

City of Beaumont



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

Case No.	PW2025-0231
Receipt No.	ESCROW001901-2023
Fee \$	
Date Paid	5/6/2025

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

- Contact's Name Cherryl Thompson Phone _____
- Contact's Address 650 Town Center Dr Ste 840 Costa Mesa CA 92626
City/State/Zip
- Contact's E-mail cthompson@argentmanagementllc.com
- Developer Name SDC Fairway Canyon LLC Phone 714 348 0287
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address 650 Town Center Dr Ste 840 Costa Mesa CA 92626
City/St/Zip
- Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
(Bond No. 100112446 Original Bond)
Bond No. 1001191180 maintenance Bond - Release Requested
Fairway Canyon Infrastructure Storm Drain - Phase 4A
Parcel Map 31462 PW2023-1076

- 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.

Cherryl Thompson Chyl e 4/29/25
Print Name and Sign - Contact/Applicant Date

- 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.

Cherryl Thompson Chyl e 4/29/25
Print Name and Sign - Contact/Applicant Date

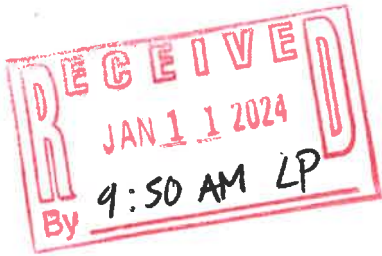
8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- 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.

Cherry Thompson
Print Name and Sign – Contact/Applicant

Cherry Thompson

4/29/25
Date



Bond No.: 1001191180
Premium: \$421.00/1 yr.

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and SDC Fairway Canyon, LLC (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated December 14, 2023, and identified as Tr 31462, Ph 4A, Storm Drain is hereby referred to and made a part hereof; and:

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

NOW, THEREFORE, we, the Principal and U.S. Speciality 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 One Hundred Seventy-Six * dollars (\$176,000.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents. *Thousand & NO/100ths

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 4th DAY OF January ~~2020~~ 24

(Seal)

(Seal)

U.S. Speciality Insurance Company
SURETY

SDC Fairway Canyon, LLC, a
Delaware Limited Liability Company

By: Cheryl L. Thomas

By:  PRINCIPAL

(Name) Cheryl L. Thomas

(Name) Dale Strickland

(Address) Attorney-in-Fact

(Title) Authorized Signatory

801 S. Figueroa St., Suite 700

(Address)

2646 Dupont Dr., Suite 60 #520

Los Angeles, CA 90017

Irvine, CA 92612

By:

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

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 January 4, 2024 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

personally appeared Dale Strickland,
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.

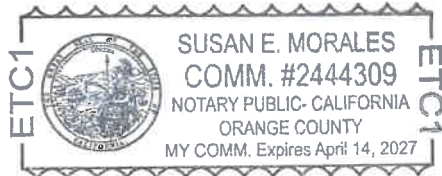
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SDC Fairway Canyon, LLC

(Title or description of attached document)

Maintenance Bond #1001191180

(Title or description of attached document continued)

Number of Pages 2 Document Date 1/4/24

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other Authorized Signatory

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.

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 January 4, 2024 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas,
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.

Susan E. Morales
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #1001191180
(Title or description of attached document)

U.S. Specialty Insurance Company
(Title or description of attached document continued)

Number of Pages 2 Document Date 1/4/24

CAPACITY CLAIMED BY THE SIGNER

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

INSTRUCTIONS FOR COMPLETING THIS FORM

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- 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.
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 - ❖ 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.



POWER OF ATTORNEY

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Todd M. Rohm, Shane Wolf, Cathy S. Kennedy or Beata A. Sensi of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Seventy Five Million Dollars \$75,000,000.00***** This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.


Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 23rd day of September, 2021.

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

State of California
County of Los Angeles



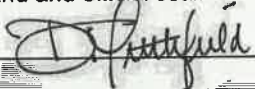
By: 
Daniel P. Aguilar, Vice President

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.

On this 23rd day of September, 2021, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 4th day of January, 2024

Corporate Seals
Bond No. 1001191180
Agency No. 16590



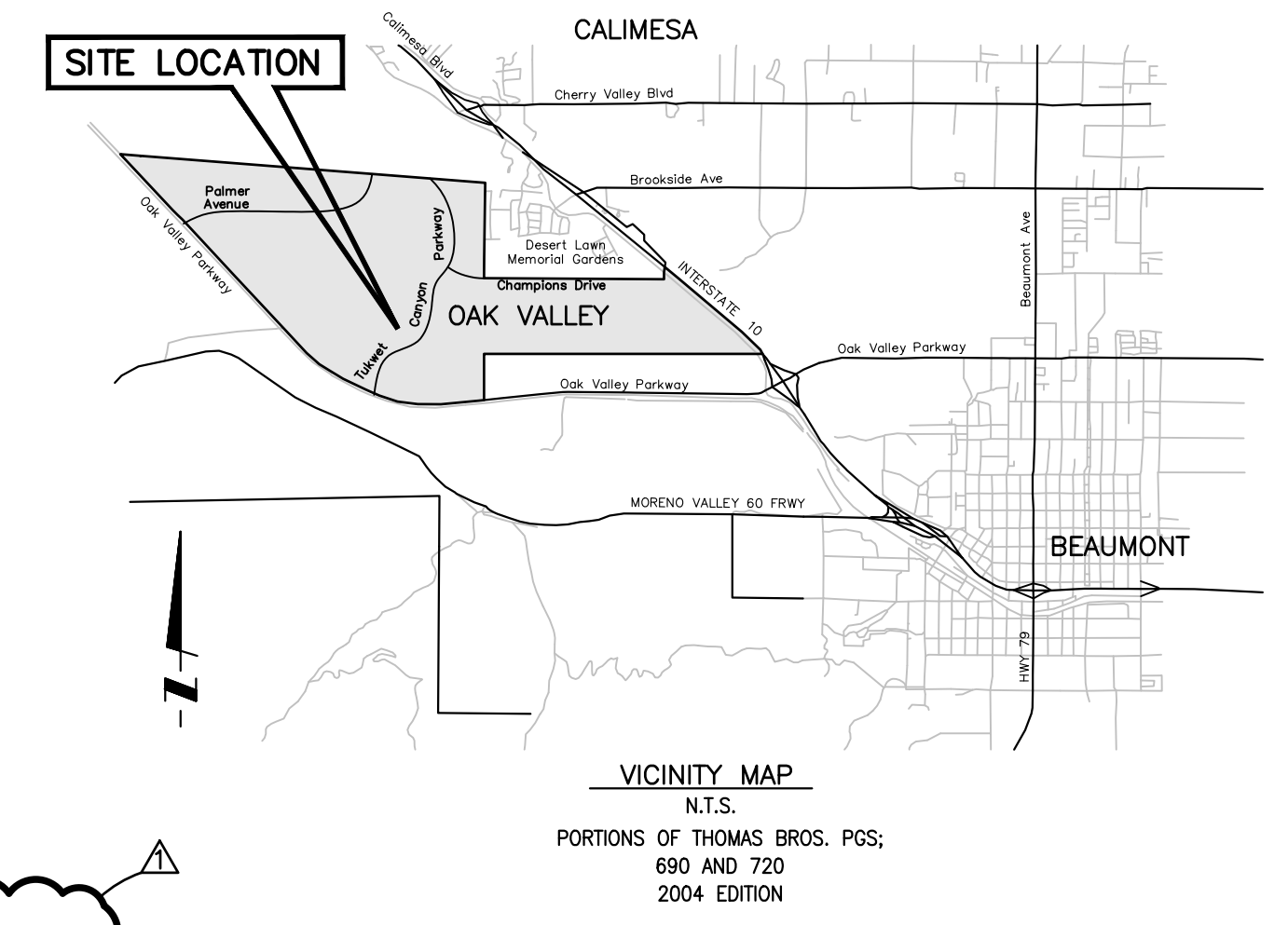

Kio Lo, Assistant Secretary

CITY OF BEAUMONT, CALIFORNIA

STORM DRAIN INFRASTRUCTURE IMPROVEMENT PLANS

TRACT NO. 31462

LINE "A", "B", "C", "D", "E", "F", "G", "H", "I"



GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT THE DRAINAGE IMPROVEMENT SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESIGN MANUAL STANDARD DRAWINGS, RECENT EDITION, AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
2. THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLANS.
3. CONSTRUCTION INSPECTION WILL BE PERFORMED BY CITY OF BEAUMONT. CONTACT (951) 769-8520. THE CITY MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
4. ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
5. STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE-CENTERLINE-INTERSECTION STATION.
6. FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600.
7. ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
8. ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
9. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6 INCHES OF CLASS "B" CONCRETE.
10. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
11. PIPE BEDDING SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DWG. M 815
12. "V" IS THE DEPTH OF INLET AT THE CATCH BASINS MEASURED FROM THE TOP OF THE CURB TO THE INVERT OF CONNECTOR PIPE.
13. ALL CURBS, CUTTERS, SIDEWALKS, DRIVEWAYS, AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND PER LATEST COUNTY STANDARD AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. FOR PAVEMENT OVERLAY, 0.10' MIN. FOR FULL LANE WIDTH IS REQUIRED.
14. HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
16. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
17. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
18. ALL PIPE LENGTHS ARE HORIZONTAL PROJECTIONS (NOT TRUE LENGTHS OF PIPE) AND ARE THE BASIS OF THE ESTIMATES OF QUANTITIES. THE CONTRACTOR SHALL DETERMINE THE TRUE QUANTITY OF PIPE REQUIRED FOR THIS PROJECT PRIOR TO PLACING THE ORDER.
19. ALL ELEVATIONS SHOWN ARE TO THE INVERTS OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
20. AT THE DISCRETION OF THE ENGINEER AND THE CITY OF BEAUMONT, THE CONTRACTOR MAY BE REQUIRED TO VERIFY, BY POT-HOLING, THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
21. CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE.
22. ALL BACKFILL AND BEDDING AROUND STRUCTURES AND PIPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT RELATIVE COMPACTION EXCEPT WHERE SUCH MATERIAL IS PLACED UNDER EXISTING PAVED ROADWAYS. THE TOP 3 FEET, MEASURED FROM THE FINISH PAVING, SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
23. ALL SURVEY MONUMENTS SHALL BE REPLACED AS REQUIRED. MONUMENTS SHALL BE TIED OUT PRIOR TO CONSTRUCTION AND REPLACED UPON COMPLETION OF CONSTRUCTION.
24. 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, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
26. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, STORM DRAINS.
27. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO INSTALL AND MAINTAIN DURING CONSTRUCTION, REGULATORY GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY OF BEAUMONT.
28. CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT 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. BEAUMONT IS CO-PERMITTEE WITH R.C.F.C. & W.C.D.
29. ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND DIRT, OIL, AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
30. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.

1 EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/28/2000 PER INSTR. #2000-516795, O.R.

*** RCP NOTES:**
THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2" OVER THE REINFORCING WHEN THE DESIGN VELOCITIES EXCEED 20 FEET PER SECOND. THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE f'c = 5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND f'c = 6,000 PSI FOR VELOCITIES EXCEEDING 30 FPS.

THE JOINTS FOR REINFORCED CONCRETE PIPES UNDER PRESSURE FLOW CONDITIONS SHALL BE WATERTIGHT IN CONFORMANCE WITH ASTM C443.

SEE SHEET NO. 2 FOR INDEX MAP


NOTE:

1. APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT
2. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORK DEPARTMENT.
3. 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.
4. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

