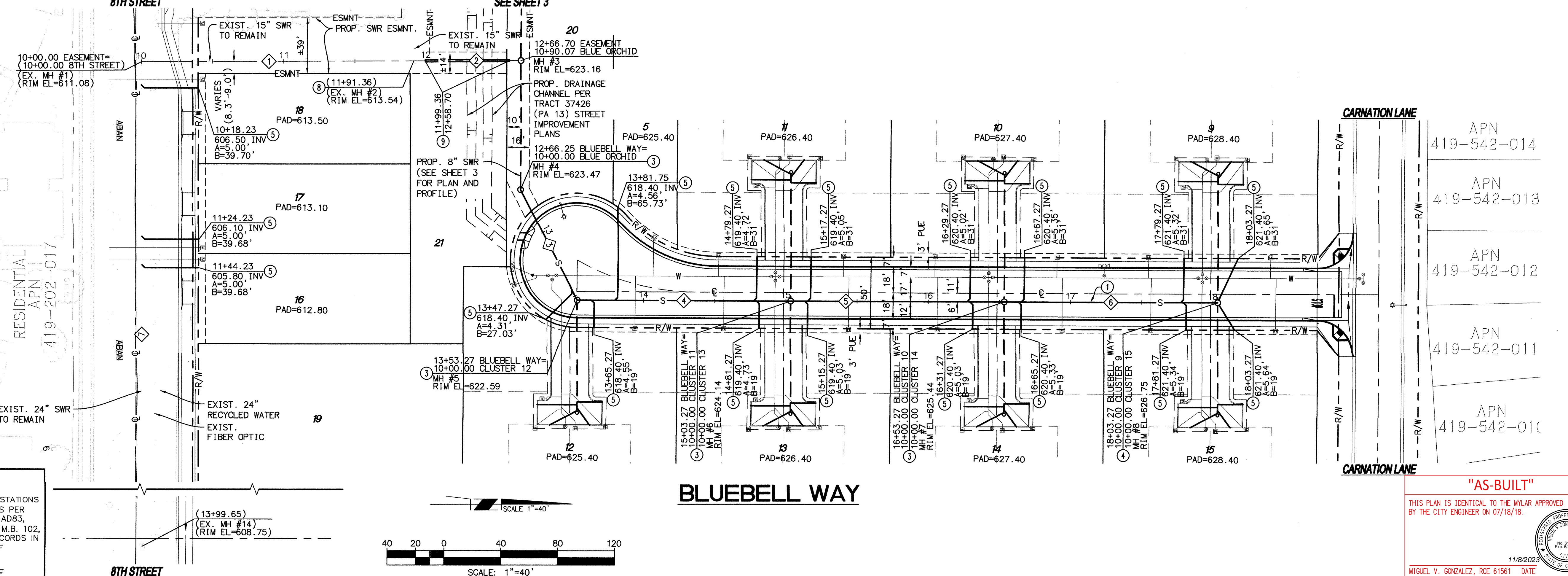
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BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982), NGVD 29



"AS-BUILT"
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 07/18/18.
11/8/2023
MIGUEL V. GONZALEZ, RCE 61561 DATE



Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste:100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Daniel Koravos 7/10/18
DANIEL KORAVOS
R.C.E. 36718 * EXP. 06/30/20



DESIGN BY: JLC
DRAWN BY: JLC
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2018
JOB NUMBER: 162970

CITY OF BEAUMONT
CALIFORNIA
INC. NOV. 18, 1912

Reviewed By: *Drew Murray* Date: 7-17-18
Recommended for Approval By: *Drew Murray* Date: 7-17-18
Approved By: *J. DeLo* Date: 7/18/19
Director of Public Works, R.C.E. 50932

