



# City of Beaumont

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

Case No.	<u>PW2022-0861</u>
Receipt No.	<u>R01228476</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):  
41394464, Tr. 33096-7, 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*

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D-160427E4880D49A  
Print Name and Sign – Contact/Applicant Date

**Platte River Insurance Company**

**MAINTENANCE BOND**

Bond No. 41394464

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 Oblige, in the penal sum of Twenty Two Thousand Nine Hundred and 00/100 (\$22,900.00) 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 27<sup>th</sup> day of November, 2018.

**WHEREAS** the Principal has completed Tract 33096-7; Sewer Improvements

and whereas, the Oblige 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

Platte River Insurance Company

Surety

By: 

Debra Kohlman, Attorney-in-Fact

  
\_\_\_\_\_  
Witness

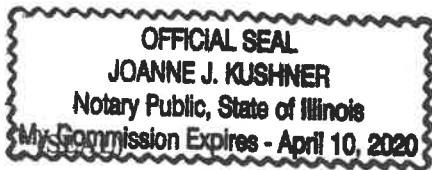
**ACKNOWLEDGMENT OF SURETY**

STATE OF ILLINOIS

COUNTY OF COOK

On NOV 27 2018, before me, a Notary Public in and for the above county, personally appeared Debra Kohlman 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**

41394464

**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 officers 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*

John E. Rzepinski  
Vice President, Treasurer & CFO

*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Assistant Secretary



**PLATTE RIVER INSURANCE COMPANY**

*Stephen J. Sills*

Stephen J. Sills  
CEO & President

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

On the 3<sup>rd</sup> 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*

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 **NOV 27 2018** day of \_\_\_\_\_, 20\_\_\_\_\_.



*Antonio Celii*

Antonio Celii  
General Counsel, Vice President & Secretary

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE

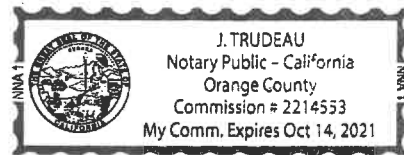
On 29 NOV 2018 before me, J TRUDEAU, Notary Public  
(insert name and title of the officer)

personally appeared DOUGLAS WOODWARD,  
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  (Seal)



# ***PLATTE RIVER INSURANCE COMPANY***

## **GENERAL PURPOSE RIDER**

To be attached to and form part of Bond Number 41394464 effective November 27, 2018 issued by the Platte River Insurance Company in the amount of Twenty Two Thousand Nine Hundred and 00/100 Dollars (\$22,900.00) on behalf of K. Hovnanian's Four Seasons at Beaumont, LLC as Principal, and in favor of the City of Beaumont as Obligee:

NOW Therefore, it is agreed that the **Bond Amount has been increased:**

**FROM:** Twenty Two Thousand Nine Hundred and 00/100 Dollars (\$22,900.00)

**TO:** Fifty One Thousand Five Hundred Twenty Five and 00/100 Dollars (\$51,525.00)

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged and in full force and effect.

This rider is to be effective the 27<sup>th</sup> day of November, 2018.

Signed, sealed and dated this 6<sup>th</sup> day of November, 2018.

Platte River Insurance Company

Surety



Christine Marotta, Attorney-in-Fact

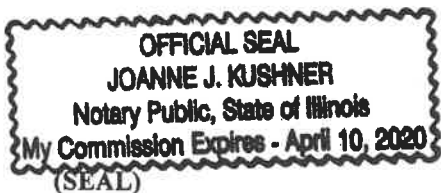
**ACKNOWLEDGMENT OF SURETY**

STATE OF ILLINOIS

COUNTY OF COOK

On DEC 06 2018, 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**

41394466

**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.

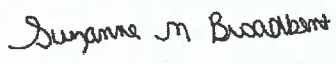
**"RESOLVED**, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, 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 3<sup>rd</sup> 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 **DEC 06 2018** day of \_\_\_\_\_, 20\_\_\_\_\_.



  
Antonio Celii  
General Counsel, Vice President & Secretary

**SEWER NOTES:**

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVELED WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 10B, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- 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.
- ALL STORM DRAINS, 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 STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
- PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
- NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS OF THE APPROVED PLANS TO CONFORM WITH THE CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- SEWER MANHOLES SHALL HAVE A 12"x12" CONCRETE COLLAR FLUSH WITH STREET FINISH.

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

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES OF ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS OF THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORTS 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.

**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 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 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 A 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.

SIGNATURE: *[Signature]* DATE: 1/10/14  
 LICENSE No. R.C.E. 40565 EXP. 3/31/15

**LEGEND:**

ASSEMBLY .....	ASSY	PROP. 8" SEWER MAIN	
BEGINNING OF CURB .....	BC	1" WATER SERVICE	
CENTERLINE .....	CL	4" SEWER LATERAL	
CURB & GUTTER .....	C&G	SEWER MANHOLE	
CLEAN OUT .....	CO	"WYE" STATION @ MAIN	
DRY BARREL .....	DB	SEWER LATERAL CALLOUT	
DUCTILE IRON PIPE .....	DIP	LAT. INVERT @ R/W	
END OF CURB .....	EC	CONSTRUCTION NOTE REFERENCE	
FIRE HYDRANT .....	FH	SEWER BACKFLOW PREVENTION DEVICE	
FLOWLINE .....	FL		
GATE VALVE .....	GV		
INVERT .....	INV		
LATERAL .....	LAT		
STATION .....	STA		
TOP OF CURB .....	TC		
PROPOSED .....	PROP		
PUBLIC UTILITY EASEMENT...PUE	PUE		
TOP OF MANHOLE .....	TMH		

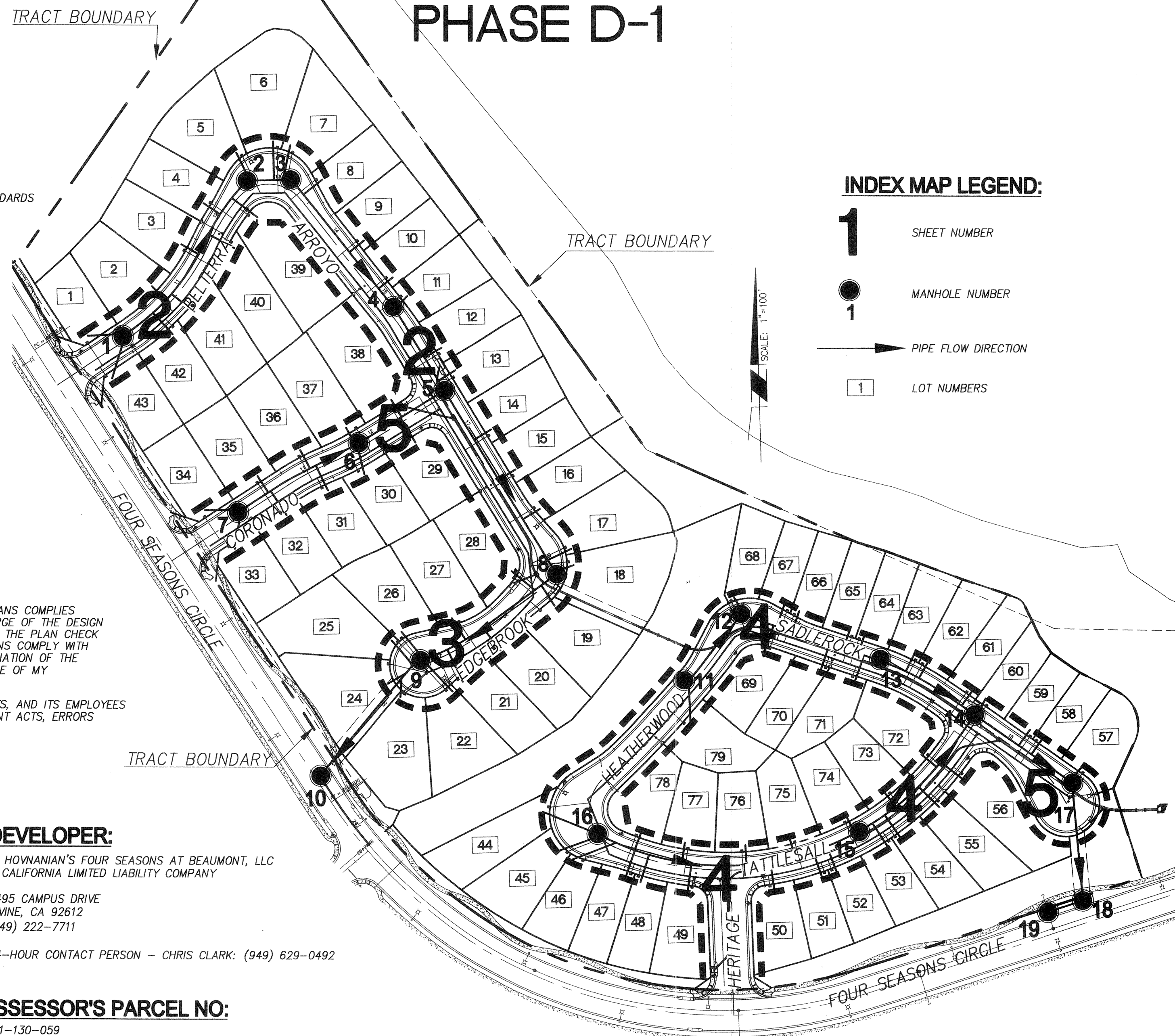
**DEVELOPER:**

K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT, LLC  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 2495 CAMPUS DRIVE  
 IRVINE, CA 92612  
 (949) 222-7711  
 24-HOUR CONTACT PERSON - CHRIS CLARK: (949) 629-0492

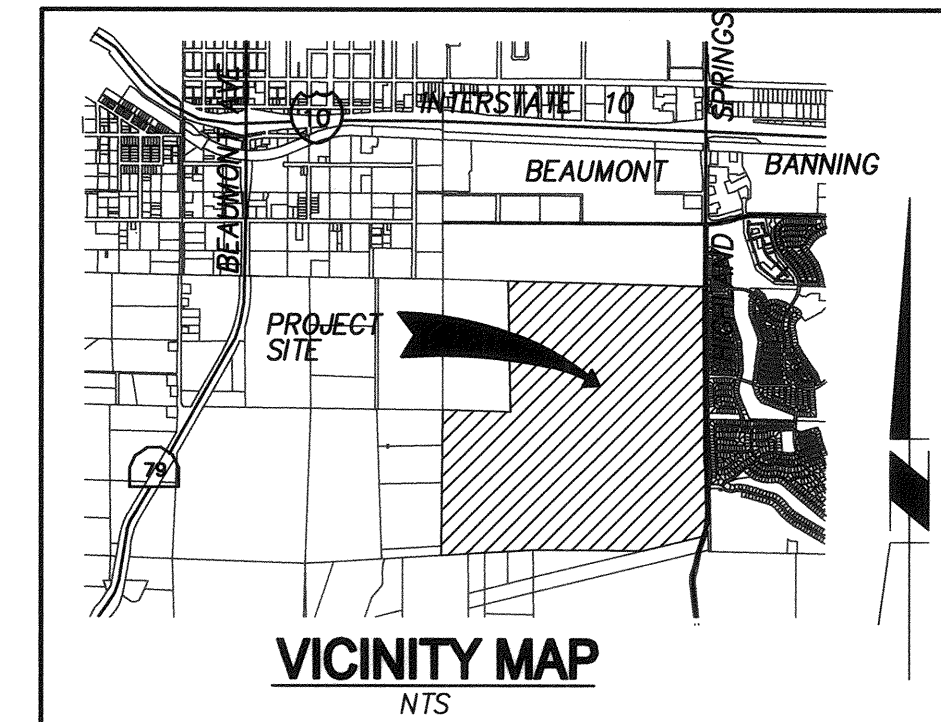
**ASSESSOR'S PARCEL NO.:**

421-130-059  
 421-130-061

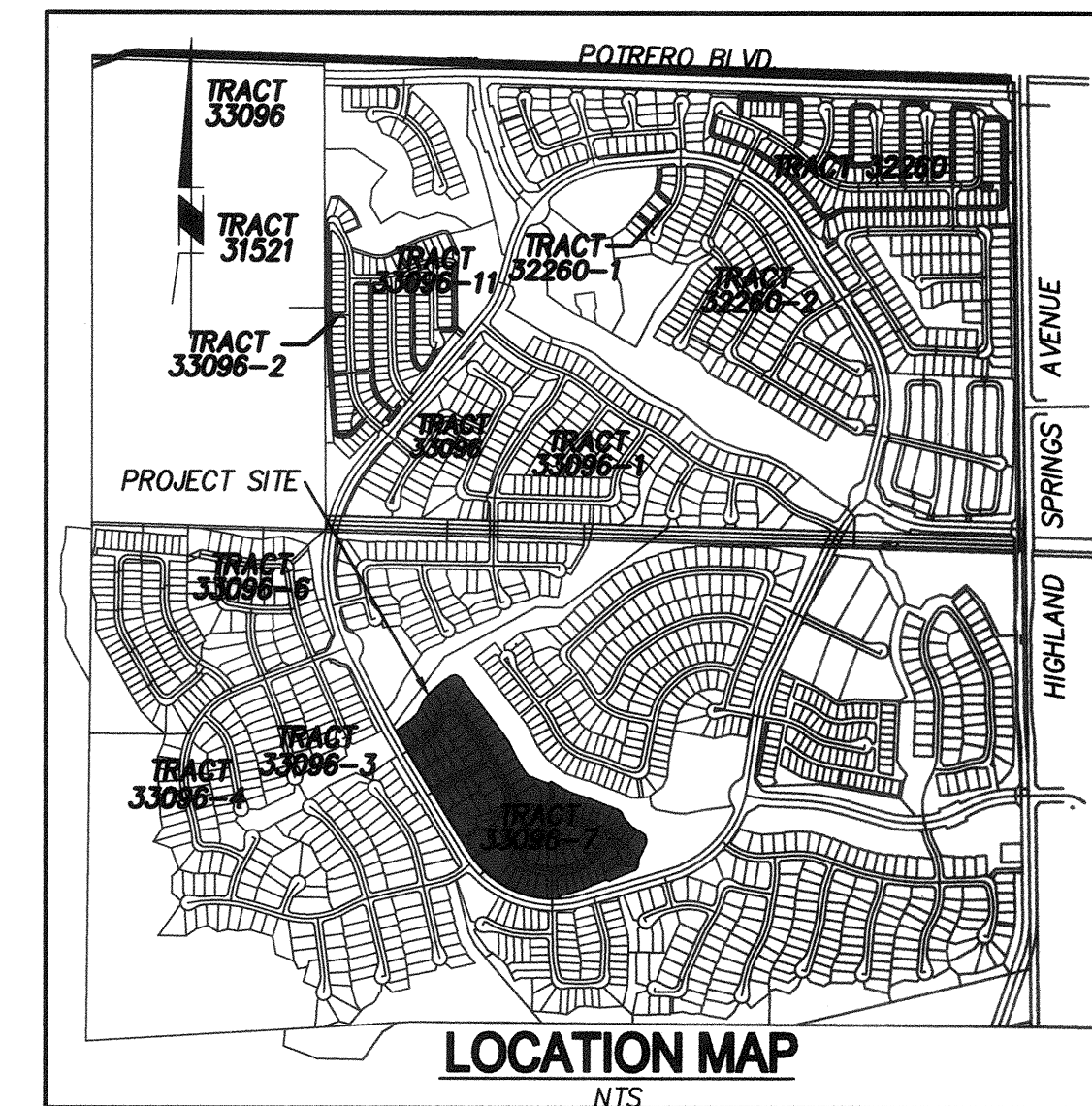
# CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS FOR THE CONSTRUCTION OF K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT TRACT NO. 33096-7 PHASE D-1



INDEX MAP  
 SCALE: 1"=100'



VICINITY MAP  
 NTS



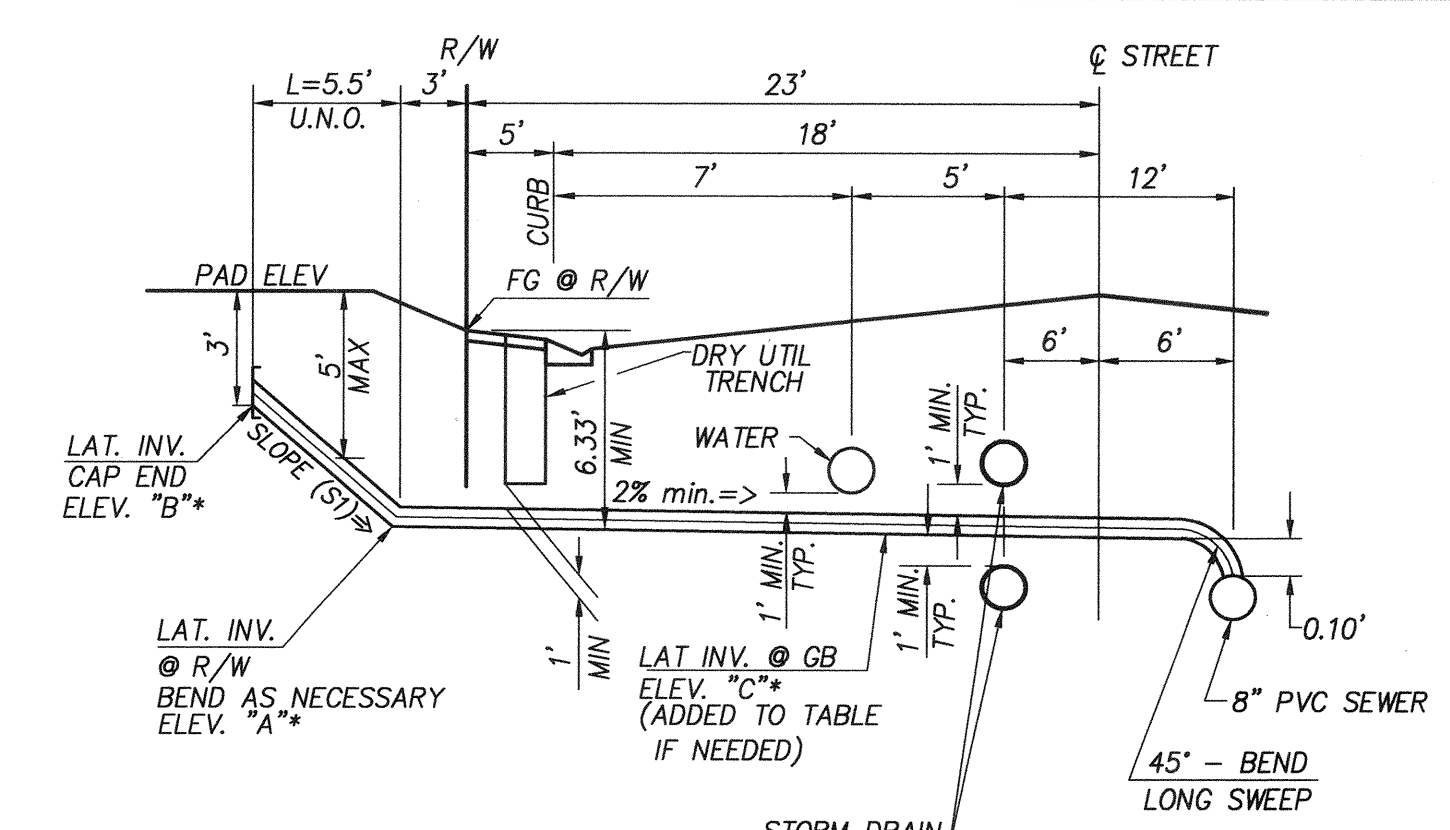
LOCATION MAP  
 NTS

**INDEX MAP LEGEND:**

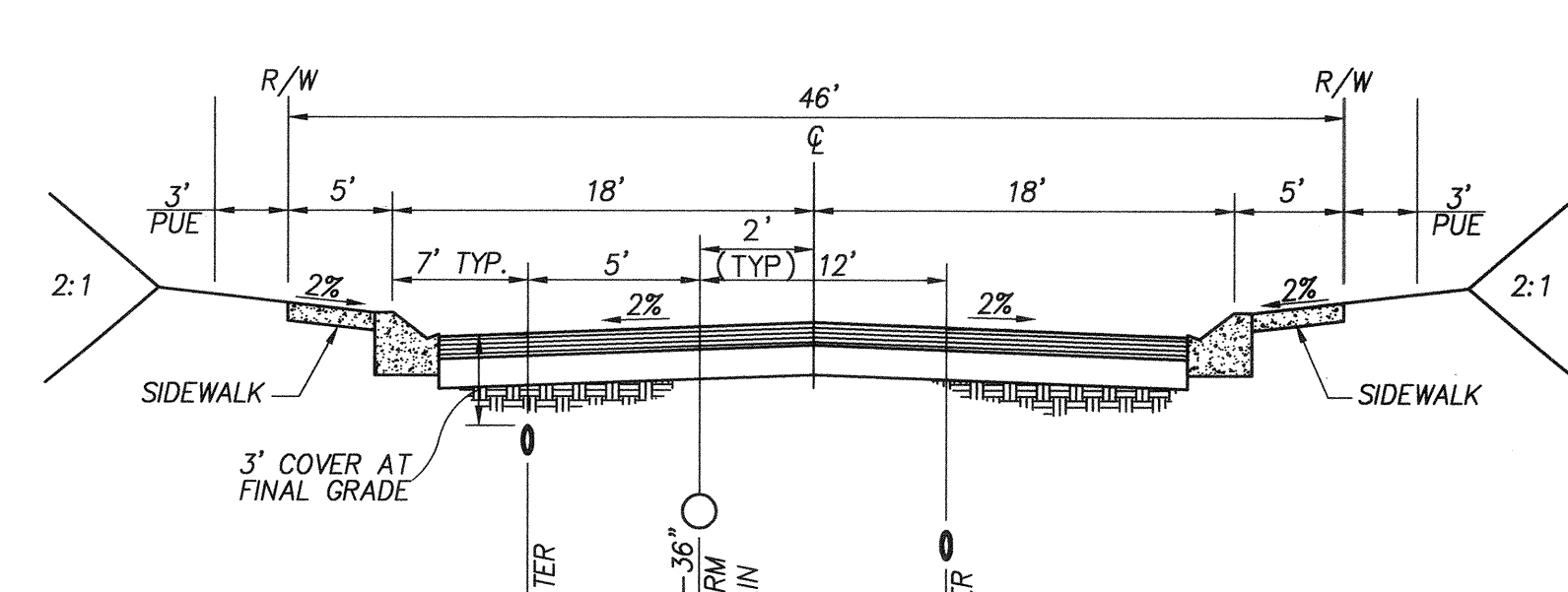
- 1 SHEET NUMBER
- MANHOLE NUMBER
- PIPE FLOW DIRECTION
- LOT NUMBERS

**CONSTRUCTION NOTES & QUANTITY ESTIMATES**

1	INSTALL 8" PVC SDR 35 SEWER MAIN	LF	3,099
2	INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600. SEE DETAIL ON PLAN SHEET 1 AND "TYPICAL SEWER LATERAL DETAIL" TABLE ON PLAN AND PROFILE SHEET.	LF	2,710
3	INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606; CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608.	EA	20
4	INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A) OR EQUAL.	EA	22
5	REMOVE AND REPLACE EX. A.C. PAVEMENT, CURB/GUTTER AND SIDEWALK	SF	1,752



4" SEWER HOUSE LATERAL DETAIL  
 NOT TO SCALE



TYPICAL STREET (PRIVATE)  
 NOT TO SCALE

(BELTERRA, ARROYO, EDGEBROOK, CORONADO  
 (HEATHERWOOD, SADDLEROCK, TATTLESTALL, & HERITAGE

BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BEHIND (DOWNSTREAM OF) HOUSE CLEANOUT FOR THE FOLLOWING LOTS/UNITS:  
 3,4,17,18,30,31,36,37,39,40,41,49,50,51,  
 52,58,57,74,75,76,77, & 79

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY/LOCATION MAPS, & NOTES
2-5	SEWER IMPROVEMENT PLAN & PROFILE

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

**NOTE:**  
 SEE SEPARATE PLANS FOR CATCH BASIN, CONNECTOR PIPE AND STORM DRAIN SYSTEM DESIGN

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

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: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE 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.

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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS		CITY

**RBF CONSULTING**  
 A Baker Company  
 14725 ALTON PARKWAY  
 IRVINE, CALIFORNIA 92618-2027  
 949.472.3505 • FAX 949.472.8373 • www.RBF.com  
 DATE: 1/10/14  
 R.C.E. 40565 \* EXP. 03-31-15



DESIGN BY: CTM  
 DRAWN BY: CTM  
 CHECKED BY: JCC  
 SCALE: PER PLAN  
 DATE: 11/18/13  
 JOB NUMBER: 10103507

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By: *[Signature]* Date: 1/10/14  
 Administrative Engineer

City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 33096-7, PHASE D-1**  
 TITLE SHEET • VICINITY MAP • GENERAL NOTES

SHEET **1**  
 OF 5 SHEETS  
 FILE NO: 1972

FOR: K. HOVNANIAN

2640

2640

2630

2630

2620

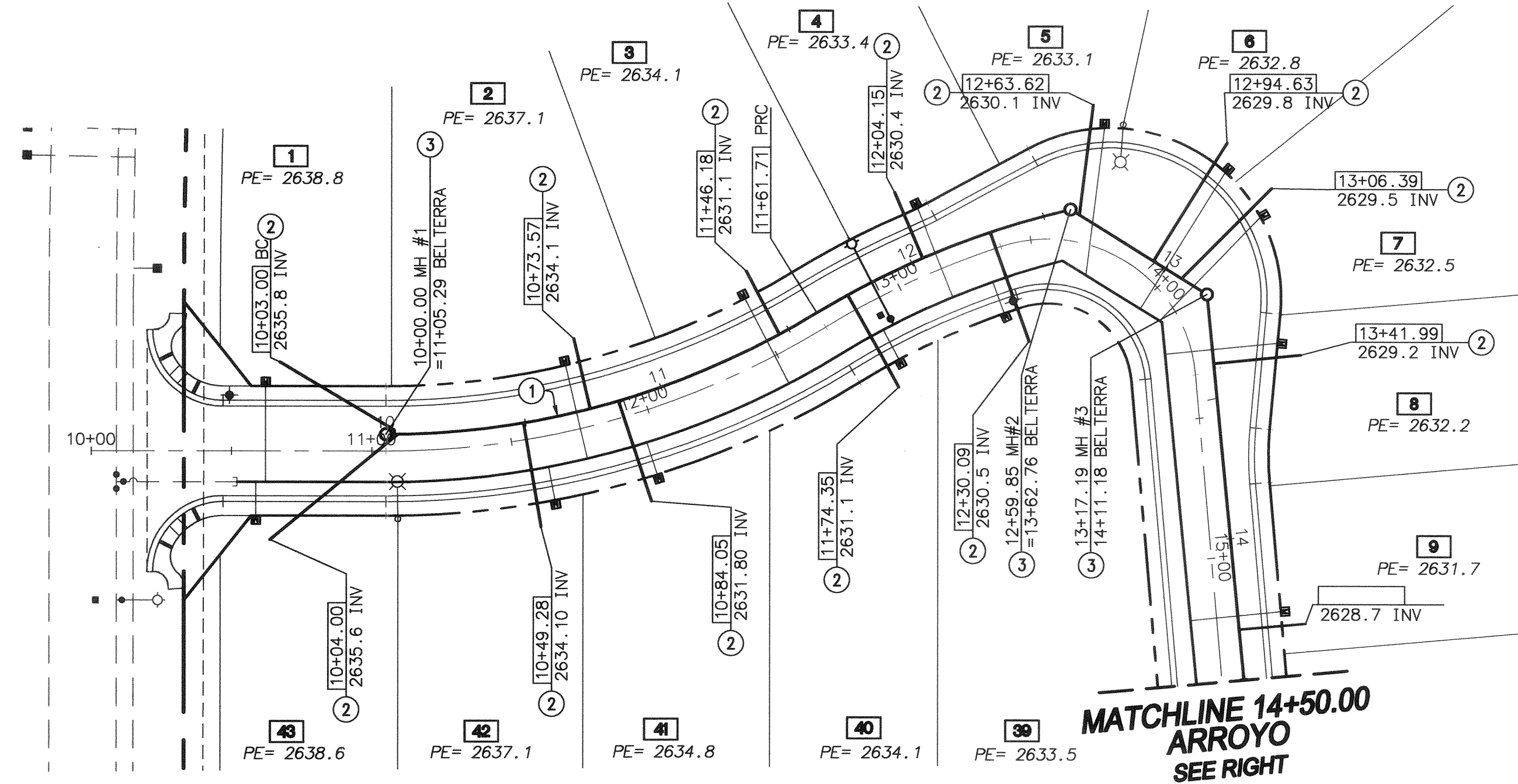
2620

SEWER LINE  
 BELTERRA

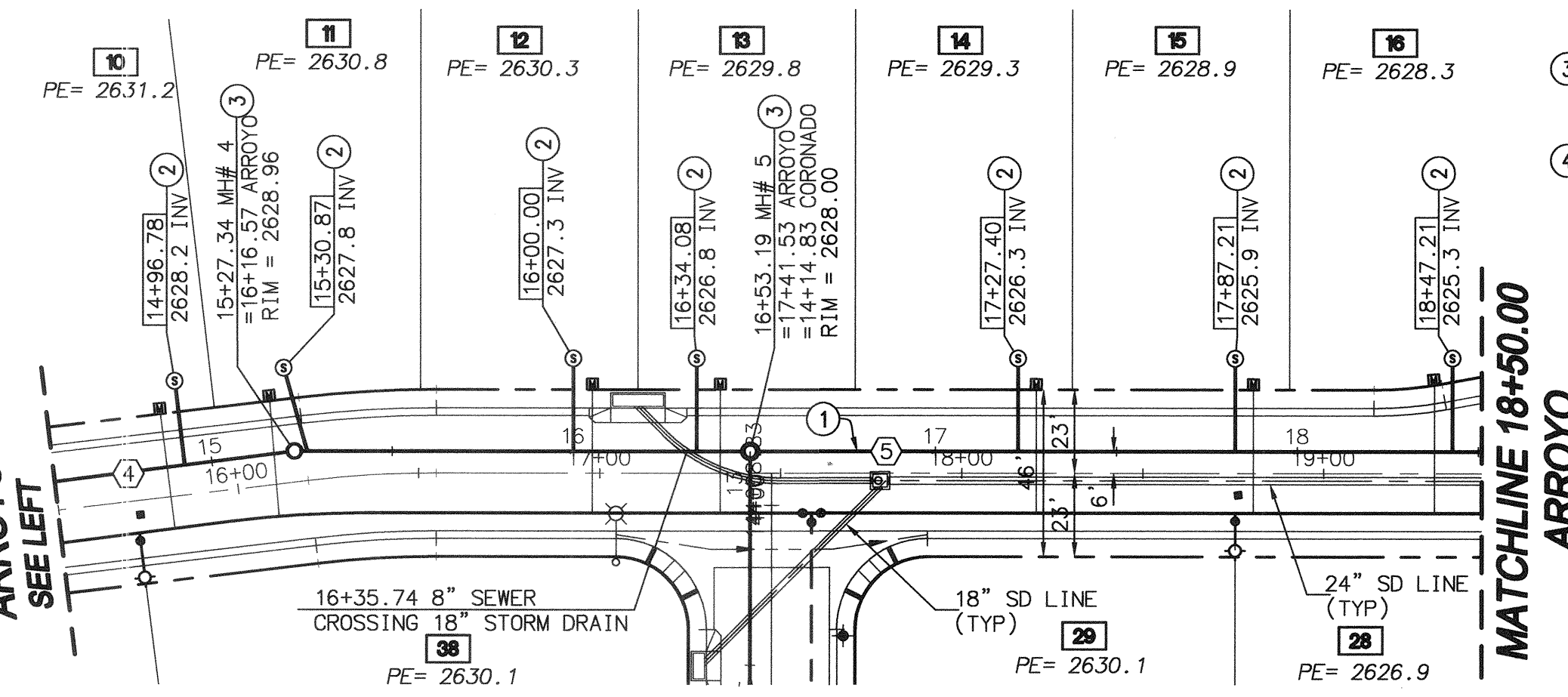
SEWER LINE  
 ARROYO

MATCHLINE STA. 18+50.00 SEE SHEET 3

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



MATCHLINE 14+50.00  
 ARROYO  
 SEE LEFT



CORONADO  
 SEE SHEET 5  
 ARROYO

MATCHLINE 18+50.00  
 ARROYO  
 SEE SHEET 3

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600. SEE DETAIL ON PLAN SHEET 1 AND "TYPICAL SEWER LATERAL DETAIL" TABLE ON PLAN AND PROFILE SHEET.
  - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO. 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO. 608.
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A) OR EQUAL.

