



City of Beaumont

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

Case No. PW2021-0741
Receipt No. R01183462
Fee \$ 484.43 App/3,000.00 Insp
Date Paid 9/3/21

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Jeff Gertino Phone 858-922-1100

2. Contact's Address 36310 Inland Valley Drive, Wildomar, CA 92595
City/State/Zip

5. Contact's E-mail jgertino@theeod.com

3. Developer Name KB Home Phone 951-691-5239
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 36310 Inland Valley Drive Wildomar, CA 92595
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
Bond Number - 1047933-M; Tract #36558; 1 year Maintenance bond for Street; Sewer; 1 Year maintenance period ended on 8/1/2021.

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.

JEFF M. GERTINO 8/26/21
Print Name and Sign – Contact/Applicant Date
Authorizes Agent

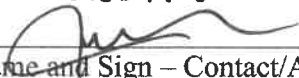
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with 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.

JEFF M. GERTINO 8/26/21
Print Name and Sign – Contact/Applicant Date
Authorizes Agent

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.

JEFF M. LAERTIVO



Print Name and Sign – Contact/Applicant

2/26/21
Date

AUTHORIZED AGENT

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and KB Home 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 _____, and identified as Tract Map No. 36558 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 The Hanover 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 Two Hundred Seventy Two Thousand Three Hundred Twenty Five & 32/100 dollars (\$ 272,325.32) 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 the Principal's, 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 there under or the specifications accompanying the same shall in anywise affect its obligations of 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.

SIGNED AND SEALED THIS 8th DAY OF May 2020. Replaces Bond issued on March 17, 2020

(Seal)

The Hanover Insurance Company

SURETY

By: _____

Brenda Wong

Brenda Wong, Attorney-in-Fact

(Seal)

KB Home California LLC

PRINCIPAL

By: _____

Matthew Rizzo

Matthew Rizzo VP

(Name)

(Name)

(Address)

(Title)

(Address)

By: _____

(Name)

The Hanover Insurance Company

440 Lincoln St, Worcester, MA 01653

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

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)SS
COUNTY OF Riverside)

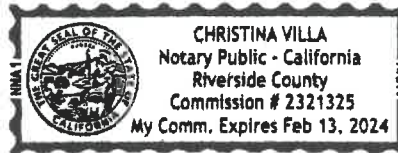
On May 12, 2020, before me, Christina Villa, Notary Public, personally appeared Matthew Rizzo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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





My Commission Expires: February 13, 2024

This area for official notarial seal

Notary Name: Christina Villa Notary Phone: (951) 691-5300
Notary Registration Number: 2321325 County of Principal Place of Business: Riverside

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

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 MAY 08 2020 before me, R.Rangel, Notary Public, personally appeared Brenda Wong 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.

(seal)

Signature 
R. Rangel, Notary Public



THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Mechelle Larkin, My Hua, Kathy R. Mair, Regina Rangel, Brenda Wong, Tenzer V. Cunningham, Martha Gonzales and/or Joaquin Perez

Of **Marsh Risk & Insurance Services, Inc. of Los Angeles, CA** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, in any amount

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

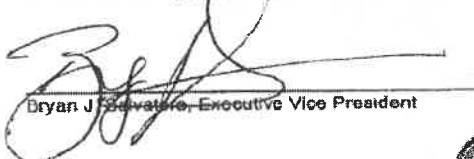
RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 6th day of November, 2019.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

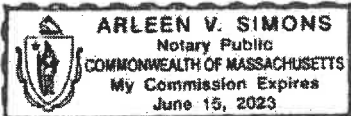

Bryan J. Salvatore, Executive Vice President



James H. Kawiecki, Vice President



THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 6th day of November, 2019 before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.




Arleen V. Simons, Notary Public
My Commission Expires June 15, 2023

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this day of **MAY 08 2020**

CERTIFIED COPY

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Carrick A. Bilgh, Vice President



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223

Phone: (951) 769-8520 · Fax: (951) 769-8526

March 4, 2020

KB Homes

Attn: Jeanne Fite

RE: Bond #1047933 Street, Sewer, and Storm Drain Improvements Tract 36558

Dear Jeanne,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

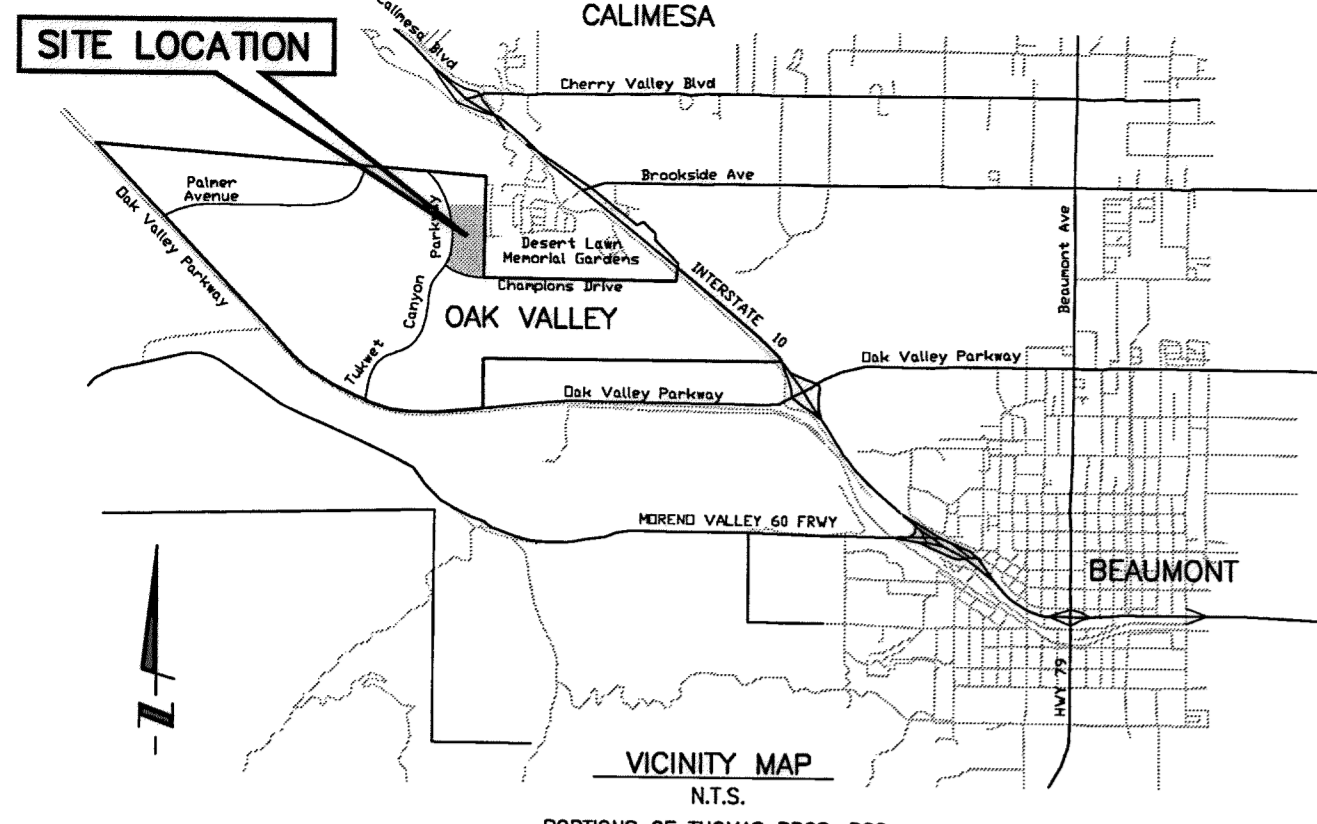
Project Name	Maintenance Amount
Tract 36558 Street, Sewer, & Storm Drain	\$272,325.32

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 329

Thank you,

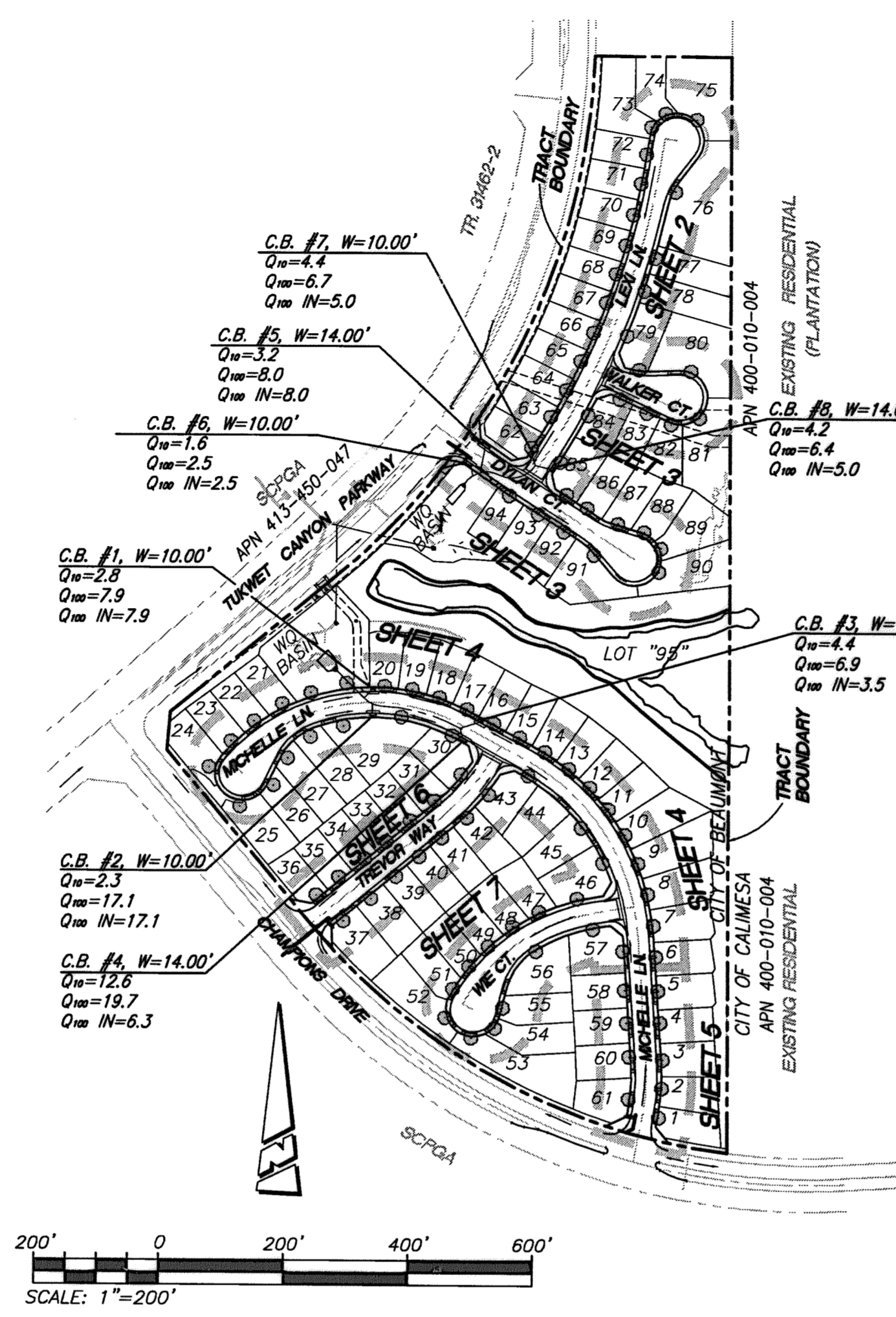
Suzanne Foxworth
Public Works Technician

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558



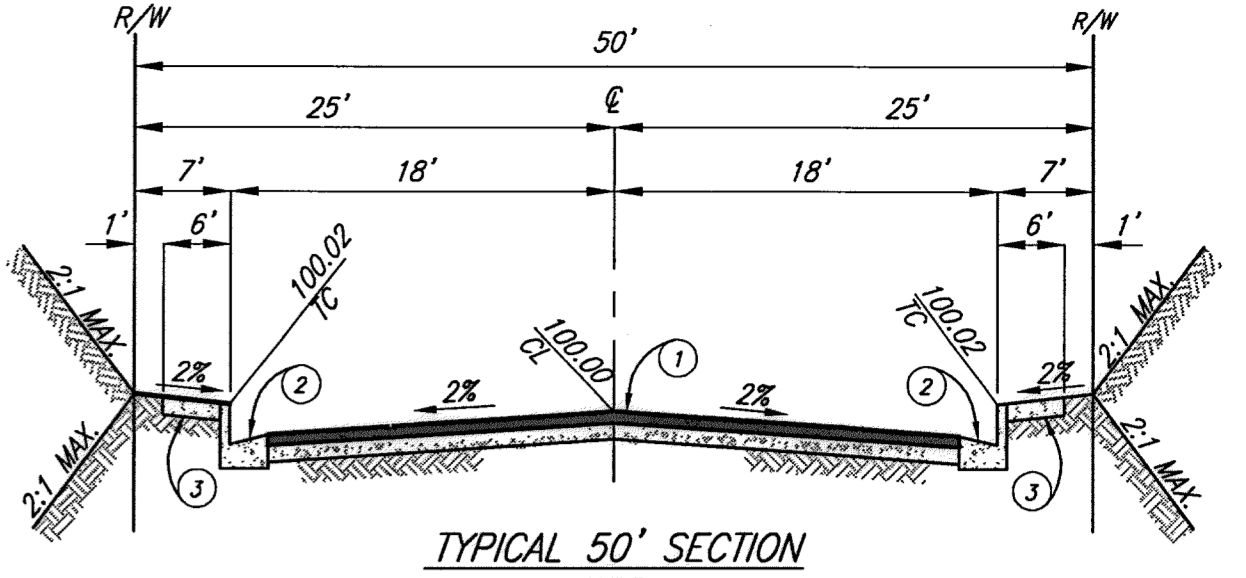
GENERAL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING; SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 816.
8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
11. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
12. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
14. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
15. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
16. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
17. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS 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 WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.



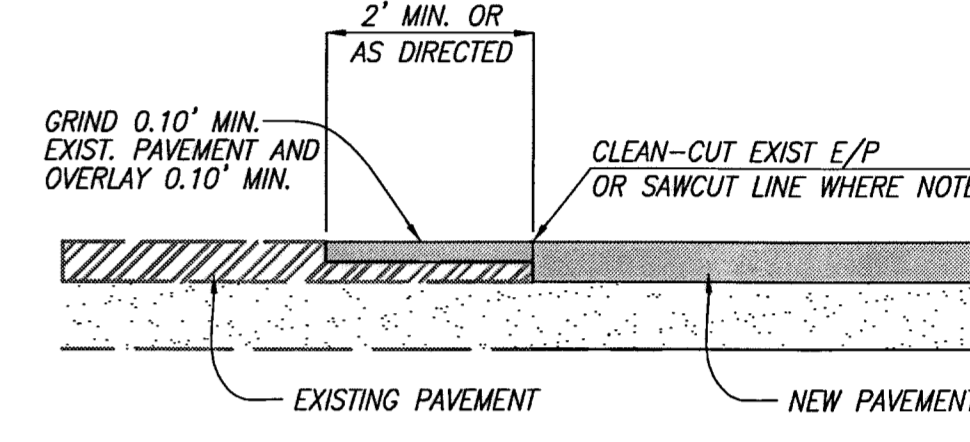
LEGEND

Table with 3 columns: PROPOSED/EXISTING, FH, and FIRE HYDRANT. Lists symbols for centerline, curb, flow line, finished surface, edge of pavement, catch basin, asphaltic concrete, aggregate base, curb return, vertical curves, and various street features like hydrants and trees.



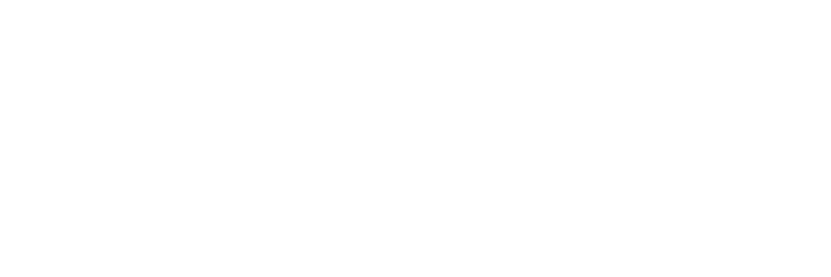
TYPICAL 50' SECTION
N.T.S.
MICHELLE LANE, TREVOR WAY, WIE COURT, DYLAN COURT,
LEXI LANE AND WALKER COURT
MODIFIED RIVERSIDE COUNTY STD. 106, SECTION A
I.T. = 5.0, 0.25" A.C. 1/2" SEAL COAT OVER 0.50" A.B. CRUSHED
PRELIM. "R" VALUE = 30

NOTE:
SEE SHEET 8 FOR TYPICAL SECTION FOR CHAMPIONS DRIVE
SEE SHEET 9 FOR TYPICAL SECTION FOR TUKWET CANYON PARKWAY



SAWCUT AND OVERLAY DETAIL
N.T.S.

INDEX MAP



UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORD EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED; LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

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 NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

GEORGE ALAN LENTSEY, R.C.E. 45920
EXPIRATION DATE 12-31-2016

06/17/16
DATE

NOTE:

- 1. APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT
2. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
3. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
4. SIDEWALKS AND DRIVEWAYS APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

PREPARED BY:

ARGENT MANAGEMENT
2392 MORSE AVE.
IRVINE, CA 92614
(949) 777-4000 OFFICE
(949) 241-8439 OFFICE
CONTACT: DEREK HICKS

APPLICANT/SUBDIVIDER:

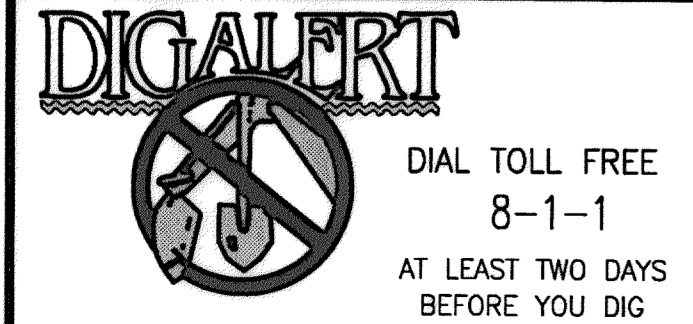
ARGENT MANAGEMENT
2392 MORSE AVE.
IRVINE, CA 92614
(949) 777-4000 OFFICE
(949) 241-8439 OFFICE
CONTACT: DEREK HICKS

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

Table with 2 columns: ITEM and TOTAL. Lists construction items like curb, gutter, and signs with their estimated quantities.

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET - VICINITY MAP - GENERAL NOTES - LEGEND - CONSTRUCTION NOTES - QUANTITIES - INDEX MAP - TYPICAL SECTION
SHEET 2 - LEXI LANE 10+00 TO 16+32.47
SHEET 3 - DYLAN CT. 10+73.84 TO 13+96.61
WALKER CT. 10+00 TO 11+48.09
SHEET 4 - MICHELLE LANE 10+00 TO 19+50.00
SHEET 5 - MICHELLE LANE 19+50.00 TO 22+09.89
SHEET 6 - TREVOR WAY 10+00 TO 14+78.07
SHEET 7 - WIE COURT 10+00 TO 13+41.42
SHEET 8 - SIGNING AND STRIPING

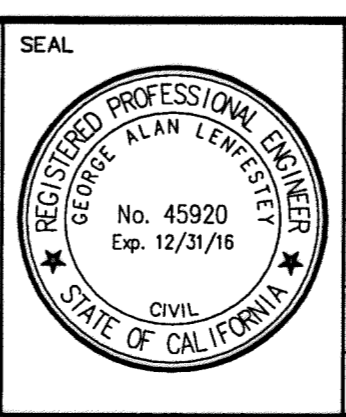


BASIS OF BEARINGS:
DESCRIPTION:
THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

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 CENTERLY 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

Table with 4 columns: BY, MARK, DESCRIPTION, APPR. DATE. Lists revisions made to the plan.

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2009 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6610
REVISIONS
DATE 06/17/16

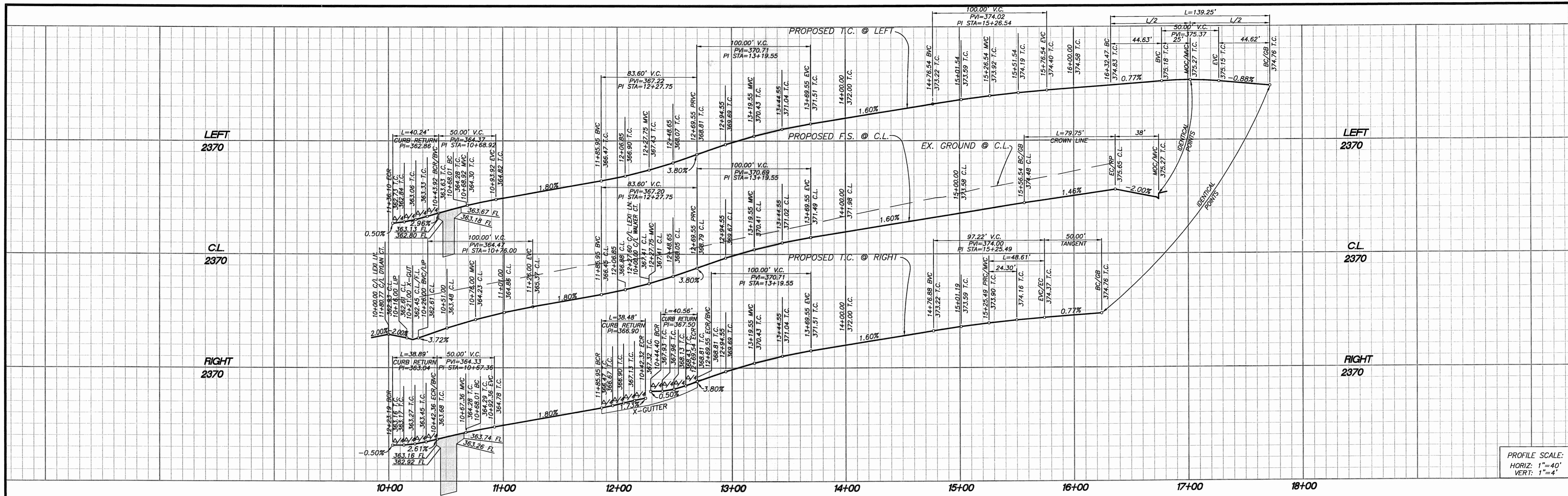


DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

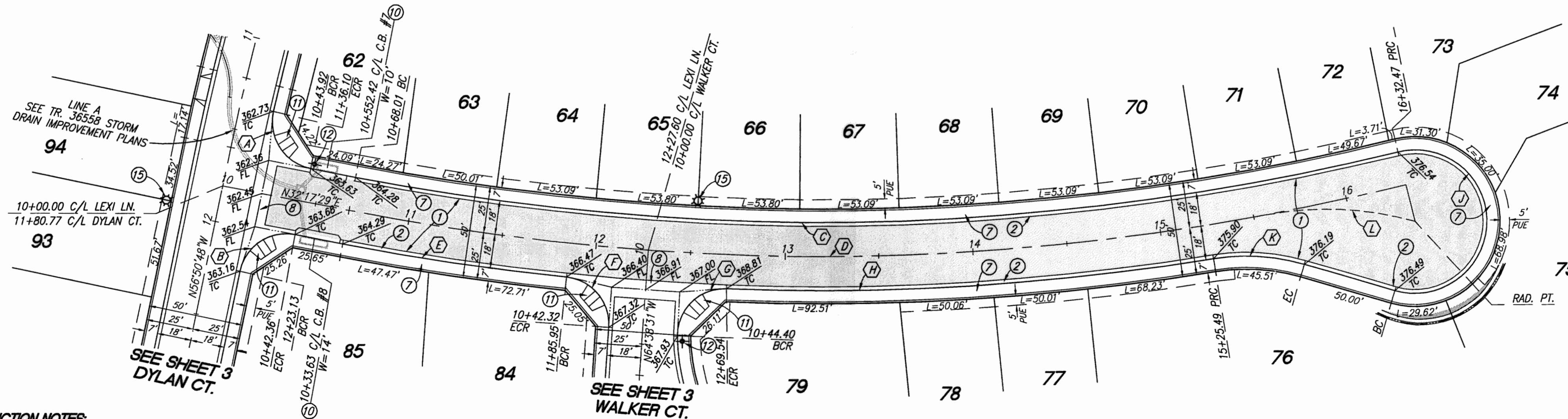
Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date:
Approved By: [Signature] City Engineer Date: 6/21/16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558
TITLE SHEET AND INDEX MAP
FOR: ARGENT MANAGEMENT

SHEET
1
OF 8 SHEETS
DRAWING NAME:
FILE NO: 20916



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



CURVE/LINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	92°13'05"	25.00'	40.24'	25.99'
(B)	89°08'18"	25.00'	38.89'	24.63'
(C)	24°31'11"	1301.00'	556.76'	282.71'
(D)	24°31'11"	1319.00'	564.47'	286.62'
(E)	05°07'24"	1337.00'	119.55'	59.82'
(F)	88°11'27"	25.00'	38.48'	24.22'
(G)	92°58'02"	25.00'	40.56'	26.33'
(H)	11°07'06"	1337.00'	259.45'	130.13'
(J)	209°57'56"	38.00'	139.25'	---
(K)	25°19'04"	110.00'	48.61'	24.71'
(L)	25°59'32"	175.80'	79.75'	40.57'

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

CONSTRUCTION NOTES

- ① CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
- ② CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- ⑦ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
- ⑩ CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311
- ⑪ CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
- ⑫ INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816

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

DIGALERT
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
		REVISIONS		

PROACTIVE ENGINEERING WEST
25100 JEFFERSON AVE., SUITE 250
HUNTERSVILLE, IN 46222
911-200-0850

DESIGNED BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
DATE: 06/17/16
JOB NUMBER: 06.002.000

