

CITY OF BEAUMONT, CALIFORNIA

Sewer Improvement Plans

TRACT 36307-1

A Portion of Section 6, Township 3 South, Range 1 West, S.B.M.

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.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

- 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 RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S 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 CONSTRUCTION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

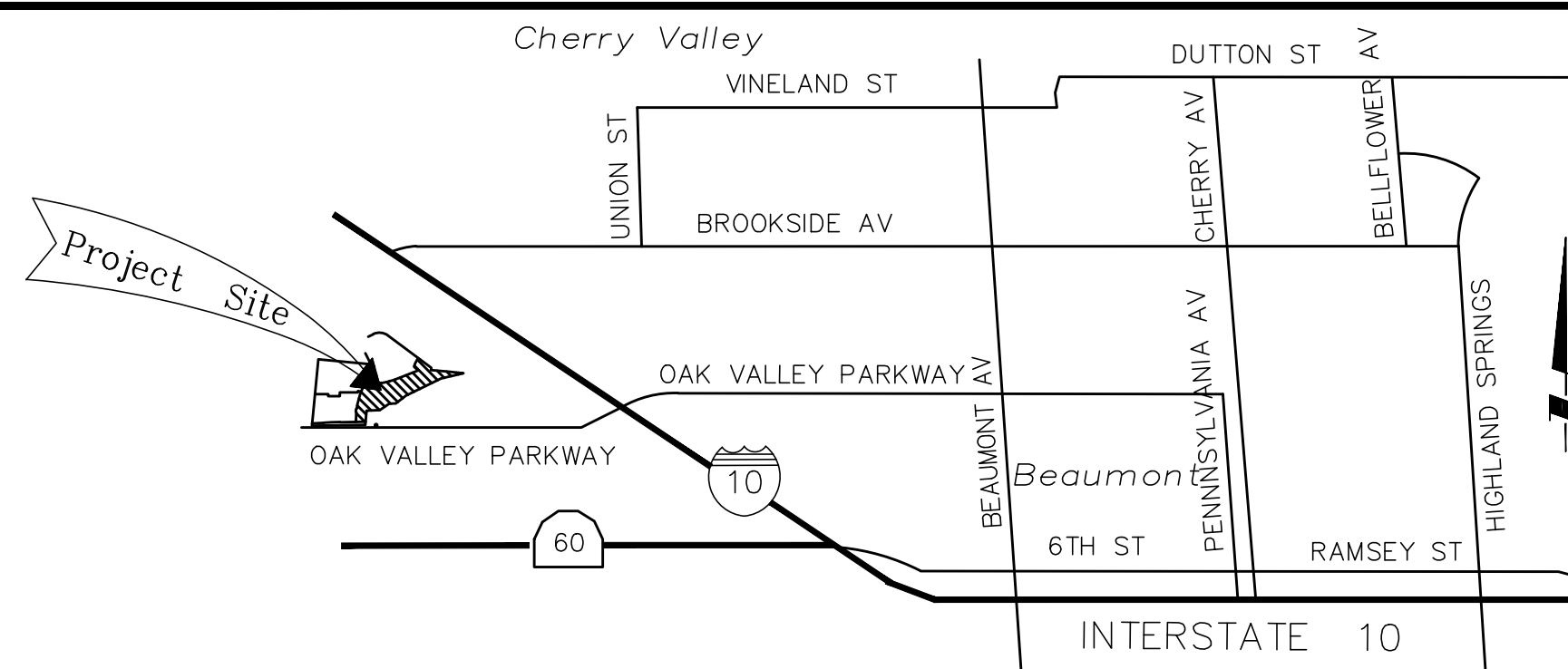
DECLARATION OF ENGINEER OF RECORD:

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: 75-410 GERALD FORD DRIVE, SUITE 100
 CITY, ST.: PALM DESERT, CA 92211
 TELEPHONE: (760) 346-7481
 BY: MAURICIO M. IACUPELLI No. 63249 DATE: 7/21/21
 (NAME OF ENGINEER & RCE)

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.