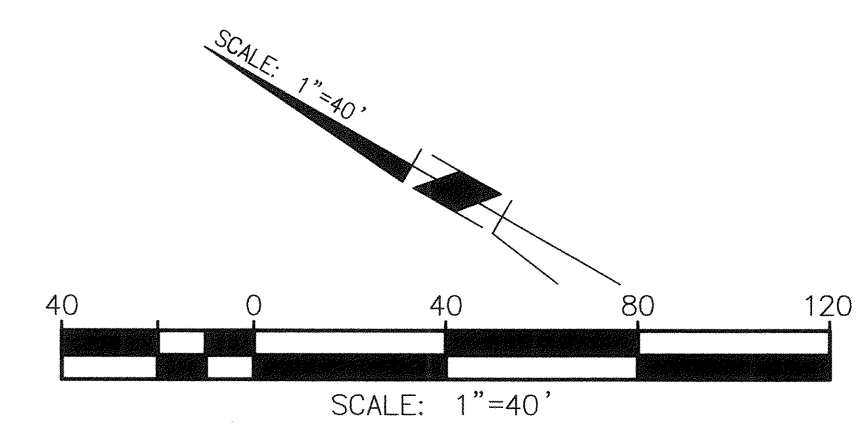
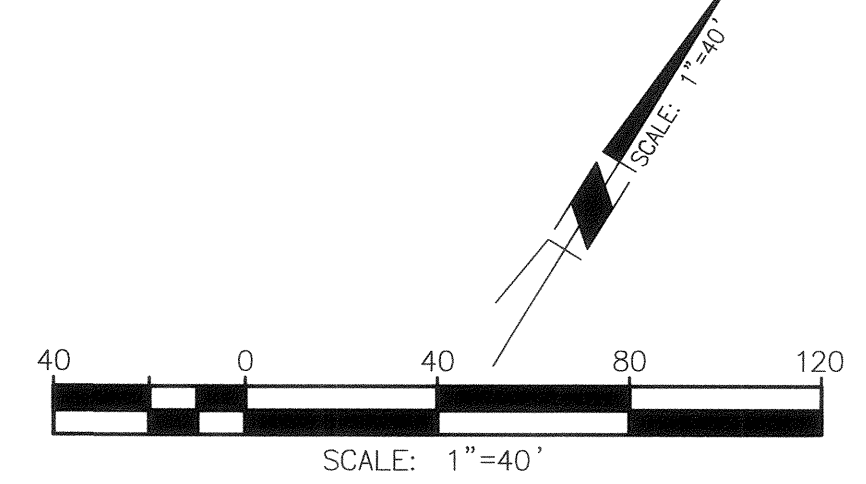
**TYPICAL SEWER LATERAL DETAIL**

LOT #	INVERT (A)	INVERT (B)	SLOPE S1(%)
1	2629.43	2635.80	58.60
2	2627.75	2634.10	115.45
3	2626.40	2631.10	85.27
4	2625.34	2630.40	92.00
5	2624.51	2630.10	101.56
6	2624.50	2629.80	96.27
7	2624.32	2629.50	94.18
8	2623.72	2629.20	99.63
9	2622.85	2628.70	106.24
10	2622.40	2628.20	105.45
11	2622.08	2627.80	103.94
12	2621.64	2627.30	102.91
13	2621.40	2626.80	98.18
14	2620.22	2626.30	110.55
15	2619.43	2625.90	117.64
16	2618.69	2625.30	120.26
39	2625.09	2630.50	98.36
40	2626.13	2633.10	126.73
41	2627.80	2631.80	72.73
42	2628.45	2634.10	102.73
43	2629.43	2635.60	112.18

SEE SHEET 1 FOR TYPICAL SEWER LATERAL DETAIL

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	31°30'51"	294.00'	161.71'	82.96'	SEWER LINE BELTERRA
2	18°22'36"	306.00'	98.14'	49.50'	SEWER LINE BELTERRA
3	N 89°46'20" W	---	57.34'	---	SEWER LINE BELTERRA
4	N 37°10'35" W	---	210.15'	---	SEWER LINE ARROYO
5	N 29°53'16" W	---	327.05'	---	SEWER LINE ARROYO



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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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS		CITY

**RBF CONSULTING**  
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 949.472.3505 • FAX 949.472.8373 • WWW.RBF.COM

DATE: 1/10/14  
 R.C.E. 40565 • Exp. 03-31-15

REGISTERED PROFESSIONAL ENGINEER  
 THOMAS C. CARMODY  
 No. 40565  
 Exp. 3-31-2015  
 CIVIL  
 STATE OF CALIFORNIA

DESIGN BY: CTM  
 DRAWN BY: CTM  
 CHECKED BY: TTC

SCALE: PER PLAN

DATE: 11/18/13  
 JOB NUMBER: 10103507

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Administrative Engineer

Approved By: \_\_\_\_\_ Date: 1/21/14  
 City of Beaumont, Public Works Department  
 Engineering Division

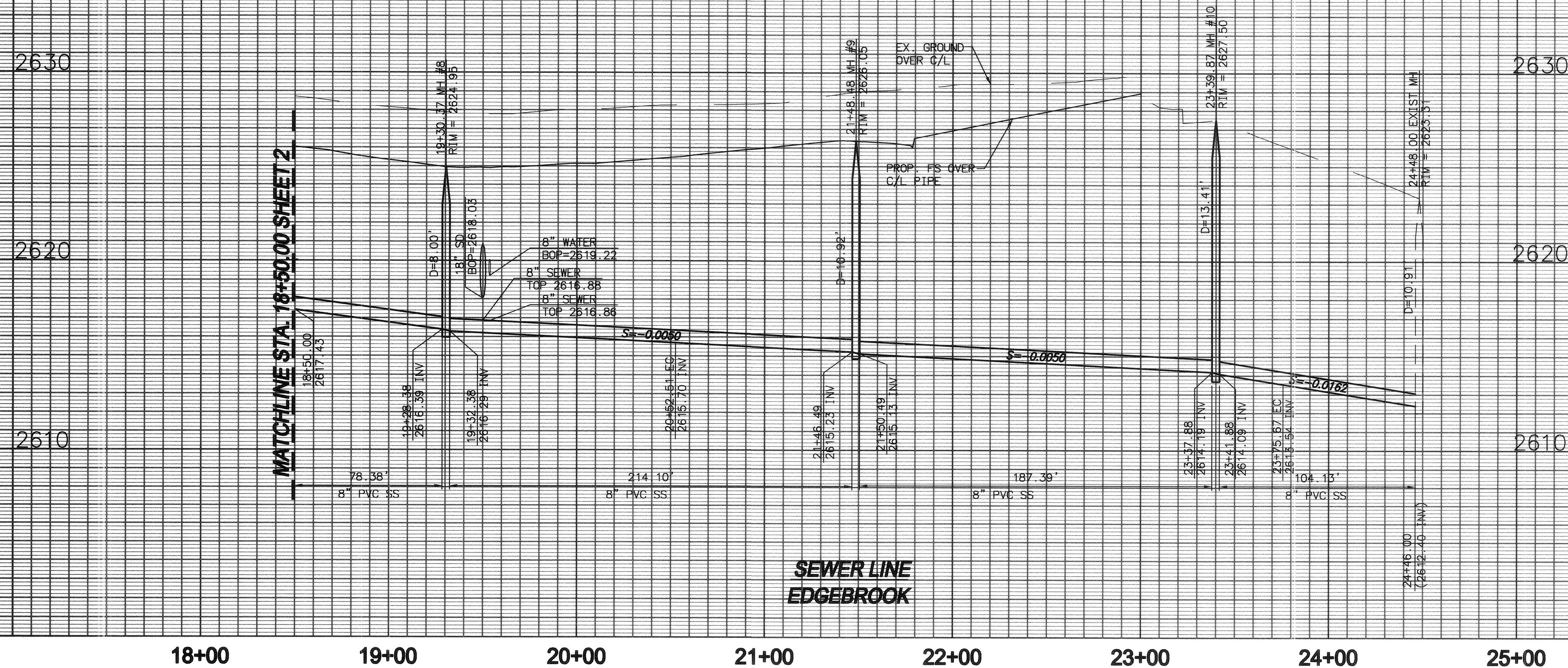
CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 33096-7, PHASE D-1**

**BELTERRA/ARROYO 10+00.00 TO 18+50.00**

FOR: K. HOVNIANIAN

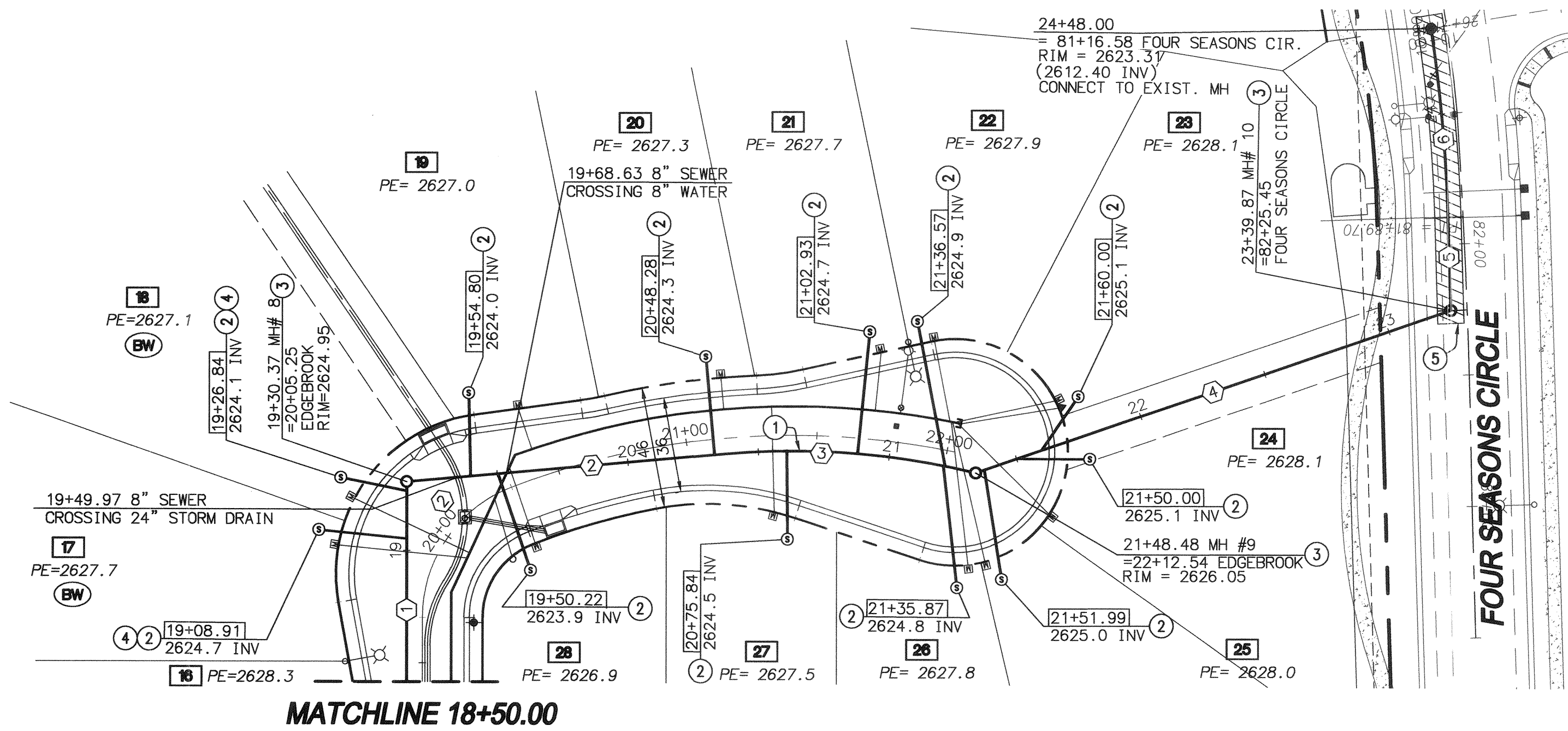
SHEET  
**2**  
 OF 5 SHEETS  
 FILE NO:  
 1972





18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00

SEWER LINE  
 EDGEBROOK



MATCHLINE 18+50.00  
 ARROYO  
 SEE SHEET 2  
 EDGEBROOK

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600. SEE DETAIL ON PLAN SHEET 1 AND "TYPICAL SEWER LATERAL DETAIL" TABLE ON PLAN AND PROFILE SHEET.
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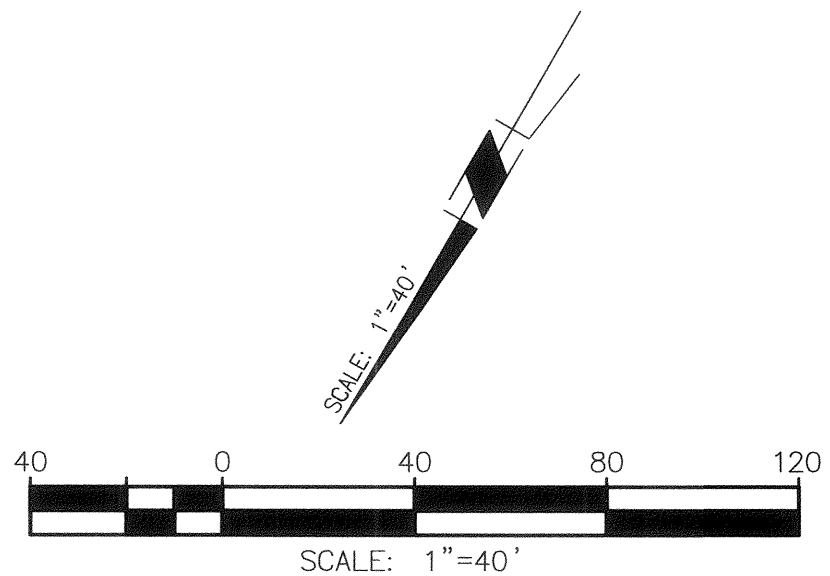
LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N 29° 53' 16" W	---	80.37	---	SEWER LINE EDGEBROOK
2	N 54° 59' 51" E	---	122.14	---	SEWER LINE EDGEBROOK
3	18° 42' 16"	294.00'	95.98'	48.42'	SEWER LINE EDGEBROOK
4	N 41° 11' 45" E	---	191.38'	---	SEWER LINE EDGEBROOK
5	N 31° 38' 05" W	---	30.57'	---	SEWER LINE EDGEBROOK
6	06° 54' 27"	600.00'	72.34'	36.21'	SEWER LINE EDGEBROOK

**TYPICAL SEWER LATERAL DETAIL**

LOT #	INVERT (A)	INVERT (B)	SLOPE S1(%)
17	2617.98	2624.70	122.18
18	2617.53	2624.10	119.36
19	2617.47	2624.00	118.70
20	2617.13	2624.30	130.37
21	2617.02	2624.70	139.56
22	2617.06	2624.90	142.58
23	2616.12	2625.10	163.29
24	2616.28	2625.10	160.40
25	2616.60	2625.00	152.73
26	2616.87	2624.80	144.16
27	2616.90	2624.50	138.07
28	2627.45	2623.90	64.57

SEE SHEET 1 FOR TYPICAL SEWER LATERAL DETAIL



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**811 DIGALERT**

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

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS		CITY

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DATE: 1/10/14  
 R.C.E. 40565\* Exp. 03-31-15

DESIGN BY: CTM  
 DRAWN BY: CTM  
 CHECKED BY: TTC  
 SCALE: PER PLAN  
 DATE: 11/18/13  
 JOB NUMBER: 10103507

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Administrative Engineer

Approved By: \_\_\_\_\_ Date: 1/11/14  
 City of Beaumont, Public Works Department  
 Engineering Division

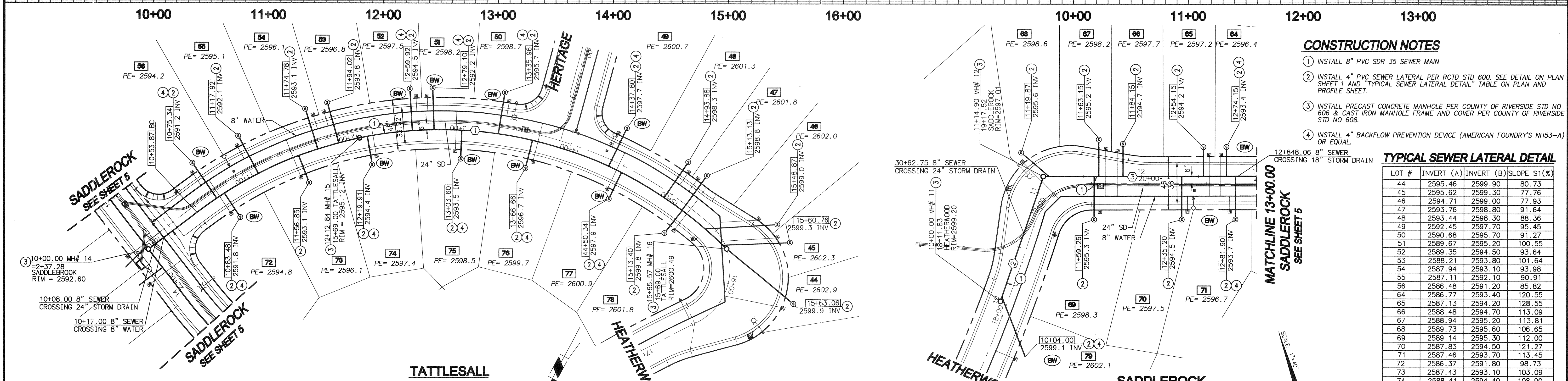
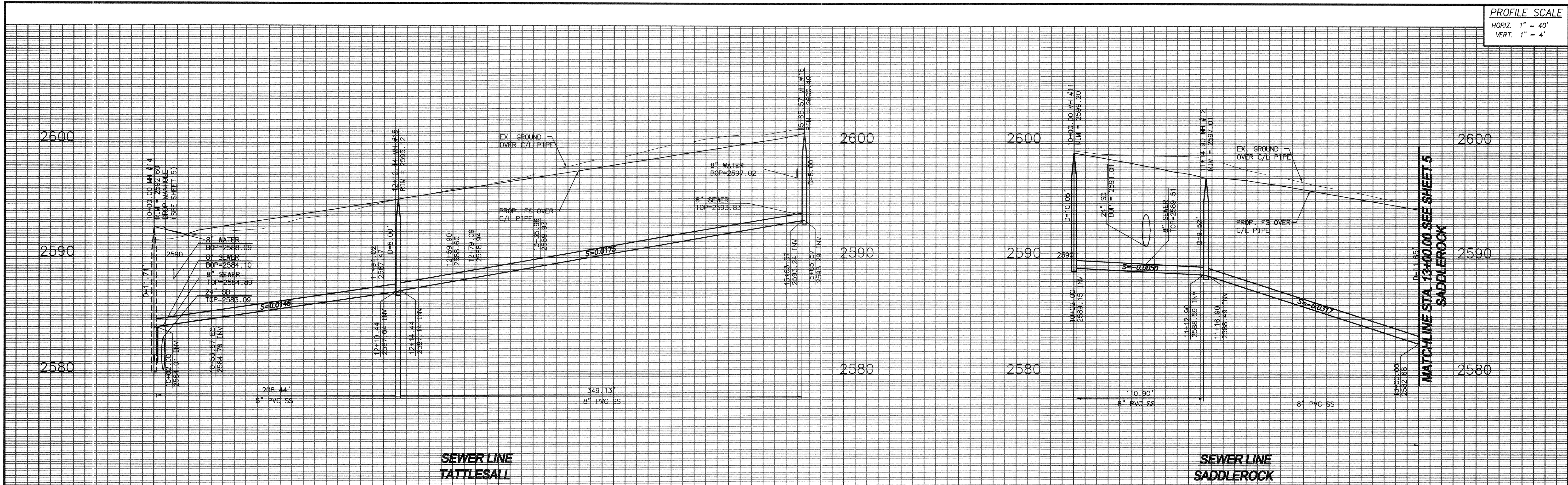
CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 33096-7, PHASE D-1**

ARROYO/EDGEBROOK 18+50 TO 24+30.91

FOR: K. HOVNANIAN

SHEET  
**3**  
 OF 5 SHEETS  
 FILE NO:  
 1972

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



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCDD STD. 600. SEE DETAIL ON PLAN SHEET 1 AND "TYPICAL SEWER LATERAL DETAIL" TABLE ON PLAN AND PROFILE SHEET.
  - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO. 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO. 608.
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A) OR EQUAL.

**TYPICAL SEWER LATERAL DETAIL**

LOT #	INVERT (A)	INVERT (B)	SLOPE S1(%)
44	2595.46	2599.90	80.73
45	2595.62	2599.30	77.76
46	2594.71	2599.00	77.93
47	2593.76	2598.80	91.64
48	2593.44	2598.30	88.36
49	2592.45	2597.70	95.45
50	2590.68	2595.20	91.27
51	2589.67	2595.20	100.55
52	2589.35	2594.50	93.64
53	2588.21	2593.80	101.64
54	2587.94	2593.10	93.98
55	2587.11	2592.10	90.91
56	2586.48	2591.20	85.82
64	2586.77	2593.40	120.55
65	2587.13	2594.20	128.55
66	2588.48	2594.70	113.09
67	2588.94	2595.20	113.81
68	2589.73	2595.60	106.65
69	2589.14	2595.30	112.00
70	2587.83	2594.50	121.27
71	2587.46	2593.70	113.45
72	2586.37	2591.80	98.73
73	2587.43	2593.10	103.09
74	2588.41	2594.40	108.90
75	2589.87	2595.50	102.36
76	2590.96	2596.70	104.36
77	2592.44	2597.90	99.27
78	2593.53	2598.80	95.82
79	2590.73	2599.10	152.15

SEE SHEET 1 FOR TYPICAL SEWER LATERAL DETAIL

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	82° 49' 12" E	354.00'	511.70'	312.20'	SEWER LINE TATTLESALL
2	N 39° 22' 22" E	---	114.90'	---	SEWER LINE SADDLEROCK
3	N 69° 40' 34" W	---	185.10'	---	SEWER LINE SADDLEROCK

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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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS		CITY

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DATE: 1/10/14  
 R.C.E. 40565 • EXP. 03-31-15