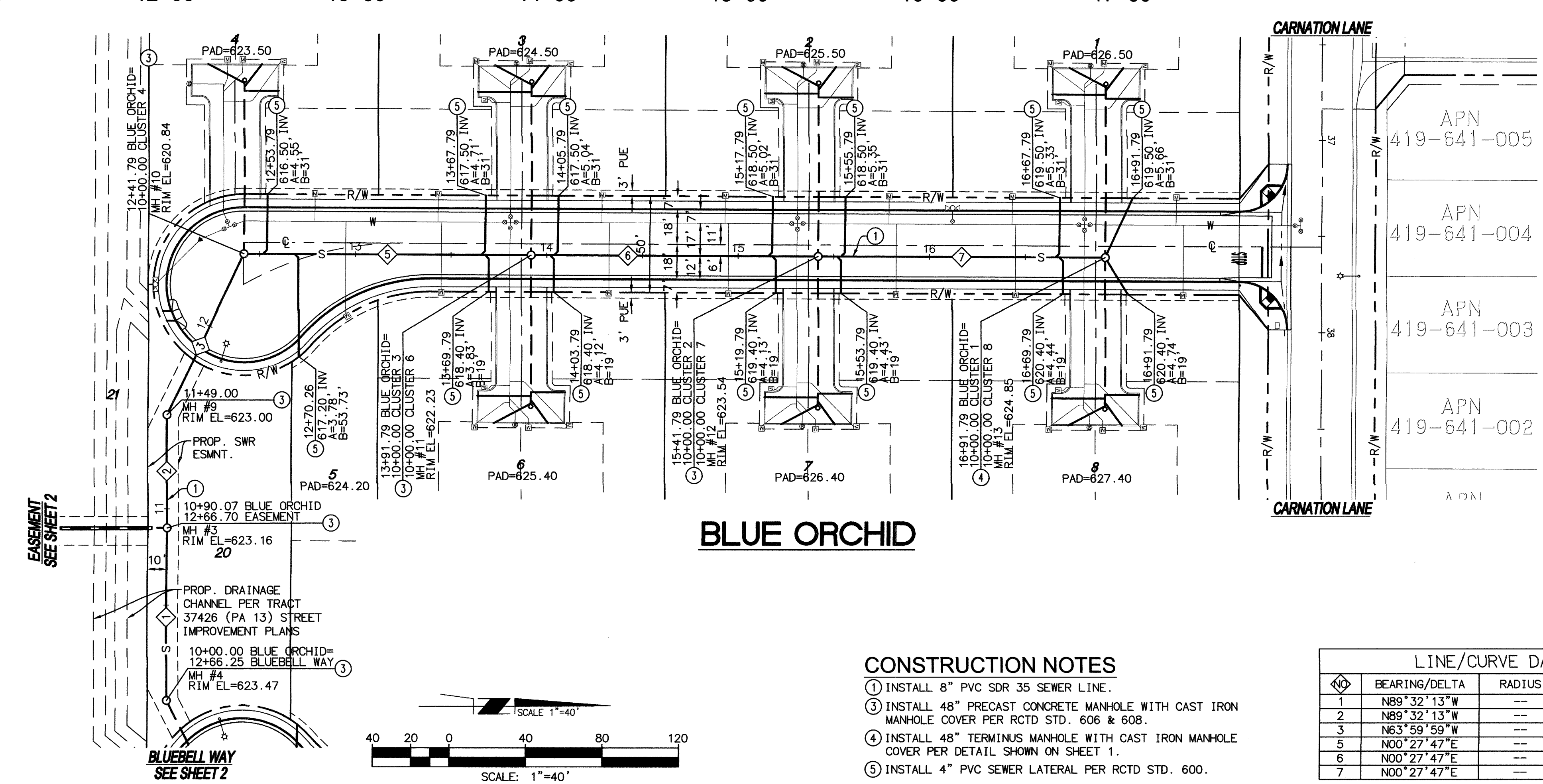
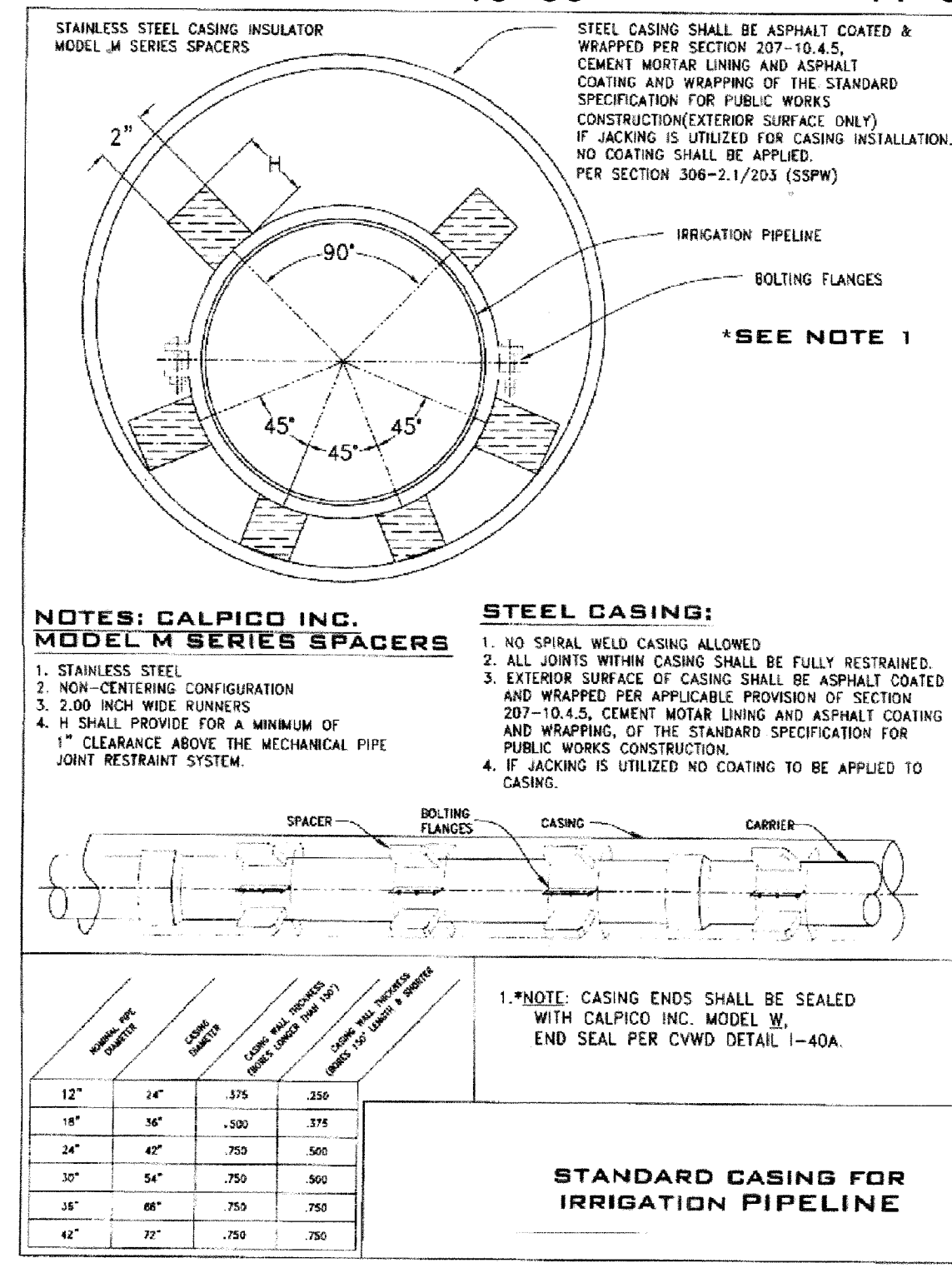
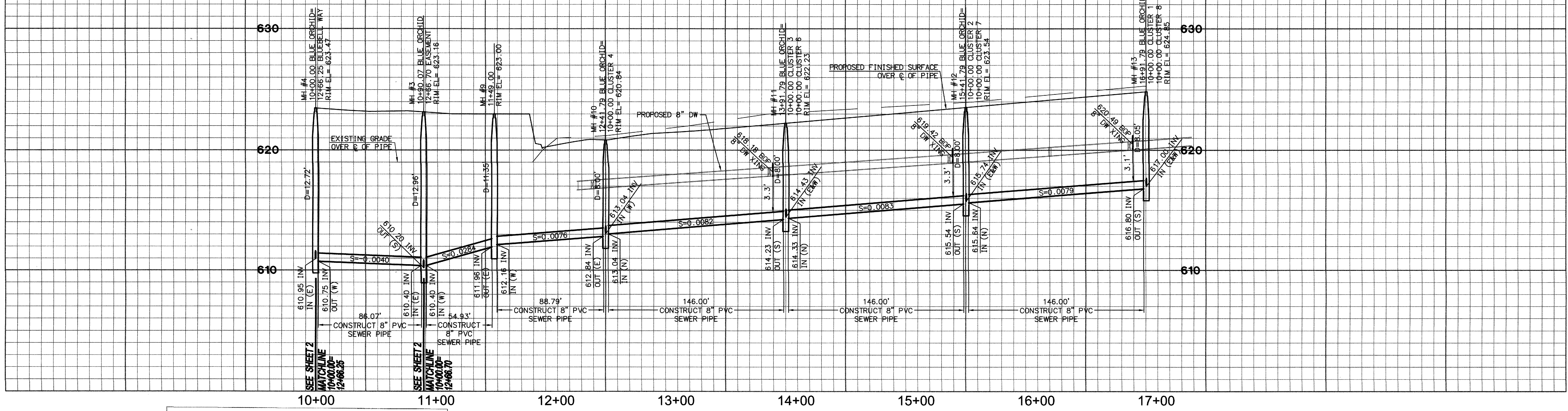
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 37426
BLUEBELL WAY
EASEMENT
STA. 12+66.25 TO STA. 18+03.27
A PORTION OF SEC. 35, T. 3 S., R. 1 W., S.B.M.