GEORGE ALAN LENFESTY
R.C.E. 45920 EXP. 12-31-2016

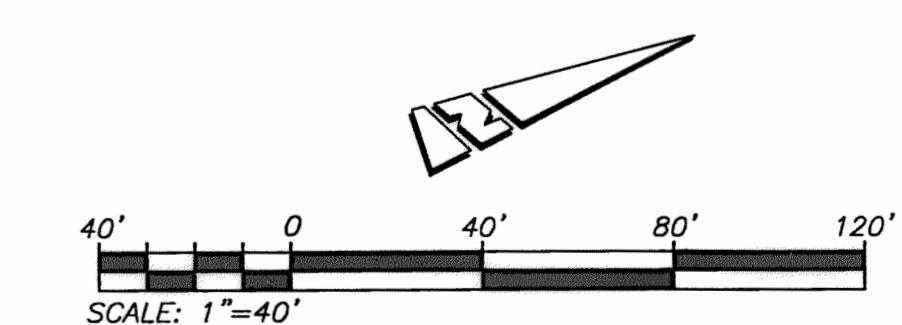
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
DATE: 06/17/16
JOB NUMBER: 06.002.000

REVIEWED BY: [Signature] 6/21/16
RECOMMENDED FOR APPROVAL BY: [Signature] Date: _____
APPROVED BY: [Signature] Date: 6/21/16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558

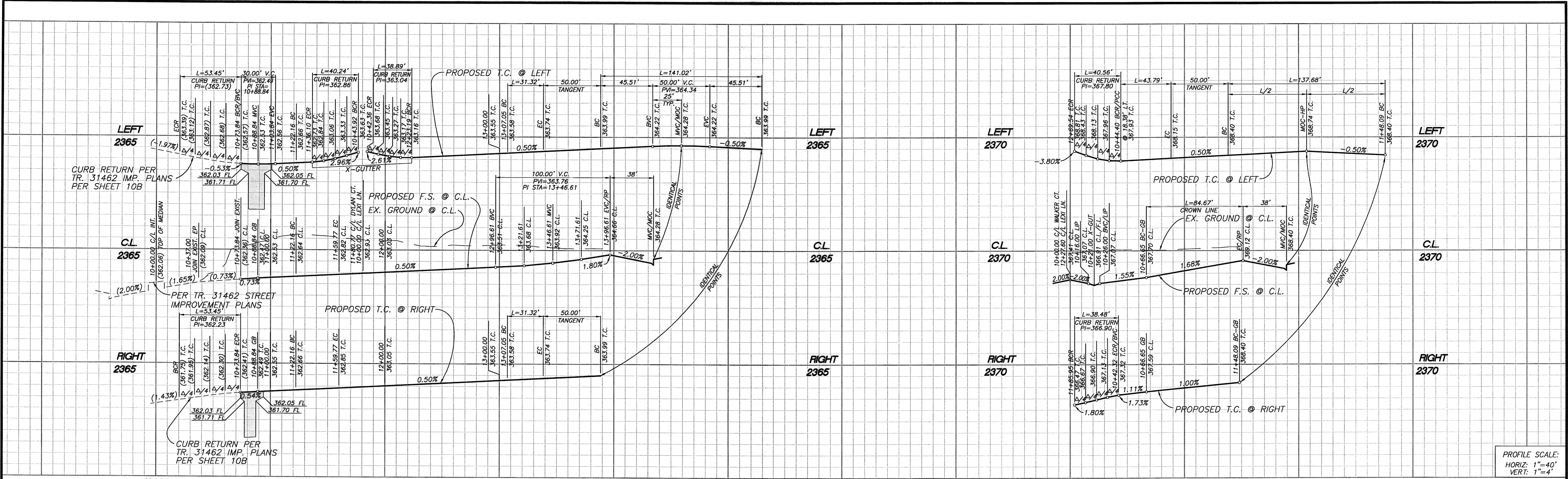
LEXI LANE
STA: 10+00.00 TO STA: 16+32.47

FOR: ARGENT MANAGEMENT

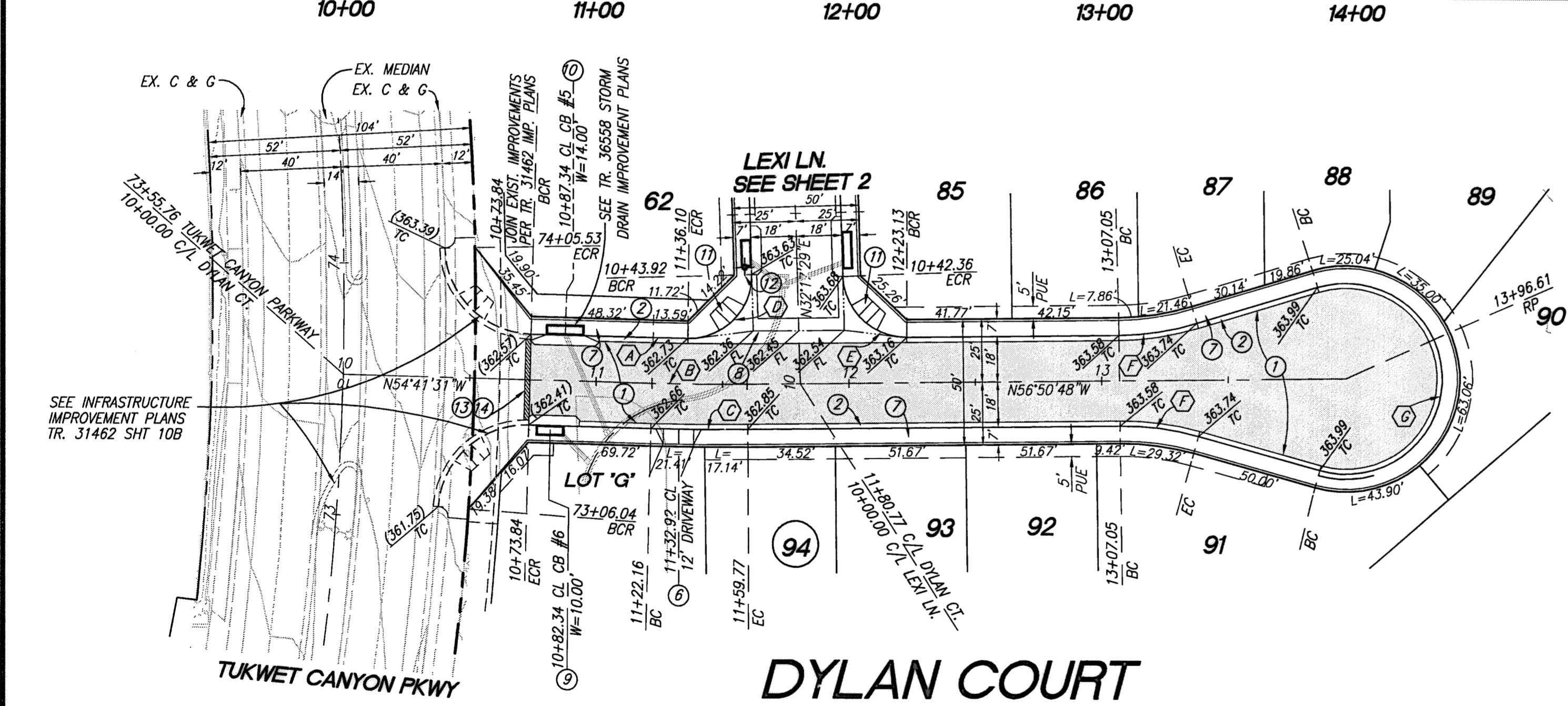


SHEET 2 OF 8 SHEETS
DRAWING NAME: 209L
FILE NO: 209L

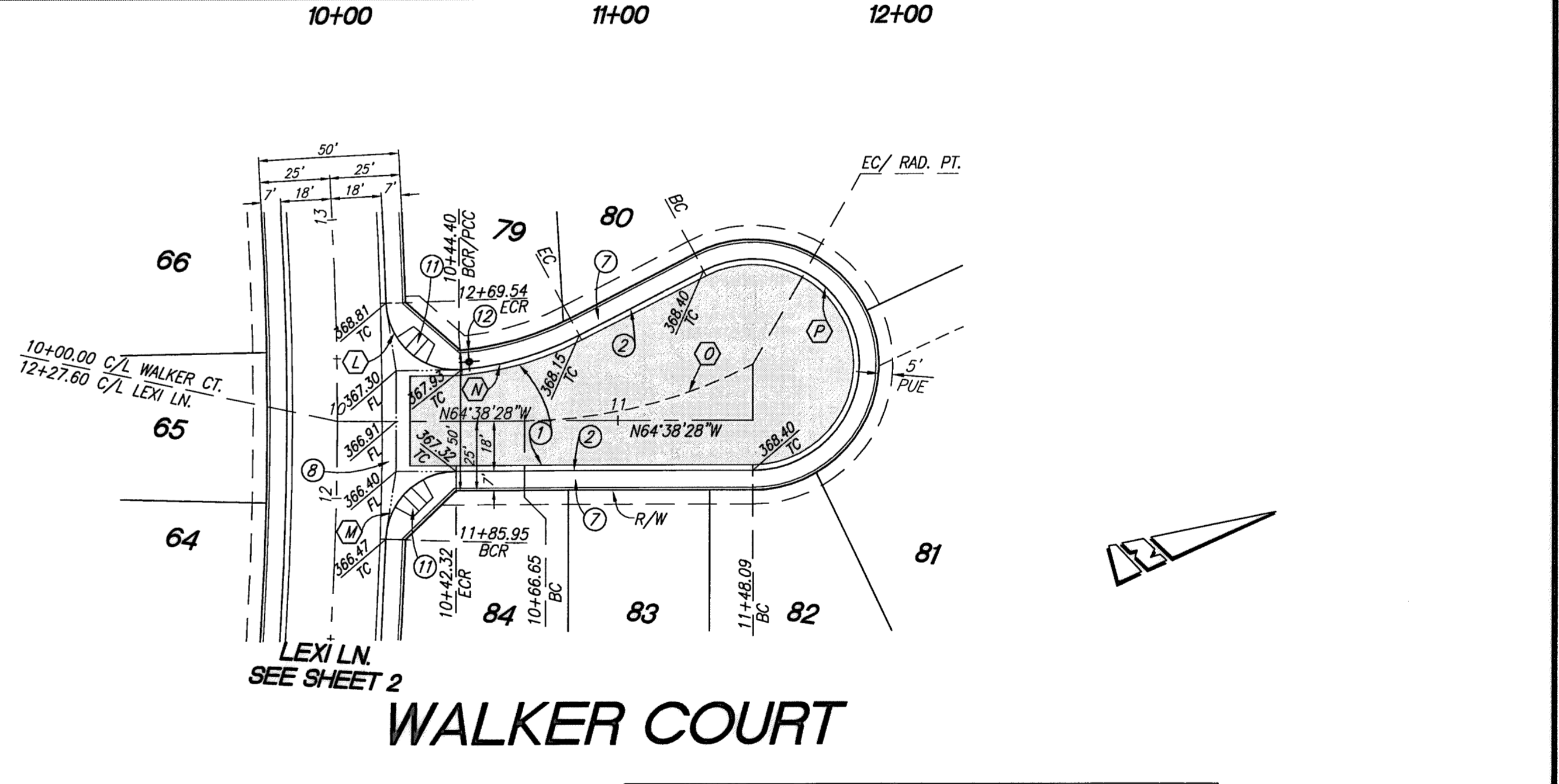
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PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



DYLAN COURT



WALKER COURT

CURVE/LINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	00°47'54"	982.00'	13.68'	6.84'
(B)	02°09'17"	1000.00'	37.61'	18.81'
(C)	02°09'17"	1018.00'	38.28'	19.14'
(D)	92°13'05"	25.00'	40.24'	25.99'
(E)	89°08'18"	25.00'	38.89'	24.63'
(F)	16°18'41"	110.00'	31.32'	15.76'
(G)	212°37'22"	38.00'	141.02'	---

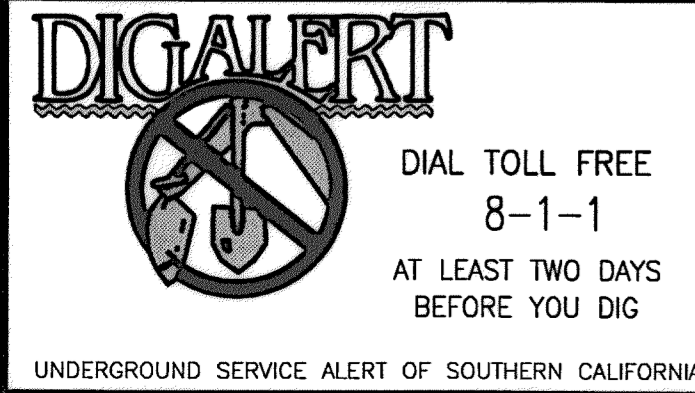
CONSTRUCTION NOTES:

- CONSTRUCT 0.25" A.C. OVER 0.50" A.B.
- CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD NO. 207 (RESIDENTIAL LOT DRIVEWAY LOCATION PER PRECISE GRADING PLAN)
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
- CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311
- CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
- INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816
- SAWCUT AND REMOVE EX. PAVEMENT PER PLAN. SEE SAWCUT AND OVERLAY DETAIL SHEET 1
- COLD PLANE AND OVERLAY EX. PAVEMENT PER PLAN (1.00" MIN.) SEE SAWCUT AND OVERLAY DETAIL SHEET 1

CURVE/LINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(M)	92°58'02"	25.00'	40.56'	26.33'
(N)	88°11'27"	25.00'	38.48'	24.22'
(O)	22°48'28"	110.00'	43.79'	22.19'
(P)	27°35'48"	175.79'	84.67'	43.17'
(Q)	207°35'48"	38.00'	137.68'	---

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

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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 CONSULTANTS WEST, INC.
2419 JEFFERSON AVE. SUITE 200
RIVERSIDE, CA 92502
951-200-8840

GEORGE ALAN LEMLEY
R.C.E. 45920 EXP. 12-31-2016

06/17/16



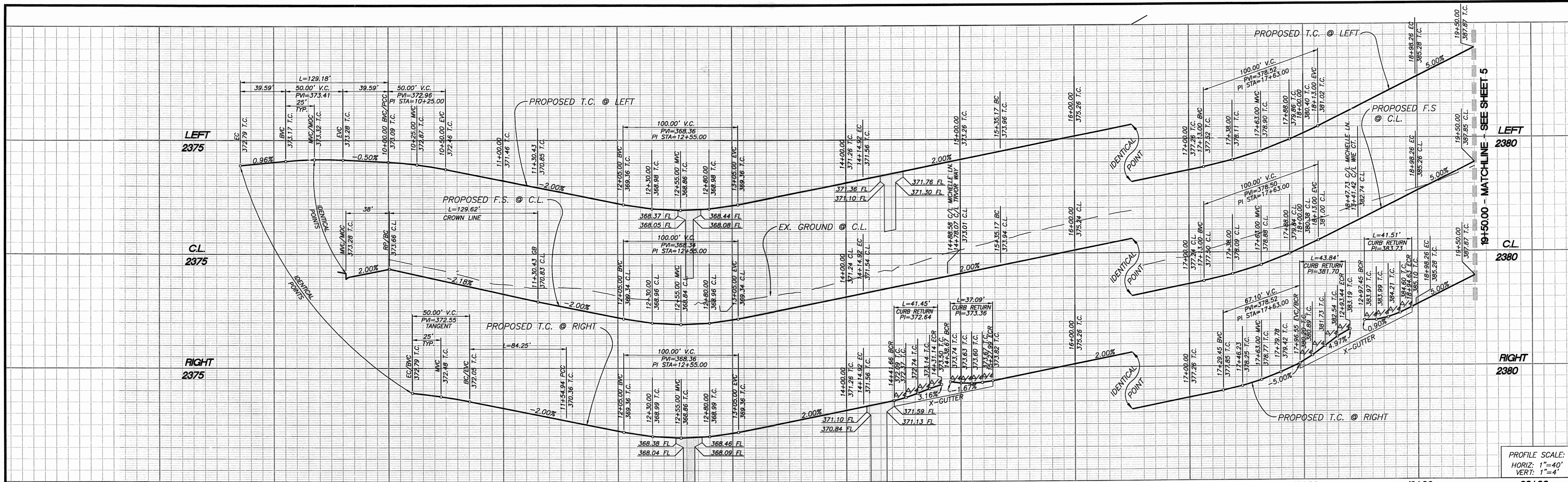
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: _____ Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16

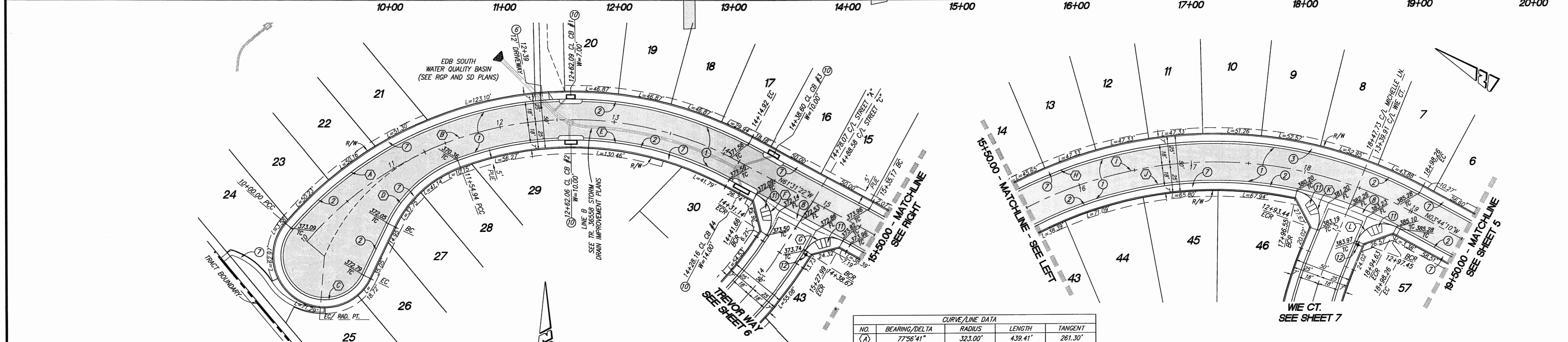
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558
DYLAN COURT
STA: 10+73.84 TO STA: 13+96.61
WALKER COURT
STA: 10+00.00 TO STA: 11+48.09
ARGENT MANAGEMENT

SHEET 3 OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2096



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



CONSTRUCTION NOTES

- CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
- CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
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- INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816

NOTE:
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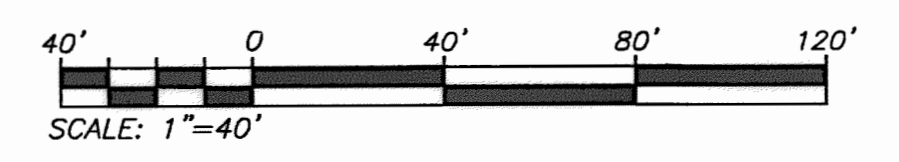
MICHELLE LANE

BEARING: N 27°39'52" E
ELEV. 2491.44, NGVD 29

CURVE LINE DATA

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	77°56'41"	323.00'	439.41'	261.30'
(B)	77°56'41"	305.00'	414.92'	246.74'
(C)	165°13'20"	110.00'	109.58'	293.03'
(D)	43°53'01"	110.00'	84.25'	44.31'
(E)	48°50'20"	287.00'	244.64'	130.31'
(F)	95°00'00"	25.00'	41.45'	27.28'
(G)	85°00'00"	25.00'	37.09'	22.91'
(H)	57°47'12"	378.00'	381.24'	208.61'
(I)	57°47'12"	360.00'	363.08'	198.68'
(J)	41°36'00"	342.00'	248.31'	129.91'
(K)	100°28'21"	25.00'	43.84'	30.04'
(L)	95°08'11"	25.00'	41.51'	57.35'

MICHELLE LANE



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".

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

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2100 JEFFERSON AVE. SUITE 200
MORRISTOWN, CA 95062
951-200-0450

DESIGNED BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: _____ Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16

City of Beaumont, Public Works Department
Engineering Division

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LEMFEST
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

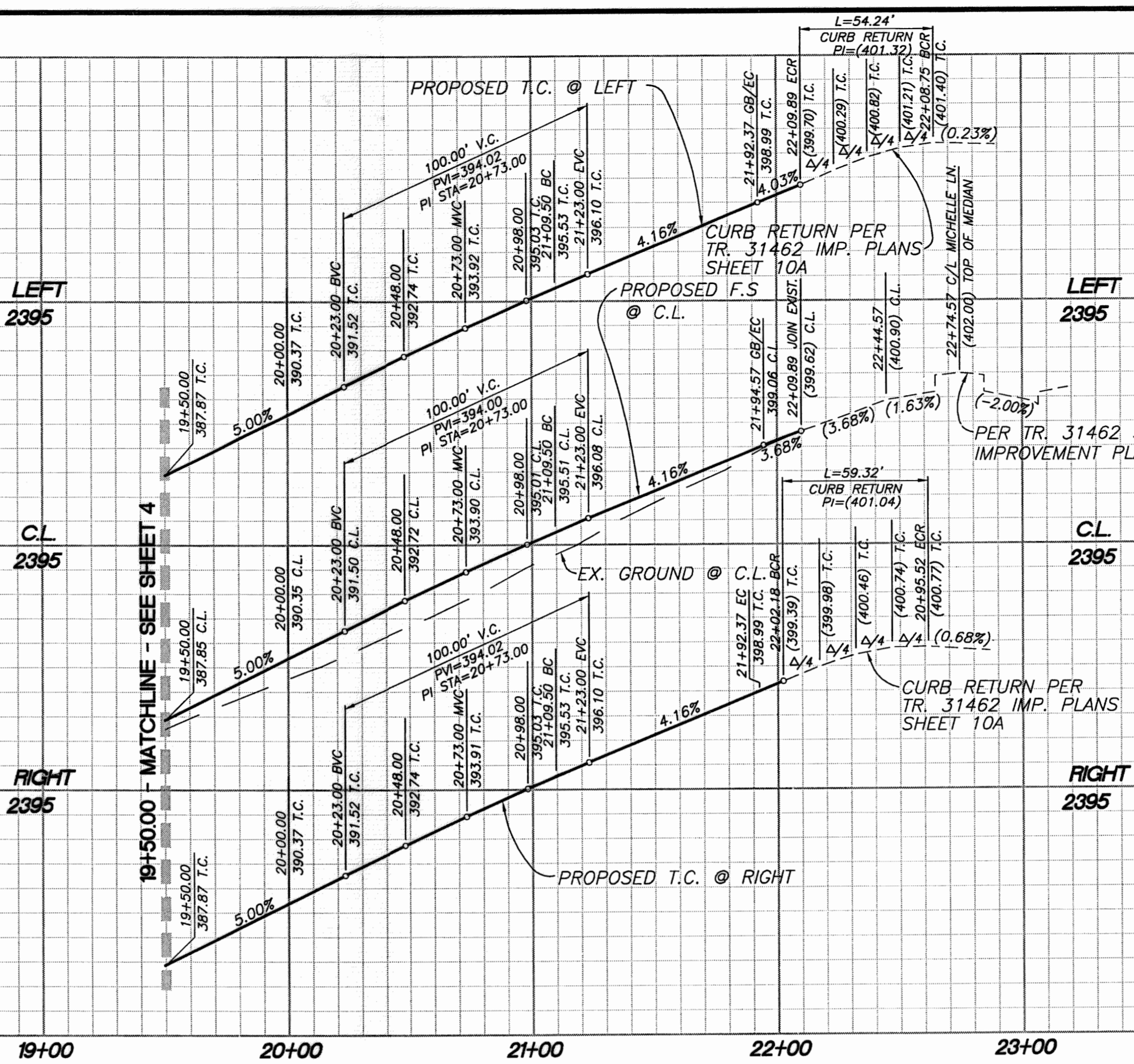
DATE: 06/17/16

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558

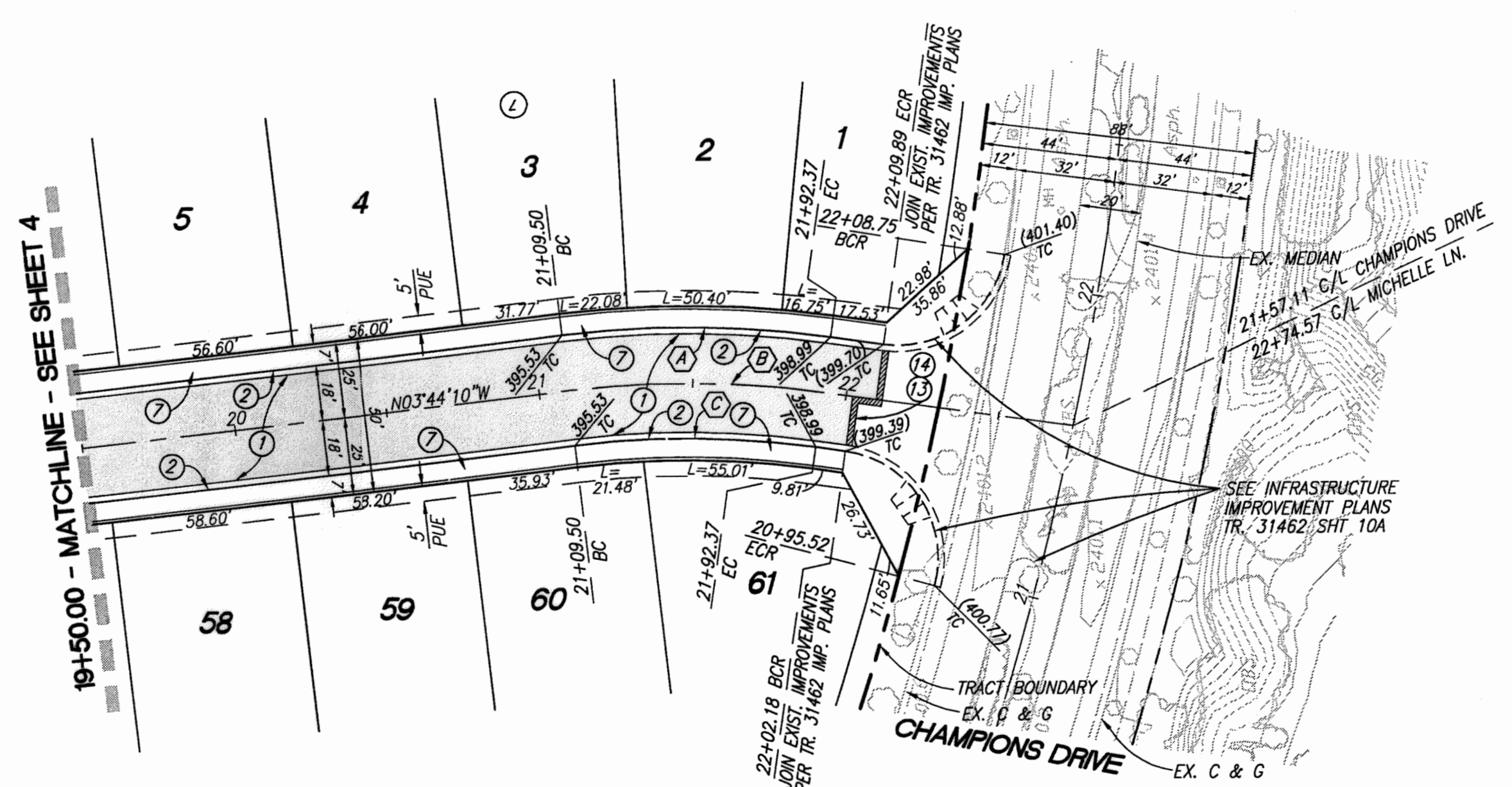
MICHELLE LANE
STA: 10+00.00 TO STA: 19+50.00

FOR: ARGENT MANAGEMENT

SHEET
4
OF 8 SHEETS
DRAWING NAME:
FILE NO.
2096



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



CONSTRUCTION NOTES:

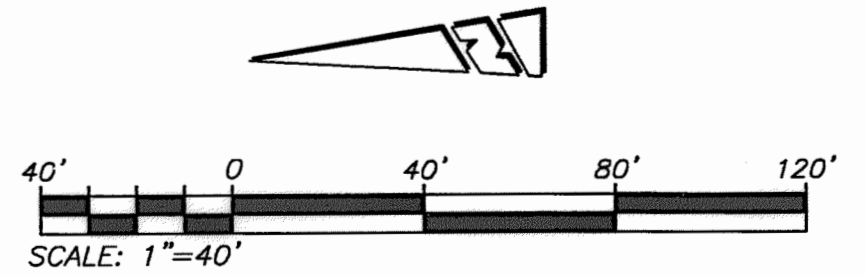
- ① CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
- ② CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- ③ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
- ④ SAWCUT AND REMOVE EX. PAVEMENT PER PLAN. SEE SAWCUT AND OVERLAY DETAIL SHEET 1
- ⑤ COLD PLANE AND OVERLAY EX. PAVEMENT PER PLAN (0.10" MIN.) SEE SAWCUT AND OVERLAY DETAIL SHEET 1

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

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MICHELLE LANE

CURVE/LINE DATA			
NO.	BEARING/Delta	RADIUS	TANGENT
(A)	14°36'30"	343.00'	87.45'
(B)	14°36'30"	325.00'	82.86'
(C)	14°36'30"	307.00'	78.27'



DIGALERT
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:
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ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING WEST
25109 JEFFERSON AVE., SUITE 200
HUNTERA, CA 92520
951-200-8860

GEORGE ALAN LENFESTY
R.C.E. 45920 EXP. 12-31-2016

SEAL
REGISTERED PROFESSIONAL ENGINEER
ALAN LENFESTY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: *[Signature]* Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16

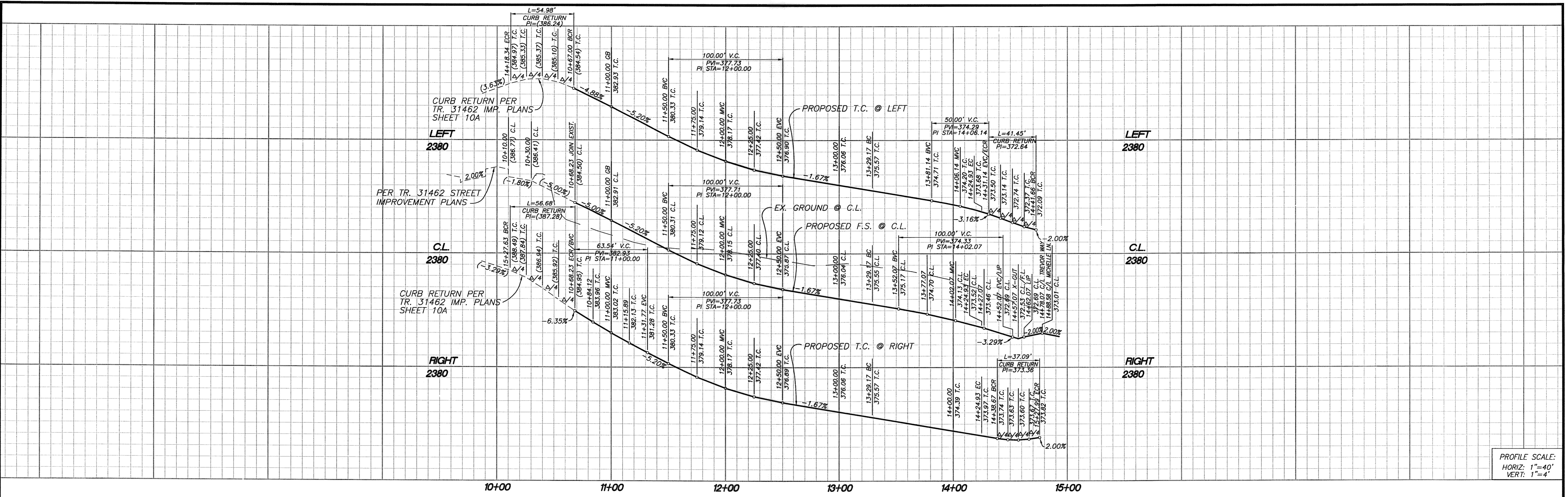
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558

MICHELLE LANE
STA: 19+50.00 TO STA: 22+09.89

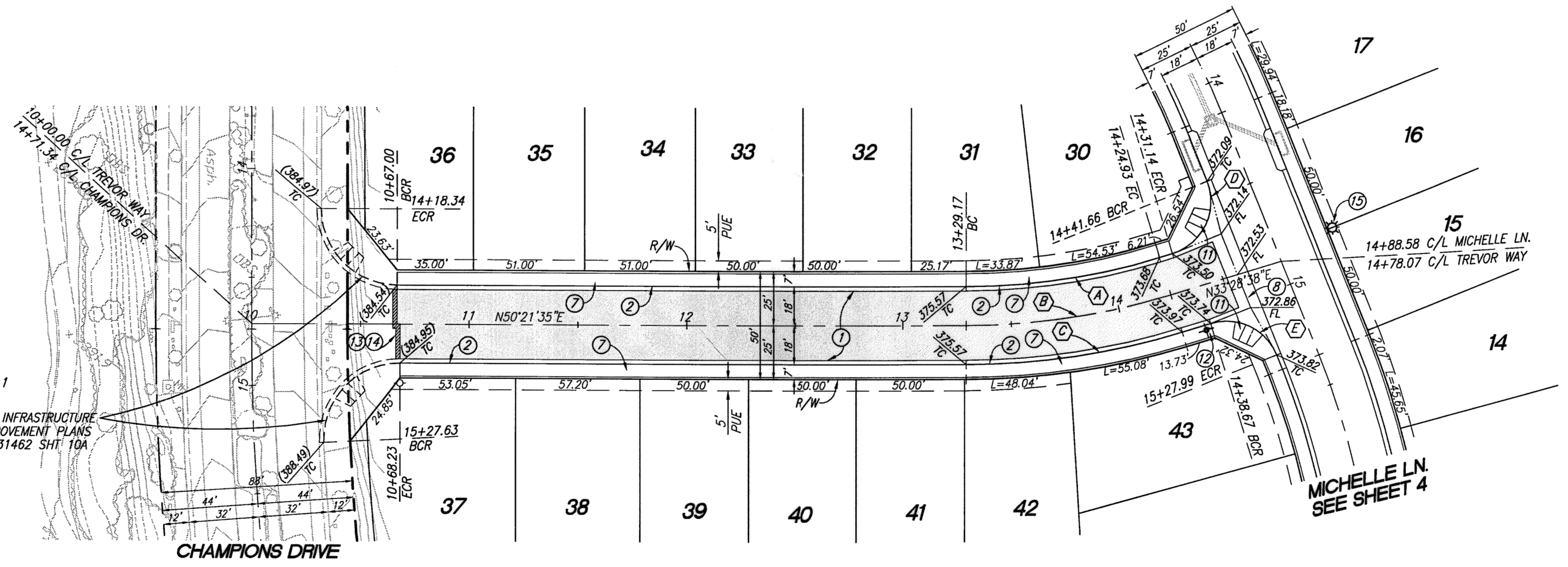
FOR: ARGENT MANAGEMENT

SHEET
5
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2096



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

- CONSTRUCTION NOTES:**
1. CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
 2. CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
 7. CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
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 11. CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
 12. INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816
 13. SAWCUT AND REMOVE EX. PAVEMENT PER PLAN. SEE SAWCUT AND OVERLAY DETAIL SHEET 1
 14. COLD PLANE AND OVERLAY EX. PAVEMENT PER PLAN (0.10" MIN.) SEE SAWCUT AND OVERLAY DETAIL SHEET 1



CURVE/LINE DATA				
NO.	BEARING, DELTA	RADIUS	LENGTH	TANGENT
A	16°52'57"	307.00'	90.46'	45.56'
B	16°52'57"	325.00'	95.76'	48.23'
C	16°52'57"	343.00'	101.07'	50.90'
D	95°00'00"	25.00'	41.45'	27.28'
E	85°00'00"	25.00'	37.09'	22.91'

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

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DIGALERT
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
ENGINEER		REVISIONS		CITY

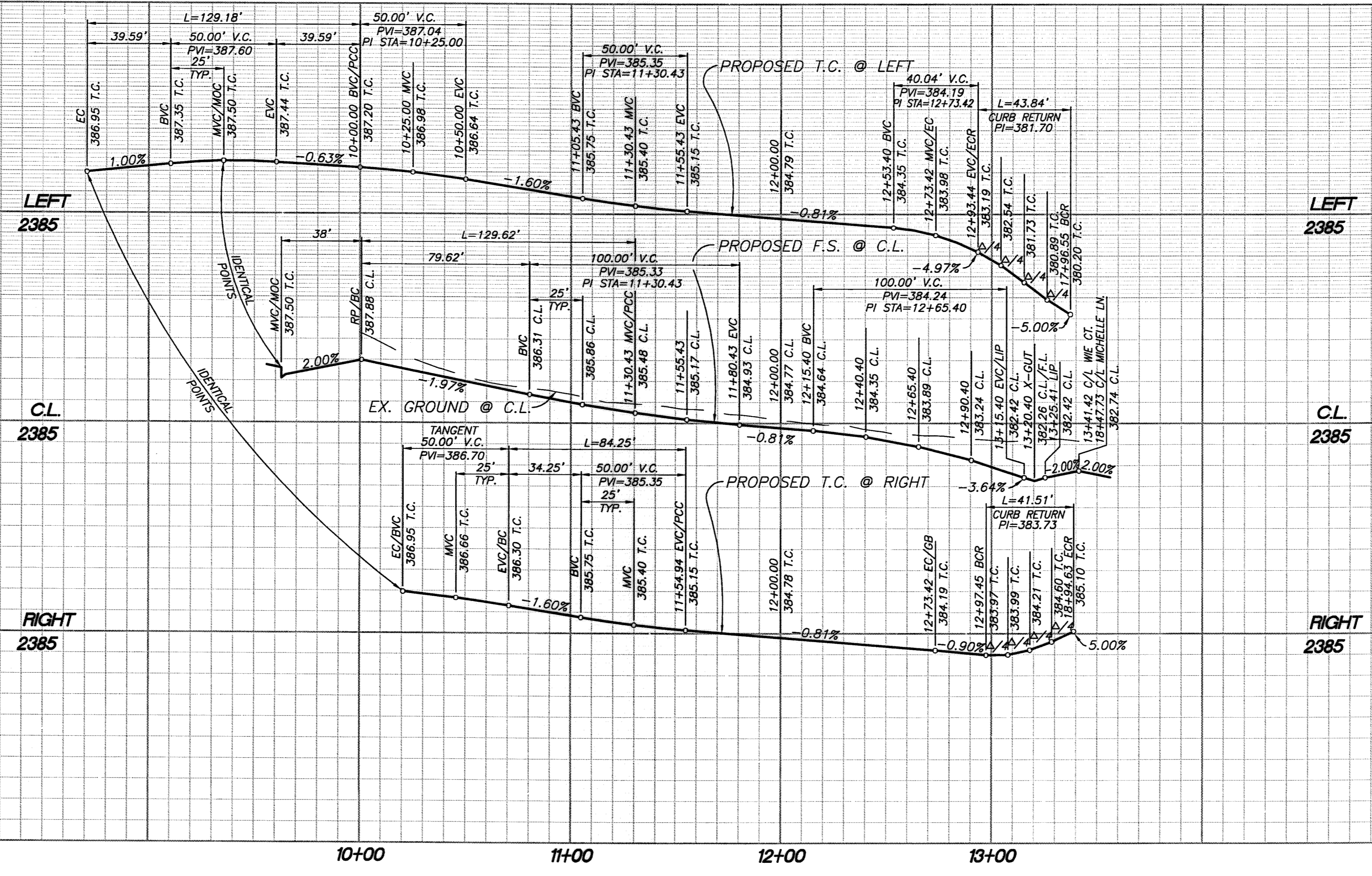
PROACTIVE ENGINEERING WEST
GEORGE ALAN LENFESTY
R.C.E. 45920 EXP. 12-31-2016

PROACTIVE ENGINEERING WEST
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
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Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
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City of Beaumont, Public Works Department
Engineering Division

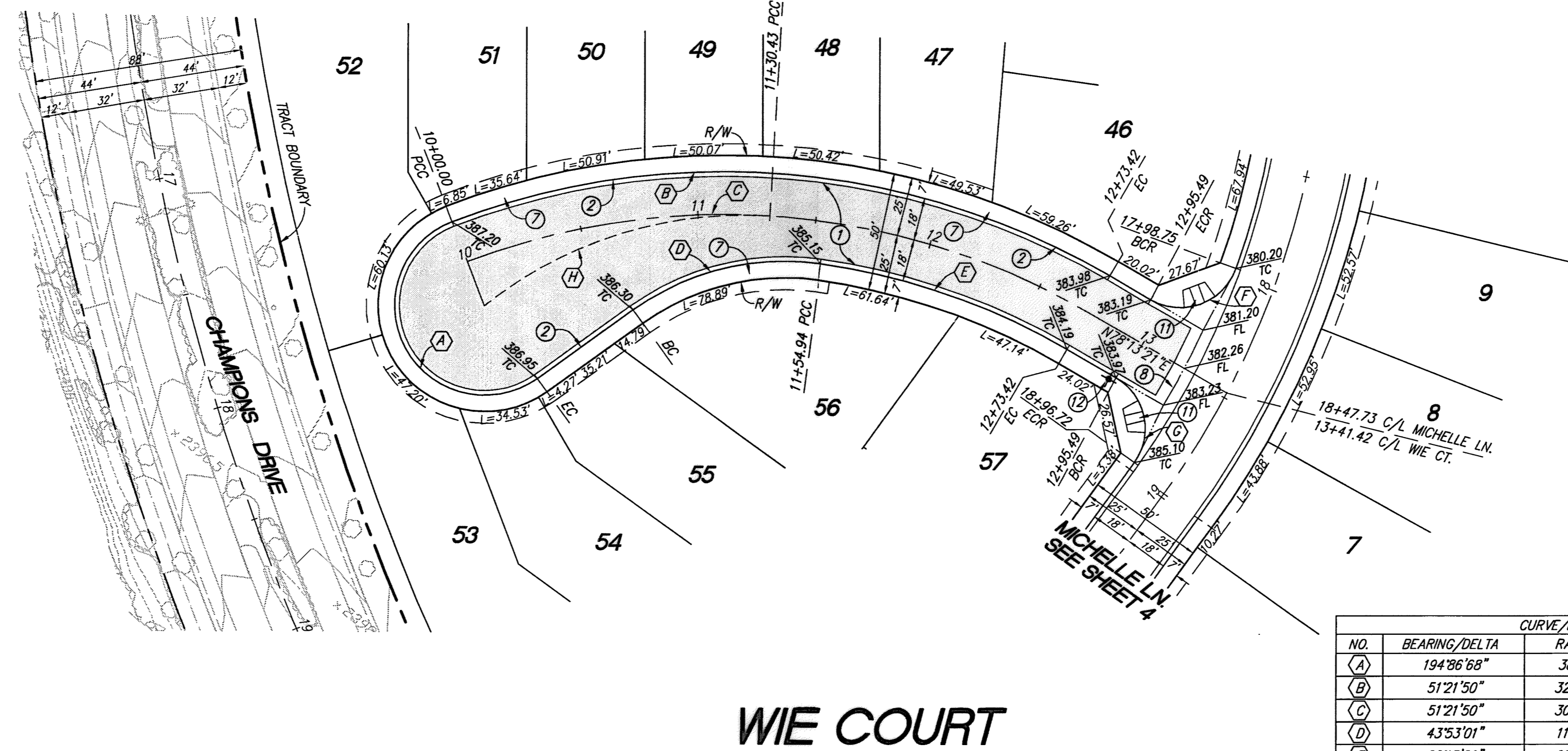
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558
TREVOR WAY
STA: 10+00.00 TO STA: 14+78.07
FOR: ARGENT MANAGEMENT

SHEET
6
OF 8 SHEETS
DRAWING NAME:
FILE NO:
2096



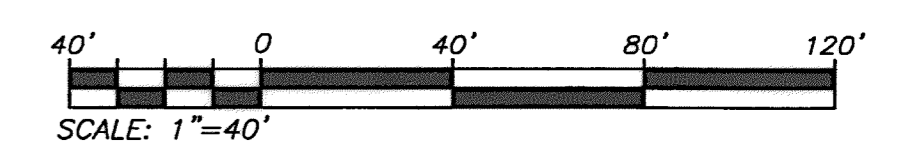
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
 - 2 CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
 - 7 CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
 - 8 CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
 - 11 CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
 - 12 INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816
 - 17 INSTALL W53 "NOT A THROUGH STREET" SIGN PER CALTRANS TRAFFIC MANUAL



CURVE/LINE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	194°26'08"	38.00'	289.18'	---
(B)	51°21'50"	323.00'	289.56'	155.32'
(C)	51°21'50"	305.00'	273.42'	146.67'
(D)	43°53'01"	110.00'	84.25'	44.31'
(E)	22°15'29"	287.00'	111.49'	56.46'
(F)	100°28'21"	25.00'	43.84'	30.04'
(G)	95°08'11"	25.00'	41.51'	27.35'
(H)	42°14'52"	175.80'	129.62'	67.92'



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

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

DIG ALERT

DIAL TOLL FREE
8-1-1

AT LEAST TWO DAYS BEFORE YOU DIG

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 CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
ROCKWELL, CA 92586
951-260-8515

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2019

06/17/16

SEAL

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: _____ Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36558

WIE COURT
STA: 10+00.00 TO STA: 13+41.42

FOR: ARGENT MANAGEMENT

SHEET
7
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 20916

CONSTRUCTION NOTES

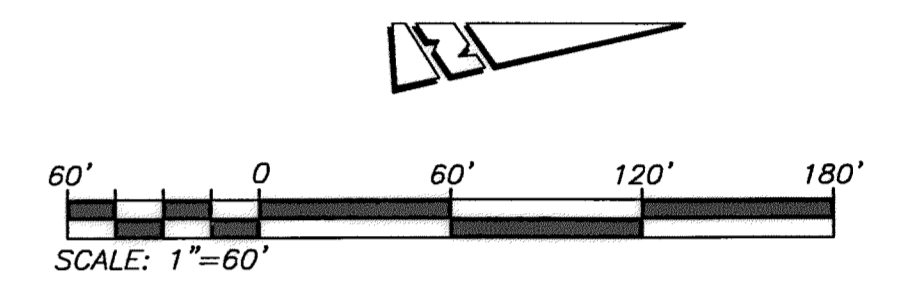
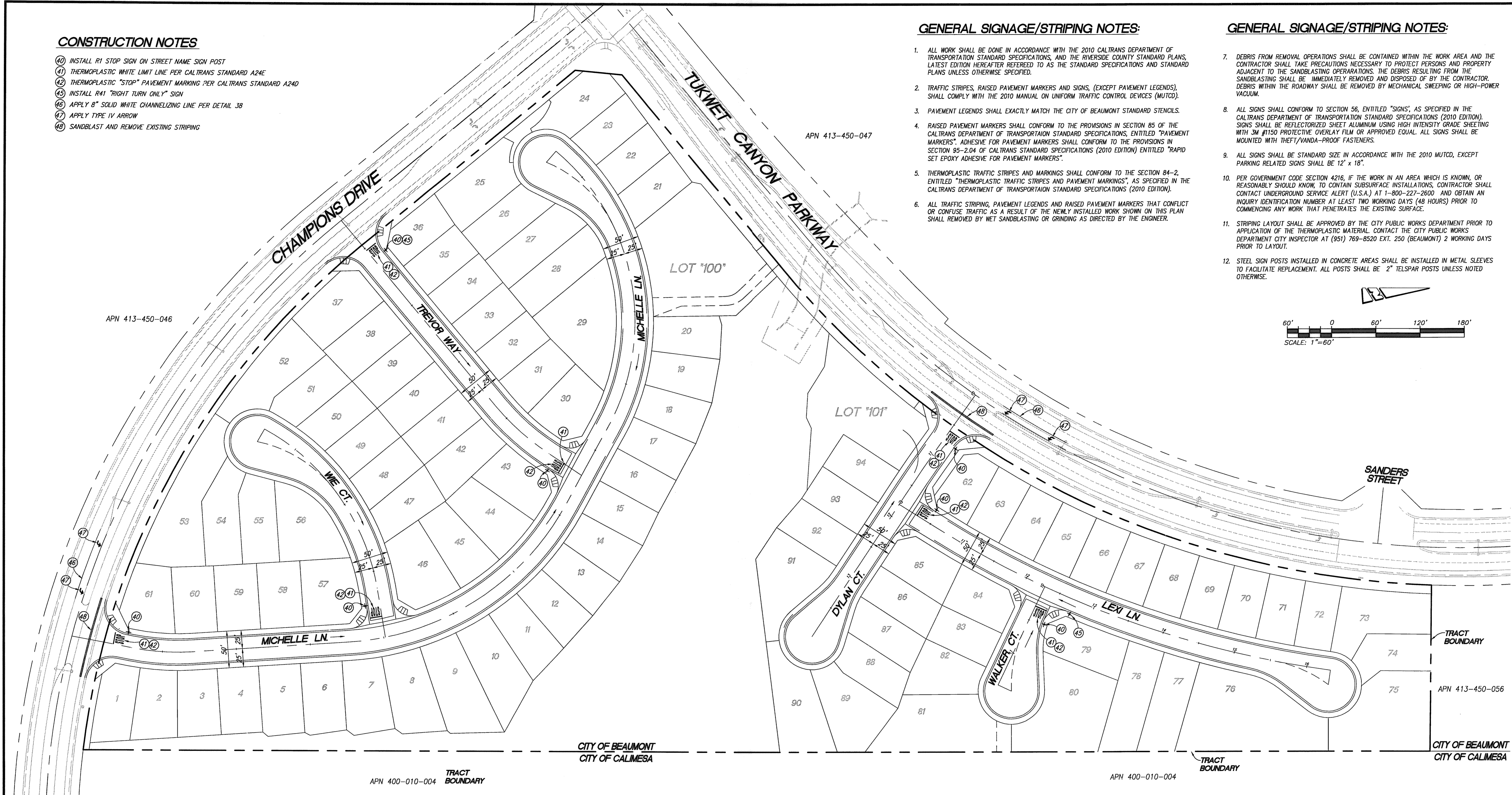
- 40 INSTALL R1 STOP SIGN ON STREET NAME SIGN POST
- 41 THERMOPLASTIC WHITE LIMIT LINE PER CALTRANS STANDARD A24E
- 42 THERMOPLASTIC "STOP" PAVEMENT MARKING PER CALTRANS STANDARD A24D
- 43 INSTALL R41 "RIGHT TURN ONLY" SIGN
- 46 APPLY 8" SOLID WHITE CHANNELIZING LINE PER DETAIL 3B
- 47 APPLY TYPE IV ARROW
- 48 SANDBLAST AND REMOVE EXISTING STRIPING

GENERAL SIGNAGE/STRIPING NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE RIVERSIDE COUNTY STANDARD PLANS, LATEST EDITION HEREAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS AND STANDARD PLANS UNLESS OTHERWISE SPECIFIED.
- 2. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2010 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
- 4. RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 85 OF THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, ENTITLED "PAVEMENT MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-2.04 OF CALTRANS STANDARD SPECIFICATIONS (2010 EDITION) ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
- 5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2, ENTITLED "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS", AS SPECIFIED IN THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2010 EDITION).
- 6. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL REMOVED BY WET SANDBLASTING OR GRINDING AS DIRECTED BY THE ENGINEER.

GENERAL SIGNAGE/STRIPING NOTES:

- 7. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
- 8. ALL SIGNS SHALL CONFORM TO SECTION 56, ENTITLED "SIGNS", AS SPECIFIED IN THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2010 EDITION). SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDA-PROOF FASTENERS.
- 9. ALL SIGNS SHALL BE STANDARD SIZE IN ACCORDANCE WITH THE 2010 MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12' x 18".
- 10. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD KNOW, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
- 11. STRIPING LAYOUT SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS DEPARTMENT CITY INSPECTOR AT (951) 769-8520 EXT. 250 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT.
- 12. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN METAL SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TELSAPR POSTS UNLESS NOTED OTHERWISE.



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

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 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE

PROACTIVE ENGINEERING WEST, INC.
 25109 JEFFERSON AVE. SUITE 200
 HUNTERA, CA 92552
 951-290-8846

GEORGE ALAN LEMESNEY
 R.C.E. 45920 EXP. 12-31-2016

06/17/16

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN LEMESNEY
 No. 45920
 Exp. 12/31/16
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 06/17/16
 JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
 Recommended for Approval By: [Signature] Date: []
 Approved By: [Signature] City Engineer Date: 6/21/16

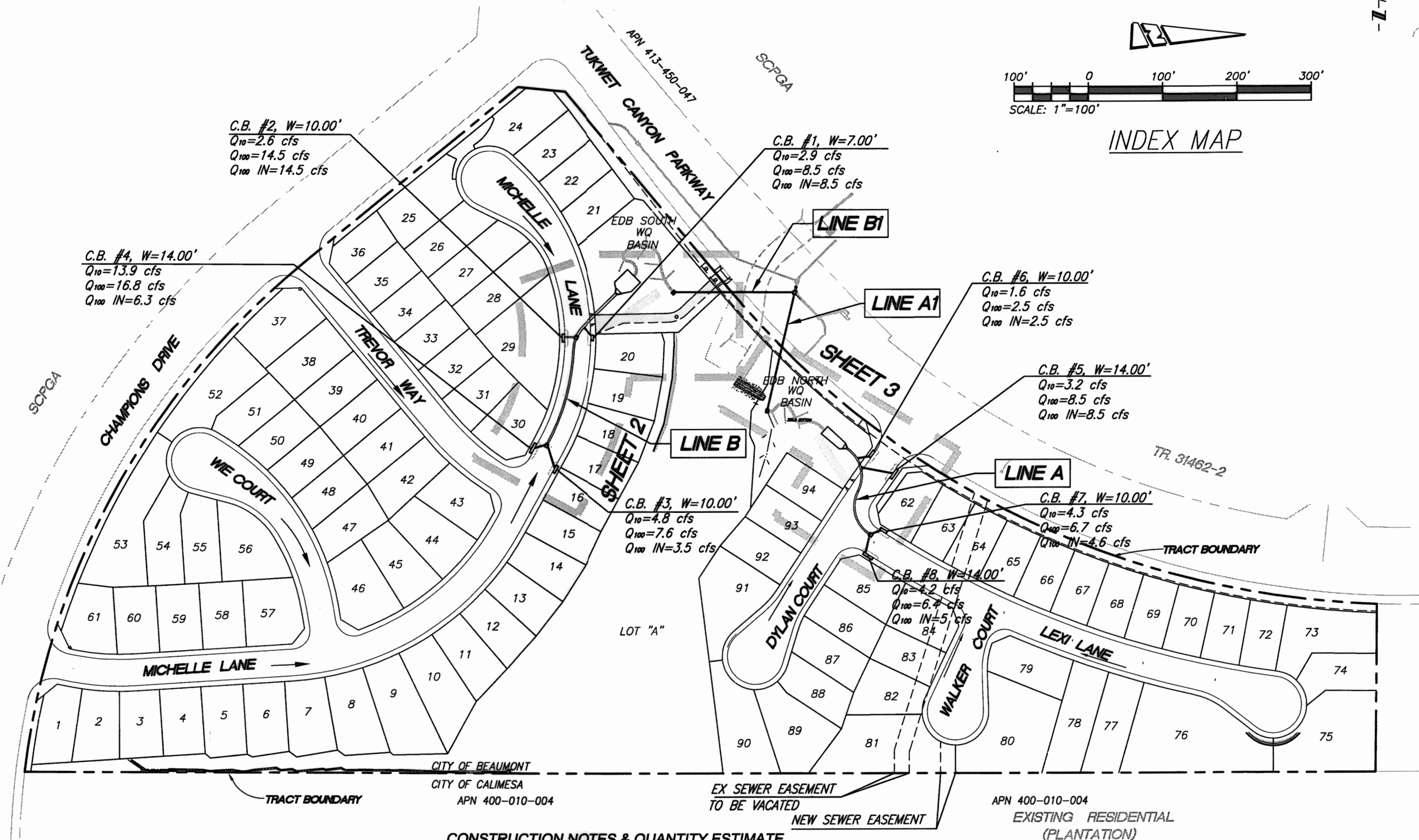
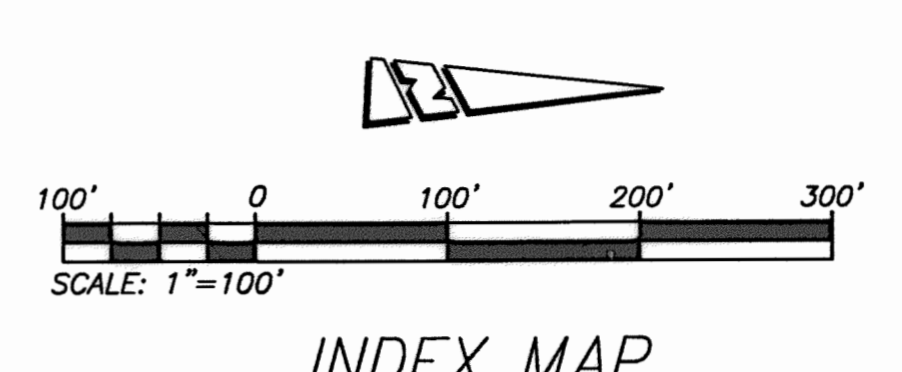
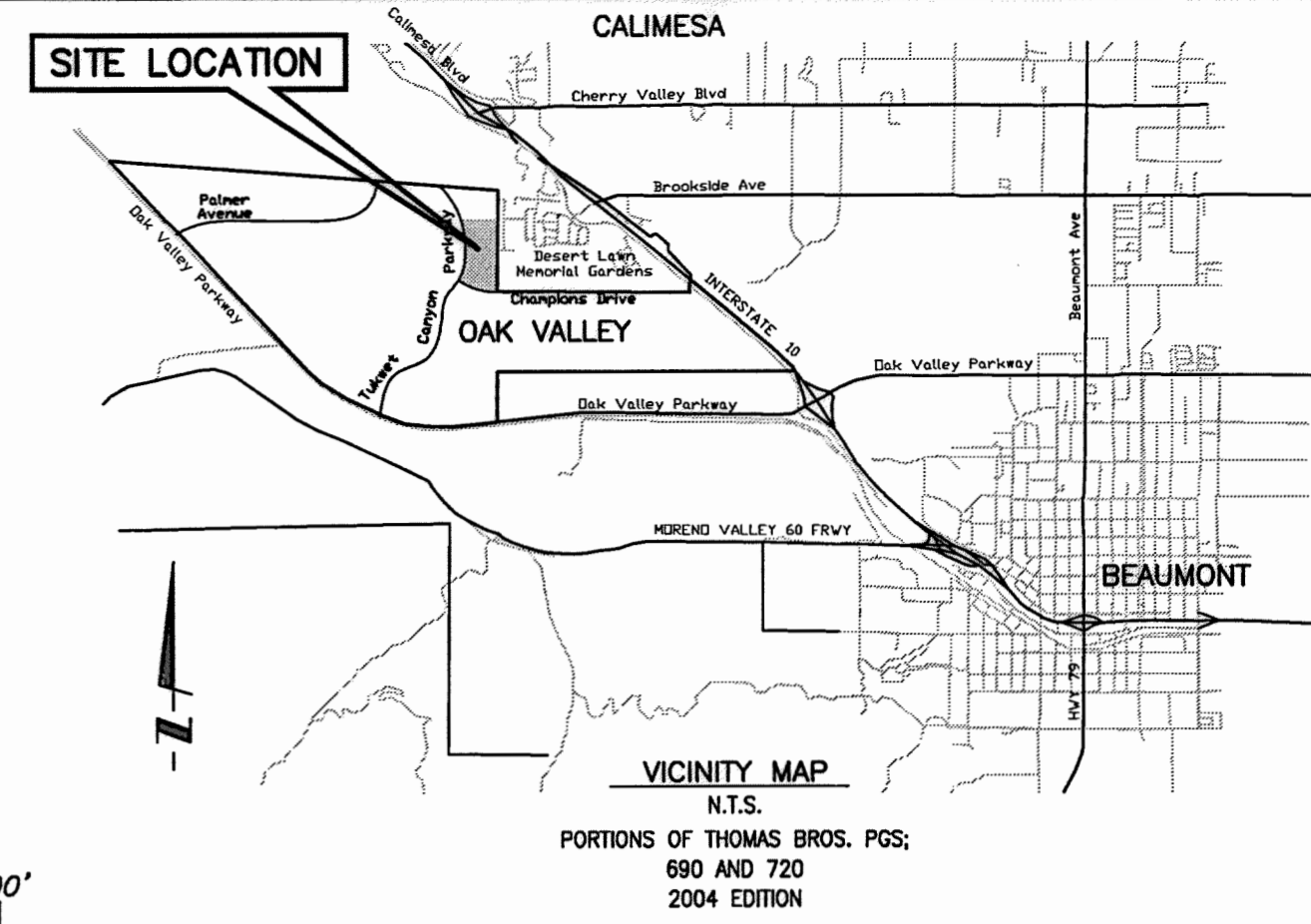
City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 36558
SIGNAGE AND STRIPING

FOR: ARGENT MANAGEMENT

SHEET
 8
 OF 8 SHEETS
 DRAWING NAME:
 FILE NO.: 2096

CITY OF BEAUMONT, CALIFORNIA STORM DRAIN IMPROVEMENT PLAN TRACT NO. 36558 LINE "A" AND LINE "B"



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

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

APPLICANT/SUBDIVIDER:
ARGENT MANAGEMENT
2392 MORSE AVE.
IRVINE, CA 92614
(949) 777-4000 OFFICE
(949) 241-8439 OFFICE
CONTACT: DEREK HICKS

LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HGL	HYDRAULIC GRADE LINE
TOP	TOP OF PIPE
BOT.	BOTTOM OF PIPE
SD	STORM DRAIN
INV	INVERT
PROP	PROPOSED
EXIST	EXISTING
C/L	CENTERLINE
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
CB	CATCH BASIN
PRC	POINT OF REVERSE CURVE

- 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 WORK 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.
 - THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ON SITE.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT 18" RCP (20000)	166	L.F.
2	CONSTRUCT 24" RCP (20000)	614	L.F.
3	CONSTRUCT 36" RCP (20000)	80	L.F.
4	CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)	8	EA.
7	CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH251	4	EA.
9	CONSTRUCT JUNCTION STRUCTURE #2 PER R.C.F.C. & W.C.D. STD. JS227.	3	EA.
10	CONSTRUCT FOREBAY AND CONCRETE CURB PER DETAIL ON SHEET 2.	2	EA.
11	NOT USED	0	EA.
12	INSTALL CATCH BASIN TRASH RACK - DRAINPAC CURB INLET FILTER OR APPROVED EQUAL	8	EA.
14	CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803	2	EA.
19	CONSTRUCT WING-WALL TYPE HEADWALL PER DETAIL ON SHEET 3	2	EA.
18	REMOVE AND REPLACE A.C. IN KIND	781	S.F.
17	REMOVE AND REPLACE CURB IN KIND	42	L.F.
18	REMOVE AND REPLACE SIDEWALK IN KIND	97	S.F.
19	REMOVE AND REPLACE STREET MEDIAN IN KIND	189	S.F.

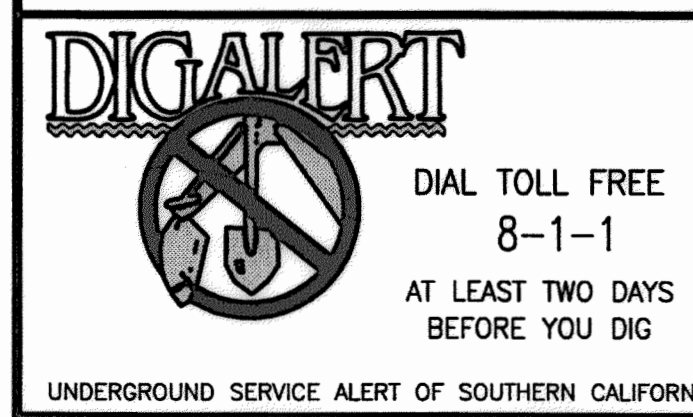
* SEE DETAILS ON SHEET 2 AND 3

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 LEMESTRE, R.C.E. 45920 DATE 6/15/16
EXPIRATION DATE 12-31-2016



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

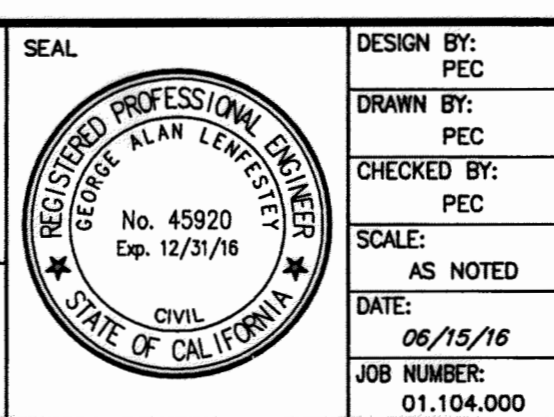
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ELEV. 2491.44, NGVD 29

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ENGINEER		REVISIONS		CITY

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25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

PROACTIVE ENGINEERING WEST

GEORGE ALAN LEMESTRE, R.C.E. 45920 EXP. 12-31-2016



DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/15/16
JOB NUMBER: 01.104.000

Reviewed By: *Amun Kasan* Staff Engineer Date: 6-23-16
Recommended for Approval By: *Amun Kasan* Date: 6-23-16
Approved By: *Amun Kasan* City Engineer Date: 6-23-16

City of Beaumont, Public Works Department
Engineering Division

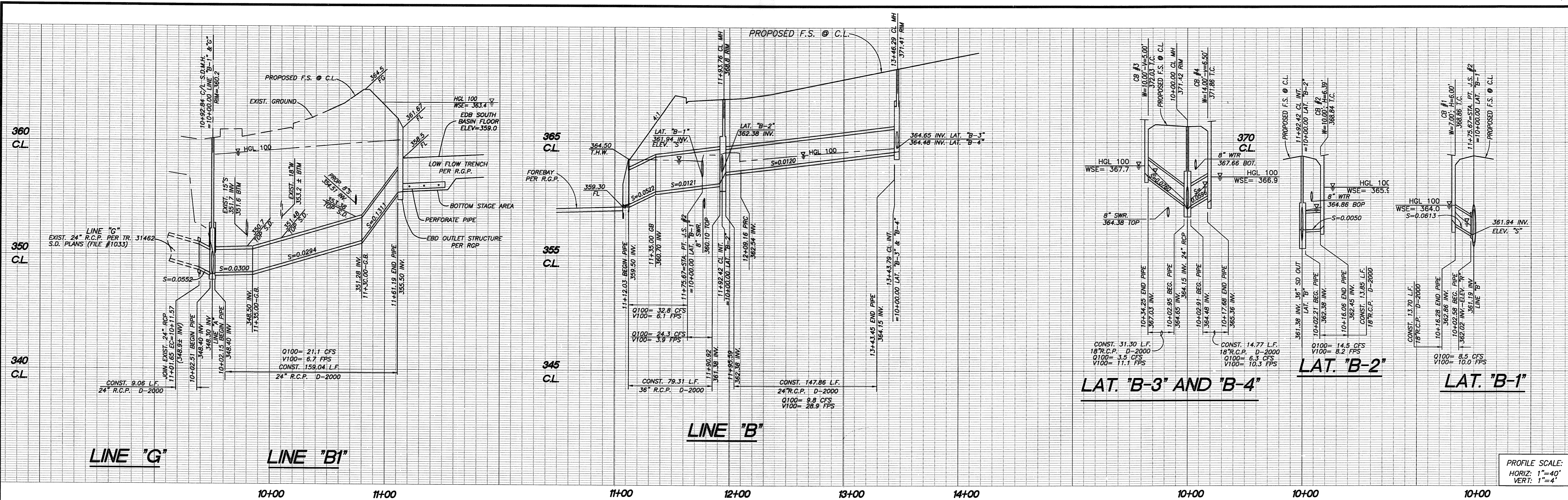
CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 36558

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

FOR: ARGENT MANAGEMENT

SHEET 1 OF 3 SHEETS
DRAWING NAME: 3019

Plotted: Jun 15, 2016 - 3:45pm By: alex DWG: Z:\01.104.000 FC-PA14\Drawings\Storm Drain Improvements\36558-SD_SHT-01.dwg



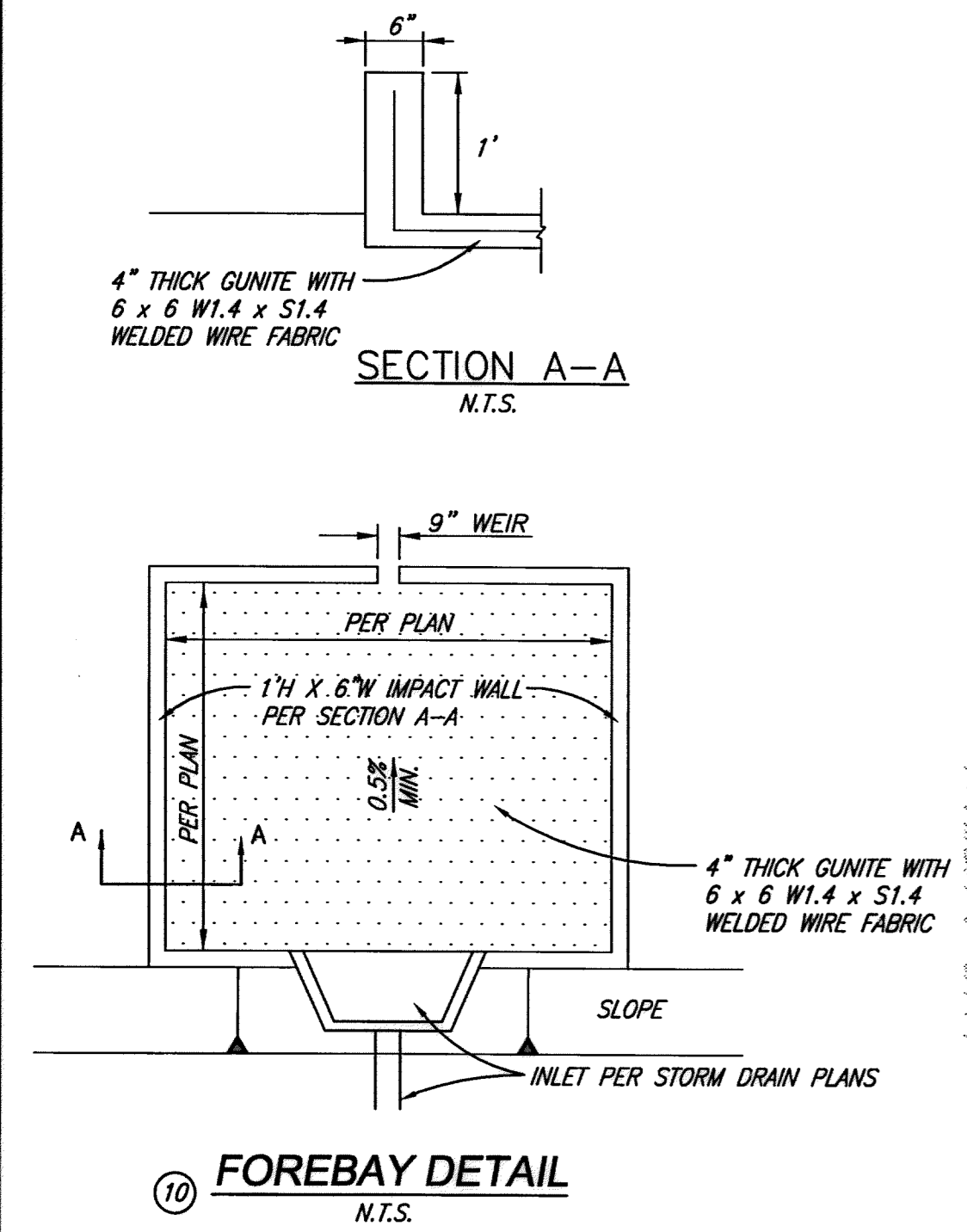
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES

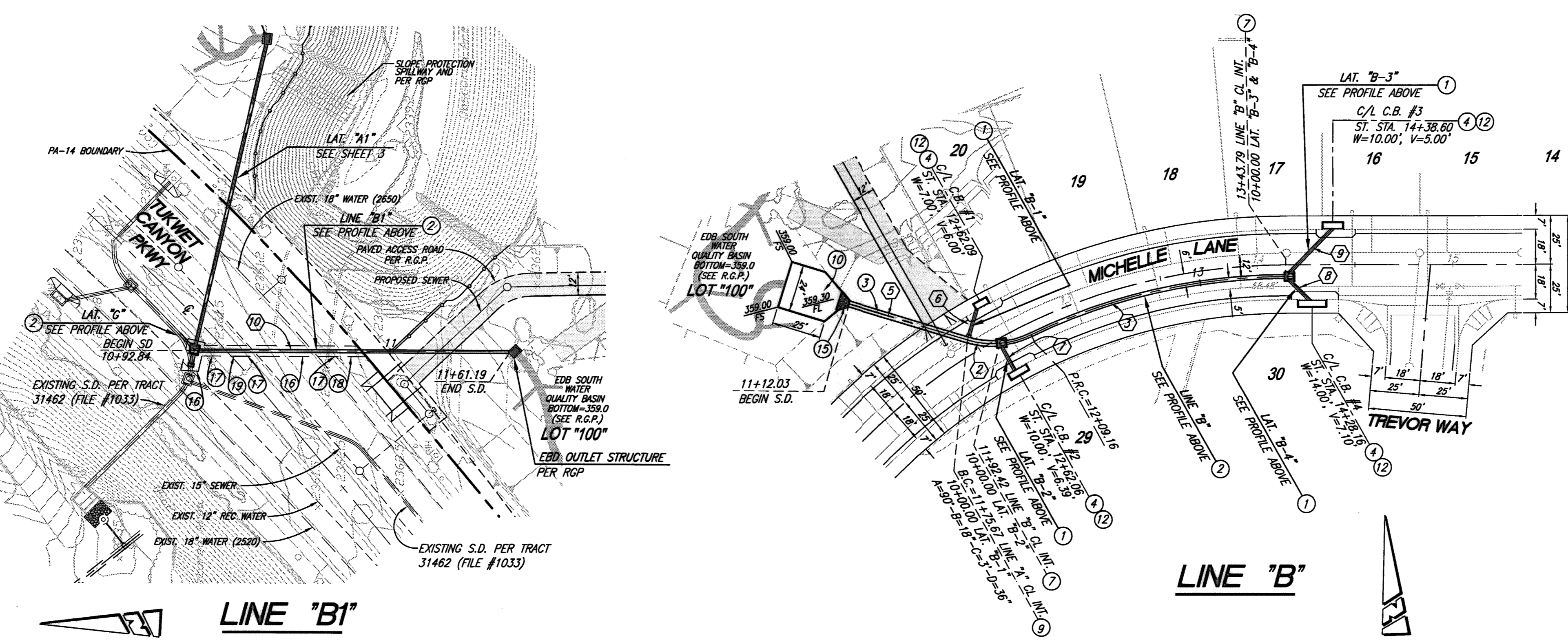
- ① CONSTRUCT 18" RCP (20000)
- ② CONSTRUCT 24" RCP (20000)
- ③ CONSTRUCT 36" RCP (20000)
- ④ CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
- ⑤ CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH251
- ⑥ CONSTRUCT JUNCTION STRUCTURE #2 PER R.C.F.C.D. & W.C.D. STD. JS227.
- ⑦ CONSTRUCT FOREBAY AND CONCRETE CURB PER DETAIL HEREON.
- ⑧ INSTALL CATCH BASIN TRASH RACK - DRAINPAC CURB INLET FILTER OR APPROVED EQUAL
- ⑨ CONSTRUCT WING-WALL TYPE HEADWALL PER DETAIL ON SHEET 3
- ⑩ REMOVE AND REPLACE A.C. IN KIND
- ⑪ REMOVE AND REPLACE CURB IN KIND
- ⑫ REMOVE AND REPLACE SIDEWALK IN KIND
- ⑬ REMOVE AND REPLACE STREET MEDIAN IN KIND

CURVE/LINE DATA TABLE

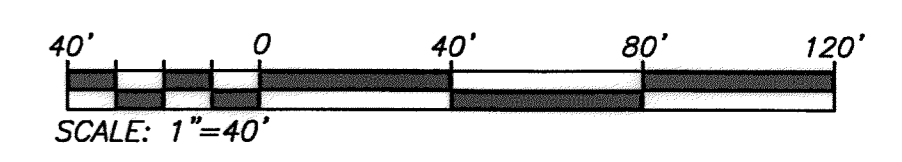
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	48°38'27"	45.00'	33.49'	17.57'
2	25°47'54"	299.00'	134.63'	68.48'
3	N44°45'11"W	---	64.06'	---
4	N45°04'04"E	---	16.28'	---
5	N00°29'56"W	---	16.06'	---
6	N16°31'22"W	---	17.68'	---
7	N72°47'56"E	---	34.25'	---
8	N00°11'49"E	---	161.19'	---



⑩ FOREBAY DETAIL
N.T.S.



LINE "B"



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

BASIS OF BEARINGS:
DESCRIPTION: 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
28109 JEFFERSON AVE. SUITE 200
HUNTERIA, CA 92582
951-200-0840

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/15/16
JOB NUMBER: 01-104,000

SEAL: REGISTERED PROFESSIONAL ENGINEER
ALAN LEMBEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

Reviewed By: *Aum Kaon* Staff Engineer Date: 6-23-16
Recommended for Approval By: *Aum Kaon* Date: 6-23-16
Approved By: *John Olhe* City Engineer Date: 6/23/16
City of Beaumont, Public Works Department
Engineering Division

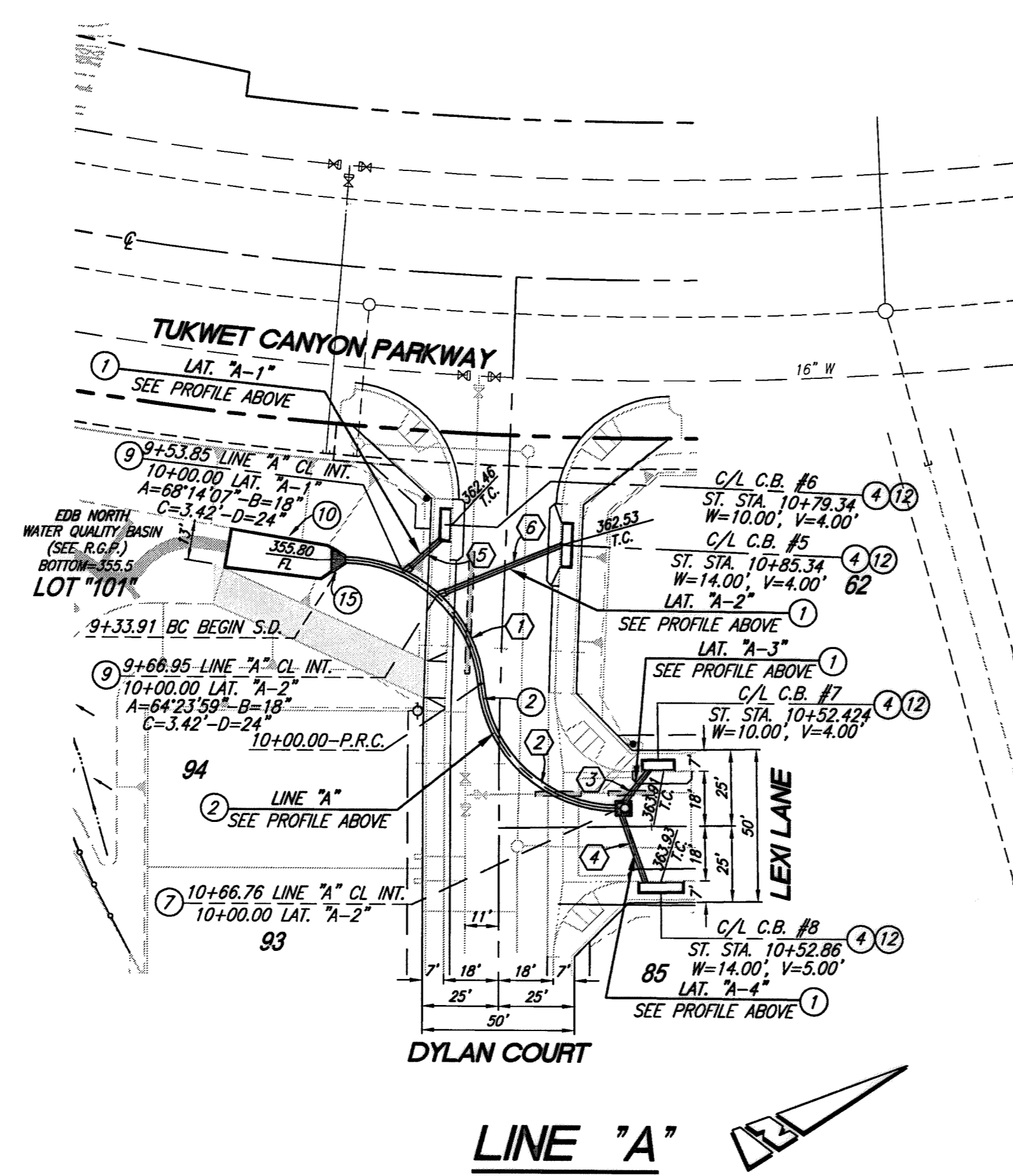
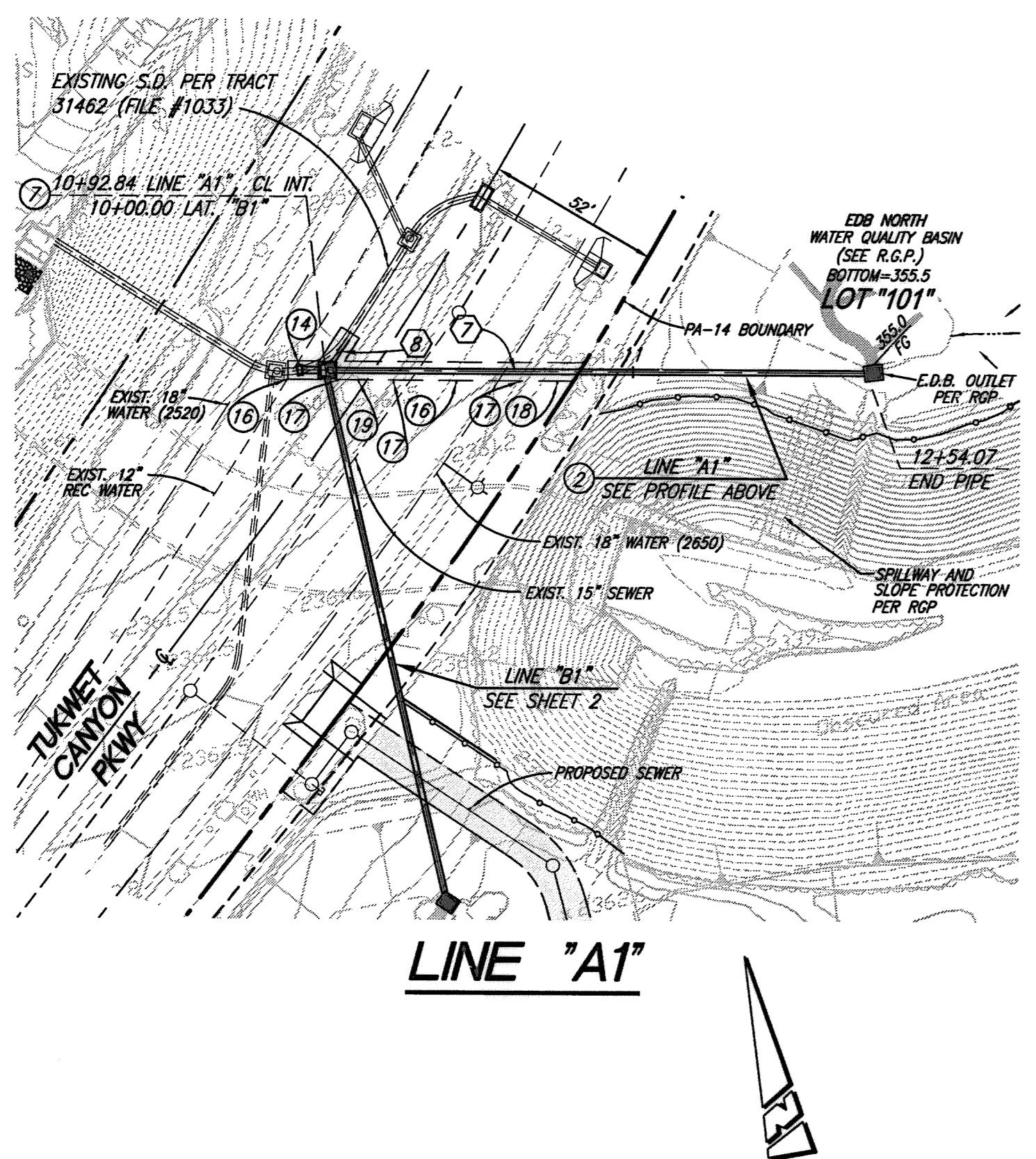
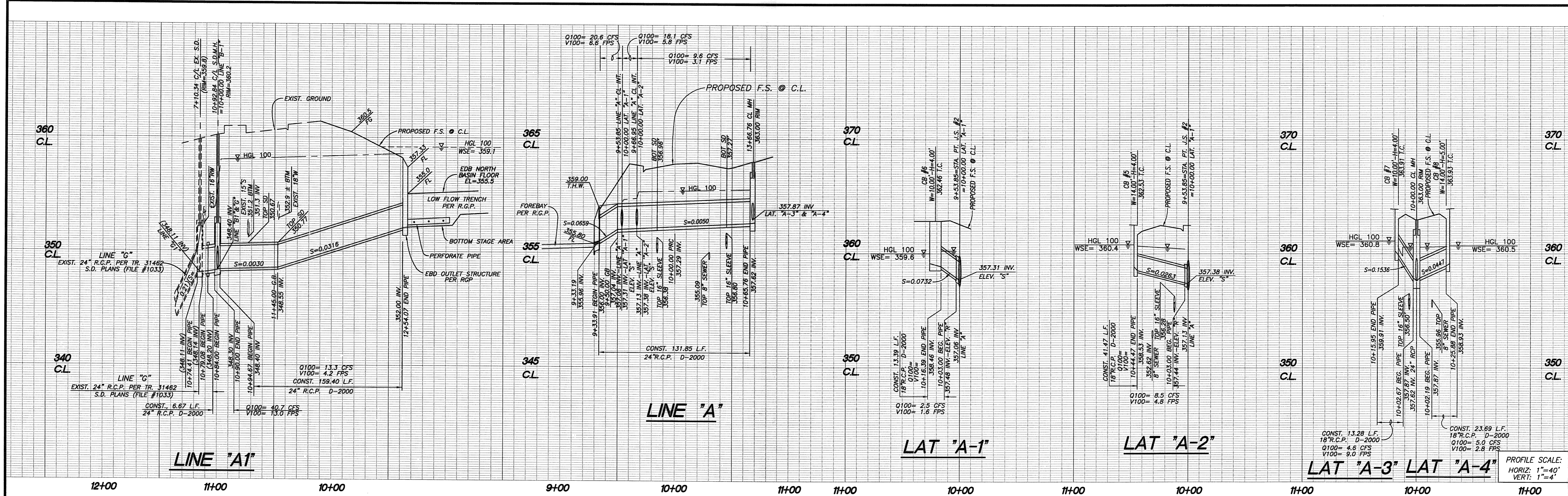
CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 36558

**STORM DRAIN LINE "B", "B1"
LAT "B-1", "B-2", "B-3", "B-4"**

FOR: ARGENT MANAGEMENT

SHEET
2
OF 3 SHEETS
DRAWING NAME:
FILE NO.: 3019

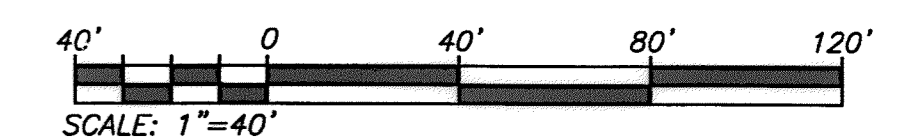
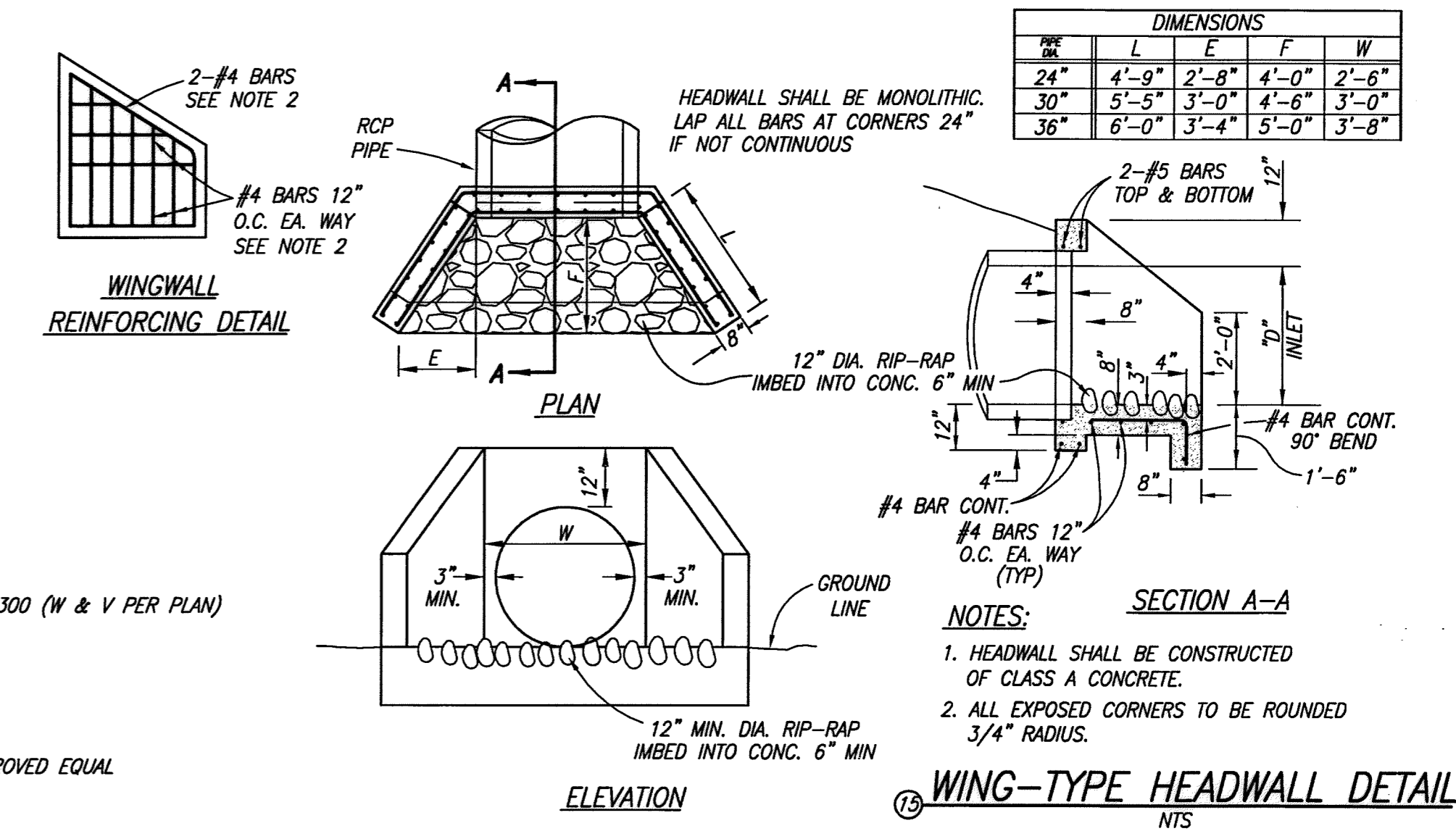
Plotted: Jun 15, 2016 - 4:01pm By: etej DWG: Z:\01.104.000 FC-PA14\Drawings\Storm Drain Improvements\36558-SD_SHT-02.dwg



NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	84°08'54"	45.00'	66.09'	40.62'
2	85°00'05"	45.00'	66.76'	41.24'
3	N19°19'46"W	---	15.95'	---
4	N76°30'14"W	---	25.88'	---
5	N08°41'32"E	---	16.39'	---
6	N10°48'32"E	---	44.47'	---
7	N76°44'08"E	---	170.07'	---
8	N46°50'04"E	---	11.57'	---

CONSTRUCTION NOTES

- CONSTRUCT 18" RCP (20000)
- CONSTRUCT 24" RCP (20000)
- CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & V PER PLAN)
- CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH251
- CONSTRUCT JUNCTION STRUCTURE #2 PER R.C.F.C. & W.C.D. STD. JS227.
- CONSTRUCT FOREBAY AND CONCRETE CURB PER DETAIL ON SHEET 2.
- INSTALL CATCH BASIN TRASH RACK - DRAINPAC CURB INLET FILTER OR APPROVED EQUAL
- CONSTRUCT CONCRETE COLLAR PER R.C.F.C. & W.C.D. STD. DWG. NO. M803
- CONSTRUCT WING-TYPE HEADWALL PER DETAIL ON SHEET 3
- REMOVE AND REPLACE A.C. IN KIND
- REMOVE AND REPLACE CURB IN KIND
- REMOVE AND REPLACE SIDEWALK IN KIND
- REMOVE AND REPLACE STREET MEDIAN IN KIND



DIALERT
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
28109 JEFFERSON AVE., SUITE 200
HUNTERIA, CA 92582
951-200-0600

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
DATE: 06/15/16
JOB NUMBER: 01.104.000

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

George Alan Lempster
R.C.E. 45920 EXP. 12-31-2016

DESIGN BY: PEC
DATE: 06/15/16
JOB NUMBER: 01.104.000

Reviewed By: *Arun Kumar* Staff Engineer Date: 6-23-16
Recommended for Approval By: *Arun Kumar* Date: 6-23-16
Approved By: *Andrzej Olej* Date: 6-23-16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 36558

STORM DRAIN LINE 'A'
LAT 'A-1', 'A-2', 'A-3', 'A-4'

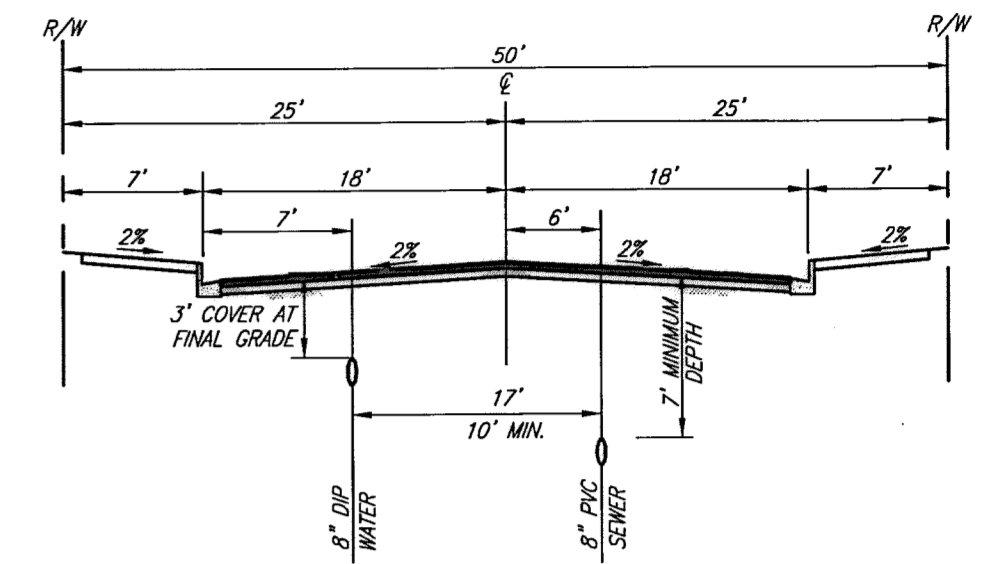
FOR: ARGENT MANAGEMENT

SHEET
3
OF 3 SHEETS
DRAWING NAME:
FILE NO:
309

LOTS REQUIRING BACKFLOW PREVENTERS

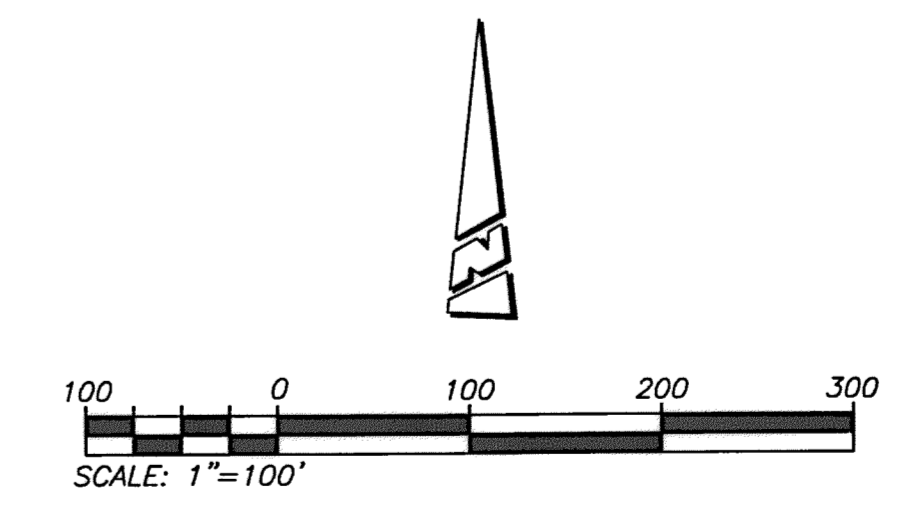
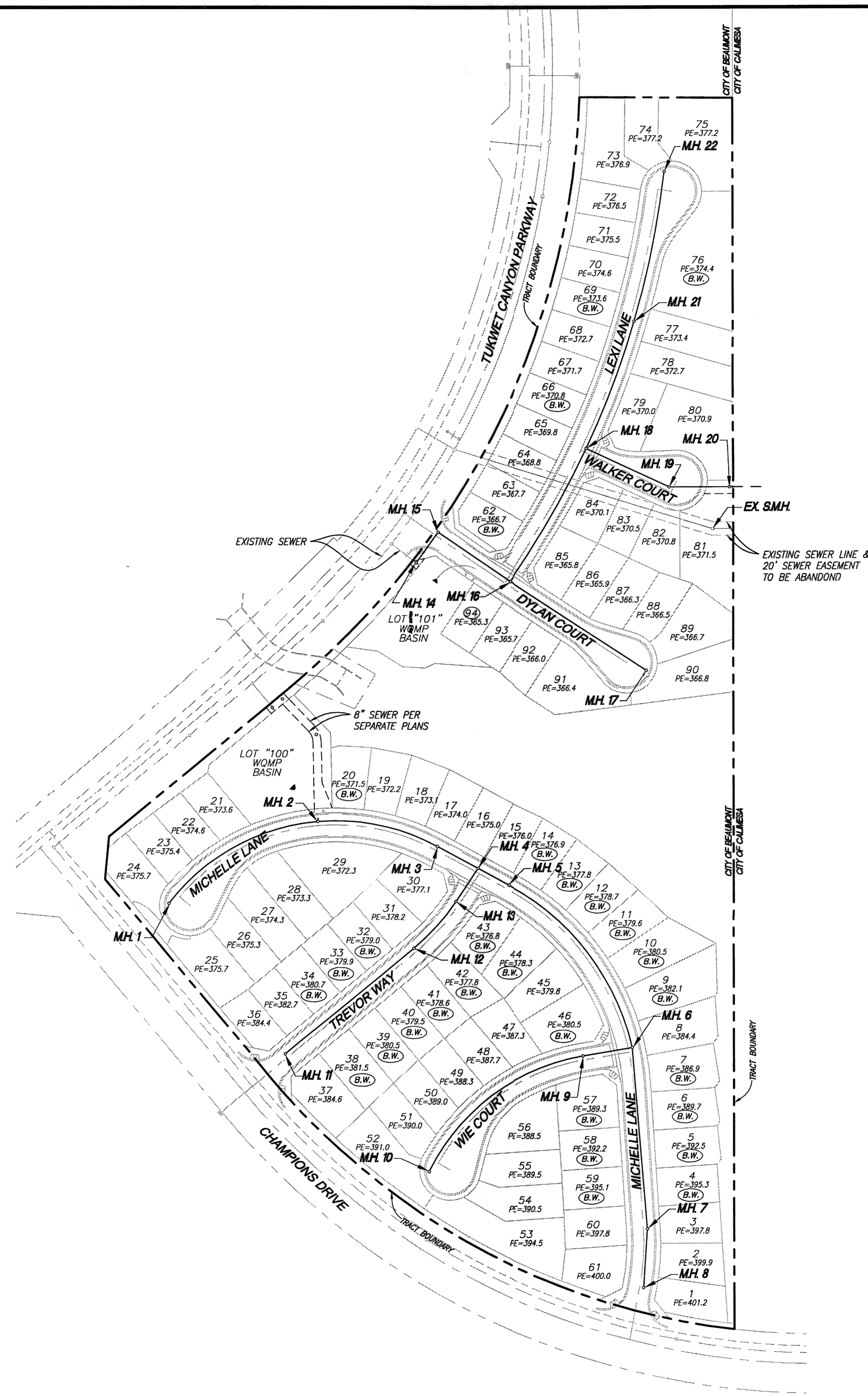
LOT NO.					
4	5	6	7	9	10
11	12	13	14	20	21
33	34	35	39	40	41
42	43	44	45	47	58
59	60	63	67	70	77

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



TYPICAL SECTION
TREVOR WAY, WIE COURT, MICHELLE LANE
DYLAN COURT, WALKER COURT, LEXI LANE

NOT TO SCALE
NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.



DEVELOPER/BUILDER
KEY MAP

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.

