



# City of Beaumont

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

Case No. 3102019-0415  
Receipt No. 946571  
Fee \$ 484.53 App/BOND Ins fees  
Date Paid 10/31/19

Inv. 7045

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

- Contact's Name KEVIN METCALFE Phone 949-236-1042
- Contact's Address 400 EXCHANGE SUITE 200 IRVINE CA 92602  
City/State/Zip
- Contact's E-mail KMETCALFE@KHOU.COM
- Developer Name K HOUMANIAN HOMES Phone 714-368-4500  
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address 400 EXCHANGE SUITE 200 IRVINE CA 92602  
City/St/Zip
- Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
Tract 33096-13 Bond # 41383375 SEWER

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.


KEVIN METCALFE [Signature] 10-30-19  
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.

KEVIN METCALFE [Signature] 10-30-19  
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.

KEVIN METCALFE  10-30-19  
Print Name and Sign - Contact/Applicant Date

**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.
- THE CITY ENGINEER 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 "BEST'S" 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 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 TRENCHES 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 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 REPRESENTATIVES OF 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 COMPLY WITH SECTION 6703 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTOR'S 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 WILL 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

**DIAL 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:**

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. Tacchetti  
R.C.E. 63249 EXP. 9-30-2018



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

Reviewed By: [Signature] Date: 9/12/17  
Recommended for Approval By: [Signature] Date: 9/12/17  
Approved By: [Signature] Date: 9/15/17  
Director of Public Works, R.C.E. 50932  
City of Beaumont, Public Works Department  
Engineering Division

550 E. 6TH STREET  
BEAUMONT, CA 92523  
TEL: (951) 769-8520 • FAX: (951) 769-8528

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

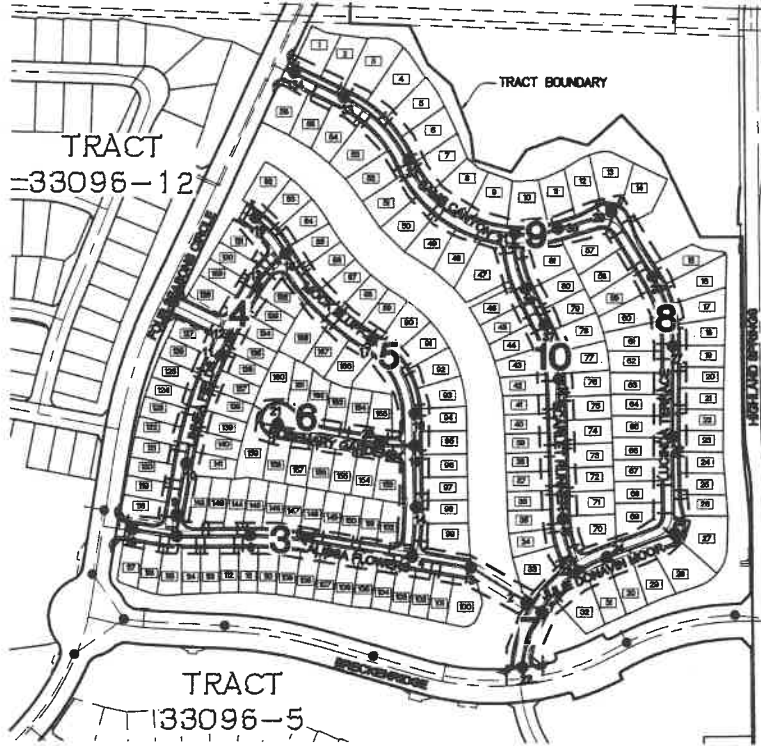
SHEET **1** OF 10 SHEETS  
FILE NO.: 3187

FOR: **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 CENTERLINE (CG).
- CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC OR VOP 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 VOP 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
- 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: MAURICIO TACCHETTI R.C.E. 63249

DATE: 9/17

**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**

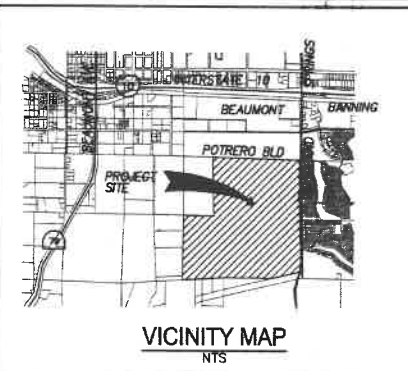
- APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS 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..... BC
- 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.....UTL



**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. 102017-0001, 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: 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.

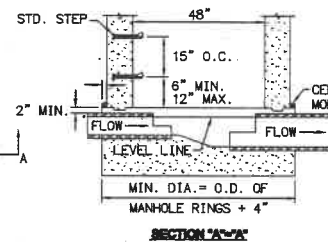
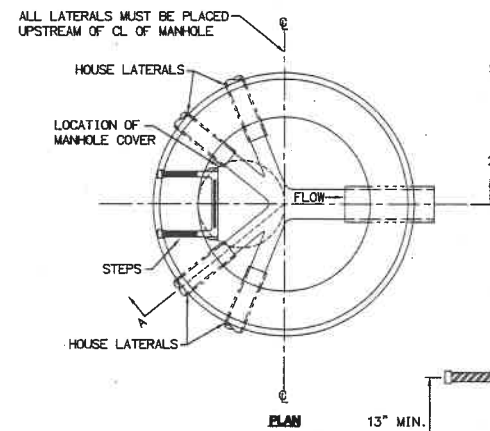
BENCHMARK: CITY OF BEAUMONT NO. 14.A.82

DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE S'LY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.  
ELEV. = 2590.838 (1982)  
DATUM: NGVD29

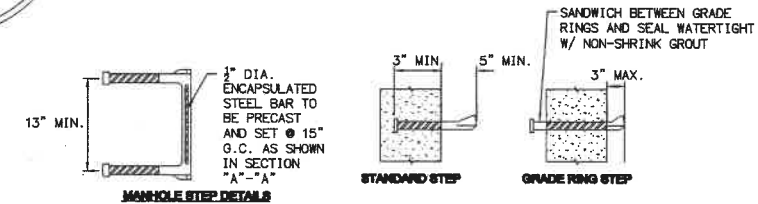
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PJ2017-0001

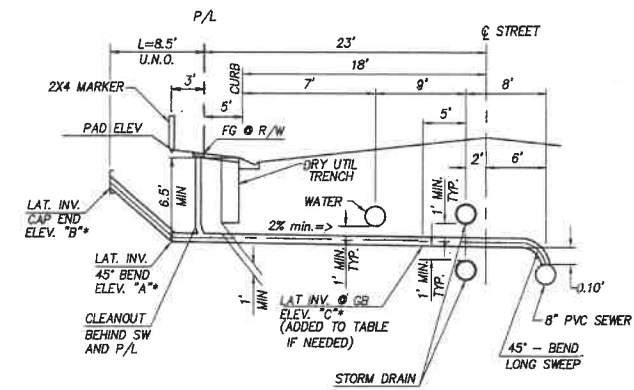
H:\PDATA\10103507\ARVINE\CADD\LAND\DWG\PH-E2\SS\33096-01-13.DWG



- NOTES:**
1. REFER TO RCTD STD. 606 STANDARD DRAWINGS OF MANHOLES FOR DETAILS PERTAINING TO MANHOLES ONLY.
  2. 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.
  3. 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\"/>**

CONSTRUCTION NOTES	UNIT	QTY.
1. INSTALL 8\"/>	LF	5,890
2. INSTALL 4\"/>	LF	5,385
3. INSTALL 4\"/>	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

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

**BENCHMARK: CITY OF BEAUMONT**  
NO. 14.A.82  
DESCRIPTION:  
1-3/8\"/>

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 THE PLANS FOR APPROVED BY THE CITY.

**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\"/>

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



**Michael Baker INTERNATIONAL**  
51400 Center Drive, Suite 500  
Santa Ana, CA 92707  
Phone: (949) 472-3505  
MBAKERINTL.COM  
DATE: 9/1/17

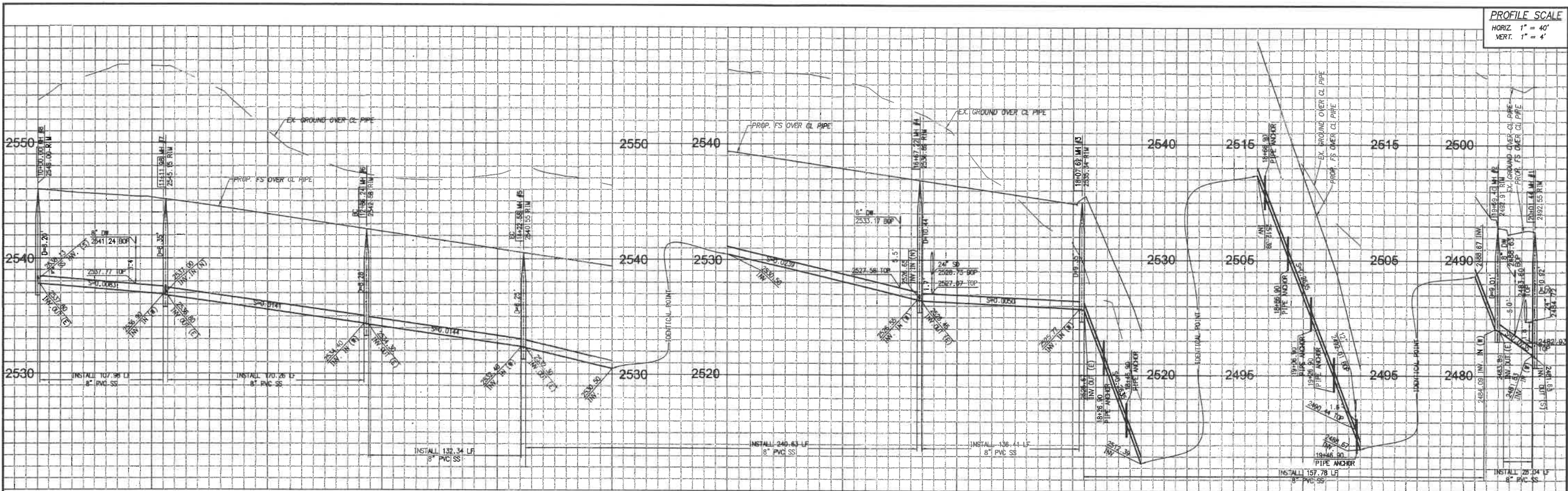


DESIGN BY: CH  
DRAWN BY: MJ  
CHECKED BY: MMI  
SCALE: PER PLAN  
DATE: JUNE 2017  
JOB NUMBER: 10103705  
Reviewed By: [Signature] Date: 9/1/17  
Recommended for Approval By: [Signature] Date: 9/1/17  
Approved By: [Signature] Date: 9/1/17  
Director of Public Works, R.C.E. 50932  
City of Beaumont, 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

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



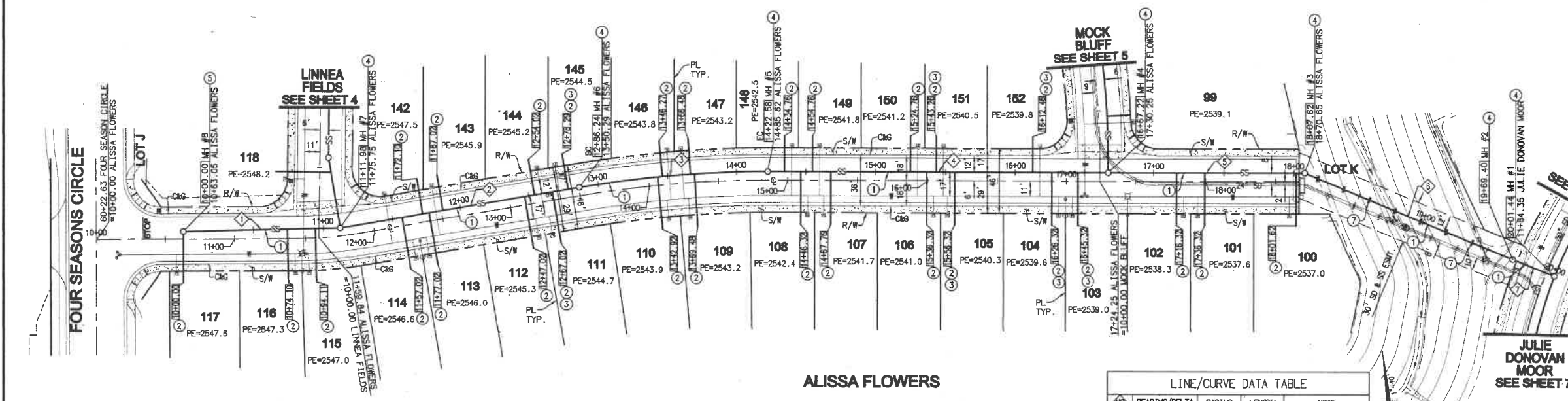
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- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600 AND SEWER CLEANOUT PER RCSD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2.
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL M-4XP)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

TYPICAL SEWER LATERAL DETAIL

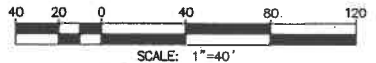
LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
100	2527.26	2532.76	-	8.5
101	2527.99	2533.09	-	8.5
102	2527.69	2533.19	-	8.5
103	2528.50	2534.00	-	8.5
104	2528.95	2534.45	-	8.5
105	2530.63	2536.13	-	8.5
106	2531.10	2536.60	-	8.5
107	2532.74	2538.24	-	8.5
108	2533.25	2538.75	-	8.5
109	2534.60	2540.10	-	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
142	2537.19	2542.69	-	8.5
143	2536.98	2542.48	-	8.5
144	2536.04	2541.54	-	8.5
145	2535.69	2541.19	-	8.5
146	2534.67	2540.17	-	8.5
147	2534.38	2539.88	-	8.5
148	2533.27	2538.77	-	8.5
149	2532.79	2538.29	-	8.5
150	2531.12	2536.62	-	8.5
151	2530.67	2536.17	-	8.5
152	2529.02	2534.52	-	8.5

SEE SHEET 2 FOR TYPICAL SEWER DETAIL



LINE/CURVE DATA TABLE

STATION	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"	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:**  
 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 REVISIONS TO 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 = NAD83



**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 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		QTY



**Michael Baker INTERNATIONAL**  
 51441 Centre Drive, Suite 500  
 Santa Ana, CA 92707  
 Phone: (949) 472-3505  
 MBAKERINTL.COM

DATE: 9/17



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

Reviewed By: [Signature] Date: 9/17  
 Recommended for Approval By: [Signature] Date: 9/17  
 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