SHEET 2
OF 5 SHEETS
FILE NO:

FOR: PARDEE HOMES

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



"AS-BUILT"

THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 07/18/18.

11/8/2023
MIGUEL V. GONZALEZ, RCE 61561 DATE

LINE/CURVE DATA TABLE

LINE/CURVE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N89°32'13"W	---	86.07'	---
2	N89°32'13"W	---	54.93'	---
3	N63°59'59"W	---	88.79'	---
5	N00°27'47"E	---	146.00'	---
6	N00°27'47"E	---	146.00'	---
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BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.

ELEV. = 2678.277 (1982), NGVD 29



BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste:100
Palm Desert, CA 92211
Phone: (760) 346-7481
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Daniel Koravos 7/10/18
DATE



DESIGN BY: JLC
DRAWN BY: JLC
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2018
JOB NUMBER: 162970

CITY OF BEAUMONT
CALIFORNIA
INCORPORATED 1875

Reviewed By: *Gull Navaez* Date: 7-17-18
Recommended for Approval By: *Gull Navaez* Date: 7-17-18
Approved By: *Jim Oliva* Director of Public Works, R.C.E. 50932 Date: 7/18/19

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

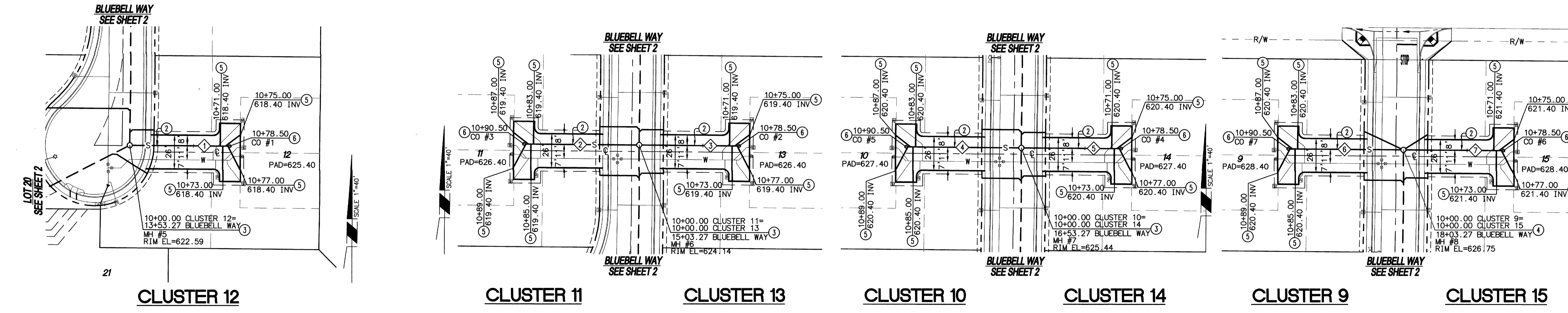
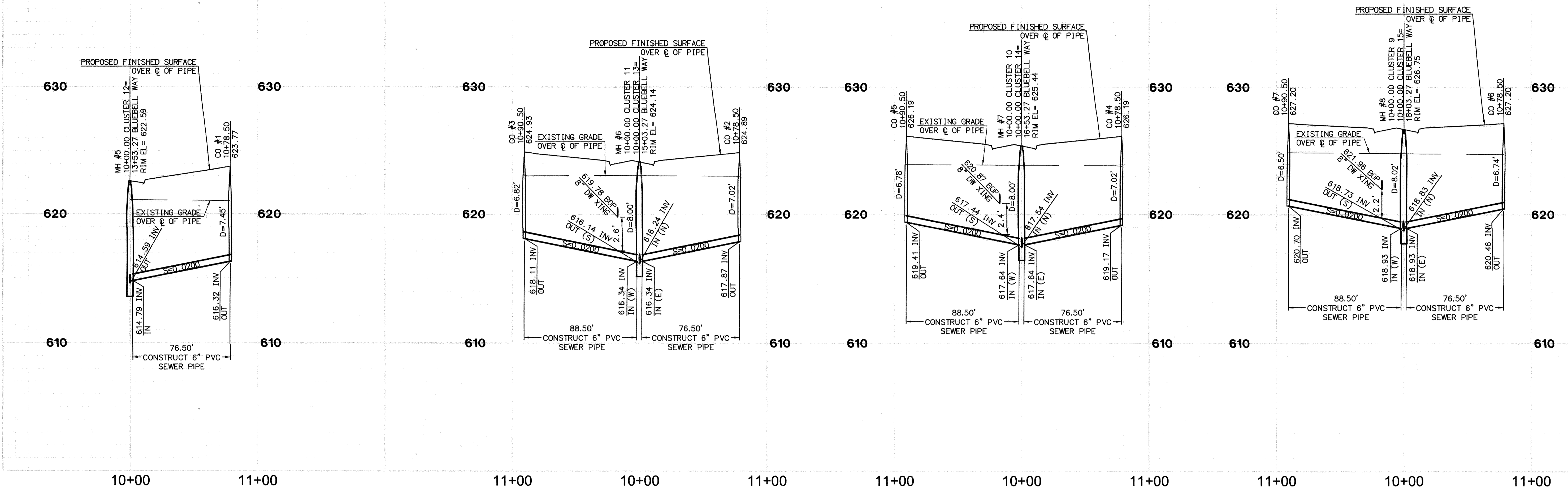
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 37426
BLUE ORCHID & LOT 20
STA. 10+00.00 TO STA. 16+91.79
A PORTION OF SEC. 35, T. 3 S., R. 1 W., S.B.M.

FOR: **PARDEE HOMES**

SHEET 3
OF 5 SHEETS
FILE NO:

H:\DATA\PARDEE_PHS\CADD\LAND\DLV\IMPROVE\PA 13-TRACT 37426\SEWER\PARDS-SS-PA 13-003.DWG GARRIDO, CHARISSE 7/11/2018 3:47 PM

PROFILE SCALE:
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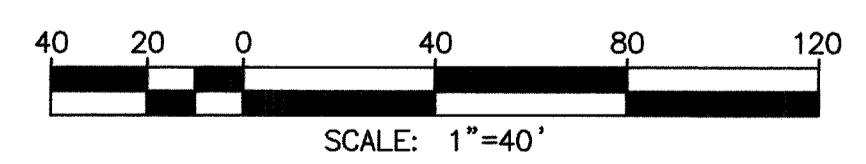


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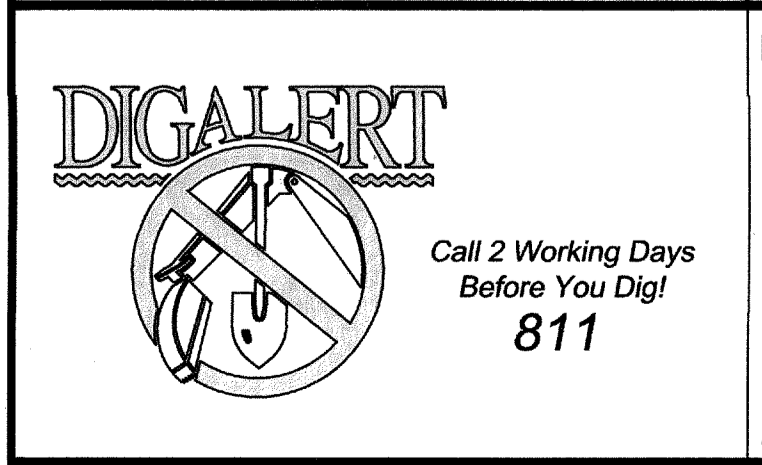


LINE/CURVE DATA TABLE				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N89°32'13"W	---	76.50'	---
2	N89°32'13"W	---	88.50'	---
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4	N89°32'13"W	---	88.50'	---
5	N89°32'13"W	---	76.50'	---
6	N89°32'13"W	---	88.50'	---
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CONSTRUCTION NOTES

- INSTALL 6" PVC SDR 35 SEWER LINE.
- INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608.
- INSTALL 48" TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1.
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600.
- INSTALL 6" SEWER CLEANOUT PER RCTD STD. 603.