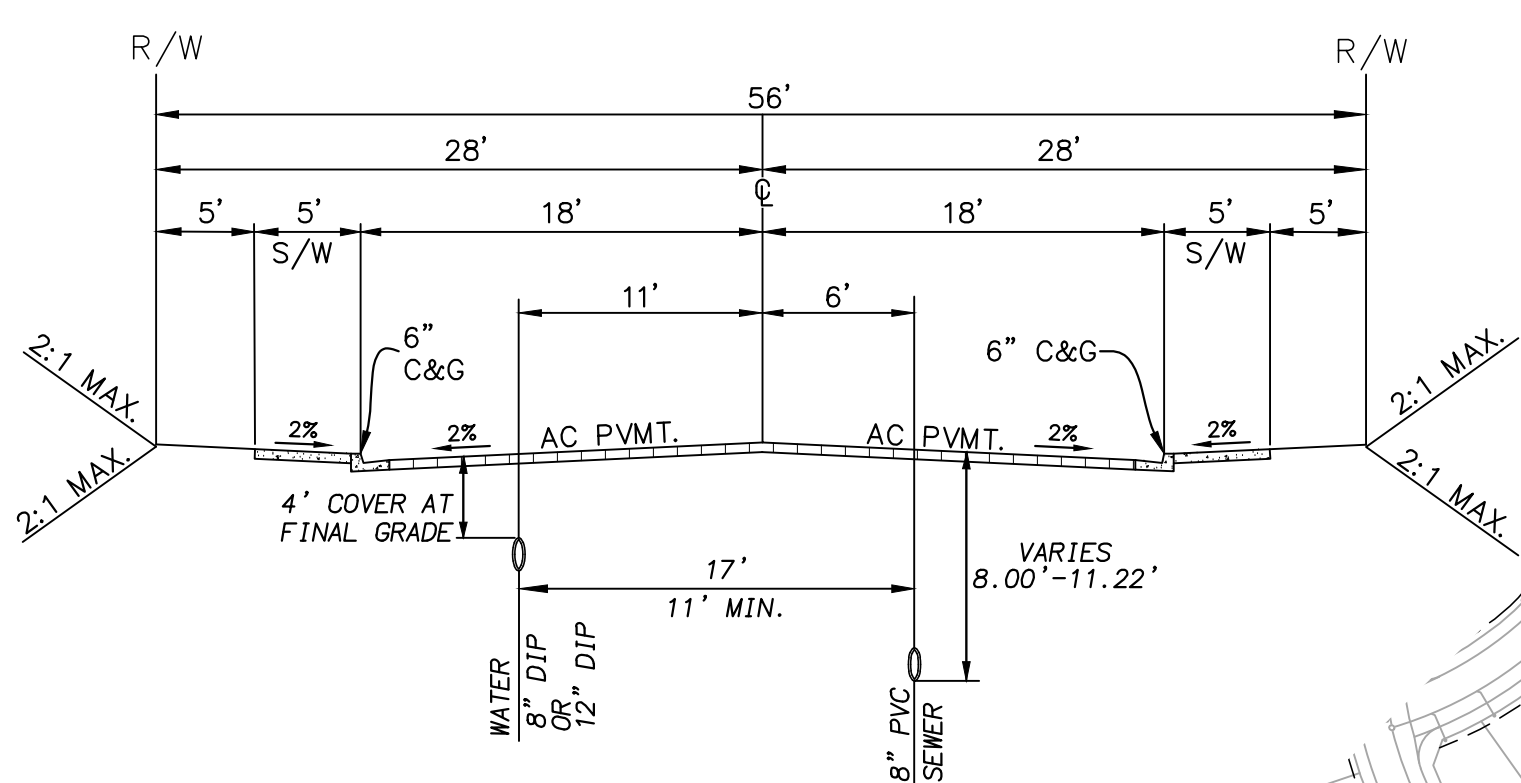
VICINITY MAP
NTS

LEGEND

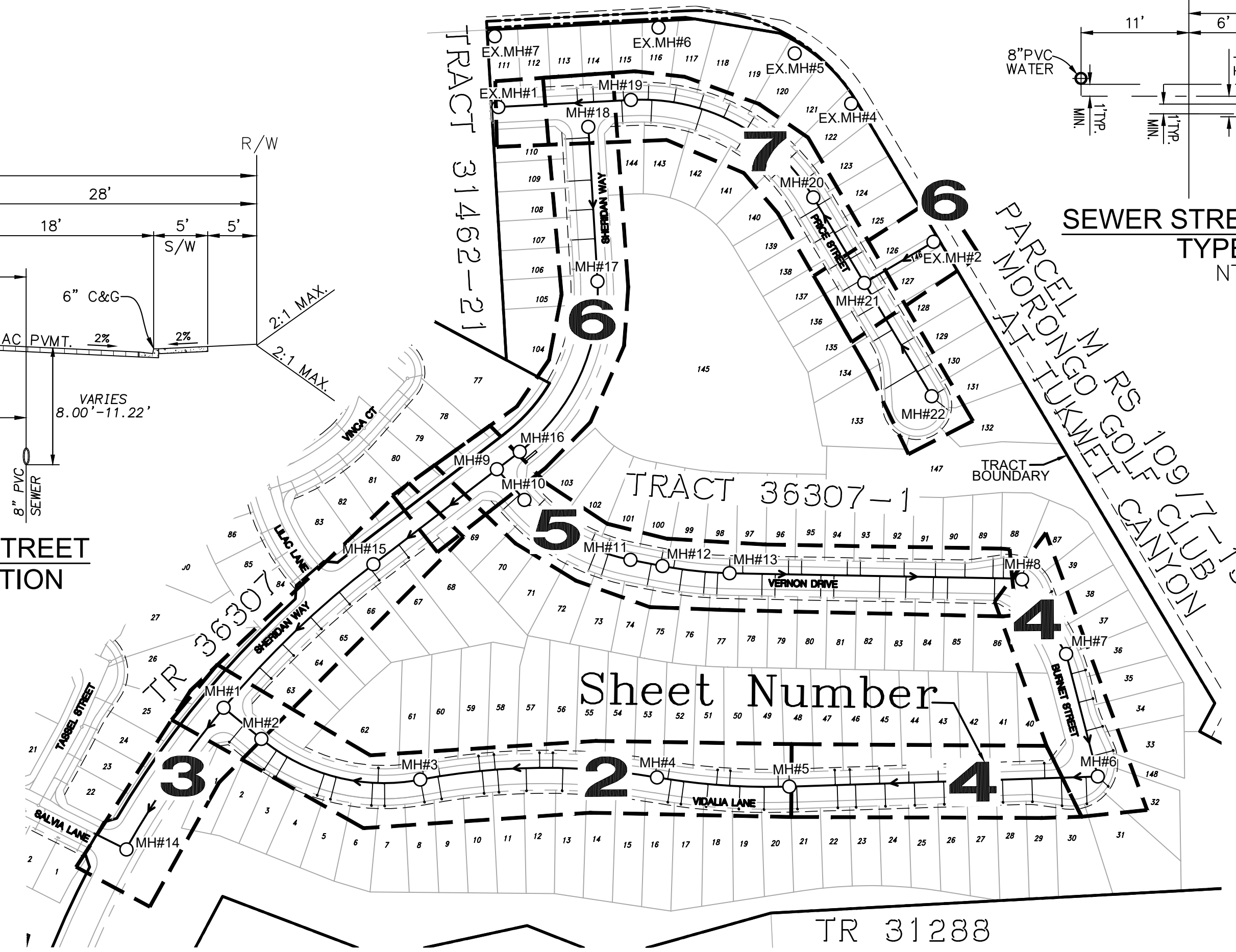
- PROP. SEWER MANHOLE
- EX. SEWER MANHOLE
- SEWER SERVICE
- WATER SERVICE
- WATER TEE
- BLOWOFF ASSEMBLY
- AIR VACUUM RELEASE ASSEMBLY (AVR)
- BEND (SHOW SIZE & DEFLECTION)
- WATER VALVE (GATE)
- WATER SAMPLE STATION
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED SEWER
- PROPOSED RECYCLED WATER
- PROPOSED WATER
- FUTURE IMPROVEMENTS
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- SEWER BACKFLOW PREVENTION DEVICE (BF)

ABBREVIATIONS

- ASSY
- AVR
- BCVMD
- BC
- BO
- BOP
- BVF
- CL
- C&G
- CO
- CO
- DIP
- EC
- FH
- FLG
- FL
- GV
- GB
- INVT
- LAT
- MJ
- PRC
- PROP
- PUE
- R/W
- SD
- STA
- TC
- TMH
- TOP
- S/W
- MIN
- MAX
- AC
- PAVEMENT
- NTS
- NOT TO SCALE
- PVC
- POLYVINYL CHLORIDE
- MH
- MANHOLE
- PE
- PAD ELEVATION
- EL
- ELEVATION
- C/L
- CENTERLINE



RESIDENTIAL STREET
TYPICAL SECTION
NTS



INDEX MAP
SCALE: 1"=150'

NOTE :

NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.

SHEET INDEX	
SHEET	DESCRIPTION
1	TITLE SHEET * VICINITY MAP * GENERAL NOTES
2	VIDALIA LANE - STA. 10+00.00 TO STA. 19+50.00
3	SHERIDAN WAY - STA. 10+00.00 TO STA. 16+93.89
4	BURNET STREET - STA. 10+00.00 TO STA. 13+26.14
4	VIDALIA LANE - STA. 19+50.00 TO STA. 23+74.43
5	VERNON DRIVE - STA. 10+00.00 TO STA. 18+52.44
6	SHERIDAN WAY - STA. 16+93.89 TO STA. 24+00.00
6	LOT 146 - STA. 10+00.00 TO STA. 11+23.25
7	PRICE STREET - STA. 10+00.00 TO STA. 19+00.59

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.

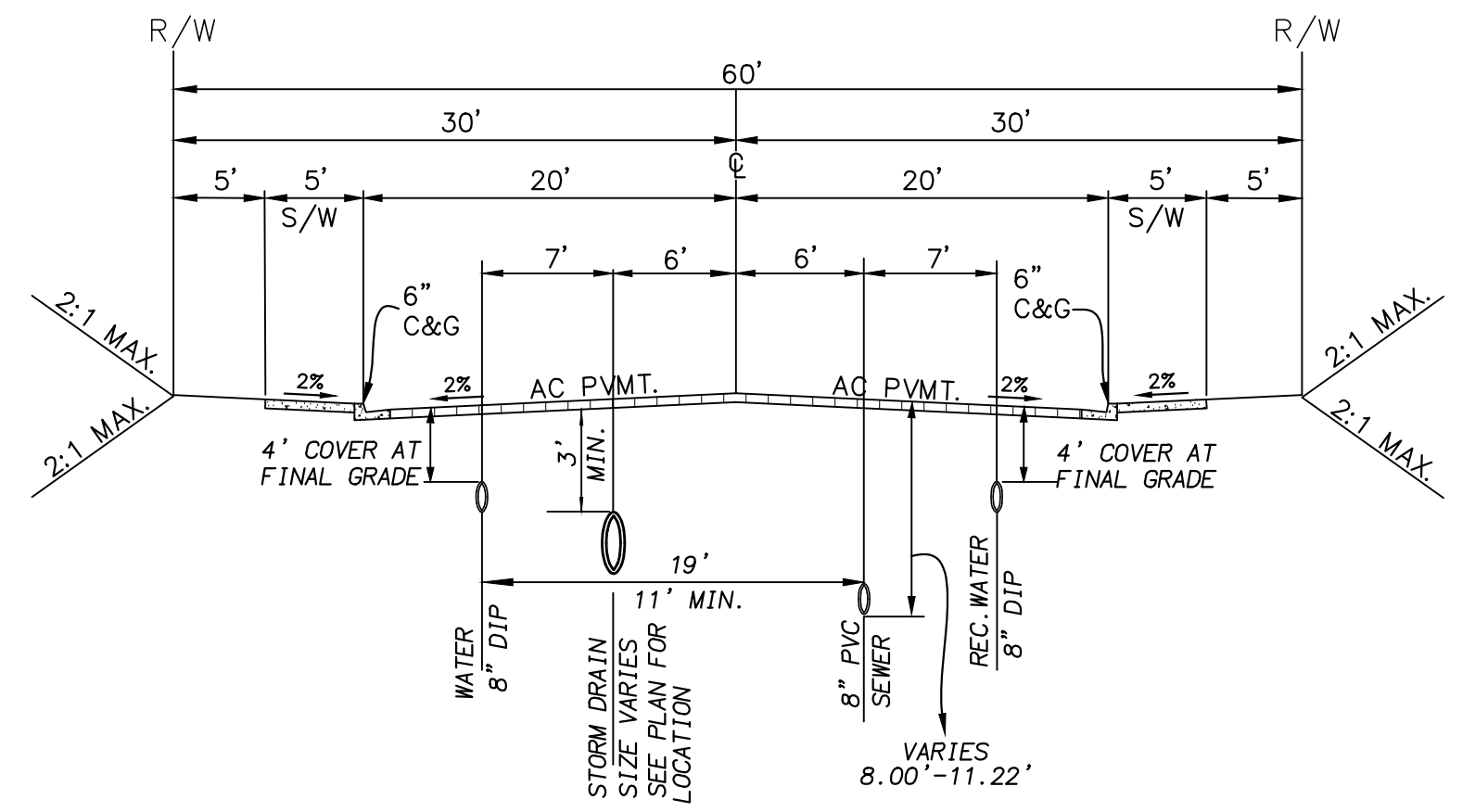
UNAUTHORIZED CHANGES & USES:
 be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

CONSTRUCTION NOTES AND QUANTITY ESTIMATES		UNIT	QTY.
1	INSTALL 8" PVC SDR 35 SEWER MAIN	LF	4,087
2	INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53	EA	21
3	INSTALL 4" PVC SEWER LATERAL W/SEWER CO PER EMWD STD. DWG. SB-177	EA	144
4	INSTALL TERMINUS MANHOLE PER EMWD STD. DWG. SB-58	EA	1
5	INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)	EA	61
6	CORE DRILL INTO EXISTING MANHOLE, CONNECT NEW 8" SEWER LINE WITH KOR-N-SEAL RUBBER GASKET OR APPROVED EQUAL AT PENETRATION OF MANHOLE. CHIP OUT EXISTING CHANNEL AND REPOUR NEW CHANNEL. SHAPE AND SLOPE NEW INVERT CHANNEL FOR SMOOTH FLOW FROM NEW SEWER CONNECTION. PLUG ABANDONED SEWER LINE AND GROUT SOLID	EA	2
7	CONTRACTOR TO REMOVE EXISTING SEWER LINE AND COORDINATE WITH CITY FORCES	LF	914
8	CONTRACTOR TO ADJUST MANHOLE RIM ELEVATION TO GRADE	EA	2
9	INSTALL 12" PVC SDR 35 SEWER MAIN	LF	800
10	REMOVE EXISTING MANHOLE	EA	4
11	INSTALL 8" PLUG	EA	1

NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

NOTE:
 ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

SHERIDAN WAY TYPICAL SECTION



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

BASIS OF BEARINGS:
 DESCRIPTION:
 BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6, BASED LOCALLY UPON THE FOLLOWING CSRS STATIONS AS PUBLISHED BY THE CSRS:
 CRFP N2322764.069 E6304246.059
 CTMS N2352688.681 E6525221.205
 WATH N2347796.009 E6271429.242
 PIN1 N2382953.393 E6271429.242

BENCHMARK: CITY OF BEAUMONT
 DESCRIPTION:
 ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
 BM_11 2602.810
 BM_12 2606.040
 BM_14 2590.640

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Michael Baker INTERNATIONAL
 75410 Gerald Ford Dr. Ste:100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

MAURICIO M. IACUPELLI
 R.C.E. 63249 * EXP. 06/30/22

DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: MBS
 SCALE: AS NOTED
 DATE: JULY 2021
 JOB NUMBER: 180214

Reviewed By: [Signature] Staff Engineer Date: 7/14/2021
 Recommended for Approval By: [Signature] Administrative Engineer Date: 7/14/2021
 Approved By: [Signature] City Engineer/Director of Public Works Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 36307-1

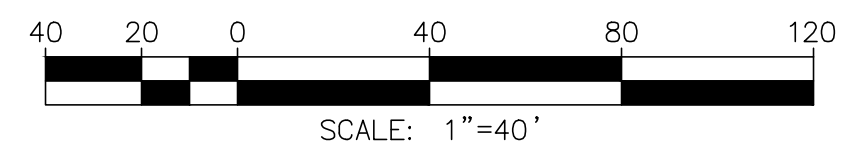
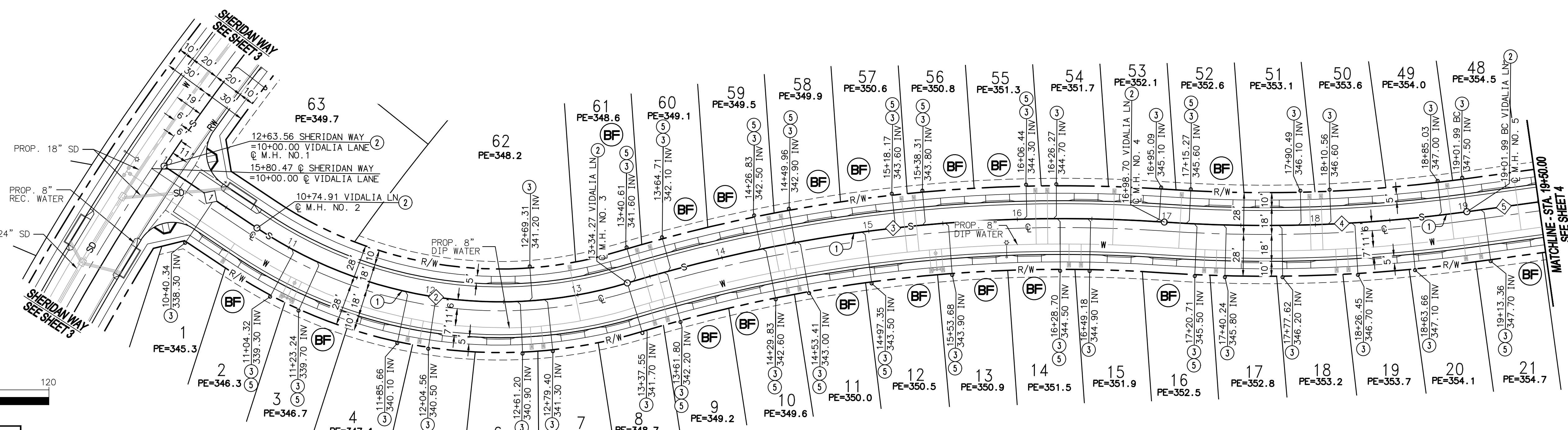
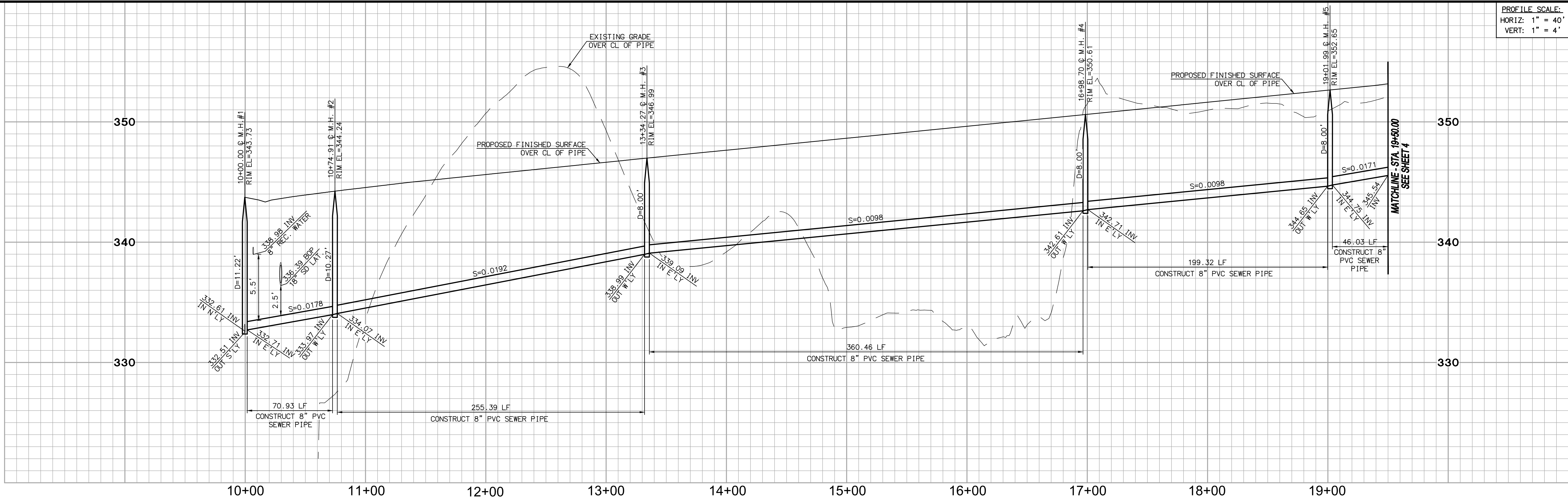
TITLE SHEET • VICINITY MAP • GENERAL NOTES
 WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

FOR: PARDEE HOMES

SHEET
1
 OF 7 SHEETS
 FILE NO: 3367

REVISED: 07/01/2021
 H:\PDA\TA\TOURNAMENT_HILLS-WILSON\CADD\LAND\DL\IMPROVE\SEWER\TRACT_36307-1\180214-SS-001.DWG ZEPEDA, JACOB 7/17/2021 4:09 PM

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



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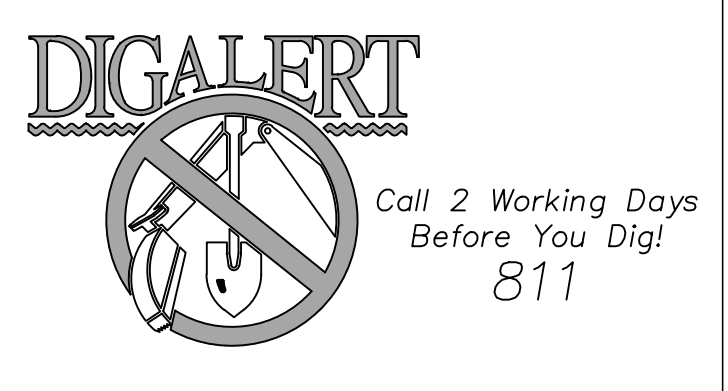
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BM_11 2602.810
BM_12 2606.040
BM_14 2590.640

VIDALIA LANE

LINE NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 78° 18' 40" W	--	70.91'	--
2	49° 46' 00"	294.00'	255.37'	136.37'
3	20° 31' 40"	1006.00'	360.43'	182.17'
4	11° 29' 15" E	994.00'	199.29'	99.98'
5	N 60° 10' 49" E	--	46.01'	--

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53
 - INSTALL 4" PVC SEWER LATERAL W/SEWER CO PER EMWD STD. DWG. SB-177
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)



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Mauricio M. Iacucelli
R.C.E. 63249 * EXP. 06/30/22



DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2021
JOB NUMBER: 180214



Reviewed By: [Signature] Staff Engineer Date: 7/14/2021
Recommended for Approval By: [Signature] Administrative Engineer Date: 7/14/2021
Approved By: [Signature] City Engineer/Director of Public Works Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 36307-1

VIDALIA LANE
STA 10+00.00 TO STA 19+50.00
WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

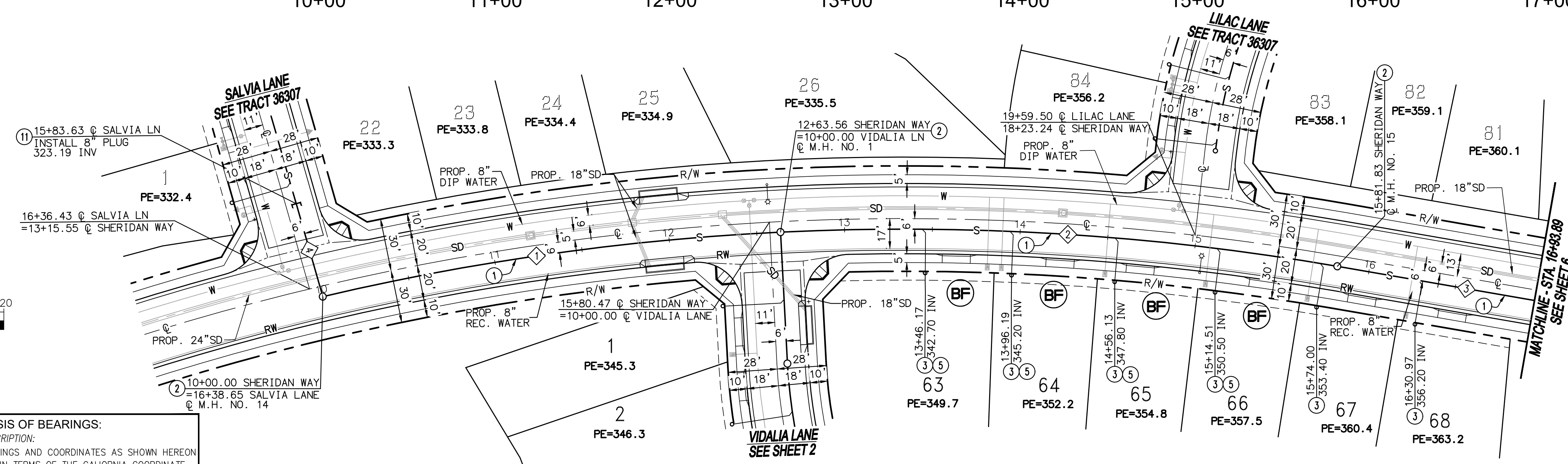
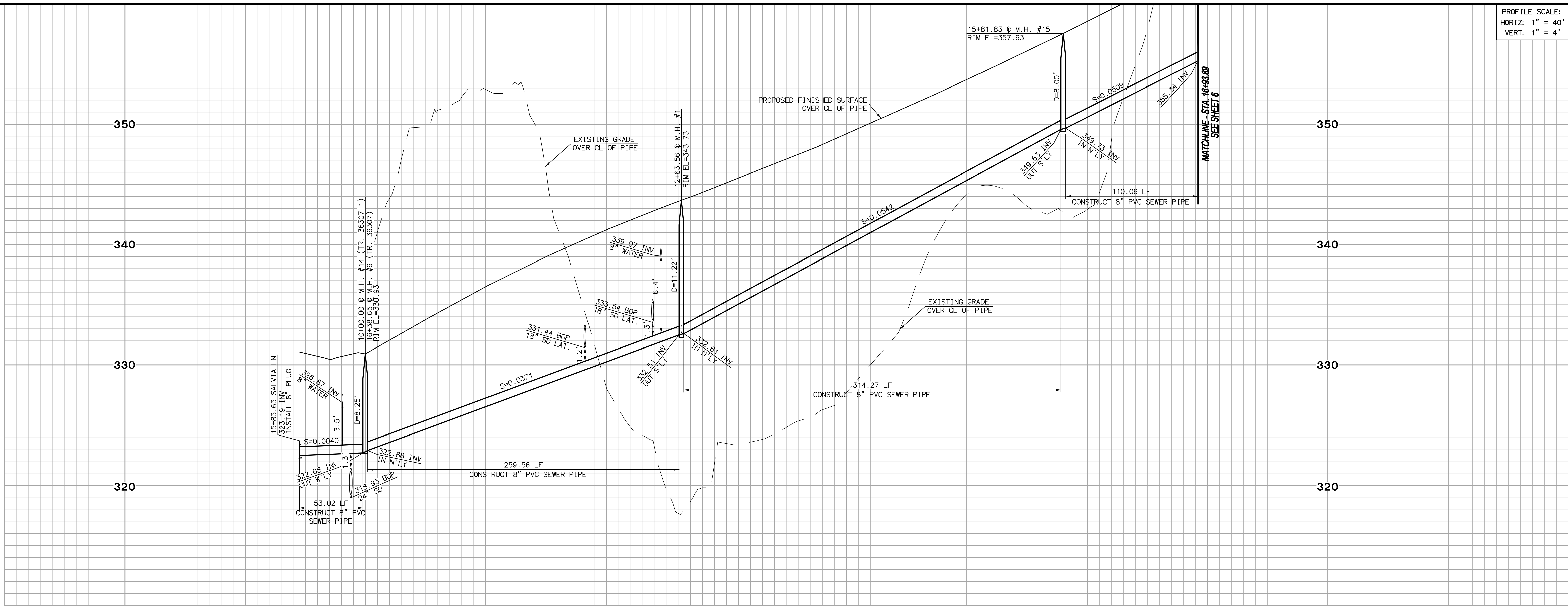
PARDEE HOMES

SHEET
2
OF 7 SHEETS
FILE NO: 3367

REVISED: 07/01/2021
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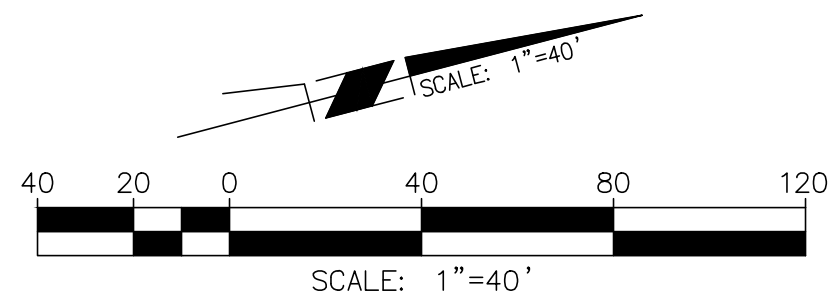
PROFILE SCALE:
HORIZ: 1" = 40'
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REVISED: 07/20/2021



- CONSTRUCTION NOTES**
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 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53
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 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)
 - INSTALL 8" PLUG

LINE/CURVE DATA TABLE				
LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	10° 17' 05"	1446.00'	259.56'	130.13'
2	12° 27' 09"	1446.00'	314.27'	157.76'
3	N 24° 32' 15" E	--	110.06'	--
4	N 88° 45' 02" E	--	55.02'	--



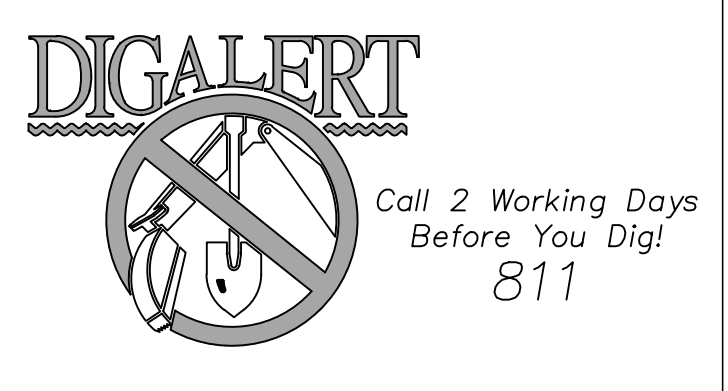
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BASIS OF BEARINGS:
DESCRIPTION:
BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
CRFP N2322764.069 E6304246.059
CTMS N2352688.681 E6525221.205
WATH N2347786.009 E6271429.242
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

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Phone: (760) 346-7481
MBAKERINTL.COM

Mauricio M. Iacucelli
R.C.E. 63249 * EXP. 06/30/22

7/2/21 DATE



DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2021
JOB NUMBER: 180214

Reviewed By: [Signature] Date: 7/14/2021
Recommended for Approval By: [Signature] Date: 7/14/2021
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
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SEWER IMPROVEMENT PLANS
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SHERIDAN WAY
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WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

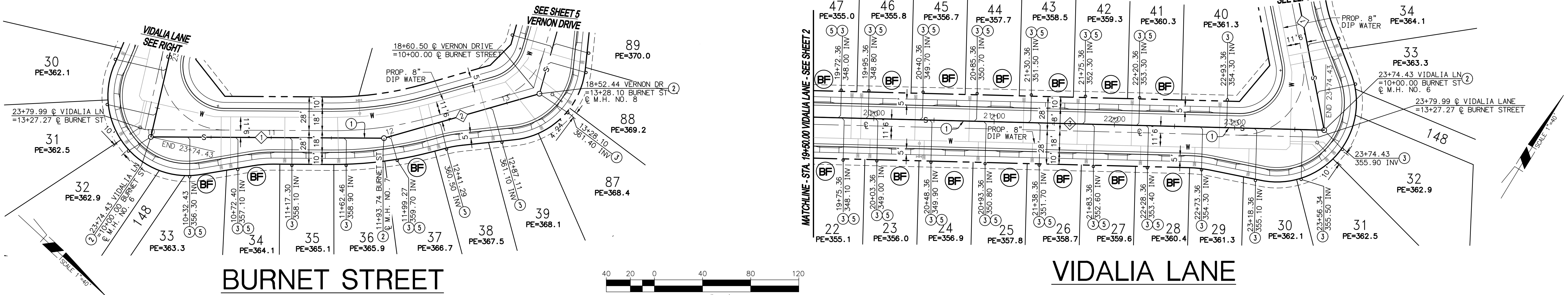
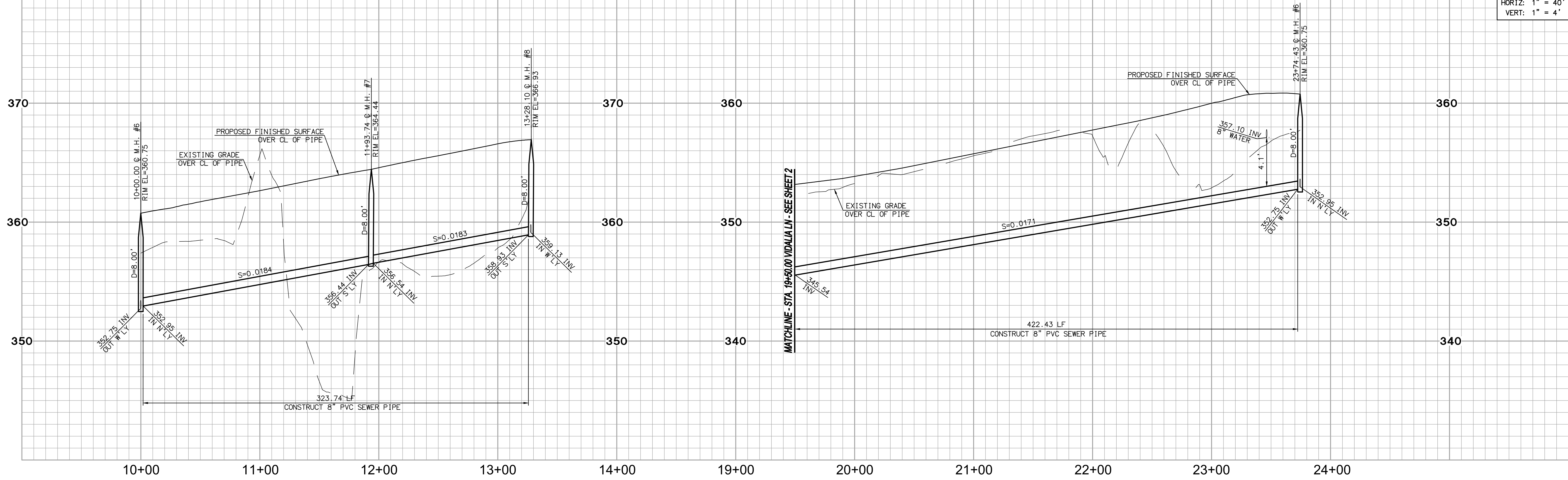
PARDEE HOMES

SHEET
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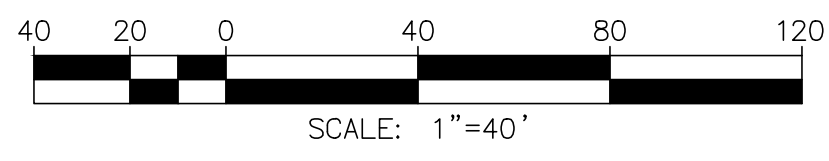
PROFILE SCALE:
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 VERT: 1" = 4'

REVISED: 07/01/2021



BURNET STREET

VIDALIA LANE



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- CONSTRUCTION NOTES**
- 1 INSTALL 8" PVC SDR 35 SEWER MAIN
 - 2 INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606
 - 3 INSTALL 4" PVC SEWER LATERAL W/ SEWER C.O. PER RCTD STD. 603
 - 5 INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)

LINE/CURVE DATA TABLE

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 42° 25' 46" W	---	189.74'	---
2	N 58° 41' 14" W	---	130.35'	---
3	N 60° 10' 49" E	---	422.43'	---

BENCHMARK: CITY OF BEAUMONT
 DESCRIPTION:
 ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:

BM_11 2602.810
 BM_12 2606.040
 BM_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Michael Baker INTERNATIONAL

75410 Gerald Ford Dr. Ste:100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

Mauricio M. Iacucelli
 R.C.E. 63249 * EXP. 06/30/22

7/2/21 DATE



DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: MBS
 SCALE: AS NOTED
 DATE: JULY 2021
 JOB NUMBER: 180214



Reviewed By: [Signature] Staff Engineer Date: 7/14/2021
 Recommended for Approval By: [Signature] Administrative Engineer Date: 7/14/2021
 Approved By: [Signature] City Engineer/Director of Public Works Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

5506 6th St
 Beaumont, CA 92224
 TEL: (951) 769-8520 FAX: (951) 769-8526

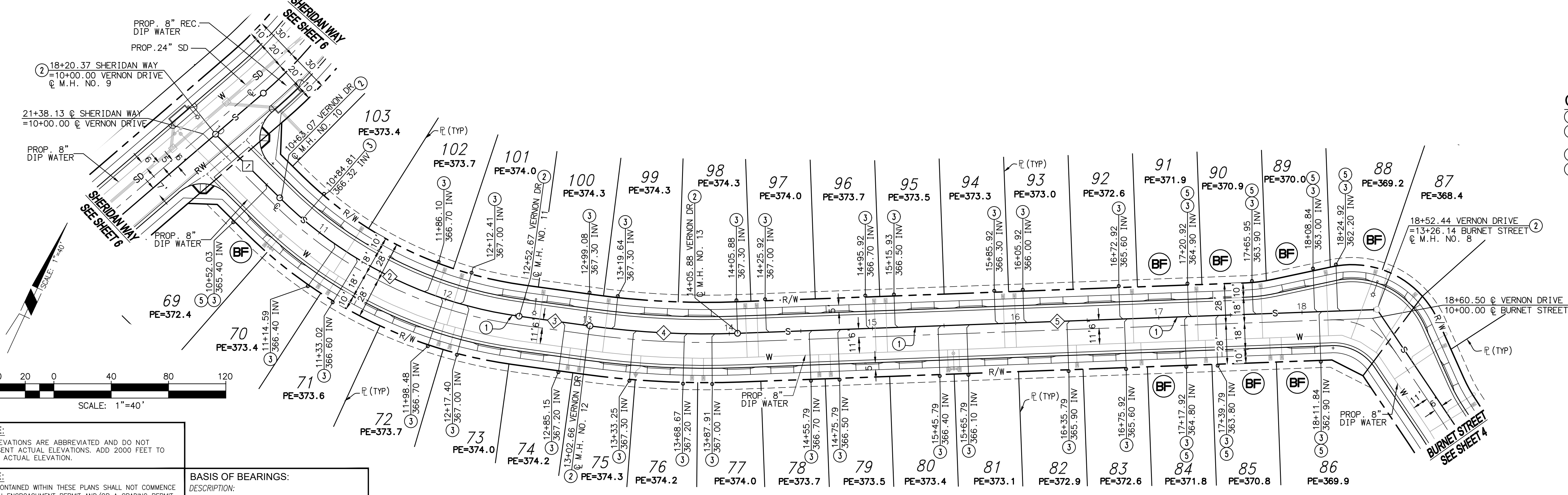
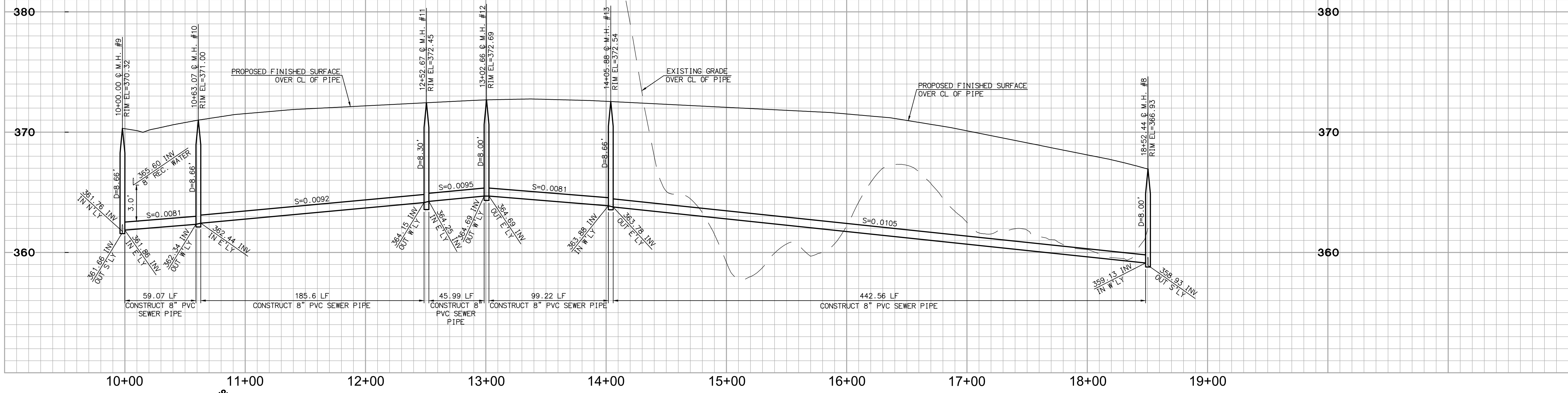
CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 36307-1
 BURNET STREET
 STA. 10+00.00 TO STA. 13+28.10
 VIDALIA LANE
 STA. 19+50.00 TO STA. 23+74.43
 WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

FOR:
PARDEE HOMES

SHEET
4
 OF 7 SHEETS
 FILE NO: 3367

H:\PDA\TA\TOURNAMENT_HILLS_WILSON\CADD\LAND\DLV\IMPROVE\SEWER\TRACT_36307-1\180214-SS-004.DWG ZEPEDA, JACOB 7/1/2021 2:59 PM

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



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53
 - INSTALL 4" PVC SEWER LATERAL W/SEWER CO PER EMWD STD. DWG. SB-177
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)

LINE/CURVE DATA TABLE

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 69°57'45" W	---	59.07'	---
2	36°10'12" W	294.00'	185.60'	96.01'
3	N 73°05'16" E	---	45.97'	---
4	09°34'23" E	594.00'	99.25'	49.74'
5	N 63°07'52" E	---	442.55'	---

NOTE:
 ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

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.

BASIS OF BEARINGS:
 DESCRIPTION:
 BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
 CRFP N2322764.069 E6304246.059
 CTMS N2352688.681 E6525221.205
 MATH N2347796.009 E6271429.242
 PIN1 N2329253.393 E6271429.242

BENCHMARK: CITY OF BEAUMONT
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 BM_11 2602.810
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 BM_14 2590.840



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 MBAKERINTL.COM



DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: MBS
 SCALE: AS NOTED
 DATE: JULY 2021
 JOB NUMBER: 180214



Reviewed By: [Signature] Date: 7/14/2021
 Recommended for Approval By: [Signature] Date: 7/14/2021
 Approved By: [Signature] Date: 07/20/2021
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 36307-1

VERNON DRIVE
 STA 10+00.00 TO STA 18+52.44
 WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

FOR: PARDEE HOMES

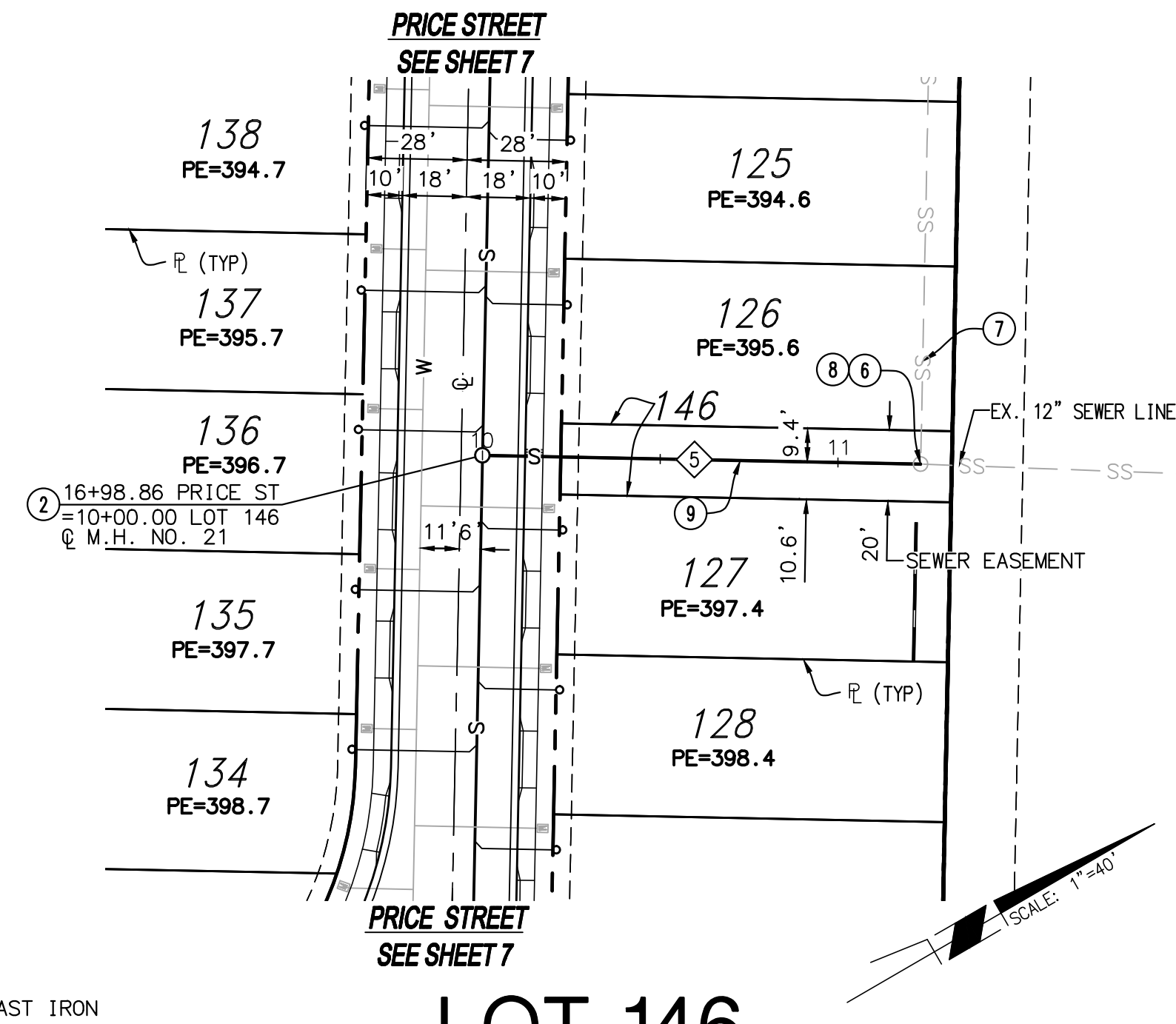
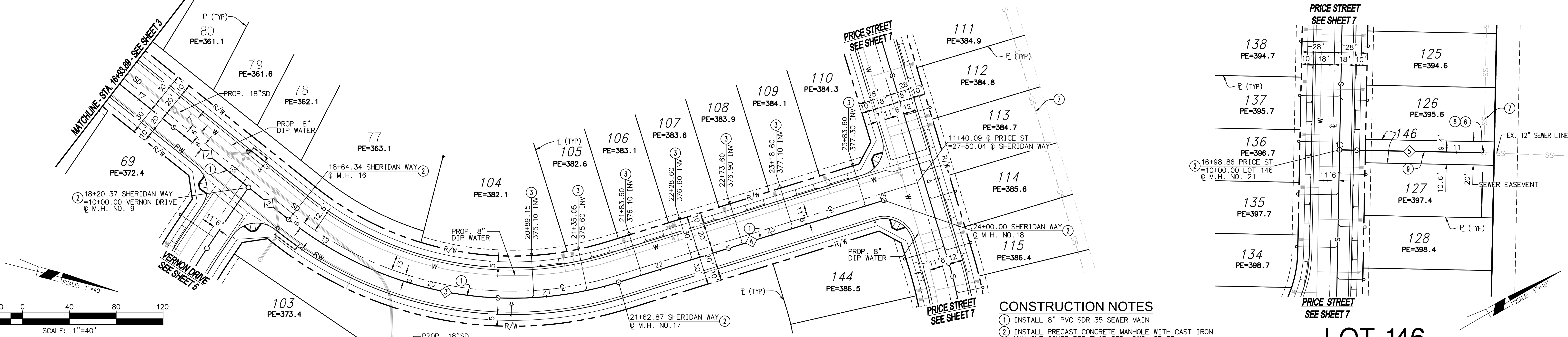
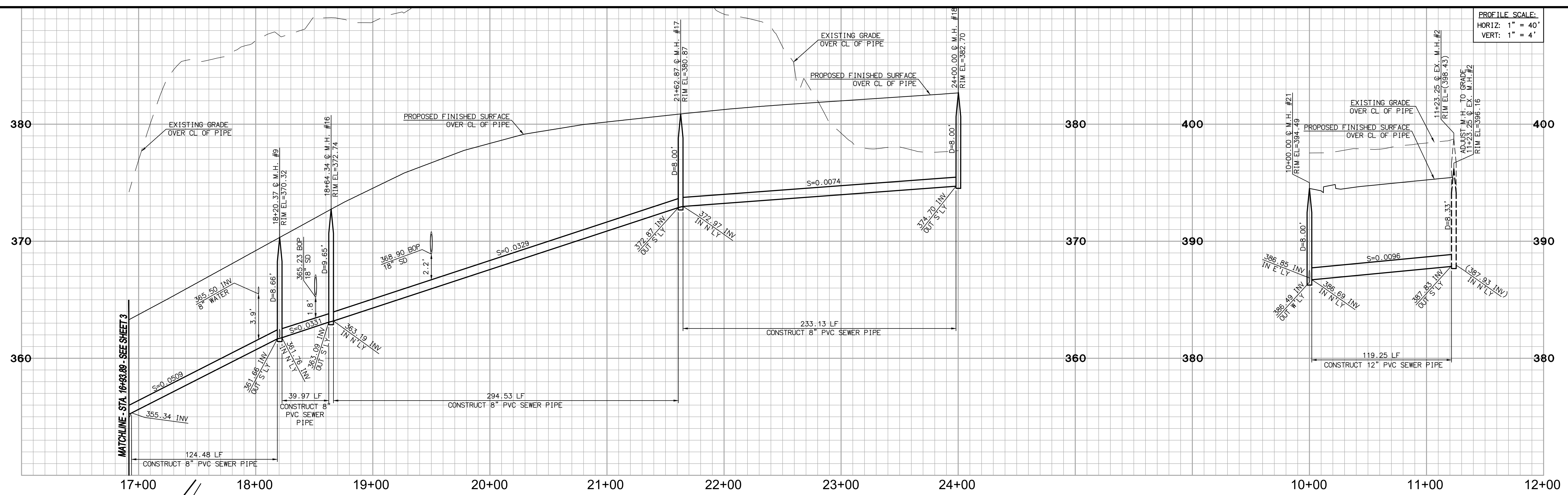
SHEET
5
 OF 7 SHEETS
 FILE NO: 3367

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

MAURICIO M. IACUCELLI
 R.C.E. 63249 * EXP. 06/30/22
 DATE: 7/2/21

REVISED: 07/01/2021
 H:\VPA\TA\TOURNAMENT_HILLS_WILSON\CADD\LAND\DLV\IMPROVE\SEWER\TRACT_36307-1\180214-SS-005.DWG_ZEPEDA, JACOB 7/1/2021 2:40 PM

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



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53
 - INSTALL 4" PVC SEWER LATERAL W/SEWER CO PER EMWD STD. DWG. SB-177
 - CORE DRILL INTO EX. MH. CONNECT NEW 8" SEWER LINE WITH KOR-N-SEAL RUBBER GASKET OR APPROVED EQUAL AT PENETRATION OF MANHOLE. CHIP OUT EXISTING CHANNEL AND REPOUR NEW CHANNEL. SHAPE AND SLOPE NEW INVERT CHANNEL FOR SMOOTH FLOW FROM NEW SEWER CONNECTION.
 - CONTRACTOR TO REMOVE EXISTING SEWER LINE AND COORDINATE WITH CITY FORCES
 - CONTRACTOR TO ADJUST MANHOLE RIM ELEVATION TO GRADE
 - INSTALL 12" PVC SDR 35 SEWER MAIN

LINE/CURVE DATA TABLE

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 24° 32' 15" E	---	124.48'	---
2	N 24° 32' 15" E	---	39.97'	---
3	S 55° 53' 46" W	306.00'	294.53'	162.35'
4	N 31° 21' 31" W	---	233.13'	---
5	S 31° 18' 24" E	---	119.25'	---

SHERIDAN WAY

NOTE:
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NOTE:
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CRFP N2322764.069 E6304246.059
CTMS N2352688.681 E6525221.205
WATH N2347786.009 E6271429.242
PIN1 N2382953.393 E6271429.242

BENCHMARK: CITY OF BEAUMONT
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BM_11 2602.810
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BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL

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Phone: (760) 346-7481
MBAKERINTL.COM

Mauricio M. Iacucelli
R.C.E. 63249 * EXP. 06/30/22

7/2/21 DATE



DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JULY 2021
JOB NUMBER: 180214



Reviewed By: [Signature] Date: 7/14/2021
Recommended for Approval By: [Signature] Date: 7/14/2021
Approved By: [Signature] Date: 07/20/2021
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

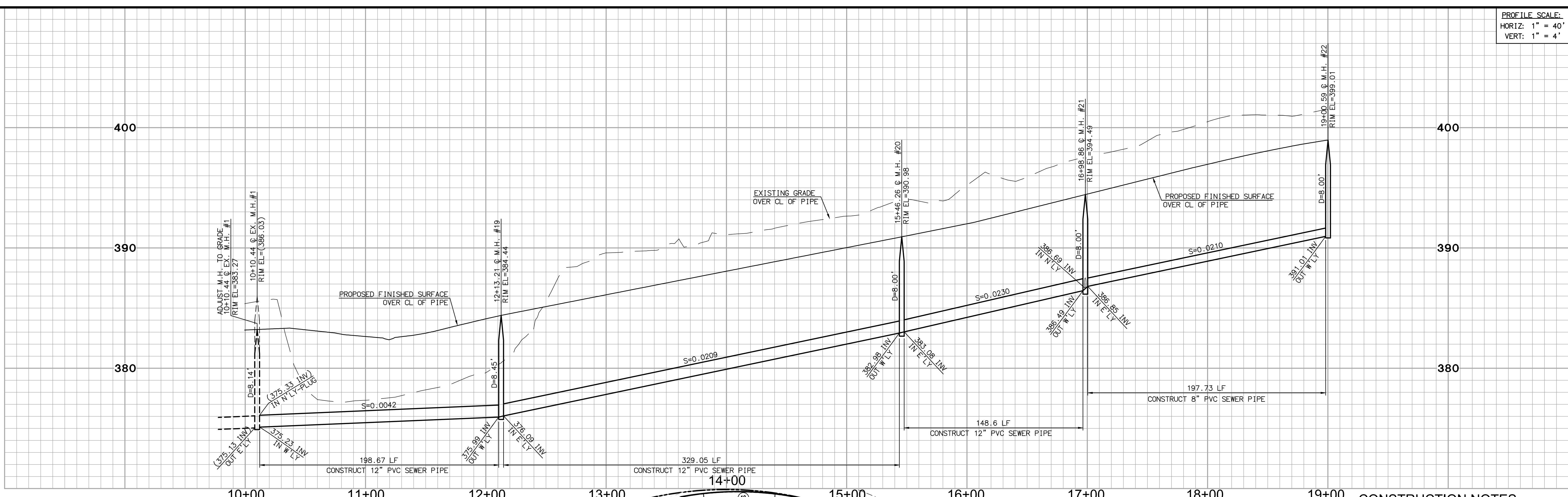
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 36307-1
SHERIDAN WAY
STA 16+83.89 TO STA 24+00.00
LOT 146
STA 10+00.00 TO STA 11+23.25
WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

