



City of Beaumont

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

Case No. <u>PW2025-0315</u>
Receipt No. <u>Existing Escrow Acct</u>
Fee \$ _____
Date Paid _____

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name _____ Phone _____

2. Contact's Address _____
City/State/Zip _____

5. Contact's E-mail _____

3. Developer Name _____ Phone _____
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address _____
City/St/Zip _____

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

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.

Cherryl Thompson
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.

Cherryl Thompson
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.

Cherryl Thompson
Print Name and Sign – Contact/Applicant Date

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 July 14, 2020, and identified as Tr 31462, Sewer Infrastructure 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 Three Thousand* dollars (\$103,450.00) 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.

*Four Hundred Fifty & N0/100ths

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 30th DAY OF May ~~2020~~ 24

(Seal)

(Seal)

U.S. Speciality Insurance Company
SURETY

SDC Fairway Canyon, LLC, a
Delaware Limited Liability Company

PRINCIPAL

By: Cheryl L. Thomas

By: 

(Name) Cheryl L. Thomas

(Name) Dale Strickland

(Address) Attorney-in-Fact

(Title) Authorized Signatory

801 S. Figueròla 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 }

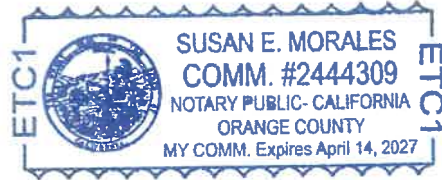
On May 30, 2024 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

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 #1001191184 - Maintenance
(Title or description of attached document)

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

Number of Pages 2 Document Date 5/30/24

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.



TOKIO MARINE
HCC

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, BEATA A. SENSI, CHERYL L. THOMAS
or WRENETTA WALKER 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 *****Three Million***** Dollars (***\$3,000,000.00***).

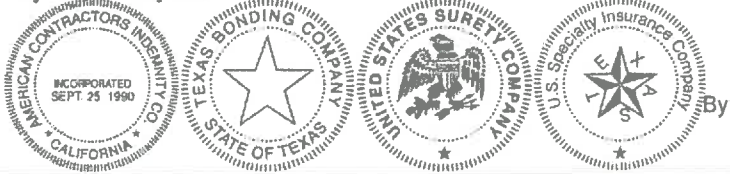
This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

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 1st day of February 2024.



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

[Signature]
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.

State of California
County of Los Angeles

On this 1st day of February 2024, 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 *[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 30th day of May, 2024.

Bond No. 1001191184
Agency No. 14969



[Signature]
Kio Lo, Assistant Secretary

visit tmhcc.com/surety for more information

SEWER NOTES

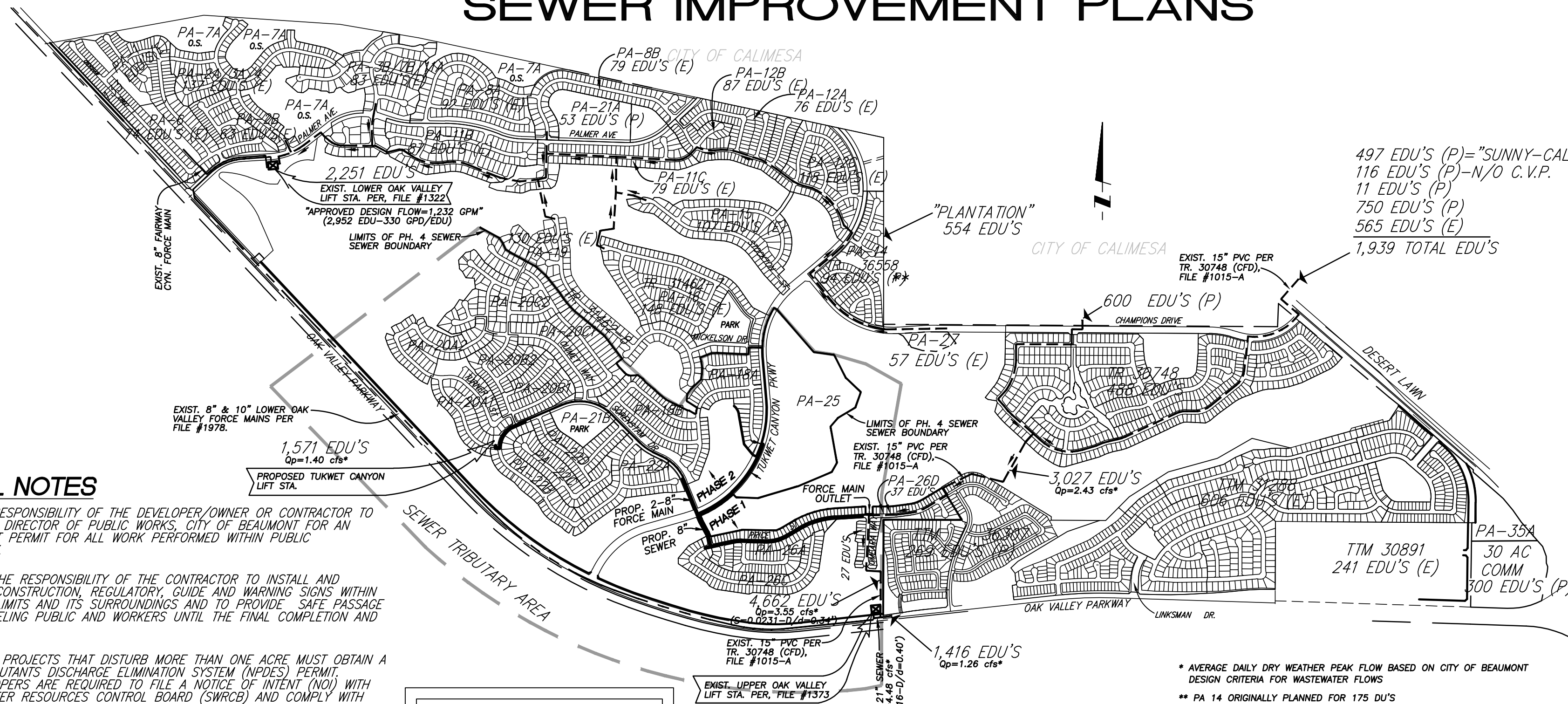
- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS AND EASTERN MUNICIPAL WATER DISTRICT'S (EMWD) GUIDELINES.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH EMWD STD. 53. 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 LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTION 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 BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF THE 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 ARE PLACED ON SITE.
- UTILITY TRENCH BACKFILL PER PLAN, PROFILE, EMWD STD. SB-158 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 THE 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.
- MAX VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10FT/SEC DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2FT/SEC 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"-0.085, 12"-0.0660, 15"-0.0500, 18"-0.3700, 21"-0.0300, 24"-0.0250. MINIMUM SLOPES ARE AS FOLLOWS: LATERALS: 4 & 6 INCHES- 0.020, 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 RECYCLE WATER LINE SHALL BE IN ACCORDANCE WITH SWRCB-DDW.
- 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 5 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF SHALL BE A MINIMUM 60" IN DIAMETER AND SHALL BE CONSTRUCTED PER EMWD STD. SB-53.
- 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 EMWD STD. SB-52. 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 AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.

SAUEREISEN COATING NOTES:

EXISTING MANHOLE:
AS NOTED PER PLANS, MANHOLES SHALL BE COATED IN THE INTERIOR (SHAFT, CHANNEL, AND SHELVES) WITH 100% SOLID EPOXY POLYMER, SAUEREISEN SEWER GUARD GLAZE NO. 210GL, OR APPROVED EQUAL. SURFACE PREPARATION INCLUDING SAUEREISEN UNDERLAYMENT NO. F-120 OR NO. 209 FILLER COMPOUND, ABRASIVE BLASTING, MIXING, APPLICATION, AND CURING SHALL BE AS RECOMMENDED BY MANUFACTURER. MINIMUM THICKNESS SHALL BE 20 MILS.

PROPOSED MANHOLE:
AS NOTED PER PLANS, MANHOLES SHALL BE COATED IN THE INTERIOR (SHAFT, CHANNEL, AND SHELVES) WITH 100% SOLID EPOXY POLYMER, SAUEREISEN SEWER GUARD GLAZE NO. 210GL, OR APPROVED EQUAL. SURFACE PREPARATION INCLUDING SAUEREISEN UNDERLAYMENT NO. F-120 OR NO. 209 FILLER MINIMUM THICKNESS SHALL BE 20 MILS.

**CITY OF BEAUMONT, CALIFORNIA
INFRASTRUCTURE SEWER / FORCE MAIN
SEWER IMPROVEMENT PLANS
TRACT NO. 31462 - PHASE 4
FAIRWAY CANYON
SEWER IMPROVEMENT PLANS**



SEE SHEET NO. 2 FOR INDEX MAP

PRELIMINARY SEWER KEY MAP

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES PHASE 1 PHASE 2

Item	Phase 1	Phase 2
1. INSTALL 8" PVC (SDR-35) SEWER MAIN.	2,529 LF	602 LF
2. INSTALL PRECAST 4' CONCRETE MANHOLE PER EMWD STD. SB-53	13 EA	7 EA
3. INSTALL 8" PLUG	6 EA	4 EA
4. INSTALL 4" PVC SEWER LATERAL PER EMWD STD. SB-177	- EA	8 EA
5. INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL	- EA	6 EA
6. INSTALL PRECAST 5' CONCRETE MANHOLE PER EMWD STD. SB-53	- EA	5 EA
7. INSTALL 2-8" PVC ANSI/AWWA (C-900, CL. 235) SEWER FORCE MAINS	2,779 LF	3,514 LF
8. INSTALL 12" PVC (SDR-35) SEWER MAIN	85 LF	625 LF
9. INSTALL 12" CAP	0 EA	4 EA
10. INSTALL REINFORCED PRECAST SHALLOW MANHOLE W/ CAST IRON MANHOLE COVER PER E.M.W.D. STD. DWG. SB-30	3 EA	0 EA
11. INSTALL 2" A.R.I. FLOW CONTROL ACCESSORIES D-025 COMBINATION AIR VALVE, MODEL DN50 OR APPROVED EQUAL W METAL ENCLOSURE PER EMWD STD B-367 (MODIFIED: CONNECT BOTH FORCE MAINS TO ONE COMBINATION AIR VALVE)	1 EA	2 EA
12. INSTALL NEOPXY MANHOLE LINER (NPR-5300 SERIES) PER MANUF. RECOMMENDATIONS	- EA	1 EA
13. CONST. 6" P.C.C. CONCRETE PAD W/#5 BARS AT 12" O.C. EACH WAY.	- SF	220 SF
14. INSTALL LATERAL CLEANOUTS PER EMWD STD. SB-52	- EA	8 EA
15. INSTALL 12" EXTRA STRENGTH VCP SEWER (C-700)	- LF	58 LF
16. INSTALL 8" EXTRA STRENGTH VCP SEWER (C-700)	- LF	132 LF
17. CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD NO. 207	- EA	1 EA
18. CONSTRUCT 0.25' A.C. OVER 4" MIN. CL II ASPHALT BASE.	- SF	1,365 SF
19. INSTALL CONCRETE LIGHTING PER S.P.P.W.C STD. 433-0 AND 434-0 OR APPROVED EQUAL.	- EA	1 EA
20. CONST. 12" P.C.C. CONCRETE PAD W/#5 BARS AT 12" O.C. EACH WAY.	- SF	180 SF
21. INSTALL 8" FLANGED 90° BEND	1 EA	- EA
22. INSTALL 8"x8"x8" FLANGED TEE	1 EA	- EA
23. INSTALL 8" PLUG VALVE	2 EA	- EA
24. INSTALL CONTROLLED DENSITY FILL PER EMWD DETAILED PROVISIONS SECTION 02252 SPECIFICATIONS 12 C.Y.	- C.Y.	6 C.Y.
25. INSTALL 36" STEEL CASING PER DETAIL ON SHEET 3	5 LF	- LF
26. INSTALL SAUEREISEN COATING PER NOTE HEREON	6 EA	9 EA
27. INSTALL 6" BLOW OFF PER MODIFIED EMWD STD. B-357 W/PLUG VALVE PER DETAIL ON SHT. 10	1 EA	- EA

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING OR CONSTRUCTION.

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.

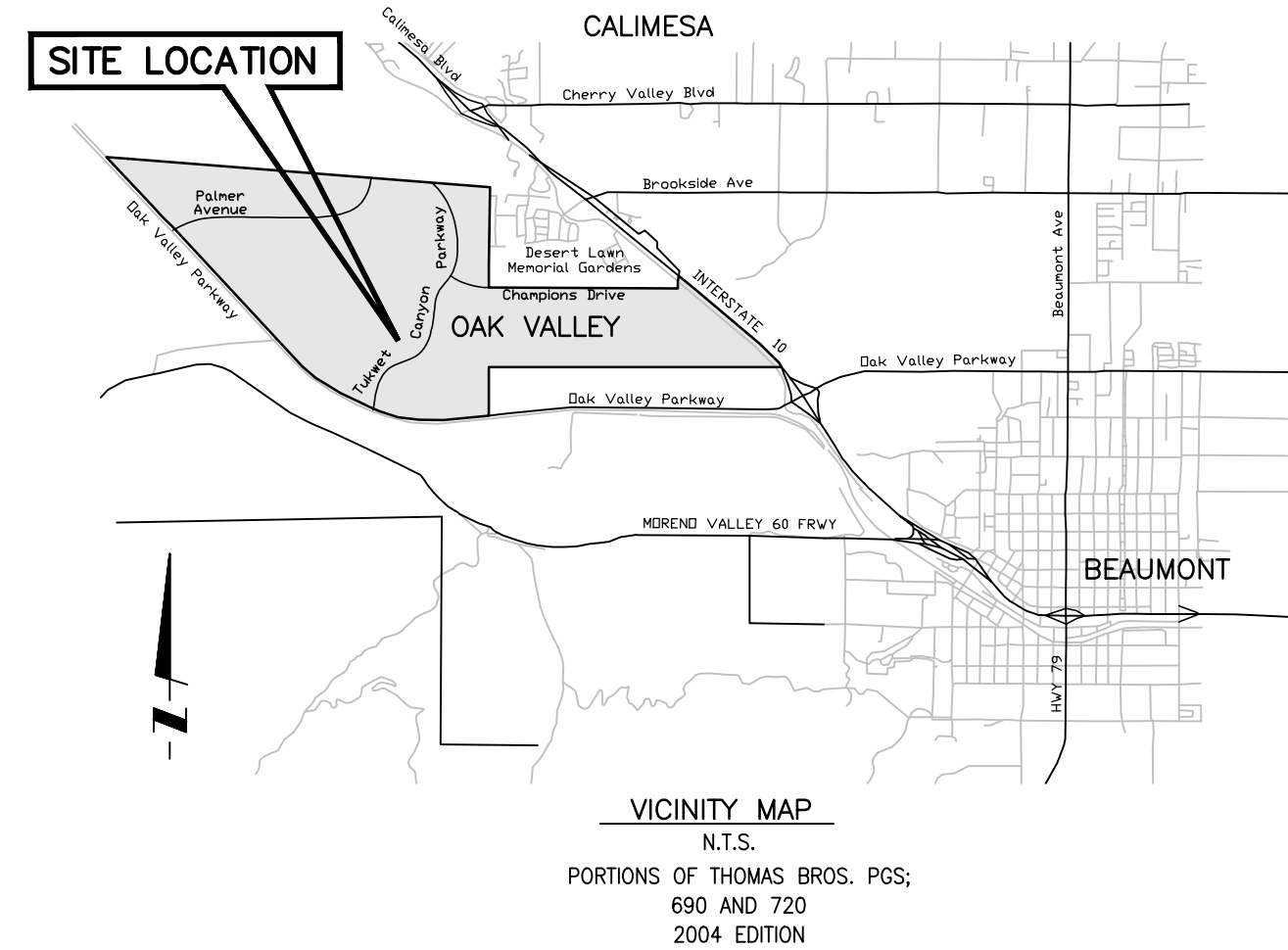
GEORGE ALAN LENFESTEY R.C.E. 45920
EXPIRATION DATE 12-31-2022

05/09/22 DATE

FORCE MAIN DESIGN PRESSURE:
TOTAL DYNAMIC HEAD (TDH) = 108.05 FT

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET, VICINITY MAP, LEGEND, GENERAL NOTES, QUANTITIES, & INDEX
- SHEET 2 - INDEX MAP AND TYPICAL SECTIONS
- SHEET 3 - SORENSTAM DRIVE - STA. 24+51.97 TO STA. 34+00.00
- SHEET 4 - SORENSTAM DRIVE - STA. 34+00.00 TO STA. 43+00.00
- SHEET 5 - SORENSTAM DRIVE - STA. 43+00.00 TO STA. 55+50.00
- SHEET 6 - SORENSTAM DRIVE - STA. 55+50.00 TO STA. 65+78.42
- SHEET 7 - PRICE STREET - STA. 12+91.57 TO STA. 24+00.00
- SHEET 8 - PRICE STREET - STA. 24+00.00 TO STA. 35+42.37
- SHEET 9 - TUKWET CANYON PARKWAY - STA. 28+06.11 TO STA. 38+50.00
- SHEET 10 - TUKWET CANYON PARKWAY - STA. 38+50.00 TO STA. 47+33.08
- SHEET 11 - LIFT STATION PLAN VIEW (FOR REFERENCE ONLY)



LEGEND

- TRACT BOUNDARY
- RIGHT OF WAY
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- SEWER MANHOLE
- PROPOSED 2-8" FORCE MAIN SEWER
- PROPOSED AIR VACUUM AIR RELEASE
- PROPOSED BLOW OFF
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PAD ELEVATION
- PROPOSED BACKFLOW PREVENTER

NOTE:

- APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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.
- SIDEWALKS AND DRIVEWAYS APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

ABBREVIATIONS

AV/AR	AIR VACUUM & AIR RELEASE
AP	ANGLE POINT
BO	BLOW OFF
EMWD	EASTERN MUNICIPAL WATER DISTRICT
FG	FINISH GRADE
FS	FINISH SURFACE
INV	INVERT OF PIPE
C.D.F.	CONTROL DENSITY FILL
C/A OR CL	CENTERLINE
R/W	RIGHT-OF-WAY
LAT	LATERAL
STA	STATION
PROP	PROPOSED
L	LENGTH
N.T.S.	NOT TO SCALE
ELEV./EL.	ELEVATION
MIN.	MINIMUM
MAX.	MAXIMUM
TYP.	TYPICAL
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
RCTD	RIVERSIDE COUNTY TRANSPORTATION DEPT.