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


 GEORGE ALAN LENFESTEY R.C.E. 45920 DATE 02/11/22
 EXPIRATION DATE 12-31-2020

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	PHASE 1		PHASE 2	
		QUANTITY	UNIT	QUANTITY	UNIT
1	CONSTRUCT 18" RCP (SEE PROFILE FOR D LOAD)	248	L.F.	178	L.F.
2	CONSTRUCT 24" RCP (SEE PROFILE FOR D LOAD)	452	L.F.	1,156	L.F.
2A	CONSTRUCT 24" HDPE	--	L.F.	421	L.F.
3	NOT USED	--	--	--	--
4	CONSTRUCT 36" RCP (SEE PROFILE FOR D-LOAD)	626	L.F.	1,702	L.F.
4A	CONSTRUCT 36" HDPE	--	L.F.	--	L.F.
5	CONSTRUCT 42" RCP (SEE PROFILE FOR D-LOAD)	--	L.F.	392	L.F.
6	CONSTRUCT 48" RCP (SEE PROFILE FOR D-LOAD)	888	L.F.	125	L.F.
7	CONSTRUCT 24" TEMP CMP	--	L.F.	--	L.F.
8	CONSTRUCT CONCRETE FLARED END SECTION PER HANSON PIPE AND PRECAST OR APPROVED EQUAL	2	EA.	2	EA.
9	CONSTRUCT 72" RCP (SEE PROFILE FOR D-LOAD)	117	L.F.	--	L.F.
10	CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH251	--	EA.	3	EA.
11	CONSTRUCT MANHOLE NO. 2 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH252	--	EA.	--	EA.
12	CONSTRUCT MANHOLE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH254	7	EA.	5	EA.
12A	CONSTRUCT MANHOLE NO. 4 MODIFIED PER DETAIL ON SHEET 7	--	EA.	--	EA.
13	CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)	8	EA.	6	EA.
14	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS227	6	EA.	1	EA.
15	CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803	6	EA.	5	EA.
16	CONSTRUCT DOWNDRAIN TO PIPE TRANS. PER DETAIL ON SHEET 5	--	EA.	1	EA.
17	CONSTRUCT ENERGY DISSIPATER IMPACT BASIN PER A.P.W.A. 384-3 (W=8' H=6' L=11')	3	EA.	--	EA.
18	INSTALL RIP-RAP	326	C.Y.	--	C.Y.
19	CONSTRUCT INLET TYPE X PER R.C.F.C. & W.C.D. STD. DWG. NO. CB108	1	EA.	4	EA.
20	CONSTRUCT JUNCTION STRUCTURE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS229	1	EA.	1	EA.
21	CONSTRUCT 12" P.V.C. (SCH. 80)	--	L.F.	--	L.F.
22	CONSTRUCT 54" RCP (SEE PROFILE FOR D-LOAD)	--	L.F.	54	L.F.
22A	CONSTRUCT 60" RCP (SEE PROFILE FOR D-LOAD)	--	L.F.	132	L.F.
23	CONSTRUCT CONCRETE HEADWALL PER CALTRANS STD D90 TYPE A	--	EA.	--	EA.
24	INSTALL 24" NDS SQUARE CATCH BASIN AND GRATE (MODEL NDS 2400 AND NDS 2411) OR APPROVED EQUAL	--	EA.	--	EA.
25	CONSTRUCT TRANSITION STRUCTURE NO. 3 PER R.C.F.C. & W.C.D. STD. DWG. NO. TS303	--	EA.	2	EA.
26	CONSTRUCT PIPE ANCHORS PER S.P.P.W.C. STD. DWG. NO. 221-1	--	EA.	--	EA.
27	CONSTRUCT FOREBAY PER DETAIL ON SHEET 6	3	EA.	--	EA.
28	MANHOLE SHAFT SAFETY LEDGE PER A.P.W.A. STD. DWG. NO. 330-01 OR EQUAL	--	EA.	--	EA.
29	CONSTRUCT S.D. HEADWALL OUTLET PER DETAIL ON SHEET 2	--	EA.	1	EA.
30	REMOVE AND REPLACE CART PATH BY OTHERS	--	S.F.	305	S.F.
31	REPLACE CART PATH BY OTHERS	--	S.F.	--	S.F.
32	CONSTRUCT CONCRETE BULHEAD PER R.C.F.C. & W.C.D. STD. DWG. NO. M816	8	EA.	3	EA.
33	CONSTRUCT CAST-IN-PLACE REINFORCED CONCRETE DOUBLE BOX CULVERT PER CALTRANS STD. DWG. NO. D81	169	L.F.	--	L.F.
34	CONSTRUCT BOX CULVERT WARPED WINGWALLS PER CALTRANS STD. DWG. NO. D86A	2	EA.	--	EA.
35	CONSTRUCT 30" RCP (SEE PROFILE FOR D-LOAD)	782	L.F.	--	L.F.
36	CONSTRUCT CONCRETE INLET STRUCTURE PER DETAIL ON SHEET 5	1	EA.	--	EA.
37	CONSTRUCT CONCRETE HEADWALL PER CALTRANS STD D90 TYPE B	2	EA.	--	EA.

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVENUE
SUITE 200
MURRIETA, CA 92562
(951) 200-6840

APPLICANT/SUBDIVIDER:
MERITAGE HOMES OF CALIFORNIA
5 PETERS CANYON SUITE 310
IRVINE, CA 92606
(949) 299-3848 OFFICE
(310) 266-8715 MOBILE
CONTACT: EFRM JOELSON

ASSESSOR'S PARCEL NO.
406-060-012

LEGEND

CIPCP	CAST IN PLACE CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE
TOP	TOP OF PIPE
BOP	BOTTOM OF PIPE
SD	STORM DRAIN
INV	INVERT
PROP	PROPOSED
EXIST	EXISTING
C/L	CENTERLINE
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
CB	CATCH BASIN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
WDID#	833C364442

AS-BUILT

INDEX OF SHEETS:

SHEET 1	- TITLE SHEET - VICINITY MAP - GENERAL NOTES - LEGEND - CONSTRUCTION NOTES - QUANTITIES
SHEET 2	- INDEX MAP
SHEET 3	- STORM DRAIN LINE "B", "B-1", "B-2", "B-3", "B-4", "B-5"
SHEET 4	- STORM DRAIN LINE "B", "B-5", "B-6"
SHEET 5	- STORM DRAIN LINE "A", "H", "H-1", "H-2"
SHEET 6	- STORM DRAIN LINE "C", "C-1", "C-1A", "C-1A-1", "C-1A-2"
SHEET 7	- STORM DRAIN LINE "C-1A", "C-1A-1", "C-1A-2"
SHEET 8	- STORM DRAIN LINE "D", "D-1"
SHEET 9	- STORM DRAIN LINE "E"
SHEET 10	- STORM DRAIN LINE "E", "E-1", "E-2", "E-3"
SHEET 10A	- STORM DRAIN LINE "E", "E-1", "E-2", "E-3"
SHEET 11	- STORM DRAIN LATERAL PROFILES

DIG ALERT
DIAL TOLL FREE 8-1-1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

PECW	MARK	DESCRIPTION	APPR.	DATE
	△	LINE F JUNC. LINE B @ 13+03 SHTS 2,3,4,9;	TCB	2/22
		LINE C & C-1 PROF. REV. SHT 6; CB#13 & LINE B-6 REMOVED SHT. 4&5.		
	△	CB#13 TC ELEV. REVISED SHEET 5; LINE C UPSIZED & X-ING DATA UPDATE, SHEET 6		9/21
	△	ADDED SHEET 10A; REVISED LINES: D, D-1, D-2;		2/18
		D-3, E, E-1, E-2, E-3, H, H-1, & H-2; ADDED LINE E-7; ADDED RCP PRESSURE NOTE; ADDED PHASE LINE; CORRECTED SD DATA LABELS.		
	△	LINE B ADJUSTED; LAT. B-6 X-ING DATA; LINE C OUTLET REDESIGN		6/21

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-0860

PROACTIVE ENGINEERING WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2020

SEAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 45920
Exp. 12/31/20

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER

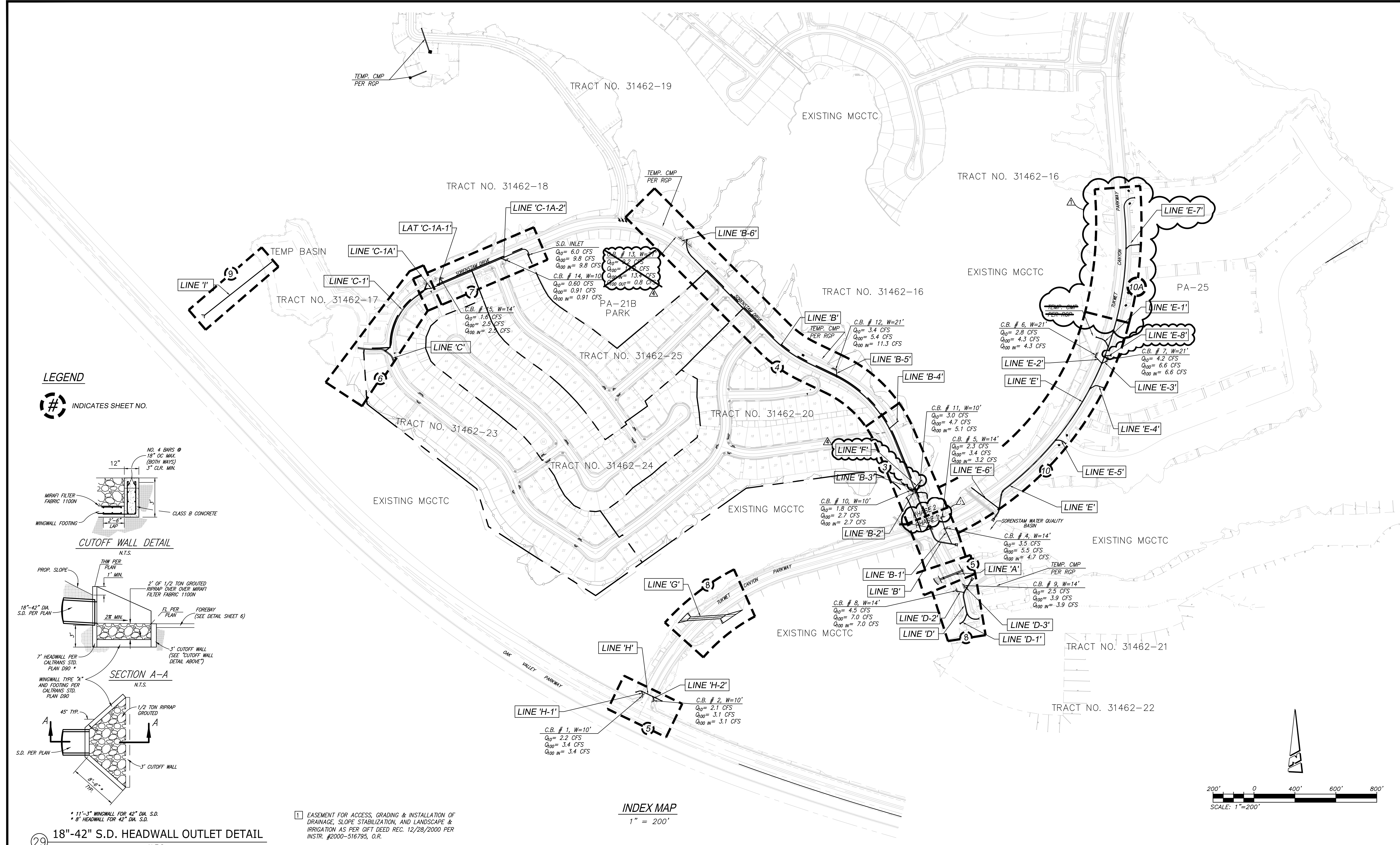
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

**TITLE SHEET - VICINITY MAP - GENERAL NOTES
LEGEND - CONSTRUCTION NOTES - QUANTITIES**

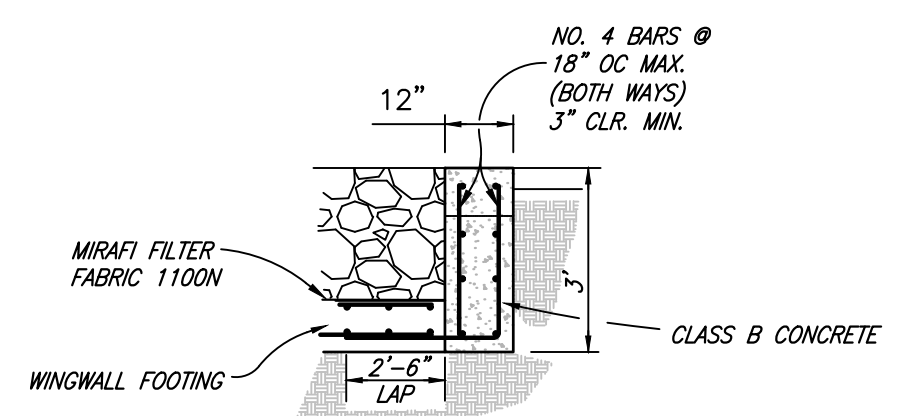
FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 1
OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D

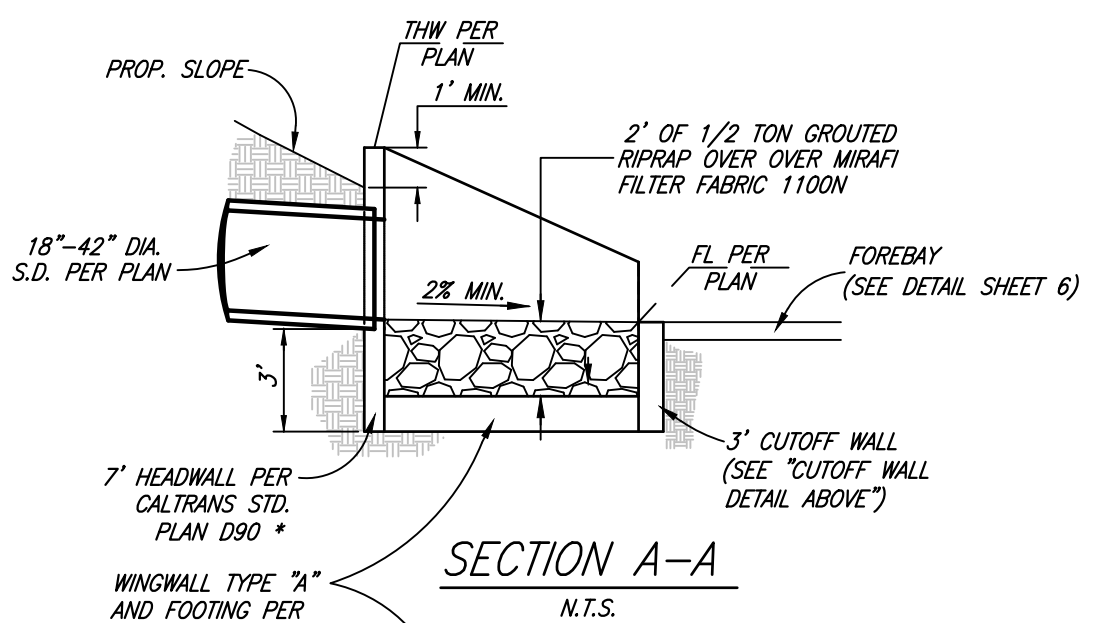


LEGEND

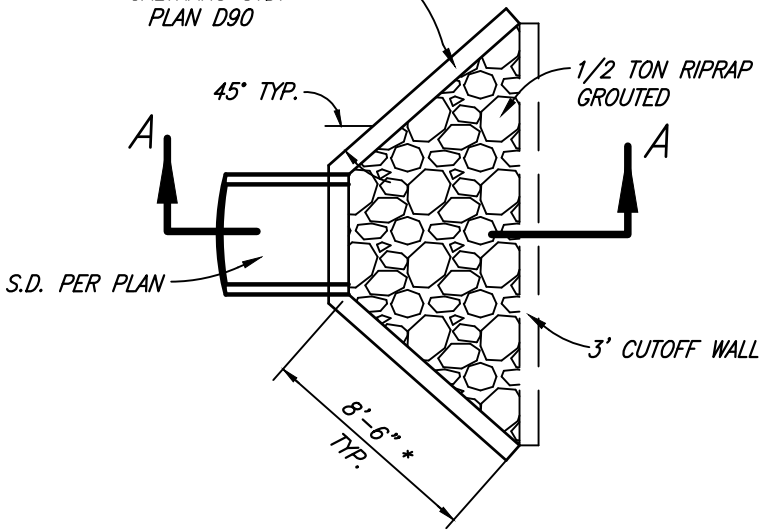
INDICATES SHEET NO.