"AS-BUILT"
 THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 07/18/18.
 11/8/2023
 MIGUEL V. GONZALEZ, RCE 61561 DATE



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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Michael Baker INTERNATIONAL
 75410 Gerald Ford Dr. Ste.100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 M.BAKER@MBAKERINTL.COM

Daniel Koravos 7/12/18
 DANIEL KORAVOS
 R.C.E. 36718 * EXP. 06/30/20



DESIGN BY: JLC
 DRAWN BY: JLC
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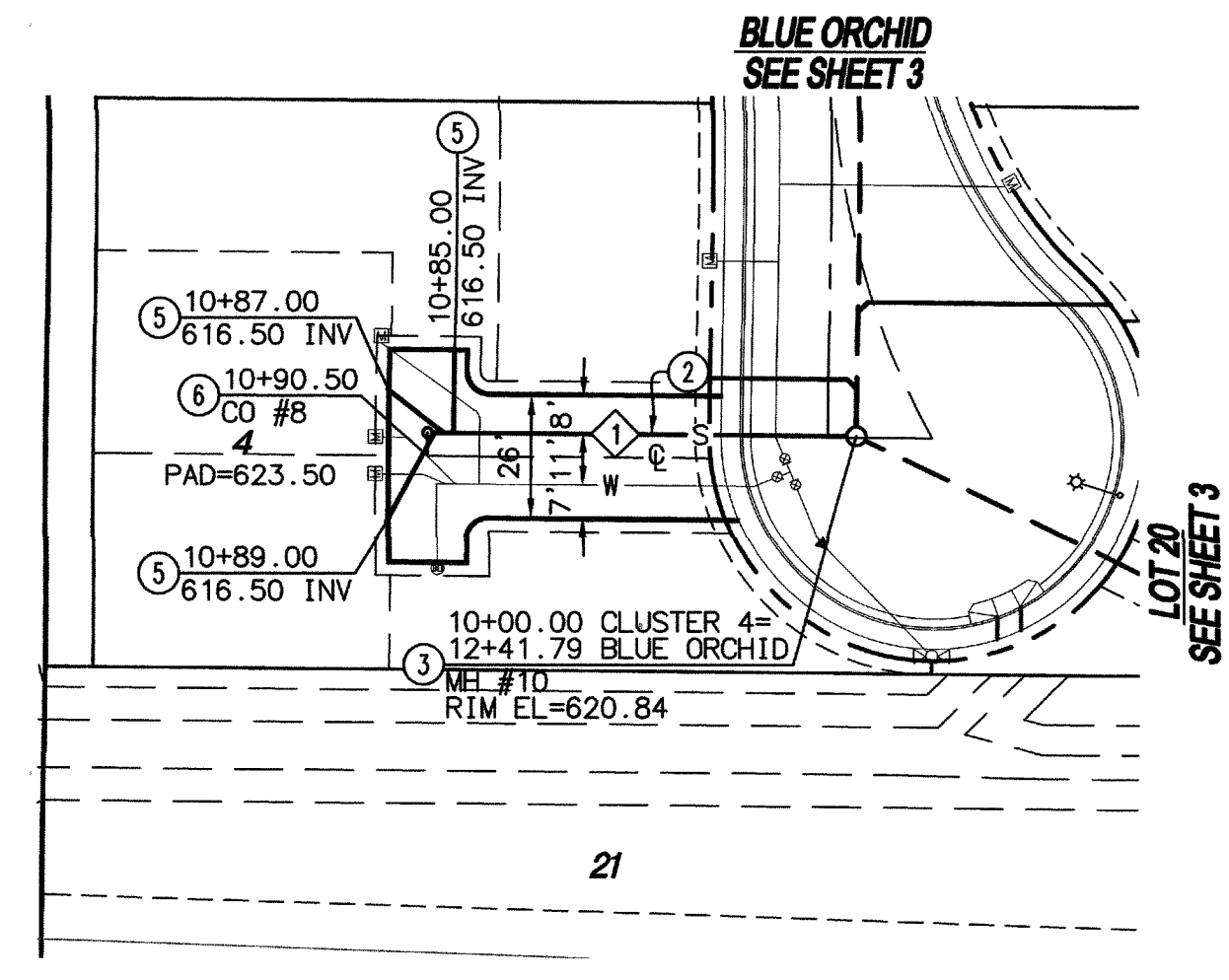
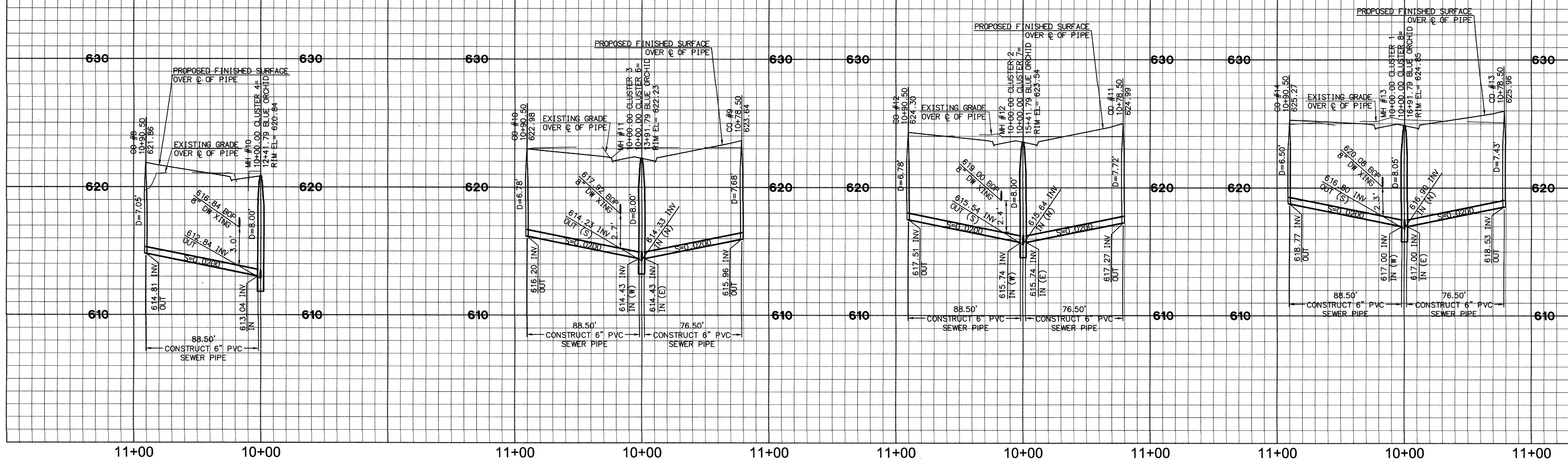