GENERAL FORCE MAIN PIPE NOTES:

- BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO. SB-157, SB-158, SB-159
- EXTERIOR BITUMINOUS COATING PER AWWA C110 FOR FITTINGS
- STANDARD RESTRAINT AT TEE AND BENDS PER EMWD STD. DWG. B-663
- LOCATOR WIRE PER EMWD STD DRAWING B-656
- INSTALLATION OF PVC PIPE PER AWWA M23
- BURIED JOINTS SHALL BE RESTRAINED PUSH-ON JOINTS.
- RESTRAINING OF JOINTS SHALL BE UNI FLANGE SERIES 1300 OR 1350 OR APPROVED EQUIVALENT
- FORCE MAIN PIPING MUST BE TESTED IN ACCORDANCE WITH EMWD STANDARDS AND SPECIFICATIONS.

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

PEC	DESCRIPTION	APPR.	DATE
PEC	SEWER AND FORCE MAIN REVISION ON SHEETS 3-9, ADDED TEMPORARY LIFT STATION PILING ON SHEET 6 & UPDATED QUANTITIES PER PHASE		
PEC	REPAIRED 8" PVC SEWER WITH LIME SLEEP STOPS ON SHEETS 3-10 & ADDED DROP MANHOLE DETAIL ON SHEET 8		
PEC	LOWEDED SEWER FROM 24" TO 18" DUCT SIZES PER QUANTITIES PER DETAIL ON SHEETS 3, 4, 5, 6 & 11		
PEC	LOWEDED SEWER FROM 24" TO 18" DUCT SIZES PER QUANTITIES PER DETAIL ON SHEETS 3, 4, 5, 6 & 11		
PEC	ADDED 1/4" 24" & EXTENDED SEWER LINE TO LIFT STATION EXTENDED SEWER LINE 304+26.13 TO 344-17.00		

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2509 HOFFMAN AVE. SUITE 100
MURRIETA, CA 92562
951-205-0860

PROACTIVE ENGINEERING WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2022

REGISTERED PROFESSIONAL ENGINEER
No. 45920
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/09/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *George Alan Lenfestey* Date: 06/03/2022
City of Beaumont, Public Works Department
Engineering Division

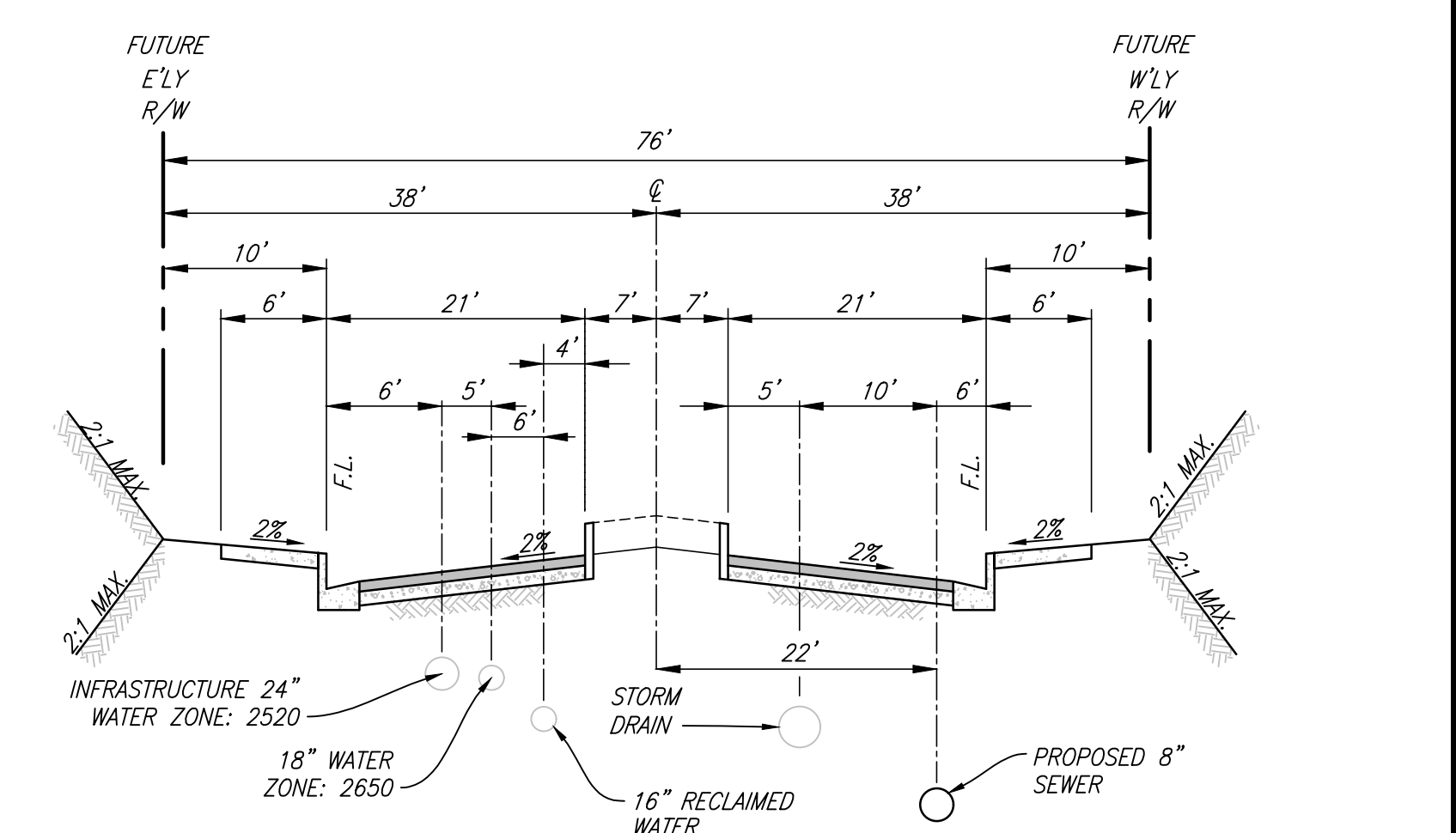
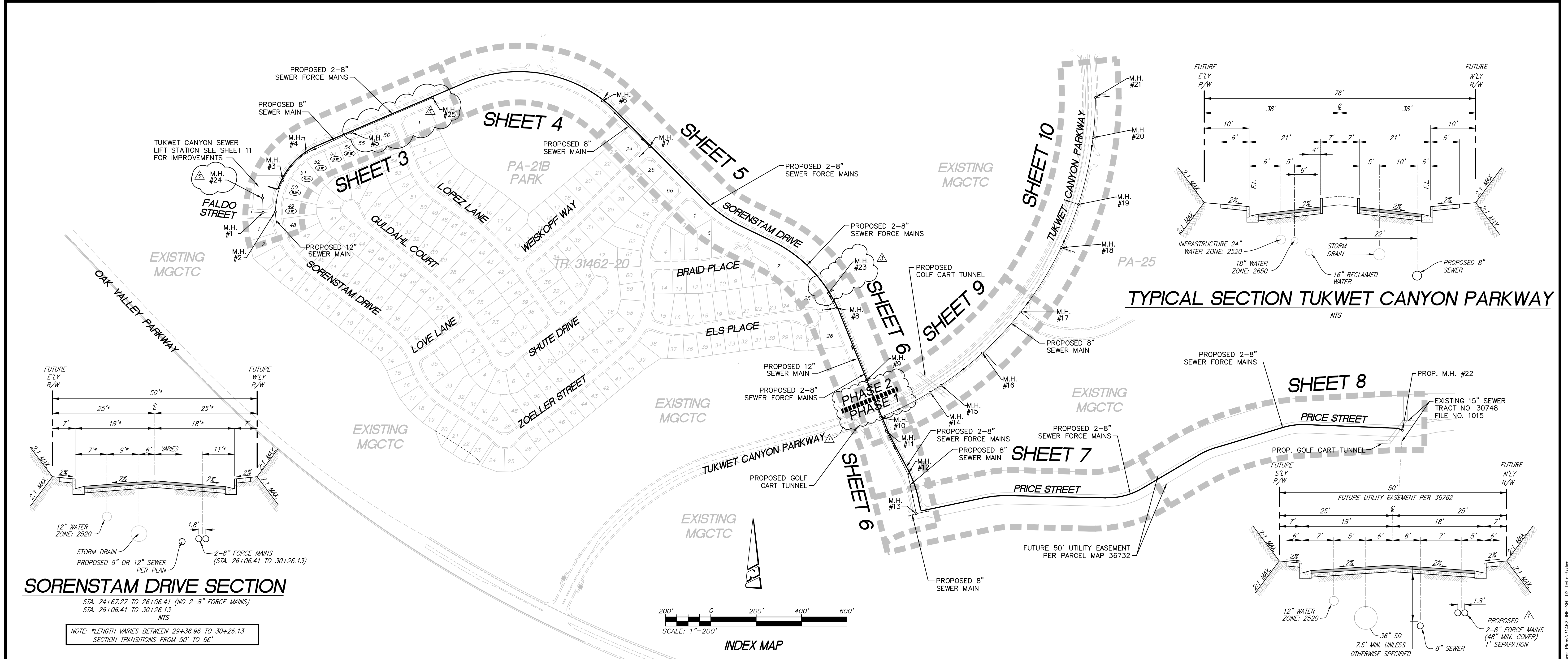
CITY OF BEAUMONT, CALIFORNIA

INFRASTRUCTURE SEWER IMPROVEMENT PLANS
TRACT NO. 31462

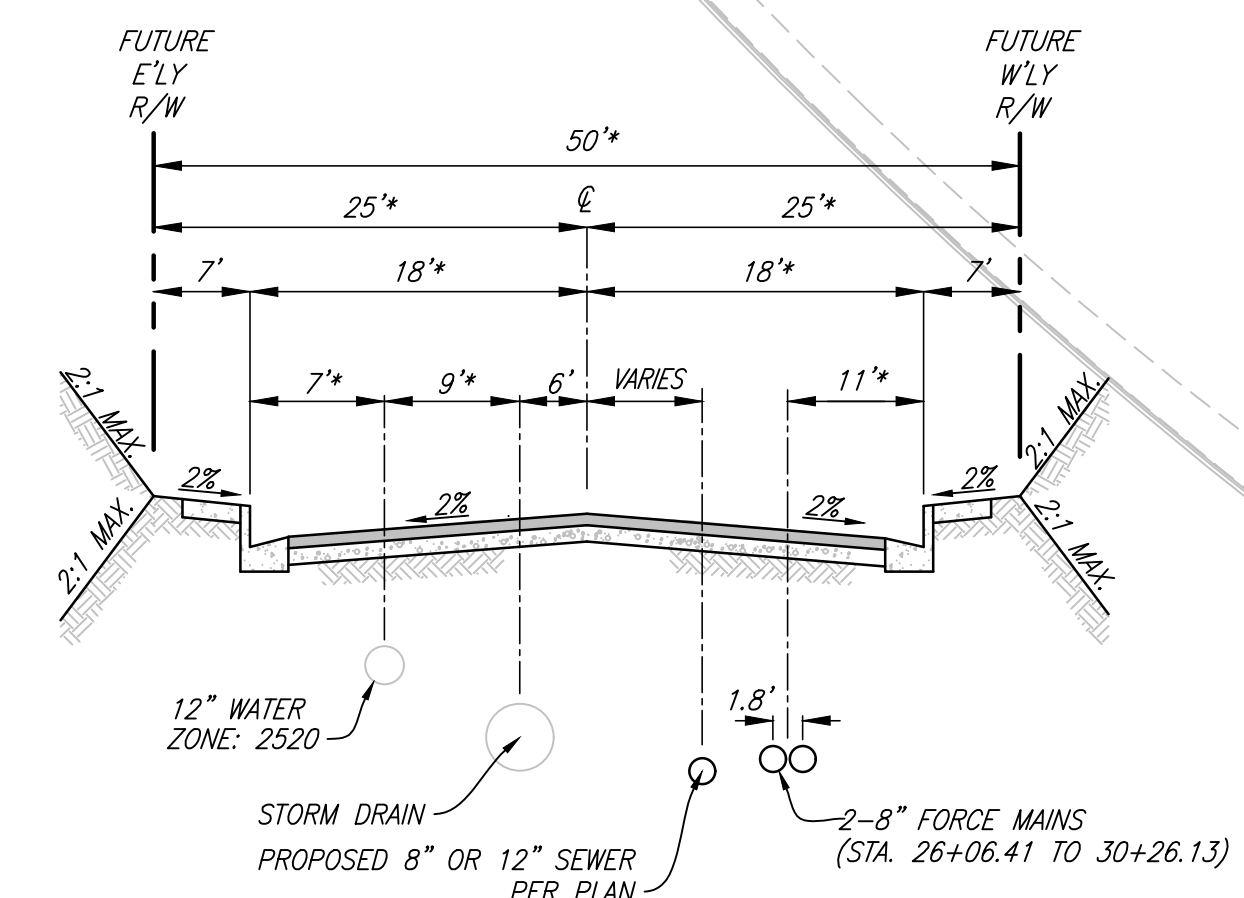
**TITLE SHEET - VICINITY MAP - GENERAL NOTES
LEGEND - CONSTRUCTION NOTES -
QUANTITIES**

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 1 OF 11 SHEETS
DRAWING NAME:
FILE NO.: 3095E

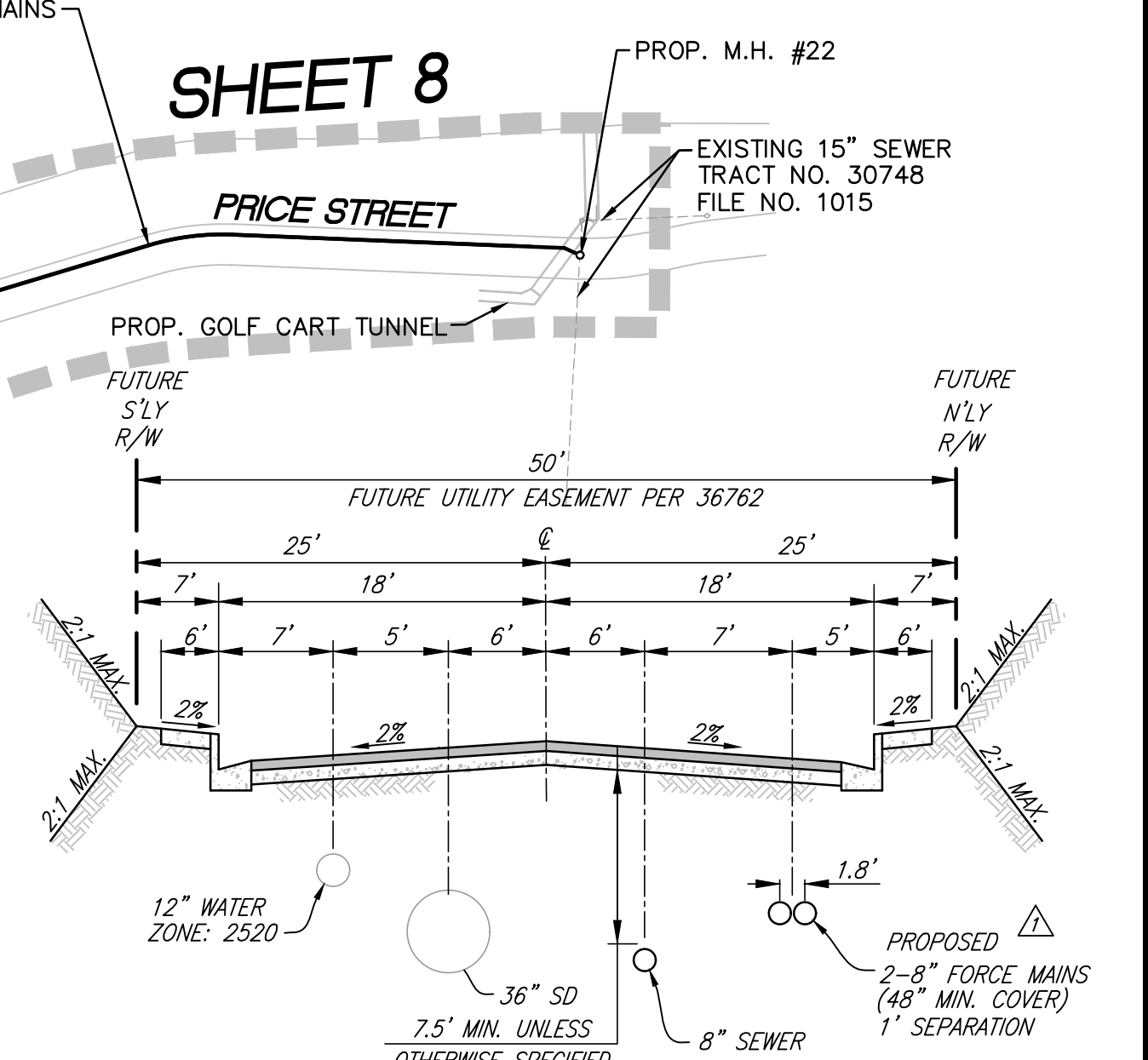
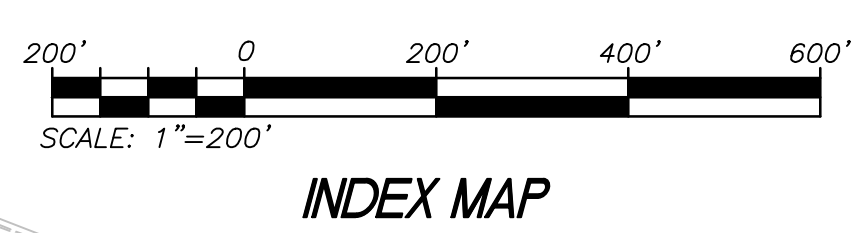


