



City of Beaumont

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

Case No.	<u>PW2018-0177</u>
Receipt No.	<u>817373</u>
Fee \$	<u>3,484.43</u>
Date Paid	<u>3/22/18</u>

INSP
3,000.00
484.43
APP

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Chris Larsen Phone 951-691-5300

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

5. Contact's E-mail CLarsen@KBHome.com

3. Developer Name KB Home California LLC Phone 951-691-5300
(If corporation or partnership application must include names of principal officers or partners)

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

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Sewer, Street/Drainage Bond in the amount of \$1,210,334.75
Bond #1047933 TR 36558

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.

Chris Larsen  3/19/2018
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.

Chris Larsen  3/19/2018
Print Name and Sign - Contact/Applicant Date

Bond No: 1047933

Basic Gov (Sales Force) #
File #

15-2949,
15-2943, 15-2948
3019, 2099, 2096

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and KB Home California LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated _____, 20____, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 36558, which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and The Hanover Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of One Million Two Hundred Ten Thousand dollars (\$ 1,210,334.75) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.
*Three Hundred Thirty Four and 75/100

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on July 26th, 2016.

PRINCIPAL:

KB Home California LLC

By _____

Title _____

SURETY:

The Hanover Insurance Company

By  _____

Title Brenda Wong, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

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

State of California

County of Los Angeles

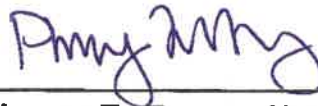
On Jul 26 2016 before me, Phuong Tu Truong, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature



Phuong Tu Truong, Notary Public



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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Tenzer V. Cunningham, Brenda Wong, Karl A. Davis and/or Phuong Truong

of Marsh Risk & Insurance Services, Inc., Los Angeles, CA and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, knowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States~ in any amount

WHEREAS, the Board of Directors of the Company duly adopted a resolution on March 24, 2014 authorizing and empowering certain officers of the Company to appoint attorneys-in-fact of the Company to execute on the Company's behalf certain surety obligations and other writings and obligations related thereto (the "Original Surety Resolution");

WHEREAS, the Company's Board of Directors wishes to affirm the continued authority of all of the attorneys-in-fact that were issued pursuant to the Original Surety Resolution prior to the date hereof and that remain issued and outstanding; and

WHEREAS, the Company's Board of Directors wishes to restate the Original Resolution and adopt certain related resolutions.

NOW THEREFORE, be it hereby:

RESOLVED: That the authority of all attorneys-in-fact of the Company validly issued pursuant to the Original Surety Resolution prior to the date hereof and that remain issued and outstanding as of the date hereof are hereby ratified, confirmed and approved in all respects.

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

RESOLVED: That all such surety Attorneys-in-facts issued by the Company from and including the date hereof shall be authorized pursuant to the foregoing resolution (the "Surety Resolution").

RESOLVED: That the President or any Vice President of the Company, in conjunction with any Vice President, be and hereby are authorized and empowered to establish, and from time to time review and amend, written security measures, protocols and safeguards for all Attorneys-in-fact issued by the Company pursuant to the Surety Resolution, including without limitation, security features on the actual certificates issued by the Company and evidencing such Attorneys-in-fact.

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 3rd day of September 2015.



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

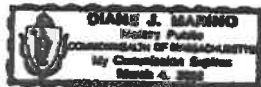
Robert Thomas
Robert Thomas, Vice President

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

J. Michael Peto
J. Michael Peto, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 3rd day of September 2015 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Diane J. Marino
Diane J. Marino, Notary Public
My Commission Expires March 4, 2016

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

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this JUL 26 2016 day of 20.

CERTIFIED COPY

Thomas G. Martinez
Thomas G. Martinez, Vice President

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and KB Home California LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated _____, 20____, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 36558, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of One Million Two Hundred Ten Thousand* dollars (\$1,210,334.75), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.
Three Hundred Thirty Four and 75/100

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on July 26th, 20 16.