CUTOFF WALL DETAIL



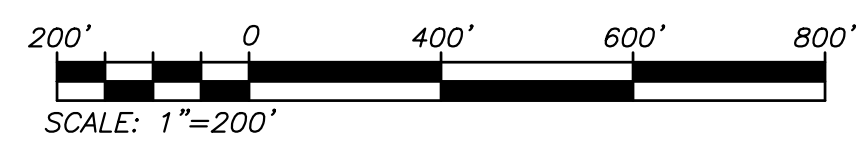
SECTION A-A



18"-42" S.D. HEADWALL OUTLET DETAIL

1 EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/28/2000 PER INSTR. #2000-516795, O.R.

INDEX MAP
1" = 200'



DIG ALERT
DIAL TOLL FREE 8-1-1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
PECW	△	ADDED SHEET 10A, PHASE LINE & REMOVED TEMP. CMP PIPE.		12/17
PECW	△	LINE F REDESIGN & REMOVAL OF CB No. 13		2/22
REVISIONS				

PROACTIVE ENGINEERING WEST
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-200-0860

02/11/22
DATE

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LEMFESTY
No. 45920
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

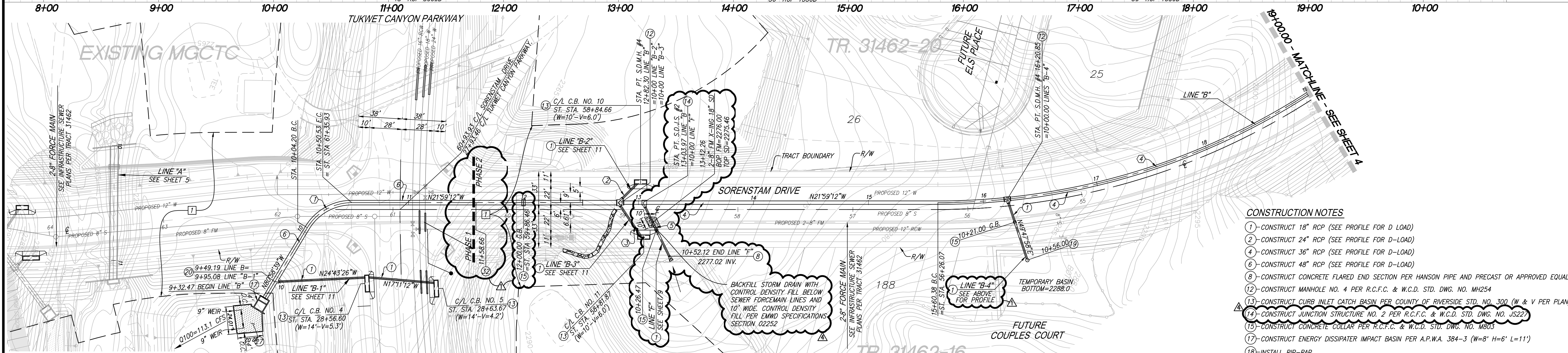
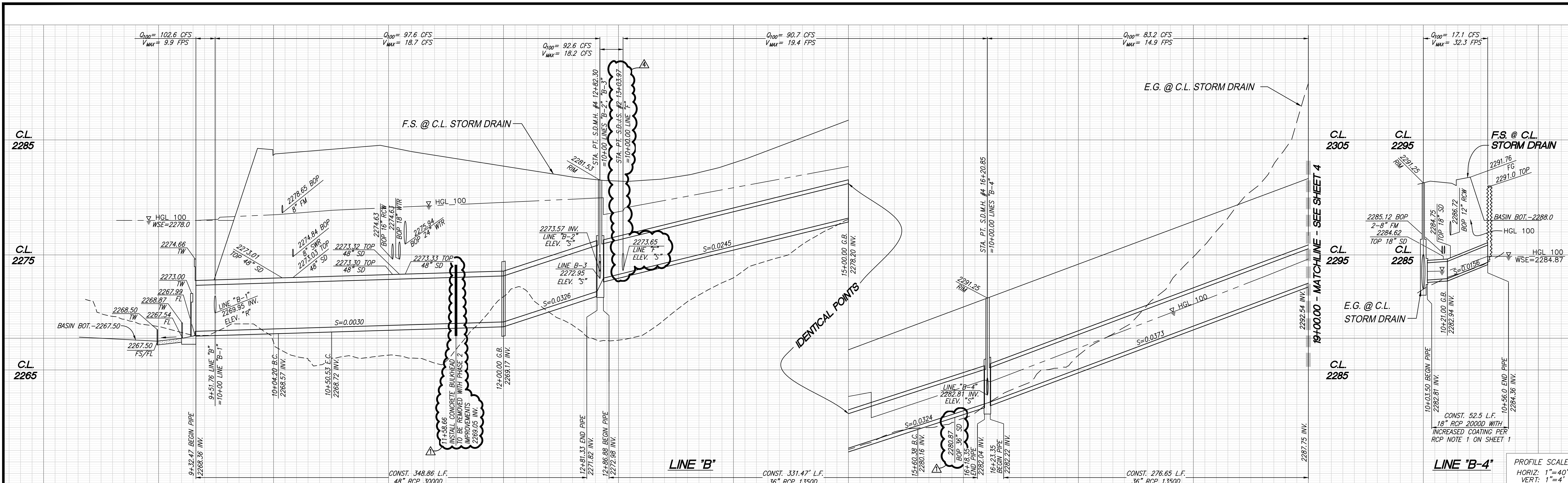
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

INDEX MAP

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET
2
OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D



- CONSTRUCTION NOTES**
- CONSTRUCT 18" RCP (SEE PROFILE FOR D LOAD)
 - CONSTRUCT 24" RCP (SEE PROFILE FOR D-LOAD)
 - CONSTRUCT 36" RCP (SEE PROFILE FOR D-LOAD)
 - CONSTRUCT 48" RCP (SEE PROFILE FOR D-LOAD)
 - CONSTRUCT CONCRETE FLARED END SECTION PER HANSON PIPE AND PRECAST OR APPROVED EQUAL
 - CONSTRUCT MANHOLE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH254
 - CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
 - CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS227
 - CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. MB05
 - CONSTRUCT ENERGY DISSIPATER IMPACT BASIN PER A.P.W.A. 384-3 (W=8' H=6' L=11')
 - INSTALL RIP-RAP
 - CONSTRUCT INLET TYPE X PER R.C.F.C. & W.C.D. STD. DWG. NO. CB108
 - CONSTRUCT JUNCTION STRUCTURE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS229
 - CONSTRUCT FOREBAY PER DETAIL ON SHEET 6
 - CONSTRUCT CONCRETE BULHEAD PER R.C.F.C. & W.C.D. STD. DWG. NO. MB16
- 1 EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/28/2000 PER INSTR. #2000-516795, O.R.

DATA

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	58°59'26"	45.00'	46.33'	25.45'
2	N66°59'13"W	-	23.33'	-
3	N33°55'14"E	-	34.42'	-
4	72°42'30"	594.00'	139.62'	174.59'
5	N41°59'36"E	-	52.12'	-

MANHOLE & JUNCTION STRUCTURE DATA TABLE

STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D ₁	D ₂	
		NAME	A	B	C	NAME	A	B	C			
J.S. #4 9+51.76	LINE B	-	-	-	-	B-1	45°00'00"	18"	4.83'	6.4'	48"	48"
M.H. #4 12+82.30	LINE B	B-2	45°00'00"	18"	4.83'	6.4'	34°00'00"	18"	2.32'	6.4'	36"	48"
M.H. #4 16+20.85	LINE B	-	-	-	-	LINE B-4	12°22'56"	18"	2.6'	5.84'	36"	36"
J.S. #2 13+03.97	LINE B	-	-	-	-	LINE F	63°58'38"	18"	4.7'	4.1'	36"	36"

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

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

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

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ELEV. 2491.44, NGVD 29

REVISIONS

BY	MARK	DESCRIPTION	APPR.	DATE
PECW	▲	ADDED PHASE LINE & CONC. BULKHEAD;		12/17
		CORRECTED PIPE ELEV., & ADDED NOTE TO LINE B-4; ADDED CONC. COLLAR.		
PECW	▲	JS#2 FOR LINE F & REV. HYDRAULIC DATA		12/0

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-205-0860

02/11/22

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LEMFESTY
No. 45920
Exp. 12/31/20

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
City of Beaumont, Public Works Department
Engineering Division