TYPICAL SECTION TUKWET CANYON PARKWAY
NTS

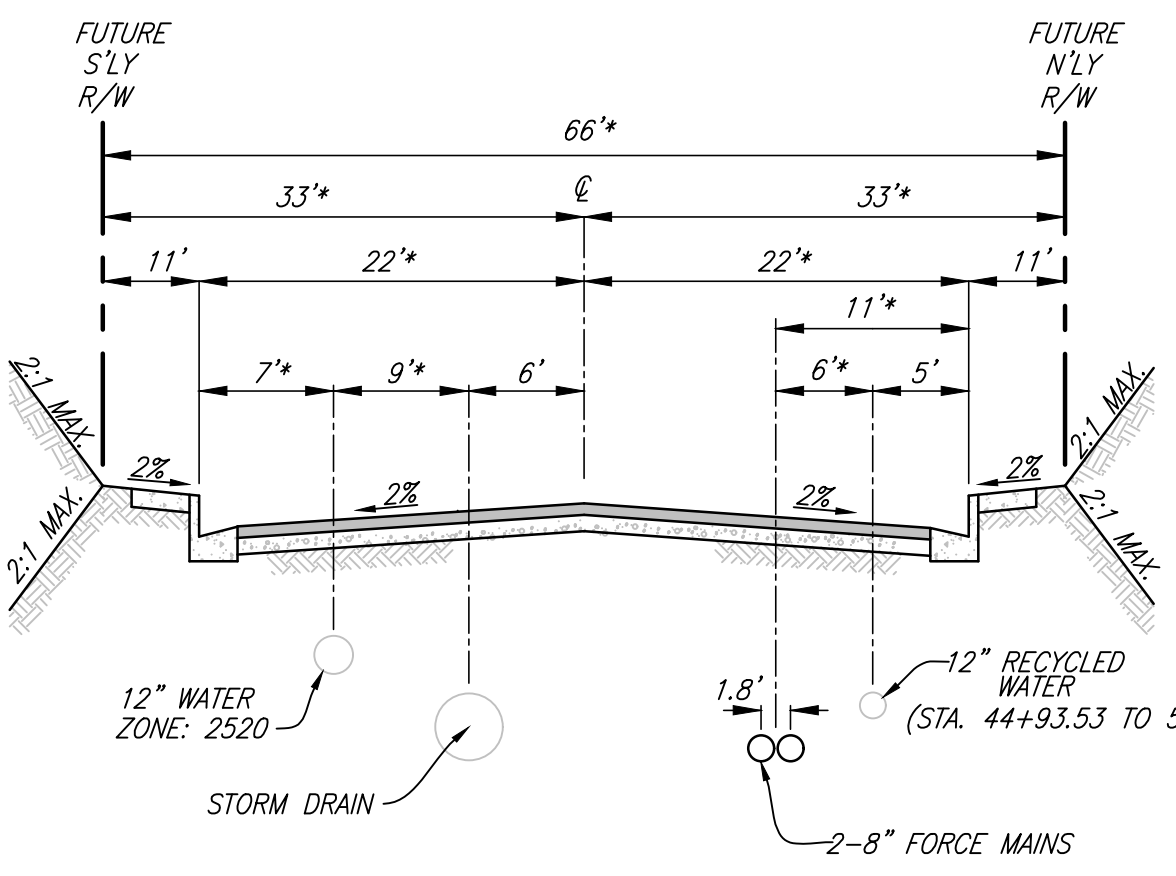


SORENSTAM DRIVE SECTION

STA. 24+67.27 TO 26+06.41 (NO 2-8" FORCE MAINS)
STA. 26+06.41 TO 30+26.13
NTS
NOTE: *LENGTH VARIES BETWEEN 29+36.96 TO 30+26.13
SECTION TRANSITIONS FROM 50' TO 66'

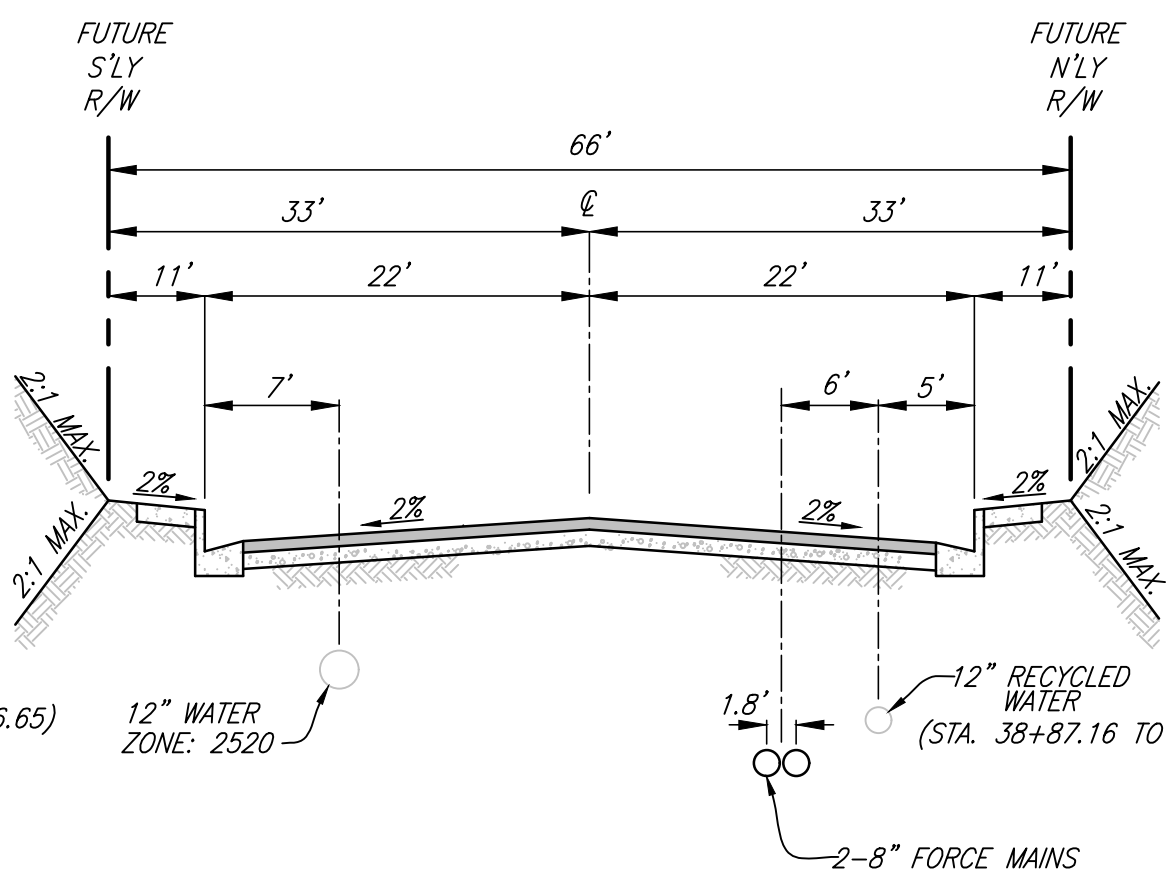


TYPICAL SECTION PRICE STREET
NTS



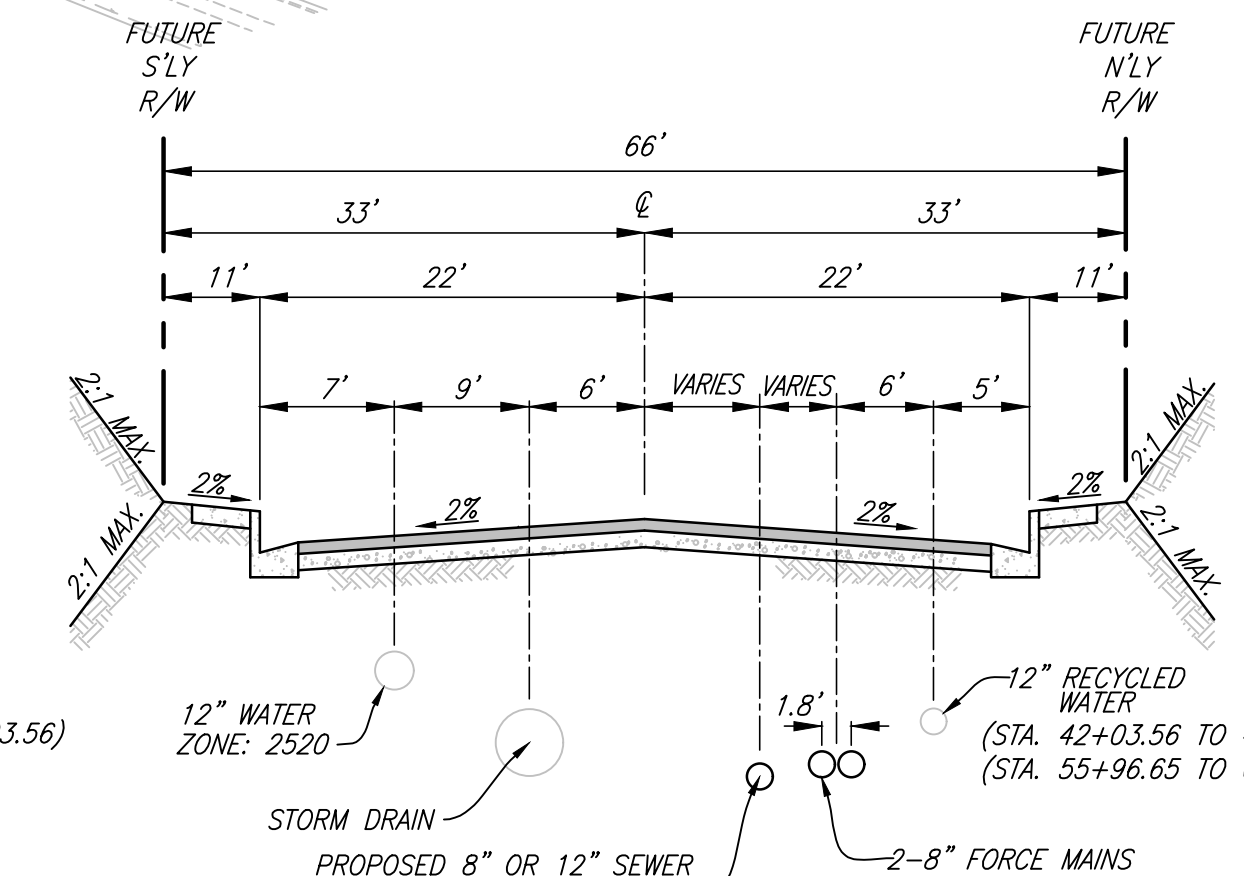
SORENSTAM DRIVE SECTION

STA. 30+26.13 TO 33+67.25 (NO 12" RECYCLED WATER)
STA. 44+93.53 TO 55+96.65
NTS
NOTE: *LENGTH VARIES BETWEEN 30+26.13 TO 31+00.00
SECTION TRANSITIONS FROM 50' TO 66'



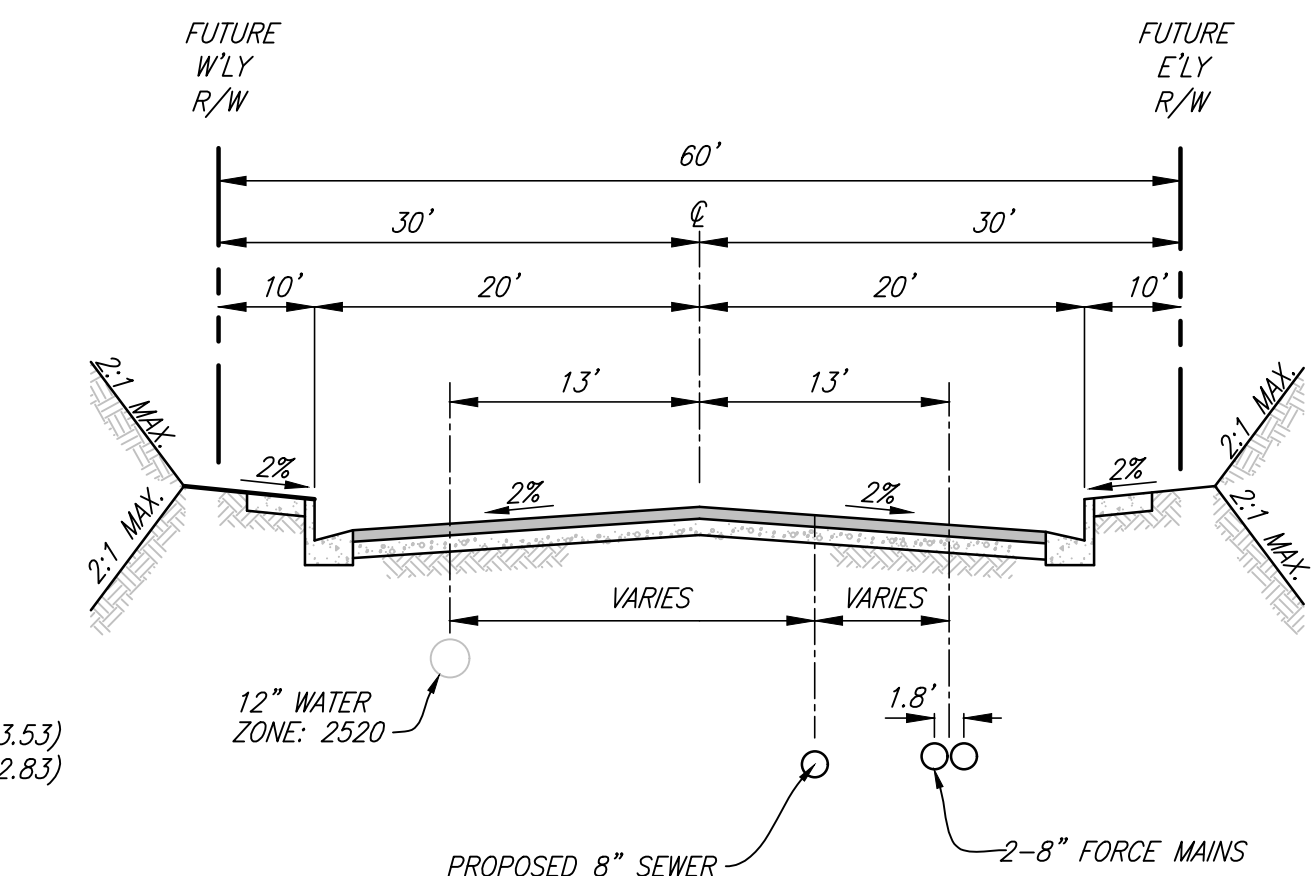
SORENSTAM DRIVE SECTION

STA. 33+67.25 TO 38+87.16 (NO 12" RECYCLED WATER)
STA. 38+87.16 TO 42+03.56
NTS



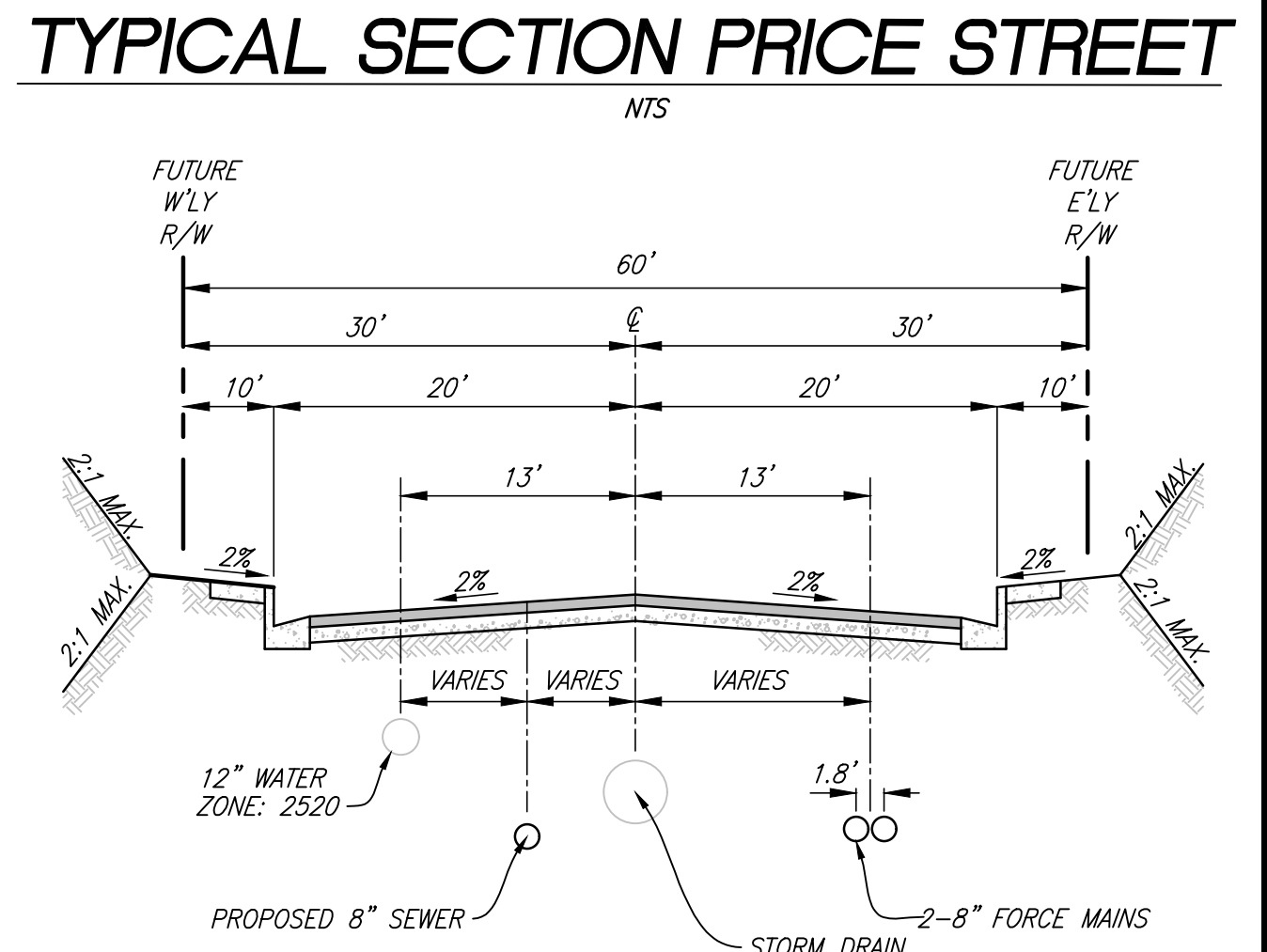
SORENSTAM DRIVE SECTION

STA. 42+03.56 TO 44+93.53
STA. 44+93.53 TO 55+96.65
STA. 55+96.65 TO 60+82.83
STA. 60+82.83 TO 61+66.52 (NO 12" RECYCLED WATER)
NTS