PRINCIPAL:

KB Home California LLC

By _____

Title _____

SURETY:

The Hanover Insurance Company

By  _____

Title Brenda Wong, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

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

State of California

County of Los Angeles

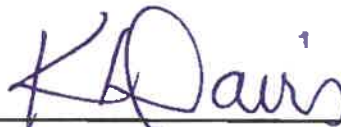
On JUL 26 2016 before me, Kari Davis, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature



Kari Davis, Notary Public



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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Tenzer V. Cunningham, Brenda Wong, Karl A. Davis and/or Phuong Truong

of Marsh Risk & Insurance Services, Inc., Los Angeles, CA and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, knowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States~ in any amount

WHEREAS, the Board of Directors of the Company duly adopted a resolution on March 24, 2014 authorizing and empowering certain officers of the Company to appoint attorneys-in-fact of the Company to execute on the Company's behalf certain surety obligations and other writings and obligations related thereto (the 'Original Surety Resolution');

WHEREAS, the Company's Board of Directors wishes to affirm the continued authority of all of the attorneys-in-fact that were issued pursuant to the Original Surety Resolution prior to the date hereof and that remain issued and outstanding; and

WHEREAS, the Company's Board of Directors wishes to restate the Original Resolution and adopt certain related resolutions.

NOW THEREFORE, be it hereby:

RESOLVED: That the authority of all attorneys-in-fact of the Company validly issued pursuant to the Original Surety Resolution prior to the date hereof and that remain issued and outstanding as of the date hereof are hereby ratified, confirmed and approved in all respects.

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

RESOLVED: That all such surety Attorneys-in-facts Issued by the Company from and including the date hereof shall be authorized pursuant to the foregoing resolution (the "Surety Resolution").

RESOLVED: That the President or any Vice President of the Company, in conjunction with any Vice President, be and hereby are authorized and empowered to establish, and from time to time review and amend, written security measures, protocols and safeguards for all Attorneys-in-fact issued by the Company pursuant to the Surety Resolution, including without limitation, security features on the actual certificates issued by the Company and evidencing such Attorneys-in-fact.

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 3rd day of September 2015.



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

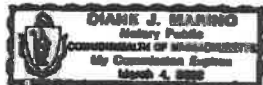
Robert Thomas
Robert Thomas, Vice President

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

J. Michael
J. Michael, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 3rd day of September 2015 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Diane J. Marino
Diane J. Marino, Notary Public
My Commission Expires March 4, 2022

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

JUL 26 2016

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this ___ day of ___ 20__.

CERTIFIED COPY

Thomas V. Cunningham
Thomas V. Cunningham, Vice President

15-2949, 15-2943

15-2948 Rev. 02/25/2015

Basic Gov (Sales Force) # _____
File # _____

3019, 2099, 20916

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 36558)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and KB Home Coastal Inc, a California company ("DEVELOPER").

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 36558, ("Map"). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, "Improvements"); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER's offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER's sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER's sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as Exhibit "A", in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as Exhibit "B" and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER

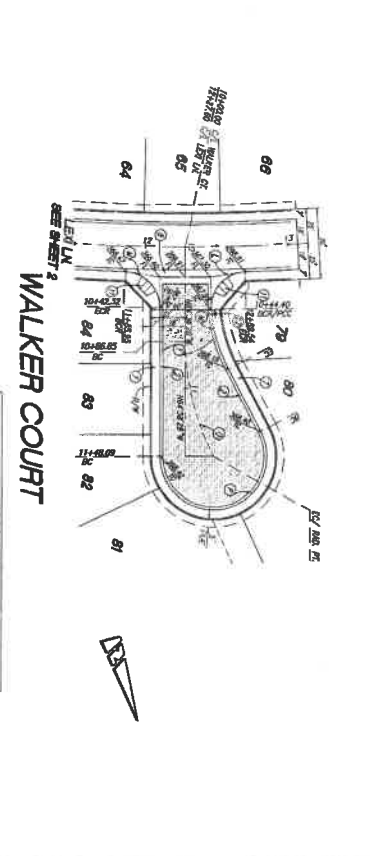
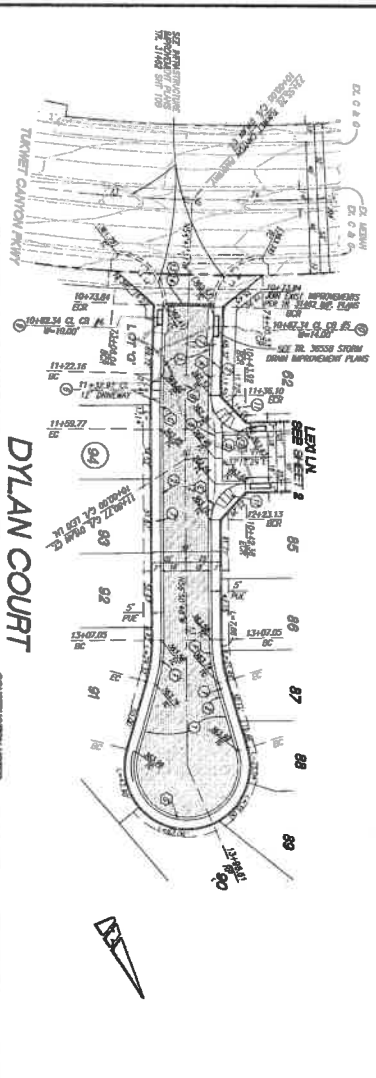
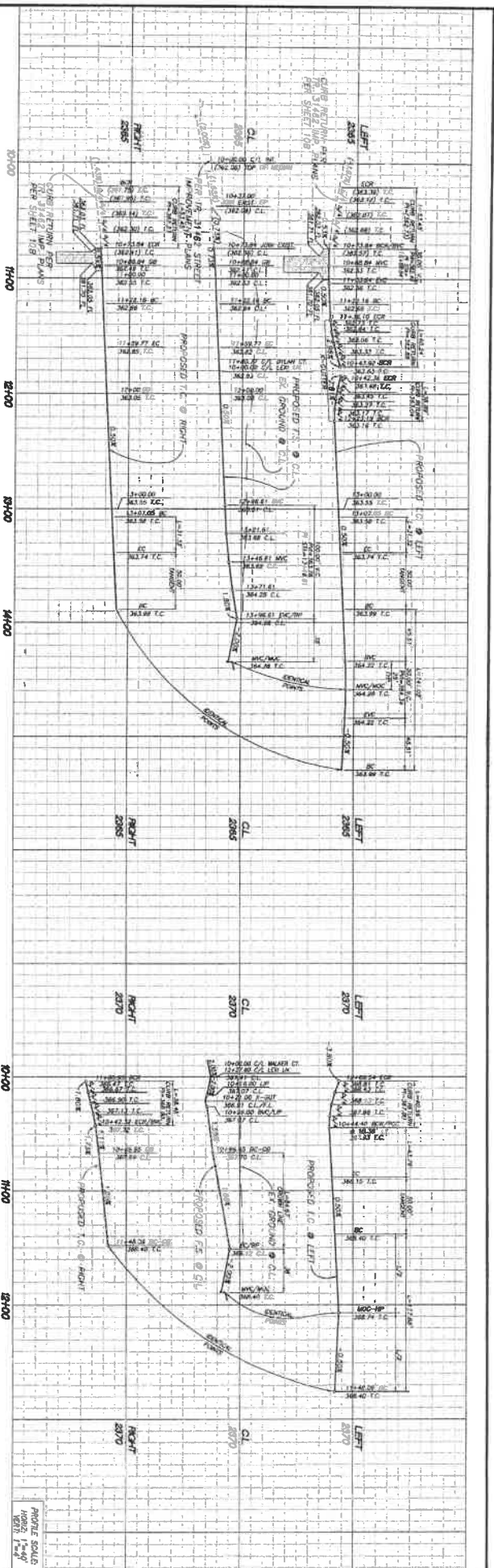
By _____