DIGALERT
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
2510 JEFFERSON AVE., SUITE 200
HUNTERVILLE, CA 92502
951-200-6610

DESIGNED BY: GEORGE ALAN LENFESTEY
DATE: 06/17/16

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date: _____
Approved By: [Signature] City Engineer Date: 6/21/16

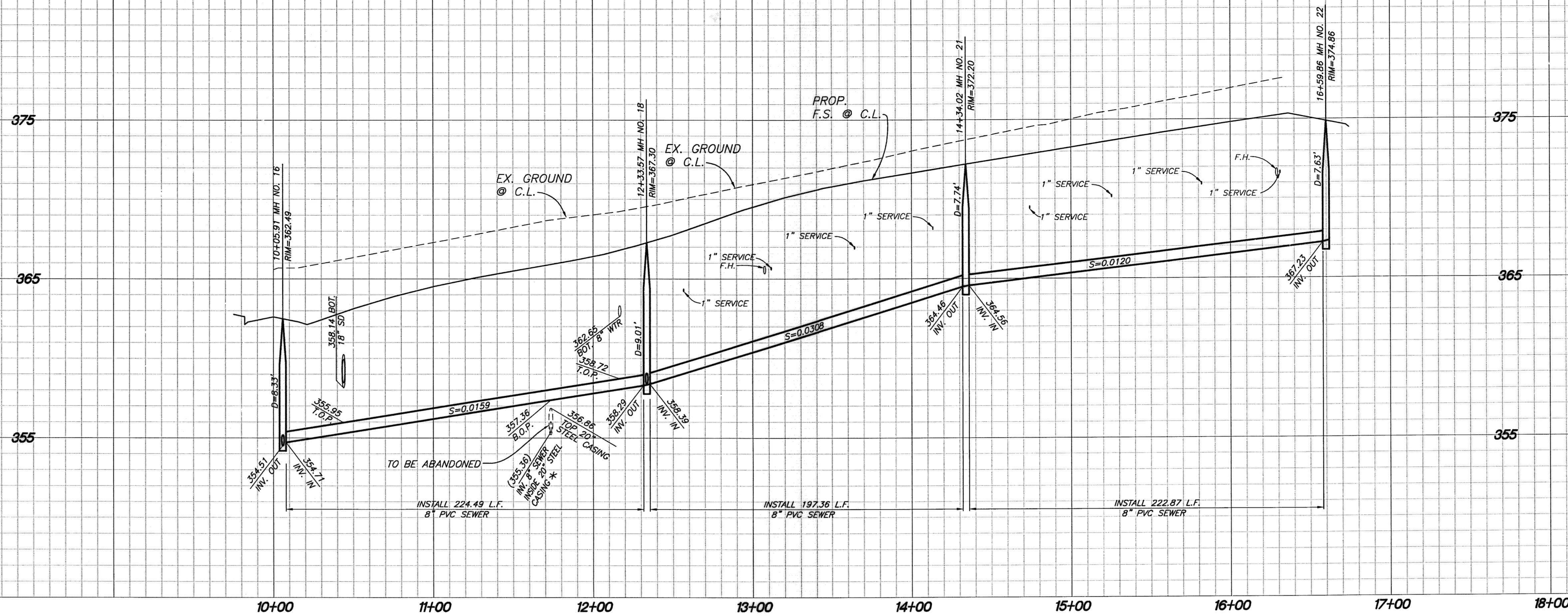
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558

DEVELOPER / BUILDER KEY MAP
TYPICAL SECTIONS

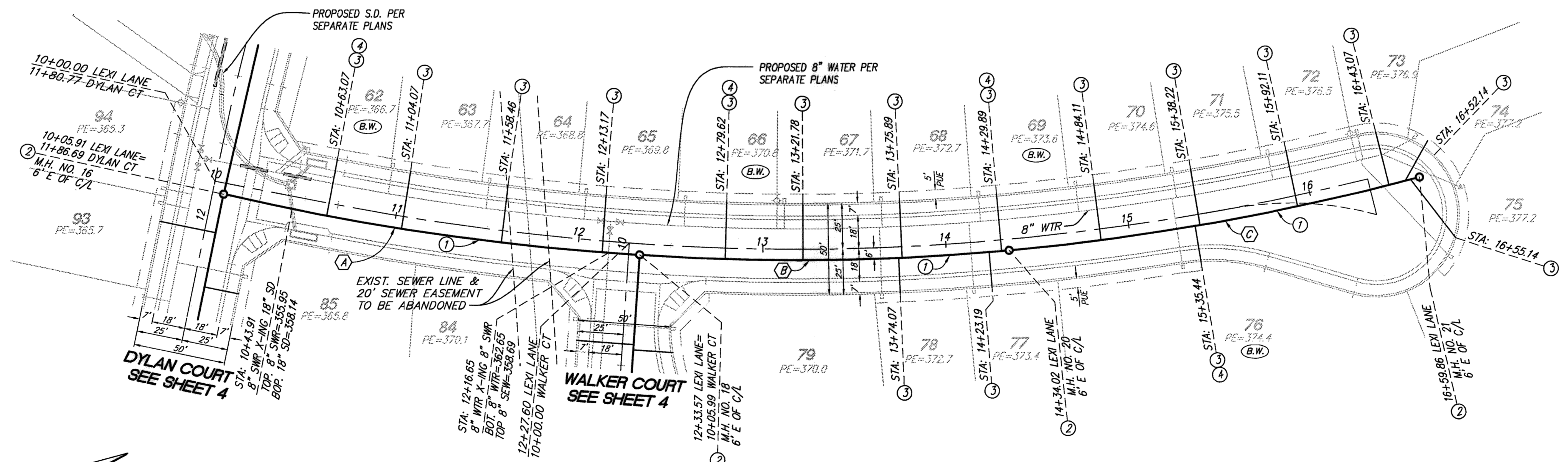
FOR: ARGENT MANAGEMENT

SHEET
2
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2699



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

* NOTE:
CONTRACTOR TO VERIFY LOCATION OF EXISTING
SEWER AND ENCASEMENT. ELEVATION IS BASED
ON APPROVED SEWER IMPROVEMENT PLANS
TR. NO. 31462 INFRASTRUCTURE CHERRY VALLEY
BOULEVARD AND CHAMPIONS DRIVE SHEET 7 OF 8. #1014

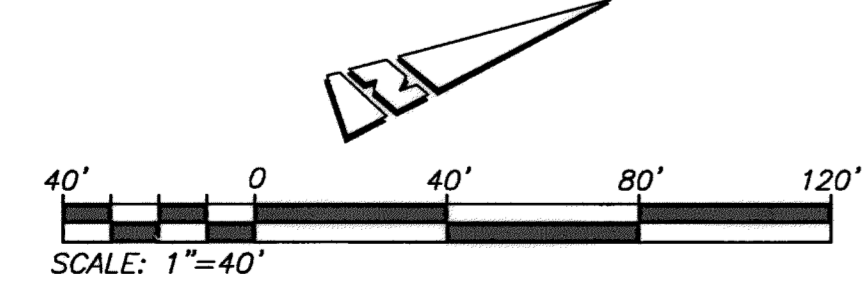


- CONSTRUCTION NOTES**
- 1 INSTALL 8" PVC SEWER MAIN.
 - 2 INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
 - 3 INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5)
 - 4 INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	9°52'49"	1,325.00'	228.49'	114.53'
(B)	8°42'26"	1,325.00'	201.36'	100.87'
(C)	9°48'38"	1,325.00'	226.87'	113.71'

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.



LEXI LANE

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

BASIS OF BEARINGS:
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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
25109 JEFFERSON AVE. SUITE 200
HERNDON, VA 22051
951-200-8840

DESIGNED BY: GEORGE ALAN LENTZ
DATE: 06/17/16
R.C.E. 45920 EXP. 12-31-2016

SEAL
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENTZ
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

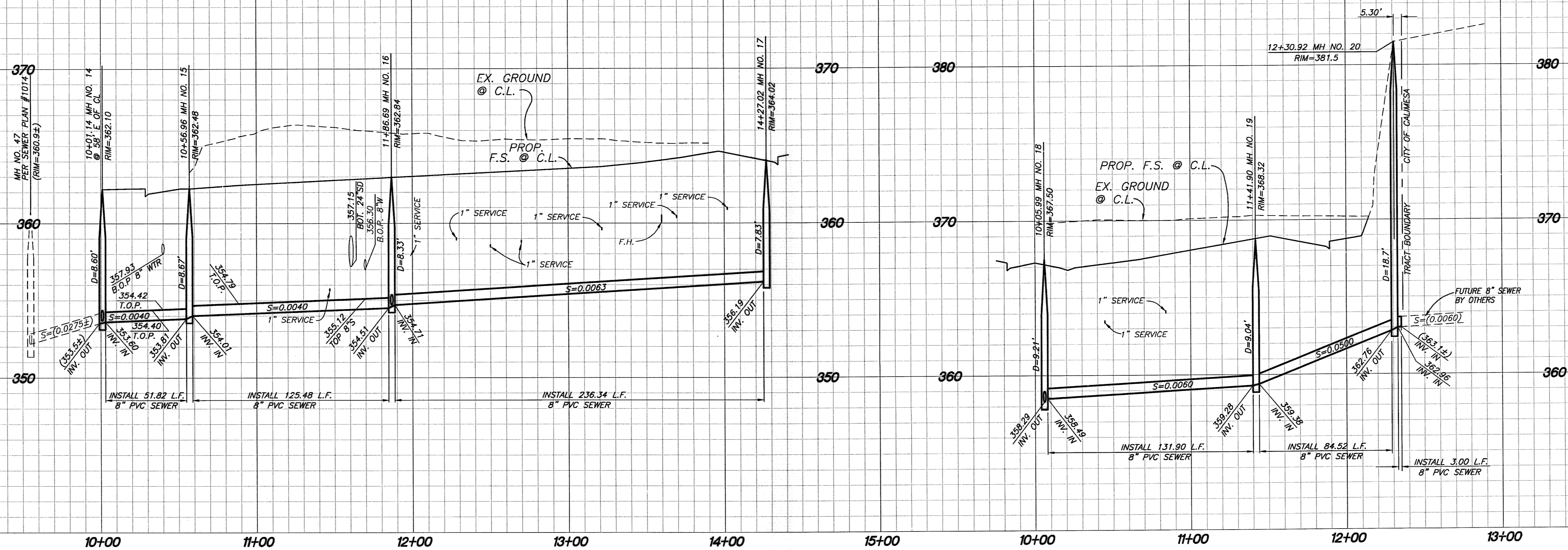
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date: []
Approved By: [Signature] City Engineer Date: 6/21/16
City of Beaumont, Public Works Department
Engineering Division

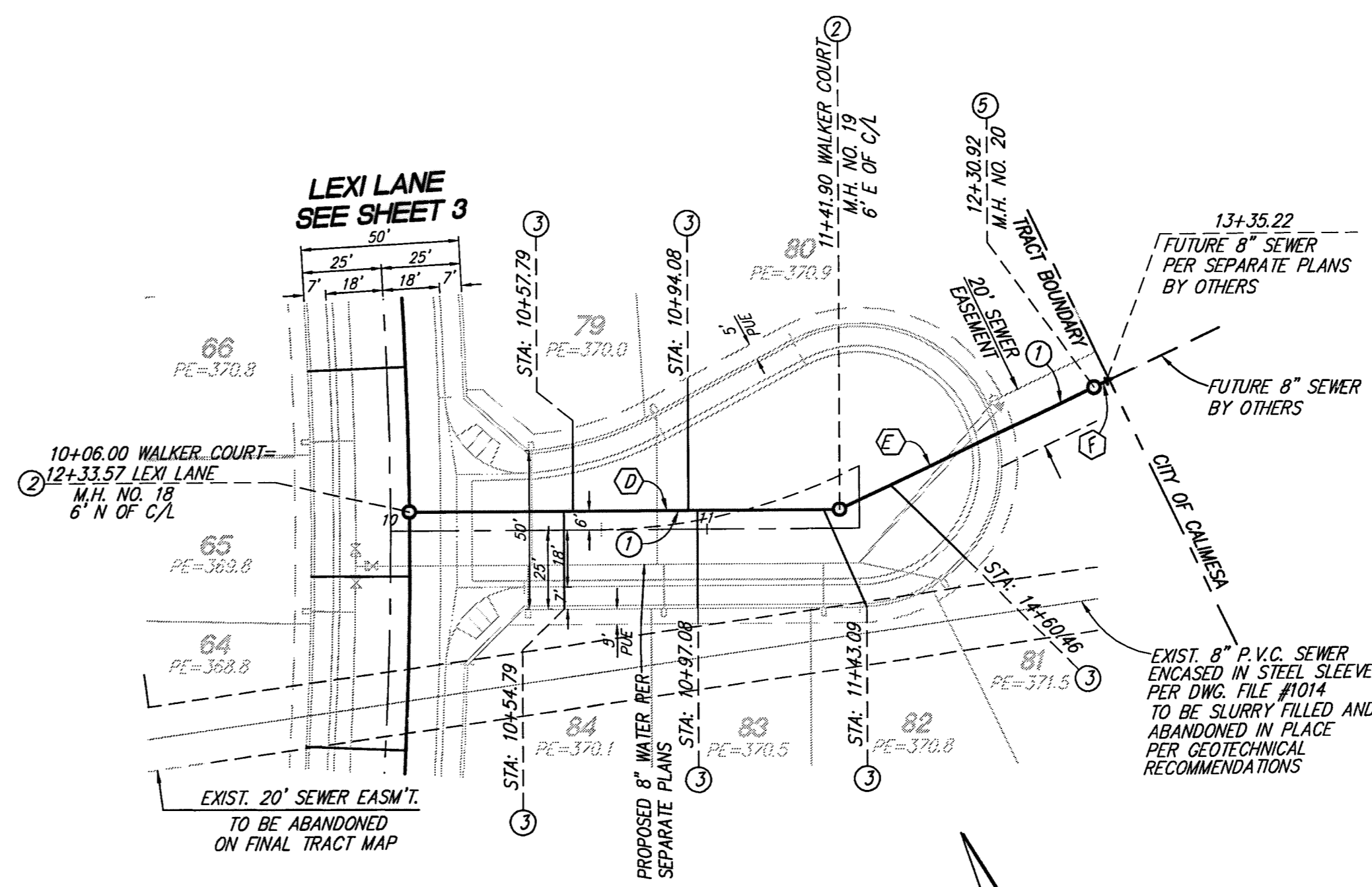
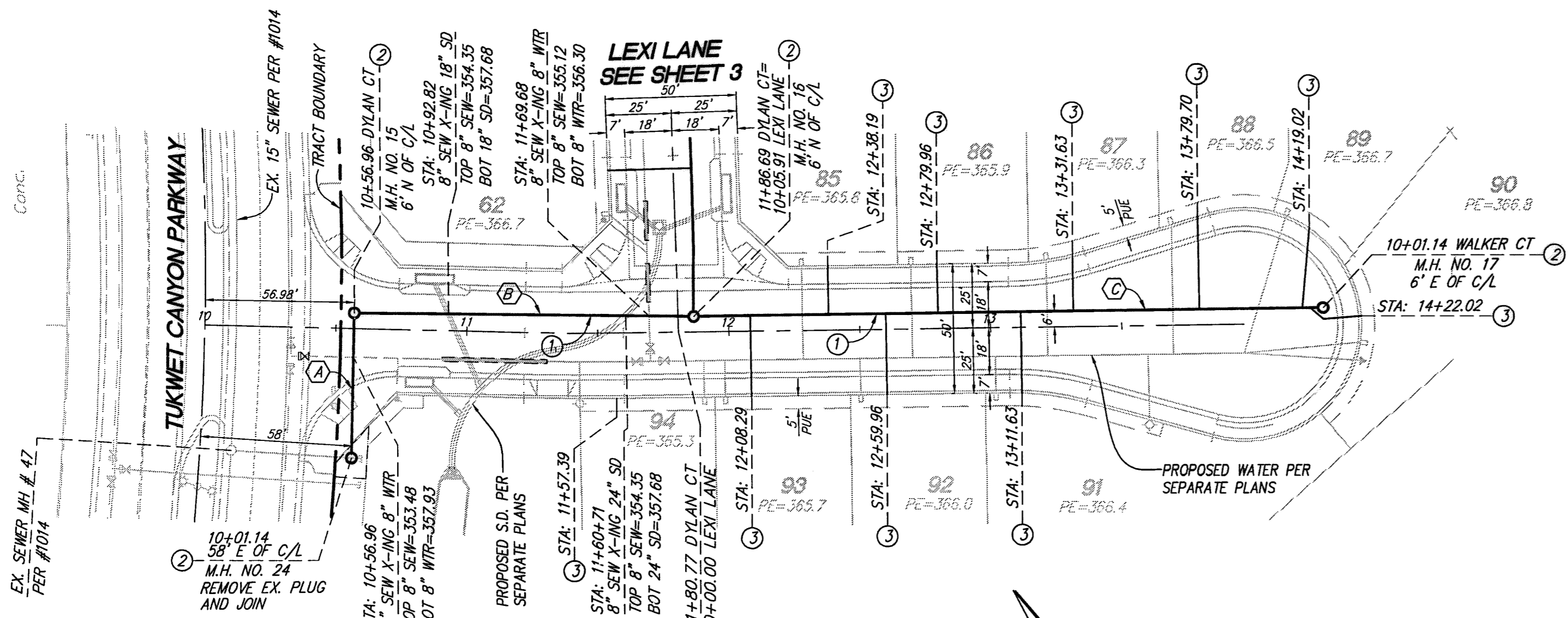
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558
LEXI LANE
STA: 10+05.91 TO STA: 16+59.86

FOR: ARGENT MANAGEMENT

SHEET
3
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2699



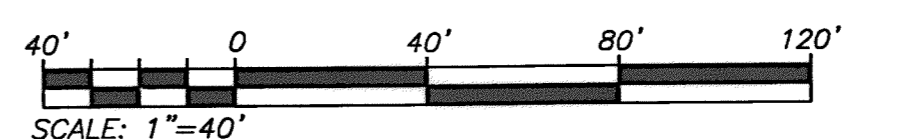
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



CONSTRUCTION NOTES

- 1) INSTALL 8" PVC SEWER MAIN.
- 2) INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
- 3) INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5')
- 4) INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.
- 5) INSTALL 60" DIA. MANHOLE WITH PVC LINER PER R.C.T.D. STD. 606 AND 608.

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	N35°18'29"E	---	55.82'	---
B	N55°27'03"W	---	129.48'	---
C	N56°50'48"W	---	240.34'	---
D	N64°38'28"W	---	135.90'	---
E	N89°58'39"W	---	89.02'	---
F	N89°58'39"W	---	4.30'	---



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

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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
20109 JEFFERSON AVE. SUITE 200
HEALING, CA 92542
951-200-0610

DESIGNED BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

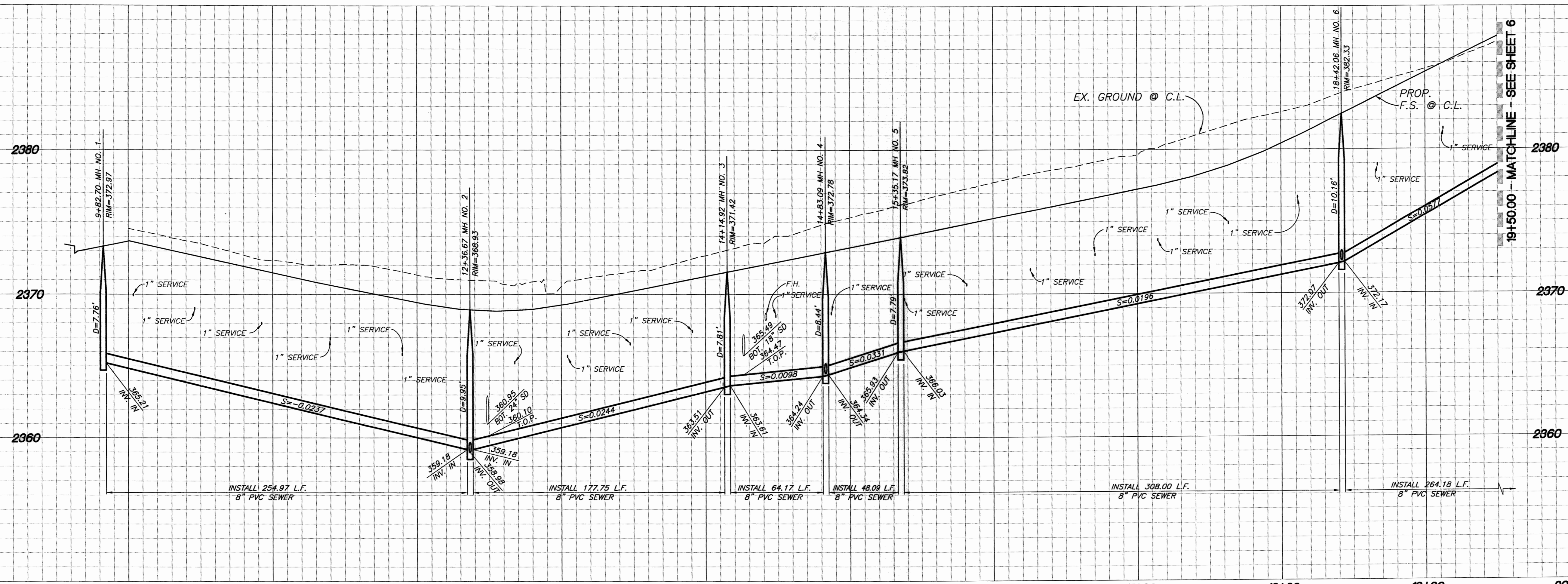
6/17/16
DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

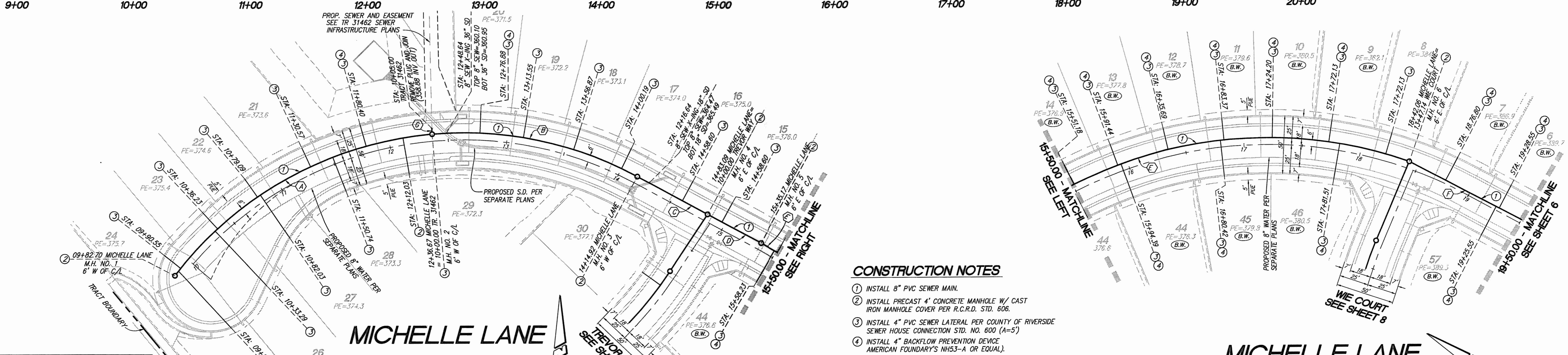
Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: _____ Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558
DYLAN COURT
STA: 10+01.14 TO STA: 14+27.02
WALKER COURT
STA: 10+06.00 TO STA: 12+60.87
FOR: ARGENT MANAGEMENT

SHEET
4
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2099



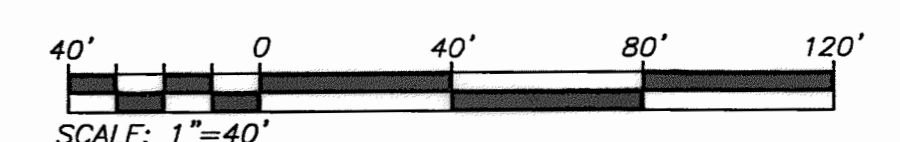
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



CONSTRUCTION NOTES

1. INSTALL 8" PVC SEWER MAIN.
2. INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
3. INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5)
4. INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	47°42'35"	311.00'	258.97'	137.52'
(B)	33°29'03"	311.00'	181.75'	93.55'
(C)	N61°31'22"W	---	68.17'	---
(D)	N61°31'22"W	---	52.09'	---
(E)	48°50'35"	366.00'	312.00'	166.19'
(F)	N4°41'13"W	---	268.18'	---
(G)	N01°08'07"W	---	5.00'	---



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.

DIAL 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

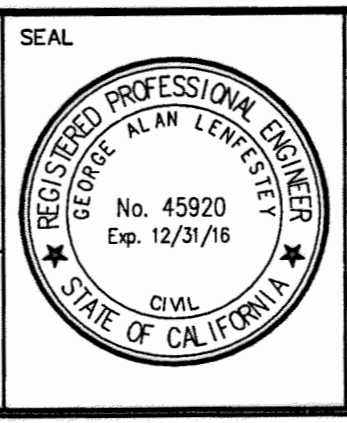
BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV.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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING WEST
25109 JEFFERSON AVE. SUITE 200
HUNTERIA, CA 92502
951-200-6810

DESIGNED BY: GEORGE ALAN LENFESTY
R.C.E. 45920 EXP. 12-31-2016

DATE: 06/17/16



DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date: []
Approved By: [Signature] City Engineer Date: 6/21/16

City of Beaumont, Public Works Department
Engineering Division

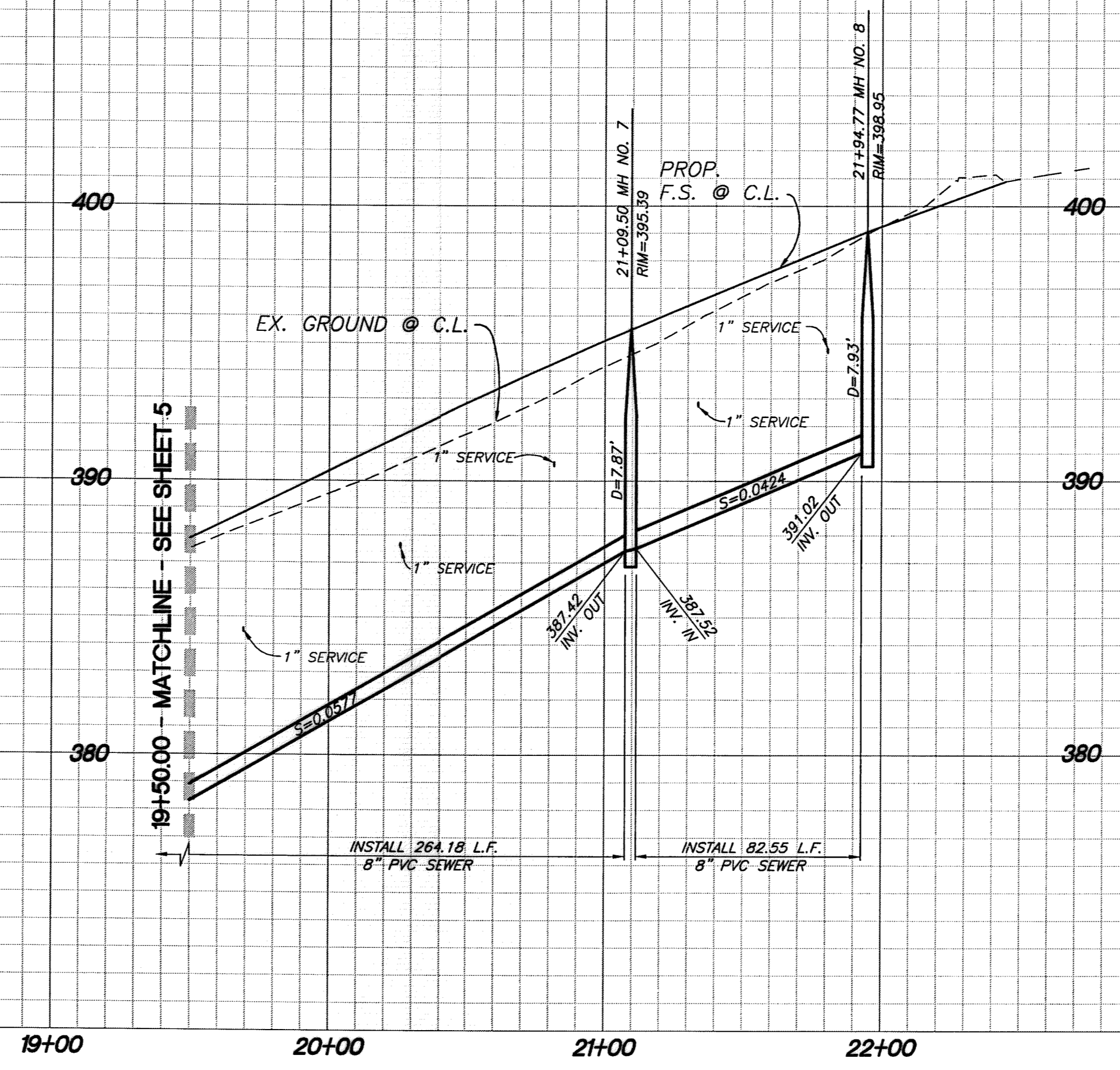
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558

MICHELLE LANE
STA: 9+82.70 TO STA: 19+50.00

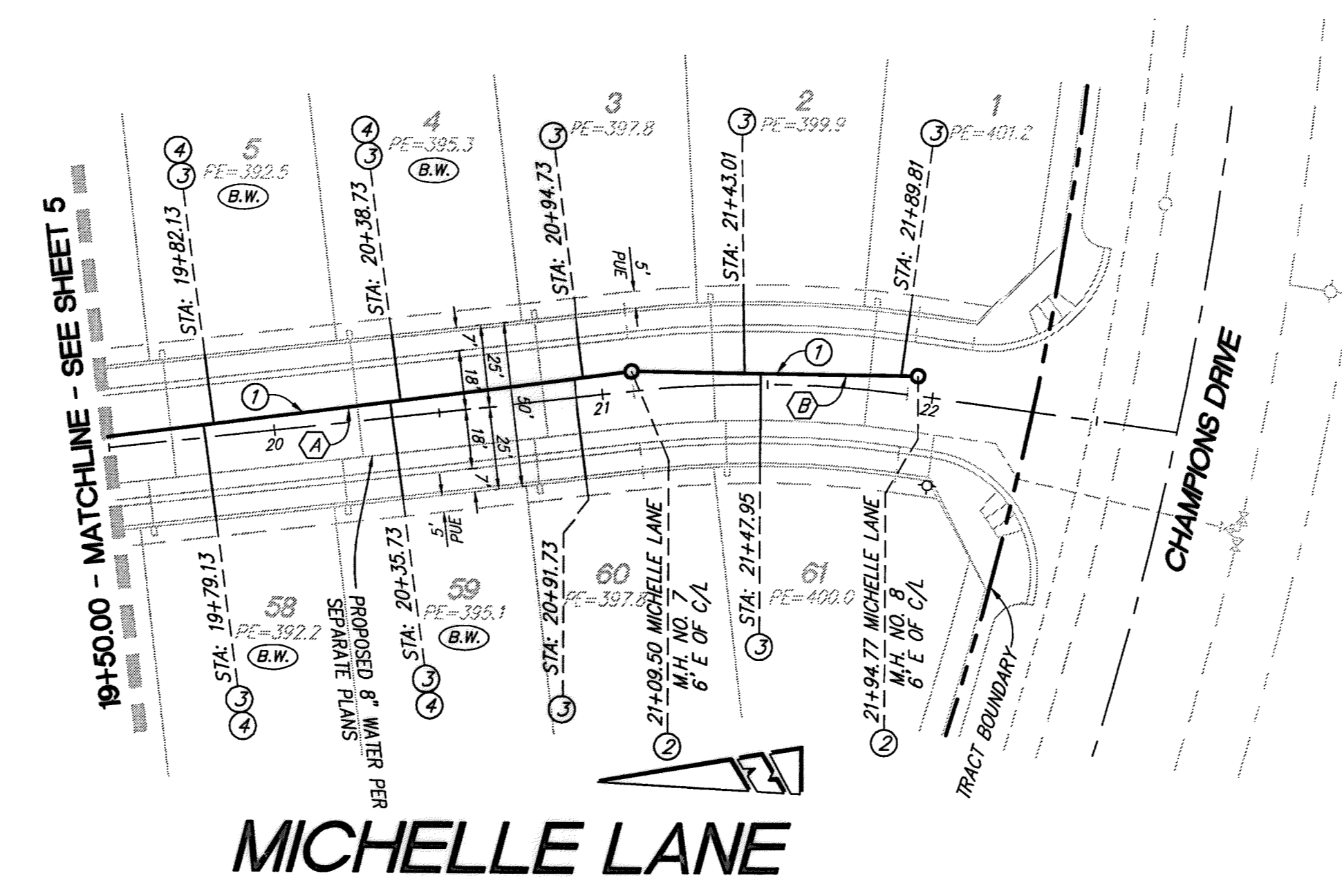
FOR: ARGENT MANAGEMENT

SHEET 5 OF 8 SHEETS
DRAWING NAME: MICHELLE LANE
FILE NO.: 2099

Plotted: Jun 17, 2016 - 3:44pm By: mikahanna DWG: Z:\01.104.000 FC-PA14\Drawings\Sewer Improvements\36558-SHT-05.dwg

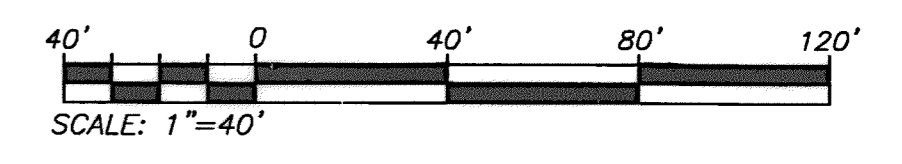


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



- CONSTRUCTION NOTES**
1. INSTALL 8" PVC SEWER MAIN.
 2. INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
 3. INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A-5)
 4. INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N4°41'13"W	---	268.18'	---
(B)	N3°46'12"E	---	86.55'	---



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

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

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

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING WEST, INC.
25109 JEFFERSON AVE. SUITE 200
HUNTERIA, CA 92502
951-200-8810

GEORGE ALAN LENFESSEY
R.C.E. 45920 EXP. 12-31-2016

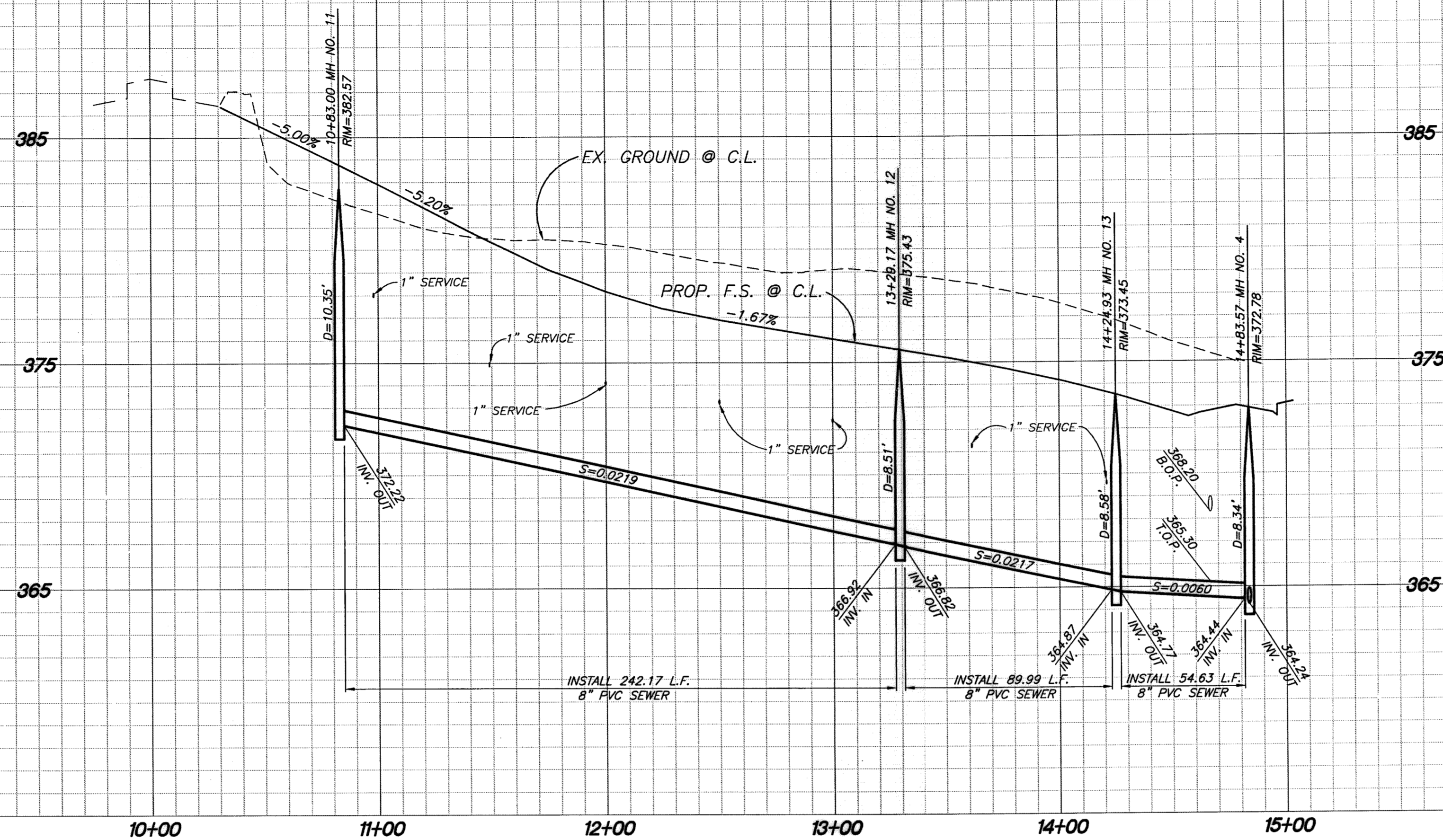
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date: []
Approved By: [Signature] City Engineer Date: 6/21/16

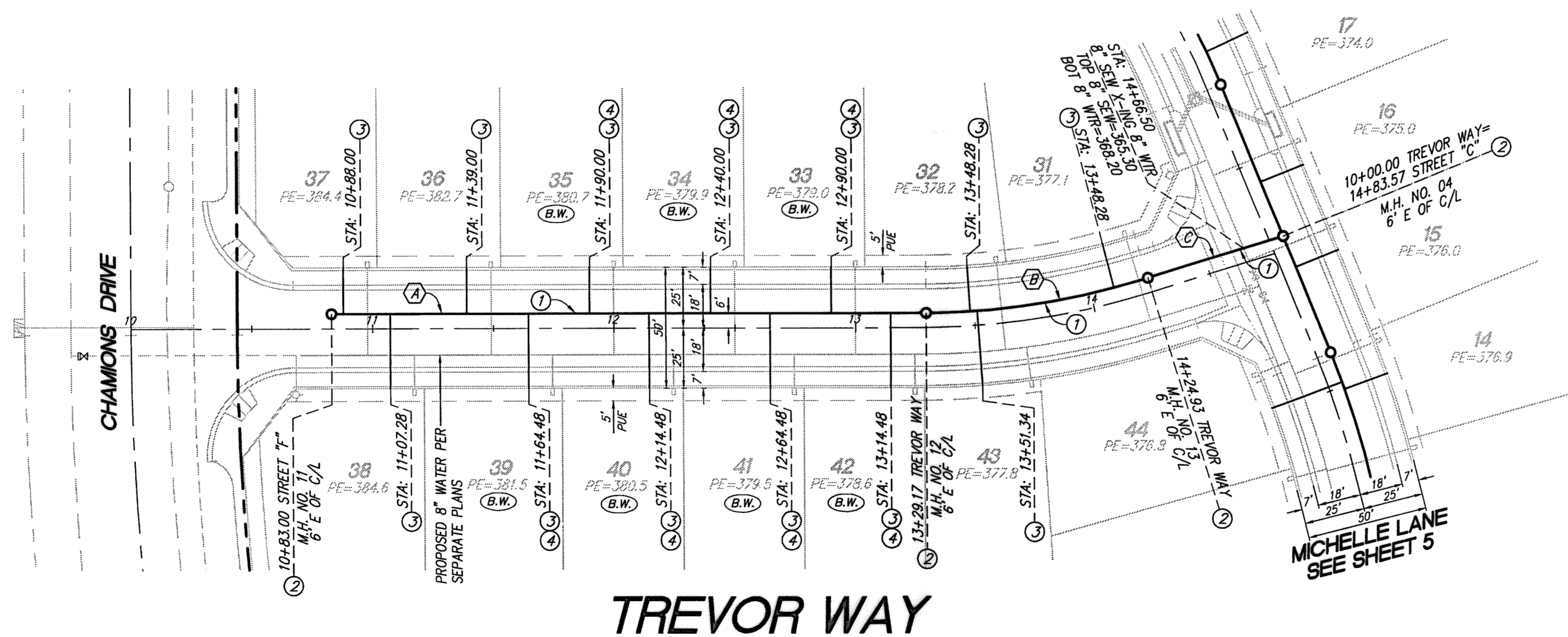
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558
MICHELLE LANE
STA: 19+50.00 TO STA: 21+94.77
TUKWET CONNECTION
STA: 10+00.00 TO STA: 12+20.74
ARGENT MANAGEMENT

SHEET
6
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2099



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



CONSTRUCTION NOTES

- ① INSTALL 8" PVC SEWER MAIN.
- ② INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
- ③ INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5')
- ④ INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NHS3-A OR EQUAL.

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

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DIG ALERT
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
25109 JEFFERSON AVE. SUITE 200
HUNTERSVILLE, CA 95022
415-220-1840

GEORGE ALAN LENFESTY
R.C.E. 45920 EXP 12-31-2016

06/17/16

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

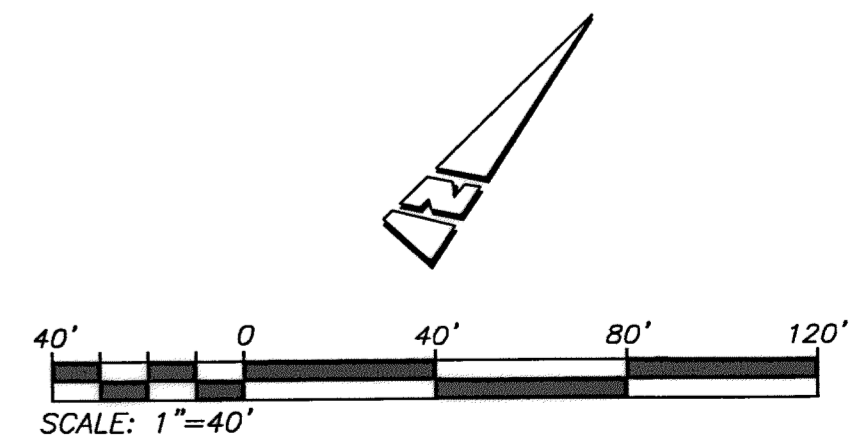
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

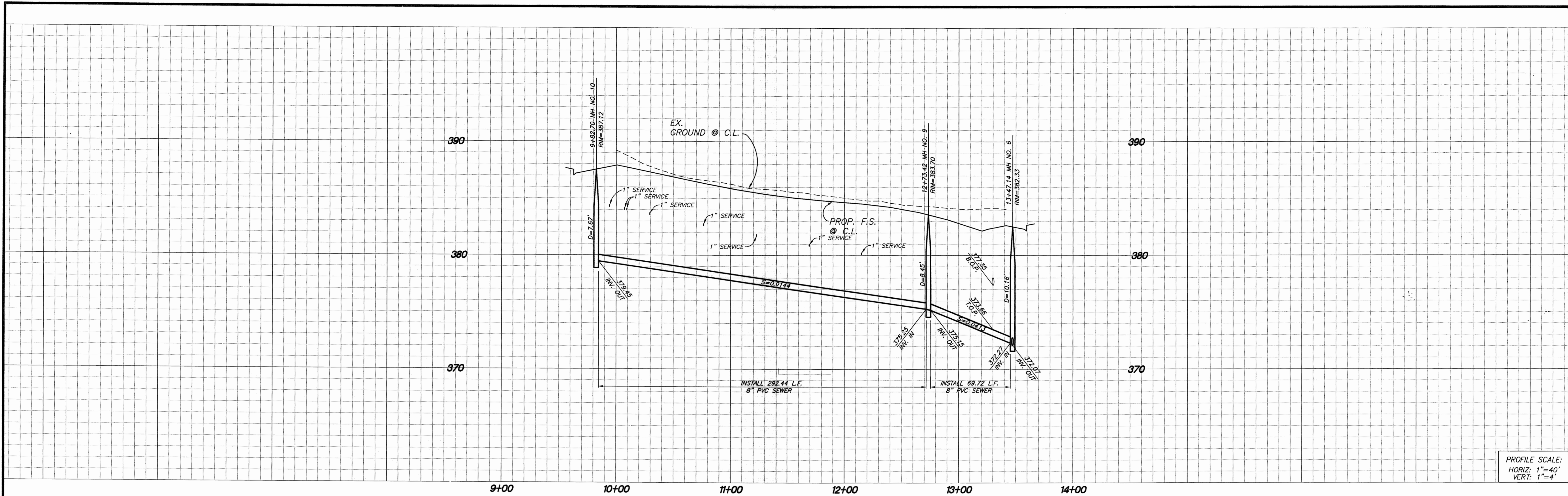
Reviewed By: *[Signature]* Staff Engineer Date: 6/21/16
Recommended for Approval By: _____ Date: _____
Approved By: *[Signature]* City Engineer Date: 6/21/16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558
TREVOR WAY
STA: 10+83.00 TO STA: 14+83.57
FOR: ARGENT MANAGEMENT

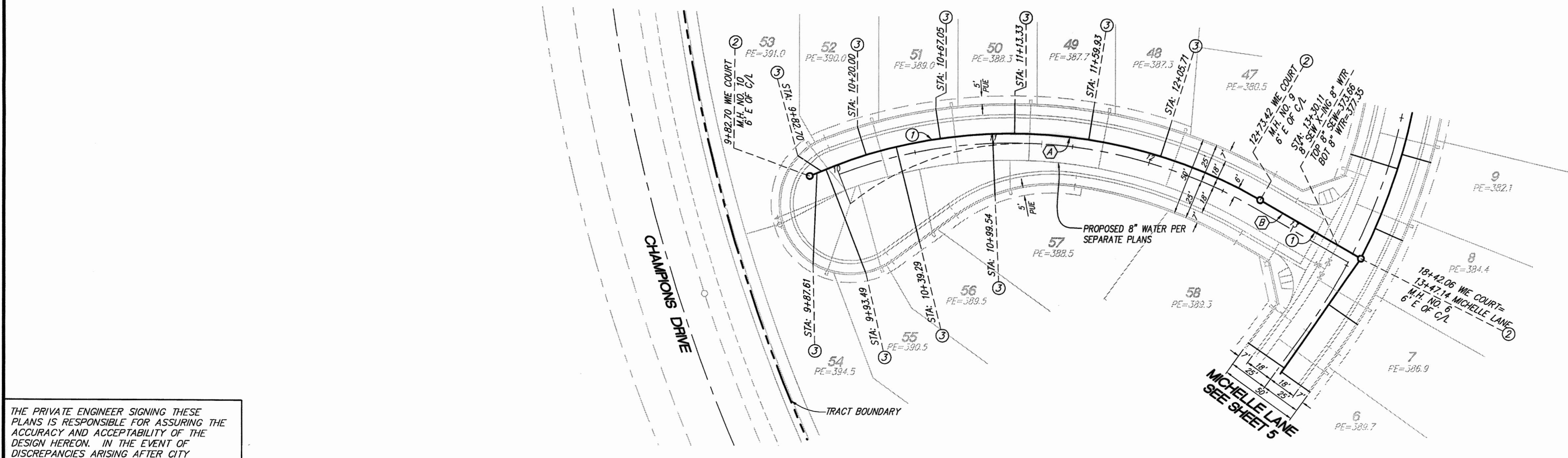
SHEET
7
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2099

NO.	BEARING/DELTA	PIPE DATA RADIUS	LENGTH	TANGENT
(A)	N50°21'35"E	---	246.17'	---
(B)	16°52'57"	319.00'	93.99'	47.34'
(C)	N33°28'38"E	---	58.63'	---





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



CONSTRUCTION NOTES

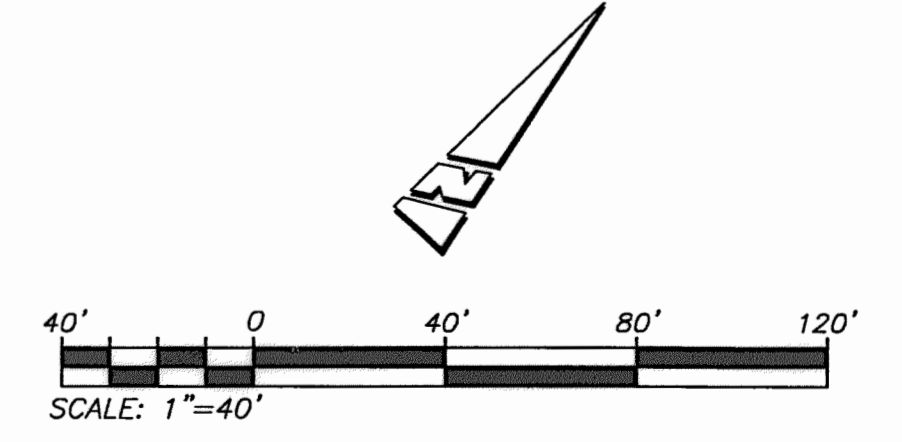
- ① INSTALL 8" PVC SEWER MAIN.
- ② INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
- ③ INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5')
- ④ INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.

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NOTE:
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WIE COURT

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	S4°36'48"	311.00'	296.44'	160.56'
(B)	N80°32'59"E	---	73.72'	---



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, INC.
25100 JEFFERSON AVE. SUITE 200
HUNTSVILLE, GA 30652
951-200-0810

PROACTIVE ENGINEERING WEST

GEORGE ALAN LENFESTY
R.C.E. 45920 EXP. 12-31-2016

06/17/16 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 06/17/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 6/21/16
Recommended for Approval By: [Signature] Date: []
Approved By: [Signature] City Engineer Date: 6/21/16

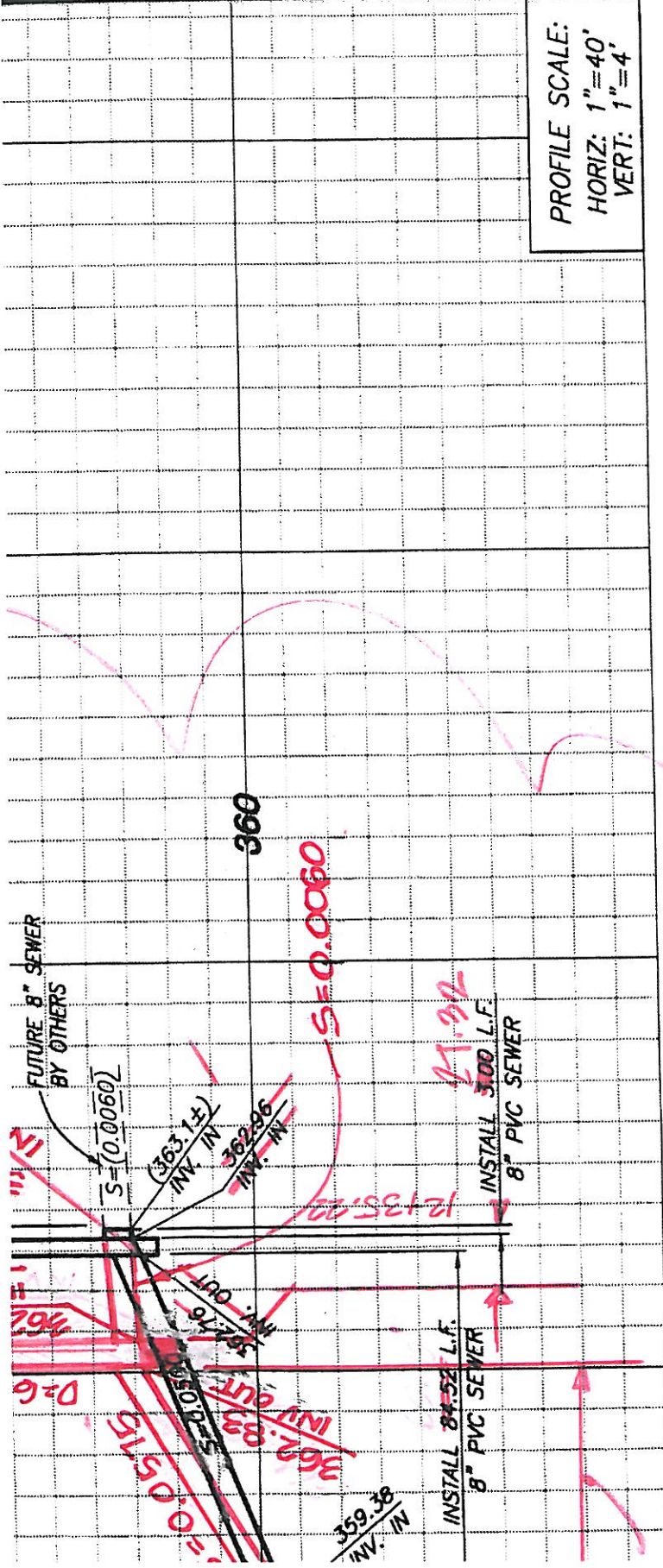
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36558