Reviewed By: *Gull Nung* Date: 7-17-18
 Recommended for Approval By: *Gull Nung* Date: 7-17-18
 Approved By: *Shirley* Date: 7/18/19
 Director of Public Works, R.C.E. 50932

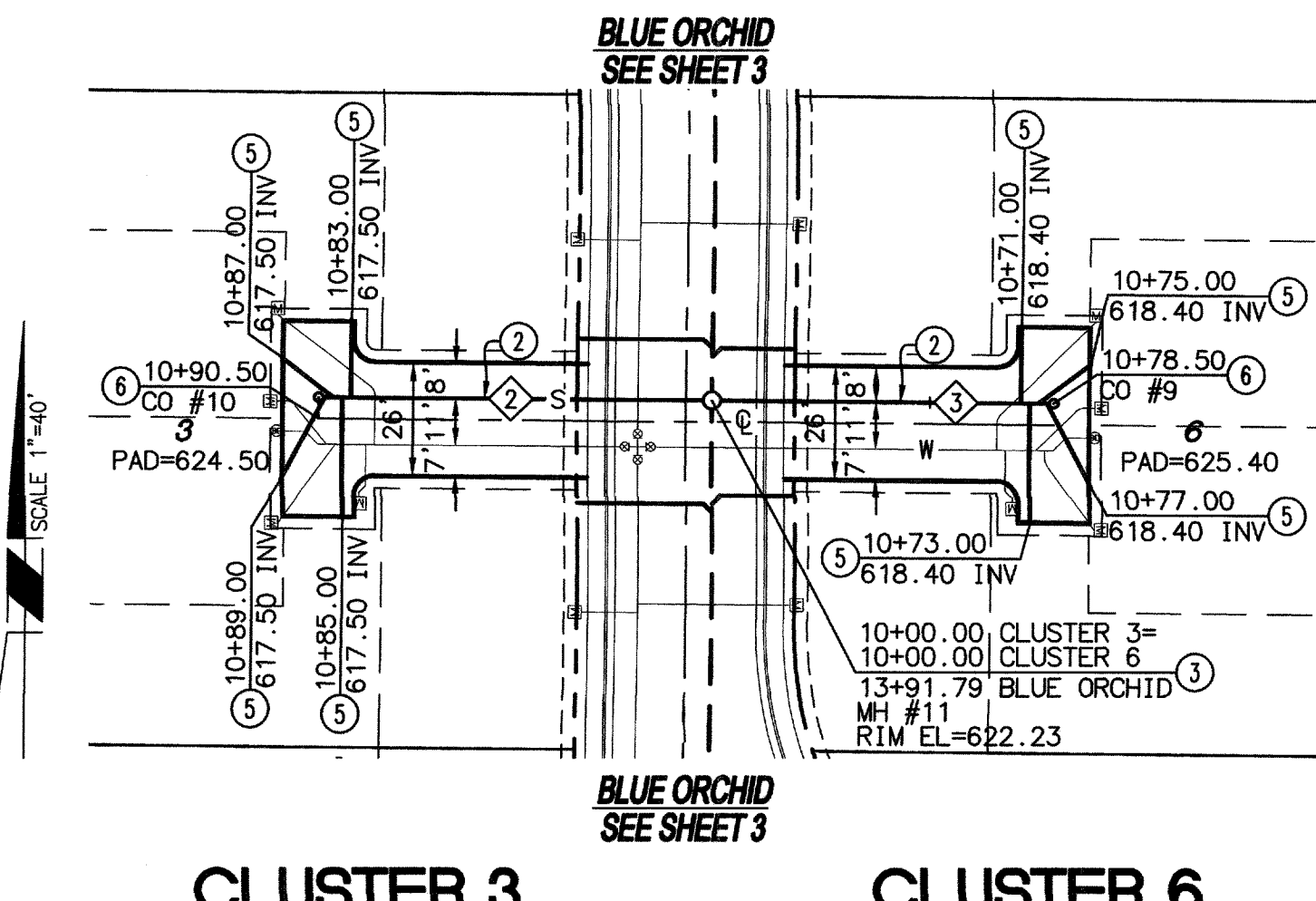
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SHEET **4**
 OF 5 SHEETS
 FILE NO:

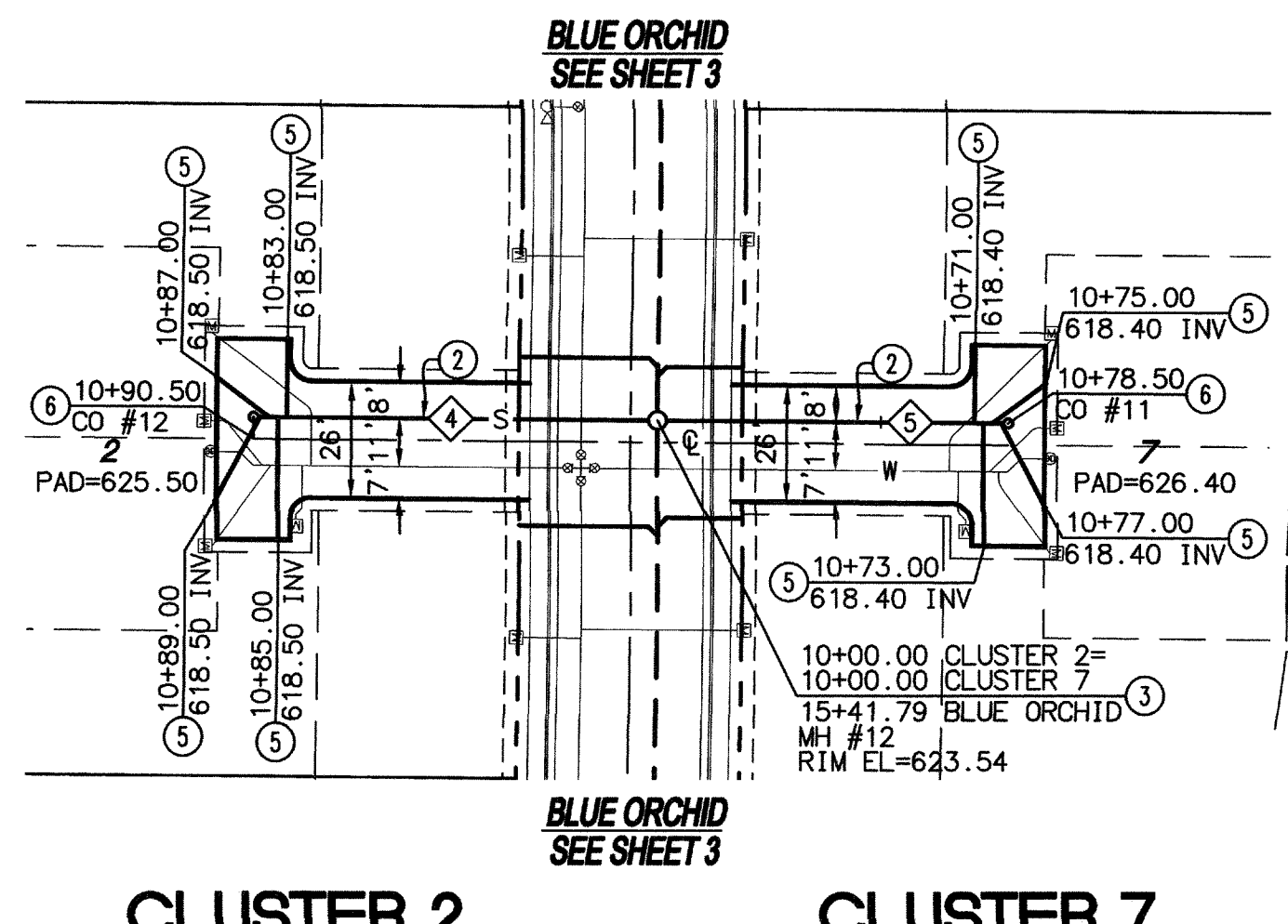
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