7/28/10

Date

Title: Project Manager

Address: 36310 Inland Valley Drive
Wildomar, CA 92595



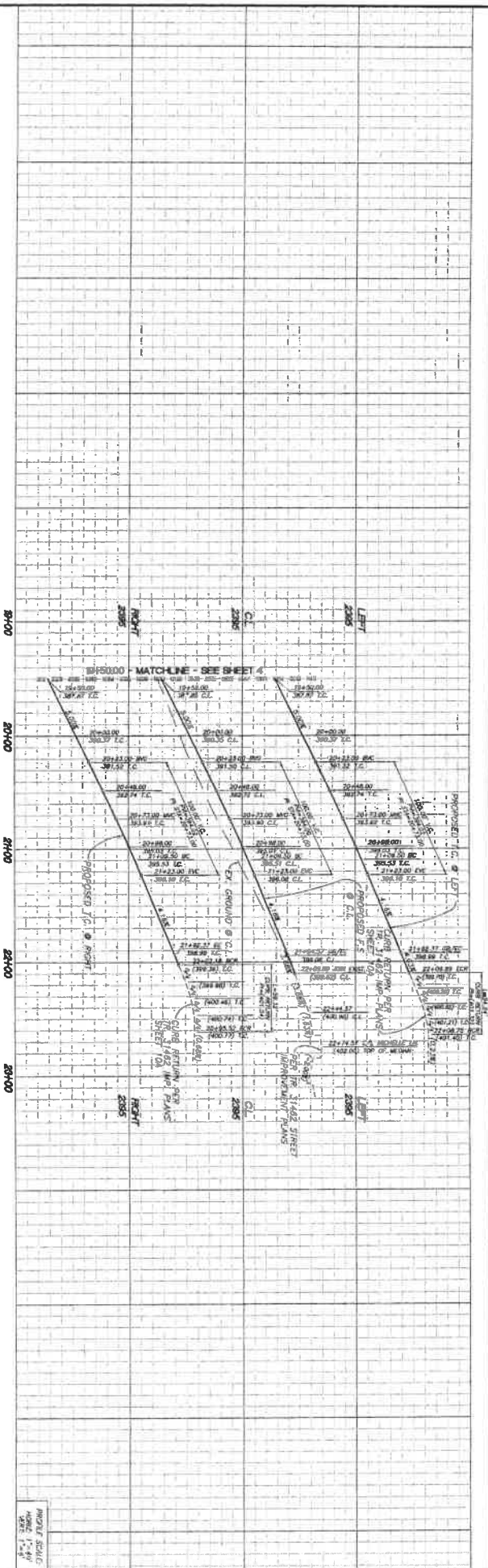
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REVISIONS

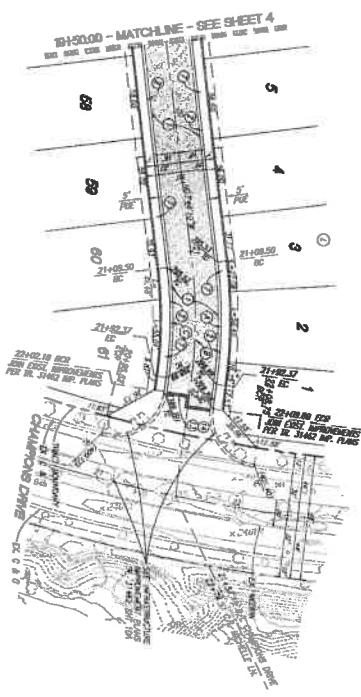
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REVISIONS

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ANGULAR SCALE
 1" = 40'
 1/4" = 10'



MICHELLE LANE

NO.	DATE	DESCRIPTION
1	12/15/20	ISSUED FOR PERMITS
2	12/15/20	ISSUED FOR PERMITS
3	12/15/20	ISSUED FOR PERMITS
4	12/15/20	ISSUED FOR PERMITS
5	12/15/20	ISSUED FOR PERMITS



THE PRIVATE ENGINEER HAVING THESE PLANS IS RESPONSIBLE FOR ASSURING THE DESIGN, DESIGNER, IN THE EVENT OF ANY DISCREPANCY OR CONFLICT OF INTEREST, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE AND NEITHER THE PLANS NOR ANYTHING CONTAINED THEREIN, THESE PLANS SHALL NOT COMBINE WITH ANY ENFORCEMENT ACTION TAKEN BY A COUNCIL, BOARD AND