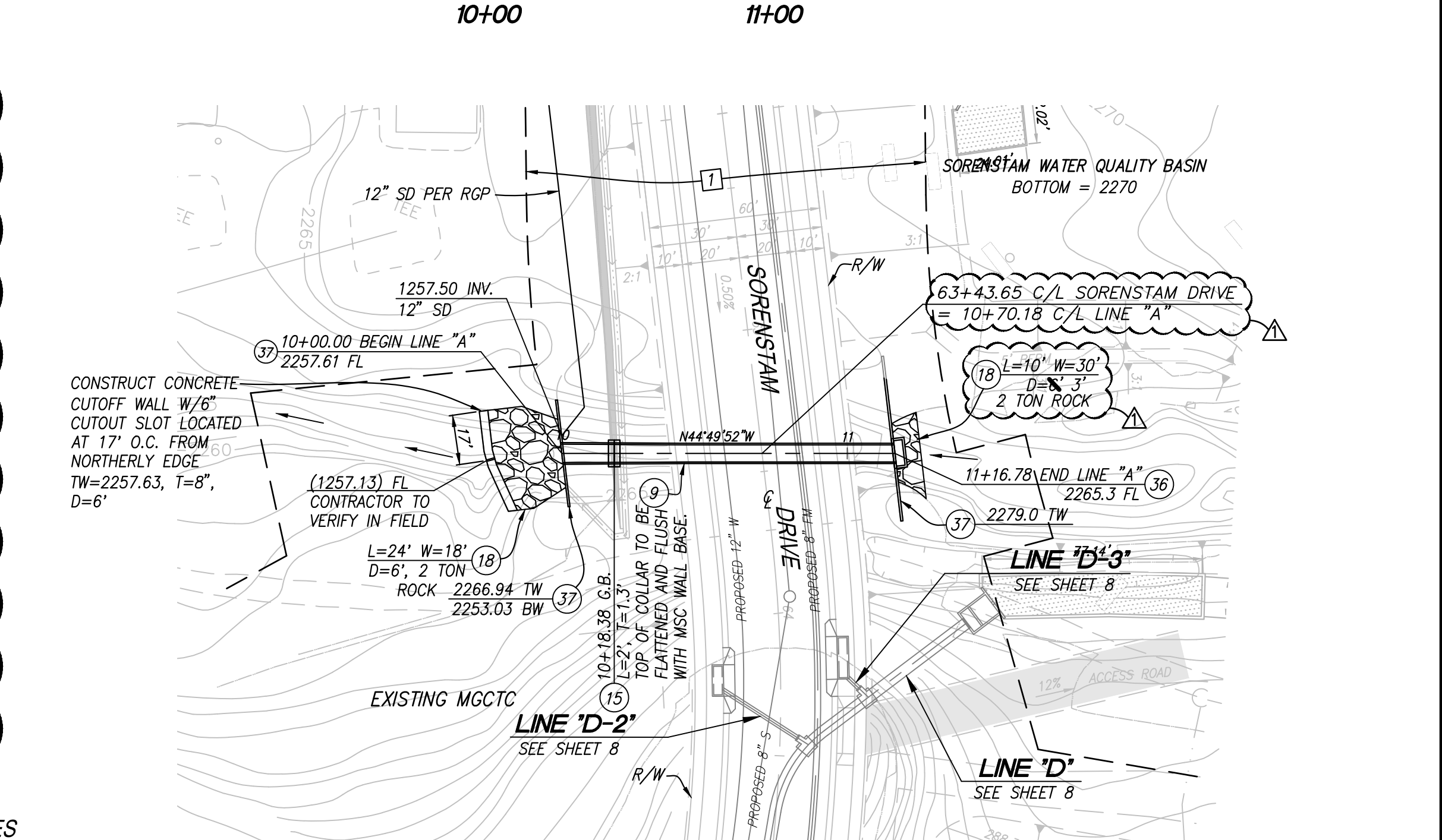
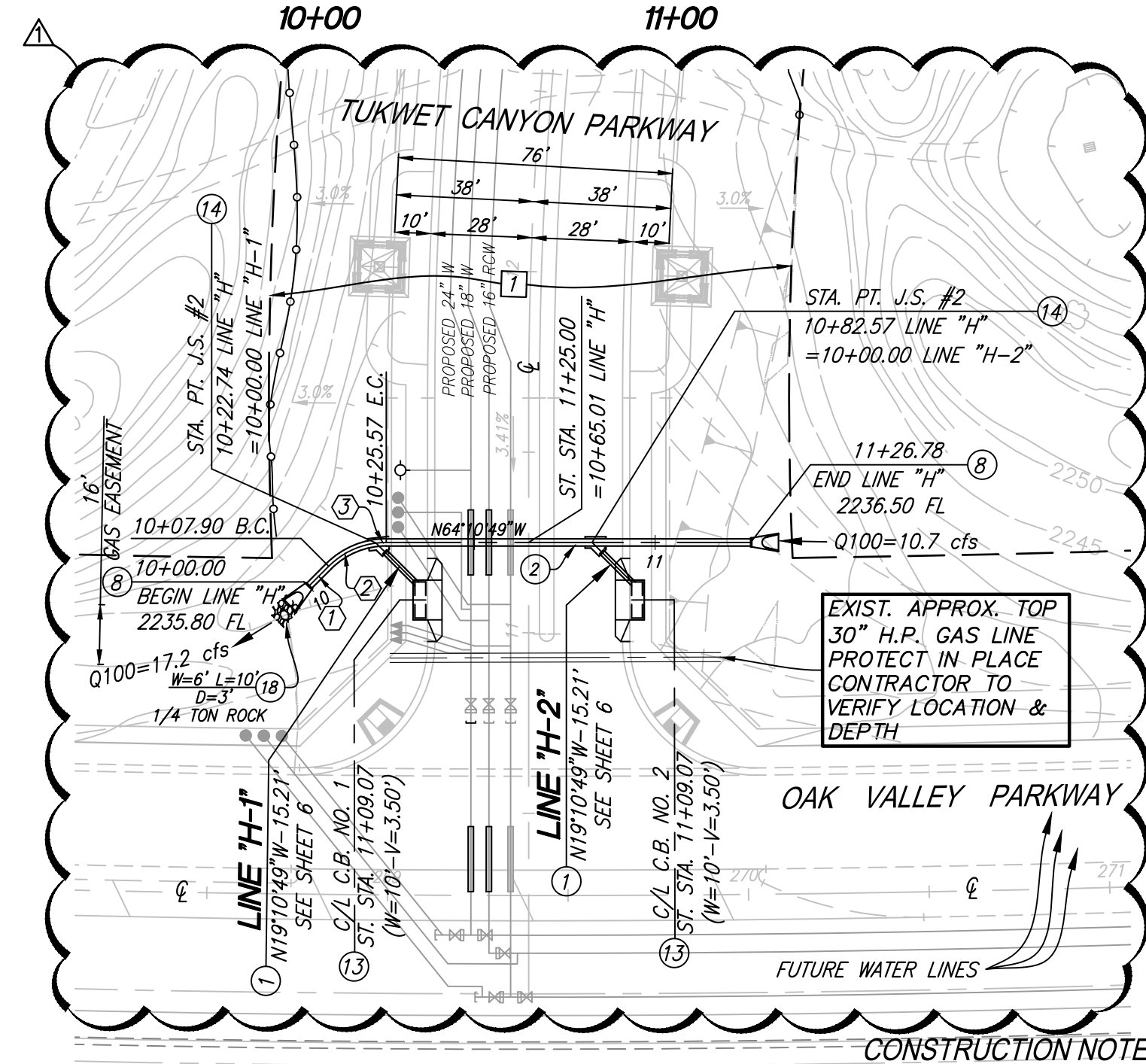
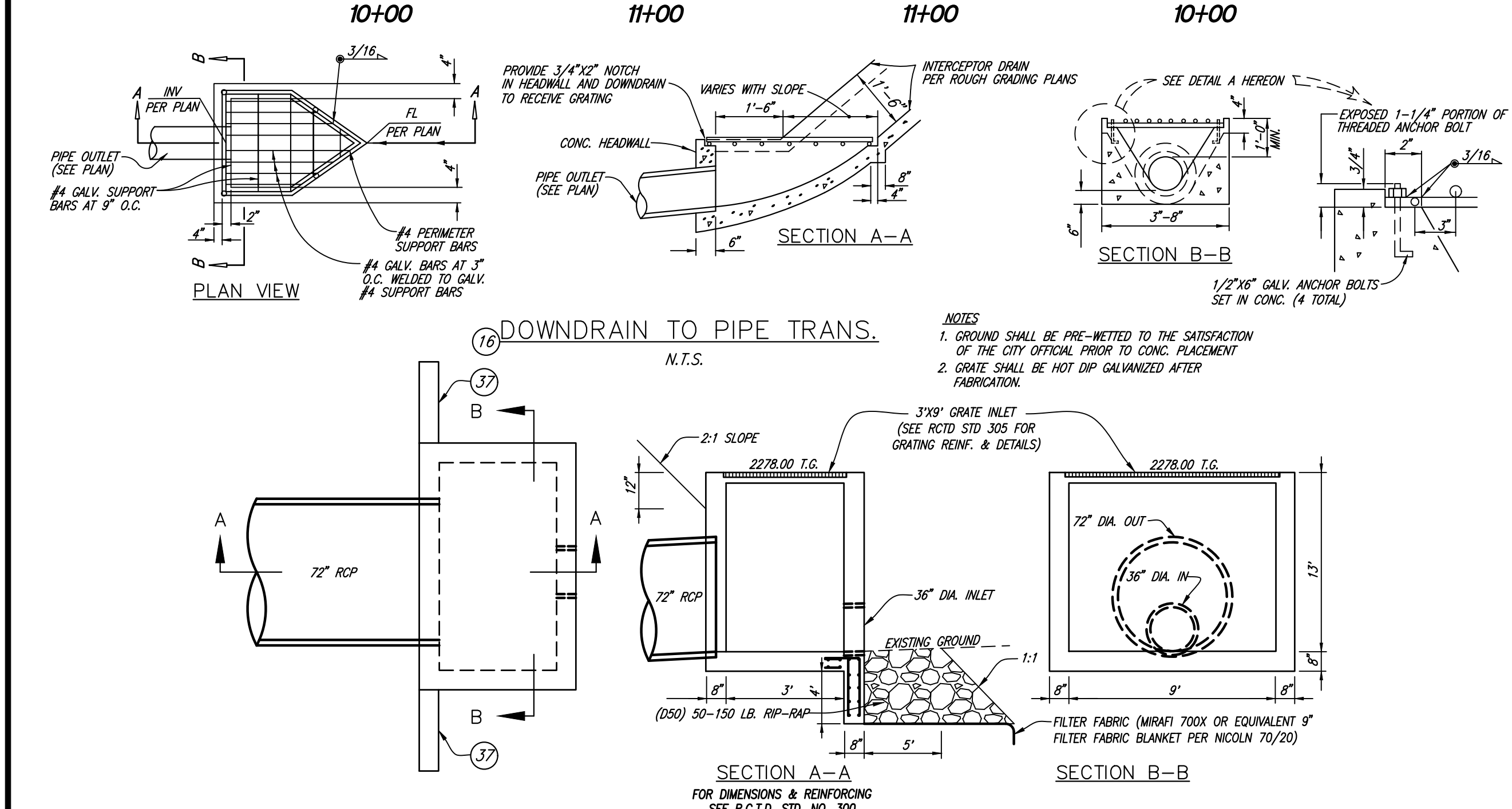
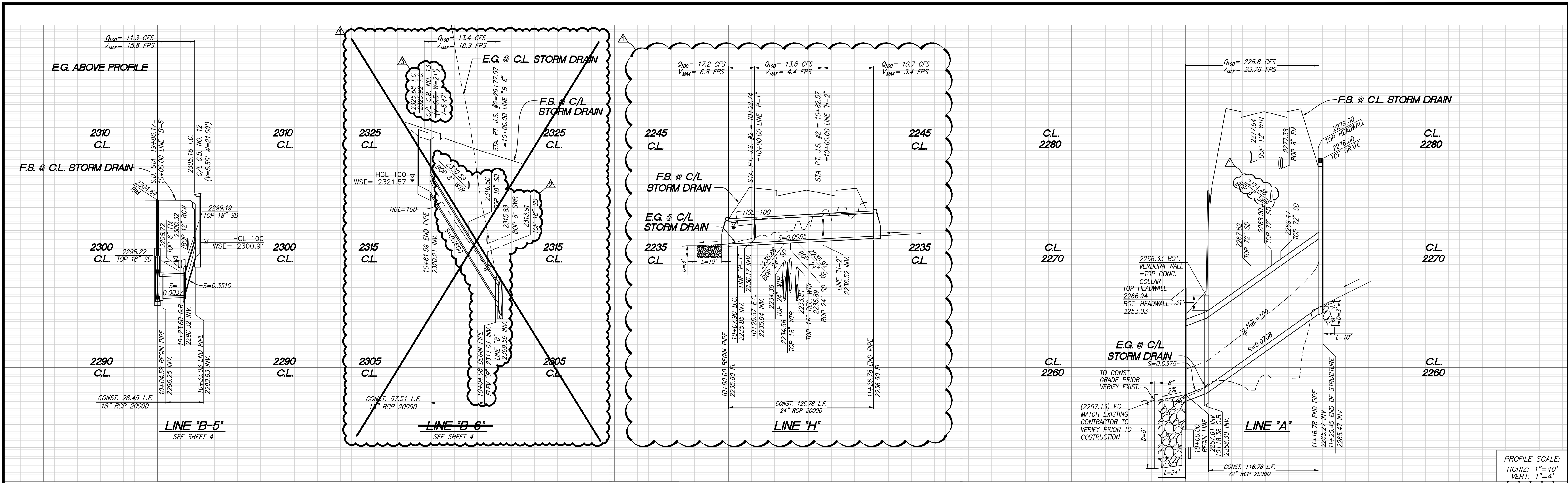
CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

LINE 'B', 'B-1', 'B-2', 'B-3', 'B-4' AND 'F'

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 3
OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D





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CONCRETE INLET STRUCTURE

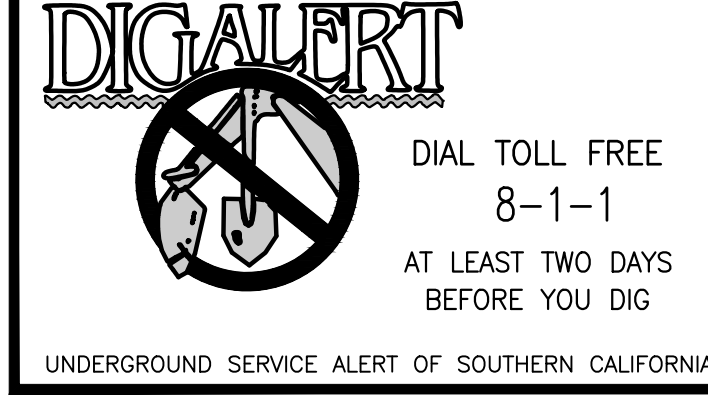
MANHOLE & JUNCTION STRUCTURE DATA TABLE

STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D ₁	D ₂
		NAME	A	B	C	L	NAME	A	B		
J.S. #4 10+11.22	LINE H	LINE H-1	45'00\"/>								

DATA

BEARING/Delta	RADIUS	LENGTH	TANGENT
1 N70°49'11\"/>			

- CONSTRUCTION NOTES**
- CONSTRUCT 18\"/>
 - CONSTRUCT 24\"/>
 - CONSTRUCT CONCRETE FLARED END SECTION PER HANSON PIPE AND PRECAST OR APPROVED EQUAL
 - CONSTRUCT 72\"/>
 - CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
 - CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS227.
 - CONSTRUCT DOWNDRAIN TO PIPE TRANS. PER DETAIL ON SHEET 5
 - CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803
 - INSTALL RIP-RAP
 - CONSTRUCT CONCRETE INLET STRUCTURE PER DETAIL HEREON
 - CONSTRUCT CONCRETE HEADWALL PER CALTRANS STD D90 TYPE B



BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
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ELEV. 2491.44, NGVD 29

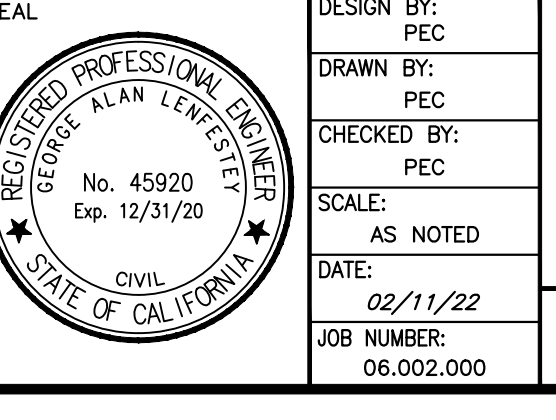
REVISIONS

BY	MARK	DESCRIPTION	APPR.	DATE
PCWC	△	REVISED LINE H, H-1 & H-2; CORRECTED RIP- RAP DEPTH NOTE; REVISED SEWER CROSSING.		12/17
PCWC	△	LINE B-6 & CROSSING DATA REVISION		6/21
PCWC	△	CB#13 TO ELEV. REVISION		9/21
PCWC	△	LINE B-6 REMOVED		2/22