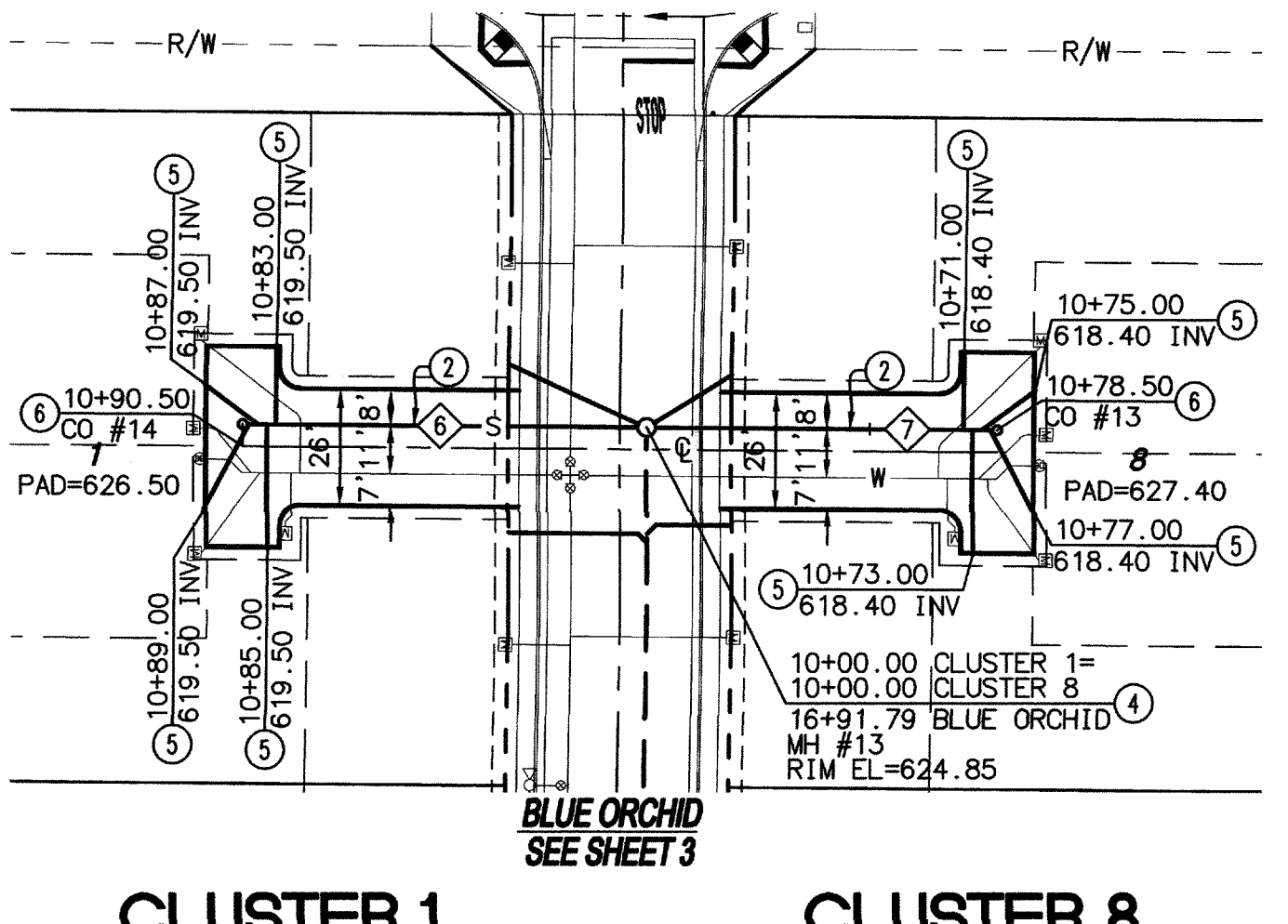
CLUSTER 4



CLUSTER 3 **CLUSTER 6**



CLUSTER 2 **CLUSTER 7**



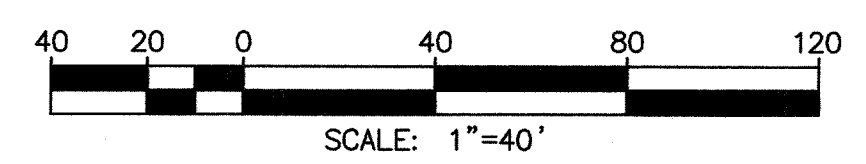
CLUSTER 1 **CLUSTER 8**

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

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

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 APPROVED BY THE CITY.

BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: N 52°49'02.84" E



LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N89°32'13"W	---	88.50'	---
2	N89°32'13"W	---	88.50'	---
3	N89°32'13"W	---	76.50'	---
4	N89°32'13"W	---	88.50'	---
5	N89°32'13"W	---	76.50'	---
6	N89°32'13"W	---	88.50'	---
7	N89°32'13"W	---	76.50'	---

- CONSTRUCTION NOTES**
- INSTALL 6" PVC SDR 35 SEWER LINE.
 - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608.
 - INSTALL 48" TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1.
 - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600.
 - INSTALL 6" SEWER CLEANOUT PER RCTD STD. 603.

"AS-BUILT"
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 07/18/18.
11/8/2023
MIGUEL V. GONZALEZ, RCE 61561 DATE



BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste.100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM
Daniel Koravos 7/12/19
R.C.E. 36718 * EXP. 06/30/20



DESIGN BY: JLC
DRAWN BY: JLC
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2018
JOB NUMBER: 162970



Reviewed By: *Gull Naway* Date: 7-17-18
Recommended for Approval By: *Gull Naway* Date: 7-17-18
Approved By: *D. Olhe* Date: 7/18/19
Director of Public Works, R.C.E. 50932

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 37426
CLUSTER 1, 2, 3, 4, 6, 7, 8
A PORTION OF SEC. 35, T. 3 S., R. 1 W., S.B.M.
FOR: PARDEE HOMES

SHEET **5**
OF 5 SHEETS
FILE NO: