



# City of Beaumont

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

Case No. <u>PW2025-0330</u>
Receipt No. <u>R01698612</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>11/25/2025</u>

## 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):

\_\_\_\_\_ LICX1983063  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_ *Kimberly Kim*  
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.

\_\_\_\_\_ *Kimberly Kim*  
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.

*Kimberly Kim*

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Print Name and Sign – Contact/Applicant

Date



## MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and RSI Communities - California, 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 October 10, 2024, and identified as Olivewood TR 27971-11 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 Lexon 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 Fifteen Thousand Three Hundred Sixty and 78/100 dollars (\$15,360.78) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

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 15th DAY OF October ~~2020~~ 2024.

(Seal)

(Seal)

Lexon Insurance Company  
**SURETY**

RSI - Communities - California, LLC  
**PRINCIPAL**

By: Stephen T. Kazmer

By: Sean Doyle

Stephen T. Kazmer, Attorney-in-Fact

SEAN DOYLE, AUTHORIZED AGENT

(Name)

(Name)

Stephen T. Kazmer

(Address)

(Title)

1411 Opus Place, Ste. 450

(Address)

6460 OAK CANYON STE. 200

Downers Grove, IL 60515

IRVINE, CA 92618

By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Name) \_\_\_\_\_

(Title) \_\_\_\_\_

(Address) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC



# POWER OF ATTORNEY

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

as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000.00)**.

Bond No.: LICX1983063  
Principal: RSI Communities-California LLC  
Obligee: City of Beaumont

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

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30<sup>th</sup> day of March, 2023 for BSIC and LIC and the 17<sup>th</sup> day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30<sup>th</sup> day of March, 2023 for BSIC and LIC and the 17<sup>th</sup> day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

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

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

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



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



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



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



### ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*  
Amy Taylor, Notary Public - My Commission Expires 3/9/27



### CERTIFICATE

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

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30<sup>th</sup> day of March, 2023 for BSIC and LIC and the 17<sup>th</sup> day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO, and be it further

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 15th day of October, 2024.

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

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

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

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

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

Any reproductions are void.

Surety Claims Submission: [LexonClaimAdministration@sompo-intl.com](mailto:LexonClaimAdministration@sompo-intl.com)

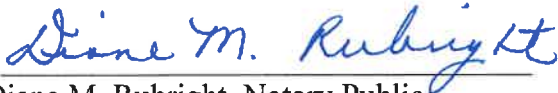
Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

STATE OF ILLINOIS }  
COUNTY OF DU PAGE}

On October 15, 2024, before me, Diane M. Rubright, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Stephen T. Kazmer, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires March 23, 2027



Diane M. Rubright, Notary Public  
Commission No. 817036



## 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 )

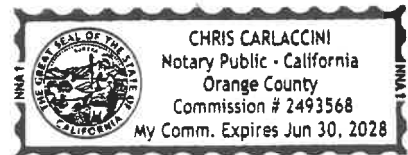
On 10/21/2024 before me, Chris Carlaccini - Notary Public  
(insert name and title of the officer)

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

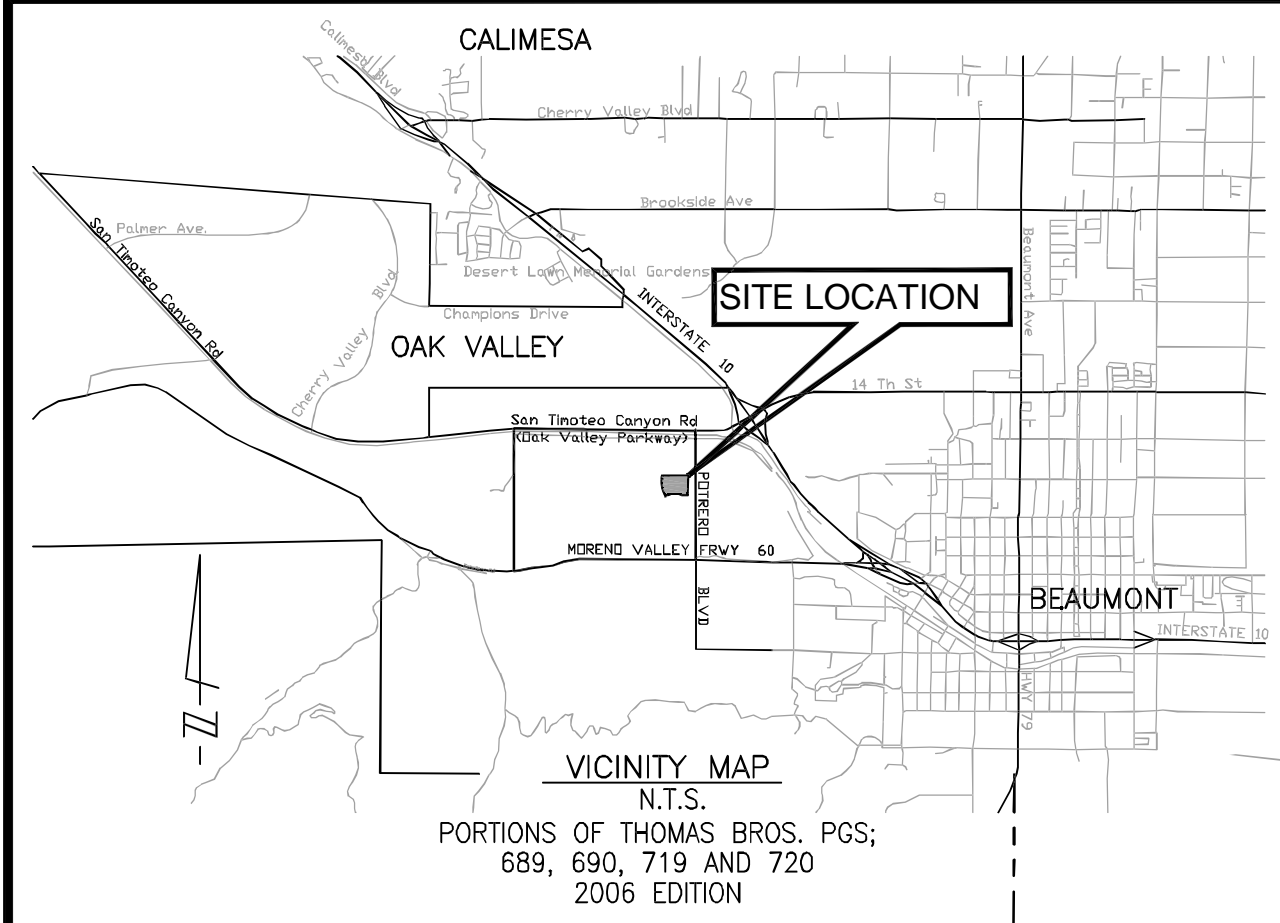
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Chris Carlaccini* (Seal)



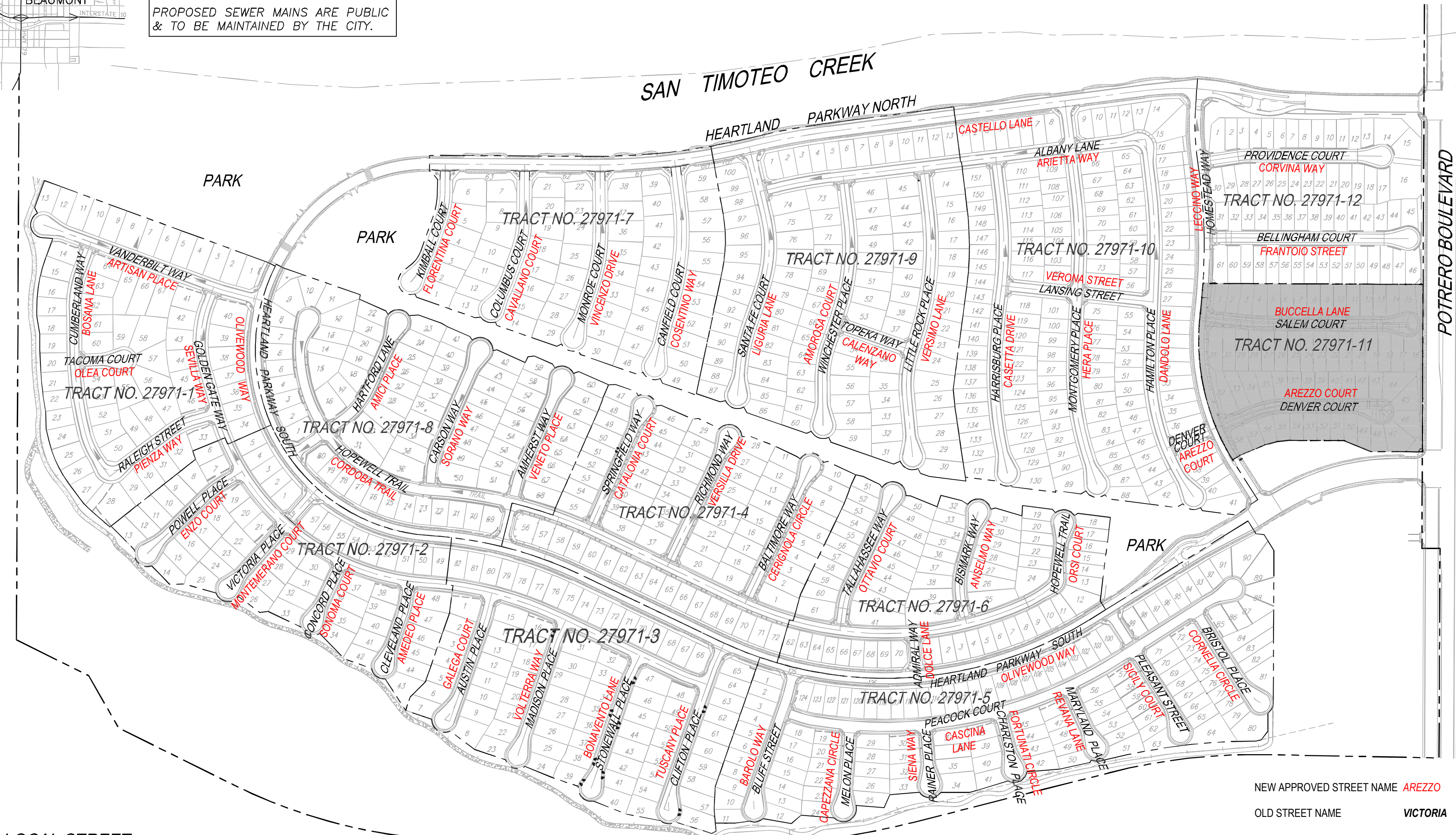
# CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS TRACT NO. 27971 - 11



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

**UTILITIES**

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



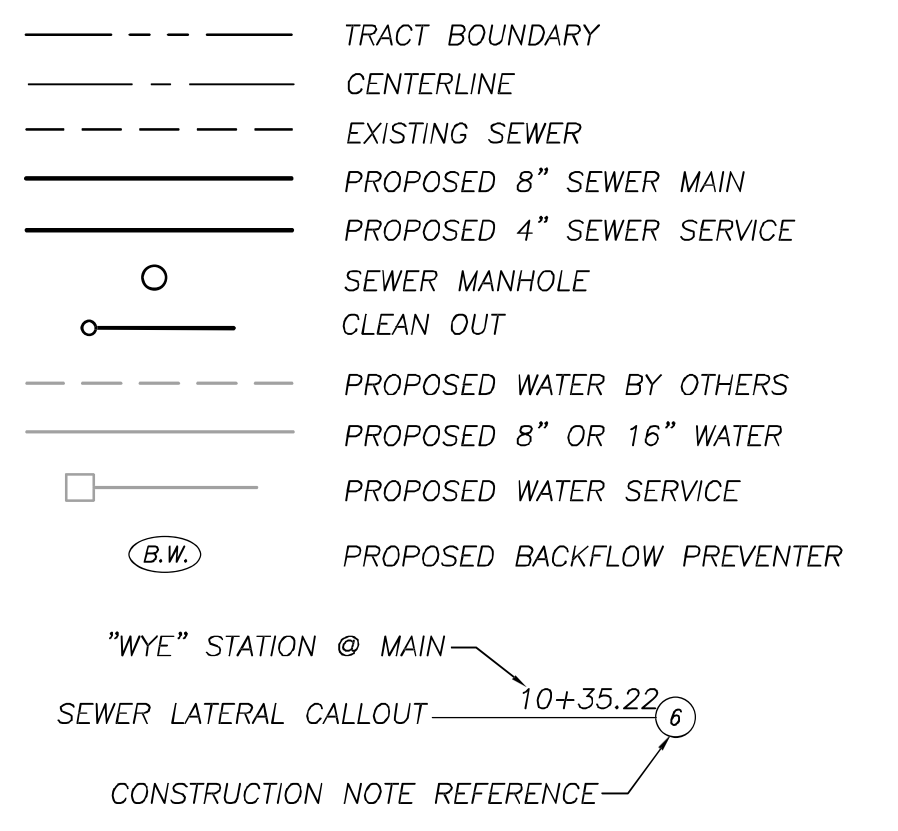
**SEWER NOTES**

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
- GRAVITY MAIN PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.
- FORCE MAINS SHALL BE P.V.C. AND STEEL AS SHOWN ON DRAWINGS.
- IN NO CASE SHALL THE EXISTING SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORK DEPARTMENT.
- MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 3/4 FULL FOR 12" DIAMETER AND SMALLER AND 3/4 FULL FOR 15" AND LARGER DIAMETER). MAXIMUM SLOPES ARE AS FOLLOWS: 8"-0.1200, 10"-0.0850, 12"-0.0660, 15"-0.0500, 18"-0.0370, 21"-0.0300, 24"-0.0250. MINIMUM SLOPES ARE AS FOLLOWS: LATERALS: 4 & 6 INCHES-0.0200, MAIN LINES: 8"-0.0040, 10"-0.0032, 12"-0.0024, 15"-0.0016, 18"-0.0014, 21"-0.0012, 24"-0.0010.
- SEWERS GREATER THAN 20' IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20' SHALL BE SDR-35 PVC PIPE.