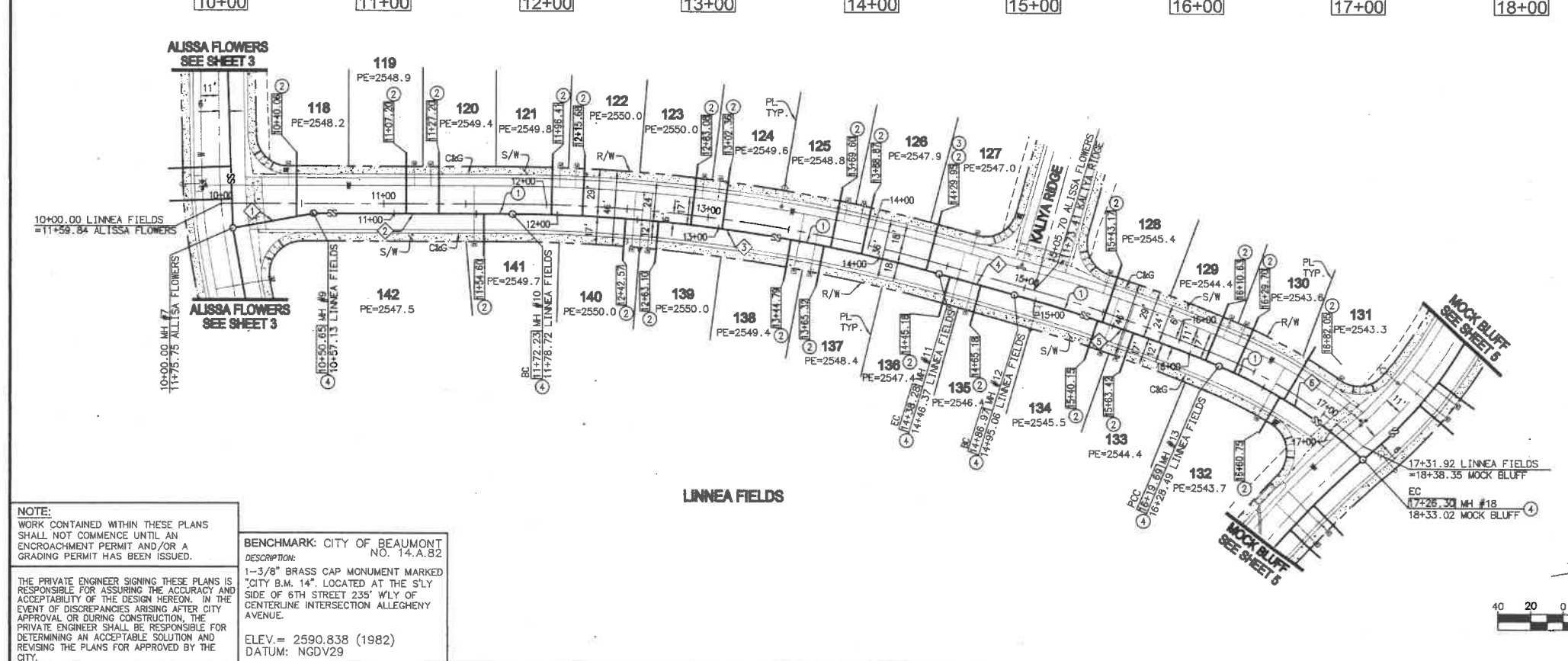
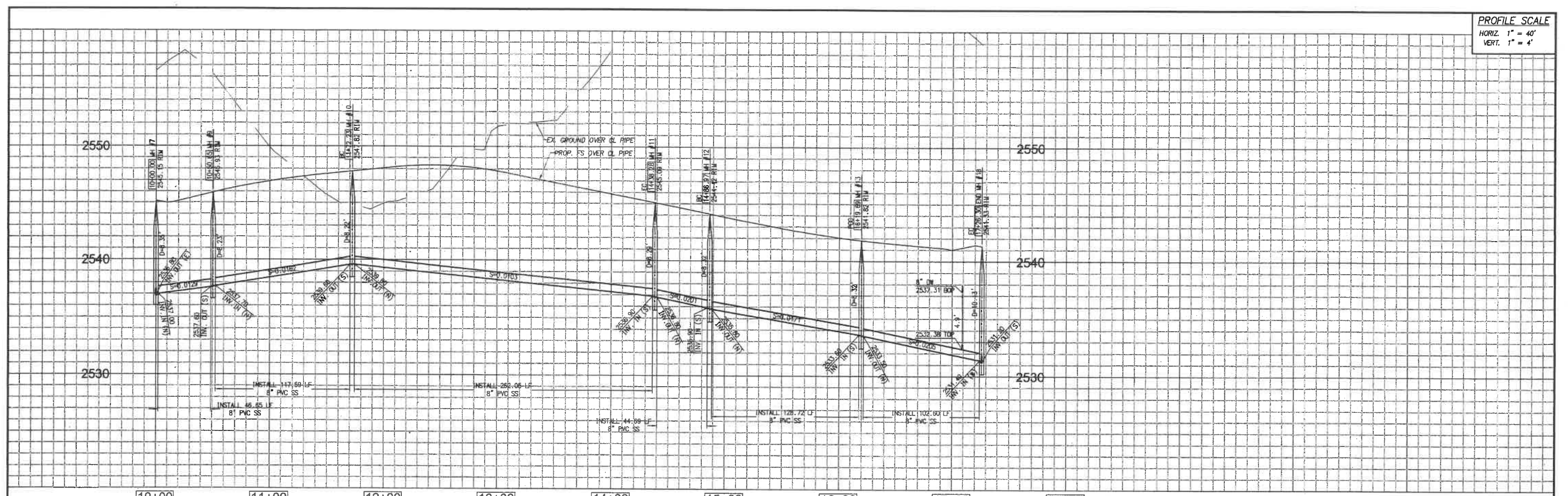
CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS FOR:**  
 TRACT NO. 33096-13, PH-E2  
 ALISSA FLOWERS STA. 10+00.00 TO 20+01.44

FOR: K. HOVNIANIAN

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

H:\PDATA\10103507\RVINE\CAOD\LAND\LV\WP\PH-E2\SS\3507-SS-03.DWG HAINES, CODY W. 8/14/2017 2:09 PM

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



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

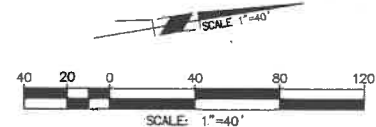
CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600 AND SEWER CLEANDOUT 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

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

LINE/CURVE DATA TABLE

NO.	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	S 15° 06' 17" E	994.00'	286.05'	LINNEA FIELDS
4	N 25° 14' 35" E	—	48.69'	LINNEA FIELDS
5	07° 02' 18"	1047.88'	132.73'	LINNEA FIELDS
6	S 19° 59' 45"	294.00'	106.80'	LINNEA FIELDS



NOTE:  
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BENCHMARK: CITY OF BEAUMONT  
 NO. 14.A.B2  
 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:  
 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**  
 51400 Center Drive, Suite 500  
 Santa Ana, CA 92707  
 Phone: (949) 472-3505  
 MBAKERINTL.COM

DATE: 9/17



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

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

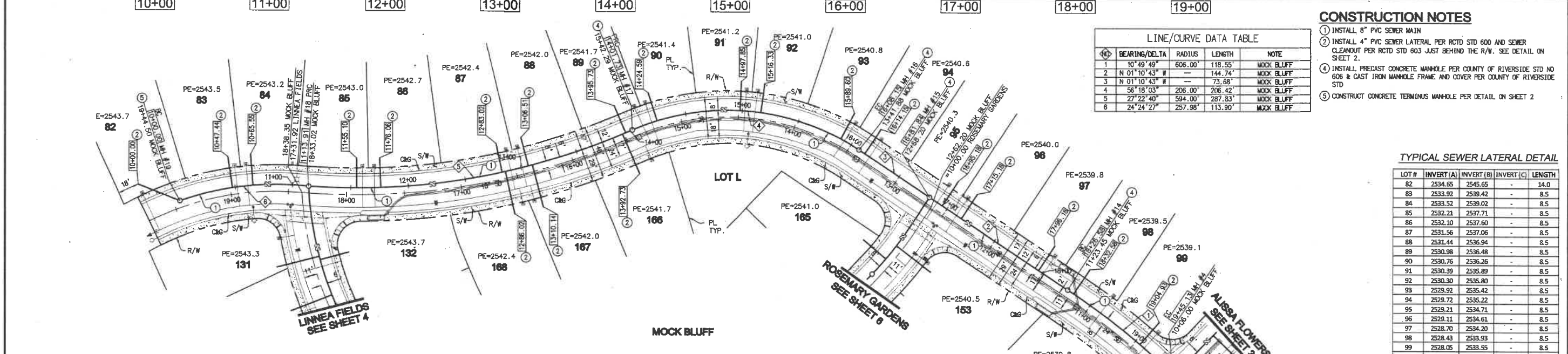
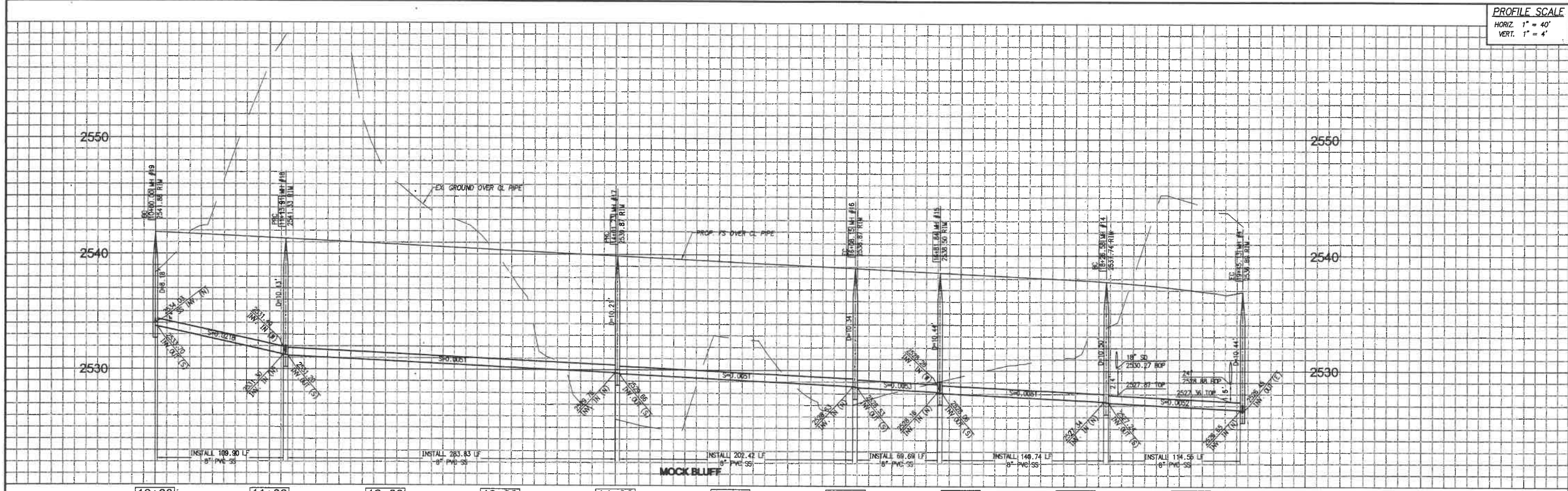
CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS FOR:  
 TRACT NO. 33096-13, PH-E2  
 LINNEA FIELDS STA. 10+00.00 TO 17+26.30

FOR: K. HOVNANIAN

SHEET  
**4**  
 OF 10 SHEETS  
 FILE NO.: 3127

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



LINE/CURVE DATA TABLE

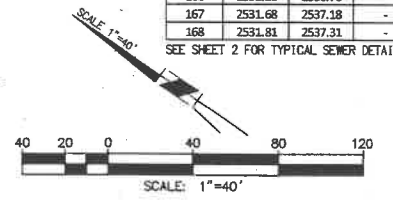
NO.	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	10° 49' 49"	606.00'	118.55'	MOCK BLUFF
2	N 01° 10' 43" W	---	144.74'	MOCK BLUFF
3	N 01° 10' 43" W	---	73.68'	MOCK BLUFF
4	56° 18' 03"	206.00'	206.42'	MOCK BLUFF
5	27° 22' 40"	594.00'	287.83'	MOCK BLUFF
6	24° 24' 27"	257.98'	113.90'	MOCK BLUFF

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600 AND SEWER CLEANOUT PER RCSD STD 803 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

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
94	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



**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: NAD83

**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 Hudson Center Drive, Suite 500  
 Santa Ana, CA 92707  
 Phone: (949) 472-3505  
 MBAKERINTL.COM

MAURICIO M. JACQUELLO  
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH  
 DRAIN BY: M.J.  
 CHECKED BY: M.M.  
 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. 50832 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  
 MOCK BLUFF STA. 10+00.00 TO 19+45.13

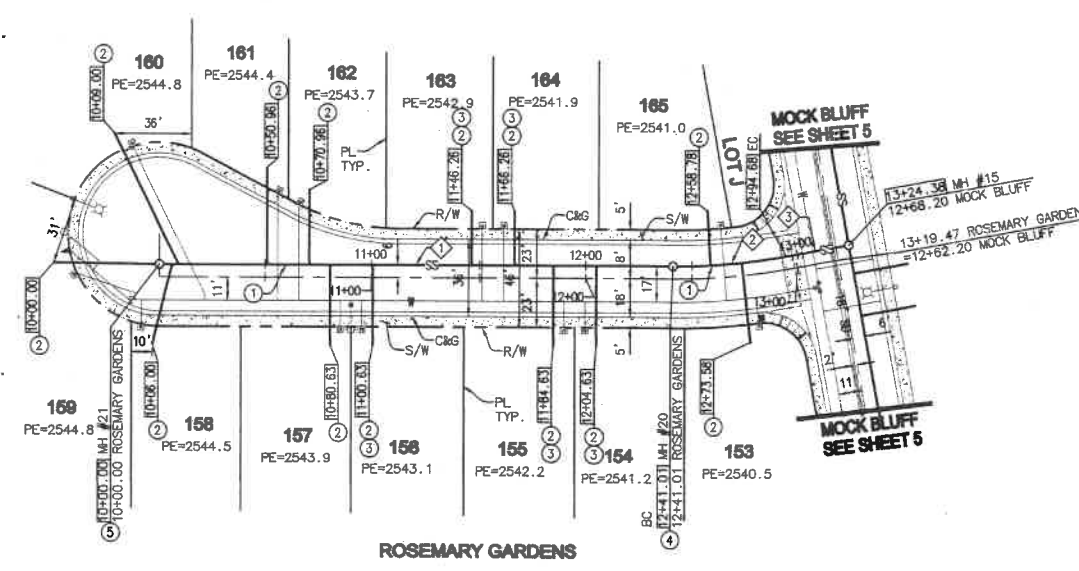
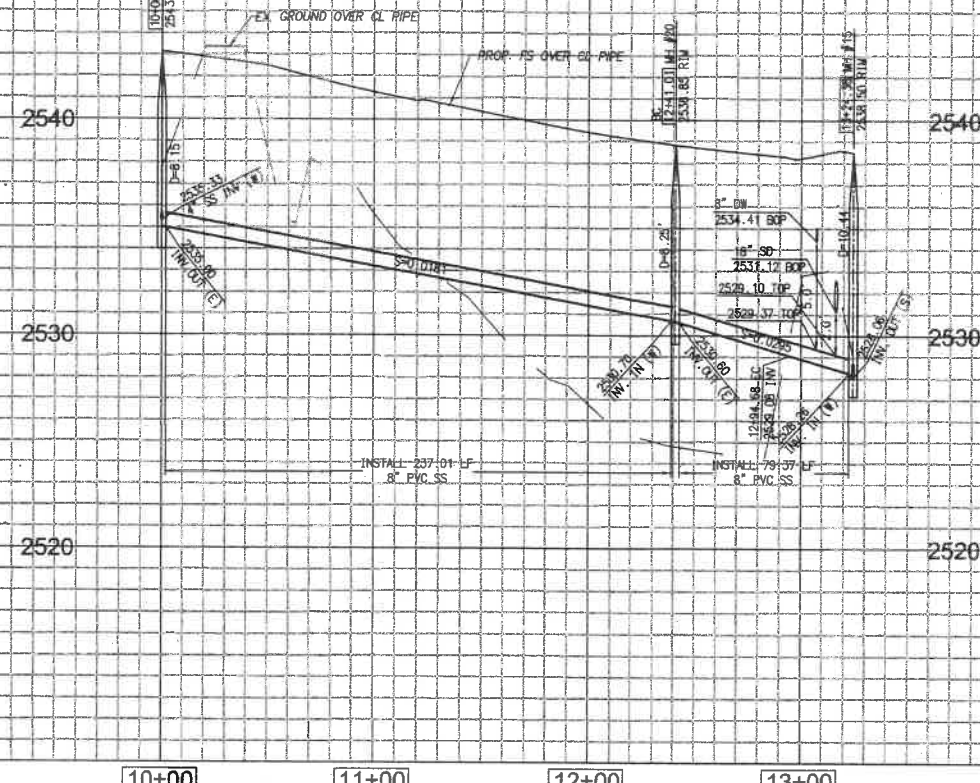
FOR: K. HOVNANIAN

SHEET 5 OF 10 SHEETS  
 FILE NO.: 3127



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



TYPICAL SEWER LATERAL DETAIL

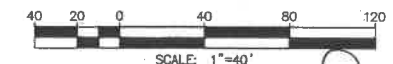
LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
153	2536.03	2541.53	-	8.5
154	2532.81	2538.31	-	8.5
155	2533.17	2538.67	-	8.5
156	2534.69	2540.19	-	8.5
157	2535.05	2540.55	-	8.5
158	2536.42	2542.12	-	8.7
159	2536.77	2542.67	-	8.9
160	2537.02	2542.52	-	8.5
161	2535.74	2542.34	-	9.6
162	2535.16	2541.56	-	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 82° 43' 12" W	-	241.01'	ROSEMARY GARDENS
2	10° 04' 08" E	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 SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.  
 ELEV. = 2590.838 (1982)  
 DATUM: NADV29

**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 55, 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 Hillcrest Center Drive, Suite 500  
 San Diego, CA 92107  
 Phone: (619) 472-3505  
 MBACKERINTL.COM

*M. J. Tacubelli*  
 MAURICIO M. TACUBELLI  
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: CH  
 DRAIN 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: 9/21/17  
 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

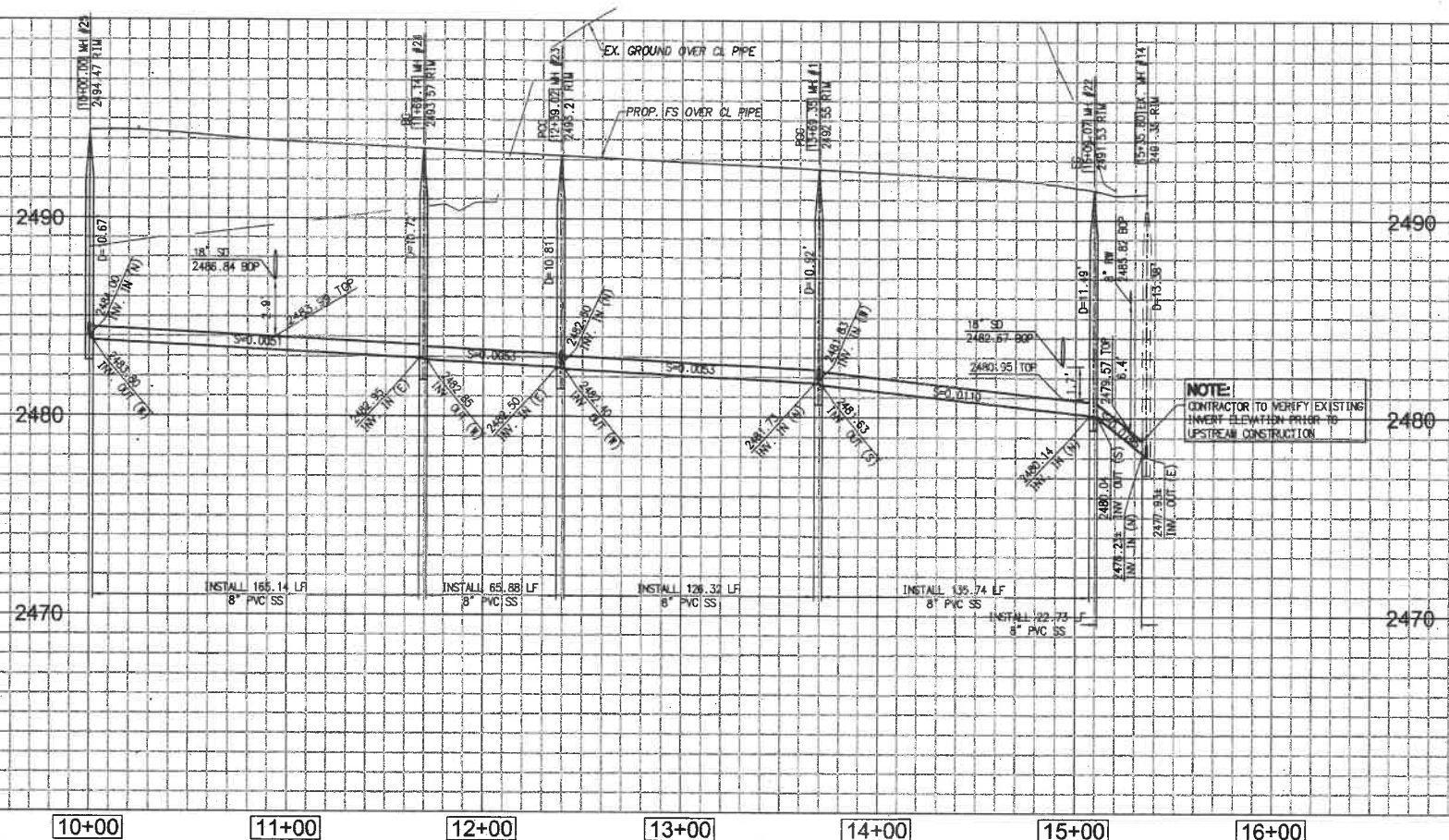
FOR: **K. HOVNANIAN**

SHEET **6**  
 OF 10 SHEETS  
 FILE NO.: 3127

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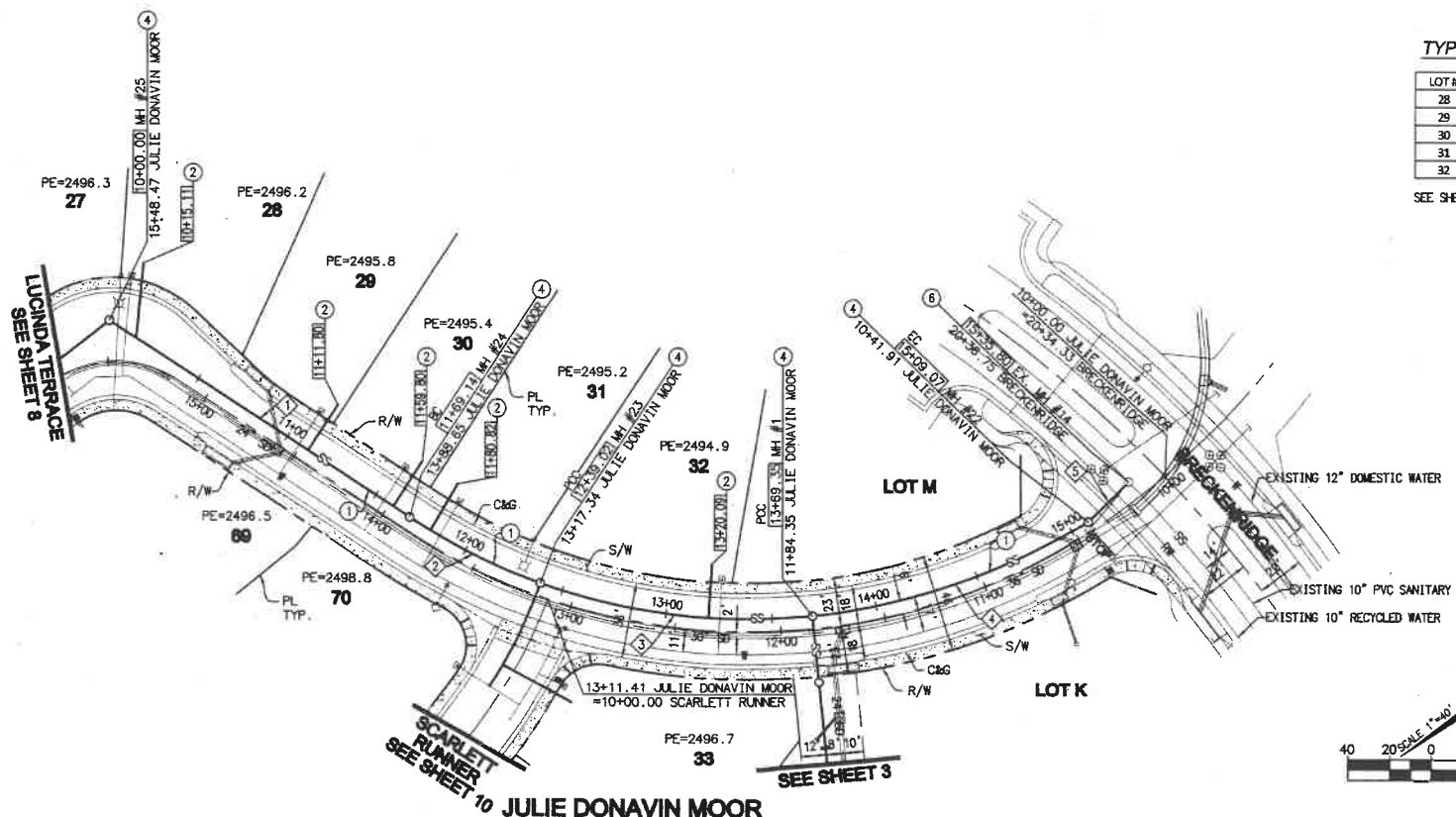


PROFILE SCALE  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'



NOTE:  
 CONTRACTOR TO VERIFY EXISTING  
 INVERT ELEVATION PRIOR TO  
 UPSTREAM CONSTRUCTION

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



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

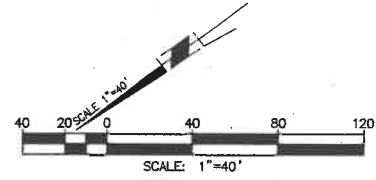
SEE SHEET 2 FOR TYPICAL SEWER DETAIL

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600 AND SEWER CLEANOUT PER RCSD 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

LINE #	BEARING/Delta	RADIUS	LENGTH	NOTE
1	N 70°07'47" E	165.14'	165.14'	JULIE DONOVIN MOOR
2	13°37'58"	293.68'	69.88'	JULIE DONOVIN MOOR
3	25°25'30"	293.68'	130.32'	JULIE DONOVIN MOOR
4	23°20'35"	333.17'	135.74'	JULIE DONOVIN MOOR
5	N 07°37'03" W	-	22.73'	JULIE DONOVIN MOOR



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 REVISIONS 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 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 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		QTY



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

DATE: 9/17



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

Reviewed By: [Signature] Date: 9/17  
 Recommended for Approval By: [Signature] Date: 9/17  
 Approved By: [Signature] Date: 9/15/17  
 Director of Public Works, R.C.E. 50832

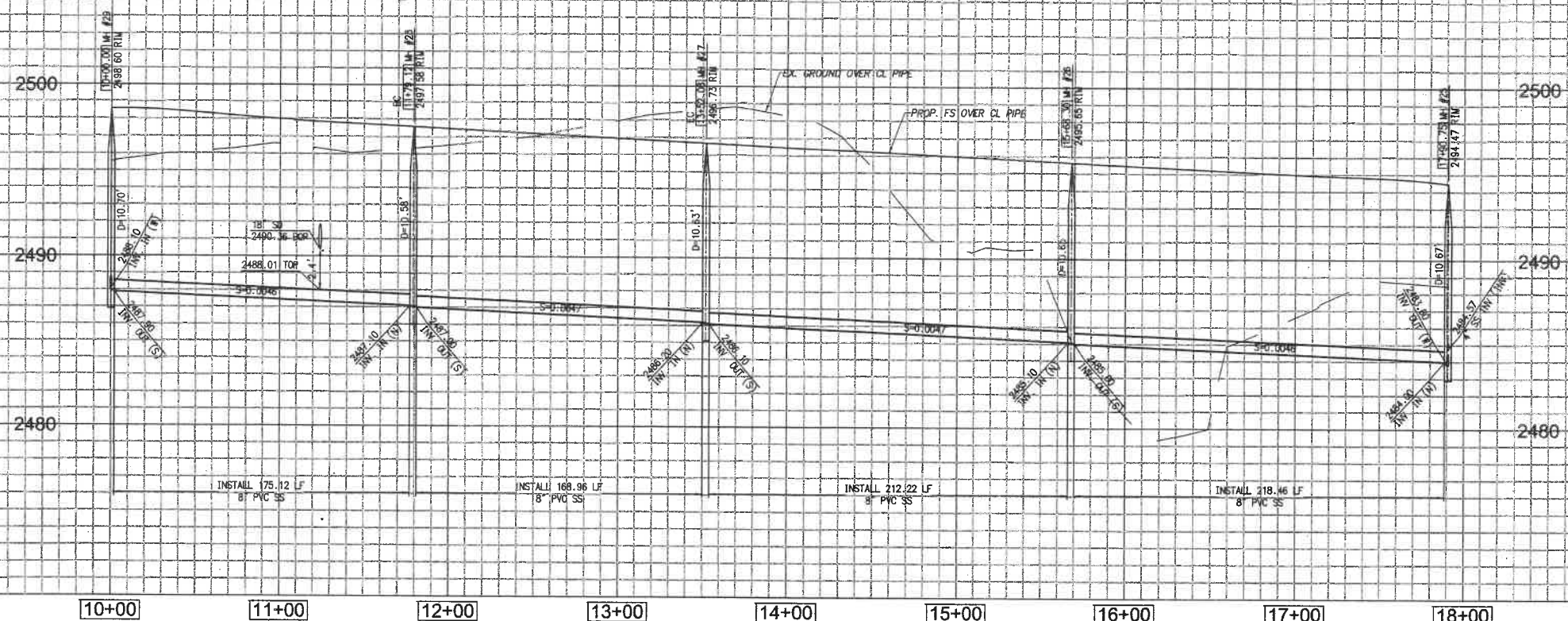
City of Beaumont, Public Works Department  
 Engineering Division  
 550 E. 6TH STREET  
 BEAUMONT, CA 92223  
 TEL: (951) 769-8520 \* FAX: (951) 769-8526

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

SHEET 7  
 OF 10 SHEETS  
 FILE NO.: 3127

H:\PDATA\10103507\ARVINE\CADD\LAND\DLV\MP\PH-E2\SS\3507-SS-07.DWG HAINES, CODY W 8/14/2017 2:07 PM

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

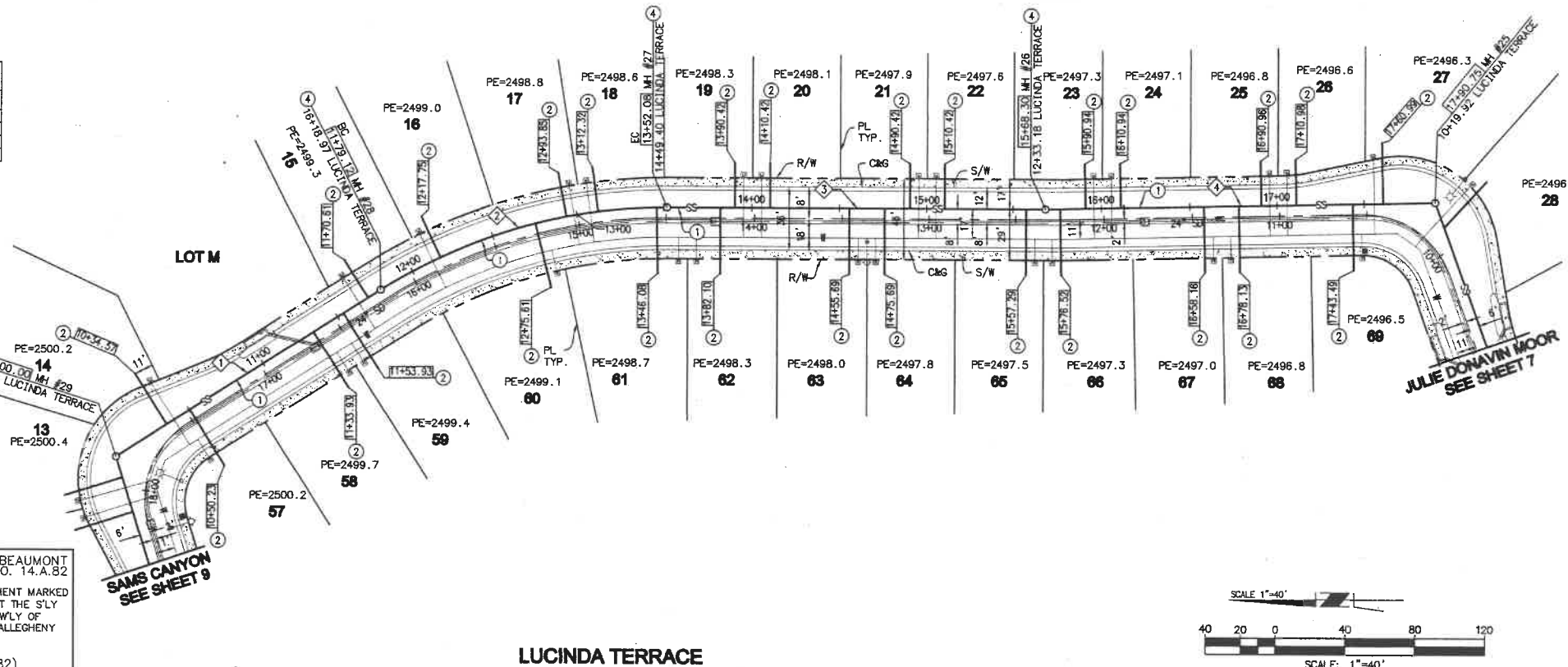


LINE/CURVE DATA TABLE

LINE	BEARING/Delta	RADIUS	LENGTH	NOTE
1	N 32°17'14" W	179.12'	179.12'	LUCINDA TERRACE
2	S 31°38'08" E	306.00'	172.96'	LUCINDA TERRACE
3	N 00°05'54" E	216.22'	216.22'	LUCINDA TERRACE
4	N 01°04'37" W	222.46'	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 803 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

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

**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: NAD83



**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**  
 5140 Canyon Drive, Suite 600  
 San Jose, CA 95128  
 Phone: (408) 472-3505  
 MBKAKINTL.COM

Mauricio M. Jaccelli  
 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

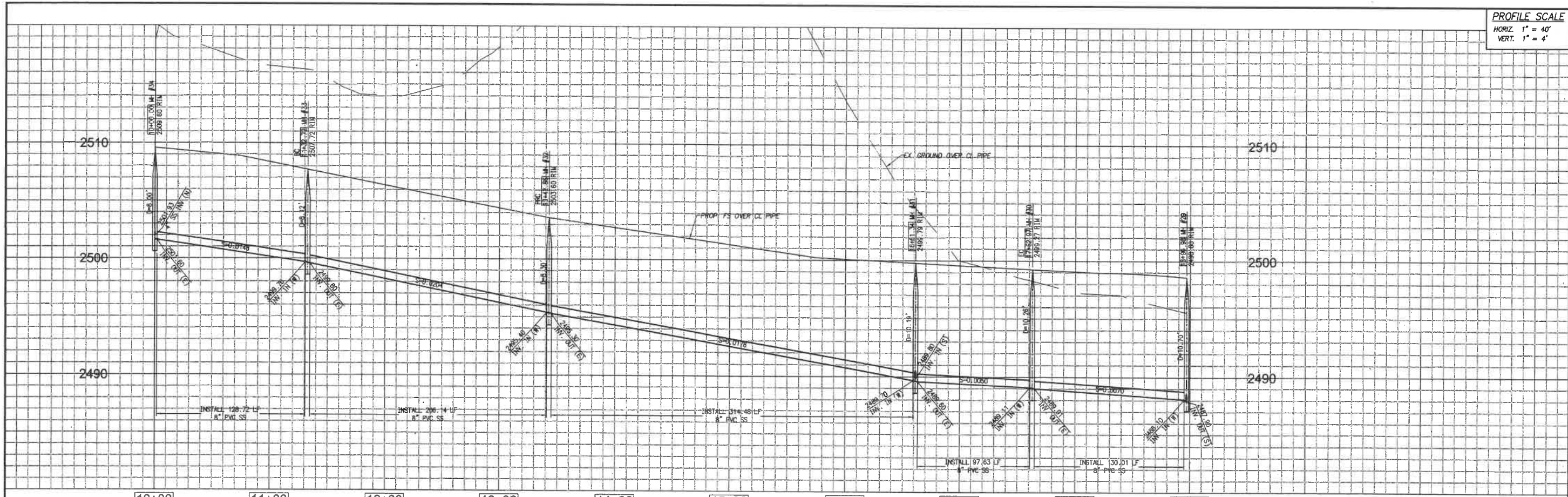
Reviewed By: [Signature]  
 Recommended for Approval By: [Signature]  
 Approved By: [Signature]  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS FOR:**  
 TRACT NO. 33096-13, PH-E2  
 LUCINDA TERRACE STA. 10+00.00 TO 17+90.75

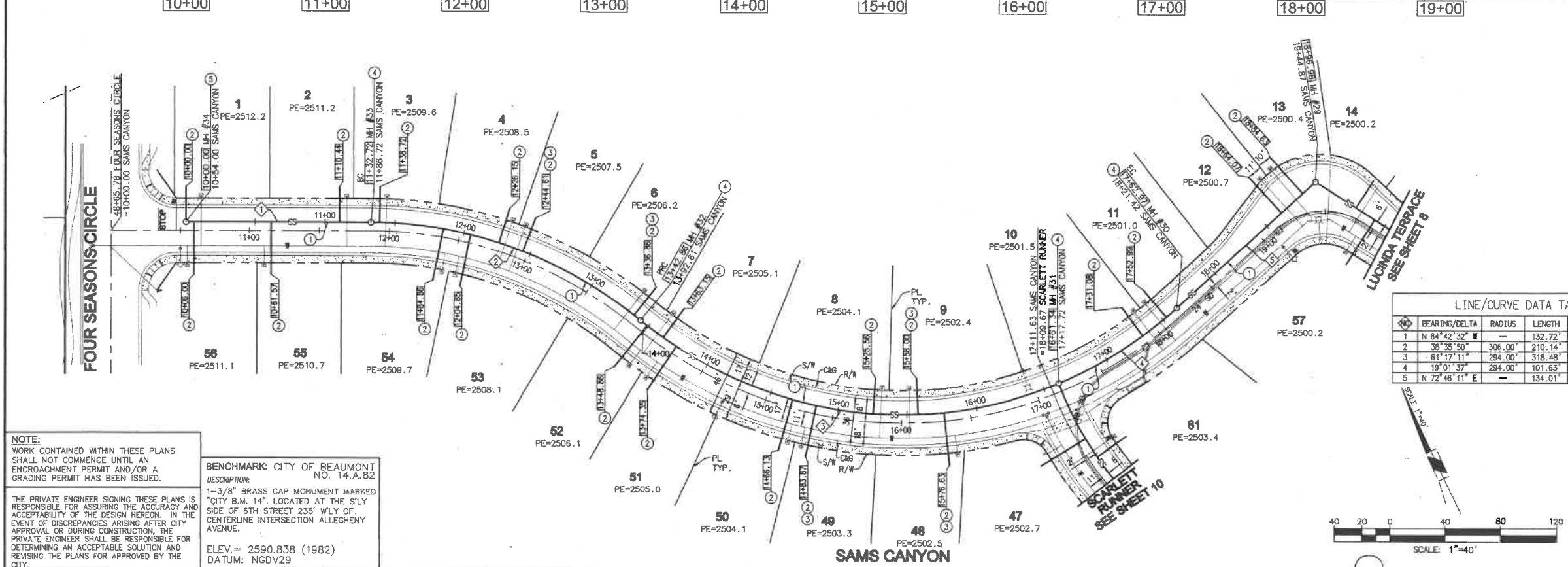
FOR: **K. HOVNIANIAN**

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

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



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCDD STD 600 AND SEWER CLEANOUT PER RCDD 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



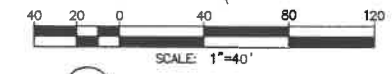
TYPICAL SEWER LATERAL DETAIL

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

SEE SHEET 2 FOR TYPICAL SEWER DETAIL

LINE/CURVE DATA TABLE

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



**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 SLY 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 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		QTY



**Michael Baker INTERNATIONAL**  
 51400 Center Drive, Suite 500  
 San Diego, CA 92121  
 Phone: (619) 472-3505  
 MBAKERINTL.COM

M. J. Jacquelli  
 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: 9/25/17  
 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

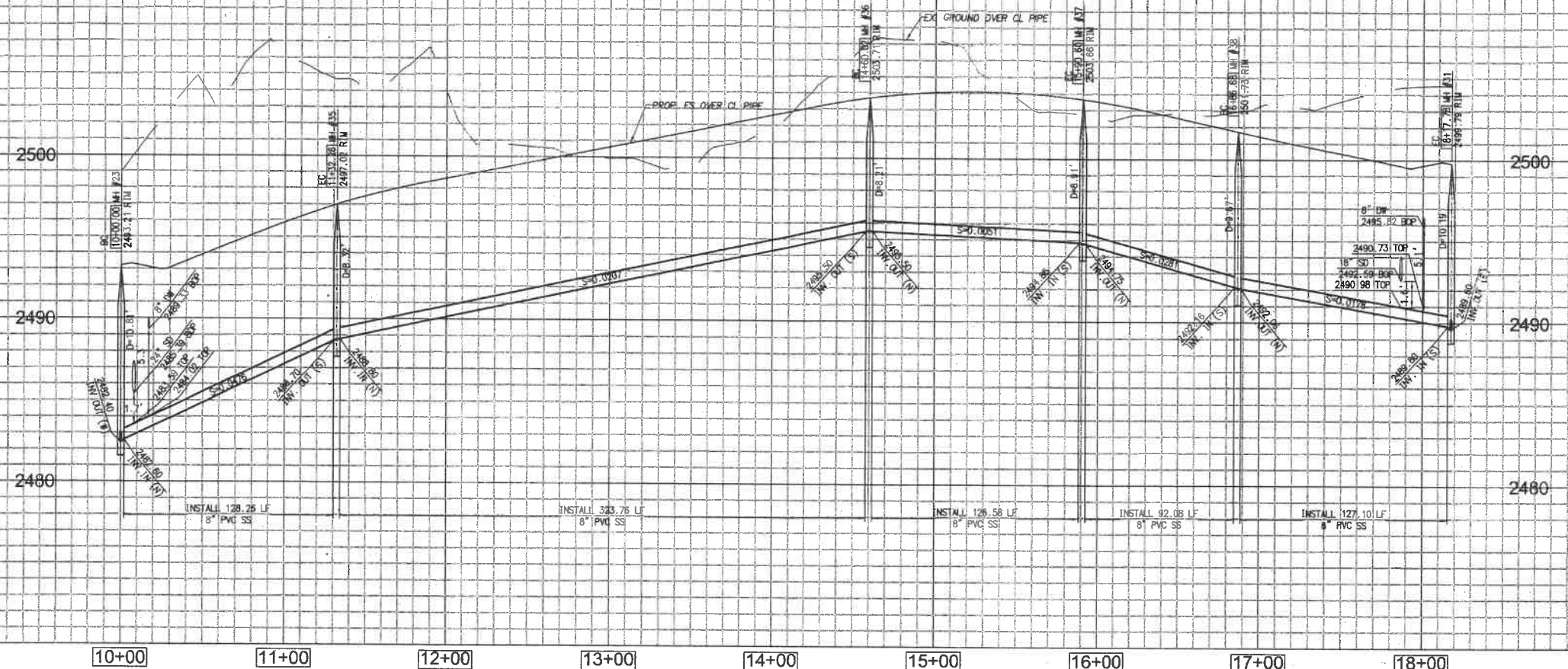
CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS FOR:  
 TRACT NO. 33096-13, PH-E2  
 SAMS CANYON STA. 10+00.00 TO 18+96.98

FOR: K. HOVNANIAN

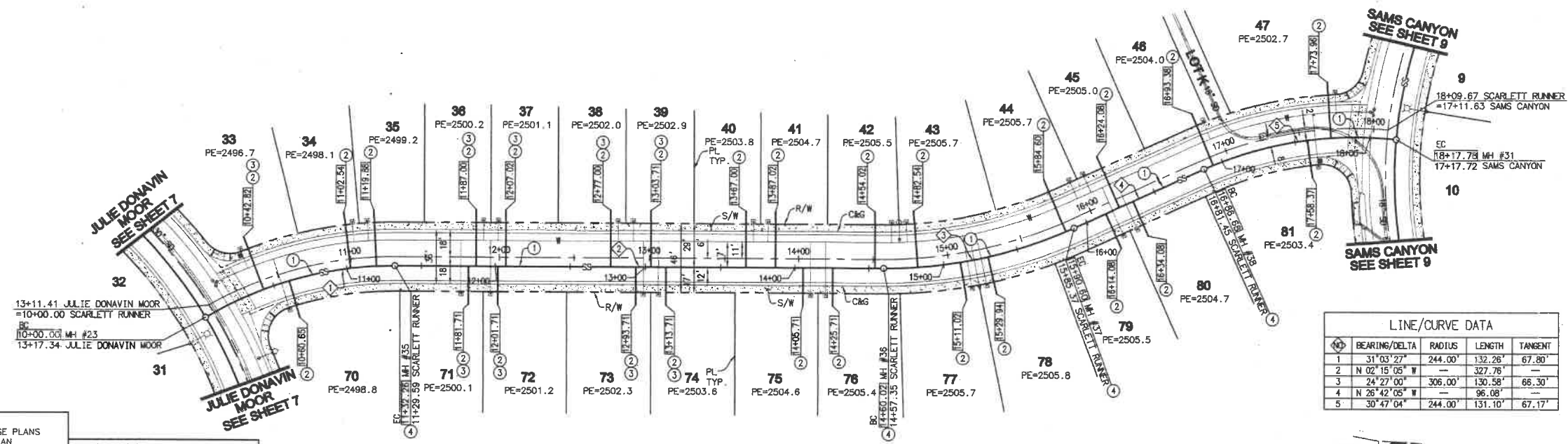
SHEET 9  
 OF 10 SHEETS  
 FILE NO.: 3127

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



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600 AND SEWER CLEANOUT PER RCSD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2 AND TAB
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL ML-4XP)
  - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 506 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD

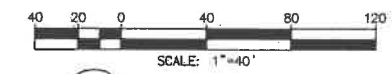


TYPICAL SEWER LATERAL DETAIL

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

NO	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.

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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 SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.

ELEV. = 2590.838 (1982)  
 DATUM: NADV29

**BASIS OF BEARINGS:**  
 DESCRIPTION:  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON A MAP NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 90 THROUGH 96, 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**  
 51400 Camino Del Rio, Suite 500  
 San Diego, CA 92108  
 Phone: (619) 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: 6/2/17  
 Recommended for Approval By: [Signature] Date: 6/2/17  
 Approved By: [Signature] Date: 6-2-17  
 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) 769-8628

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

SHEET 10 OF 10 SHEETS  
 FILE NO.: 3127

FOR: K. HOVNANIAN

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