DIV. TOLL FREE
 8-1-1
 AT LEAST TWO DAYS
 BEFORE YOU GO

BASES OF BEARINGS:
 THE BASES OF BEARINGS FOR THE PLANS IS THE CALIFORNIA STATE PLUMBING BOARD'S TEST AND

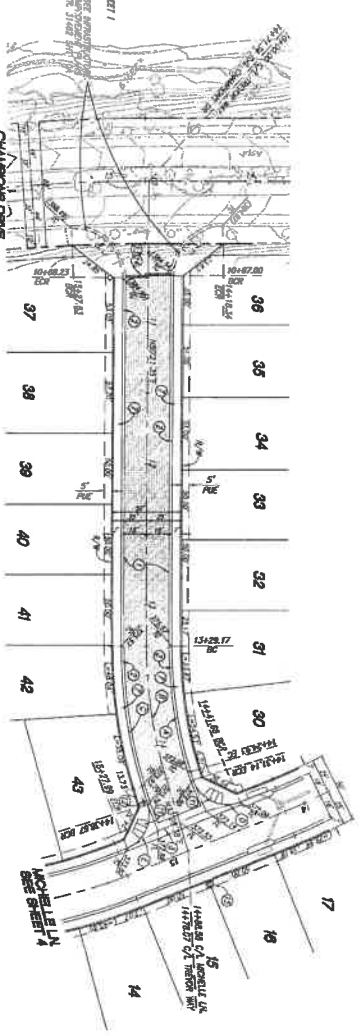
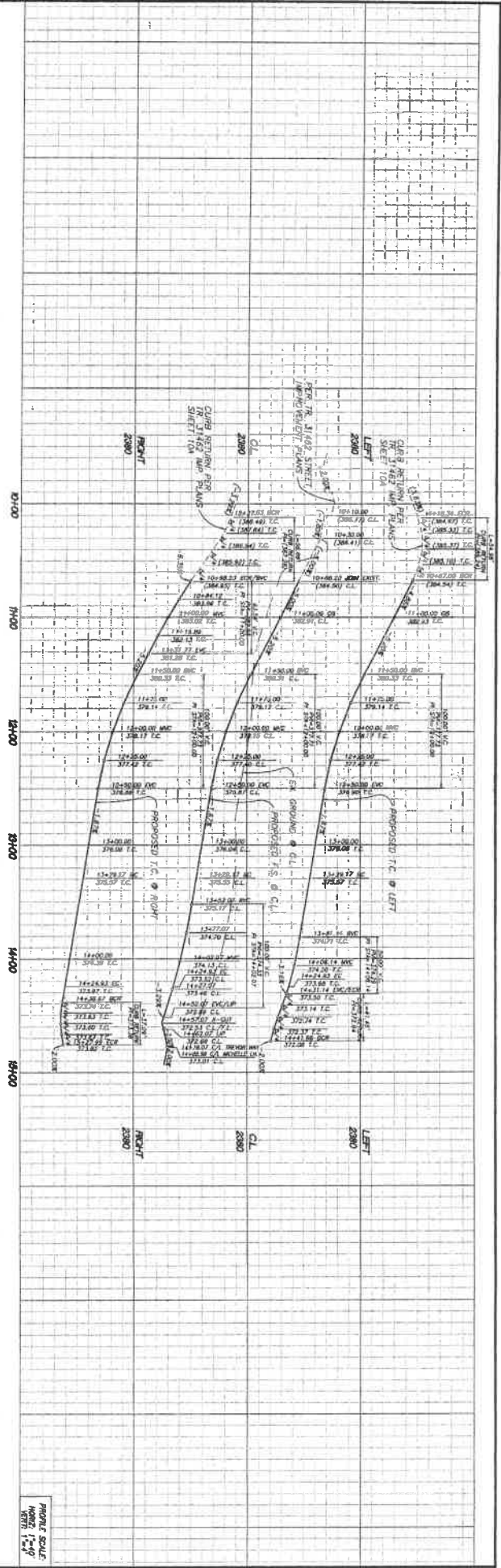
BEARINGS:
 BEARINGS: N 27°29'32" E
 BEARINGS: 2491'44" N 0°0'20" E

PROJECT'S PROFESSIONAL
 CONSULTANT'S TEST LOG
 CONSULTANT'S TEST LOG
 CONSULTANT'S TEST LOG
 CONSULTANT'S TEST LOG



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

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 36558
MICHELLE LANE
 SR. 194400 TO SR. 244000
 SHEET
 5
 OF 8 SHEETS