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-205-0850

GEORGE ALAN LEMESTREY
R.C.E. 45920 EXP. 12-31-2020

02/11/22



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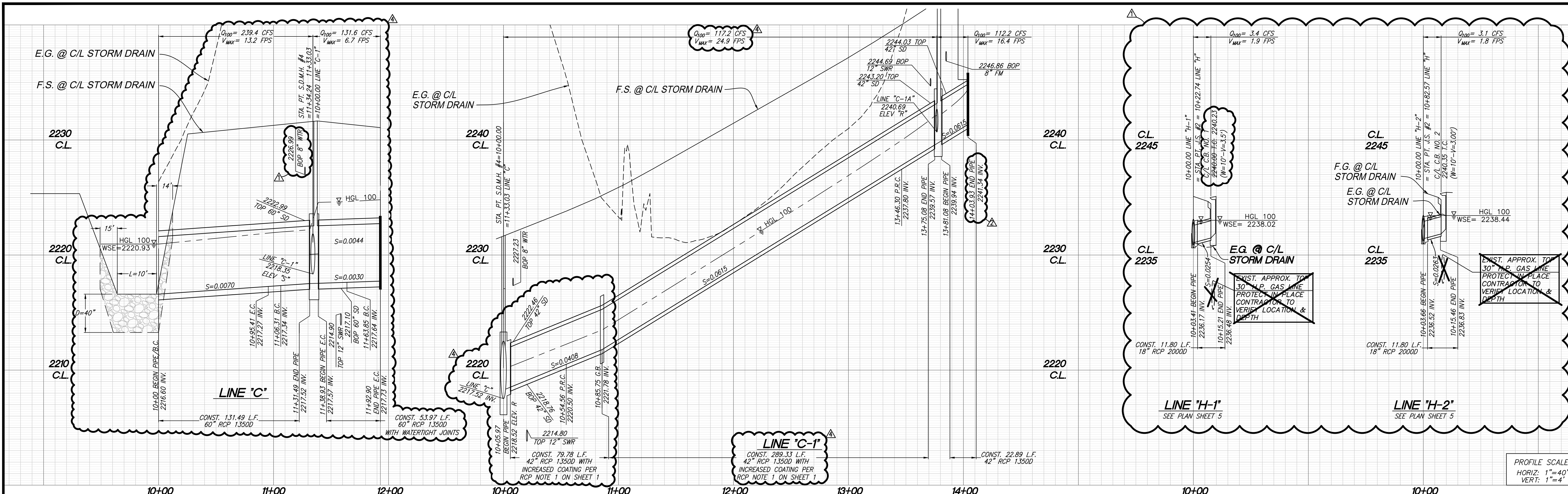
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Recommended By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462
LINE 'A', 'H', 'H-1', AND 'H-2'

SHEET 5

OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D

FOR: MERITAGE HOMES OF CALIFORNIA



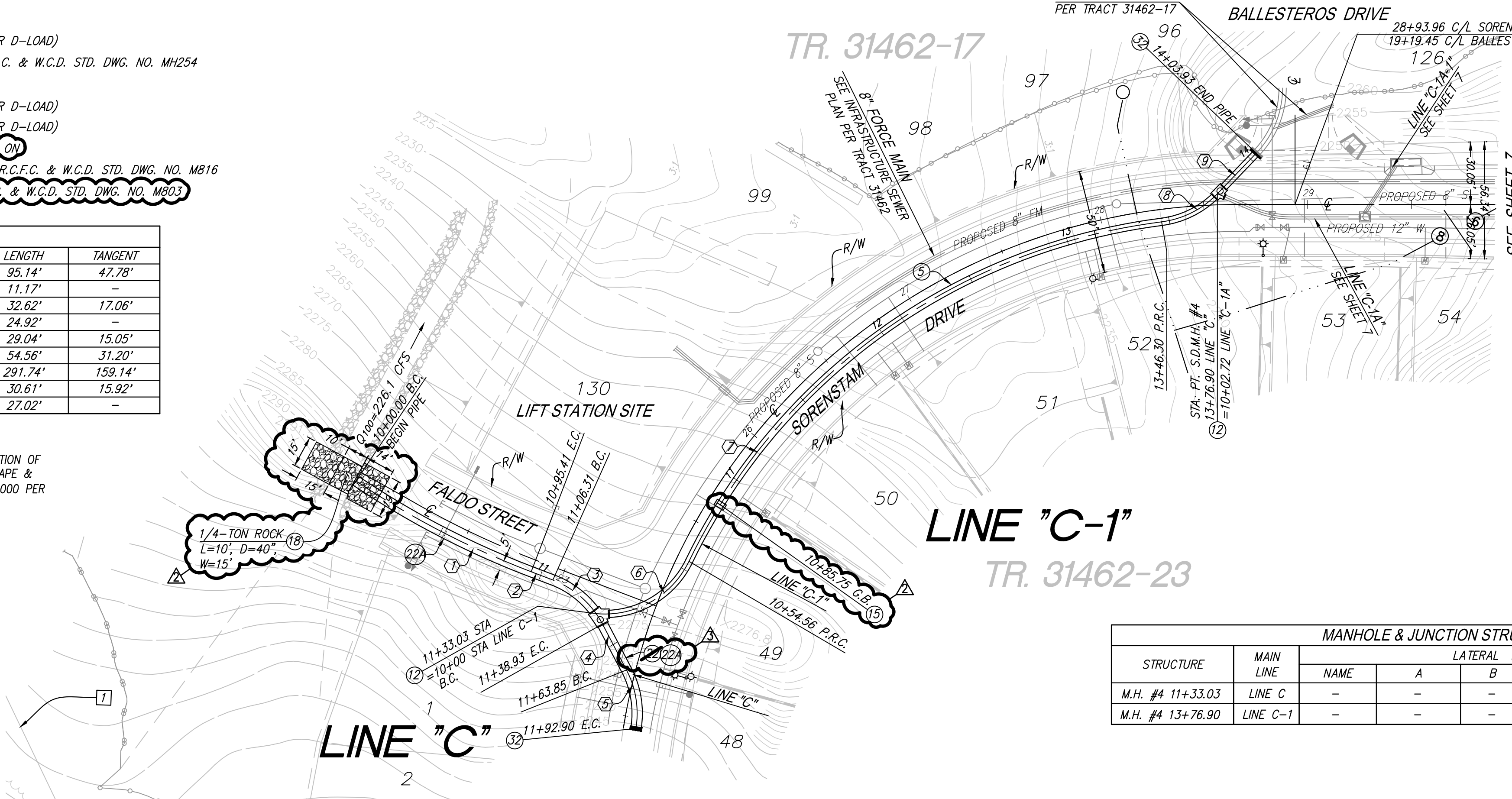
- CONSTRUCTION NOTES**
- ⑤ - CONSTRUCT 42" RCP (SEE PROFILE FOR D-LOAD)
 - ⑫ - CONSTRUCT MANHOLE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH254
 - ⑮ - INSTALL RIP-RAP
 - ⑳ - CONSTRUCT 54" RCP (SEE PROFILE FOR D-LOAD)
 - ㉓ - CONSTRUCT 60" RCP (SEE PROFILE FOR D-LOAD)
 - ㉔ - CONSTRUCT FOREBAY PER DETAIL HERE ON
 - ㉕ - CONSTRUCT CONCRETE BULKHEAD PER R.C.F.C. & W.C.D. STD. DWG. NO. MB16
 - ㉖ - INSTALL CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. MB03

DATA			
#	BEARING/DELTA	RADIUS	TANGENT
1	13'06"14"	416.00'	95.14' 47.78'
2	N87°44'53"E	-	11.17'
3	41°31'51"	45.00'	32.62' 17.06'
4	N50°43'17"W	-	24.92'
5	36°58'36"	45.00'	29.04' 15.05'
6	69°27'49"	45.00'	54.56' 31.20'
7	56°50'18"	294.09'	291.74' 159.14'
8	38°58'30"	45.00'	30.61' 15.92'
9	N20°38'36"	-	27.02'

① EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/26/2000 PER INSTR. #2000-516795, O.R.

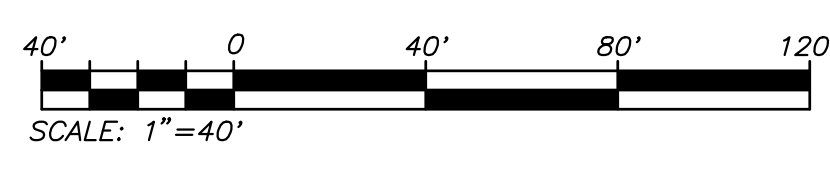
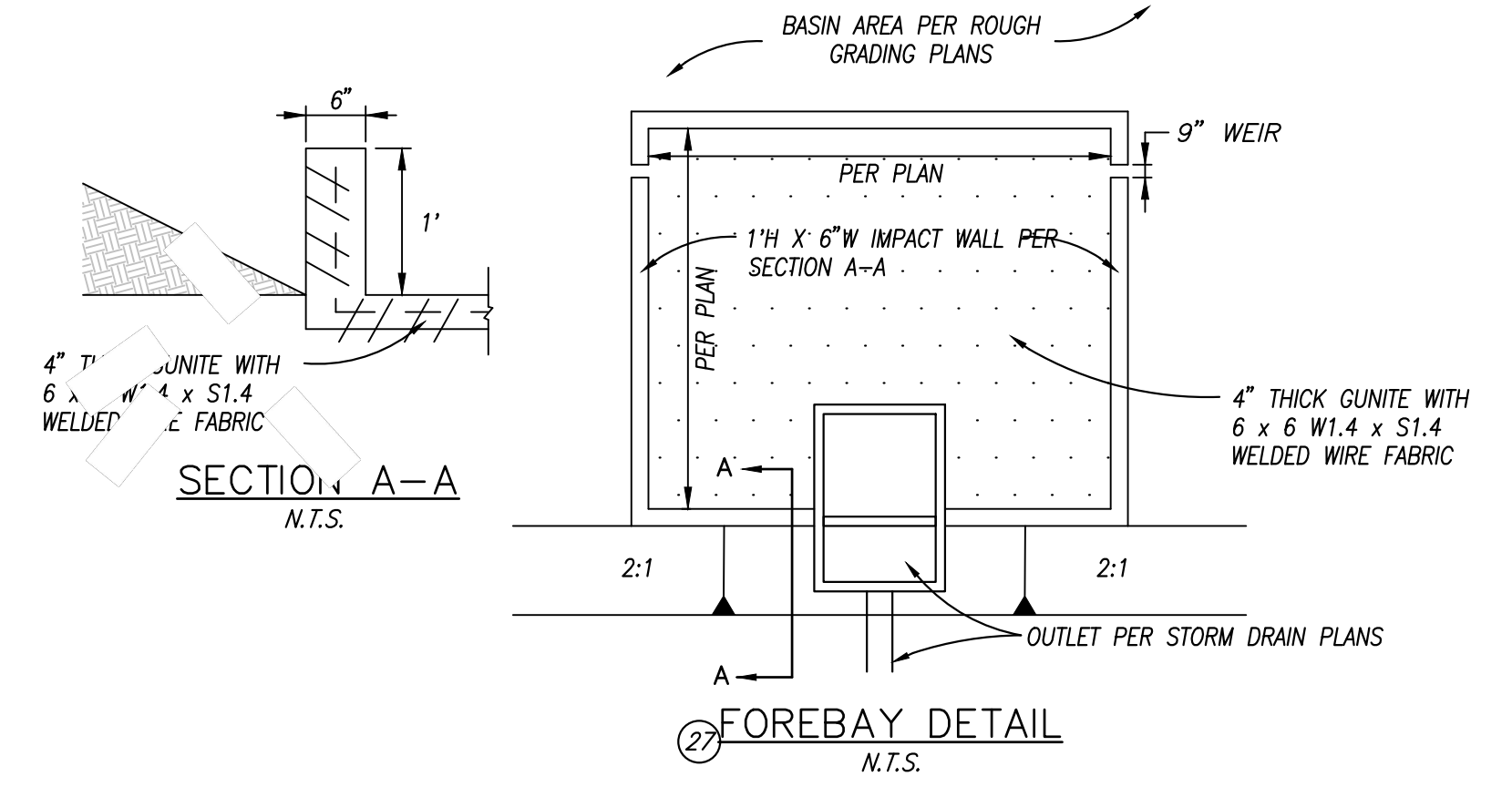
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO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

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



MANHOLE & JUNCTION STRUCTURE DATA TABLE

STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D1	D2	
		NAME	A	B	C	NAME	A	B	C			
M.H. #4 11+33.03	LINE C	-	-	-	-	LINE C-1	57°35'35"	42"	5.0'	8.75'	60"	60"
M.H. #4 13+76.90	LINE C-1	-	-	-	-	LINE C-1A	49°55'48"	24"	2.33'	7.0'	42"	42"



DIG ALERT

DIAL TOLL FREE 8-1-1 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

REVISIONS

BY	MARK	DESCRIPTION	APPR.	DATE
PECW	△	REVISED H-1 & H-2; CORRECTED PIPE SIZE & MANHOLE STA. CALLOUT; ADDED NOTE 27.		12/17
PECW	△	LINE C RIPRAP OUTLET LAYOUT & ROCK SIZE		6/21
PECW	△	LINE C UPSIZE 11+38.93 TO 11+92.90		9/21
PECW	△	LINE C & C-1 REDESIGN		2/22

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-200-0860

02/11/22

SEAL

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LEMESTREY
No. 45920
Exp. 12/31/20

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

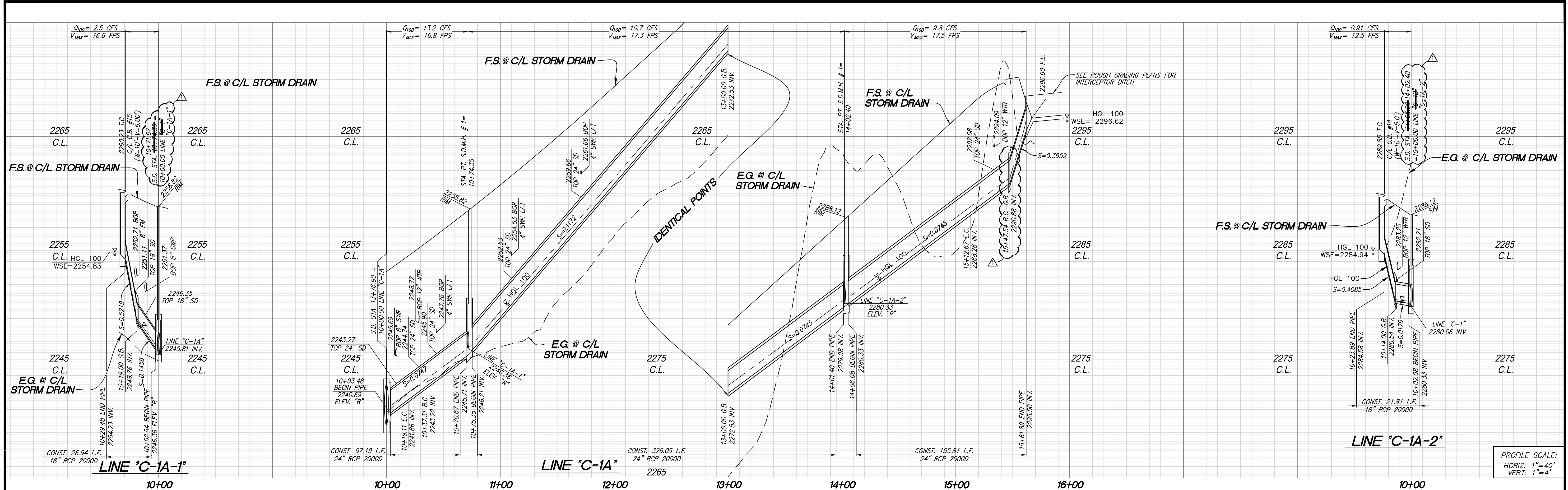
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

LINE 'C', 'C-1' LINE 'H-1', LINE 'H-2'

SHEET 6 OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D

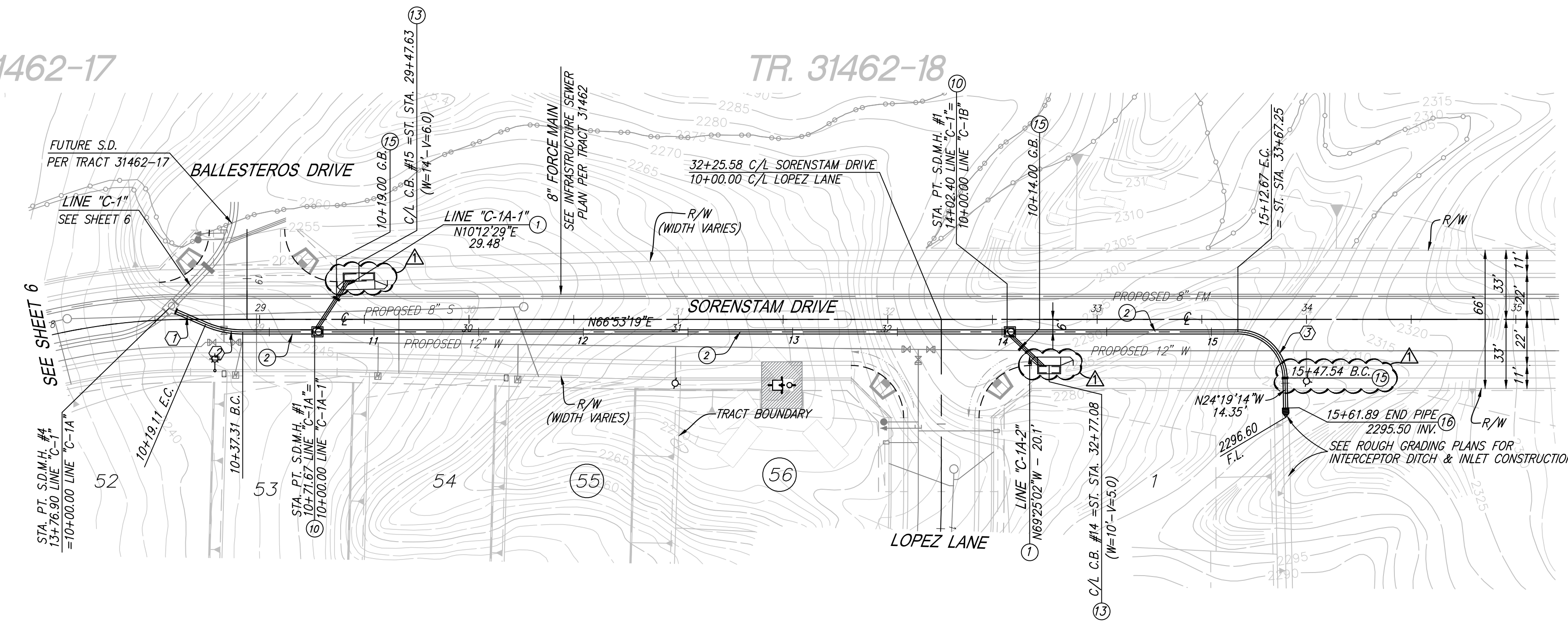
FOR: MERITAGE HOMES OF CALIFORNIA



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

TR. 31462-17

TR. 31462-18



TR. 31462-20

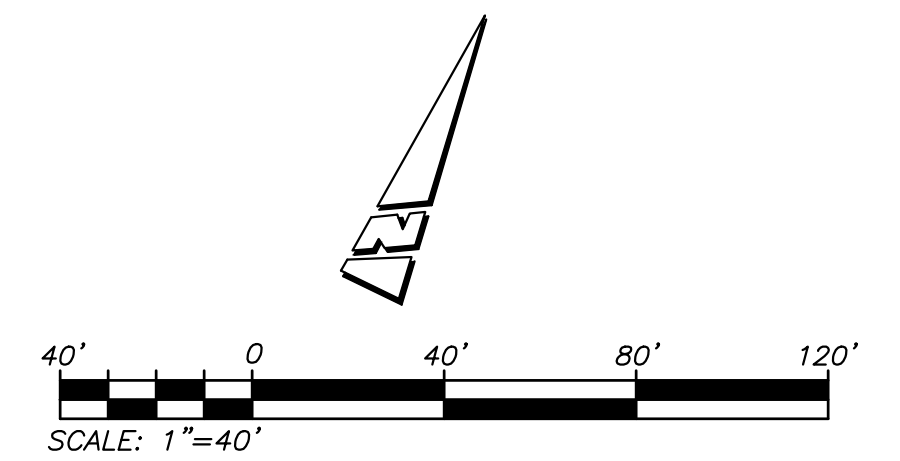
PARK SITE
PA-21B

LINE "C-1A"

MANHOLE & JUNCTION STRUCTURE DATA TABLE													
STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D ₁	D ₂		
		NAME	A	B	C	NAME	A	B	C				
M.H. #1 10+74.35	LINE C-1A	LINE C-1A-1	45'00"00"	18"	3.00"	4.68"	-	-	-	24"	24"		
M.H. #1 14+05.08	LINE C-1A	-	-	-	-	-	-	43'36"11"	18"	3.00"	4.68"	24"	24"

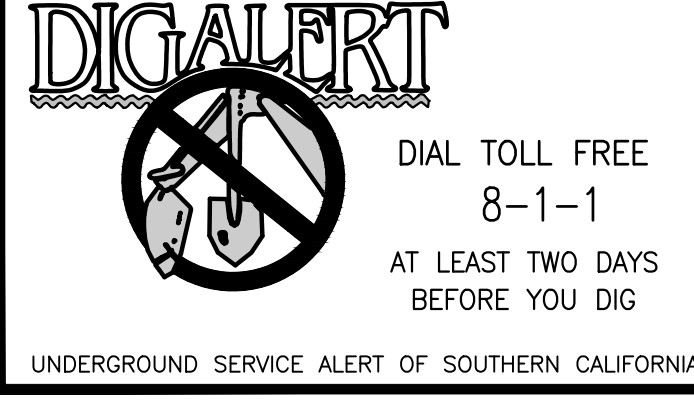
- CONSTRUCTION NOTES**
- CONSTRUCT 18" RCP (SEE PROFILE FOR D LOAD)
 - CONSTRUCT 24" RCP (SEE PROFILE FOR D LOAD)
 - CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH251
 - CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
 - CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803
 - CONSTRUCT DOWNDRAIN TO PIPE TRANS. PER DETAIL ON SHEET 5
 - CONSTRUCT TRANSITION STRUCTURE NO. 3 PER R.C.F.C. & W.C.D. STD. DWG. NO. TS303

DATA				
LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N89°56'05"W	-	19.11'	-
2	23°10'36"	45.00'	18.20'	9.23'
3	88°47'27"	22.50'	34.87'	22.03'



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

NOTE:
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BASIS OF BEARINGS:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
BEARING: N 27°39'52" E

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-295-0850

PROACTIVE ENGINEERING WEST
GEORGE ALAN LEMFESTY
R.C.E. 45920 EXP. 12-31-2020

02/11/22

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

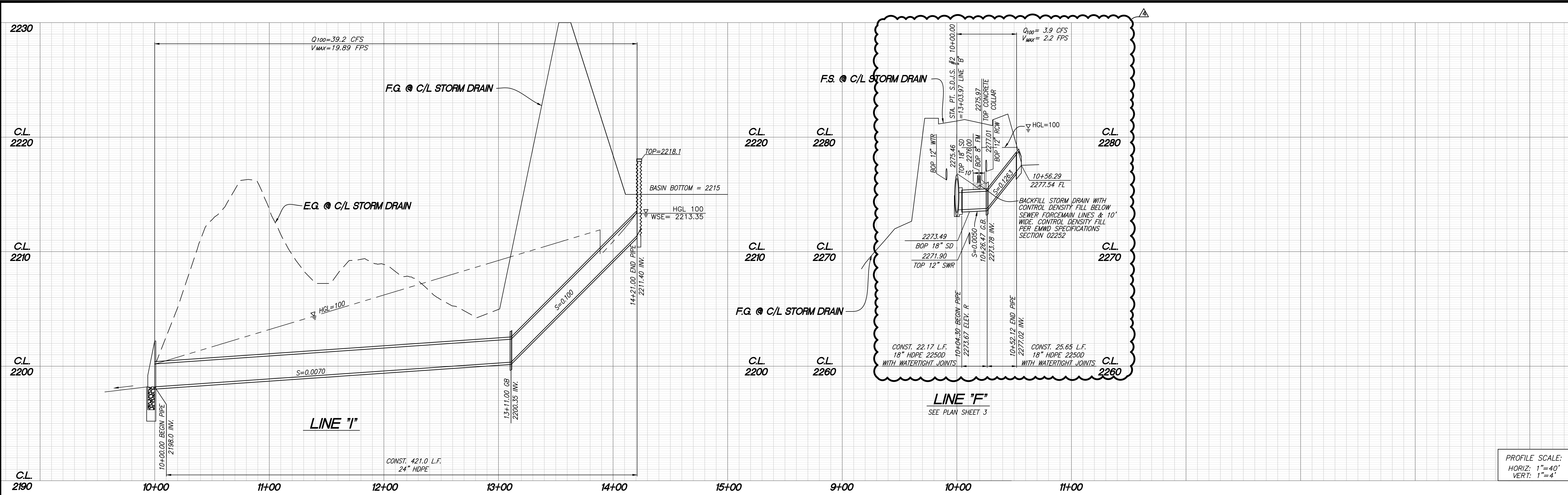
LINE 'C-1A', LINE 'C-1A-1', AND 'C-1A-2'

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET
7

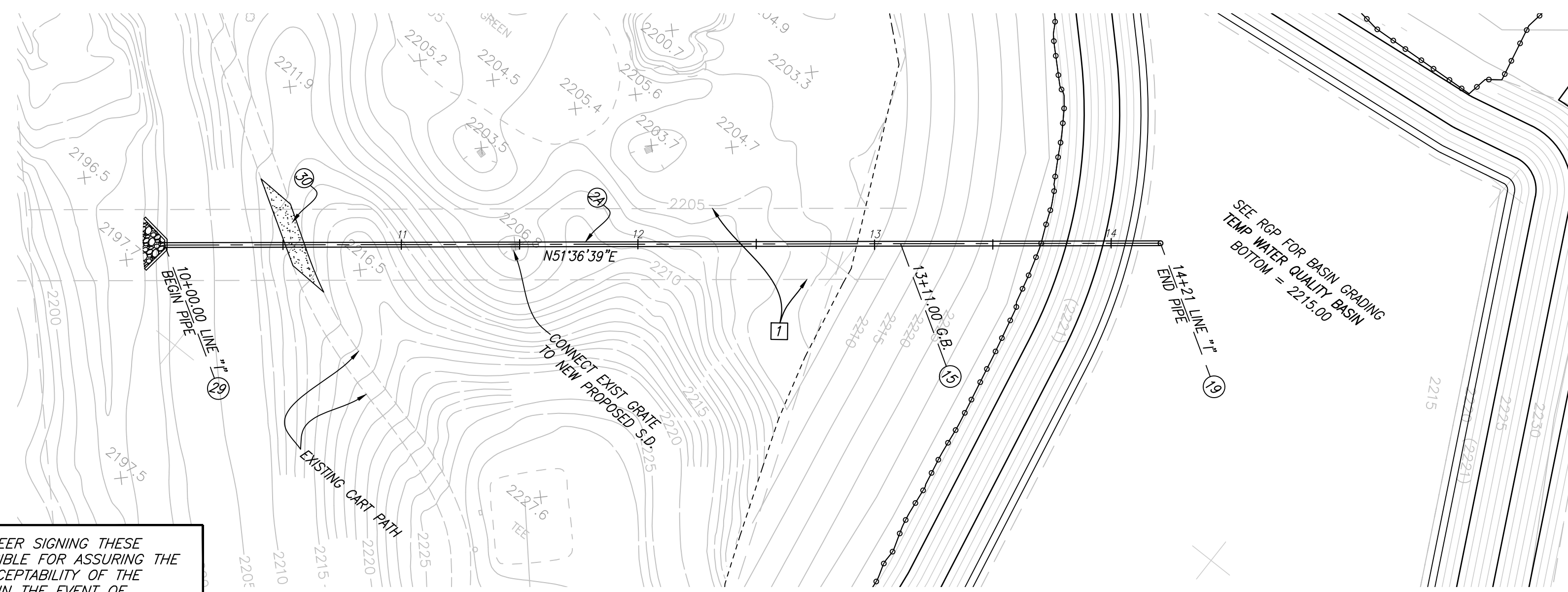
OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D