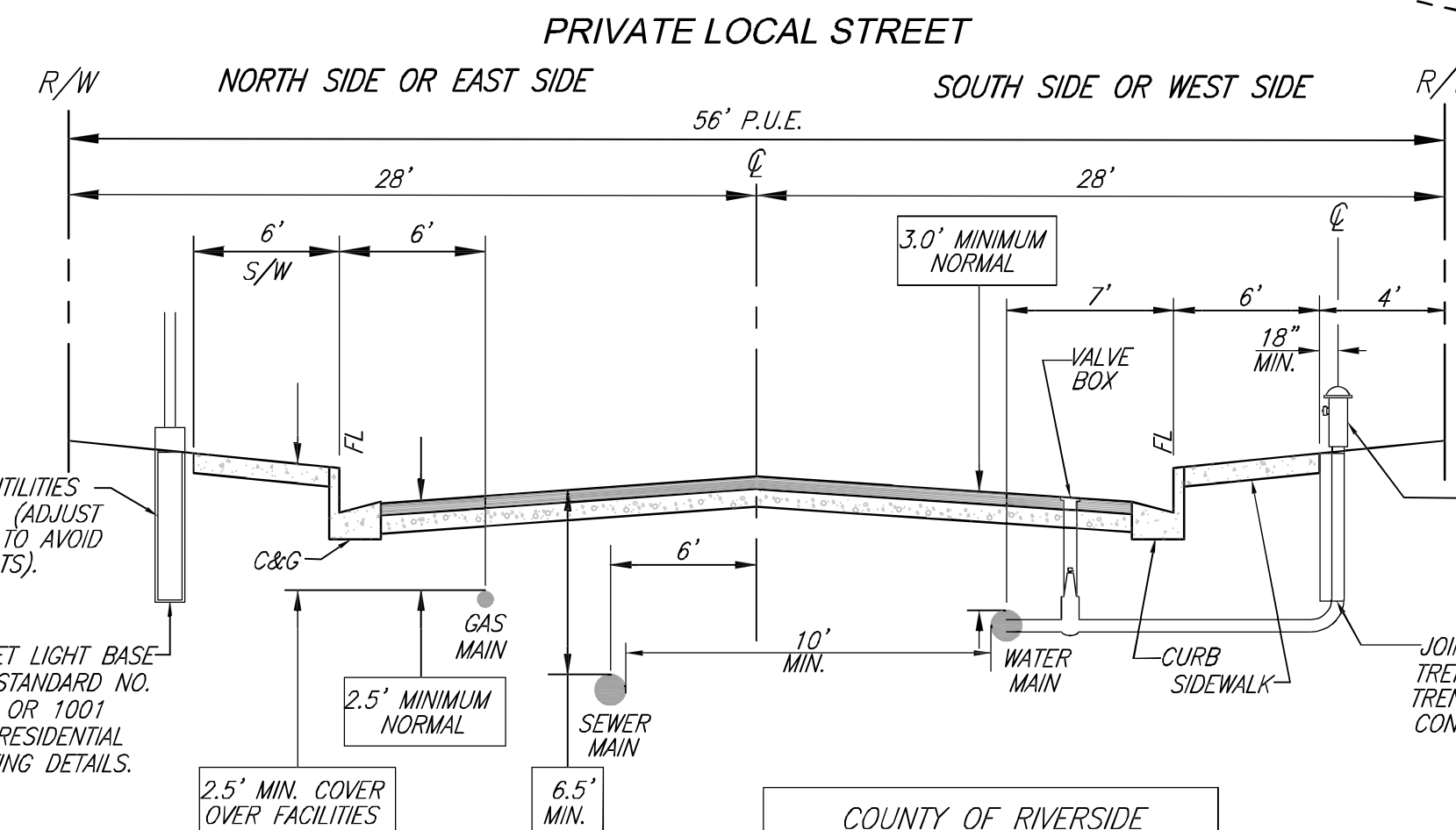
**ABBREVIATIONS**

FG	FINISH GRADE
FS	FINISH SURFACE
INV	INVERT OF PIPE
C/L OR CL	CENTERLINE
R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE
LAT	LATERAL
STA	STATION
PROP	PROPOSED
PUE	PUBLIC UTILITY & EMERGENCY VEHICLE ACCESS EASEMENT
L	LENGTH
N.T.S.	NOT TO SCALE
ELEV./EL.	ELEVATION
MIN.	MINIMUM
MAX.	MAXIMUM
M.H.	MANHOLE
TYP.	TYPICAL
POC	POINT OF CONNECTION
SEW	SEWER
WTR	WATER
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
XING	CROSSING

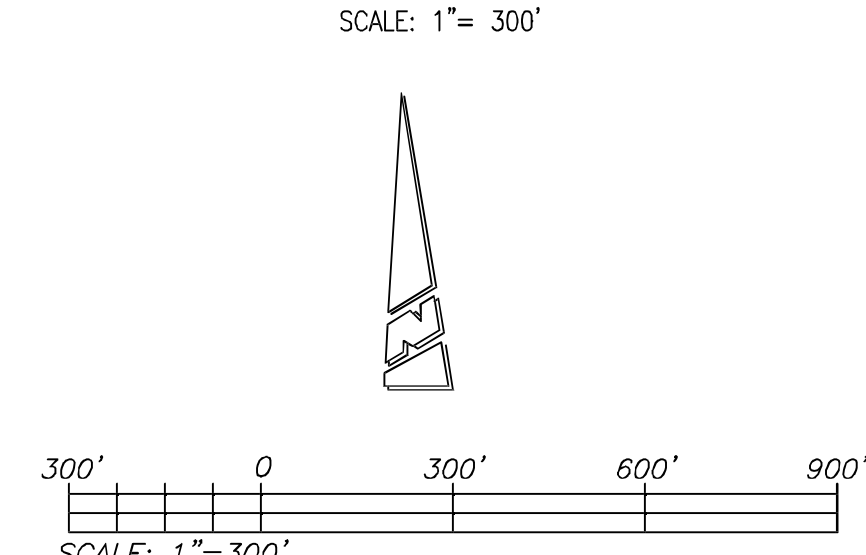
**LEGEND**



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



**LOCATION MAP**  
SCALE: 1" = 300'



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

**"DECLARATION OF RESPONSIBLE CHARGE"**

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

FIRM: STANTEC  
ADDRESS: 735 E. CARNEGIE DR. #280  
CITY, ST.: SAN BERNARDINO, CA 92405  
TELEPHONE: 909-255-8207  
BY: *(Signature)* DATE: 11 AUG 2020  
(NED ARAUJO, R.C.E.57835)

**24 HOUR EMERGENCY CONTACT**

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

**PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)**

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

**APPLICANT/SUBDIVIDER:**

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

**AS-BUILT**

**INDEX OF SHEETS:**

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES
- SHEET 2 - CONSTRUCTION NOTES-TYPICAL SECTION
- SHEET 3 - DENVER COURT - 10+09.00 TO 16+29.54
- SHEET 4 - SALEM COURT - 10+09.00 TO 17+77.24
- SHEET 5 - HOMESTEAD WAY - 13+62.85 TO 19+04.00

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.

COUNTY OF RIVERSIDE
UNDERGROUND UTILITY LOCATIONS
STANDARD NO. 817



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

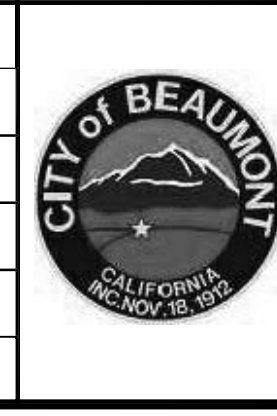
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 92 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED "1449 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
		DRIVEWAY + LAT LOCATIONS W/SWR LAT INV	120	8/27/20
		UPDATED DECLARATION OF ENGINEER OF RECORD	120	8/27/20
		UPDATED 24 HOUR EMERGENCY CONTACT	120	8/27/20

PREPARED BY: **Stantec**  
795 E. CARNEGIE Drive #280  
San Bernardino, CA 92405  
909.335.6120 stantec.com

11 AUG 2020  
NED ARAUJO R.C.E. 57835

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 08/11/20  
JOB NUMBER: 2042495810



Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *(Signature)* Date: 09/03/2020  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971 - 11  
TITLE SHEET - LOCATION MAP  
VICINITY MAP - SEWER NOTES

SHEET 1  
OF 5 SHEETS  
DRAWING NAME:  
FILE NO.: 3132A

**CONSTRUCTION NOTES AND ESTIMATED QUANTITIES**

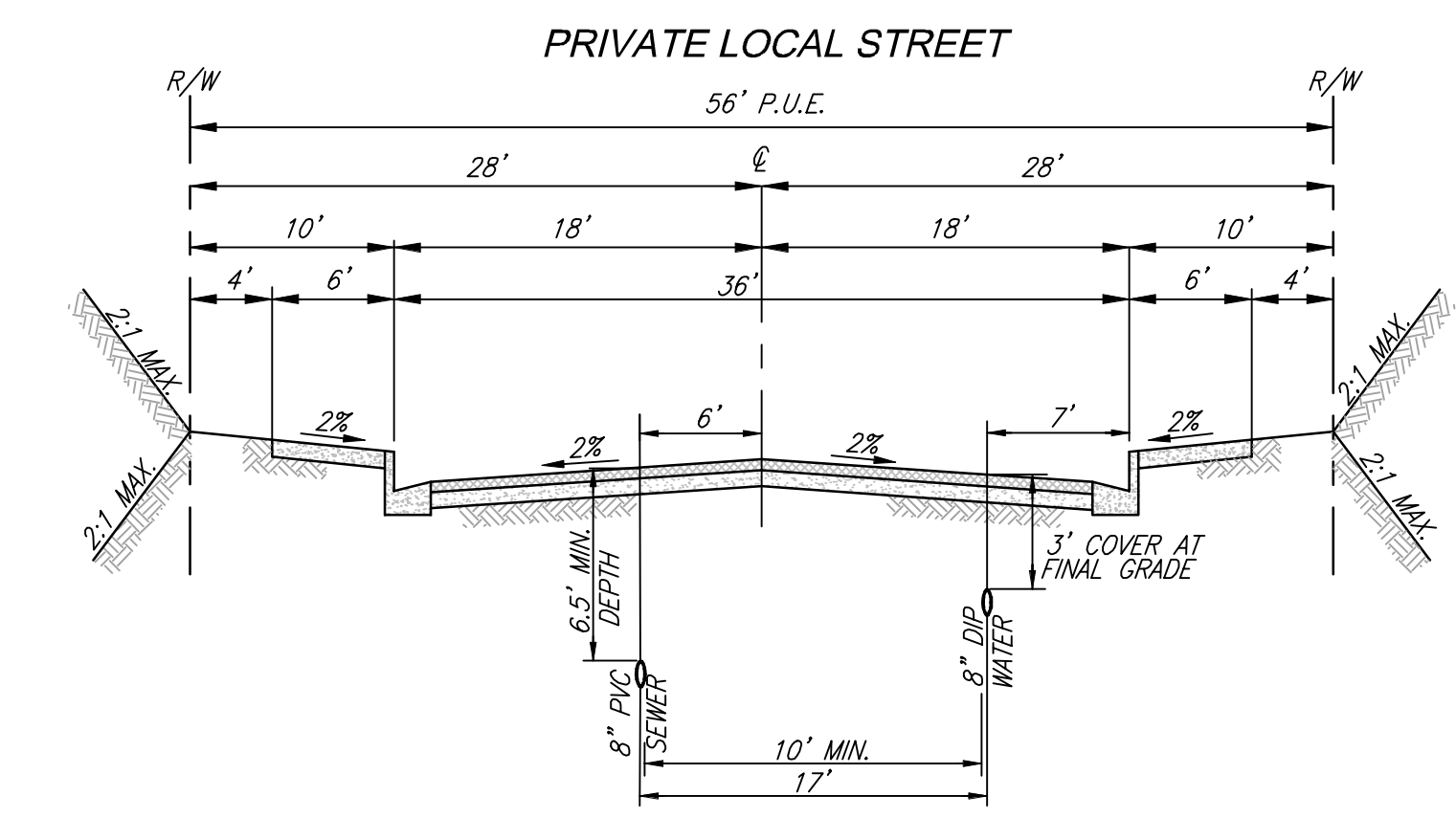
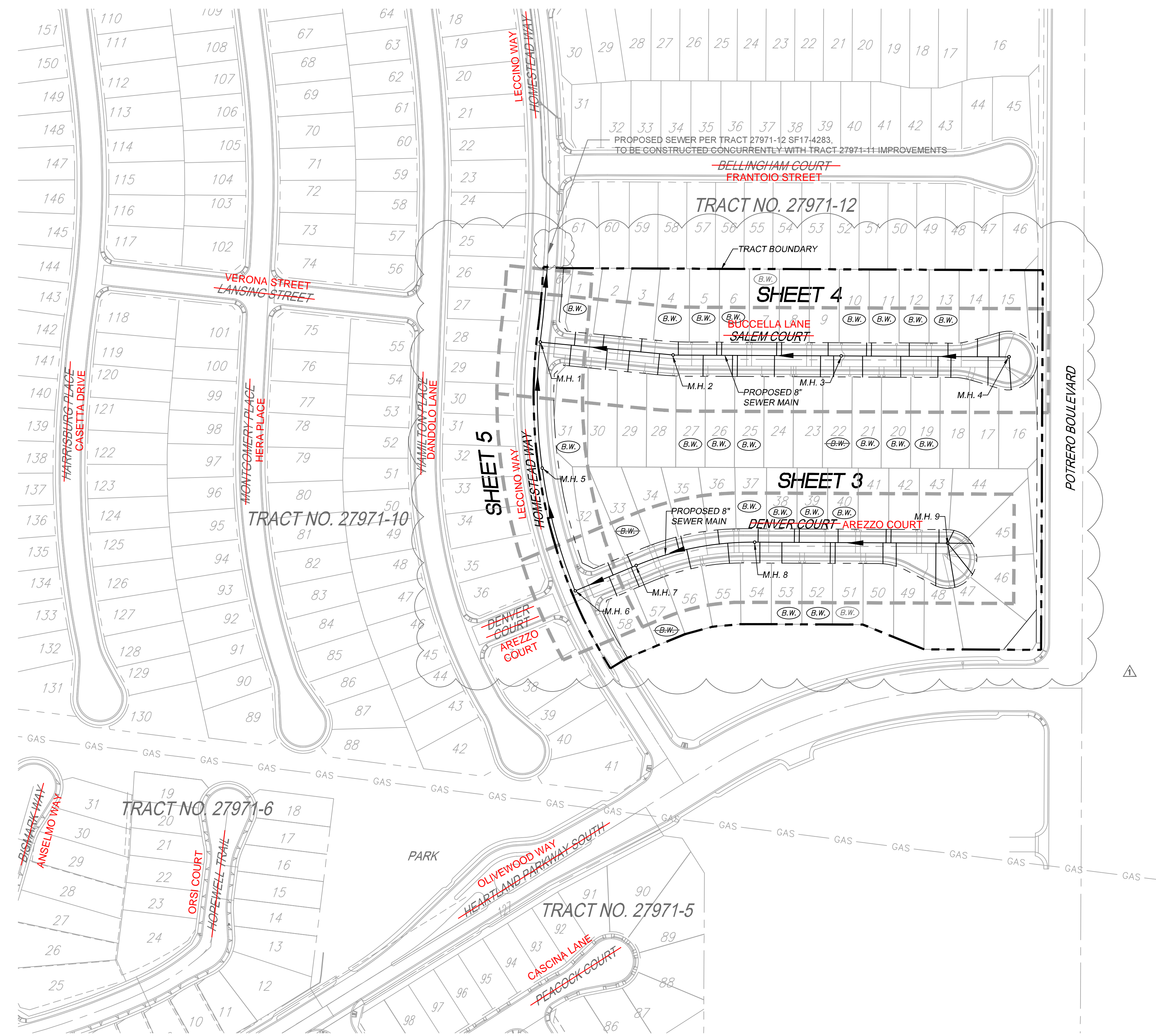
**PUBLIC QUANTITY**

- ① INSTALL 8" PVC SEWER MAIN
- ② INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- ③ NOT USED
- ④ INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- ⑤ INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- ⑥ REMOVE 8" PLUG AND CONNECT TO EXISTING 8" SEWER
- ⑦ INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58

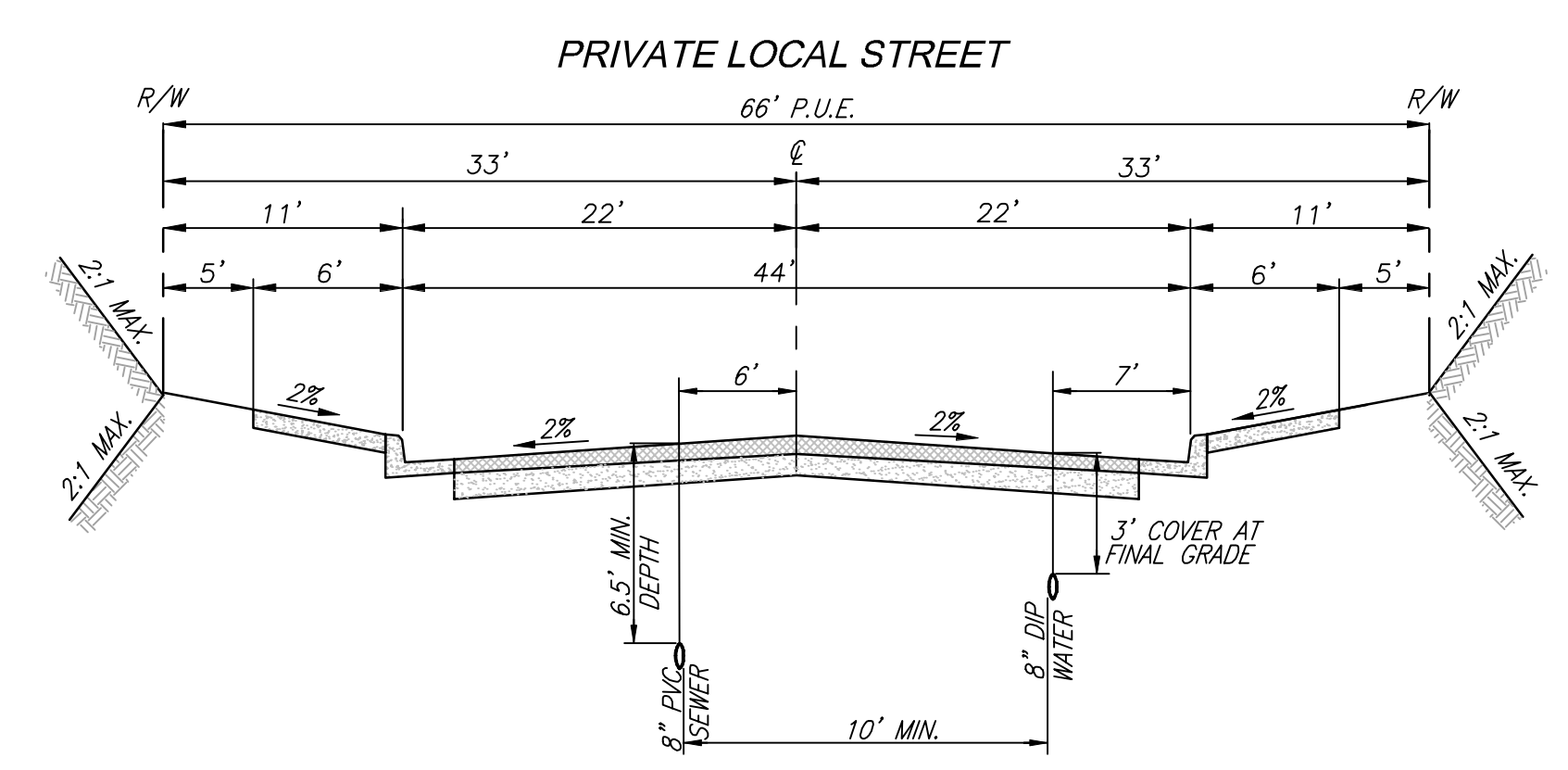
**ITEM**

1,895 L.F.  
7 EA.  
1,791 L.F.  
25-EA- 24 EA.  
1 EA.  
2 EA.

**NOTE:**  
 1) ALL SEWER MAIN PIPE LENGTH QUANTITIES SHOWN ON PLANS REFLECT VERTICAL PROJECTION OF HORIZONTAL PIPE ALIGNMENT.  
 2) ALL SEWER MAIN PIPE LENGTHS SHOWN IN PIPE DATA TABLE ARE HORIZONTAL PIPE LENGTHS.  
 3) THE SEWER MAIN PIPE STATIONING IN PLAN AND PROFILE VIEWS REFLECT HORIZONTAL STATION OFFSETS OF THE STREET CENTERLINE STATIONING.  
 4) SEWER MAIN PIPE LENGTHS SHOWN IN PROFILE ARE BASED UPON TRUE HORIZONTAL PIPE LENGTHS. THE LENGTH OF SEWER MAIN ALONG CURVES WILL VARY FROM STREET CENTERLINE STATION LENGTHS DUE TO HORIZONTAL PROJECTION OF VARYING CURVE RADII.



**TYPICAL SECTION**  
DENVER COURT, SALEM COURT  
N.T.S.  
NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.



**TYPICAL SECTION**  
HOMESTEAD WAY  
N.T.S.  
NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

LOTS REQUIRING BACKFLOW PREVENTERS

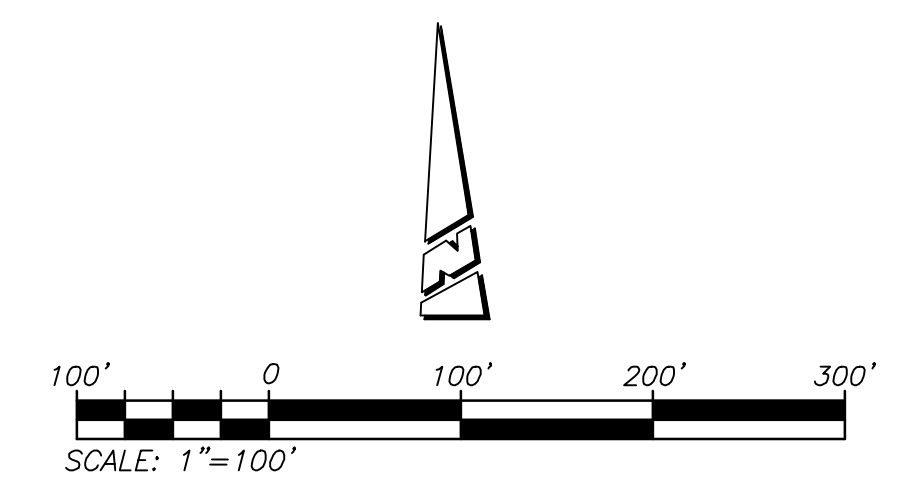
LOT NO.	
1	4
5	6
7	10
11	12
13	19
20	21
22	25
26	27
31	33
37	38
39	40
51	52
53	54
57	

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

**AS-BUILT**

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**811**  
Know what's below. Call before you dig.

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

**BENCHMARK:**  
 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026832, A STANDARD DISC, STAMPED "1448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
 ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
		CONSTR NOTES - BACKFLOW PREVENTER TABLE	16	8/27/20
		REVISIONS		

PREPARED BY: **Stantec**  
 795 E. CARNEGIE Drive, #280  
 San Bernardino, CA 92405  
 909.335-6120 stantec.com

DESIGN BY: RM  
 DRAWN BY: JB/SW/MT  
 CHECKED BY: N.J.A.  
 SCALE: AS NOTED  
 DATE: 07/24/20  
 JOB NUMBER: 2042495810

SEAL: **PROFESSIONAL ENGINEER**  
 N.E.D. J. ARAUJO  
 No. 57835  
 CIVIL  
 STATE OF CALIFORNIA

CITY OF BEAUMONT  
 CALIFORNIA  
 NOV. 18, 1972

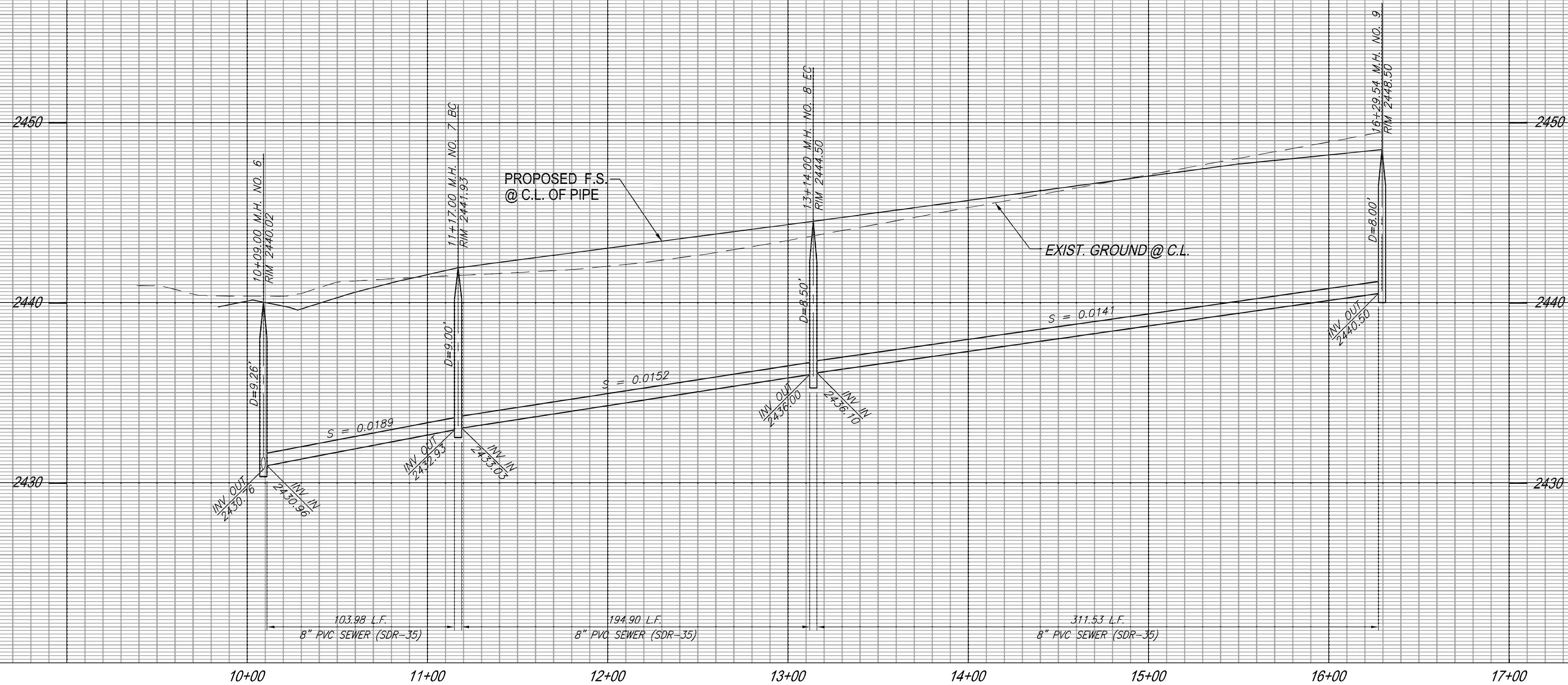
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: *William D. Harts* Date: 09/03/2020  
 Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS  
 TRACT 27971 - 11  
**CONSTRUCTION NOTES & QUANTITIES**  
 TYPICAL SECTION

SHEET **2**  
 OF 5 SHEETS  
 DRAWING NAME:  
 FILE NO.: 3132A

FOR: RSI COMMUNITIES - CALIFORNIA, L.L.C.

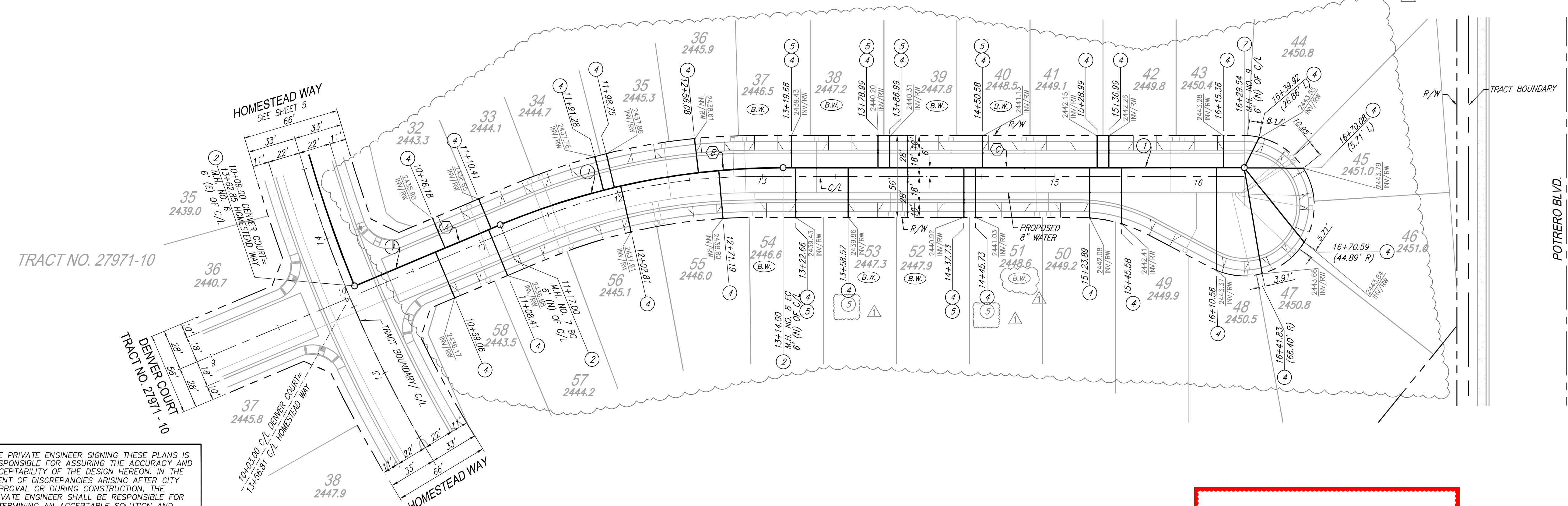


PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'

**CONSTRUCTION NOTES:**

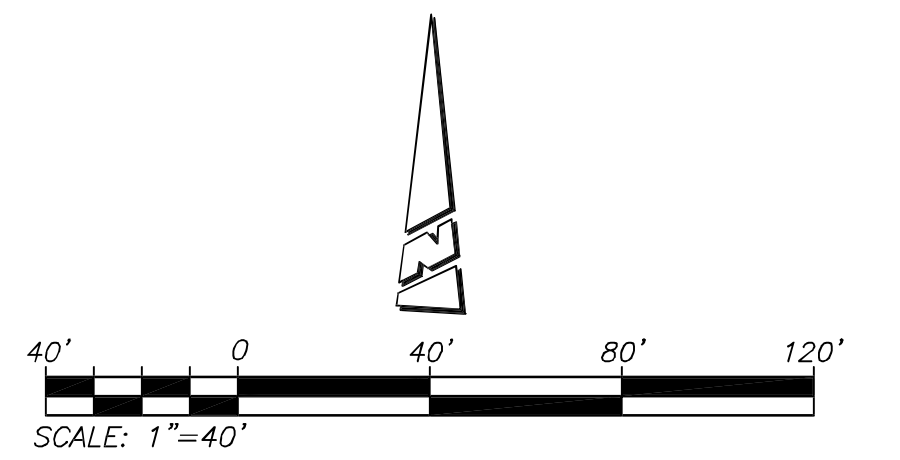
- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 4 INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 5 INSTALL 4" BACKFLOW PREVENTER (SPEARS EPDM-5475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 7 INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58

		PIPE DATA		
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	N67°27'39"E	---	103.98'	---
B	22°20'00"	500.00'	194.90'	98.70'
C	N89°44'51"W	---	311.53'	---



**DENVER COURT**

**AS-BUILT**



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BEARING: N 27°39'52" E

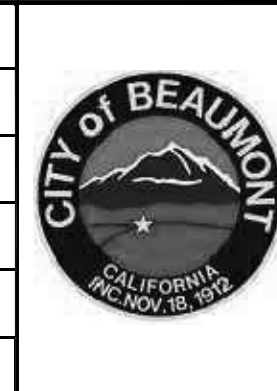
**BENCHMARK:**  
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
		CONSTR NOTES + BACKFLOW PREVENTER TABLE	Tco	8/27/20
		BW VALVE, DRIVEWAY + LAT LOCATIONS, SWR LAT INV	Tco	8/27/20

PREPARED BY: **Stantec**  
795 E. CARNEGIE DRIVE, #280  
SAN BERNARDINO, CA 92405  
909.335.6120 stantec.com

11 AUG 2020

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 08/11/20  
JOB NUMBER: 202495810

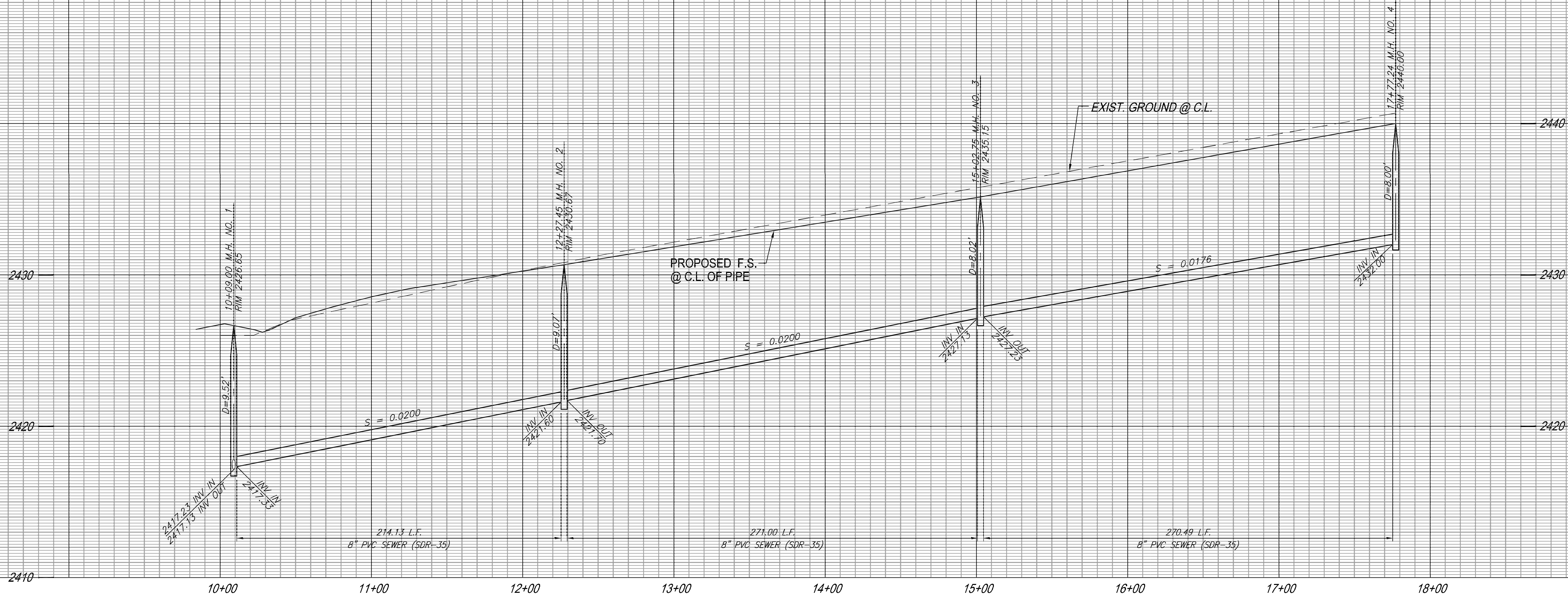


Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *John D. Harts* Date: 09/03/2020  
Director of Public Works

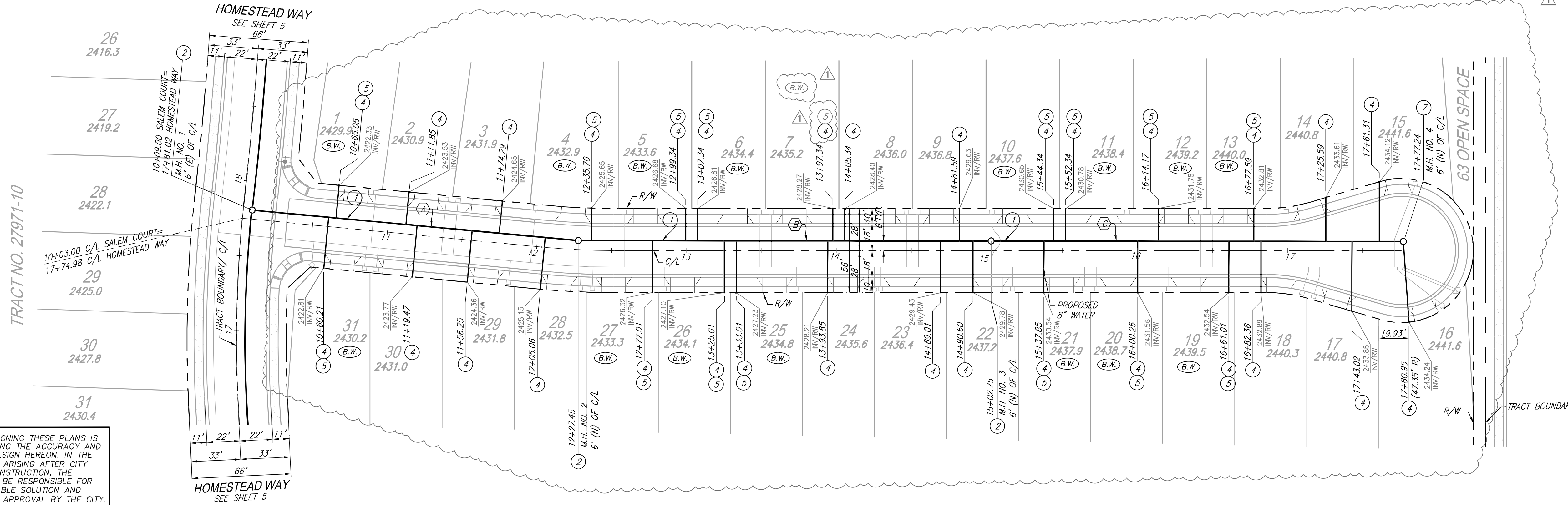
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971 - 11  
**DENVER COURT**  
STA. 10+09.00 TO STA. 16+29.54

SHEET  
**3**  
OF 5 SHEETS  
DRAWING NAME:  
FILE NO.: 3132A



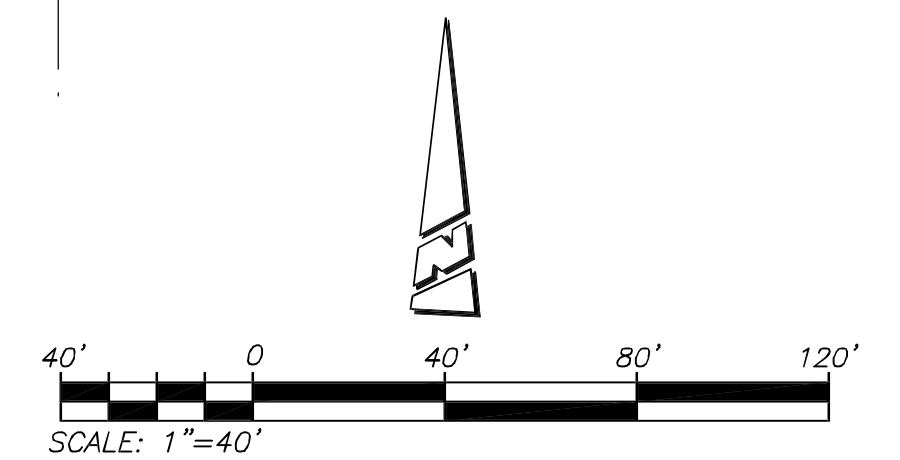
PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



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

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	N84°24'01"W	---	214.13'	---
B	N89°41'18"W	---	271.00'	---
C	N89°41'18"W	---	270.49'	---

**AS-BUILT**



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**SALEM COURT**



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BEARING: N 27°39'52" E

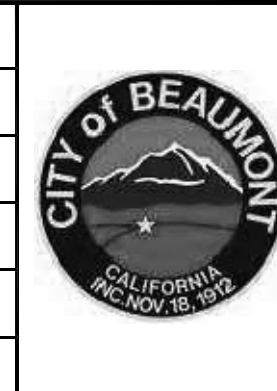
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
		BW VALVE, DRIVEWAY + LAT LOCATIONS, SWR LAT INV	126	8/27/20

PREPARED BY: **Stantec**  
795 E. CARNEGIE DRIVE, #280  
SAN BEAUNORTO, CA 92405  
909.335-6120 stantec.com

DESIGNED BY: NED ARAUJO  
R.C.E. 57835  
DATE: 11 AUG 2020

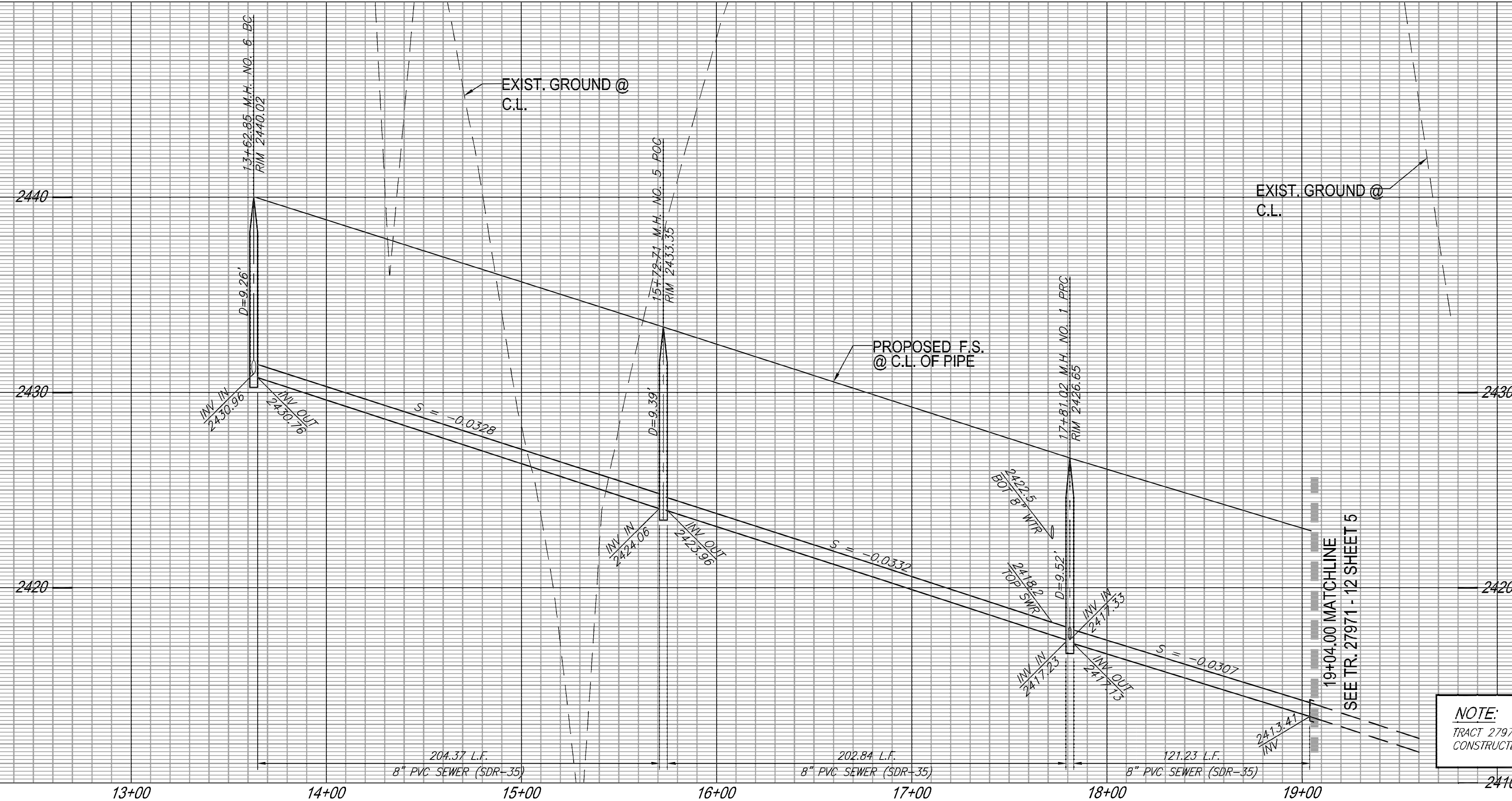
DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 08/11/20  
JOB NUMBER: 2042495810



Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *W.D. Harris* Date: 09/03/2020  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971 - 11  
**BUCCELLA LANE**  
**SALEM COURT**  
STA. 10+09.00 TO STA. 17+77.24

SHEET  
**4**  
OF 5 SHEETS  
DRAWING NAME:  
FILE NO.: 3132A



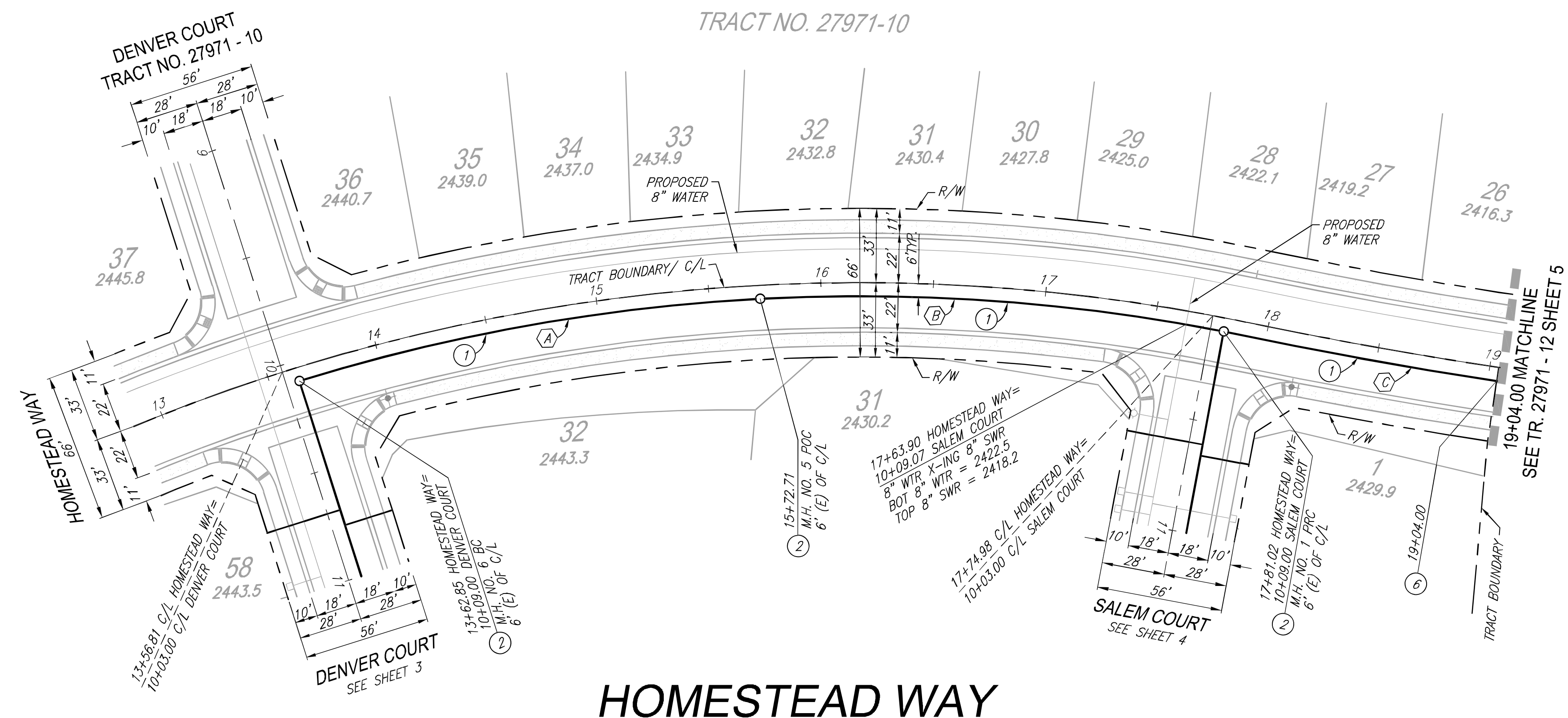
**NOTE:**  
TRACT 27971-11 AND 27971-12 WILL BE CONSTRUCTED CONCURRENTLY

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

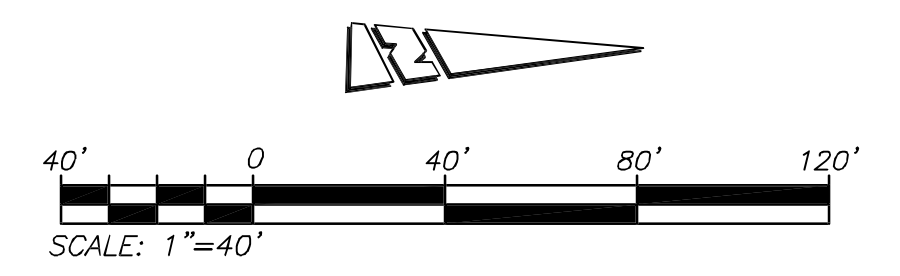
**CONSTRUCTION NOTES:**

- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 3 REMOVE 8" PLUG AND CONNECT TO EXISTING 8" SEWER

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	1°35'24"	841.00'	204.37'	102.69'
(B)	1°34'09"	841.00'	202.84'	101.92'
(C)	3°18'50"	2096.00'	121.23'	60.63'



**AS-BUILT**



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BEARING: N 27°39'52" E

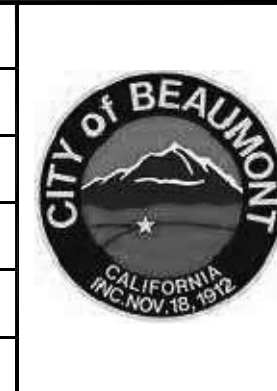
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE

PREPARED BY: **Stantec**  
795 E. CARNEGIE Drive, #200  
San Bernardino, CA 92405  
909.335-6120 stantec.com

11 AUG 2020

DESIGN BY: RM  
DRAWN BY: JB/SW/MT  
CHECKED BY: N.J.A.  
SCALE: AS NOTED  
DATE: 08/11/20  
JOB NUMBER: 2042495810



Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *John D. Harts* Date: 9/03/2020  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 27971 - 11  
**LECCINO WAY**  
**HOMESTEAD WAY**  
STA: 13+62.85 TO STA: 19+04.00

SHEET  
**5**  
OF 5 SHEETS  
DRAWING NAME:  
FILE NO.: 3132A

FOR: RSI COMMUNITIES - CALIFORNIA, L.L.C.