SORENSTAM DRIVE SECTION

STA. 61+66.52 TO 64+14.06
NTS



SORENSTAM DRIVE SECTION

STA. 64+14.06 TO 65+73.26
NTS

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
PEC	▲	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00		
PEC	▲	& FORCE MAIN REDESIGN; ADDED PHASE LINE.		
PEC	▲	ADDED MH #23 WITH SEWER STUB TO TRACT 31462-16		
PEC	▲	LOWERED SEWER FROM 24+67 TO 25+10		
PEC	▲	ADDED MH #24-25 & EXTENDED SEWER LINE TO LIFT STATION EXTENDED SEWER LINE 30+26.13 TO 34+17.00		

PROACTIVE ENGINEERING WEST
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2022

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25100 JEFFERSON AVE. SUITE 200
FURNACE, CA 92604
951-200-9810

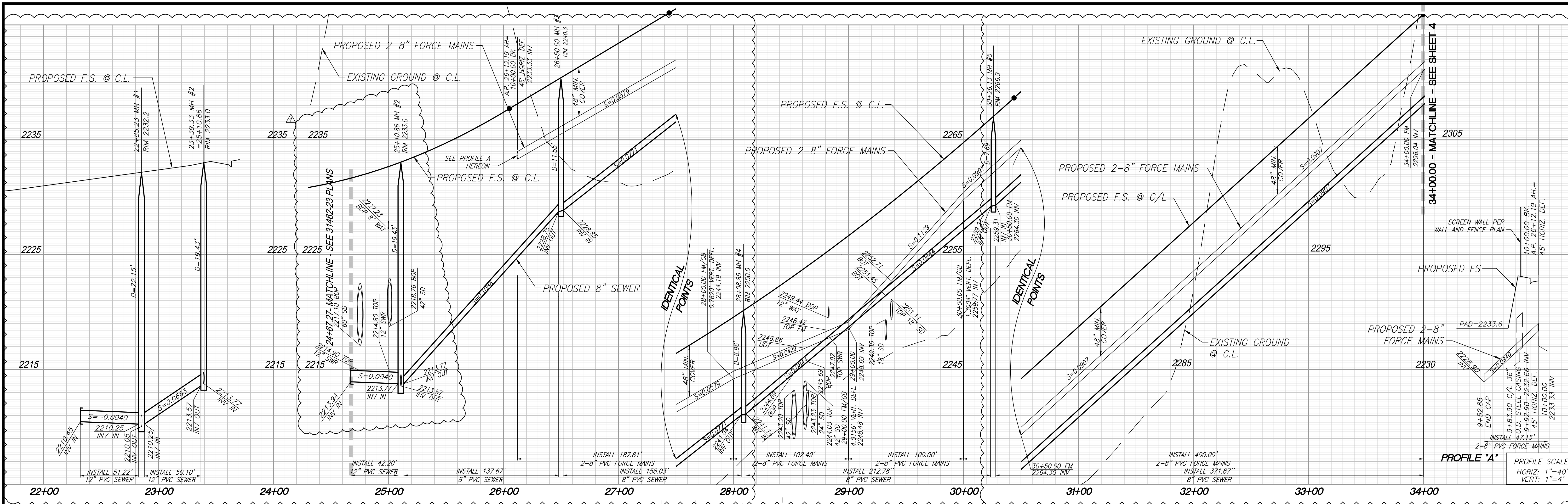
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/09/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Staff Engineer
Recommended for Approval By: _____ Date: _____
Approved By: *W.D. Harts* Date: 06/03/2022
City Engineer
City of Beaumont, Public Works Department
Engineering Division

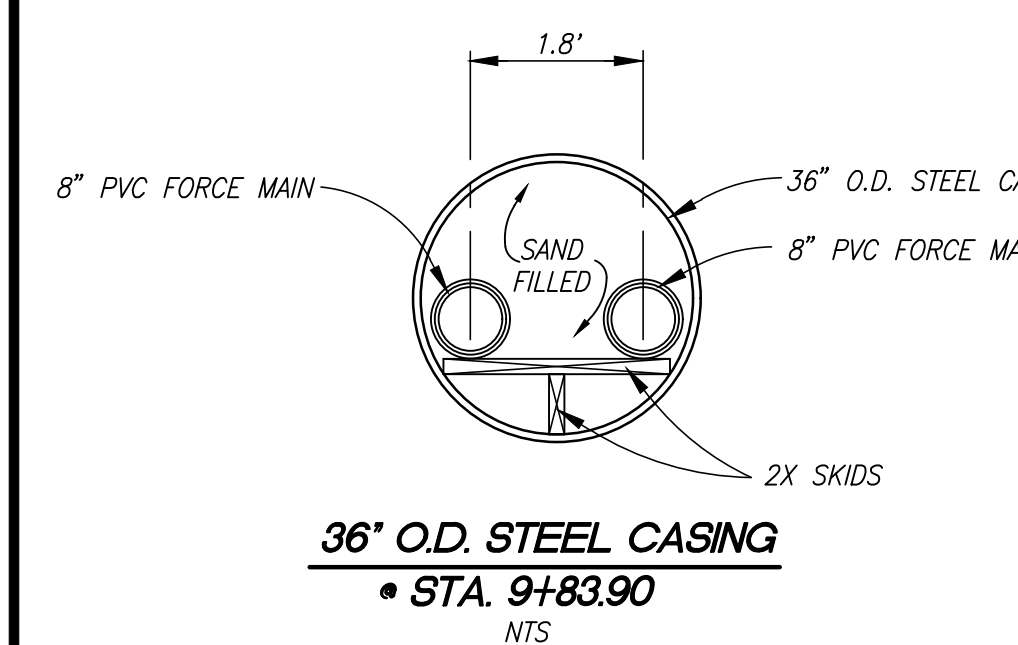
CITY OF BEAUMONT, CALIFORNIA
INFRASTRUCTURE SEWER IMPROVEMENT PLANS
TRACT NO. 31462
INDEX MAP AND TYPICAL SECTIONS
SEWER AND FORCE MAIN IMP. PLANS
FOR: MERITAGE HOMES OF CALIFORNIA

SHEET
2
OF 11 SHEETS
DRAWING NAME:
FILE NO.: 3095E

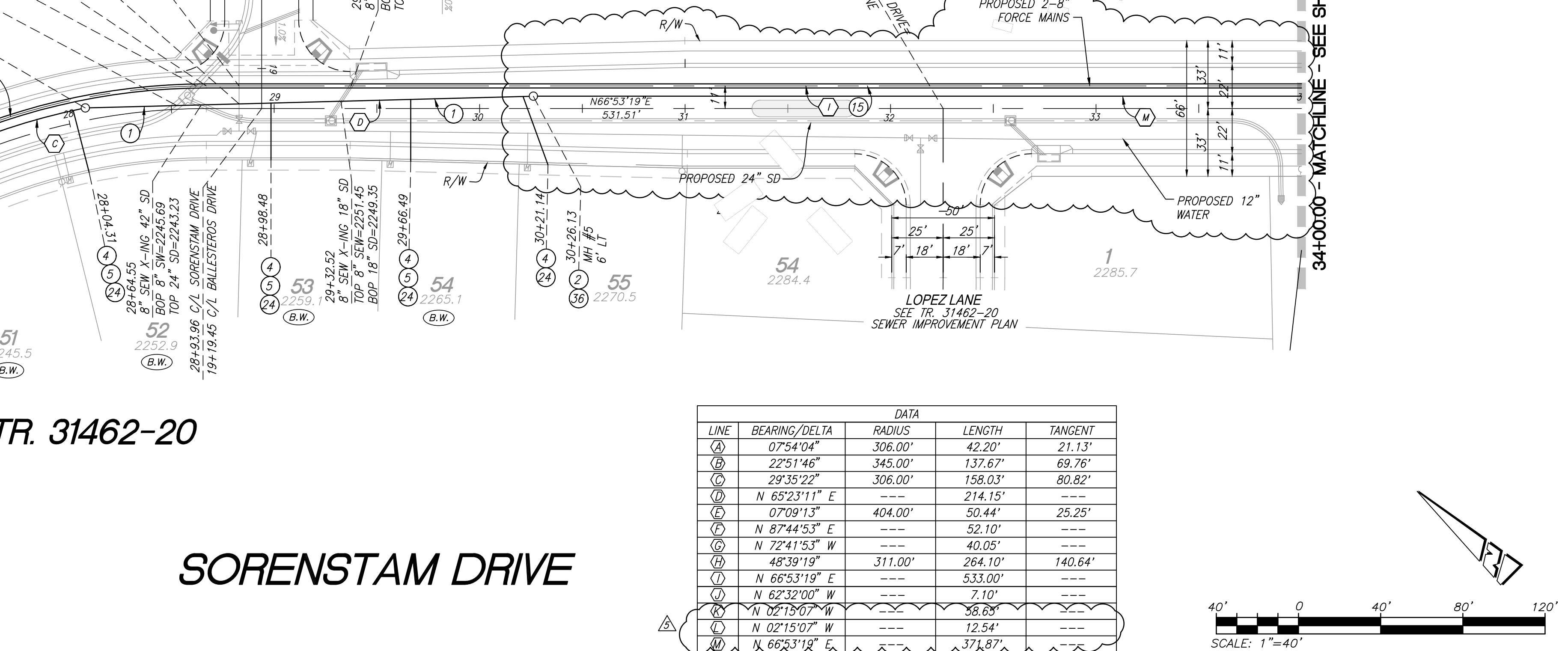
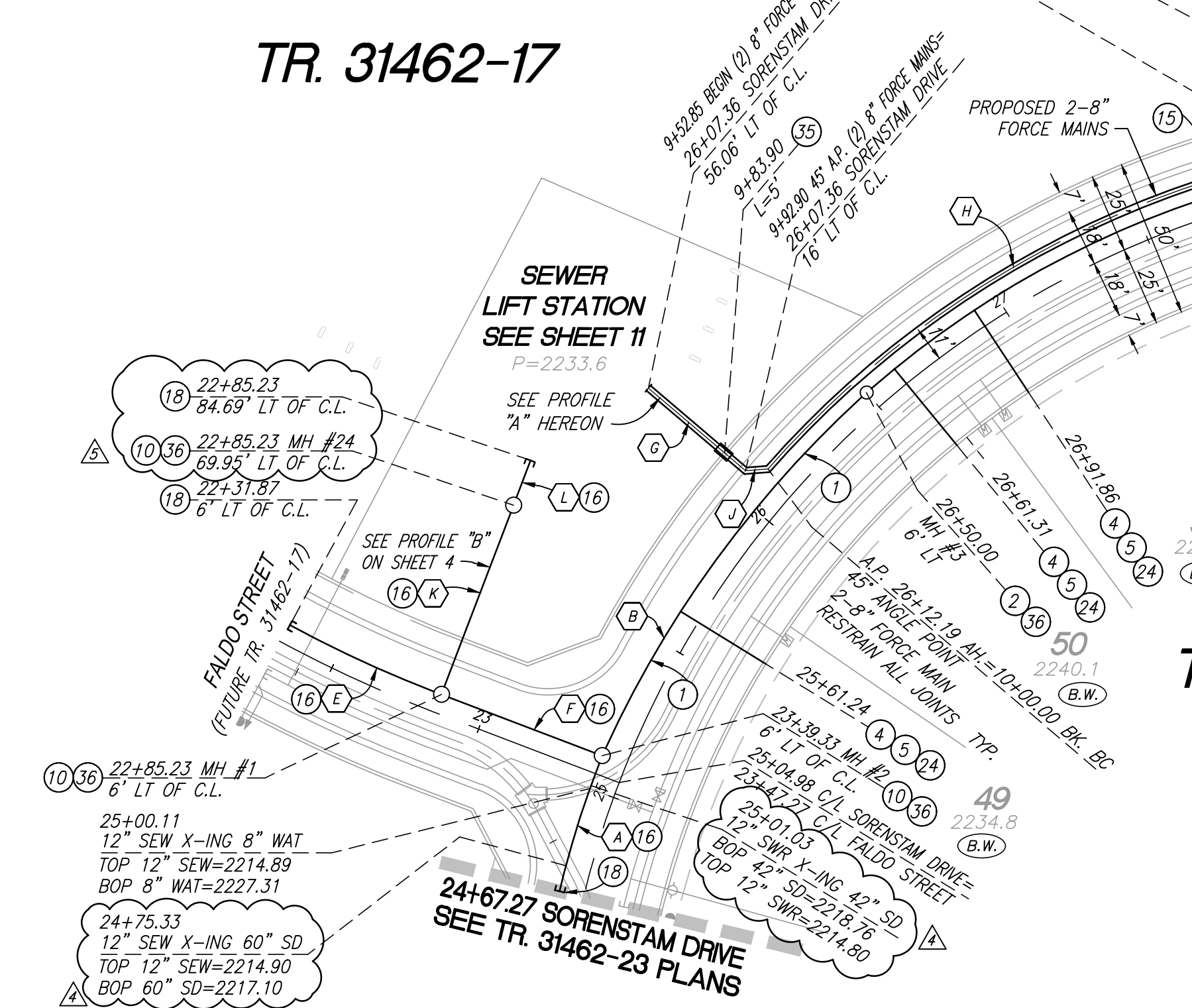
DWG: N:\06.002.000\Drawings\Sewer Improvements\15 Phase 4\31462-5 INF Sewer Plans\31462-5 INF Sewer Plans\31462-5 INF-SHT 02.dwg - 5.dwg
By: mshannon Date: May 09, 2022 11:30am



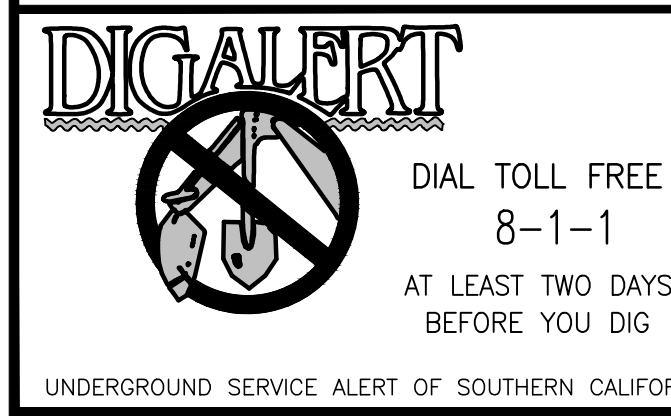
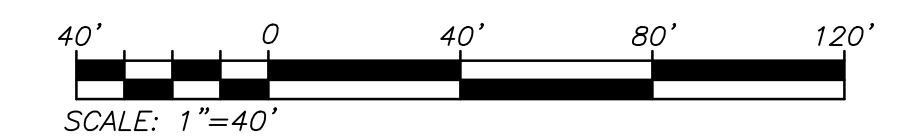
FALDO SEWER MAIN



- CONSTRUCTION NOTES:**
- INSTALL 8" PVC (SDR-35) SEWER MAIN.
 - INSTALL PRECAST 4' CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 4" PVC SEWER LATERAL PER EMWD STD. SB-177
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)
 - INSTALL PRECAST CONCRETE 5' CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 2-8" PVC ANSI/AWWA (C-900, CL. 235) SEWER FORCE MAINS WITH RESTRAINED JOINTS PER EMWD REQUIREMENTS
 - INSTALL 12" PVC (SDR-35) SEWER MAIN
 - INSTALL 12" CAP
 - INSTALL LATERAL CLEANOUTS PER EMWD STD. SB-52
 - INSTALL 36" STEEL CASING PER DETAIL HEREON
 - INSTALL SAUERREISEN COATING PER NOTE ON SHEET 1



LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	07°54'04"	306.00'	42.20'	21.13'
(B)	22°51'46"	345.00'	137.67'	69.76'
(C)	29°35'22"	306.00'	158.03'	80.82'
(D)	N 65°23'11" E	---	214.15'	---
(E)	07°09'13"	404.00'	50.44'	25.25'
(F)	N 87°44'53" E	---	52.10'	---
(G)	N 72°41'53" W	---	40.05'	---
(H)	48°39'19"	311.00'	264.10'	140.64'
(I)	N 66°53'19" E	---	533.00'	---
(J)	N 62°32'00" W	---	7.10'	---
(K)	N 02°15'07" W	---	58.63'	---
(L)	N 02°15'07" W	---	12.54'	---
(M)	N 66°53'19" E	---	371.87'	---



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
PEC	△	STREET & FORCE MAIN PRECISION FROM STATION 32+50.00 TO 34+00.00		
PEC	△	REPLACED ACID SEWER STDS. WITH LEMO SEWER STDS.		
PEC	△	LOWERED SEWER FROM STATION 24+62.00 TO LIFT STATION		
PEC	△	LOWERED SEWER FROM STATION 28+08.00 TO LIFT STATION		
PEC	△	LOWERED SEWER FROM STA. 24+62.00 TO STA. 25+10.00		
PEC	△	ADDED MH. 24-25 & EXTENDED SEWER LINE TO LIFT STATION		
PEC	△	EXTENDED SEWER LINE 30+26.13 TO 34+11.70		

PROACTIVE ENGINEERING WEST
 2519 HOFFMAN AVE. SUITE 200
 PUEBLO, CO 81002
 971-290-0850

DESIGNED BY: *George Alan Lemfesty*
 DATE: 05/09/22

REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN LEMFESTY
 No. 45920
 Exp. 12/31/22
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 05/09/22
 JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *Ally D. Harts* Date: 06/03/2022
 City of Beaumont, Public Works Department
 Engineering Division

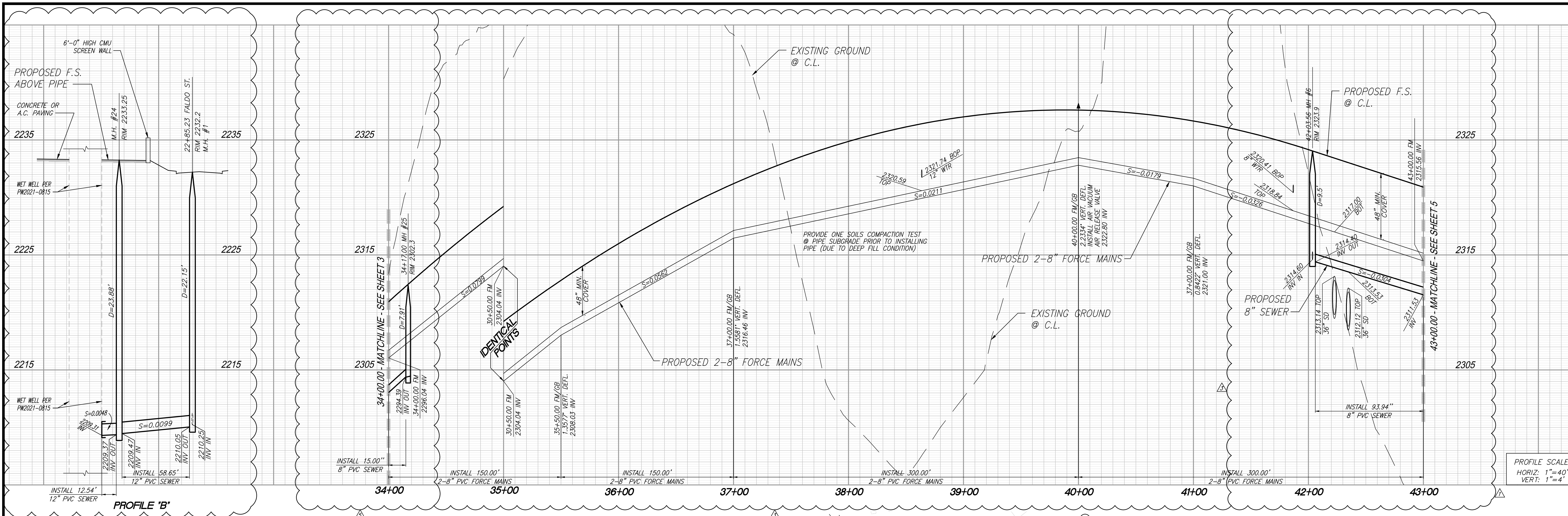
CITY OF BEAUMONT, CALIFORNIA
 INFRASTRUCTURE SEWER IMPROVEMENT PLANS
 TRACT NO. 31462

SORENSTAM DRIVE
 STA: 24+51.97 TO STA: 34+00.00

SEWER AND FORCE MAIN - PLAN AND PROFILE

FOR: MERITAGE HOMES OF CALIFORNIA

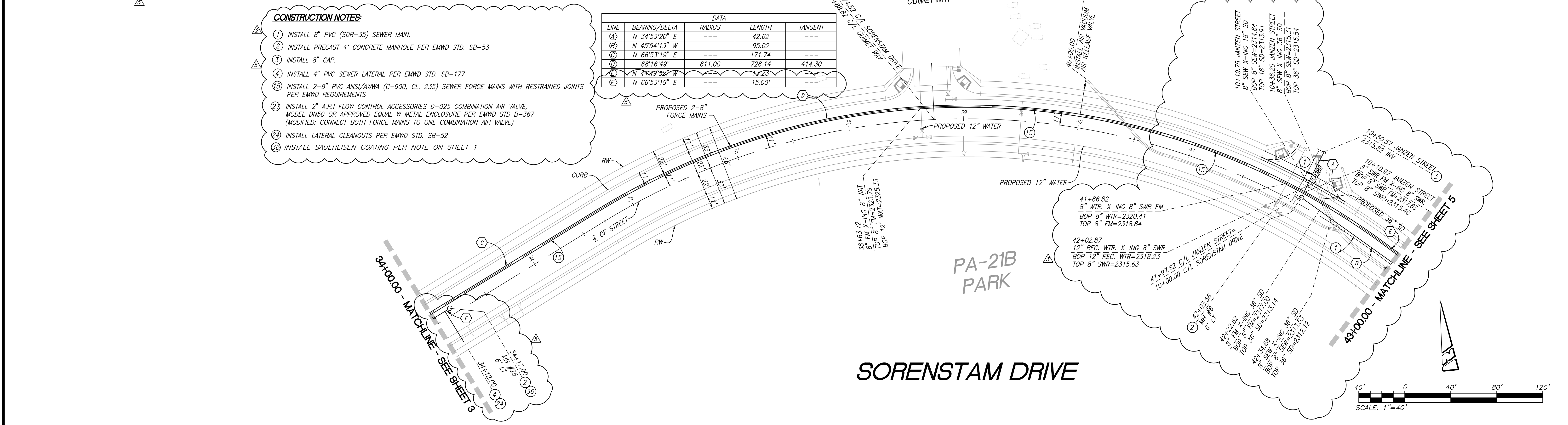
SHEET 3
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: 3095E



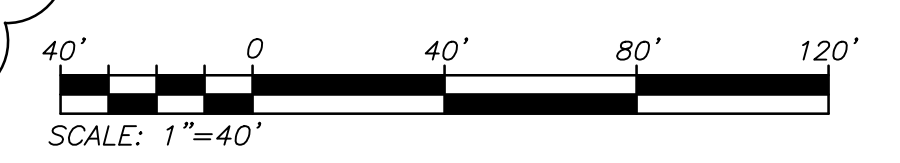
PROFILE 'B'

- CONSTRUCTION NOTES**
- INSTALL 8" PVC (SDR-35) SEWER MAIN.
 - INSTALL PRECAST 4' CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 8" CAP.
 - INSTALL 4" PVC SEWER LATERAL PER EMWD STD. SB-177
 - INSTALL 2-8" PVC ANSI/AWWA (C-900, CL. 235) SEWER FORCE MAINS WITH RESTRAINED JOINTS PER EMWD REQUIREMENTS
 - INSTALL 2" A.R.I FLOW CONTROL ACCESSORIES D-025 COMBINATION AIR VALVE, MODEL D150 OR APPROVED EQUAL W METAL ENCLOSURE PER EMWD STD B-367 (MODIFIED: CONNECT BOTH FORCE MAINS TO ONE COMBINATION AIR VALVE)
 - INSTALL LATERAL CLEANOUTS PER EMWD STD. SB-52
 - INSTALL SAUERREISEN COATING PER NOTE ON SHEET 1

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N 34°53'20" E	---	42.62	---
(B)	N 45°54'13" W	---	95.02	---
(C)	N 66°53'19" E	---	171.74	---
(D)	68°16'49"	611.00	728.14	414.30
(E)	N 44°49'58" W	---	48.23	---
(F)	N 66°53'19" E	---	15.00'	---



SORENSTAM DRIVE



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
PEC	△	STREET & FORCE MAIN REVISION FROM STATION 34+50.00 TO 54+00.00		
PEC	△	REPLACED RCTD SEWER STDS. WITH EMWD SEWER STDS.		
PEC	△	REVISED PIPE CROSSING INFORMATION		
PEC	△	LOWERED FORCE MAIN FROM STATION 34+00.00-42+00.00		
PEC	△	ADDED M.H. #24-25 & EXTENDED SEWER LINE TO LEFT STATION		
PEC	△	EXTENDED SEWER LINE 30+26.13 TO 34+17.00		

PROACTIVE ENGINEERING WEST

2019 SEPTEMBER AVE. SUITE 200
 PUEBRIA, CA 92502
 951-200-0850

DATE: 05/25/22

PROACTIVE ENGINEERING WEST

REGISTERED PROFESSIONAL ENGINEER
 No. 45920
 Exp. 12/31/22

GEORGE ALAN LEMESTREY
 R.C.E. 45920 EXP. 12-31-2022

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC

Reviewed By: _____ Staff Engineer Date: _____

Recommended for Approval By: _____ Date: _____

Approved By: *Jeffrey D. Harts* City Engineer Date: 06/03/2022

City of Beaumont, Public Works Department
 Engineering Division

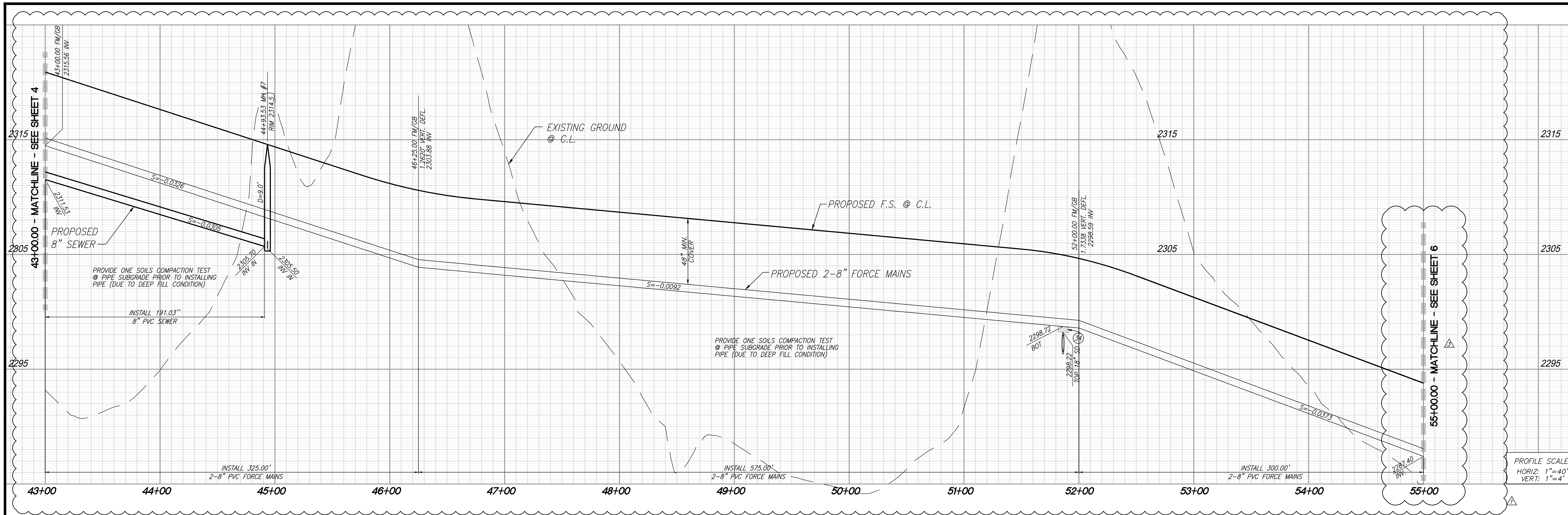
CITY OF BEAUMONT, CALIFORNIA
 INFRASTRUCTURE SEWER IMPROVEMENT PLANS
 TRACT NO. 31462

SORENSTAM DRIVE
 STA: 34+00.00 TO STA: 43+00.00

SEWER AND FORCE MAIN - PLAN AND PROFILE

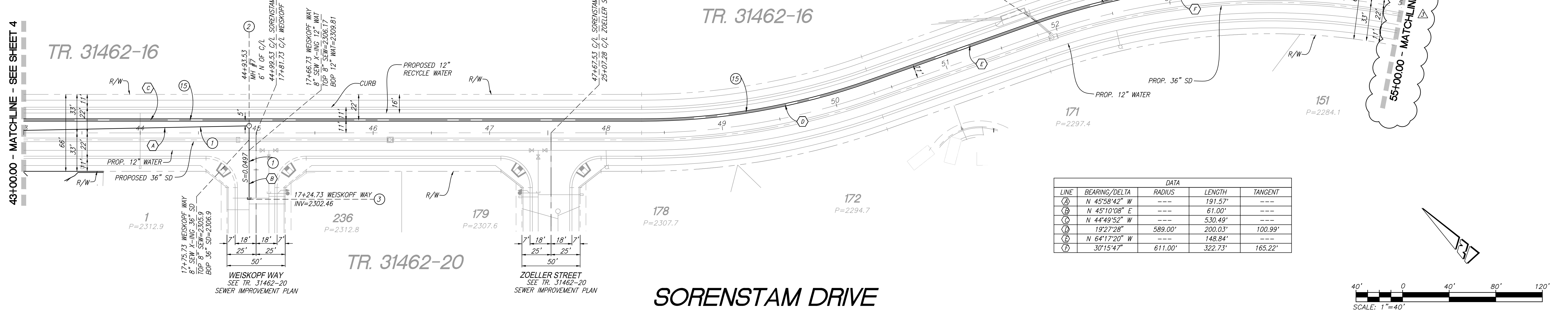
FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 4 OF 11 SHEETS
 DRAWING NAME: _____
 FILE NO.: 3095E

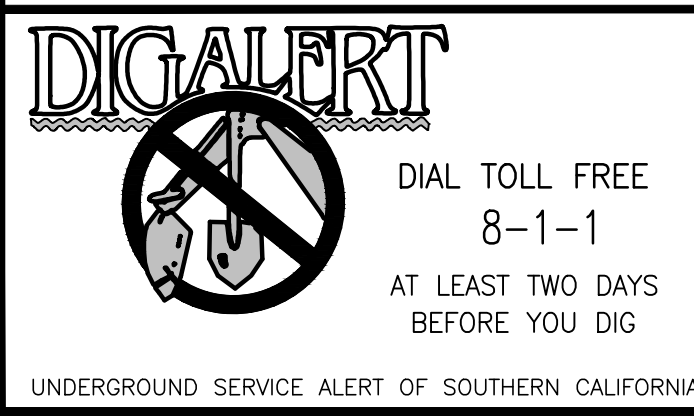


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

- CONSTRUCTION NOTES:**
1. INSTALL 8" PVC (SDR-35) SEWER MAIN.
 2. INSTALL PRECAST 4' CONCRETE MANHOLE PER EMD STD. SB-53
 3. INSTALL 8" CAP
 4. INSTALL 2-8" PVC ANSI/AWWA (C-900, CL. 235) SEWER FORCE MAINS WITH RESTRAINED JOINTS PER EMD REQUIREMENTS
 5. INSTALL CONTROLLED DENSITY FILL PER EMD DETAILED PROVISIONS SECTION 02252 SPECIFICATIONS



LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N 45°58'42" W	---	191.57'	---
(B)	N 45°10'08" E	---	61.00'	---
(C)	N 44°49'52" W	---	530.49'	---
(D)	19°27'28"	589.00'	200.03'	100.99'
(E)	N 64°17'20" W	---	148.84'	---
(F)	30°15'47"	611.00'	322.73'	165.22'



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

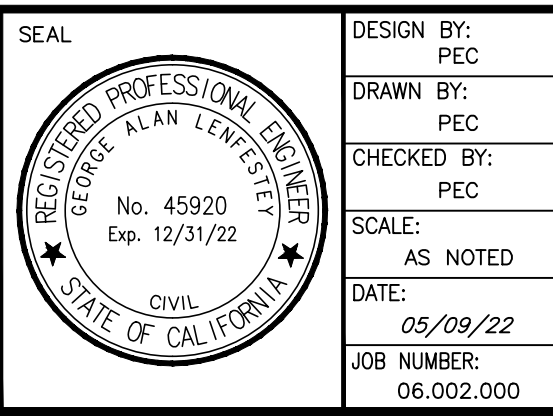
BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV.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