WIE COURT
STA: 9+82.70 TO STA: 13+47.14

FOR: ARGENT MANAGEMENT

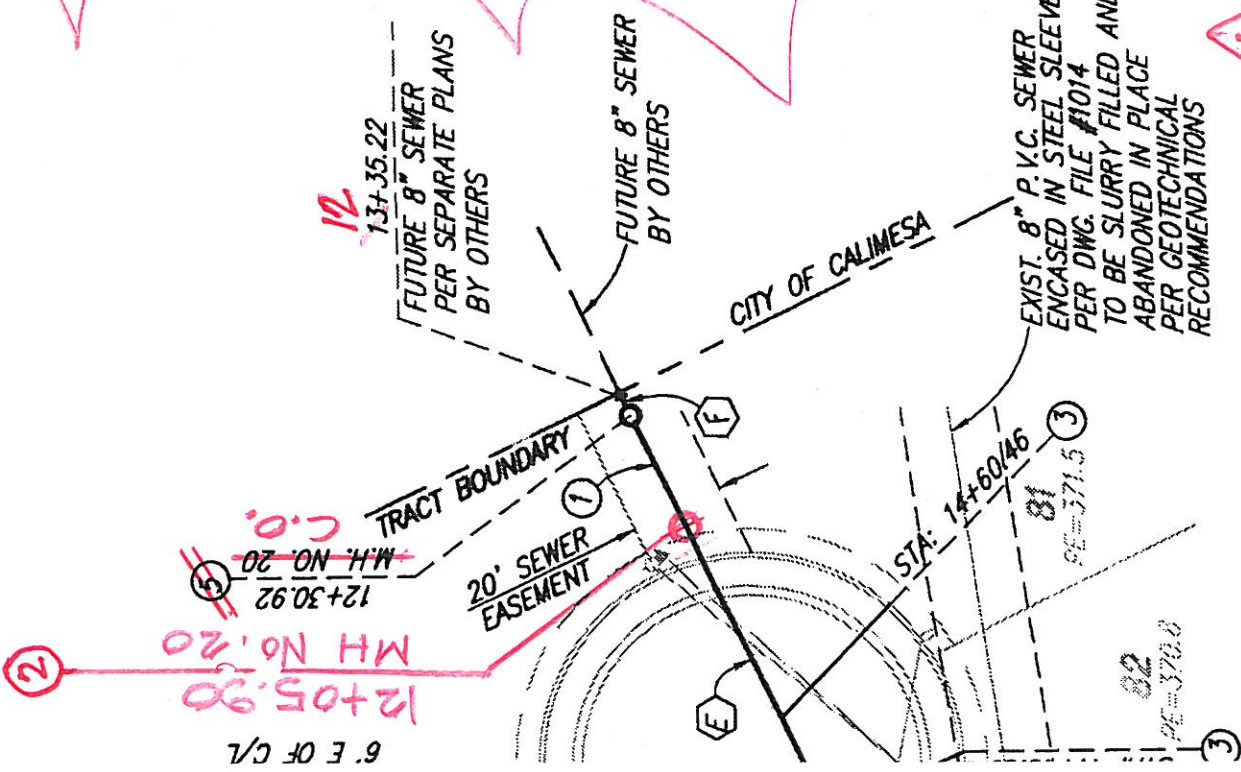
SHEET
8
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 2699



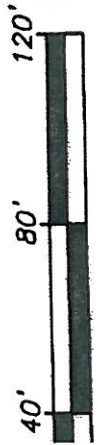
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES

- ① INSTALL 8" PVC SEWER MAIN.
- ② INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.R.D. STD. 606.
- ③ INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5')
- ④ INSTALL 4" BACKFLOW PREVENTION DEVICE AMERICAN FOUNDARY'S NH53-A OR EQUAL.
- ⑤ ~~INSTALL 60" DIA. MANHOLE WITH PVC-LINER PER R.C.T.D. STD. 606 AND 608.~~



PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
A	N35°18'29"E	---	55.82'	---
B	N55°27'03"W	---	129.48'	---
C	N56°50'48"W	---	240.34'	---
D	N64°38'28"W	---	135.90'	---
E	N89°58'39"W	---	89.02'	64.00'
F	N89°58'39"W	---	4.30'	27.92'



Staff Engineer Date: 6/21/16
 By: _____ Date: _____
 City Engineer Date: 6/21/16
 lic Works Department

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 36558
DYLAN COURT
 STA: 10+01.14 TO STA: 14+27.02
WALKER COURT
 STA: 10+06.00 TO STA: 12+60.87
 FOR: ARGENT MANAGEMENT

SHEET
4
 OF 8 SHEETS
 DRAWING NAME:
 FILE NO.: **2099**

PAGE 1/4 BY: PEC WEST 9/7/2016

2/4

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

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

ENGINEER		REVISIONS	CITY
BY	MARK		

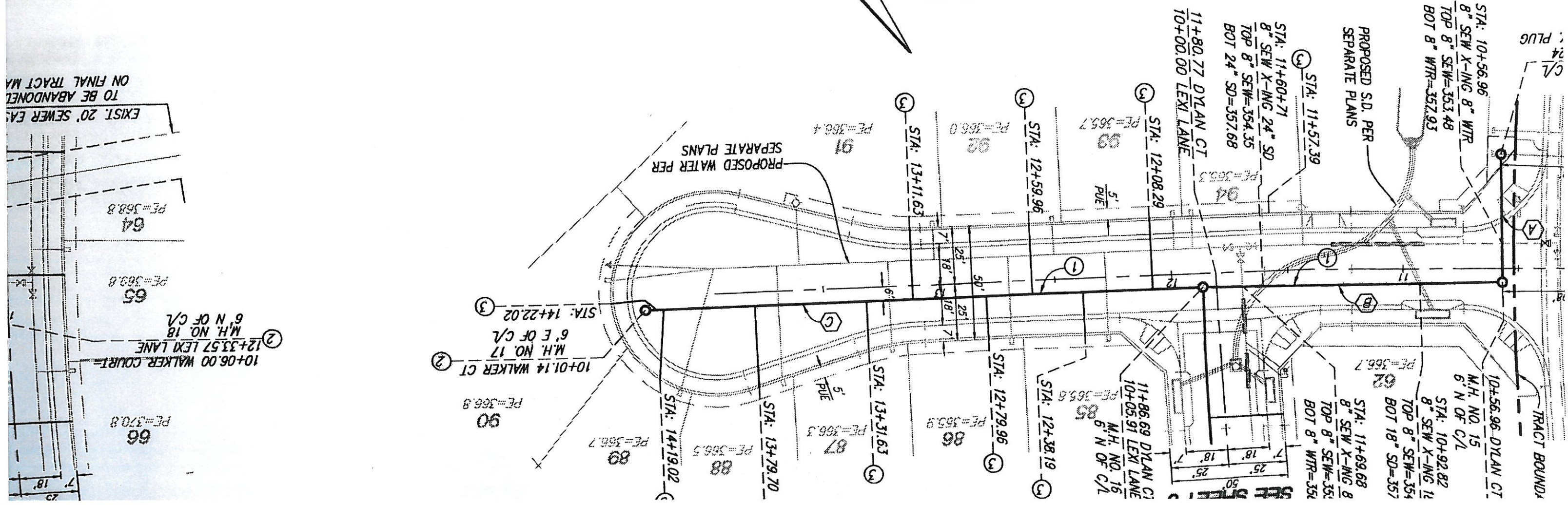
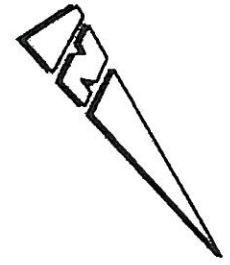
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
HUNTERTA, CA 92562
951-200-6860

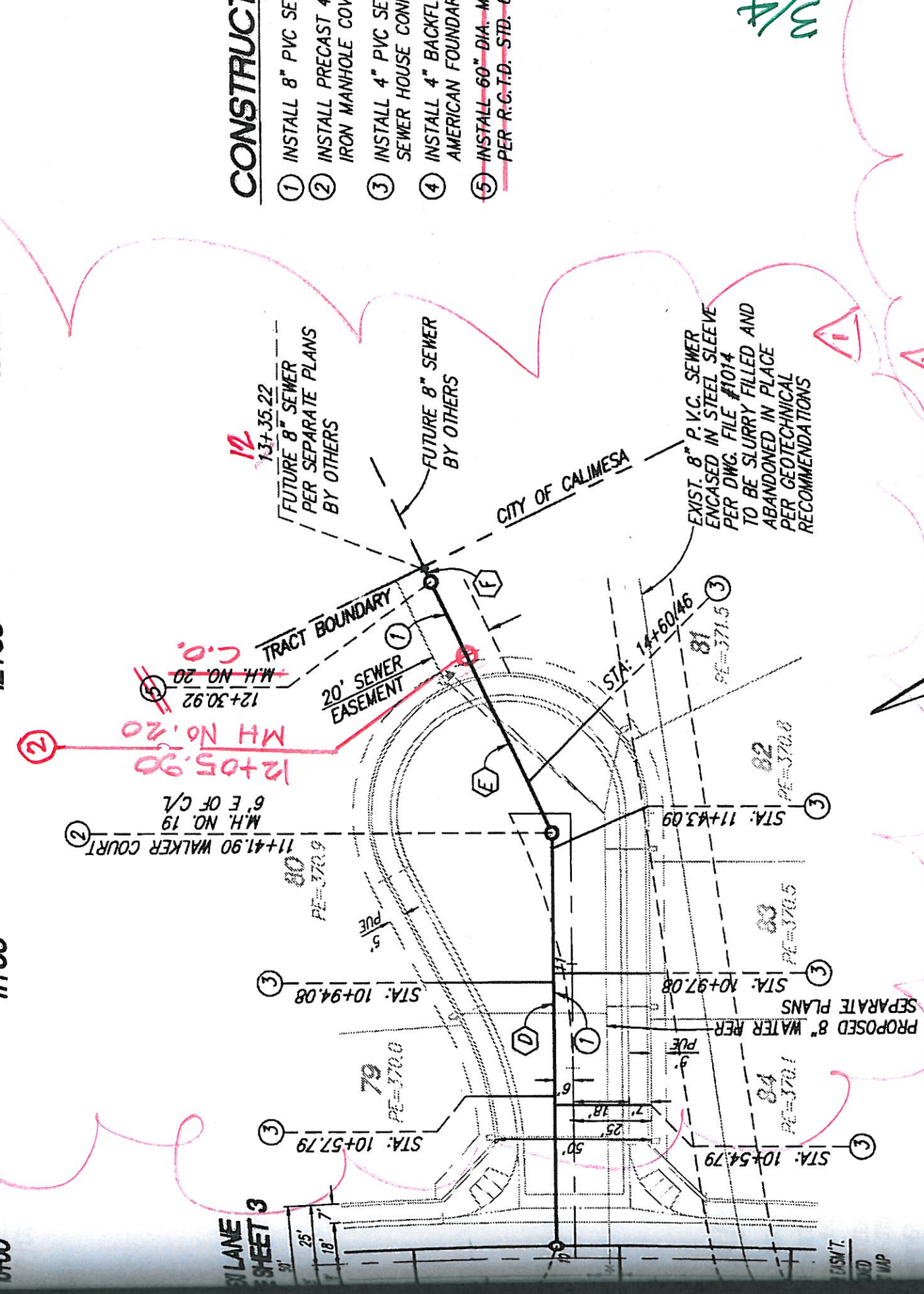
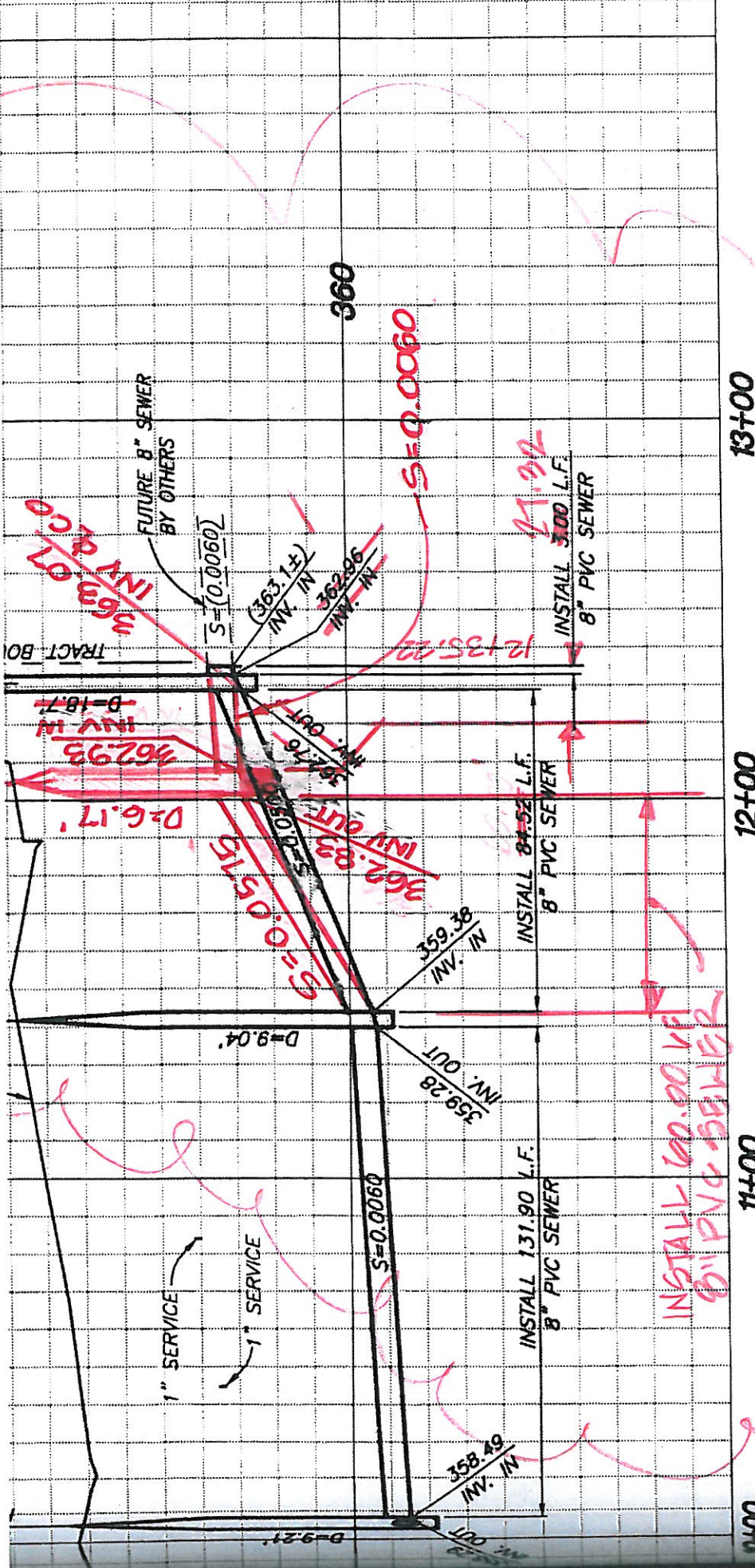
PROACTIVE
ENGINEERING WEST

DATE: 06/17/16
APPR. DATE: *[Signature]*
R.C.E. 45920 EXP. 12-31-2016
GEORGE ALAN LENFESTY



DYLAN COURT

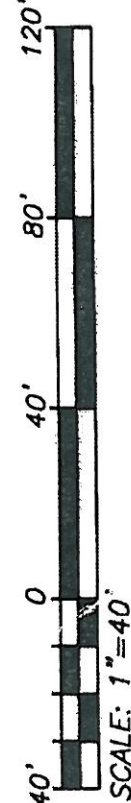




WALKER COURT
SHEET 3

- CONSTRUCT**
- ① INSTALL 8" PVC SEI
 - ② INSTALL PRECAST 4 IRON MANHOLE COV
 - ③ INSTALL 4" PVC SEI SEWER HOUSE CONN
 - ④ INSTALL 4" BACKFL AMERICAN FOUNDAR
 - ⑤ ~~INSTALL 60" DIA. M PER R.C.T.D. STD. 6~~

WALKER COURT

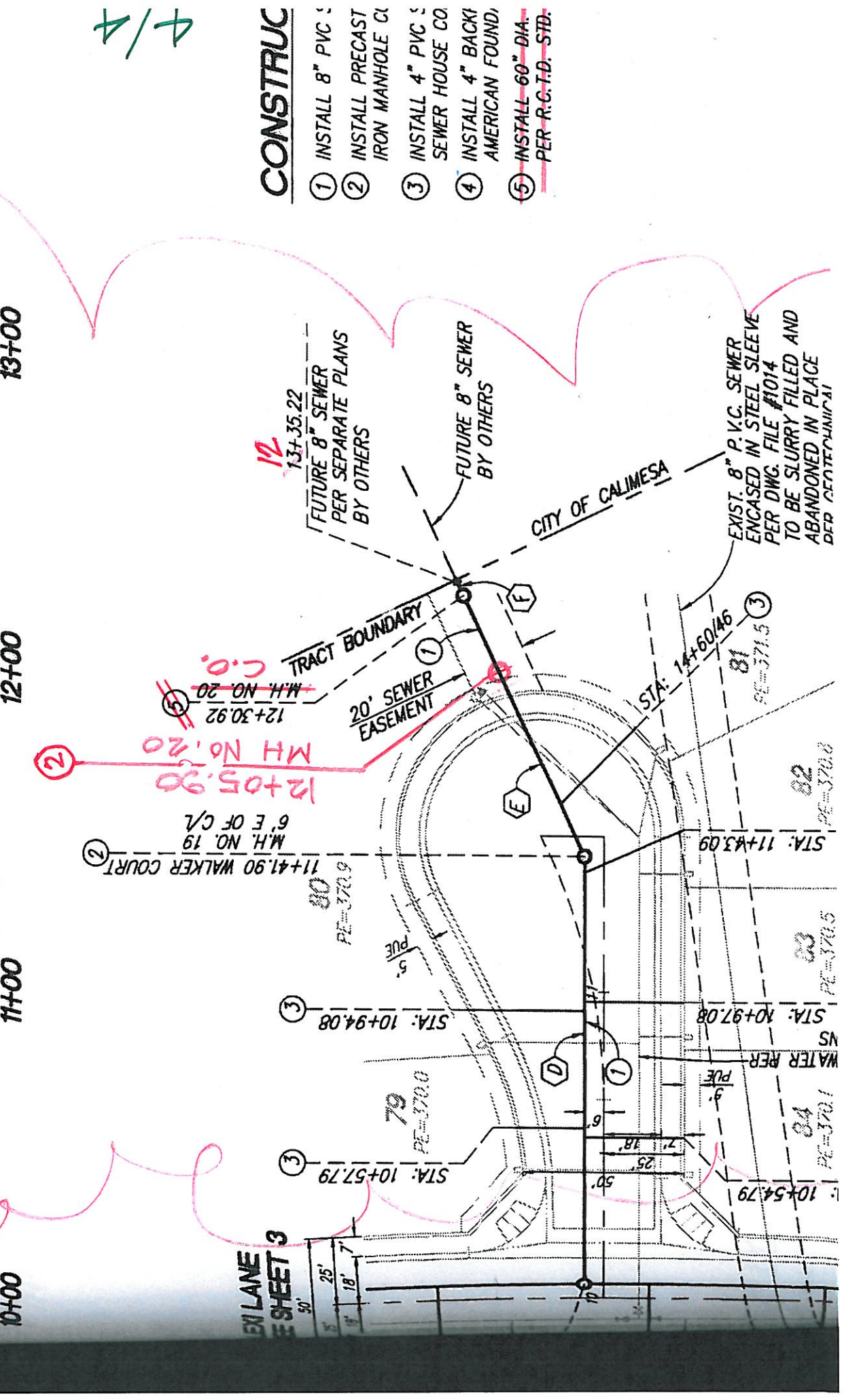
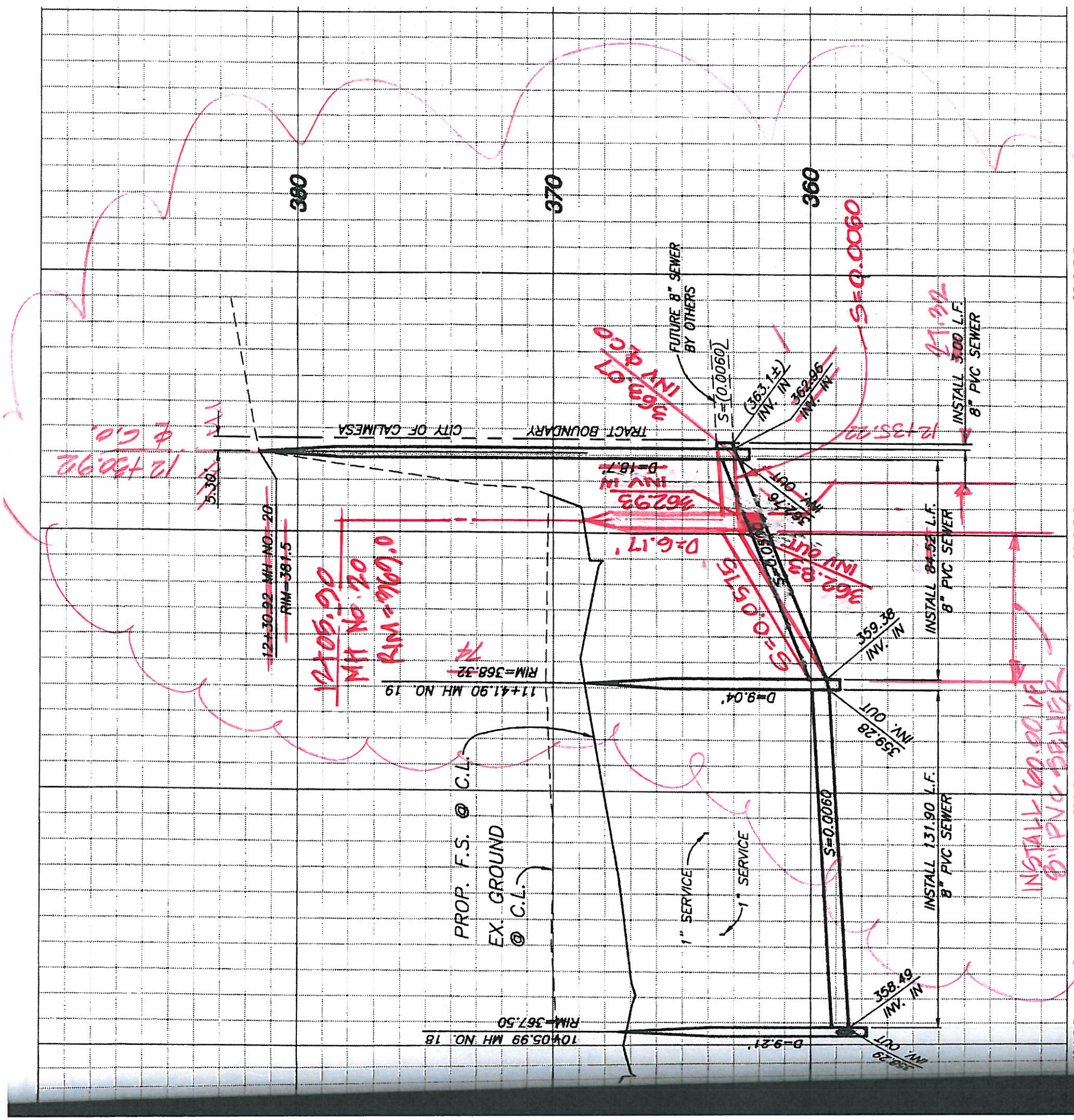


NO.	BEARING/DELTA	PIPE DATA	
		RADIUS	L
A	N35°18'29"E	---	---
B	N55°27'03"W	---	---
C	N56°50'48"W	---	---
D	N64°38'28"W	---	---
E	N89°58'39"W	---	---
F	N89°58'39"W	---	---

DESIGN BY: PEC
 DRAWN BY: PEC
 CHECKED BY: PEC
 SCALE: AS NOTED
 DATE: 06/17/16

Reviewed By: *[Signature]* Date: 6/21/16
 Staff Engineer
 Recommended for Approval By: _____ Date: _____
 Approved By: *[Signature]* Date: 6/21/16
 City Engineer

CITY OF BEAUMONT, C
 SEWER IMPROVEMENT
 TRACT NO. 3655
DYLAN COUF
 STA: 10+01.14 TO STA: 11+00.00
WALKER COUF
 STA: 10+06.00 TO STA: 11+00.00



EX LANE
SHEET 3

CONSTRUC

- ① INSTALL 8" PVC
- ② INSTALL PRECAST IRON MANHOLE CI
- ③ INSTALL 4" PVC S SEWER HOUSE CO
- ④ INSTALL 4" BACKY AMERICAN FOUND
- ⑤ INSTALL 60" DIA. PER R.C.T.D. STD.

4/4

②

M.H. NO. 19
6' E OF C/L
11+41.90 WALKER COURT

M.H. NO. 20
12+50.92
C.O.

①
FUTURE 8" SEWER
PER SEPARATE PLANS
BY OTHERS

FUTURE 8" SEWER
BY OTHERS

EXIST. 8" P.V.C. SEWER
ENCASING IN STEEL SLEEVE
PER DWG. FILE #1014
TO BE SLURRY FILLED AND
ABANDONED IN PLACE
PER GEOTECHNICAL



Punch List

Project Name: Street Improvements, Sewer Improvements

Project Number: Bond No.
1047933

Tract No. 36558

Pw2021-0741

Inspected By: Jason Craghead

Page: 1 of 1

Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1)	All streetlights missing inspection plates @ base of pole.		Jason Craghead 6/9/22
2)	Verify all streetlights are functioning properly.		Jason Craghead 6/9/22
3)	Crack seal all streets.		Jason Craghead 6/9/22
4)	Apply Asphaltic Emulsion (Fog Seal) in accordance with General Note 10 on Street Improvement Plans.		Jason Craghead 6/9/22
5)	Clean out all Trash Racks at Curb Inlet Catch Basins.		Jason Craghead 5/31/22
6)	S/w, N/W Corner of Michelle Ln./Wie Ct. Repair, Replace Curb Ramp per Riverside County Std. No. 403 Case A		Jason Craghead 5/4/22
7)	S/w Corner of Trevor/Michelle Ln. Repair, Replace Curb Ramp per Riverside County Std. No. 403 Case A		Jason Craghead 5/4/22
8)			
9)			
10)			
11)			