NO.	DESCRIPTION	DATE	BY	SCALE
1	DESIGNED	10/20/20	J.M.	1"=40'
2	REVISED	11/27/20	J.M.	1"=40'
3	REVISED	12/01/20	J.M.	1"=40'
4	REVISED	12/01/20	J.M.	1"=40'
5	REVISED	12/01/20	J.M.	1"=40'
6	REVISED	12/01/20	J.M.	1"=40'

THE ENGINEER'S DESIGN OF THESE IMPROVEMENTS IS BASED UPON THE ASSUMPTIONS AND CONDITIONS LISTED HEREIN. THE ENGINEER'S DESIGN IS NOT TO BE CONSIDERED A GUARANTEE OF RESULTS. THE ENGINEER'S DESIGN IS NOT TO BE CONSIDERED A GUARANTEE OF RESULTS. THE ENGINEER'S DESIGN IS NOT TO BE CONSIDERED A GUARANTEE OF RESULTS.

CONSTRUCTION NOTES

1. CONSTRUCT ALL T.C. OVER EXIST. A.S.
2. CONSTRUCT T.C. OVER EXIST. A.S. WITH 18" MIN. COVER.
3. CONSTRUCT T.C. OVER EXIST. A.S. WITH 18" MIN. COVER.
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9. CONSTRUCT T.C. OVER EXIST. A.S. WITH 18" MIN. COVER.
10. CONSTRUCT T.C. OVER EXIST. A.S. WITH 18" MIN. COVER.

DATE OF BEARINGS

RECORDING: 27/20/20

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMITS
2	11/27/20	REVISED PER COMMENTS
3	12/01/20	REVISED PER COMMENTS
4	12/01/20	REVISED PER COMMENTS
5	12/01/20	REVISED PER COMMENTS
6	12/01/20	REVISED PER COMMENTS

ENGINEERING

PROJECT: TREVOR WAY IMPROVEMENTS

DATE: 10/20/20

APPROVED BY:

City of Beaumont, Public Works Department

APPROVED BY:

City of Beaumont, Public Works Department

APPROVED BY:

City of Beaumont, Public Works Department

APPROVED BY:

City of Beaumont, Public Works Department

APPROVED BY:

City of Beaumont, Public Works Department



CITY OF BEAUMONT, CALIFORNIA

STREET IMPROVEMENT PLANS

TRACT NO. 35558

TREVOR WAY

STR. 10-00-00 TO SW. 14+75.00'

ARRENT MANAGEMENT

SHEET 6

OF 8 SHEETS

DATE: 10/20/20

BY: J.M.