DESIGN BY: CTM  
 DRAWN BY: CTM  
 CHECKED BY: TOC  
 SCALE: PER PLAN  
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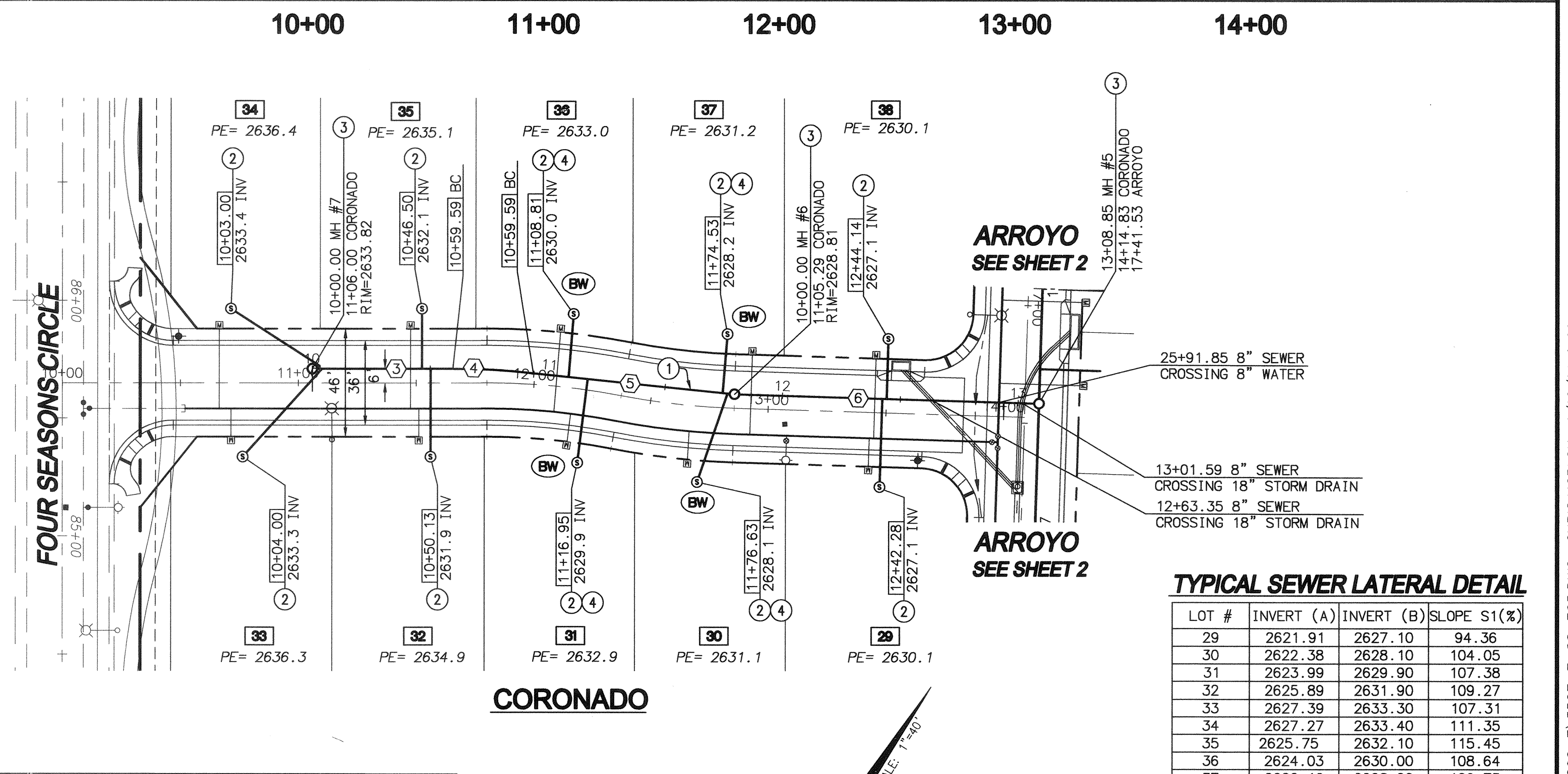
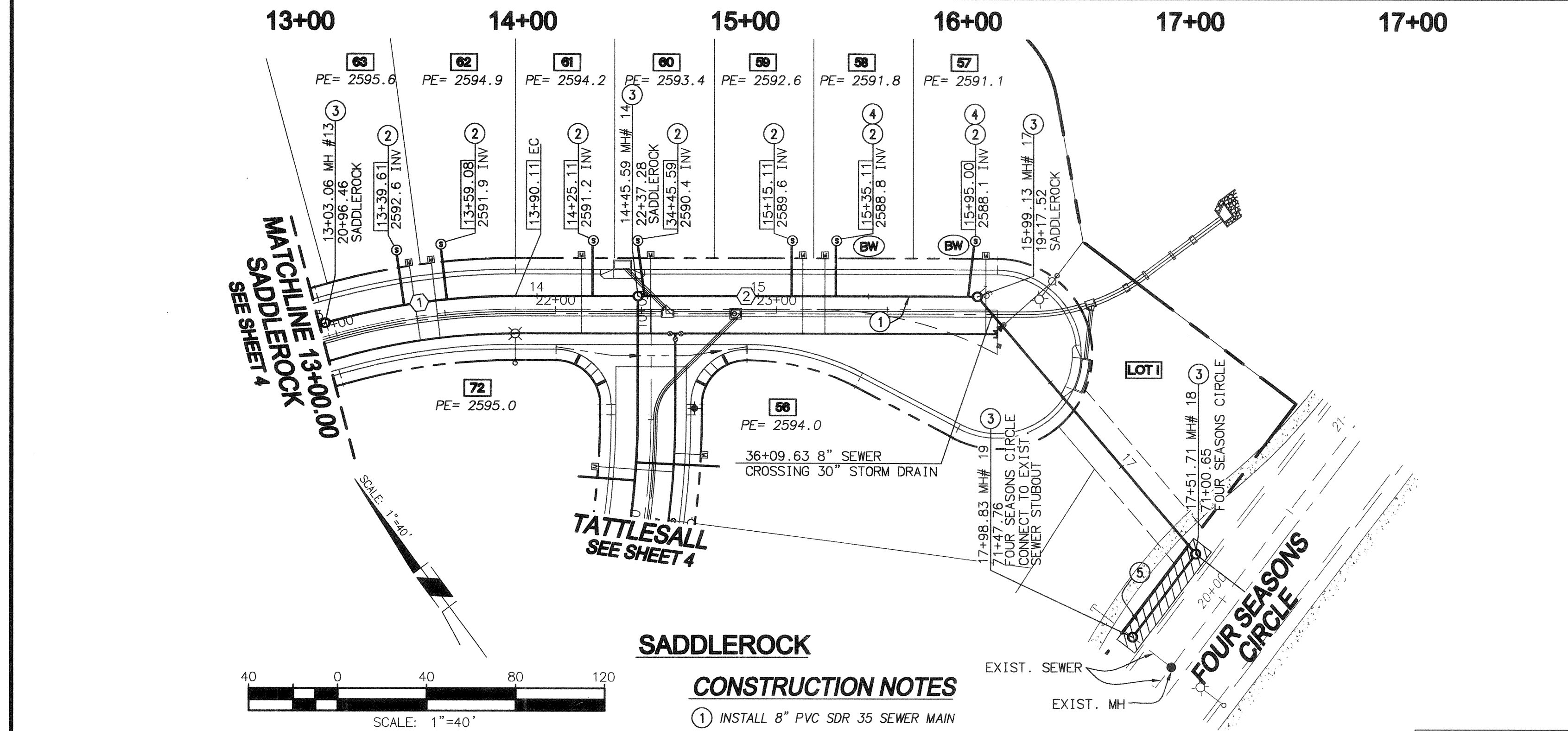
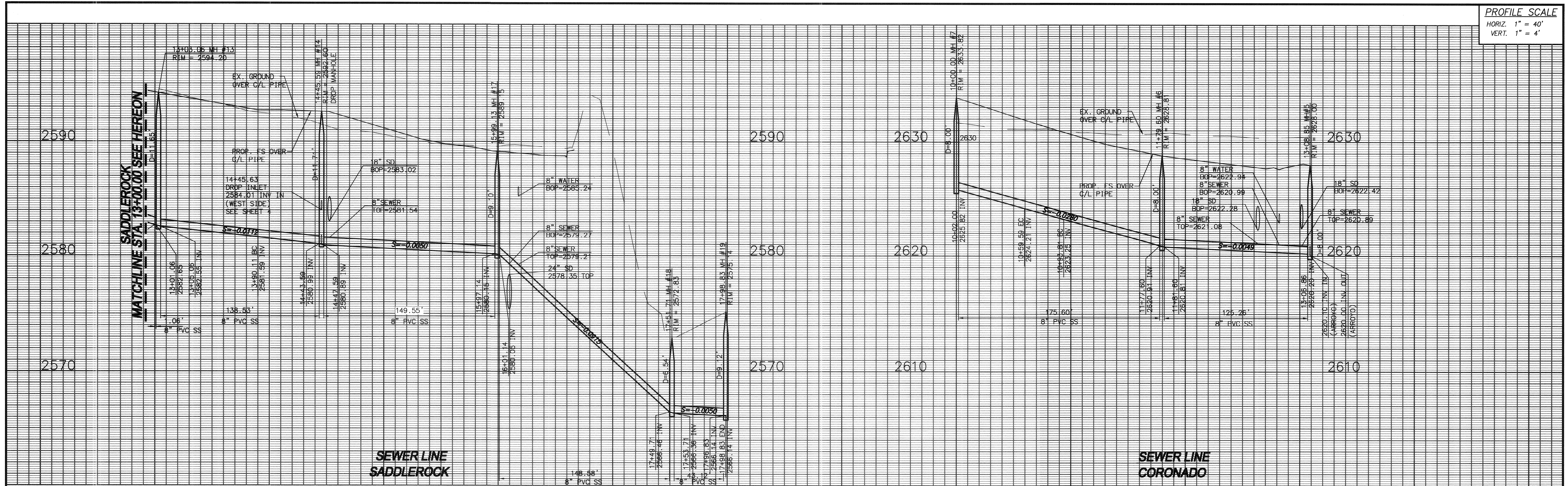
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: 1/21/14  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 33096-7, PHASE D-1**

TATTLESALL 40+00.00 TO 45+65.57  
 SADDLEROCK 30+00.00 TO 33+00.00

FOR: K. HOVNIANIAN

SHEET  
**4**  
 OF 5 SHEETS  
 FILE NO: 1972



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600. SEE DETAIL ON PLAN SHEET 1 AND "TYPICAL SEWER LATERAL DETAIL" TABLE ON PLAN AND PROFILE SHEET.
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  - REMOVE AND REPLACE EX. A.C. PAVEMENT, CURB/GUTTER AND SIDEWALK

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	16°18'00"	306.00'	87.05'	43.82'	SEWER LINE SADDLEROCK
2	N 53°22'34" W	---	209.02'	---	SEWER LINE SADDLEROCK
3	N 58°21'57" E	---	59.59'	---	SEWER LINE CORONADO
4	05°55'47"	300.00'	31.05'	15.54'	SEWER LINE CORONADO
5	N 64°17'44" E	---	88.96'	---	SEWER LINE CORONADO
6	N 60°06'44" E	---	129.25'	---	SEWER LINE CORONADO

**TYPICAL SEWER LATERAL DETAIL**

LOT #	INVERT (A)	INVERT (B)	SLOPE S1(%)
29	2621.91	2627.10	94.36
30	2622.38	2628.10	104.05
31	2623.99	2629.90	107.38
32	2625.89	2631.90	109.27
33	2627.39	2633.30	107.31
34	2627.27	2633.40	111.35
35	2625.75	2632.10	115.45
36	2624.03	2630.00	108.64
37	2622.16	2628.20	109.75
38	2621.68	2627.10	98.55
57	2582.46	2588.10	102.51
58	2583.52	2588.80	96.00
59	2583.88	2589.60	104.00
60	2585.06	2590.40	97.04
61	2585.31	2591.20	107.09
62	2585.92	2591.90	108.73
63	2585.92	2592.60	121.45

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 Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 TCC

Approved By: \_\_\_\_\_ Date: 11/21/14  
 Administrative Engineer

City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 33096-7, PHASE D-1**

CORONADO 10+00.00 TO 13+08.85  
 SADDLEROCK 33+00.00 TO 37+98.83

FOR: K. HOVNIANIAN

SHEET **5**  
 OF 5 SHEETS  
 FILE NO: 1972