BY	MARK	DESCRIPTION	APPR.	DATE
PEC	△	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00 AND FORCE MAIN REDESIGN.		
PEC	△	REPLACED RCTD SEWER STDS. WITH EMDW SEWER STDS.		
PEC	△	REVISED SHEET MATCHLINE TO 55+00.00		
ENGINEER		REVISIONS	CITY	DATE

PROACTIVE ENGINEERING WEST
2019 HERRING AVE. SUITE 210
MURRIETA, CA 92562
951-200-0860

DESIGNED BY: GEORGE ALAN LEWISTEY
R.C.E. 45920 EXP. 12-31-2022

DATE: 05/09/22



DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/09/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Staff Engineer Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Ally D. Hart* City Engineer Date: 06/03/2022

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
INFRASTRUCTURE SEWER IMPROVEMENT PLANS
TRACT NO. 31462

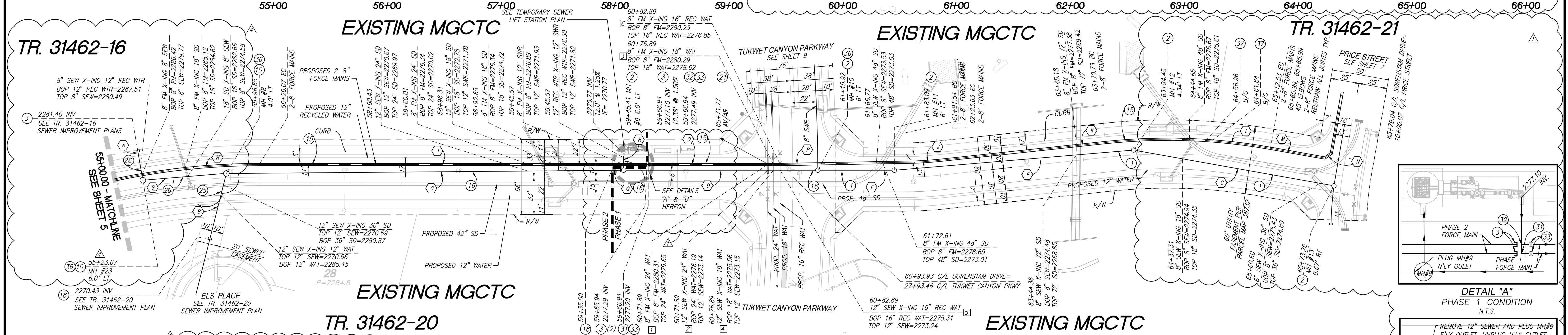
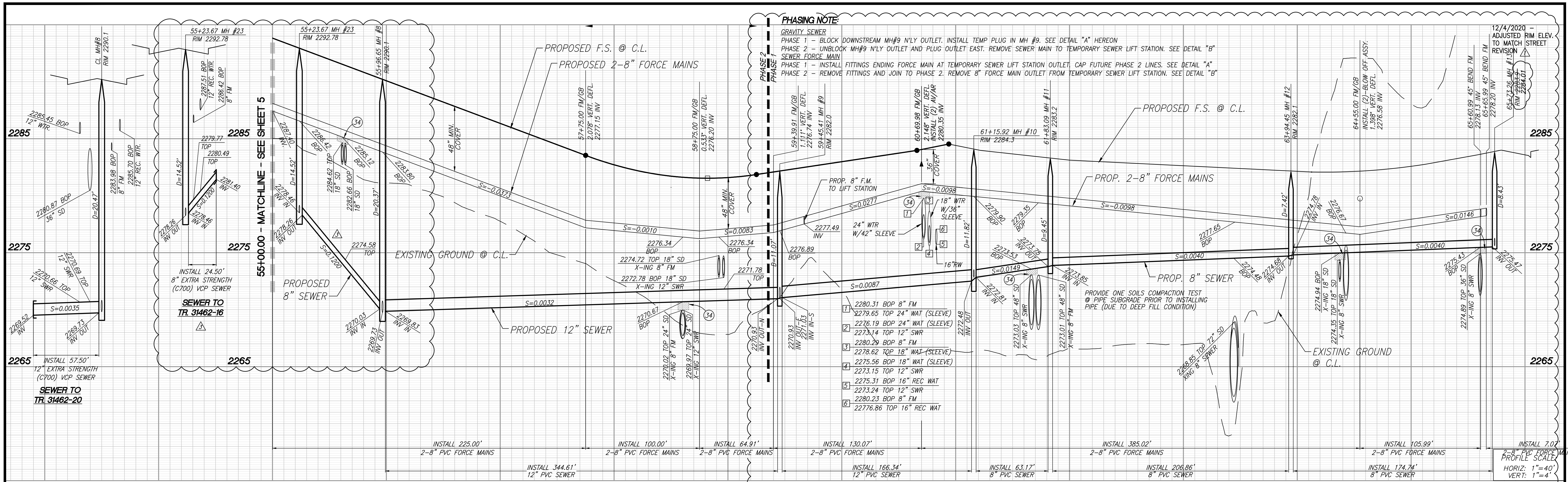
SORENSTAM DRIVE
STA: 43+00.00 TO STA: 55+50.00

SEWER AND FORCE MAIN - PLAN AND PROFILE

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 5
OF 11 SHEETS
DRAWING NAME:
FILE NO.: 3095E

DWG: N:\06\002\000\Drawings\Sewer Improvements\13\1462-SWR\NF\PLANS\Sheet-5\NF_Sewer_Plans\131462-SWR-SHT_05_Data-5.dwg
 By: mshabana
 Ploated: May 09, 2022 - 11:20am



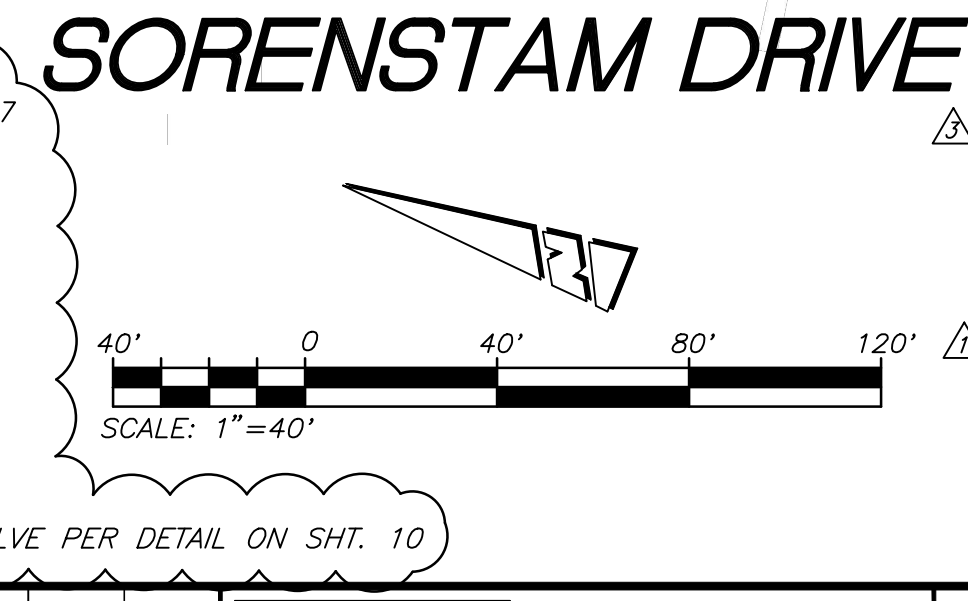
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE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

- CONSTRUCTION NOTES**
- INSTALL 8" PVC (SDR-35) SEWER MAIN
 - INSTALL PRECAST 4" CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 8" END CAP
 - INSTALL PRECAST 5" CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 2-8" PVC ANS/AWMA (C-900, CL. 235) SEWER FORCE MAINS WITH RESTRAINED JOINTS PER EMWD REQUIREMENTS
 - INSTALL 12" PVC (SDR-35) SEWER MAIN
 - INSTALL 12" END CAP
 - INSTALL REINFORCED PRECAST SHALLOW MANHOLE W/ CAST IRON MANHOLE COVER PER E.M.W.D. STD. DWG. SB-30
 - INSTALL 2" A.R.I. FLOW CONTROL ACCESSORIES D-025 COMBINATION AIR VALVE, MODEL DMSO OR APPROVED EQUAL W/ METAL ENCLOSURE PER EMWD STD B-367
 - INSTALL 12" EXTRA STRENGTH VCP SEWER (C-700)
 - INSTALL 8" EXTRA STRENGTH VCP SEWER (C-700)
 - INSTALL 8" FLANGED 90° BEND
 - INSTALL 8" PLUG VALVE
 - INSTALL CONTROLLED DENSITY FILL PER EMWD DETAILED PROVISIONS SECTION 02252 SPECIFICATIONS
 - INSTALL SAUERREISEN COATING PER NOTE ON SHEET 1
 - INSTALL 6" BLOW OFF PER MODIFIED EMWD STD. B-357 W/PLUG VALVE PER DETAIL ON SHT. 10

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

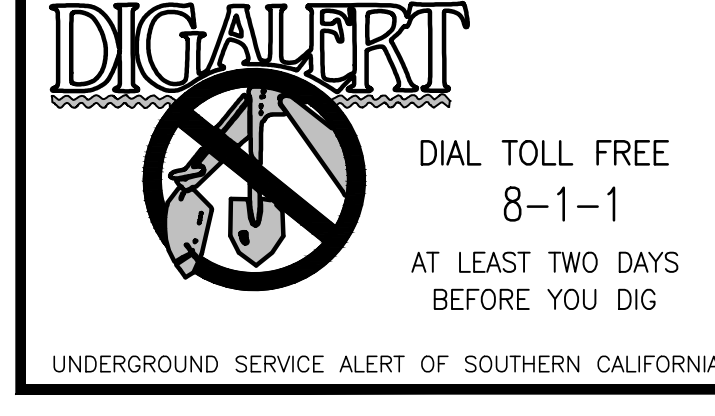
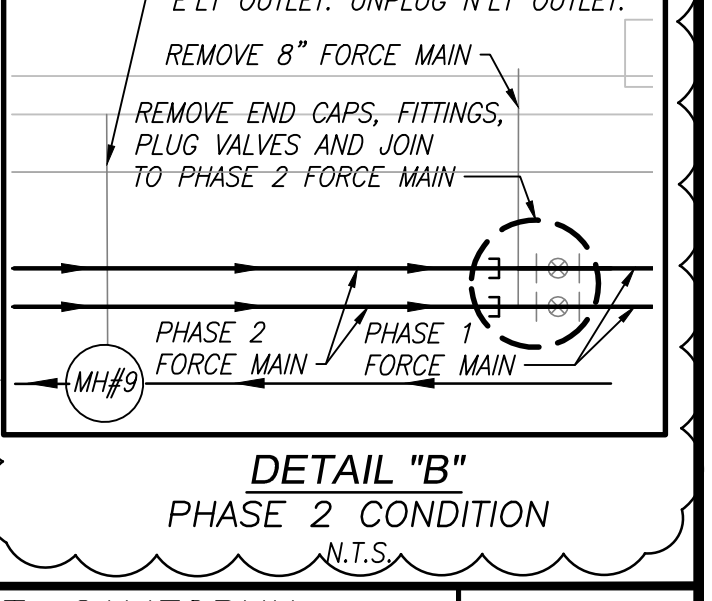


DATA

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	N 58°14'05" E	---	24.50'	---
(2)	N 82°07'46" E	---	67.58'	---
(3)	N 22°27'30" W	---	336.04'	---
(4)	N 21°59'12" W	---	166.34'	---
(5)	N 21°59'12" W	---	63.17'	---
(6)	N 26°48'26" W	---	206.86'	---
(7)	N 11°51'54" W	---	174.73'	---
(8)	N 12°02'21" W	---	128.38'	64.45'

DATA

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	N 21°59'12" W	---	339.87'	---
(2)	06°08'54"	285.10'	30.59'	15.31'
(3)	N 28°06'57" W	---	147.10'	---
(4)	16°15'03"	513.00'	145.50'	73.24'
(5)	N 11°51'54" W	---	48.45'	---
(6)	N 58°14'05" W	---	7.07'	---
(7)	N 21°59'12" W	---	115.89'	---
(8)	N 23°02'31" W	---	108.73'	---
(9)	N 22°27'30" W	---	8.57'	---
(10)	N 67°48'38" E	---	12.00'	---
(11)	N 26°43'55" W	---	68.57'	---



REVISIONS

NO.	DESCRIPTION	DATE
1	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00 AND FORCE MAIN REDESIGN; ADDED PHASE LINE & TEMP. SEWER LIFT STATION.	05/09/22
2	REPLACED RCTD SEWER STDS. WITH EMWD SEWER STDS.	05/09/22
3	ADDED 8" SEWER FROM STATION 55+23.67 TO 55+96.55 AND MH #23 WITH SEWER SUB TO TRACT 31462-16	05/09/22

PROACTIVE ENGINEERING WEST
 GEORGE ALAN LENESEY
 R.C.E. 45920 EXP. 12-31-2022

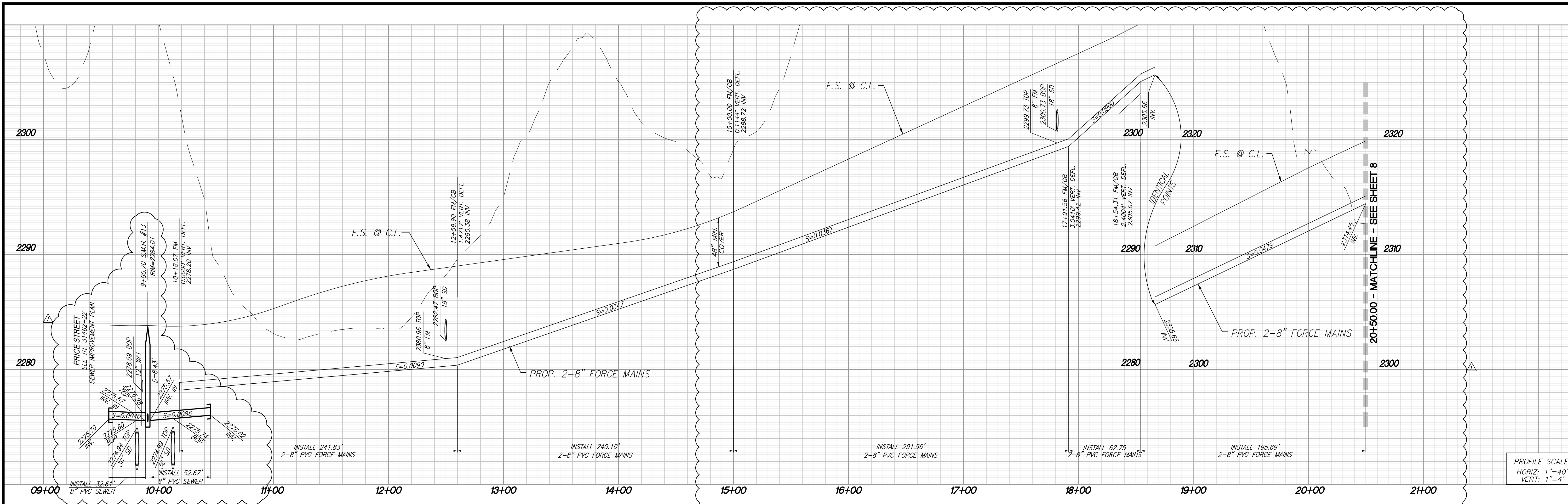
PROACTIVE ENGINEERING WEST
 GEORGE ALAN LENESEY
 R.C.E. 45920 EXP. 12-31-2022

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/09/22
JOB NUMBER: 06.002.000

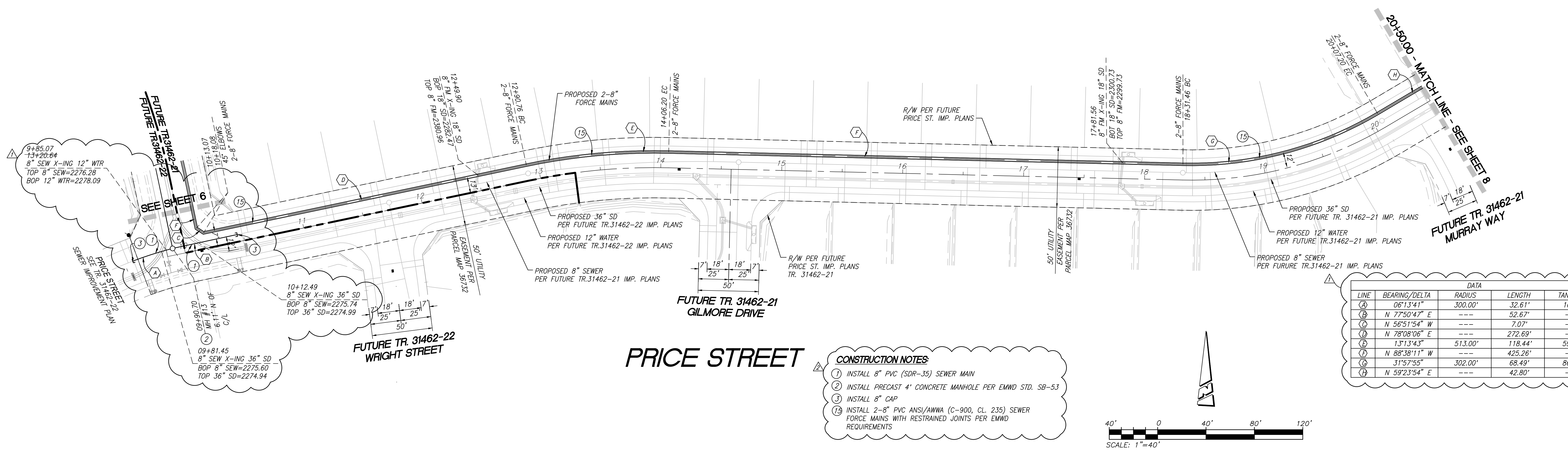
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *George Alan Lenesey* Date: 05/09/22
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
INFRASTRUCTURE SEWER IMPROVEMENT PLANS
TRACT NO. 31462
SORENSTAM DRIVE
 STA: 55+50.00 TO STA: 65+78.42
SEWER AND FORCE MAIN - PLAN AND PROFILE