FOR: PARDEE HOMES

SHEET
6
OF 7 SHEETS
FILE NO: 3367



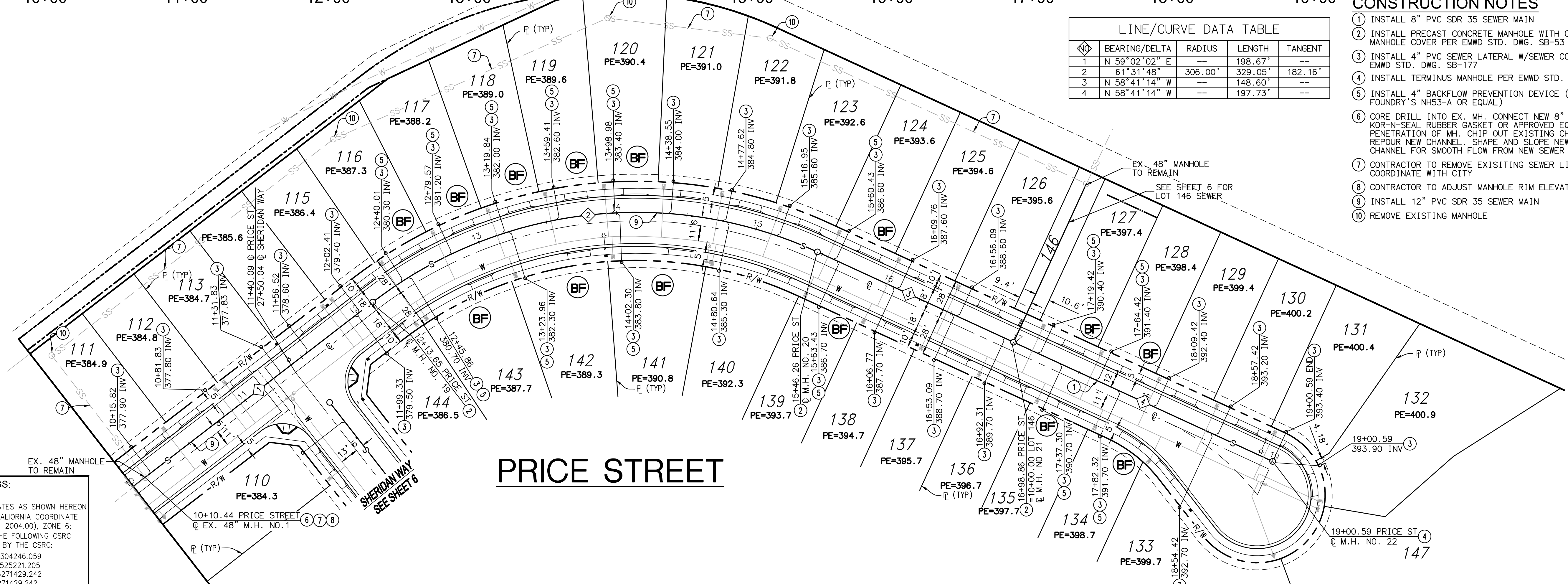
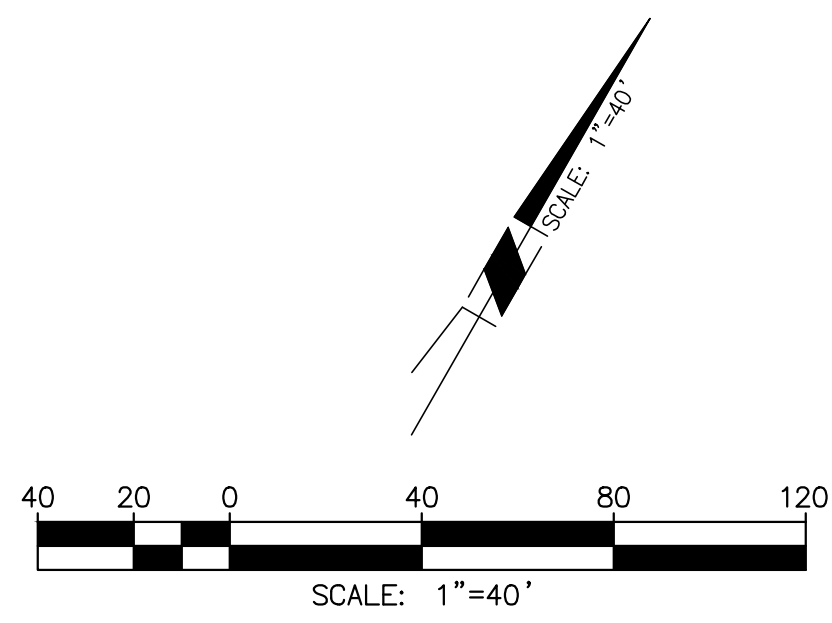
PROFILE SCALE:
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- CONSTRUCTION NOTES**
- 1) INSTALL 8" PVC SDR 35 SEWER MAIN
 - 2) INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER EMWD STD. DWG. SB-53
 - 3) INSTALL 4" PVC SEWER LATERAL W/SEWER CO PER EMWD STD. DWG. SB-177
 - 4) INSTALL TERMINUS MANHOLE PER EMWD STD. DWG. SB-58
 - 5) INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A OR EQUAL)
 - 6) CORE DRILL INTO EX. MH. CONNECT NEW 8" SWR LINE WITH KOR-N-SEAL RUBBER GASKET OR APPROVED EQUAL AT PENETRATION OF MH. CHIP OUT EXISTING CHANNEL AND REPAIR NEW CHANNEL. SHAPE AND SLOPE NEW INVERT CHANNEL FOR SMOOTH FLOW FROM NEW SEWER CONNECTION.
 - 7) CONTRACTOR TO REMOVE EXISTING SEWER LINE AND COORDINATE WITH CITY
 - 8) CONTRACTOR TO ADJUST MANHOLE RIM ELEVATION TO GRADE
 - 9) INSTALL 12" PVC SDR 35 SEWER MAIN
 - 10) REMOVE EXISTING MANHOLE

LINE/CURVE DATA TABLE

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 59°02'02" E	---	198.67'	---
2	61°31'48" E	306.00'	329.05'	182.16'
3	N 58°41'14" W	---	148.60'	---
4	N 58°41'14" W	---	197.73'	---



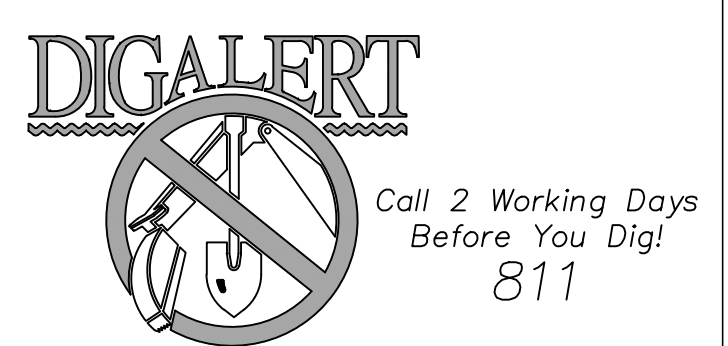
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 SCALE: AS NOTED
 DATE: JULY 2021
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Reviewed By: [Signature] Staff Engineer Date: 7/14/2021
 Recommended for Approval By: [Signature] Administrative Engineer Date: 7/14/2021
 Approved By: [Signature] City Engineer/Director of Public Works Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 36307-1

PRICE STREET
 STA 10+00.00 TO STA 19+00.59
 WITHIN A PORTION OF SEC. 6, T. 3 S., R. 1 W., S.B.M.

PARDEE HOMES

SHEET
7
 OF 7 SHEETS
 FILE NO: 3367

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

MAURICIO M. IACULLI
 R.C.E. 63249 * EXP. 06/30/22
 DATE: 7/2/21

REVISED: 07/01/2021
 H:\PDA\TA\TOURNAMENT_HILLS\WILSON\CADD\LAND\IMPROVE\SEWER\TRACT_36307-1\180214-SS-007.DWG_ZEPEDA, JACOB 7/7/2021 11:04 AM