Plotted: Feb 11, 2022 - 11:54am By: dlex
DWG: N:\06.002.000\Drawings\Storm Drain Improvements\31462 PH 4 INF SD PLANS\Delta\31462 SD INF SHT 07.dwg



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

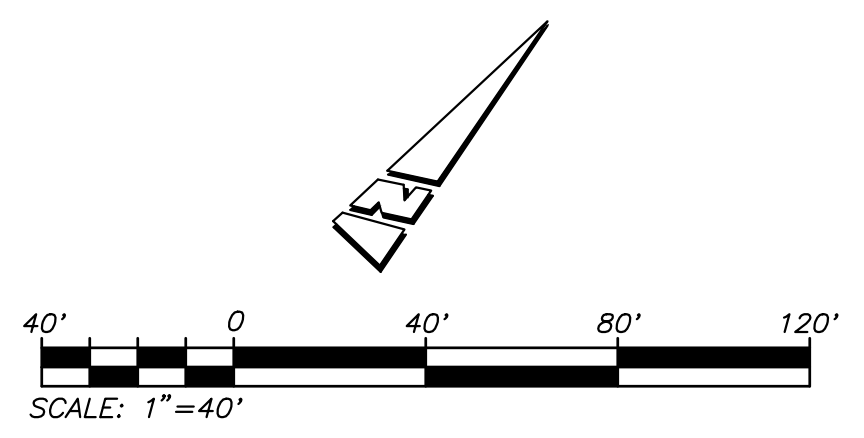
- CONSTRUCTION NOTES**
- (24) CONSTRUCT 24" HDPE
 - (15) CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803
 - (19) CONSTRUCT INLET TYPE X PER R.C.F.C. & W.C.D. STD. DWG. NO. CB108
 - (29) CONSTRUCT S.D. HEADWALL OUTLET PER DETAIL ON SHEET 2
 - (30) REMOVE AND REPLACE CART PATH BY OTHERS
 - [1] EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/28/2000 PER INSTR. #2000-516795, O.R.



PRIVATE LINE '1'

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

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DIG ALERT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE 8-1-1 AT LEAST TWO DAYS BEFORE YOU DIG

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

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
PECW	△	REVISED FORCE MAIN CROSSING.		12/19
PECW	△	REVISED LINE F PROFILE DESIGN		2/22
REVISIONS				

PROACTIVE ENGINEERING WEST
2519 HOFFERD AVE., SUITE 200
MARIETTA, GA 30067
951-200-0860

02/11/22

SEAL
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LEMFESTEY
No. 45920
Exp. 12/31/20

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

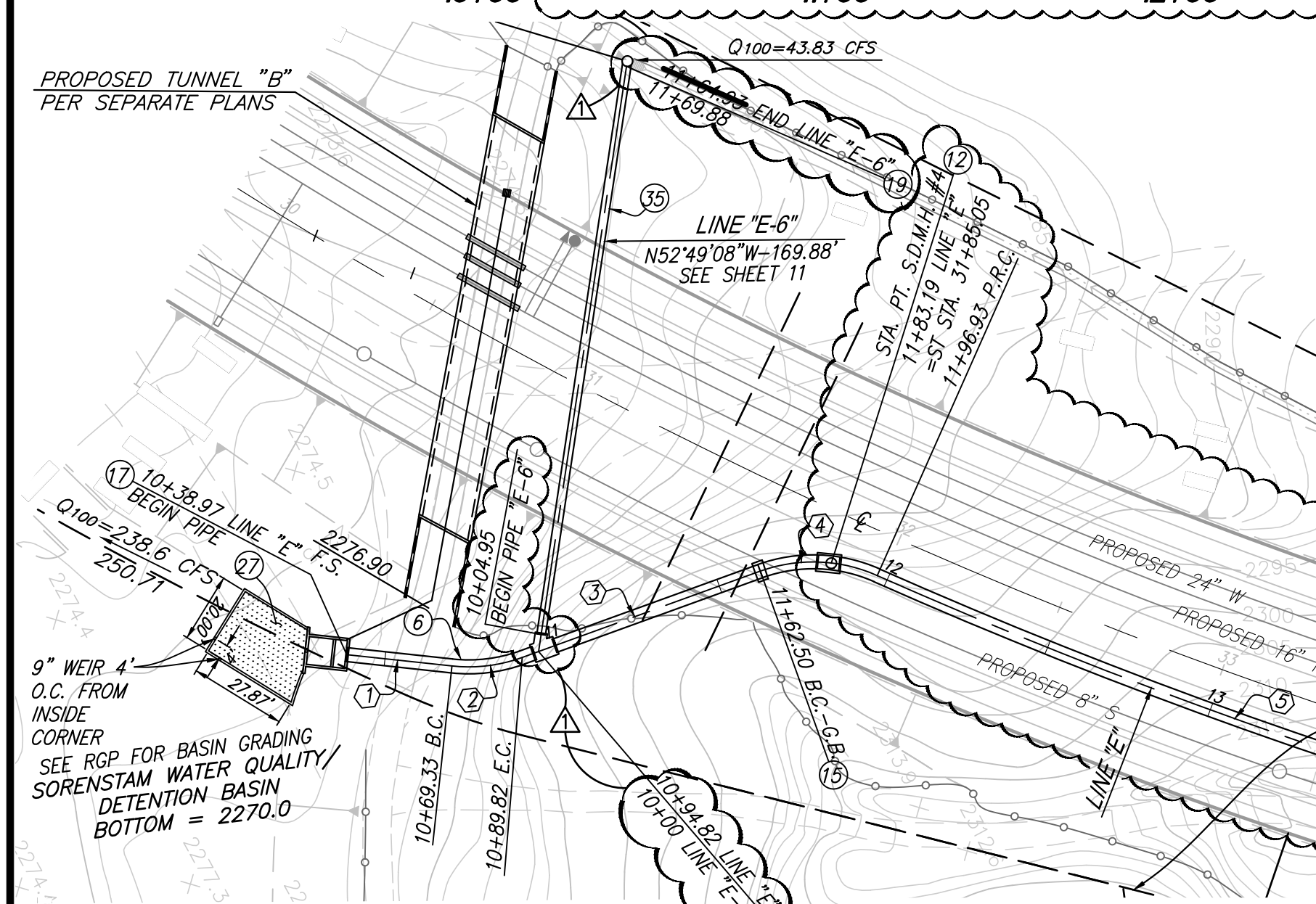
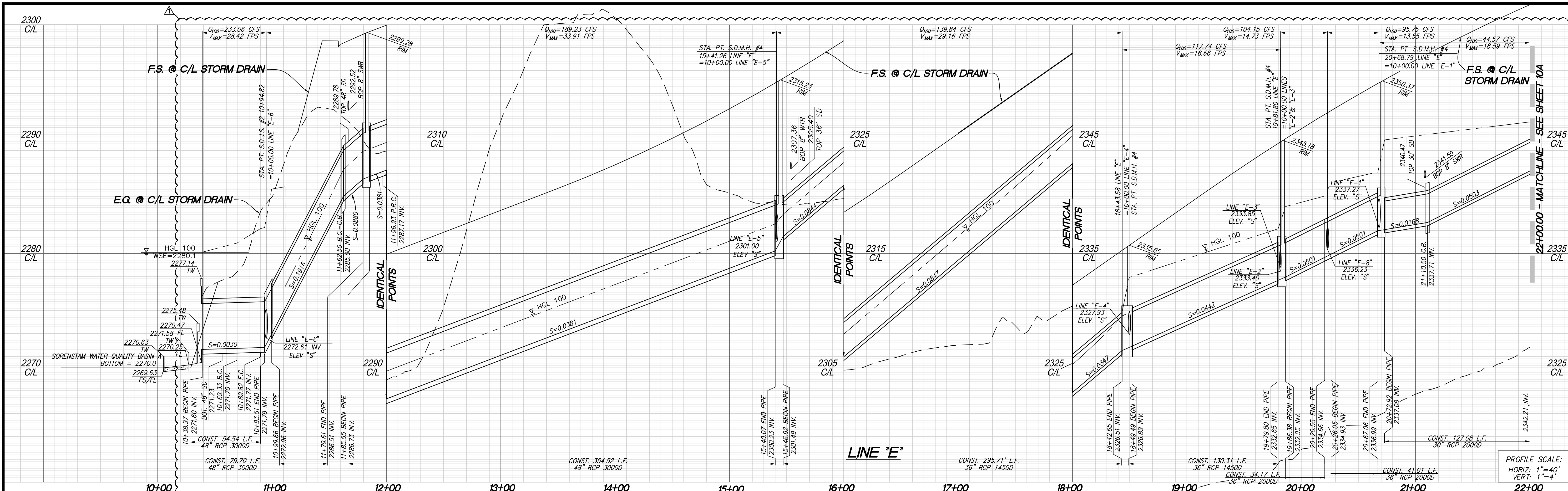
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

LINE '1' AND 'F'

SHEET 9
OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D

FOR: MERITAGE HOMES OF CALIFORNIA



CONSTRUCTION NOTES

- 1) CONSTRUCT 18" RCP (SEE PROFILE FOR D LOAD)
- 2) CONSTRUCT 24" RCP (SEE PROFILE FOR D LOAD)
- 4) CONSTRUCT 36" RCP (SEE PROFILE FOR D LOAD)
- 6) CONSTRUCT 48" RCP (SEE PROFILE FOR D LOAD)
- 12) CONSTRUCT MANHOLE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH254
- 13) CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
- 14) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R.C.F.C. & W.C.D. STD. DWG. NO. JS227
- 15) CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. MB03
- 17) CONSTRUCT ENERGY DISSIPATER IMPACT BASIN PER A.P.W.A. 394-3 (W=8' H=6' L=11')
- 19) CONSTRUCT INLET TYPE X PER R.C.F.C. & W.C.D. STD. DWG. NO. CB108
- 25) CONSTRUCT TRANSITION STRUCTURE NO. 3 PER R.C.F.C. & W.C.D. STD. DWG. NO. TS303
- 26) CONSTRUCT PIPE ANCHORS PER S.P.P.W.C. STD. DWG. NO. 221-1
- 27) CONSTRUCT FOREBAY PER DETAIL ON SHEET 6
- 32) CONSTRUCT CONCRETE BULKHEAD PER R.C.F.C. & W.C.D. STD. DWG. NO. MB16
- 35) CONSTRUCT 30" RCP (SEE PROFILE FOR D-LOAD)

MANHOLE & JUNCTION STRUCTURE DATA TABLE

STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D ₁	D ₂	
		NAME	A	B	L	NAME	A	B	L			
J.S. #2 10+94.82	LINE E	LINE E-6	61'30"44"	30"	5.4'	7.01'	-	-	-	48"	48"	
M.H. #4 11+83.19	LINE E	-	-	-	-	-	-	-	-	48"	48"	
M.H. #4 15+41.26	LINE E	-	-	-	-	-	-	-	-	36"	48"	
M.H. #4 18+43.59	LINE E	-	-	-	-	-	-	-	-	36"	36"	
M.H. #4 19+81.80	LINE E	LINE E-2	66'55"03"	18"	5.0'	7.42'	41'44"59"	18"	5.0'	7.42'	36"	36"
M.H. #4 20+68.06	LINE E	LINE E-1	45'26"18"	30"	5.8'	6.70'	-	-	-	30"	36"	
J.S. #2 20+23.05	LINE E	-	-	-	-	-	-	-	-	36"	36"	

7) EASEMENT FOR ACCESS, GRADING & INSTALLATION OF DRAINAGE, SLOPE STABILIZATION, AND LANDSCAPE & IRRIGATION AS PER GIFT DEED REC. 12/26/2000 PER INSTR. #2000-516795, O.R.

