



City of Beaumont

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

Case No. <u>PW2022-0863</u>
Receipt No. <u>R01228478</u>
Fee \$ <u>3,484.43</u>
Date Paid <u>3/28/2022</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Amy Williams Phone 714.368.4520

2. Contact's Address 1260 Corona Pointe Court Suite 301, Corona, CA, 92879
City/State/Zip

5. Contact's E-mail awilliams@khov.com

3. Developer Name K. Hovnanian Homes/Steve Scherbarth - Area President Phone 714.368.4520
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1260 Corona Pointe Court Suite 301, Corona, CA, 92879
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
41394539, Tr. 33096-13, Sewer Improvements

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.

DocuSigned by:
Steve Scherbarth
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

DocuSigned by:
Steve Scherbarth
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.
- Remove and replace concrete and AC as needed where lifting.
 - Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
 - Provide Type II slurry coat for all road surfaces.
 - Restore/Verify pavement striping/markings.
 - Restore/Verify blue dots and signage as needed.
 - Clean and camera sewer. Provide report and video copy of camera survey.
 - Provide all final geotechnical reports.
 - Provide Engineers' certification for line and grade within Right-of-Way.
 - Provide Landscape Architects Certification as required.

DocuSigned by:
Steve Scherbarth

D-460427E3189C049A
Print Name and Sign – Contact/Applicant

Date

Platte River Insurance Company

MAINTENANCE BOND

Bond No. 41394539

KNOW ALL MEN BY THESE PRESENTS, That We, K. Hovnanian's Four Seasons at Beaumont, LLC as Principal, and Platte River Insurance Company having an office at 1600 Aspen Commons, Middleton, WI 53562 as Surety, are held and firmly bound unto City of Beaumont; 550 E. 6th Street, Beaumont, CA 92223 as Obligee, in the penal sum of One Hundred Seventeen Thousand Thirteen and 22/100 (\$117,013.22) Dollars lawful money of the United States of America the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED this 9th day of January, 2020.

WHEREAS the Principal has completed Sewer Improvements Tract 33096-13

and whereas, the Obligee requires a maintenance guarantee for the period of one year from the date of this bond.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal at his own cost and expense replaces or repairs any of the above described works, which shall become defective because of either material or workmanship not meeting requirements of the specifications under which the work was done during the period of one year from the date of this bond, then this obligation shall be null and void, otherwise to remain in full force and effect.

K. Hovnanian's Four Seasons at Beaumont, LLC

Principal

By: 

Witness



Witness

Platte River Insurance Company

Surety

By: 

Christine Marotta, Attorney-in-Fact

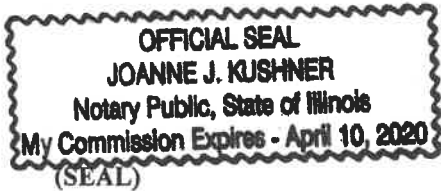
ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS

COUNTY OF COOK

On JAN 09 2020, before me, a Notary Public in and for the above county, personally appeared Christine Marotta to me personally known, who, being by me duly sworn, did state that he/she is Attorney-in-Fact of Platte River Insurance Company, a corporation organized and existing under the laws of the State of Nebraska that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, that the instrument was signed, sealed, and executed in behalf of said corporation by authority of its Board of Directors, and further acknowledged the said instrument and the execution thereof to be the voluntary act and deed of said corporation by her voluntarily executed.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal the day and year first above written.





Notary Public

COOK County, ILLINOIS

**PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY**

41394539

KNOW ALL MEN BY THESE PRESENTS, That the **PLATTE RIVER INSURANCE COMPANY**, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

-----**THOMAS PLUSS; CHRISTINE MAROTTA; DEBRA KOHLMAN**-----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00-----


This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PLATTE RIVER INSURANCE COMPANY** at a meeting duly called and held on the 8th day of January, 2002.

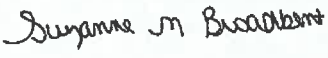
“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

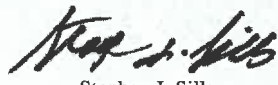
In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **PLATTE RIVER INSURANCE COMPANY** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 3rd day of May, 2017.

Attest: 
John E. Rzepinski
Vice President, Treasurer & CFO


Suzanne M. Broadbent
Assistant Secretary

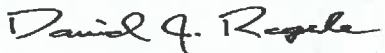


PLATTE RIVER INSURANCE COMPANY

Stephen J. Sills
CEO & President

STATE OF WISCONSIN } s.s.:
COUNTY OF DANE

On the 3rd day of May, 2017 before me personally came Stephen J. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is President of **PLATTE RIVER INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.




David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN } s.s.:
COUNTY OF DANE

I, the undersigned, duly elected to the office stated below, now the incumbent in **PLATTE RIVER INSURANCE COMPANY**, a Nebraska Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this **JAN 09 2020** day of _____, 20_____.




Antonio Celii
General Counsel, Vice President & Secretary

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 Orange)
On January 13, 2020 before me, Dorothy L. Taylor, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Chris Collins
Name(s) of Signer(s)

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 Dorothy L. Taylor
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bond #41394539 Document Date: 1-9-2020
Number of Pages: 1 Signer(s) Other Than Named Above: Christine Marotta

Capacity(ies) Claimed by Signer(s)

Signer's Name: Chris Collins
[checked] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:

Signer Is Representing: K Hovmanian's
Four Seasons at Beaumont LLC

Signer Is Representing: Great American
Insurance Company

GENERAL NOTES

- THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
- APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT. THE ENGINEER IN RESPONSIBLE CHARGE SHALL REVISE THESE PLANS WHEN NON-COMFORMANCE IS DISCOVERED.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER-OF-WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. ALL PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- A RIGHT-OF-WAY PERMIT FROM THE BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. PRIOR TO PERMIT ISSUANCE, A CERTIFICATE OF INSURANCE MUST BE FILED NAMING THE CITY OF BEAUMONT AS AN ADDITIONAL INSURED ON THE PERMITTEE'S POLICY IN THE MINIMUM AMOUNT OF \$1,000,000.00 FOR EACH OCCURRENCE OF LIABILITY. THE INSURANCE COMPANY WRITING THE POLICY MUST HAVE A RATING OF "A-" OR BETTER AND A SIZE CATEGORY OF CLASS VII OR BETTER AS ESTABLISHED BY "BESTS" KEY RATING GUIDE.
- NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
- REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT. NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. NOTED WITHIN THE REVISION BLOCK, ON THE APPROPRIATE SHEET OF THE PLANS AND TITLE SHEET.
- ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
- THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
- ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- WHERE TRENCES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
 - SUMMARY SHEET
 - LABORATORY WORK SHEETS
 - COMPACTION CURVES, SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS. THE SOILS REPORT WILL BE SUBMITTED TO THE CITY ENGINEERING INSPECTOR WITHIN TWO WORKING DAYS OF COMPLETION OF FIELD TESTS. THE WRITTEN FIELD COMPACTION REPORT(S) SHALL BE IMMEDIATELY SUBMITTED TO THE CITY ENGINEERING INSPECTOR UPON COMPLETION OF THE FIELD TESTS.
- A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (951) 572-3224 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION. APPROVED DRAWINGS MUST BE AVAILABLE PRIOR TO SCHEDULING.
- ALL INSPECTION REQUESTS OTHER THAN FOR THE PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING AND SAFETY INSPECTION REQUEST LINE AT (951) 572-3224. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 P.M. ON THE DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 P.M. WILL BE SCHEDULED FOR TWO FULL WORK DAYS LATER.
- THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING SLOPE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES OR DURING THE PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET (5') OR MORE DEPTH AND APPROVED BY THE CITY ENGINEER AND/OR CONCERNED AGENCY PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8 CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTORS EXPENSE. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO EXCAVATION.
- IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.
- NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
- THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.

UNDERGROUND SERVICE ALERT	(800) 422-4133
SOUTHERN CALIFORNIA EDISON	(800) 409-2365
AT&T	(800) 892-0123
TIME WARNER CABLE	(760) 340-2225
COX COMMUNICATIONS	(888) 423-3913
- IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE "STENCILS" BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

ASSESSOR'S PARCEL NO.

APN NUMBER 428-030-023

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON MAP NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5110 Centro Drive, Suite 500
 Santa Ana CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

Mauricio M. Tacuelli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MML
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Date: 9/22/17
 Recommended for Approval By: [Signature] Administrative Engineer Date: 9/22/17
 Approved By: [Signature] Director of Public Works, R.C.E. 50932 Date: 9/25/17
 City of Beaumont, Public Works Department
 Engineering Division
 NPDES PERMIT#: W01D 833C338950
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL (951) 769-8520 * FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
TRACT NO. 33096-13, PH-E2
 TITLE SHEET * VICINITY MAP * GENERAL NOTES
 * LOCATION MAP * INDEX MAP

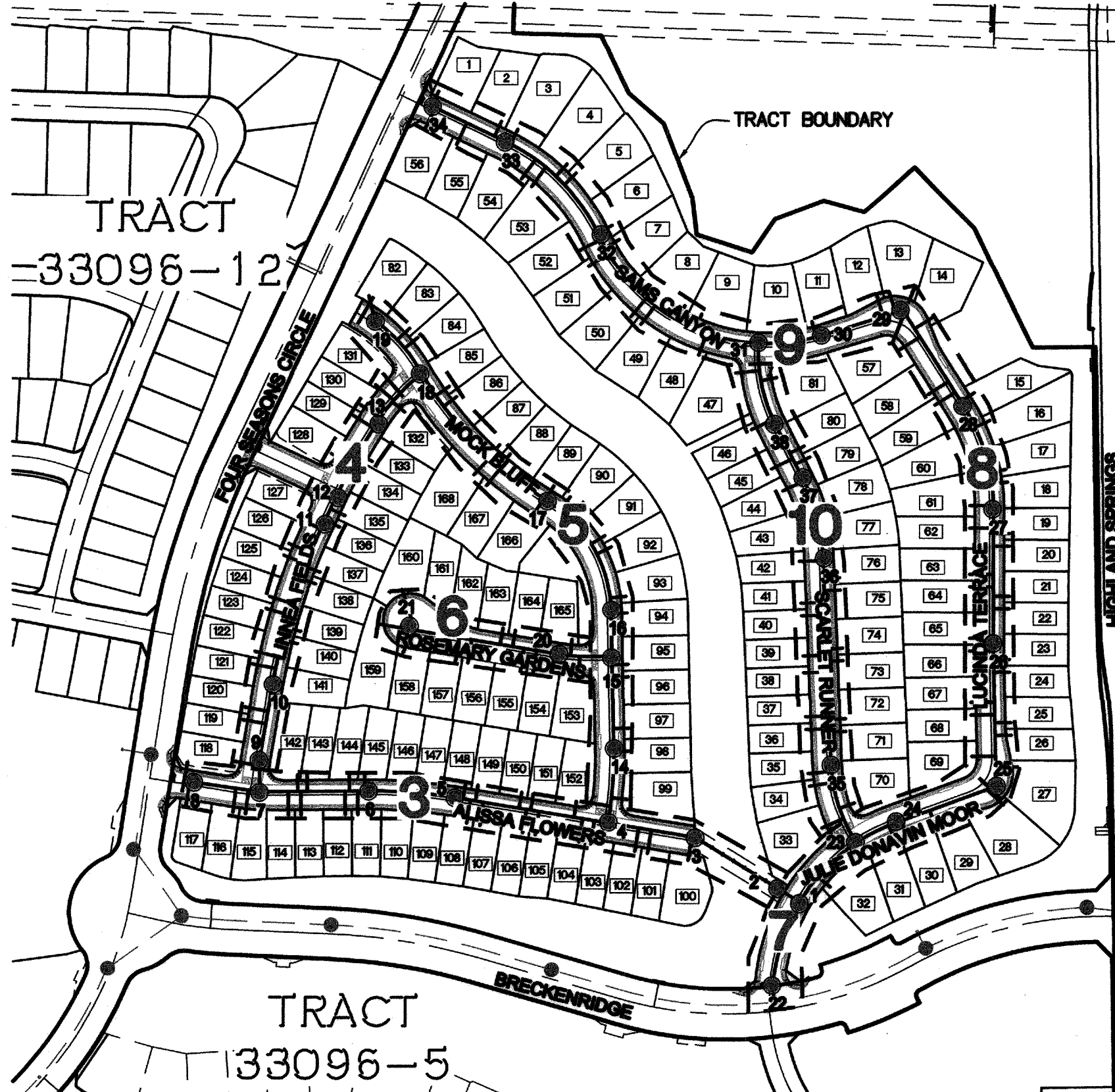
SHEET 1
 OF 10 SHEETS
 FILE NO.: 3187

K. HOVNANIAN

CITY OF BEAUMONT, CA SEWER IMPROVEMENT PLANS K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT TRACT NO. 33096-13

SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT). FORCE MAIN PROFILE ELEVATIONS ARE TO CENTIGRADE (CG).
- CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC OR VCP SEWERS EXCEPT WHERE SPECIFICALLY DESIGNATED ON PLANS PER EMWD STANDARDS AND SPECIFICATIONS.
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
- ALL LATERALS SHALL HAVE AN ON-SITE CLEANOUT IN ACCORDANCE WITH STANDARD DRAWING SB-52. IN ADDITION, FOR LATERALS SERVING INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS, THE REQUIREMENTS FOR SAMPLING AND/OR PRETREATMENT FACILITIES SHALL BE DETERMINED BY CONTRACTING THE BUILDING AND SAFETY DEPARTMENT.
- MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-52.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-177. LOCATIONS OF WYES AND LATERALS, WHERE NOT SHOWN ON THE PLANS, ARE TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION TO MISS DRIVEWAYS. ALL LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS. CONNECTIONS OF NEW LATERALS TO EXISTING SEWER ARE TO BE PER STANDARD DRAWING SB-176.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.
- BACKWATER VALVES SHALL BE INSTALLED PER SECTION 710.1 OF THE UNIFORM PLUMBING CODE.
- ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.



INDEX MAP LEGEND:

- 1 SHEET NUMBER
- SHEET LIMITS
- MANHOLE NUMBER
- ② LOT NUMBER

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY/LOCATION/INDEX MAPS & NOTES
2	CONSTRUCTION NOTES & DETAILS
3-10	SEWER IMPROVEMENT PLAN

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

FIRM: MICHAEL BAKER INTERNATIONAL
 ADDRESS: 5 HUTTON CENTRE DR, SUITE 500
 CITY, ST SANTA ANA, CA 92707
 TELEPHONE: (949) 472-3505
 BY: [Signature] DATE: 9/17
 MAURICIO TACUELLI RCE: 63249

LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 ON FILE IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

NOTE

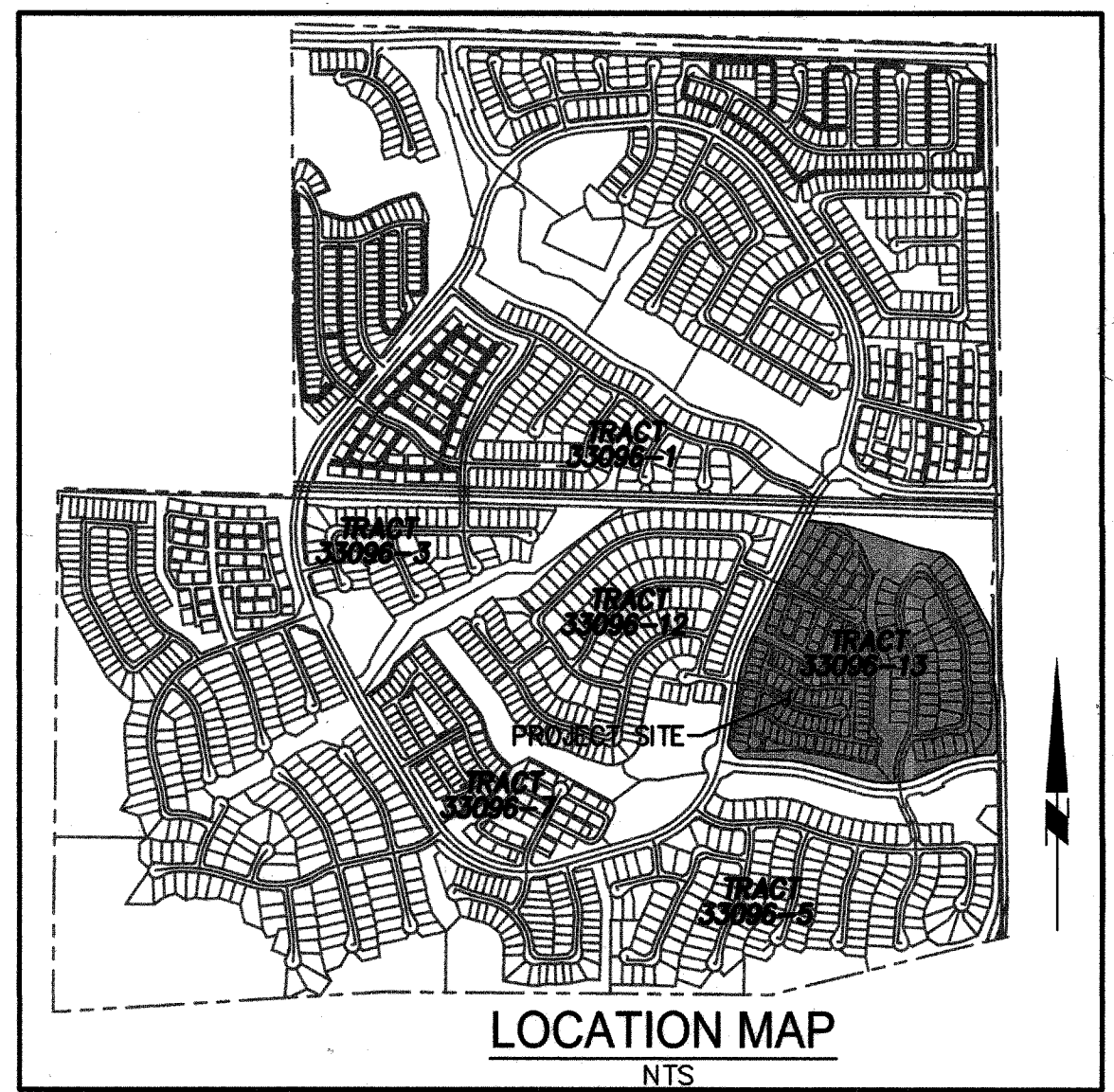
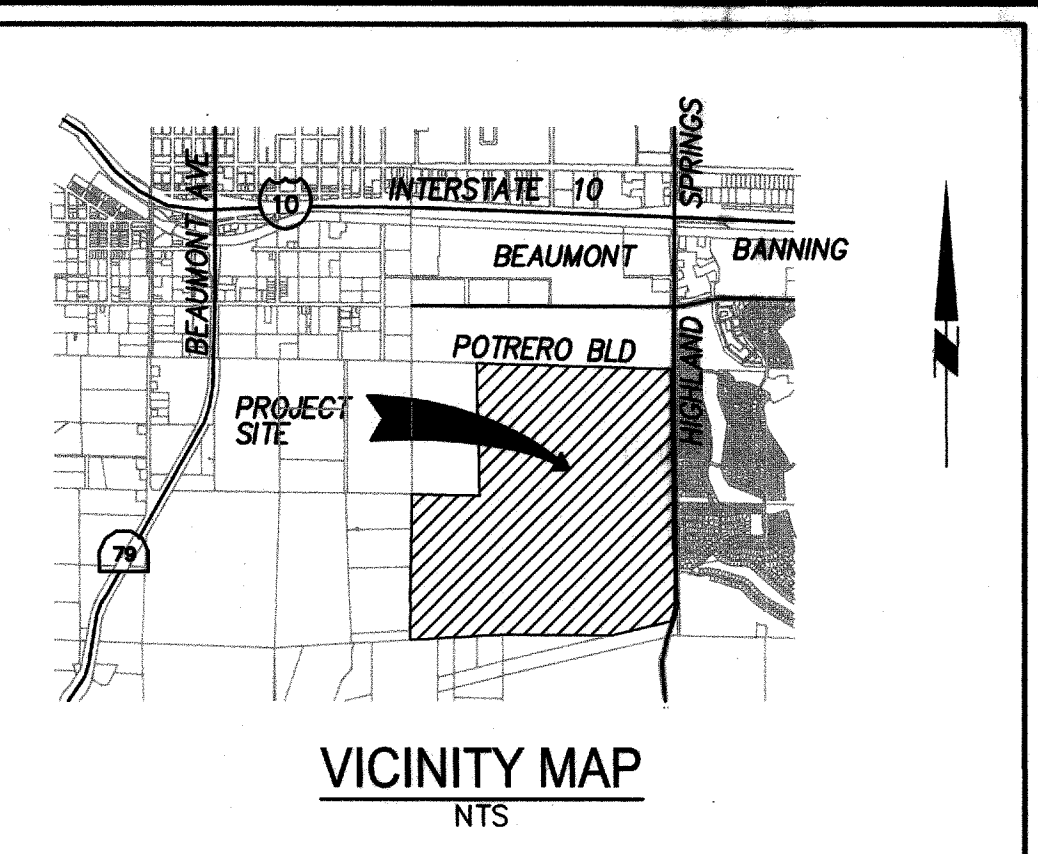
- APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS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

APPLICANT/SUBDIVIDER:

K.HOVNANIAN
 400 EXCHANGE, SUITE 200
 IRVINE, CA. 92602
 (714) 368-4507
 www.khov.com
 24-HOUR CONTACT PERSON - JASON MOCK (909) 493-9066

ABBREVIATIONS:

- ASSEMBLY ASSY
- BEAUMONT CHERRY VALLEY WATER DISTRICT..BCVWD
- BEGINNING OF CURVE BC
- BOTTOM OF PIPE BOP
- CENTERLINE CL OR C/L
- CLEAN OUT CO
- CURB FACE CF
- CURB & GUTTER C&G
- DOMESTIC WATER DW
- EASEMENT ESMT
- END OF CURVE EC
- FINISHED GRADE FG
- FINISHED PAVEMENT FP
- FINISHED SURFACE FS
- FLOWLINE FL
- GATE VALVE GV
- GRADE BREAK GB
- HIGH POINT HP
- HOME OWNERS ASSOCIATION.....HOA
- INVERT INV
- LATERAL LAT
- LOW POINT LP
- MANHOLE MH
- PAD ELEVATION PE
- POINT OF REVERSE CURVATURE..PRC
- PROPERTY LINE..... PL OR P/L
- PROPOSED PROP
- PRIVATE UTILITY EASEMENT...PUE
- RIGHT-OF-WAY R/W
- SIDEWALK SWK OR SW
- SANITARY SEWER SS
- STATION STA
- TOP OF CURB TC
- TOP OF MANHOLE TMH
- TOP OF PIPE..... TOP
- TYPICAL TYP
- UNLESS NOTED OTHERWISE... U.N.O.
- UTILITY..... UTIL



WORK TO BE DONE

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.

- BEAUMONT MUNICIPAL CODE.
- FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461.
 FLOOD CONTROL FACILITIES: THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STANDARDS FOR FLOOD CONTROL FACILITIES.
 SANITARY SEWER FACILITIES: THE EASTERN MUNICIPAL WATER DISTRICT'S STANDARDS FOR SANITARY SEWER FACILITIES.
 ALL OTHER PUBLIC WORKS: THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
- THIS SET OF PLANS.
- RESOLUTION NO TM2017-0001, DATED 07/11/2017.
- SOILS REPORT AND RECOMMENDATIONS BY LEIGHTON & ASSOCIATES, INC. DATED 6/14/2017.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES:
 FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING & MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

SITE ADDRESS:

NORTHWEST CORNER OF BRECKENRIDGE & HIGHLAND SPRINGS

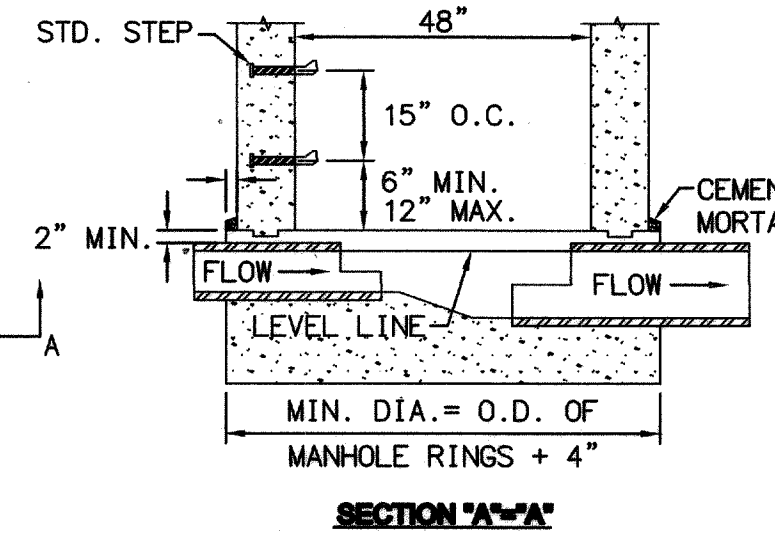
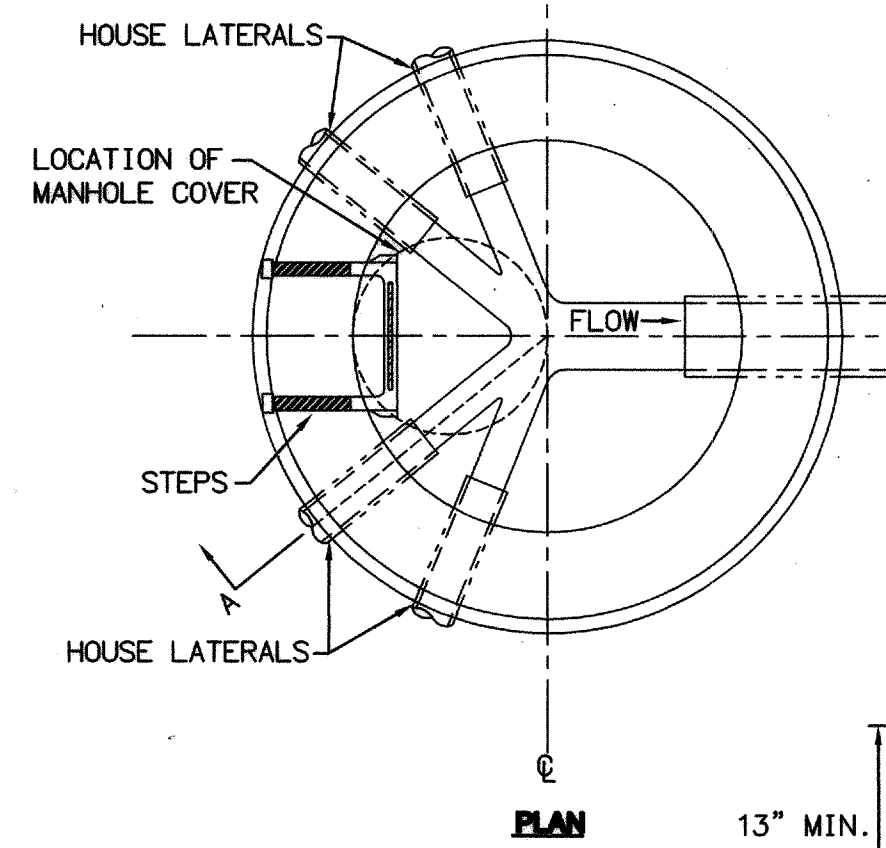
NOTE:
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THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND RESPONSIBILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE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

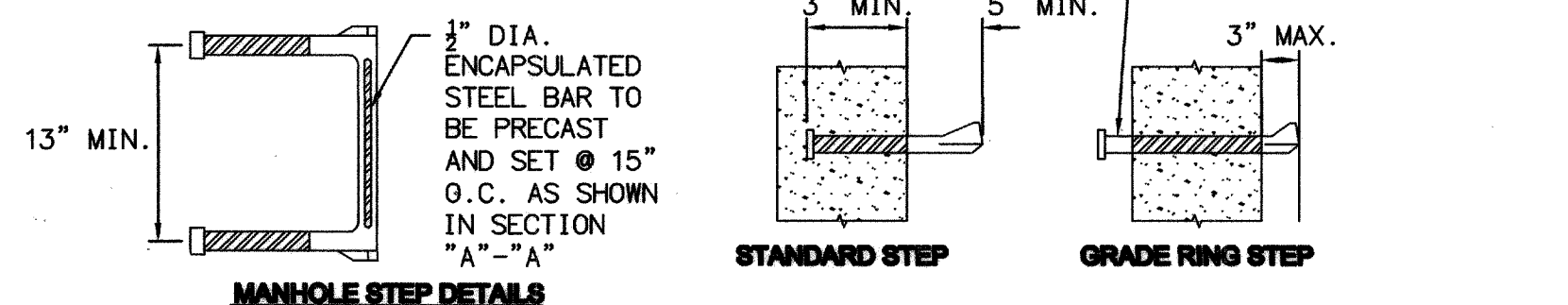
BENCHMARK: CITY OF BEAUMONT DESCRIPTION: NO. 14.A.82
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: NGVD29



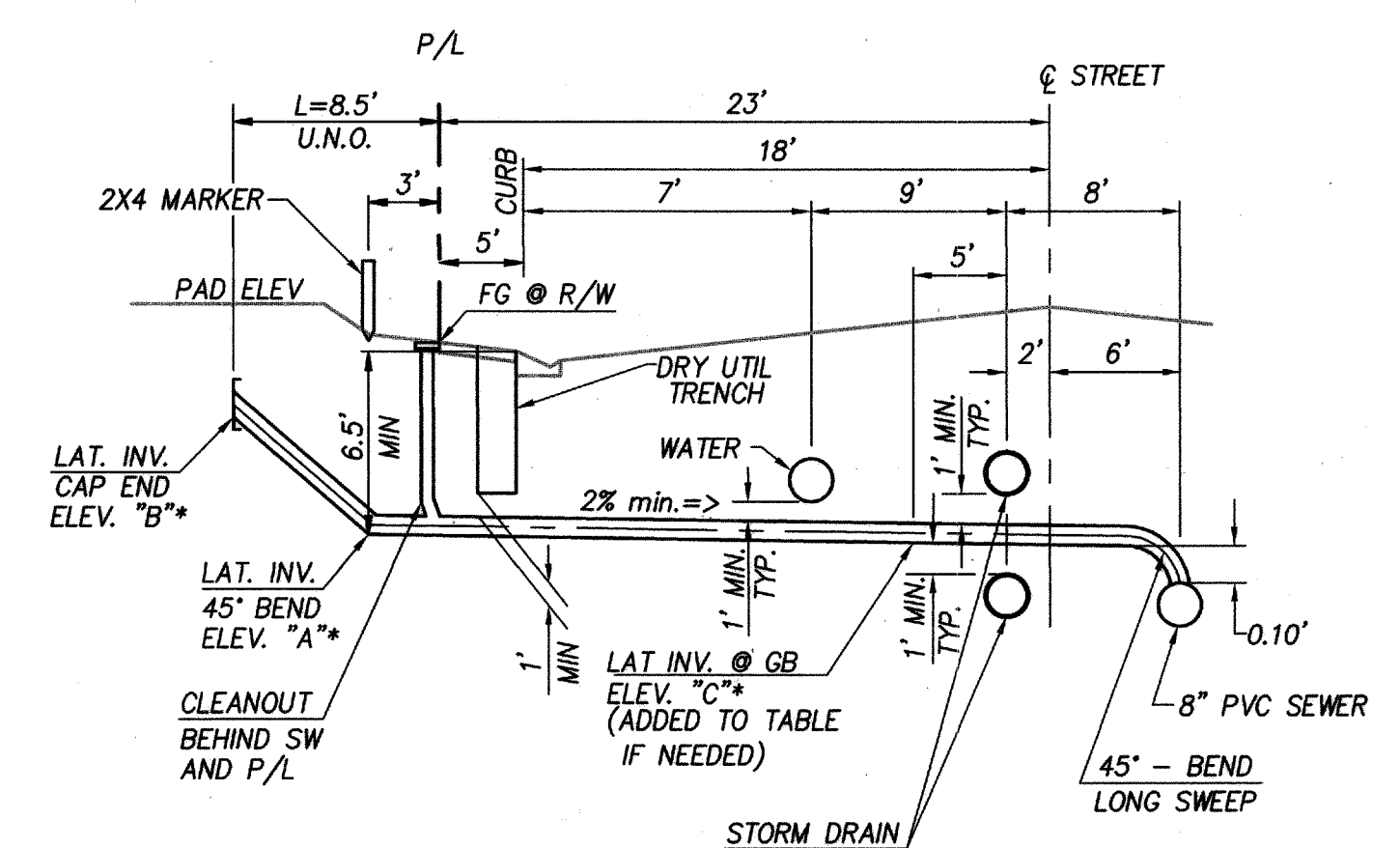
ALL LATERALS MUST BE PLACED UPSTREAM OF CL OF MANHOLE



- NOTES:
- REFER TO RCTD STD. 606 STANDARD DRAWINGS OF MANHOLES FOR DETAILS PERTAINING TO MANHOLES ONLY.
 - THE TOP ONE-HALF DIAMETER OF THE PIPE IS TO BE BROKEN OUT TO A NEAT LINE. BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CEMENT MORTAR.
 - THE MAXIMUM NUMBER OF LATERALS INTO A TERMINUS MANHOLE SHALL BE LIMITED TO FOUR.



5 TERMINUS MANHOLE WITH HOUSE LATERALS
NOT TO SCALE



*SEE TABLES ON PLAN AND PROFILE SHEETS FOR THIS INFORMATION.
2 4" SEWER HOUSE LATERAL DETAIL
NOT TO SCALE

CONSTRUCTION NOTES		UNIT	QTY.
1	INSTALL 8" PVC SEWER MAIN	LF	5,890
2	INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.	LF	5,385
3	INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL ML-4XP)	EA	27
4	INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD	EA	34
5	CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2	EA	4
6	REMOVE EXISTING STUB & CONNECT TO EXISTING MANHOLE.	EA	1
7	INSTALL PIPE ANCHORS PER SPPWC STANDARD PLAN 221-2. L=20', Z=20'	EA	7

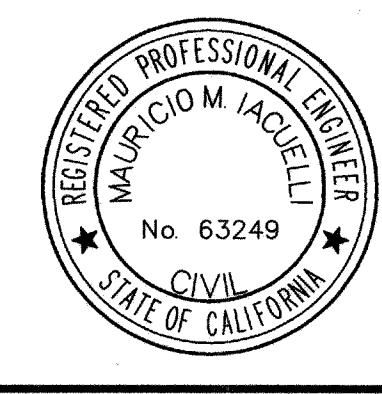
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
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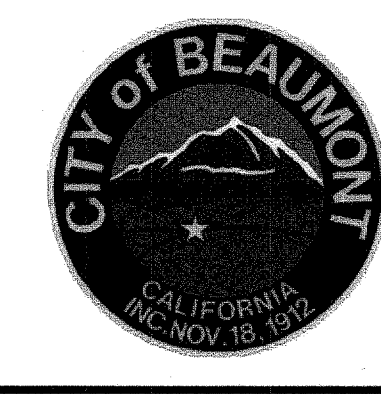
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BASIS OF BEARINGS:
DESCRIPTION:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THROUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.
BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



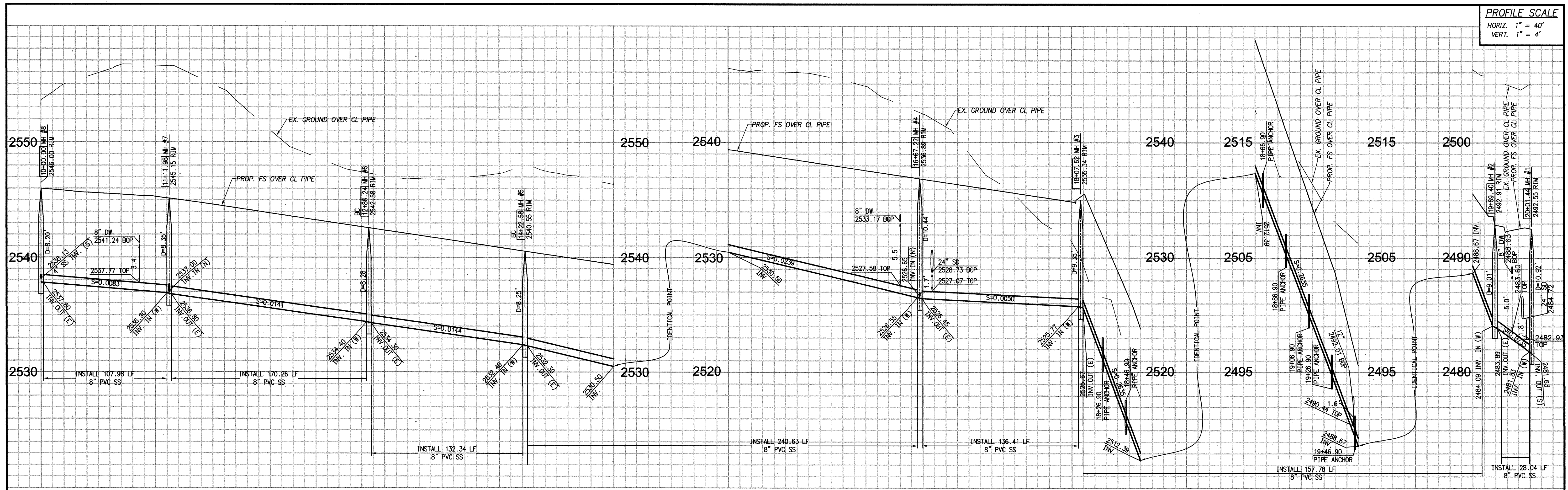
Michael Baker INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana CA 92707
Phone: (949) 472-3505
MBAKERINTL.COM
Mauricio M. Tacuelli
DATE: 9/1/17
R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
DRAWN BY: MJ
CHECKED BY: MMI
SCALE: PER PLAN
DATE: JUNE 2017
JOB NUMBER: 10103705
Reviewed By: [Signature] Date: 9/25/17
Recommended for Approval By: [Signature] Date: 9/25/17
Approved By: [Signature] Date: 9/25/17
Director of Public Works, R.C.E. 50932
City of Beaumont, Public Works Department
Engineering Division
550 E. 6TH STREET
BEAUMONT, CA 92223
TEL (951) 769-8520 * FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
TRACT NO. 33096-13, PH-E2
CONSTRUCTION DETAILS
FOR: K. HOVNIANIAN

SHEET 2 OF 10 SHEETS
FILE NO.: 3127



10+00 11+00 12+00 13+00 14+00 15+00 15+00 16+00 17+00 18+00 18+60 18+60 19+00 19+50 19+50 20+00

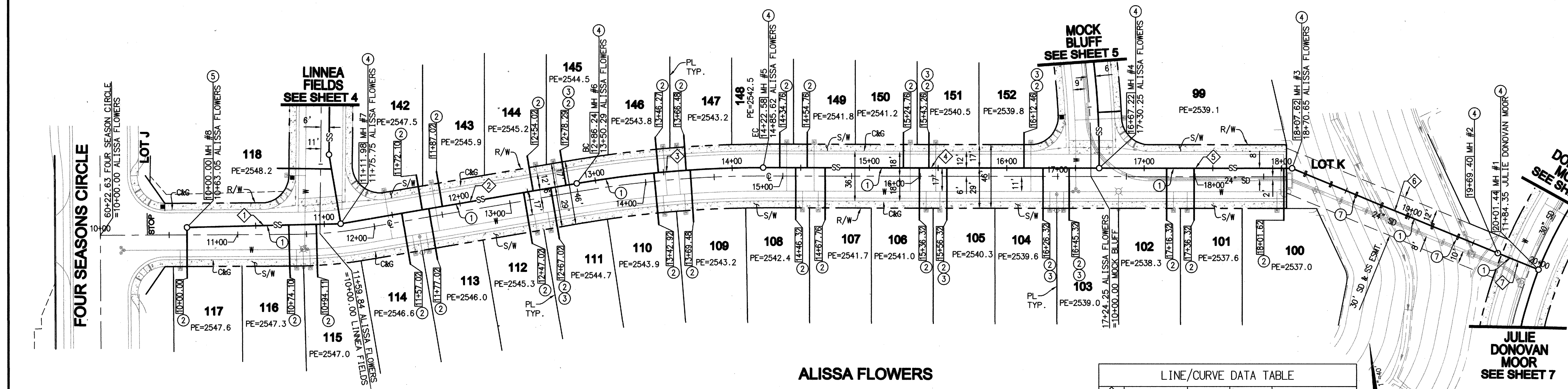
CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
- INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL ML-4XP)
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD
- CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2
- INSTALL PIPE ANCHORS PER SPPWC STANDARD PLAN 221-2. L=20', Z=20'

TYPICAL SEWER LATERAL DETAIL

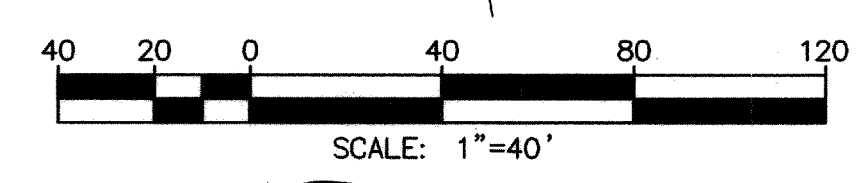
LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
100	2527.26	2532.76	-	8.5
101	2527.59	2533.09	-	8.5
102	2527.69	2533.19	-	8.5
103	2528.50	2534.00	-	8.5
104	2528.95	2534.45	-	8.5
105	2530.63	2536.13	-	8.5
106	2531.10	2536.60	-	8.5
107	2532.74	2538.24	-	8.5
108	2533.25	2538.75	-	8.5
109	2534.60	2540.10	-	8.5
110	2534.99	2540.49	-	8.5
111	2536.12	2541.62	-	8.5
112	2536.40	2541.90	-	8.5
113	2537.39	2542.89	-	8.5
114	2537.67	2543.17	-	8.5
115	2538.51	2544.01	-	8.5
116	2538.68	2544.18	-	8.5
117	2538.83	2544.33	-	8.5
118	2537.19	2542.69	-	8.5
119	2536.98	2542.48	-	8.5
120	2536.04	2541.54	-	8.5
121	2535.69	2541.19	-	8.5
122	2534.67	2540.17	-	8.5
123	2534.38	2539.88	-	8.5
124	2533.27	2538.77	-	8.5
125	2532.79	2538.29	-	8.5
126	2531.12	2536.62	-	8.5
127	2530.67	2536.17	-	8.5
128	2529.02	2534.52	-	8.5

SEE SHEET 2 FOR TYPICAL SEWER DETAIL



LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N 82° 09' 47" W	---	107.98'	ALISSA FLOWERS
2	N 89° 35' 16" E	---	170.26'	ALISSA FLOWERS
3	09° 24' 28" W	806.00'	132.34'	ALISSA FLOWERS
4	N 80° 43' 12" W	---	240.63'	ALISSA FLOWERS
5	N 80° 43' 12" W	---	136.41'	ALISSA FLOWERS
6	N 58° 29' 50" W	---	161.78'	ALISSA FLOWERS
7	N 58° 29' 50" W	---	32.04'	ALISSA FLOWERS



NOTE:
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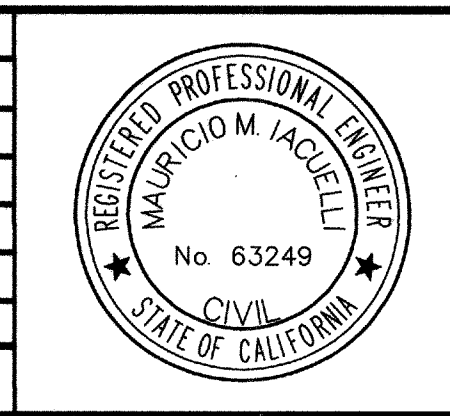
BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
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ELEV. = 2590.838 (1982)
 DATUM: NGDV29

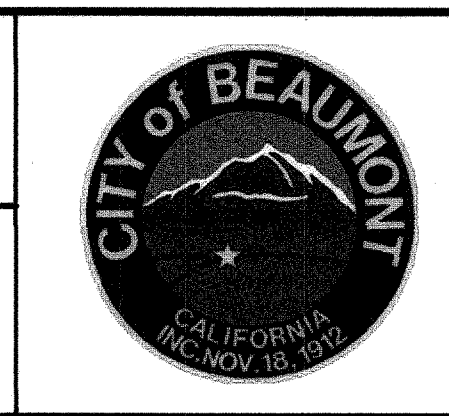
DIG ALERT
 DIAL TOLL FREE
 1(800) 227-2600
 At Least Two Working Days Before You Dig
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Hutton Centre Drive, Suite 500
 Santa Ana CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM
 MAURICIO M. IACELLI
 R.C.E. 63249 EXP. 6-30-2018

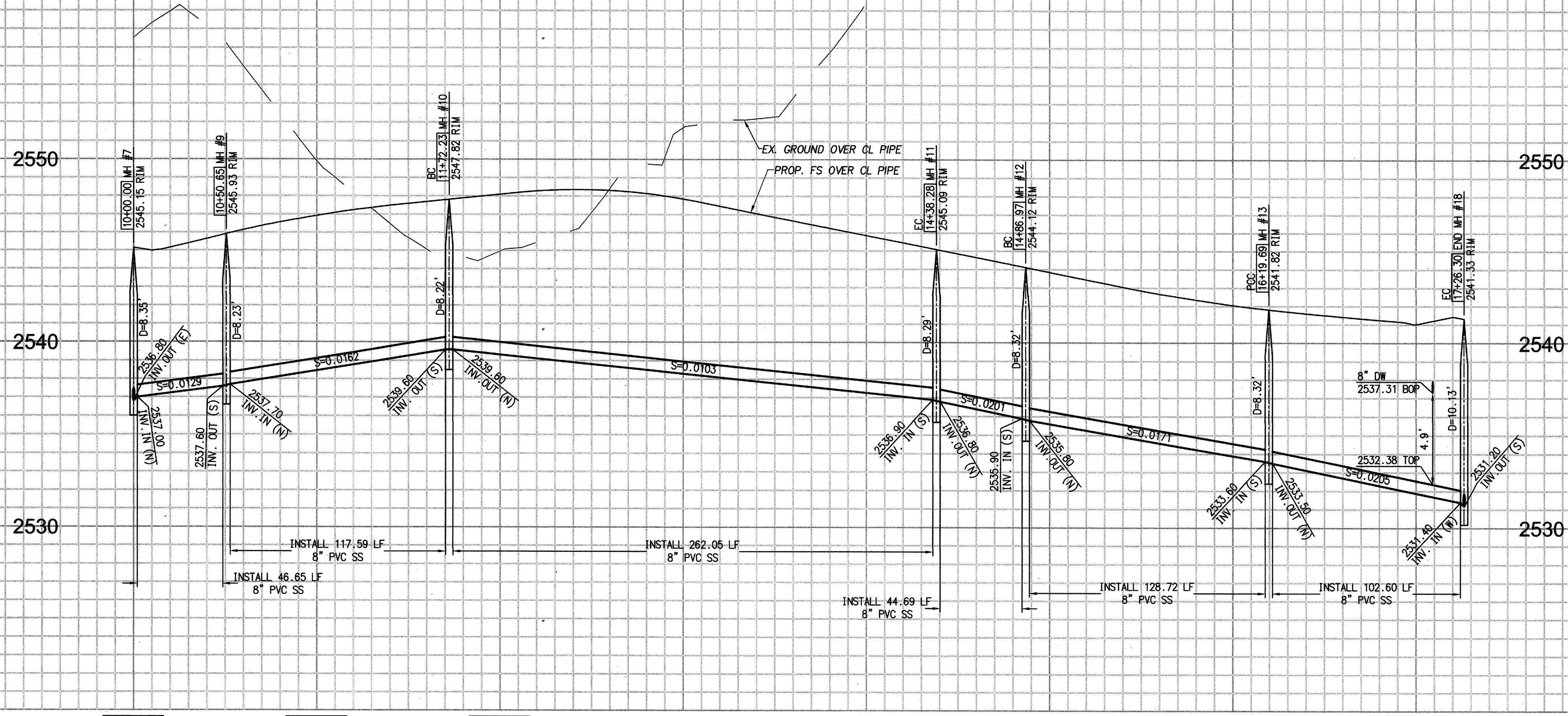


DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705
 Reviewed By: [Signature] Date: 9/21/17
 Recommended for Approval By: [Signature] Date: 9/21/17
 Approved By: [Signature] Date: 9/25/17
 City of Beaumont, Public Works Department
 Engineering Division

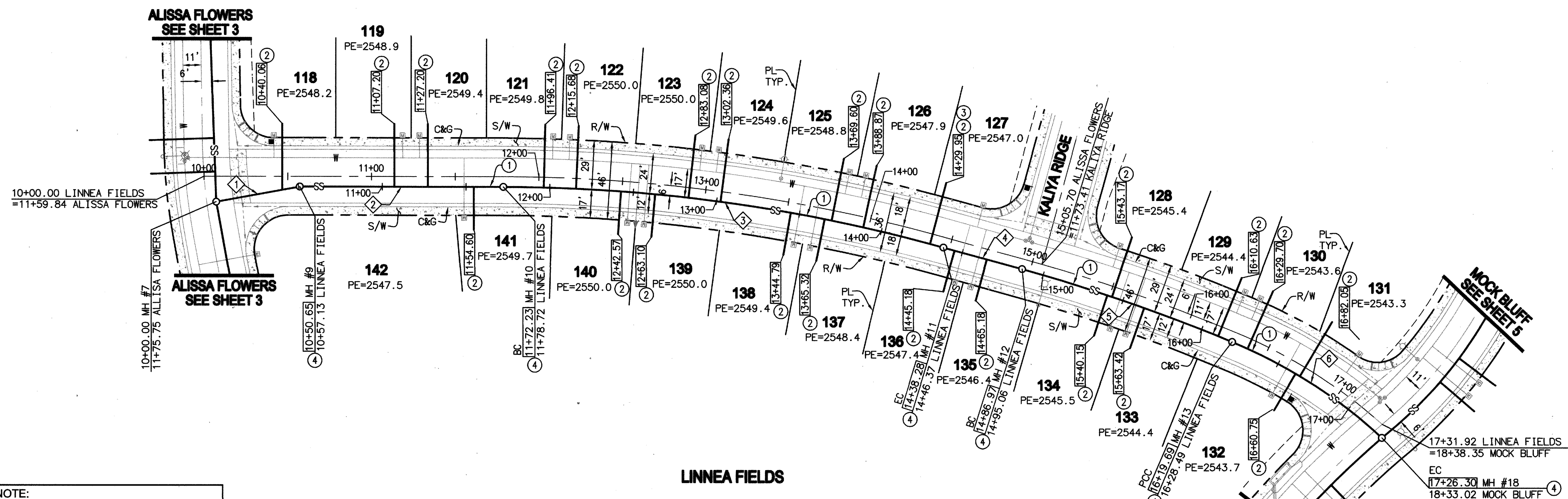
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
TRACT NO. 33096-13, PH-E2
 ALISSA FLOWERS STA. 10+00.00 TO 20+01.44
 FOR: K. HOVNIANIAN

SHEET **3**
 OF 10 SHEETS
 FILE NO.: 3127

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



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00



TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
118	2539.01	2544.51	-	8.5
119	2540.06	2545.56	-	8.5
120	2540.38	2545.88	-	8.5
121	2540.85	2546.35	-	8.5
122	2540.65	2546.15	-	8.5
123	2539.95	2545.45	-	8.5
124	2539.75	2545.25	-	8.5
125	2539.06	2544.56	-	8.5
126	2538.86	2544.36	-	8.5
127	2538.44	2543.94	-	8.5
128	2536.35	2541.85	-	8.5
129	2535.19	2540.69	-	8.5
130	2534.81	2540.31	-	8.5
131	2533.74	2539.24	-	8.5
132	2533.91	2539.41	-	8.5
133	2535.74	2541.24	-	8.5
134	2536.13	2541.63	-	8.5
135	2537.51	2543.01	-	8.5
136	2537.91	2543.41	-	8.5
137	2538.84	2544.34	-	8.5
138	2539.05	2544.55	-	8.5
139	2539.89	2545.39	-	8.5
140	2540.11	2545.61	-	8.5
141	2540.56	2546.06	-	8.5

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCSD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
- INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL M-4XP)
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

LINE/CURVE DATA TABLE

LINE	BEARINGS/DELTA	RADIUS	LENGTH	NOTE
1	N 00°24'44" W	—	50.65'	LINNEA FIELDS
2	N 09°54'28" E	—	121.59'	LINNEA FIELDS
3	15°06'17"	994.00'	266.05'	LINNEA FIELDS
4	N 25°14'35" E	—	48.69'	LINNEA FIELDS
5	07°02'18"	1047.89'	132.73'	LINNEA FIELDS
6	19°59'45"	294.00'	106.60'	LINNEA FIELDS

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82

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 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14" LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W/LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.

ELEV. = 2590.838 (1982)
 DATUM: NGDV29

BASIS OF BEARINGS:

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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



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 Santa Ana CA 92707
 Phone: (949) 472-3505
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Mauricio M. Iacovelli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: M.J.
 CHECKED BY: M.M.
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Date: 9/21/17
 Recommended for Approval By: [Signature] Date: 9/21/17
 Approved By: [Signature] Date: 9/25/17
 Director of Public Works, R.C.E. 50932

City of Beaumont, Public Works Department
 Engineering Division

550 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL: (951) 769-8520 * FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS FOR:
 TRACT NO. 33096-13, PH-E2
 LINNEA FIELDS STA. 10+00.00 TO 17+26.30

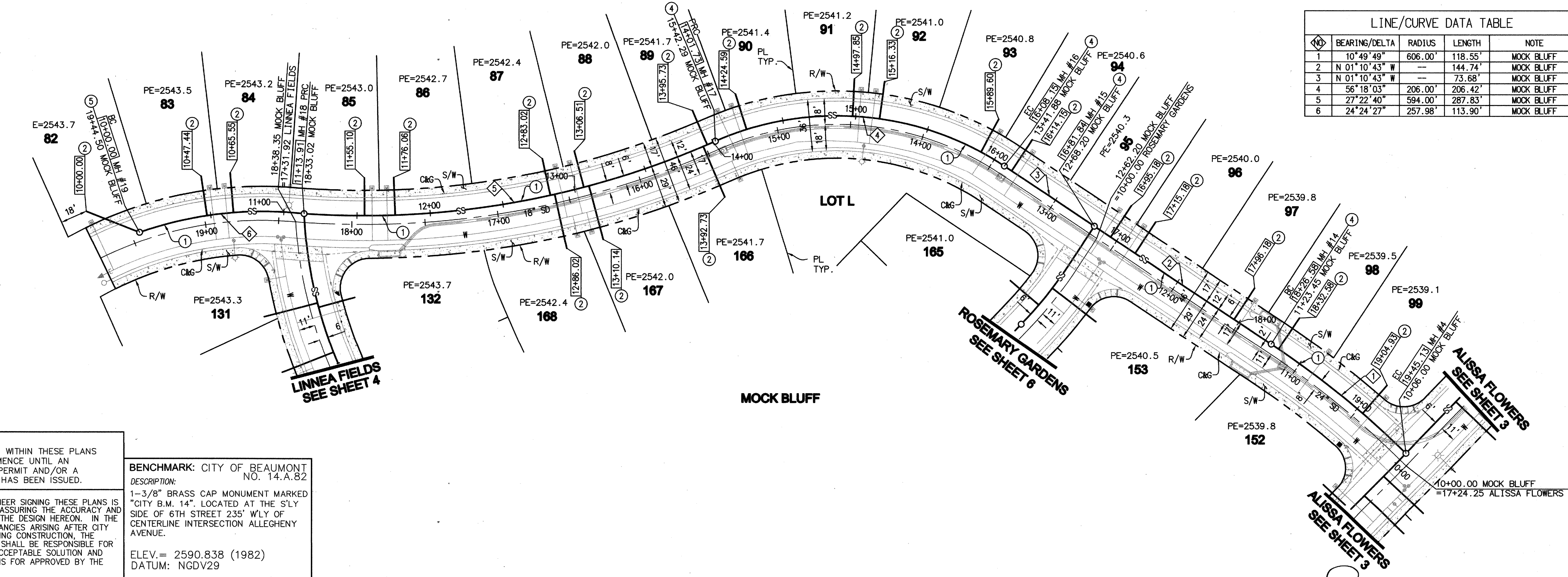
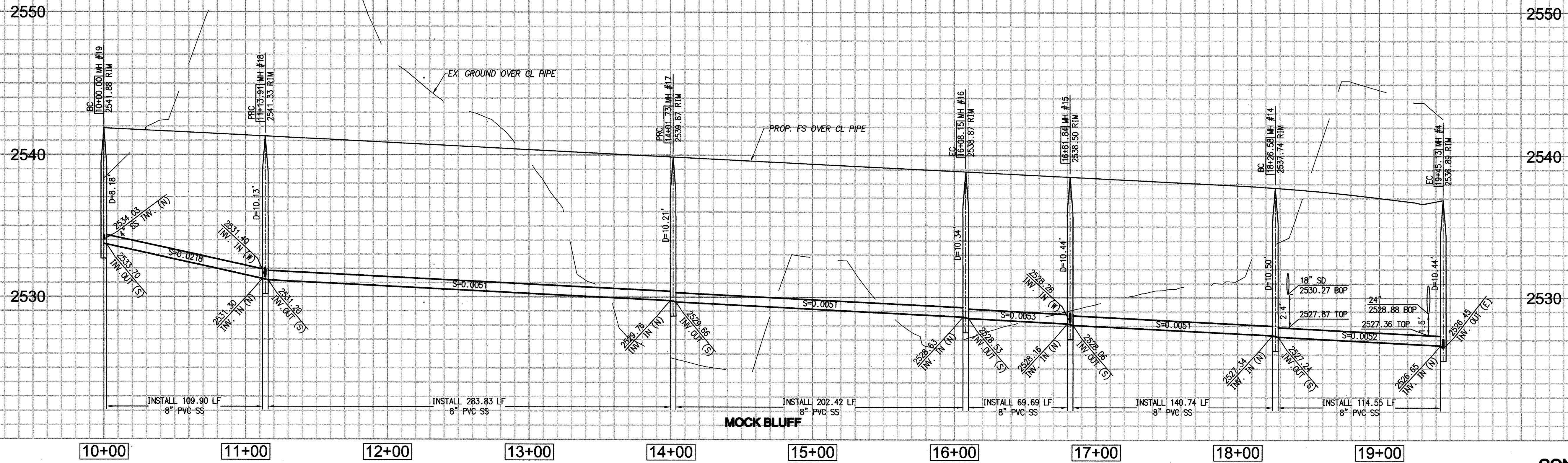
SHEET 4
 OF 10 SHEETS
 FILE NO.: 3127

K. HOVNANIAN

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 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

H:\DATA\10103705\10103705\PH-E2\SS\3507-SS-04.DWG HAINES, CODY W 8/8/2017 2:58 PM

PROFILE SCALE
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 VERT. 1" = 4'



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD
 - CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2

LINE/CURVE DATA TABLE

NO.	BEARINGS/DELTA	RADIUS	LENGTH	NOTE
1	10° 49' 49"	606.00'	118.55'	MOCK BLUFF
2	N 01° 10' 43" W	---	144.74'	MOCK BLUFF
3	N 01° 10' 43" W	---	73.68'	MOCK BLUFF
4	56° 18' 03"	206.00'	206.42'	MOCK BLUFF
5	27° 22' 40"	594.00'	287.83'	MOCK BLUFF
6	24° 24' 27"	257.98'	113.90'	MOCK BLUFF

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
82	2534.65	2545.65	-	14.0
83	2533.92	2539.42	-	8.5
84	2533.52	2539.02	-	8.5
85	2532.21	2537.71	-	8.5
86	2532.10	2537.60	-	8.5
87	2531.56	2537.06	-	8.5
88	2531.44	2536.94	-	8.5
89	2530.98	2536.48	-	8.5
90	2530.76	2536.26	-	8.5
91	2530.39	2535.89	-	8.5
92	2530.30	2535.80	-	8.5
93	2529.92	2535.42	-	8.5
94	2529.72	2535.22	-	8.5
95	2529.21	2534.71	-	8.5
96	2529.11	2534.61	-	8.5
97	2528.70	2534.20	-	8.5
98	2528.43	2533.93	-	8.5
99	2528.05	2533.55	-	8.5
166	2531.26	2536.76	-	8.5
167	2531.68	2537.18	-	8.5
168	2531.81	2537.31	-	8.5

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

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 ELEV.= 2590.838 (1982)
 DATUM: NGDV29

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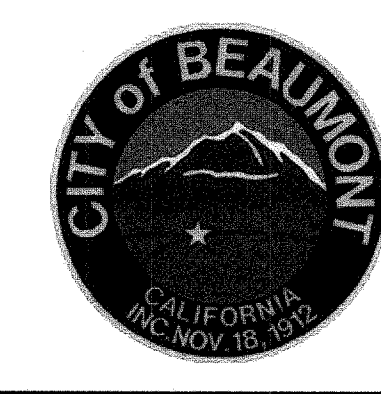


BASIS OF BEARINGS:
 DESCRIPTION:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.
 BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5-Hutton Centre Drive, Suite 500
 Santa Ana CA 92707
 Phone: (949) 472-3505
 MBACKERINTL.COM
 MAURICIO M. MACUELLI
 R.C.E. 63249 EXP. 6-30-2018



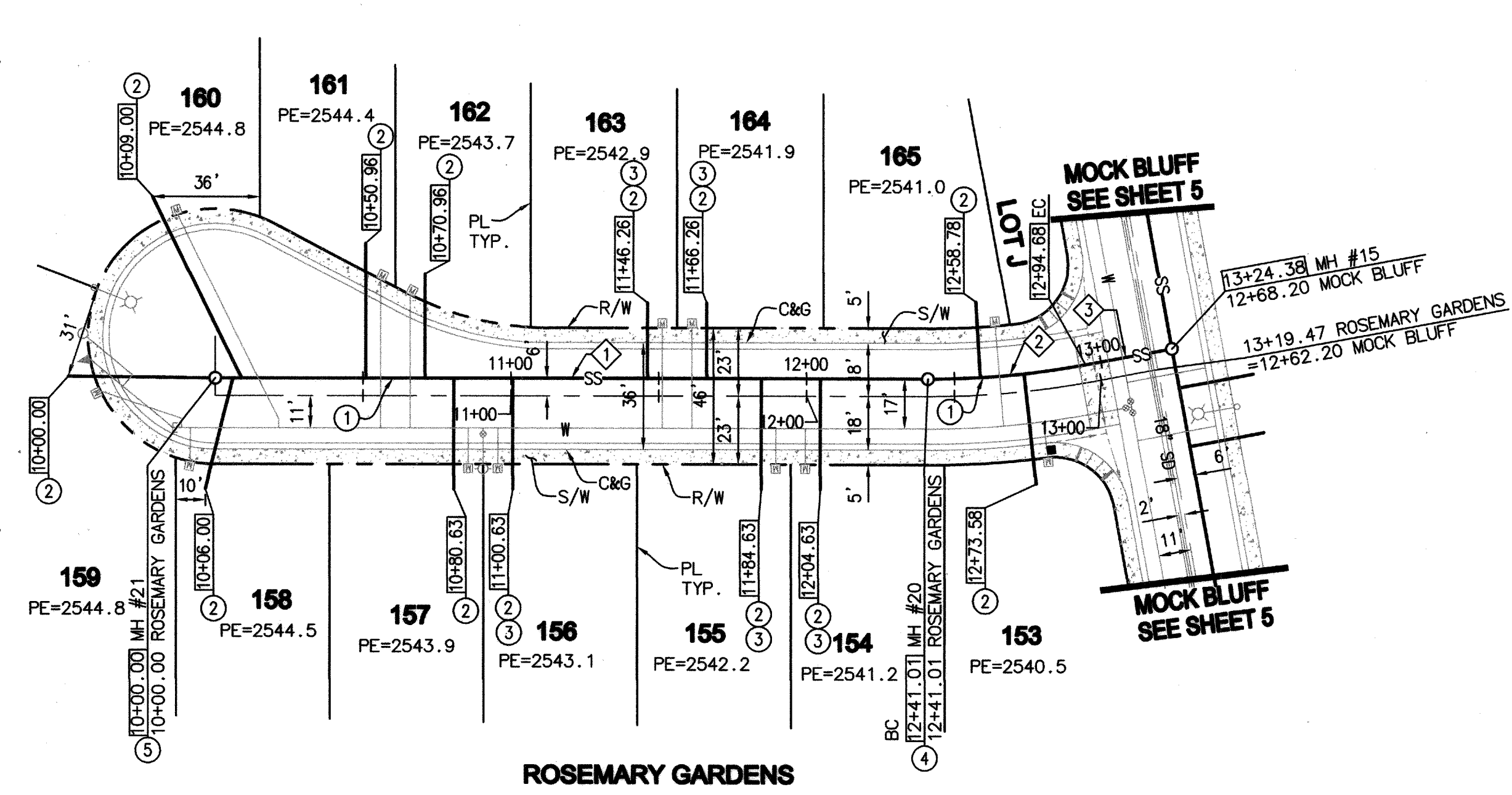
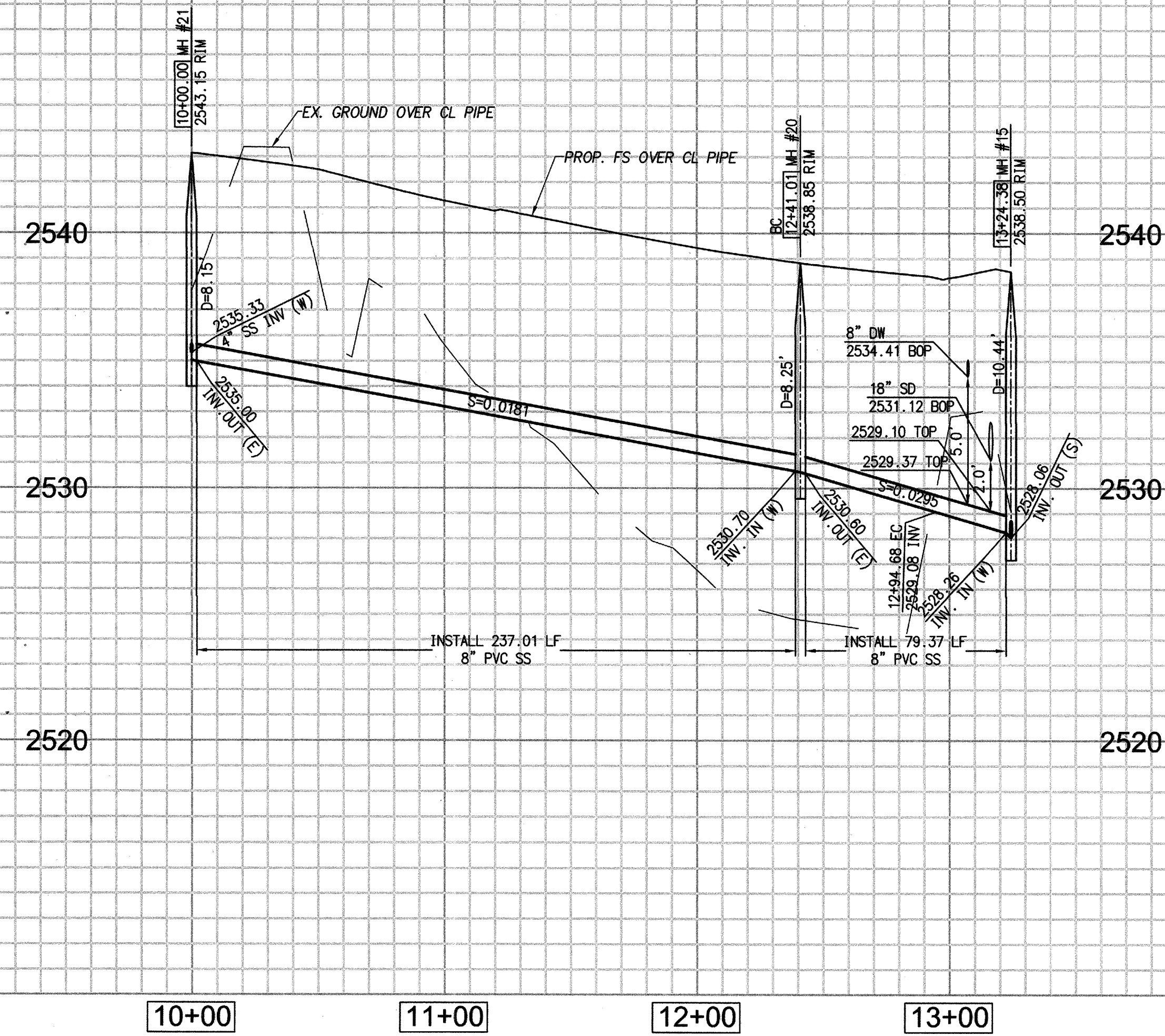
DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705
 Reviewed By: [Signature] Staff Engineer Date: 9/21/17
 Recommended for Approval By: [Signature] Administrative Engineer Date: 9/21/17
 Approved By: [Signature] Director of Public Works, R.C.E. 50932 Date: 9/25/17
 City of Beaumont, Public Works Department
 Engineering Division
 550 E. 6TH STREET BEAUMONT, CA 92223
 TEL (951) 769-8520 * FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
TRACT NO. 33096-13, PH-E2
 MOCK BLUFF STA. 10+00.00 TO 19+45.13
 FOR: K. HOVNANIAN

SHEET 5
 OF 10 SHEETS
 FILE NO.: 3127

H:\DATA\10103507\IRVINE\CADD\LAND\DLV\MP\PH-E2\SS\3507-SS-05.DWG HAINES, CODY W 8/28/2017 2:56 PM

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



TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
153	2536.03	2541.53	-	8.5
154	2532.81	2538.31	-	8.5
155	2533.17	2538.67	-	8.5
156	2534.69	2540.19	-	8.5
157	2535.05	2540.55	-	8.5
158	2536.42	2542.12	-	8.7
159	2536.77	2542.67	-	8.9
160	2537.02	2542.52	-	8.5
161	2535.74	2542.34	-	9.6
162	2535.16	2541.56	-	9.4
163	2533.60	2539.10	-	8.5
164	2533.24	2538.74	-	8.5
165	2531.34	2536.84	-	8.5

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
- INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL ML-4XP)
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD
- CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2

LINE/CURVE DATA TABLE

LINE	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N 80° 43' 12" W	—	241.01'	ROSEMARY GARDENS
2	10° 04' 08"	294.00'	55.67'	ROSEMARY GARDENS
3	N 88° 49' 17" E	—	31.70'	ROSEMARY GARDENS

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.

ELEV. = 2590.838 (1982)
 DATUM = NGDV29



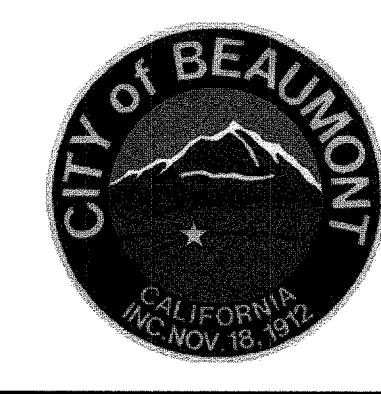
BASIS OF BEARINGS:
 DESCRIPTION:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



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 Santa Ana, CA 92707
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 MBAKERINTL.COM

Mauricio M. Tacuelli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Date: 9/2/17
 Recommended for Approval By: [Signature] Date: 9/2/17
 Approved By: [Signature] Date: 9/2/17
 Director of Public Works, R.C.E. 50932
 City of Beaumont, Public Works Department
 Engineering Division

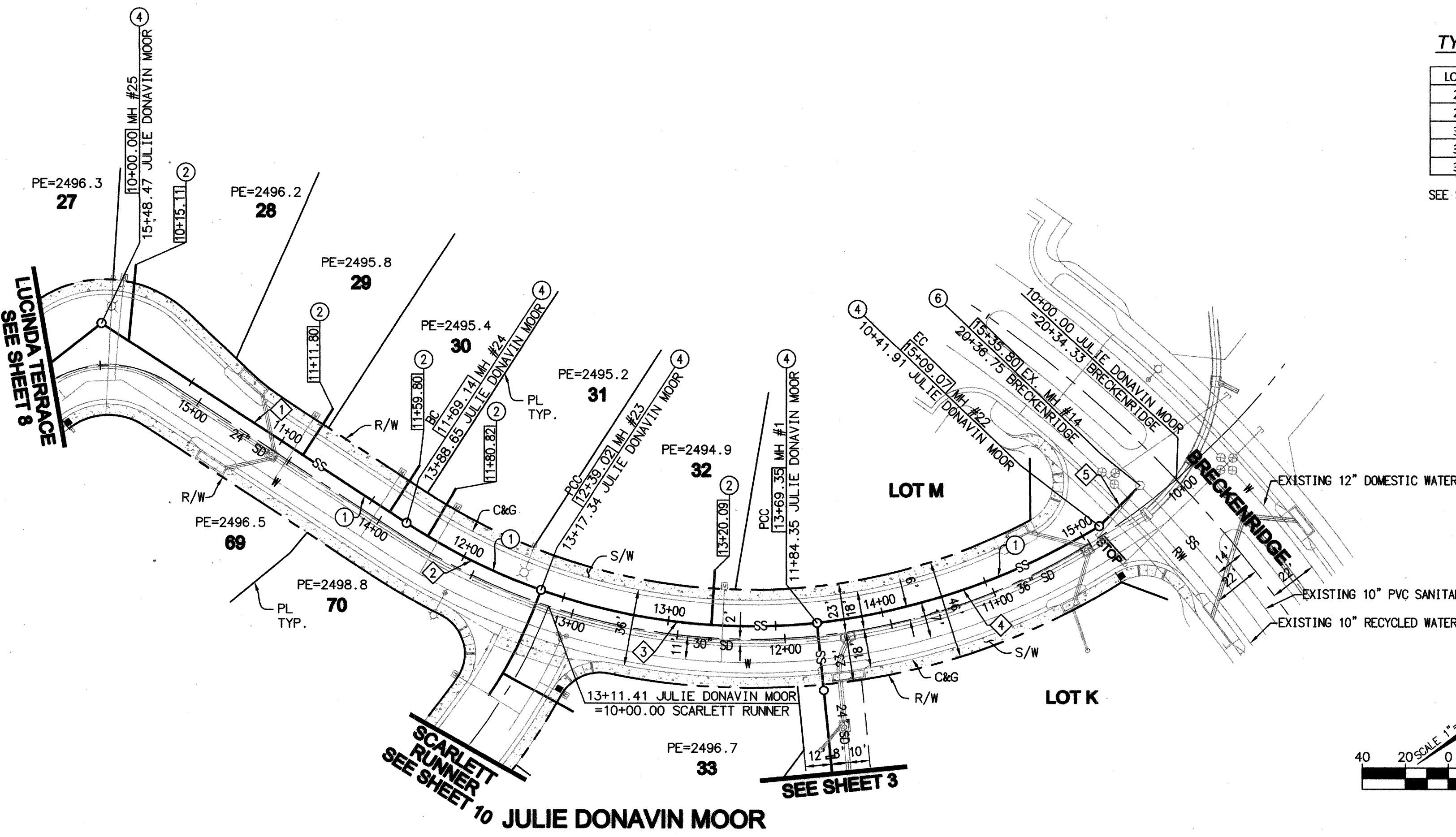
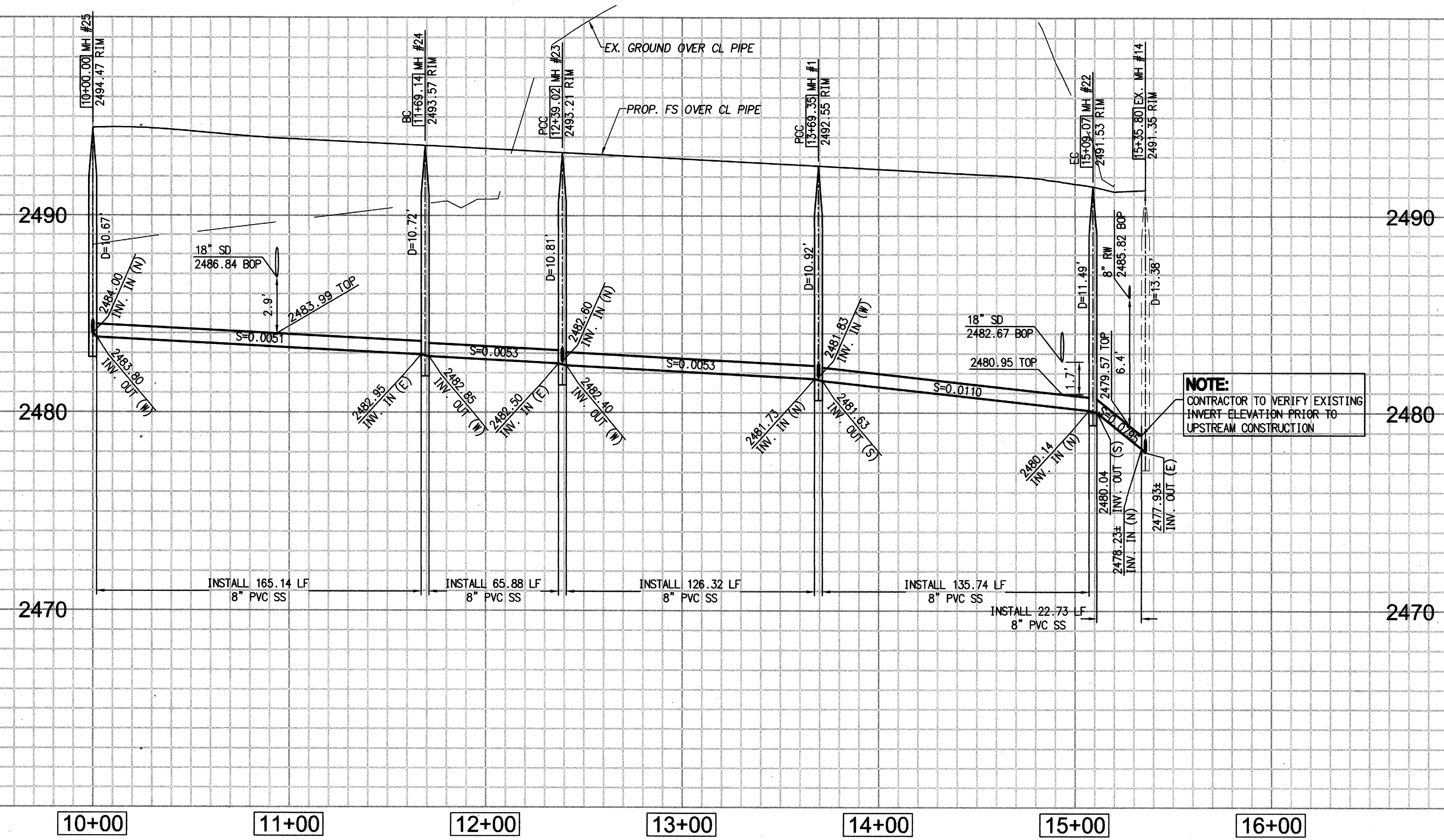
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
TRACT NO. 33096-13, PH-E2
 ROSEMARY GARDENS STA. 10+00.00 TO 13+24.38

FOR: **K. HOVNIANIAN**

SHEET 6
 OF 10 SHEETS
 FILE NO.: 3127

H:\PDATA\10103507\IRVINE\CADD\LAND\DLV\MP\PH-E2\SS\3507-SS-06.DWG HAINES, CODY W 8/14/2017 10:36 AM

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



TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
28	2485.16	2490.76	-	8.6
29	2484.45	2489.95	-	8.5
30	2484.21	2489.71	-	8.5
31	2484.01	2489.51	-	8.5
32	2483.19	2488.69	-	8.5

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

CONSTRUCTION NOTES

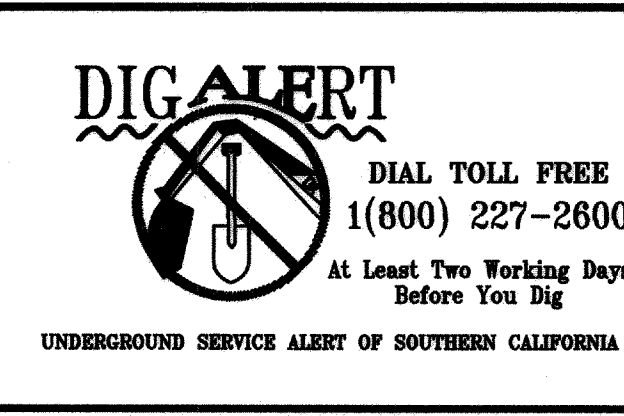
- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD
- REMOVE EXISTING STUB & CONNECT TO EXISTING MANHOLE.

LINE/CURVE DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH	NOTE
1	N 70° 07' 47" E	---	165.14'	JULIE DONAVIN MOOR
2	13° 37' 58"	293.68'	69.88'	JULIE DONAVIN MOOR
3	25° 25' 30"	293.68'	130.32'	JULIE DONAVIN MOOR
4	23° 20' 35"	333.17'	135.74'	JULIE DONAVIN MOOR
5	N 07° 37' 03" W	---	22.73'	JULIE DONAVIN MOOR

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE S'LY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
 ELEV.= 2590.838 (1982)
 DATUM: NGDV29



BASIS OF BEARINGS:
 DESCRIPTION: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON MAP NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 51 Hillen Center Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM
 MAURICIO M. IACULLI
 R.C.E. 63249 EXP. 6-30-2018
 DATE: 9/17



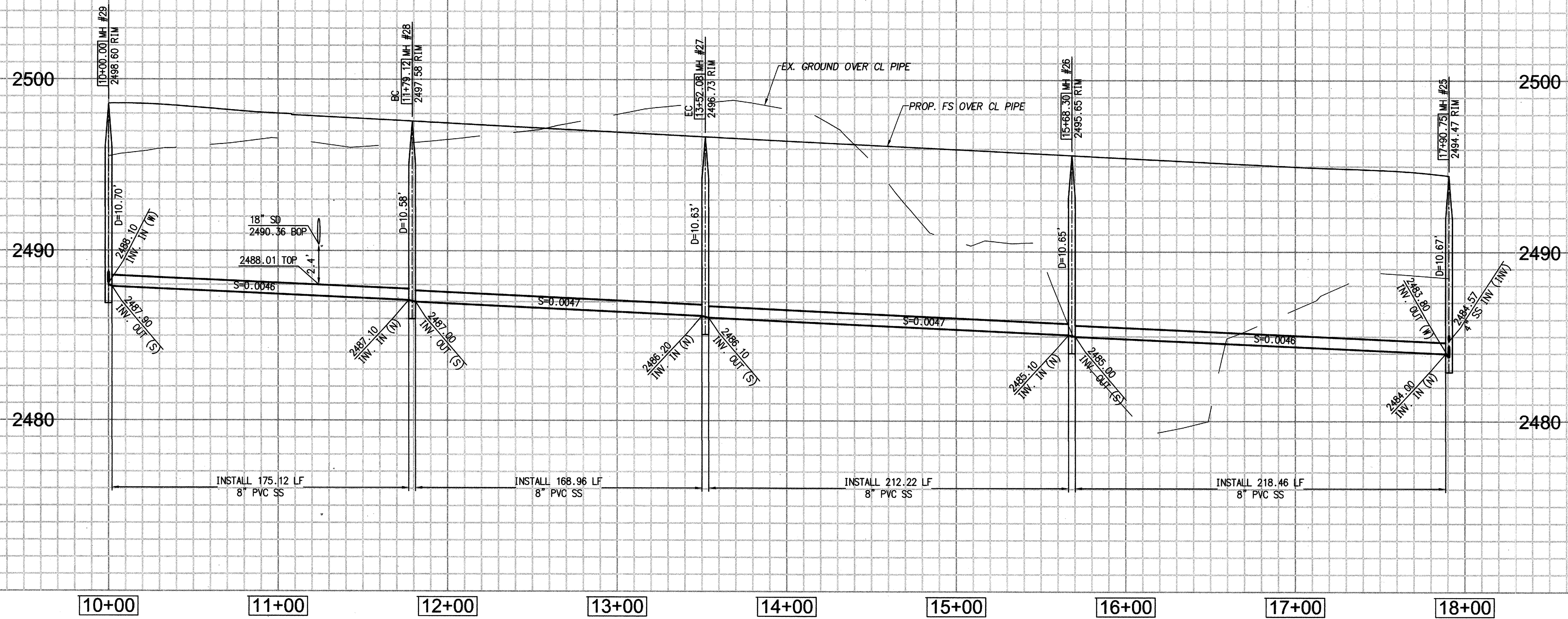
DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705
 Reviewed By: [Signature] Staff Engineer Date: 9/17/17
 Recommended for Approval By: [Signature] Administrative Engineer Date: 9/17/17
 Approved By: [Signature] Director of Public Works, R.C.E. 50932 Date: 9.25.17
 City of Beaumont, Public Works Department
 Engineering Division
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL (951) 769-8520 * FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS FOR:
 TRACT NO. 33096-13, PH-E2
 JULIE DONAVIN MOOR STA. 10+00.00 TO 15+35.80
 FOR: K. HOVNANIAN

SHEET 7
 OF 10 SHEETS
 FILE NO.: 3127

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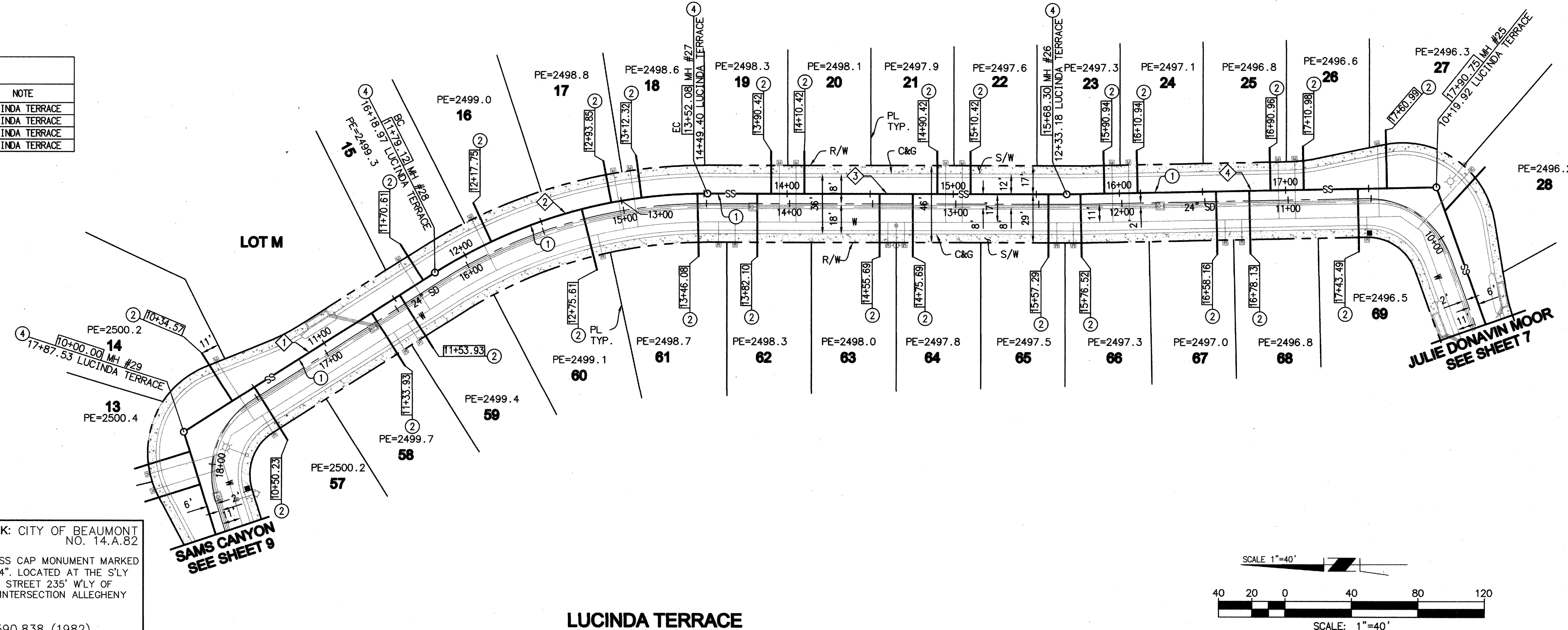
PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



LINE/CURVE DATA TABLE

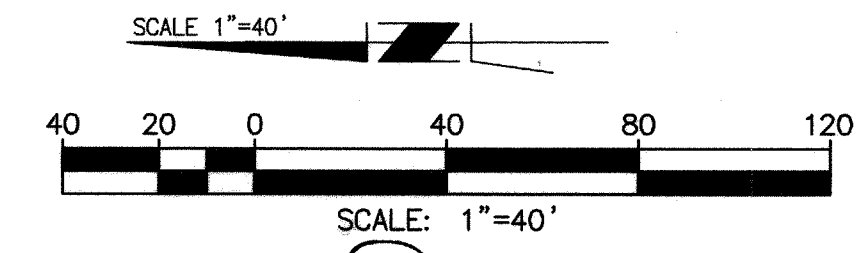
NO	BEARING/Delta	RADIUS	LENGTH	NOTE
1	N 32°17'14" W	—	179.12'	LUCINDA TERRACE
2	31°38'08"	306.00'	172.96'	LUCINDA TERRACE
3	N 00°05'54" E	—	216.22'	LUCINDA TERRACE
4	N 01°04'37" W	—	222.46'	LUCINDA TERRACE

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD



TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
14	2489.15	2494.75	-	8.6
15	2488.33	2493.83	-	8.5
16	2488.04	2493.54	-	8.5
17	2487.68	2493.18	-	8.5
18	2487.59	2493.09	-	8.5
19	2487.14	2492.64	-	8.5
20	2487.05	2492.55	-	8.5
21	2486.67	2492.17	-	8.5
22	2486.58	2492.08	-	8.5
23	2486.12	2491.62	-	8.5
24	2486.02	2491.52	-	8.5
25	2485.65	2491.15	-	8.5
26	2485.56	2491.06	-	8.5
27	2485.54	2491.14	-	8.6
57	2489.15	2494.65	-	8.5
58	2488.77	2494.27	-	8.5
59	2488.68	2494.18	-	8.5
60	2488.03	2493.53	-	8.5
61	2487.70	2493.20	-	8.5
62	2487.44	2492.94	-	8.5
63	2487.10	2492.60	-	8.5
64	2487.00	2492.50	-	8.5
65	2486.62	2492.12	-	8.5
66	2486.45	2491.95	-	8.5
67	2486.07	2491.57	-	8.5
68	2485.98	2491.48	-	8.5
69	2485.68	2491.18	-	8.5



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ELEV. = 2590.838 (1982)
 DATUM: NGDV29



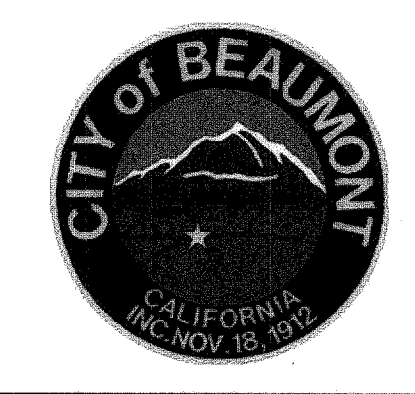
BASIS OF BEARINGS:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Hudson Centre Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

Mauricio M. Iaculli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Date: 9/2/17
 Recommended for Approval By: [Signature] Date: 9/2/17
 Approved By: [Signature] Date: 9/25/17
 Director of Public Works, R.C.E. 50932
 City of Beaumont, Public Works Department
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 BEAUMONT, CA 92223
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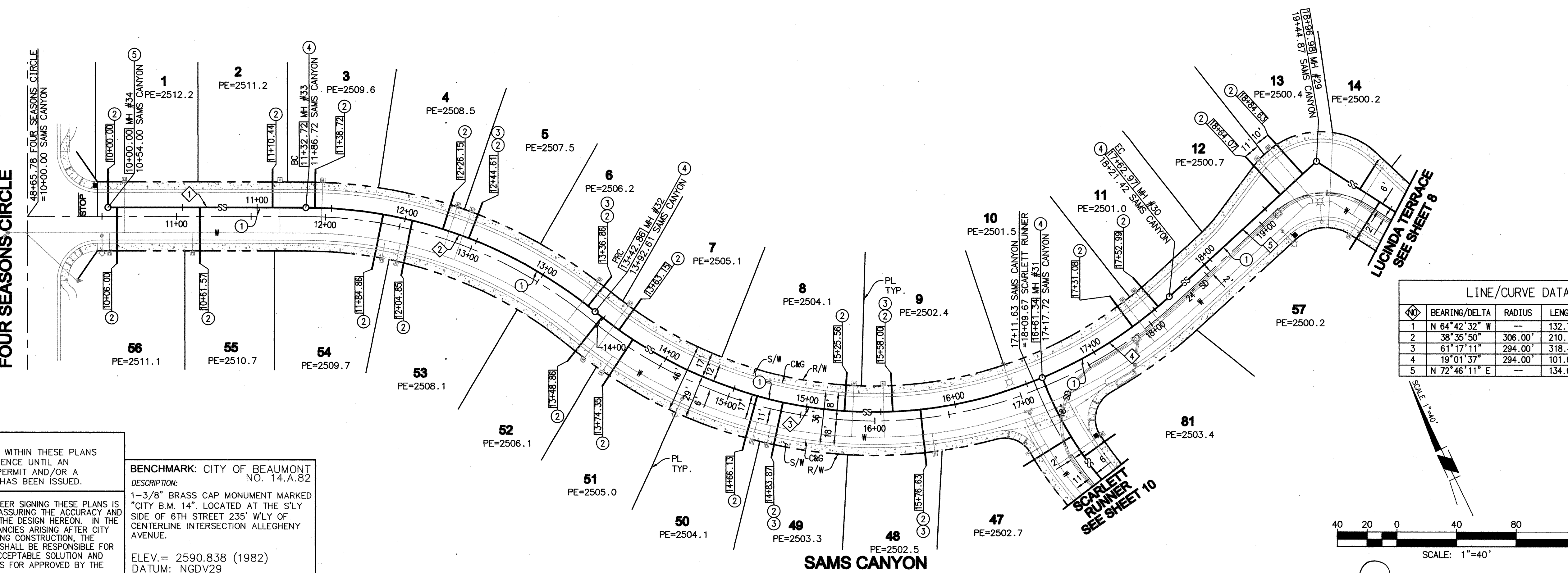
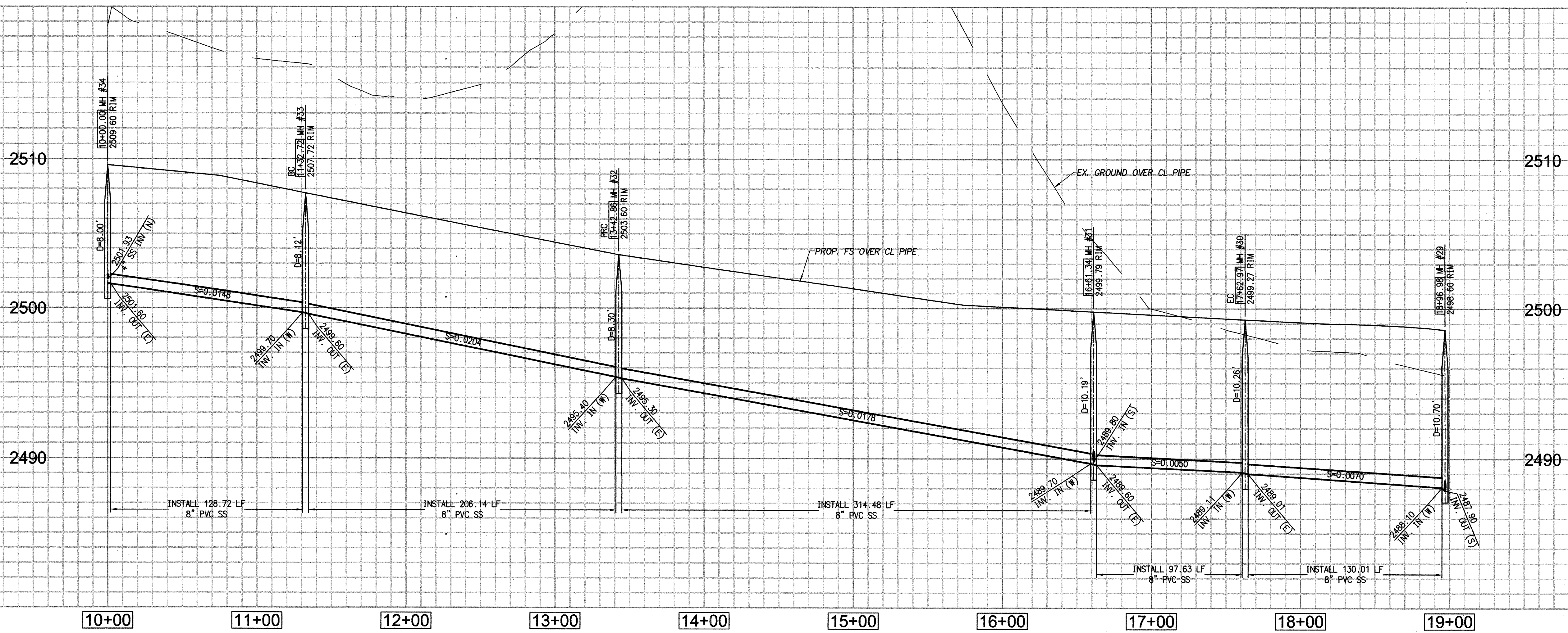
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
 TRACT NO. 33096-13, PH-E2
 LUCINDA TERRACE STA. 10+00.00 TO 17+90.75

FOR: **K. HOVNIANIAN**

SHEET **8**
 OF 10 SHEETS
 FILE NO.: 3127

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



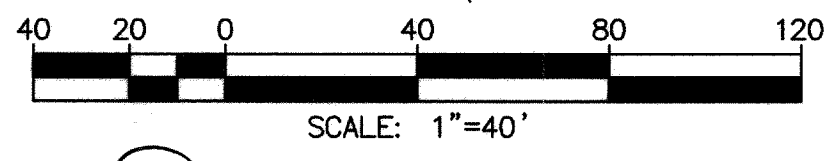
- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
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 - CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
1	2502.37	2507.87	-	8.5
2	2501.21	2506.71	-	8.5
3	2500.73	2506.23	-	8.5
4	2498.94	2504.44	-	8.5
5	2498.57	2504.07	-	8.5
6	2496.69	2502.19	-	8.5
7	2496.18	2501.68	-	8.5
8	2493.29	2498.79	-	8.5
9	2492.72	2498.22	-	8.5
10	2490.47	2495.97	-	8.5
11	2490.36	2495.86	-	8.5
12	2489.72	2495.32	-	8.6
13	2489.58	2495.18	-	8.6
48	2492.65	2498.15	-	8.5
49	2494.30	2499.80	-	8.5
50	2494.62	2500.12	-	8.5
51	2496.25	2501.75	-	8.5
52	2496.70	2502.20	-	8.5
53	2499.64	2505.14	-	8.5
54	2500.05	2505.55	-	8.5
55	2502.19	2507.69	-	8.5
56	2503.01	2508.51	-	8.5

LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N 64°42'32" W	-	132.72'	SAMS CANYON
2	38°35'50"	306.00'	210.14'	SAMS CANYON
3	61°17'11"	294.00'	318.48'	SAMS CANYON
4	19°01'37"	294.00'	101.63'	SAMS CANYON
5	N 72°46'11" E	-	134.01'	SAMS CANYON

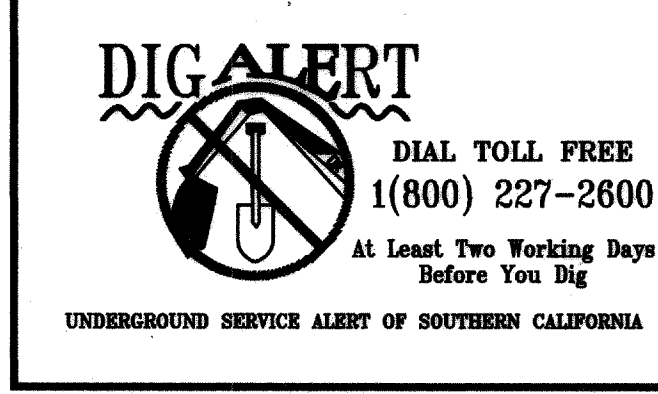


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ELEV. = 2590.838 (1982)
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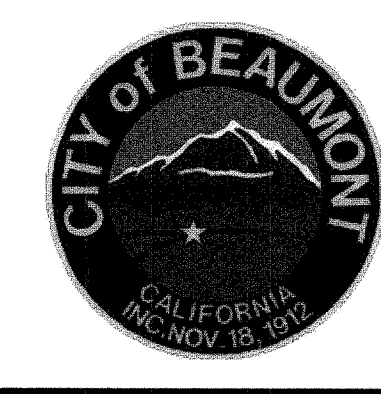
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



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Mauricio M. Tacelli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Staff Engineer Date: 4/22/17
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/22/17
 Approved By: [Signature] Director of Public Works, R.C.E. 50932 Date: 9/25/17

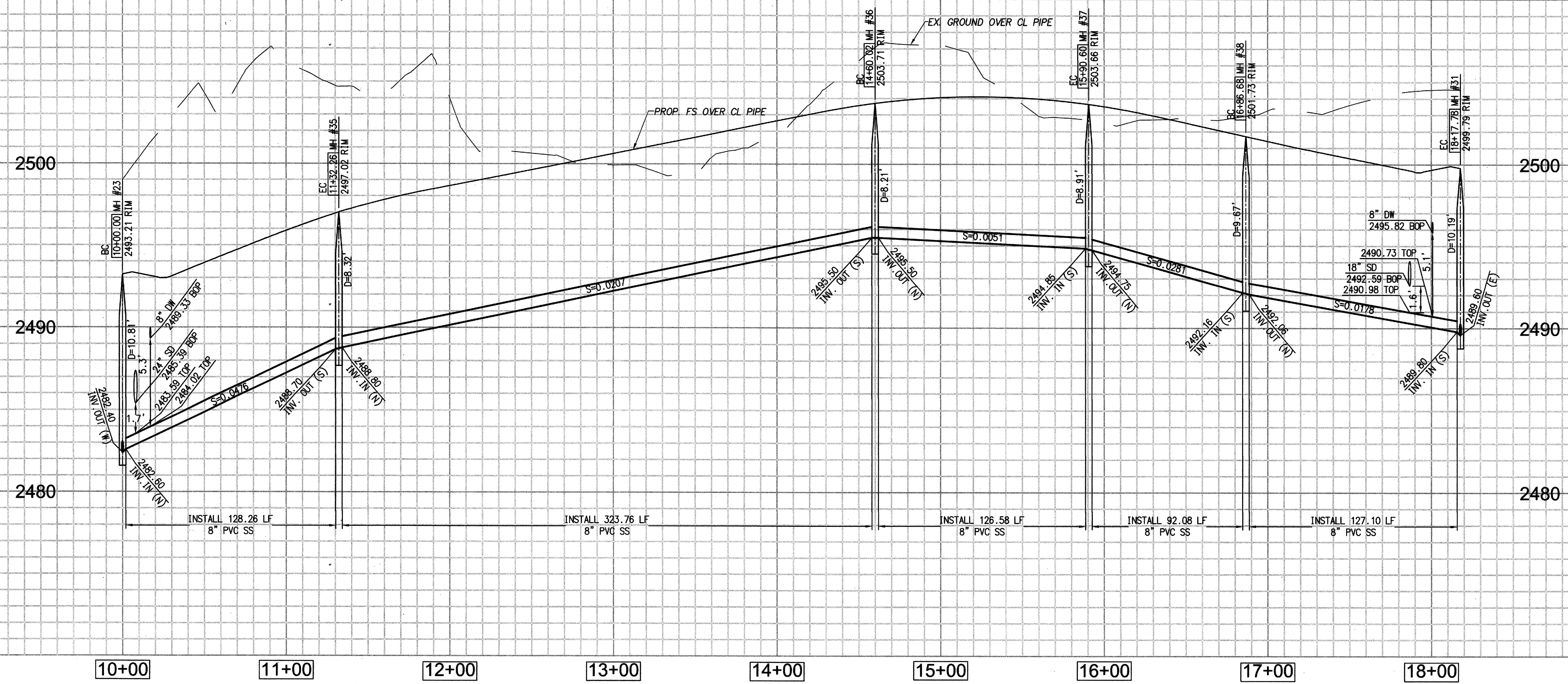
City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
 TRACT NO. 33096-13, PH-E2
 SAMS CANYON STA. 10+00.00 TO 18+96.98

FOR: **K. HOVNIANIAN**

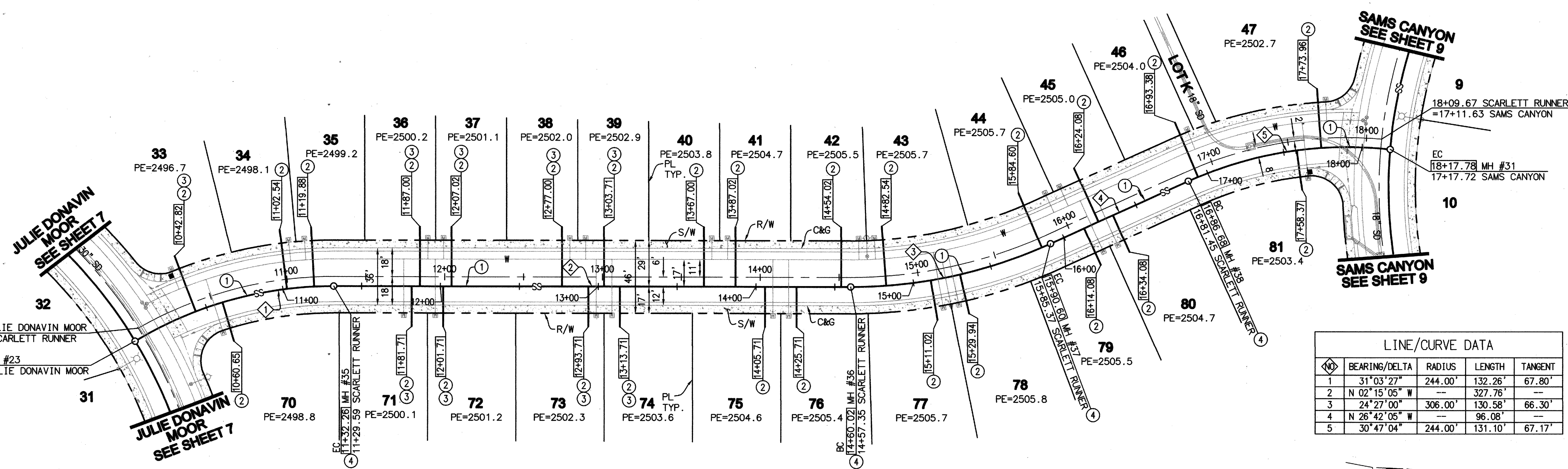
SHEET **9**
 OF 10 SHEETS
 FILE NO.: 3127

H:\PDATA\10103705\RVINE\CADD\LAND\LV\MP\PH-E2\SS\3507-SS-09.DWG HAINES, CODY W 8/9/2017 2:46 PM



CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2 AND TAB
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- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD

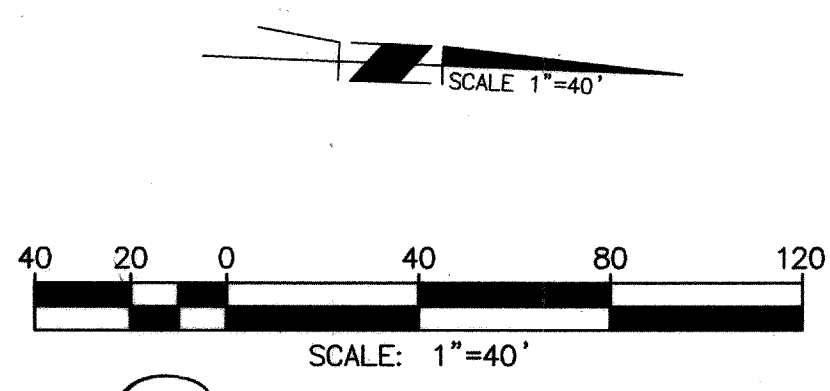


TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
33	2486.02	2491.52	-	8.5
34	2488.86	2494.36	-	8.5
35	2489.69	2495.19	-	8.5
36	2491.37	2496.87	-	8.5
37	2491.78	2497.28	-	8.5
38	2493.23	2498.73	-	8.5
39	2493.78	2499.28	-	8.5
40	2495.09	2500.59	-	8.5
41	2495.51	2501.01	-	8.5
42	2496.89	2502.39	-	8.5
43	2496.87	2502.37	-	8.5
44	2496.35	2501.85	-	8.5
45	2495.34	2500.84	-	8.5
46	2493.45	2498.95	-	8.5
47	2492.02	2497.52	-	8.5
70	2485.75	2491.25	-	8.5
71	2491.52	2497.02	-	8.5
72	2492.96	2498.46	-	8.5
73	2493.52	2499.02	-	8.5
74	2494.83	2500.33	-	8.5
75	2495.24	2500.74	-	8.5
76	2496.63	2502.13	-	8.5
77	2496.46	2501.96	-	8.5
78	2496.36	2501.86	-	8.5
79	2495.36	2500.86	-	8.5
80	2494.79	2500.29	-	8.5
81	2492.03	2497.53	-	8.5

LINE/CURVE DATA

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	31° 03' 27"	244.00'	132.26'	67.80'
2	N 02° 15' 05" W	---	327.76'	---
3	24° 27' 00"	306.00'	130.58'	66.30'
4	N 26° 42' 05" W	---	96.08'	---
5	30° 47' 04"	244.00'	131.10'	67.17'



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

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

BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.

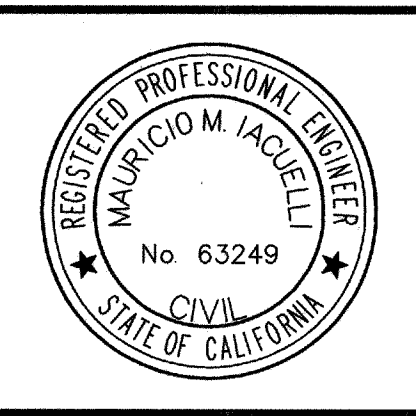
ELEV.= 2590.838 (1982)
 DATUM: NGDV29

SCARLETT RUNNER

DIG ALERT
 DIAL TOLL FREE
 1(800) 227-2600
 At Least Two Working Days Before You Dig
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

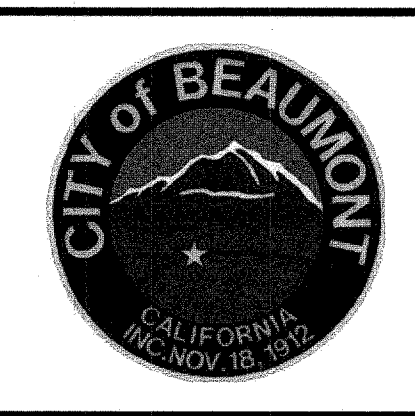
BASIS OF BEARINGS:
 DESCRIPTION:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THROUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Hutton Centre Drive, Suite 500
 Santa Ana CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

Mauricio M. Tacuelli
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH
 DRAWN BY: MJ
 CHECKED BY: MMI
 SCALE: PER PLAN
 DATE: JUNE 2017
 JOB NUMBER: 10103705

Reviewed By: [Signature] Date: 9/21/17
 Recommended for Approval By: [Signature] Date: 9/21/17
 Approved By: [Signature] Date: 9-25-17
 Director of Public Works, R.C.E. 50932

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS FOR:
 TRACT NO. 33096-13, PH-E2
 SCARLETT RUNNER STA. 10+00.00 TO 18+17.78

FOR: **K. HOVNIANIAN**

SHEET 10
 OF 10 SHEETS
 FILE NO.: 3127