SHEET 6
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: 3095E



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



LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	06°13'41" W	300.00'	32.61'	16.32'
(B)	N 77°50'47" E	---	52.67'	---
(C)	N 56°51'54" W	---	7.07'	---
(D)	N 78°08'06" E	---	272.69'	---
(E)	13°13'43" W	513.00'	118.44'	59.49'
(F)	N 88°38'11" W	---	425.26'	---
(G)	31°57'55" W	302.00'	68.49'	86.56'
(H)	N 59°23'54" E	---	42.80'	---

- CONSTRUCTION NOTES**
- INSTALL 8" PVC (SDR-35) SEWER MAIN
 - INSTALL PRECAST 4' CONCRETE MANHOLE PER EMWD STD. SB-53
 - INSTALL 8" CAP
 - INSTALL 2-8" PVC ANS/ANWA (C-900, CL 235) SEWER FORCE MAINS WITH RESTRAINED JOINTS PER EMWD REQUIREMENTS

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
PEC	▲	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00 AND FORCE MAIN REDESIGN.		
PEC	▲	REPLACED RCFD SEWER STDS. WITH EMWD SEWER STDS.		
REVISIONS				
ENGINEER			CITY	

PROACTIVE ENGINEERING WEST
 GEORGE ALAN LEMESTREY
 R.C.E. 45920 EXP. 12-31-2022
 05/09/22

REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN LEMESTREY
 No. 45920 Exp. 12/31/22
 CIVIL
 STATE OF CALIFORNIA

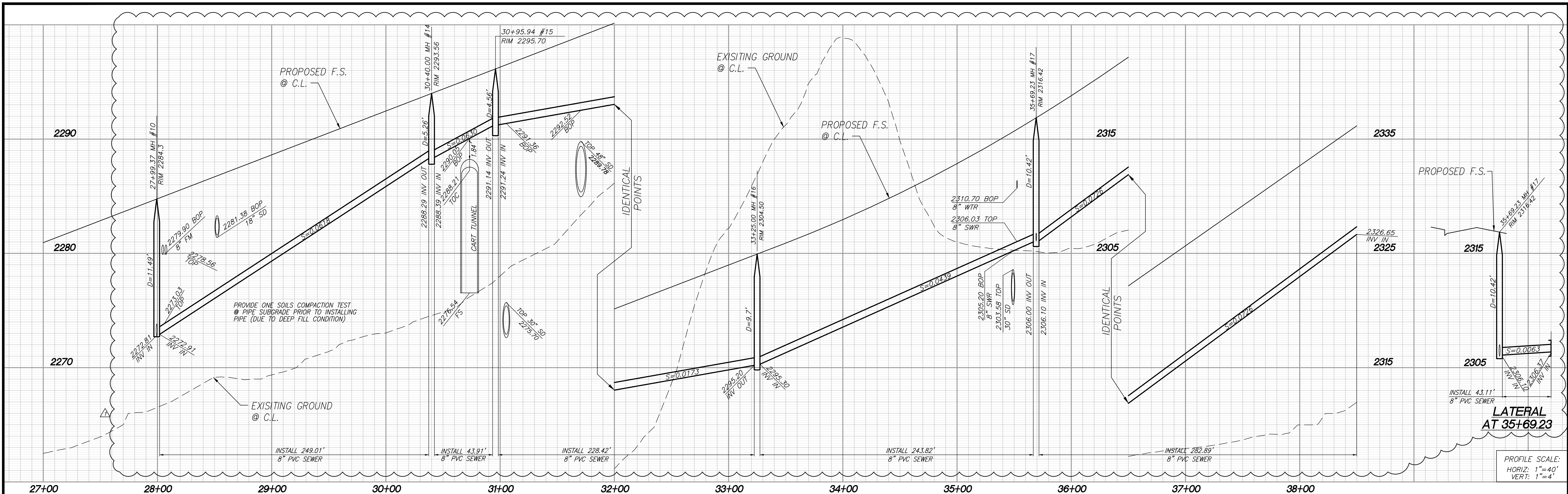
DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 05/09/22
 JOB NUMBER: 06.002.000

Reviewed By: _____ Staff Engineer Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *Ally D. Harts* City Engineer Date: 06/03/2022

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 INFRASTRUCTURE SEWER IMPROVEMENT PLANS
 TRACT NO. 31462
PRICE STREET
 STA: 13+56.64 TO STA: 24+00.00
SEWER AND FORCE MAIN - PLAN AND PROFILE
 FOR: MERITAGE HOMES OF CALIFORNIA

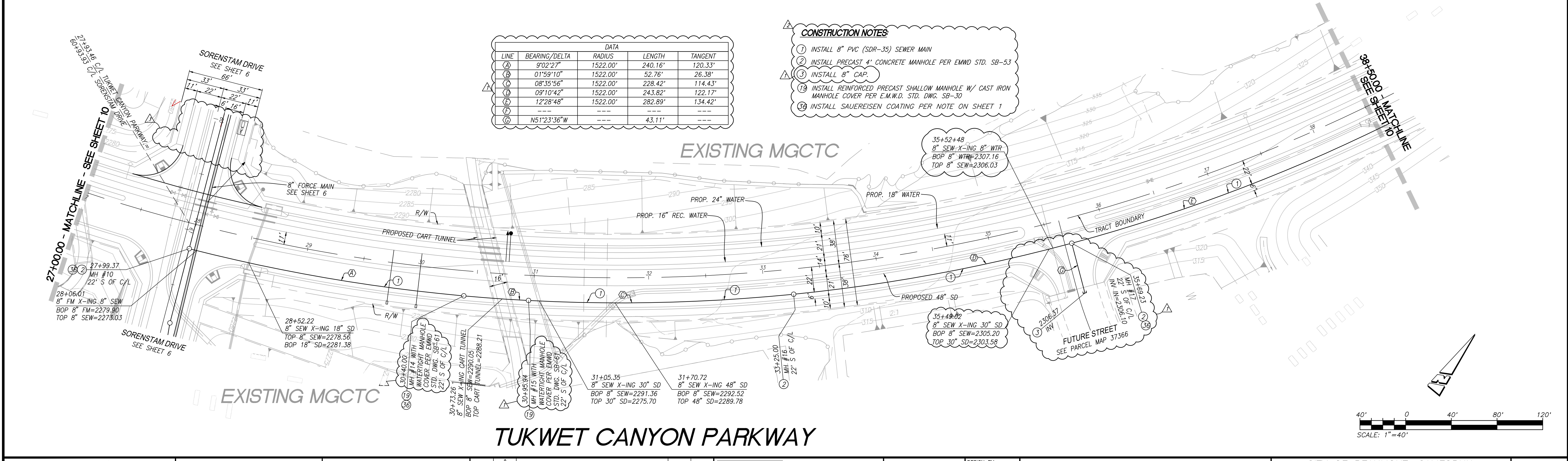
SHEET
7
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: 3095E



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

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	9°02'27"	1522.00'	240.16'	120.33'
(B)	01°59'10"	1522.00'	52.76'	26.38'
(C)	08°35'56"	1522.00'	228.42'	114.43'
(D)	09°10'42"	1522.00'	243.82'	122.17'
(E)	12°28'48"	1522.00'	282.89'	134.42'
(F)	---	---	---	---
(G)	N51°23'36"W	---	43.11'	---

- CONSTRUCTION NOTES:**
- INSTALL 8" PVC (SDR-35) SEWER MAIN
 - INSTALL PRECAST 4' CONCRETE MANHOLE PER EMD STD. SB-53
 - INSTALL 8" CAP.
 - INSTALL REINFORCED PRECAST SHALLOW MANHOLE W/ CAST IRON MANHOLE COVER PER E.M.W.D. STD. DWG. SB-30
 - INSTALL SAUERREISEN COATING PER NOTE ON SHEET 1



TUKWET CANYON PARKWAY

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
PEC	△	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00.		
PEC	△	FORCE MAIN REDESIGN & WATER TIGHT MH COVER NOTE		
PEC	△	REPLACED RCJD SEWER STDS. WITH EMDW SEWER STDS.		

PROACTIVE ENGINEERING WEST
 2509 SEPULVEDO AVE. SUITE 200
 HUNTERIA, CA 92502
 951-200-0860

DESIGNED BY: ALAN LENESEY
 DATE: 05/09/22

REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN LENESEY
 No. 45920
 Exp. 12/31/22
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 05/09/22
 JOB NUMBER: 06.002.000

Reviewed By: _____ Staff Engineer Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *Ally D. Harris* City Engineer Date: 06/03/2022

City of Beaumont, Public Works Department
 Engineering Division

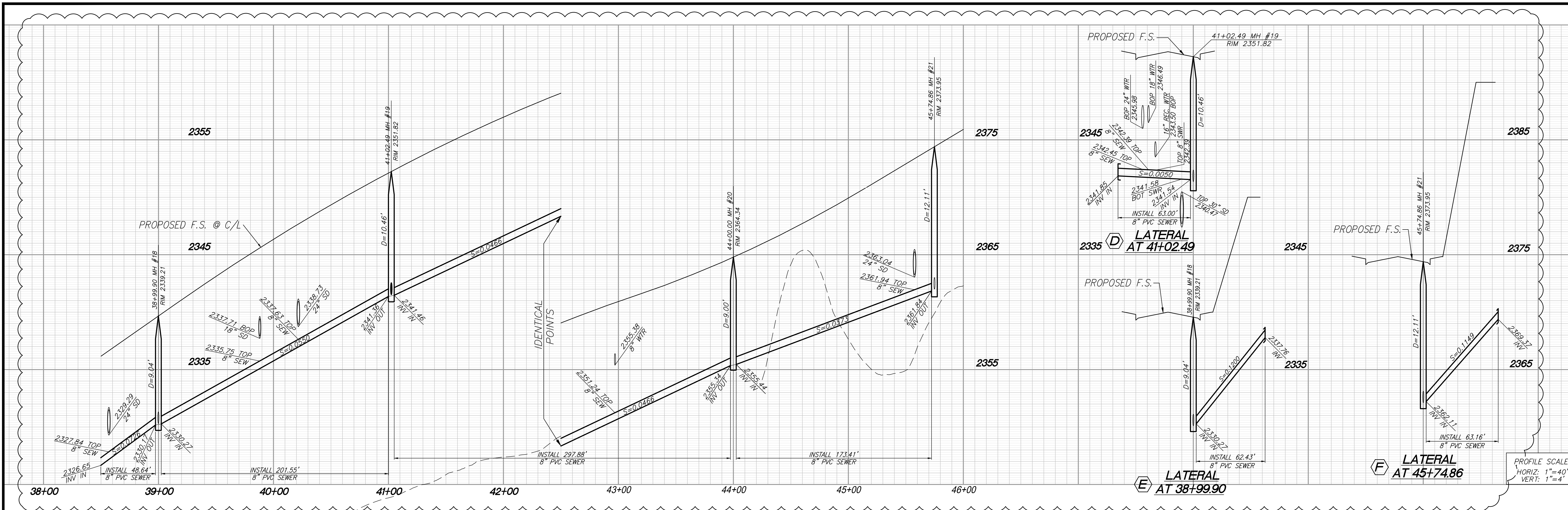
CITY OF BEAUMONT, CALIFORNIA
 INFRASTRUCTURE SEWER IMPROVEMENT PLANS
 TRACT NO. 31462

TUKWET CANYON PARKWAY
 STA: 28+06.11 TO STA: 38+50.00

FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 9
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: 3095E

DWG: N:\06\002\000\Drawings\Sewer Improvements\VC Phase 4\31462-SWR INF PLANS\Title-5 INF Plans\31462-SW-5.dwg
 By: mlaehana
 Priced: May 09, 2022 - 11:55am

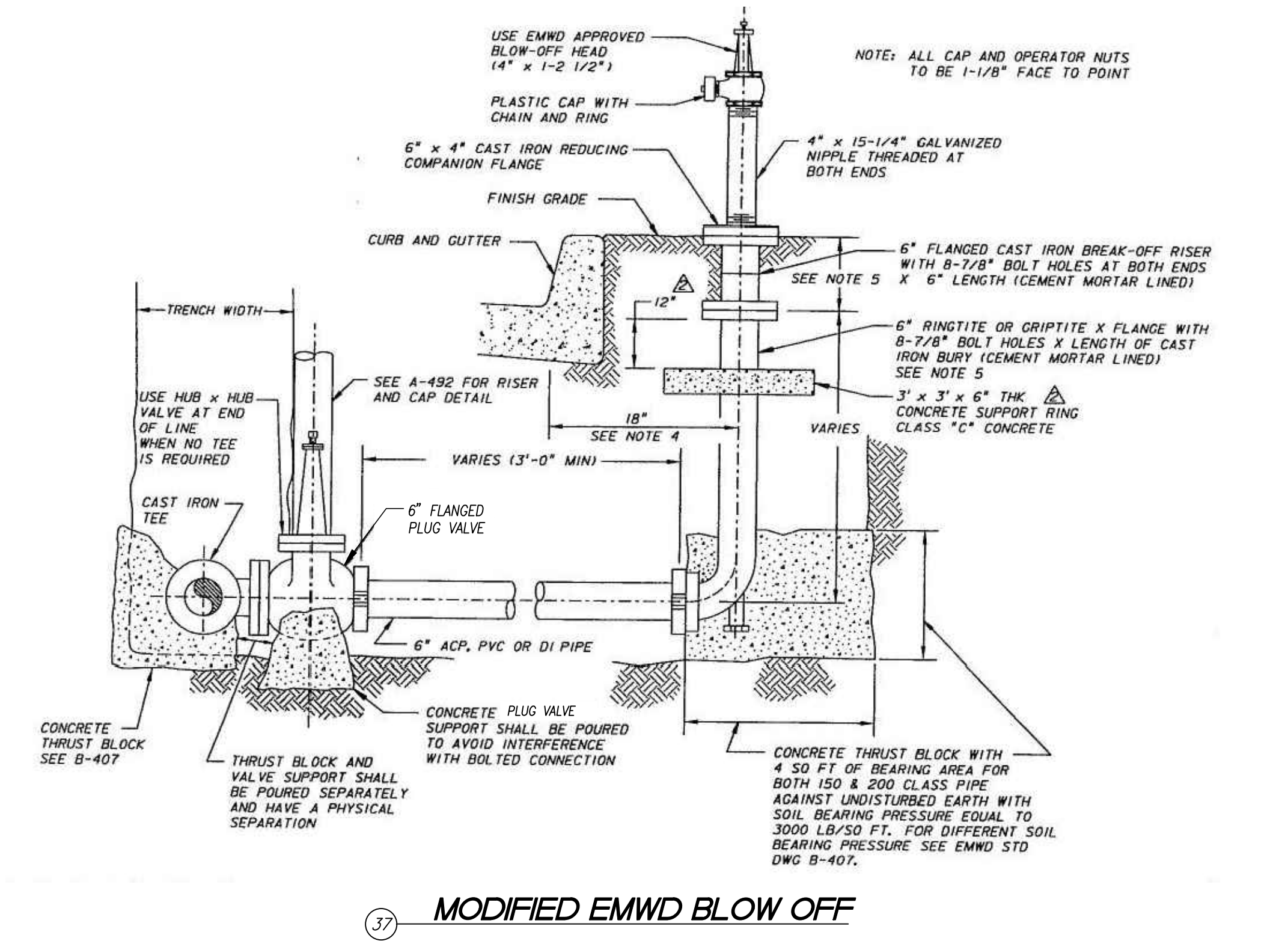
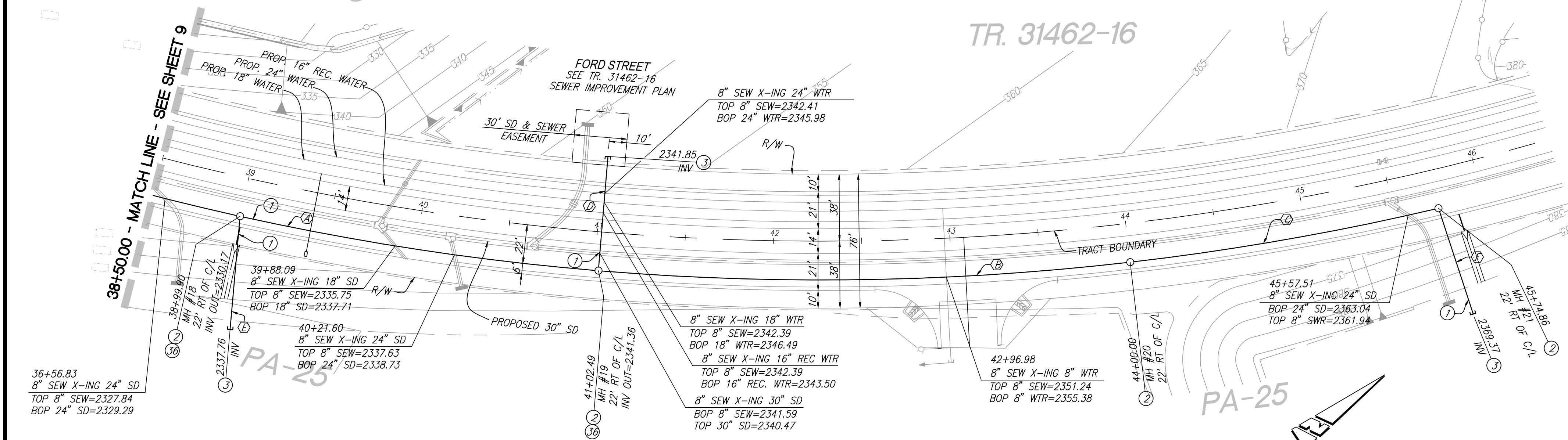