PROJECT: TREVOR WAY IMPROVEMENTS

CONSTRUCTION NOTES

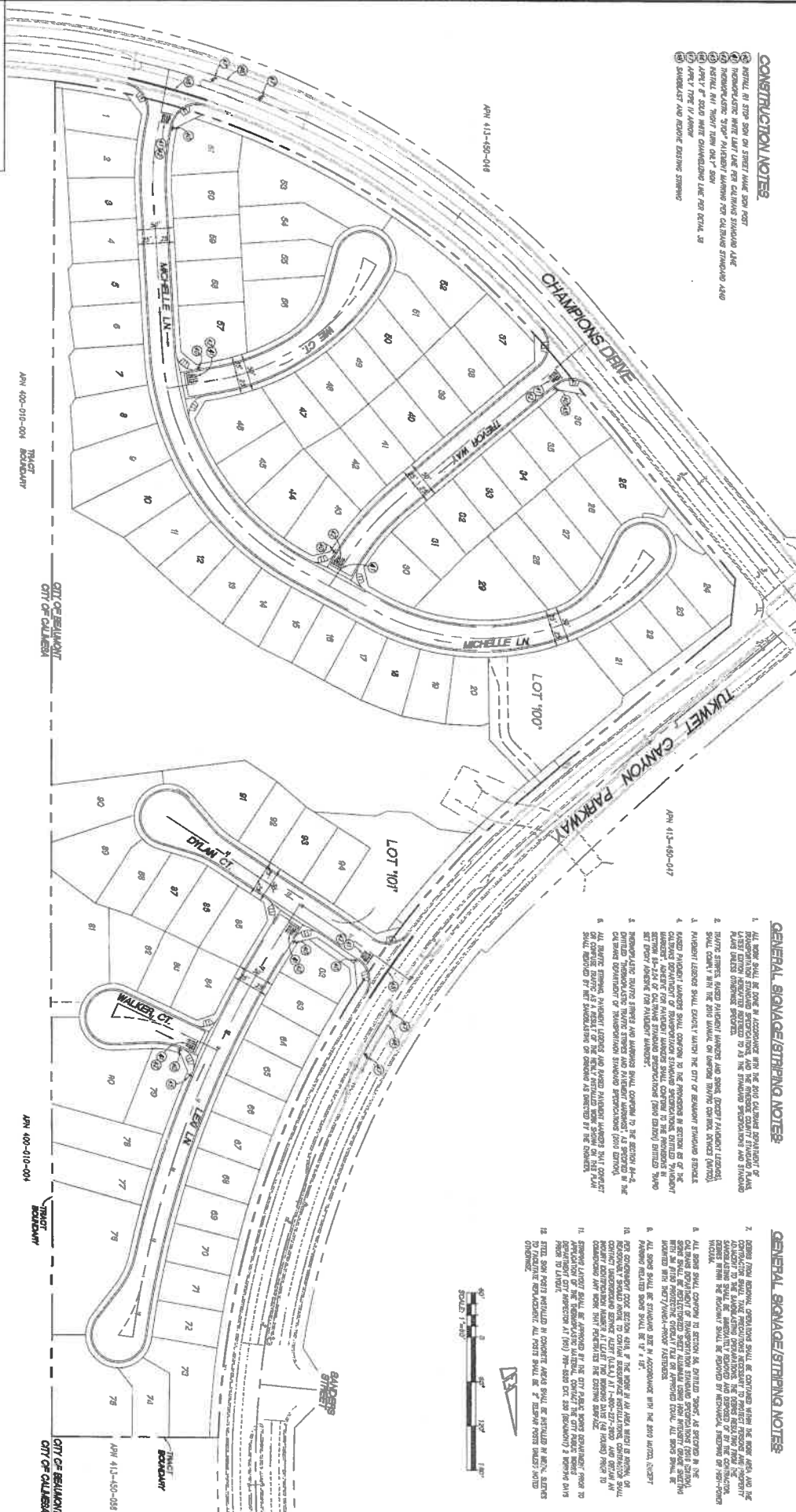
1. INSTALL IN STOP SIGN ON STREET MAKE SIGN POST
2. RECONSTRUCT WALK LANE FOR CALIBERS STRADA LANE
3. RECONSTRUCT STOP SIGN/ALTERNATE SIGN FOR CALIBERS STRADA LANE
4. INSTALL NEW TRAFFIC SIGN ON WALK LANE
5. APPLY 6" ROAD WARE CHALKING LANE FOR SIGN. 18"
6. APPLY 1/2" ASPHALT
7. RECONSTRUCT AND REPAIR EXISTING DRIVEWAY

GENERAL STORAGE/STRIKING NOTES

1. ALL SIGN SHALL BE DONE IN ACCORDANCE WITH THE SIGN CALIBERS PERMITS OF REGULATORY STORAGE SPECIFICATIONS AND THE PROPOSED COUNTY STANDBY PLAN. ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGN CALIBERS PERMITS AND THE PROPOSED COUNTY STANDBY PLAN. ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGN CALIBERS PERMITS AND THE PROPOSED COUNTY STANDBY PLAN.
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DISCLAIMER
 THE FINER DETAILED DRAWING THESE ADVISORY AND ACCEPTABILITY OF THE DRAWING IS NOT GUARANTEED BY THE DRAWING ENGINEER. THE DRAWING ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DRAWING ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DRAWING ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

BASE OF BEADINGS:
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/20	PRELIMINARY	[Signature]	[Signature]
2	11/11/20	REVISIONS	[Signature]	[Signature]

PROFESSIONAL SEAL:
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 No. 4580
 EXP. 12/31/2023