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

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

#	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N34°46'36"E	---	30.36'	---
2	26°05'00"	45.00'	20.49'	10.42'
3	N08°41'36"E	---	72.68'	---
4	43°39'52"	45.00'	34.30'	18.03'
5	13°02'50"	1512.00'	344.31'	172.90'
6	42°09'40"	45.00'	33.11'	17.35'
7	11°27'23"	1512.00'	302.33'	151.67'
8	05°14'17"	1512.00'	138.23'	69.16'
9	03°16'07"	1512.00'	86.26'	43.14'
10	N26°00'10"W	---	19.06'	---
11	46°16'13"	45.00'	36.34'	19.23'
12	N51°23'36"W	---	12.50'	---
13	50°43'25"	22.50'	19.92'	10.67'
14	04°59'59"	1512.00'	131.94'	66.01'
15	N86°26'44"E	---	10.22'	---
16	N84°23'02"E	---	29.05'	---

DIG ALERT
DIAL TOLL FREE 8-1-1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
MURRIETA, CA 92562
951-205-0850

PROACTIVE ENGINEERING WEST

GEORGE ALAN LEMESTREY
R.C.E. 45920 EXP. 12-31-2020

02/11/22

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Ally D. Harts* Date: 02/22/2022
CITY ENGINEER

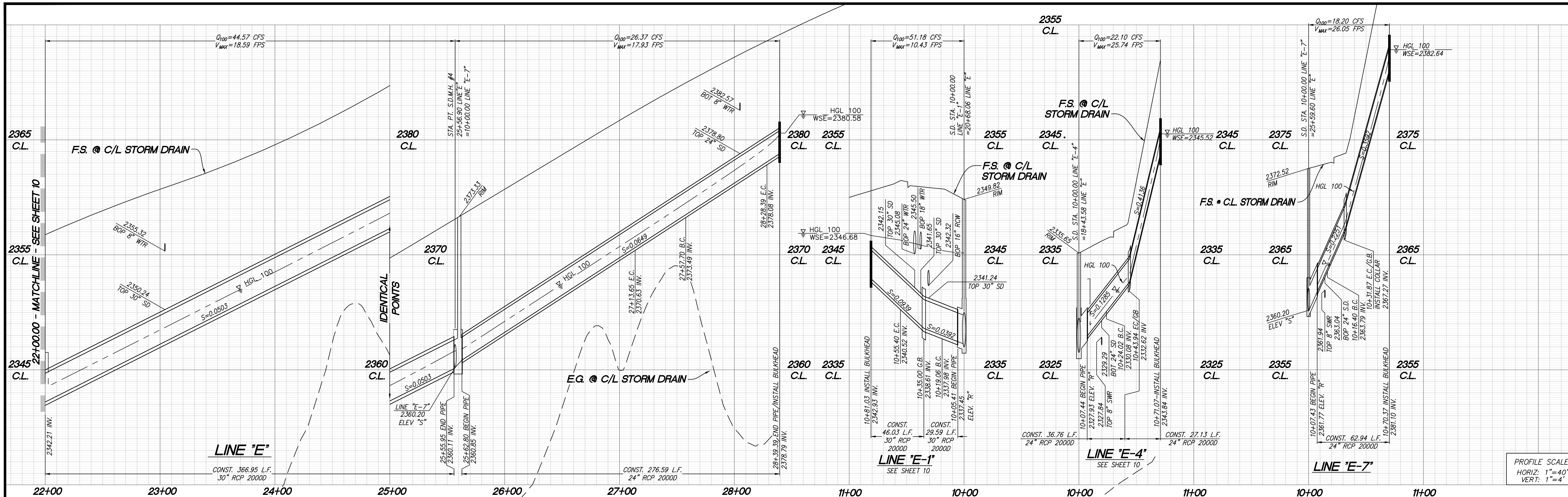
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

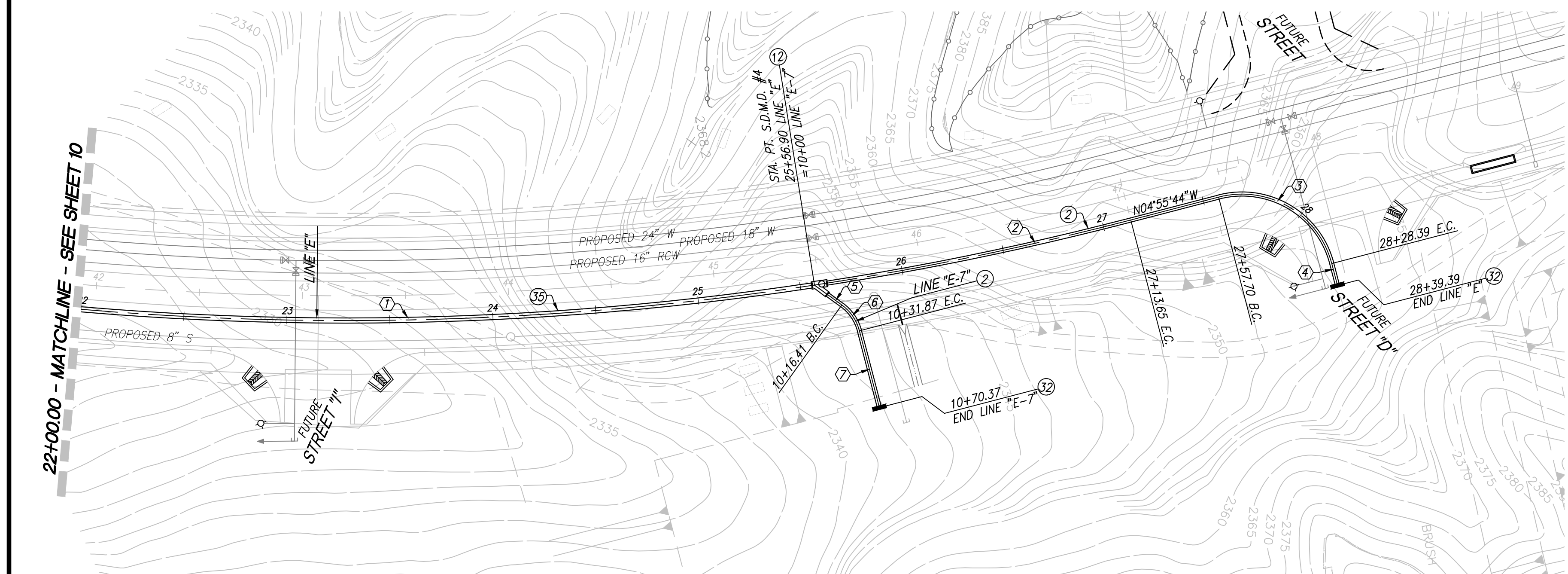
LINE 'E'

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 10 OF 11 SHEETS
DRAWING NAME: _____
FILE NO.: #3093D



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



STRUCTURE	MAIN LINE	LATERAL LEFT				LATERAL RIGHT				D ₁	D ₂		
		NAME	A	B	C	L	NAME	A	B			C	L
M.H. #4 25+56.90	LINE E	-	-	-	-	-	LINE E-7	44°40'27"	24"	7.9'	7.68'	24"	30"

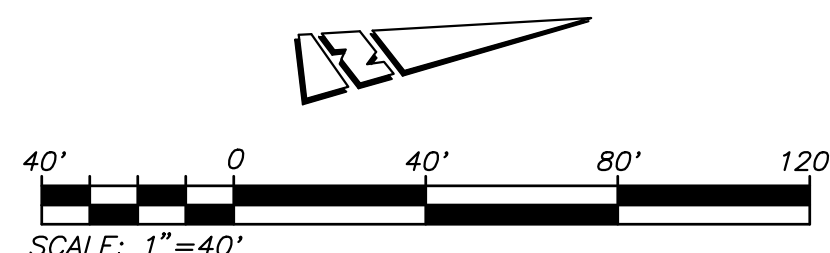
- CONSTRUCTION NOTES**
- ② - CONSTRUCT 24" RCP (SEE PROFILE FOR D LOAD)
 - ⑫ - CONSTRUCT MANHOLE NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. M4254
 - ⑮ - CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803
 - ⑳ - CONSTRUCT TRANSITION STRUCTURE NO. 3 PER R.C.F.C. & W.C.D. STD. DWG. NO. T5303
 - ㉔ - CONSTRUCT PIPE ANCHORS PER S.P.P.W.C. STD. DWG. NO. 221-1
 - ㉚ - CONSTRUCT CONCRETE BULKHEAD PER R.C.F.C. & W.C.D. STD. DWG. NO. M816
 - ㉛ - CONSTRUCT 30" RCP (SEE PROFILE FOR D-LOAD)

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	13°56'05"	1512.00'	367.73'	184.78'
2	05°31'44"	1512.00'	145.90'	73.01'
3	90°00'00"	45.00'	70.69'	45.00'
4	N85°04'16"E	---	11.00'	---
5	N45°16'07"E	---	16.41'	---
6	39°23'09"	22.50'	15.47'	8.05'
7	N85°04'16"E	---	38.50'	---

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

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

LINE "E"



DIG ALERT

DIAL TOLL FREE 8-1-1 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2509 HERRING AVE. SUITE 200
PUEBLO, CA 92502
951-295-0860

PROACTIVE ENGINEERING WEST

GEORGE ALAN LEWISTEY
R.C.E. 45920 EXP. 12-31-2020

02/11/22

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 02/11/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *George Alan Lewistey* Date: 02/22/2022
CITY ENGINEER
City of Beaumont, Public Works Department
Engineering Division

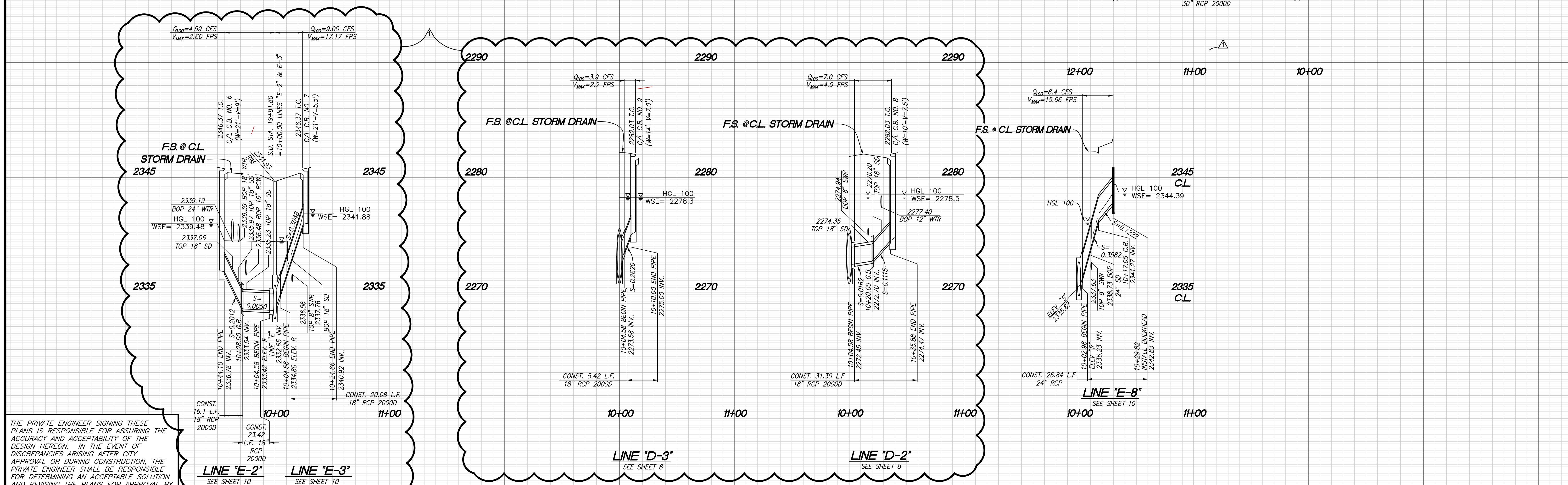
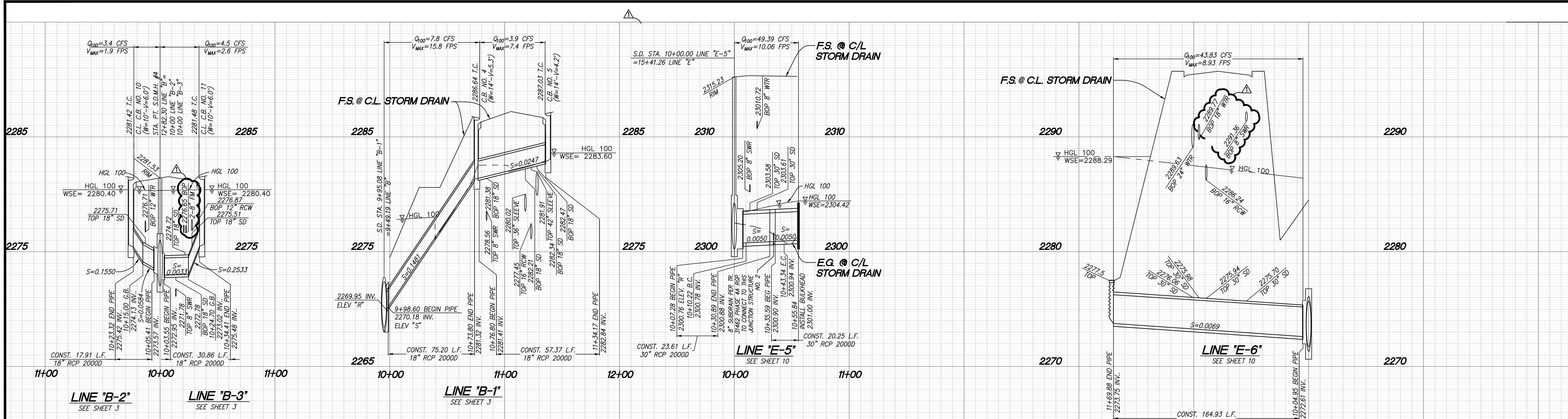
CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 31462

LINE "E"

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 10A

OF 11 SHEETS
DRAWING NAME:
FILE NO.: #3093D



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

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

DIG ALERT

 DIAL TOLL FREE 8-1-1
 AT LEAST TWO DAYS BEFORE YOU DIG
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 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
PECW	△	REVISED LINES D-2, D-3, E-2, E-3 & E-5;		12/17
		ADDED LINE "E-8" TO PLAN		10/22/19
REVISIONS				

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 2509 HOFFMAN AVE. SUITE 200
 HUNTERIA, CA 92502
 951-205-0850

PROACTIVE ENGINEERING WEST

02/11/22
 DATE

REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN LEMESTREY
 No. 45920
 Exp. 12/31/20

02/11/22
 DATE

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 02/11/22
 JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *Jeffrey D. Harts* Date: 02/22/2022
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STORM DRAIN IMPROVEMENT PLANS
 TRACT NO. 31462

LATERAL PROFILES

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 11
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: #3093D

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