- CONSTRUCTION NOTES:**
- INSTALL 8" PVC (SDR-35) SEWER MAIN
 - INSTALL PRECAST 4' CONCRETE MANHOLE PER EMDD STD. SB-53
 - INSTALL 8" CAP
 - INSTALL SAUERREISEN COATING PER NOTE ON SHEET 1

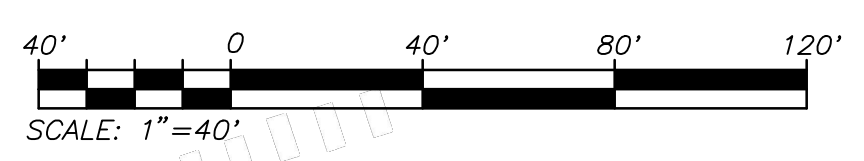
LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	07°35'15"	1522.00'	201.55'	100.92'
B	11°12'50"	1522.00'	297.88'	149.42'
C	6°31'41"	1522.00'	173.41'	86.80'
D	N 65°02'44" W	---	63.00'	---
E	N 64°48'26" W	---	62.43'	---
F	N 87°59'12" W	---	63.16'	---

EXISTING MGCTC

TR. 31462-16



TUKWET CANYON PARKWAY



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
PEC	△	STREET REDESIGN FROM STATION 32+50.00 TO 54+00.00 AND FORCE MAIN REDESIGN.		
PEC	△	REPLACED RCTD SEWER STDS. WITH EMDD SEWER STDS.		
REVISIONS				
ENGINEER			CITY	

PROACTIVE ENGINEERING WEST

2509 HERRING AVE. SUITE 200
PUEBLO, CA 92502
951-295-0850

05/09/22

REGISTERED PROFESSIONAL ENGINEER

GEORGE ALAN LEMESTREY

No. 45920
Exp. 12/31/22

CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/09/22
JOB NUMBER: 06.002.000

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *John D. Harts* Date: 06/03/2022
City Engineer
City of Beaumont, Public Works Department
Engineering Division

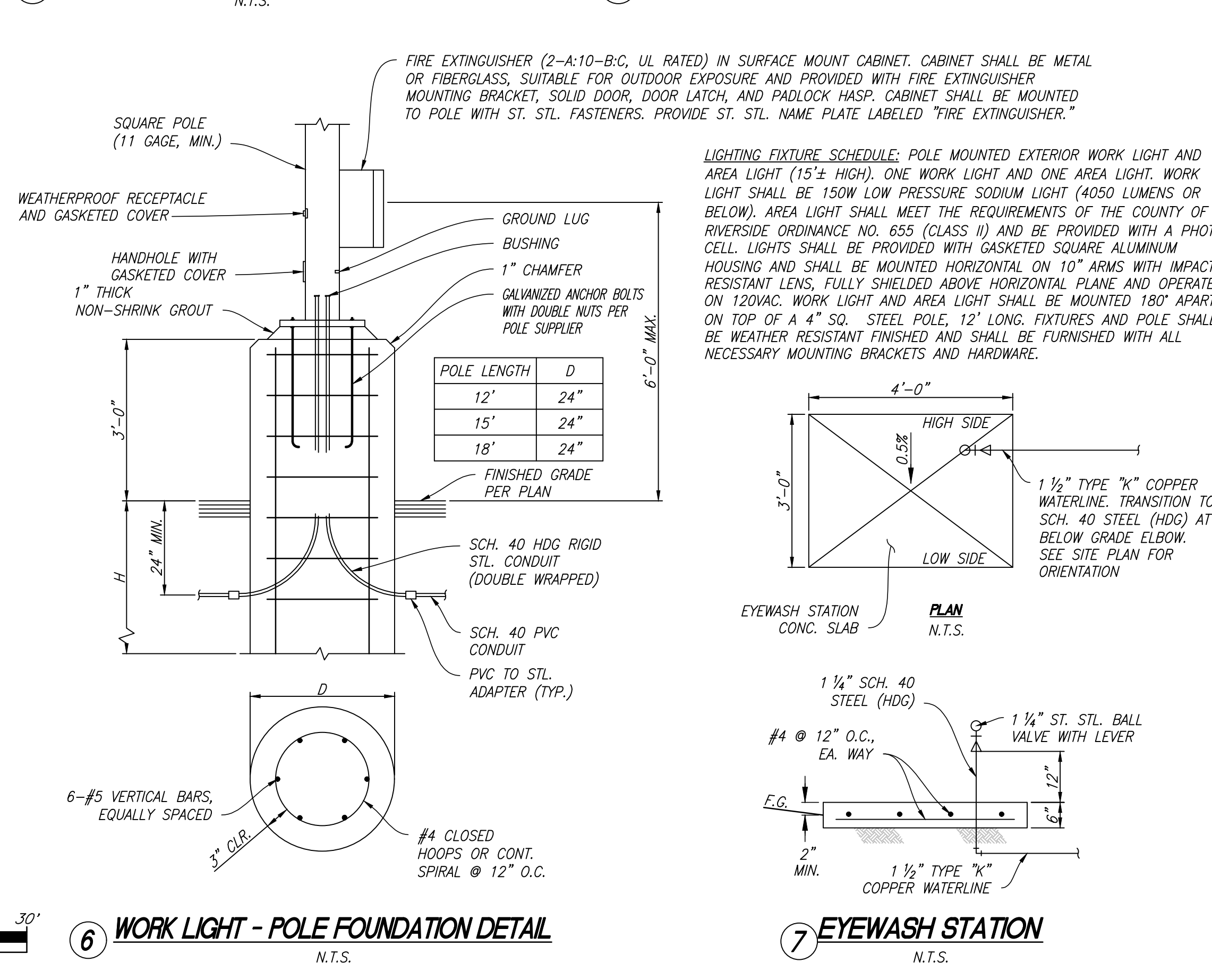
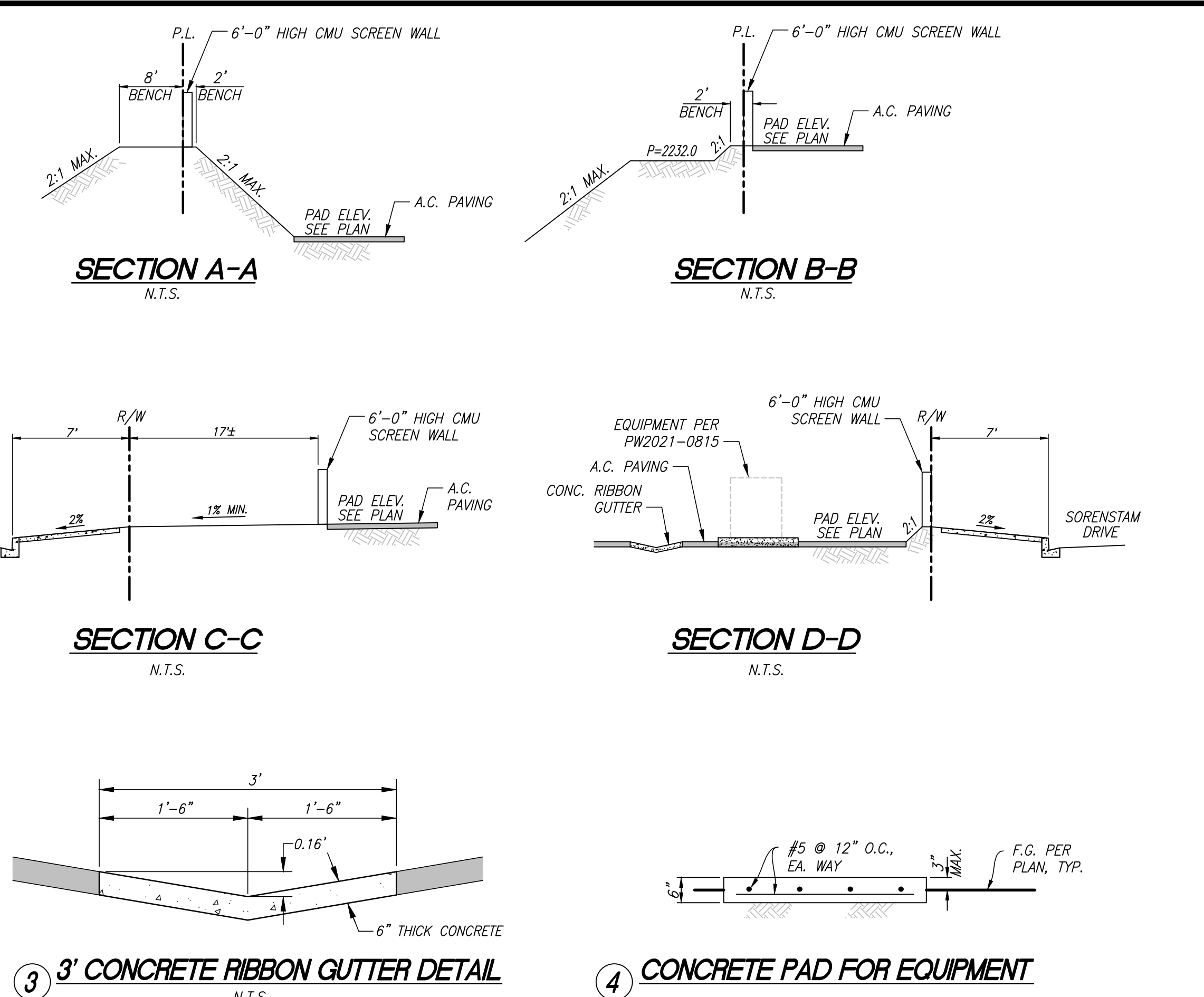
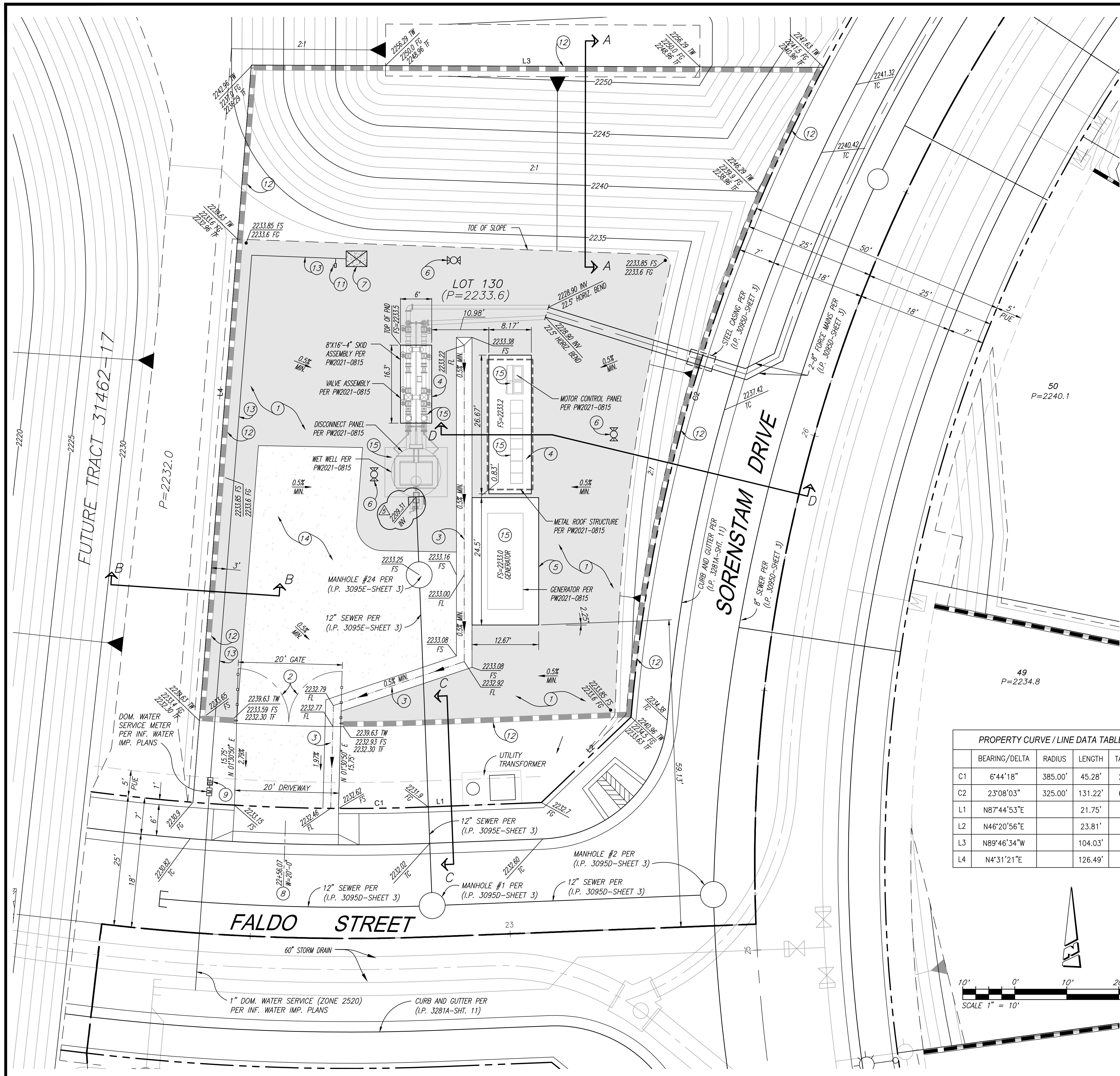
CITY OF BEAUMONT, CALIFORNIA
INFRASTRUCTURE SEWER IMPROVEMENT PLANS
TRACT NO. 31462

TUKWET CANYON PARKWAY
STA: 38+50.00 TO STA: 47+33.08

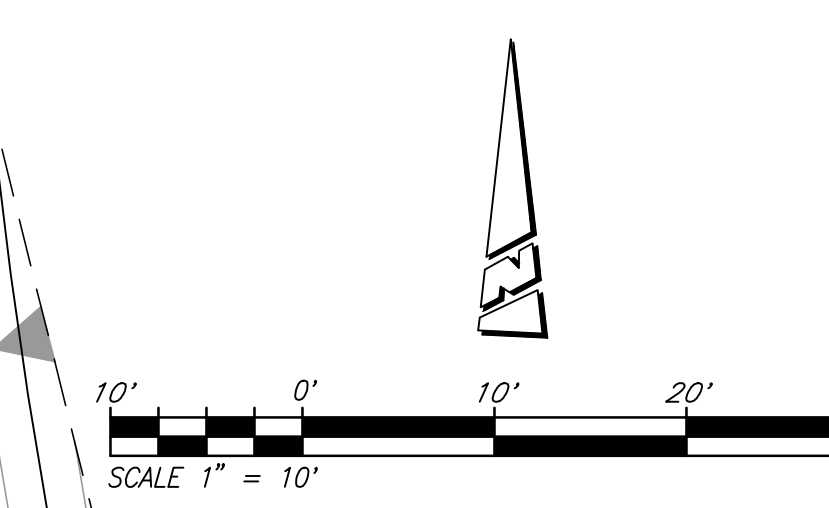
SHEET 10
OF 11 SHEETS
DRAWING NO.: _____
FILE NO.: 3095E

FOR: MERITAGE HOMES OF CALIFORNIA

DWG: N:\06\002\000\Drawings\sewer improvements\31462-16\31462-16-5-WF-PLAN\06-03-2022-11:50am By: mlabiano



PROPERTY CURVE / LINE DATA TABLE			
BEARING/Delta	RADIUS	LENGTH	TANGENT
C1 6°44'18"	385.00'	45.28'	22.66'
C2 23°08'03"	325.00'	131.22'	66.52'
L1 N87°44'53"E		21.75'	
L2 N46°20'56"E		23.81'	
L3 N89°46'34"W		104.03'	
L4 N4°31'21"E		126.49'	



FOR REFERENCE ONLY
 SEWER LIFT STATION TO BE CONSTRUCTED PER SEPARATE PERMIT (PW 2021-0815)
 LOT #130 PRECISE GRADING TO BE CONSTRUCTED PER SEPARATE PERMIT (PW 2021-0774)

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
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING WEST
 GEORGE ALAN LENFESTEY
 R.C.E. 45920 EXP. 12-31-2020
 05/09/22

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

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 05/09/22
 JOB NUMBER: 06.002.000

CITY OF BEAUMONT, CALIFORNIA
 INFRASTRUCTURE SEWER IMPROVEMENT PLANS
 TRACT NO. 31462
TUKWET CANYON
LIFT STATION PLAN VIEW
(FOR REFERENCE ONLY)
 FOR: MERITAGE HOMES OF CALIFORNIA

SHEET 11
 OF 11 SHEETS
 DRAWING NAME:
 FILE NO.: 3095E