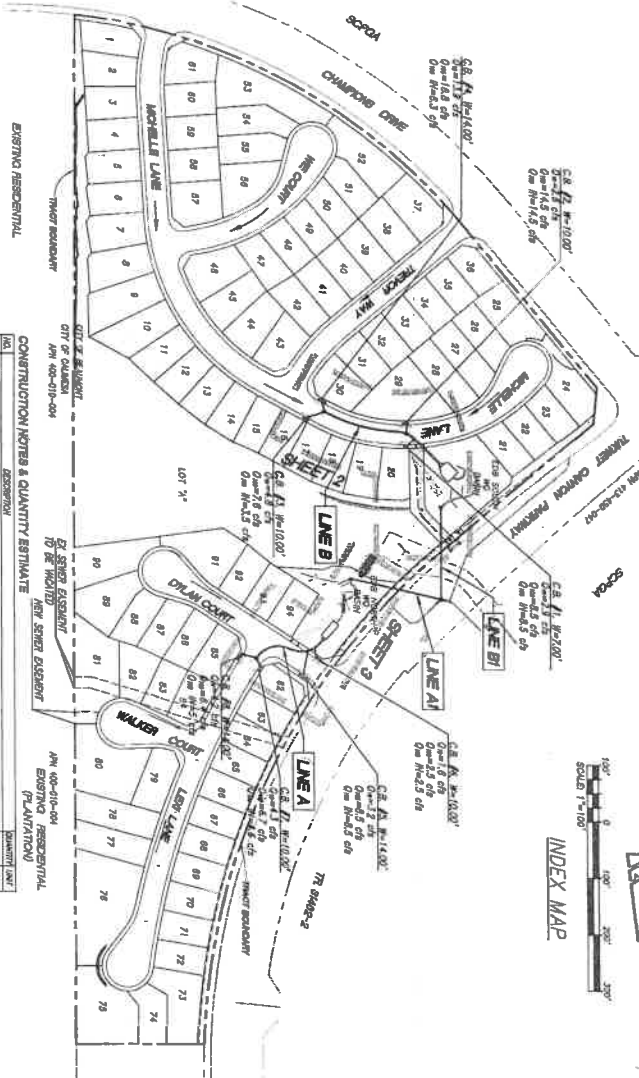
APPROVED BY:
 [Signature]
 City of Beaumont, Public Works Department
 Engineering Division

REVISIONS:
 1. [Signature]
 2. [Signature]
 3. [Signature]

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 35938
STORAGE AND STRIKING
 ARGENT MANAGEMENT
 SHEET 8 OF 8 SHEETS

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

LINE "A" AND LINE "B"



PREPARED BY:
 ENGINEERING CONSULTANTS, INC.
 225 E. 12th Street, Beaumont, CA 94820
 (916) 752-0500

APPLICANT/SUBMITTER:
 BEAUMONT WATER DEPARTMENT
 ATTN: CIVIL ENGINEER
 777-4000 OFFICE
 1000 S. 2nd Street
 BEAUMONT, CA 94820
 (916) 750-0400

- LEGEND**
- CONCRETE PIPE
 - ASBESTOS CEMENT PIPE
 - HYPHOCUL DRAIN LINE
 - TOP OF PIPE
 - VERTICAL CURVE
 - STREET DRAIN
 - WATER
 - PROPOSED
 - EXISTING
 - CONCRETE
 - TOP OF CURB
 - FLOWLINE SERVICE
 - RISER
 - FLOWLINE SERVICE
 - FLOWLINE SERVICE
 - POINT OF INTEREST

NOTE:

- APPROVAL OF THESE PLANS SHALL BE WITH THE APPLICANT OF THE CITY OF BEAUMONT.
- REVISIONS FOR CHANGES AND STRUCTURES IS NOT ALLOWED. THE CITY OF BEAUMONT WILL BE RESPONSIBLE FOR ANY CHANGES AND STRUCTURES THAT ARE NOT APPROVED BY THE CITY.
- THE CITY RESERVES THE RIGHT TO REQUIRE THE APPLICANT TO PROVIDE A GUARANTEE TO THE CITY OF BEAUMONT FOR THE PROTECTION OF THE CITY'S STORM DRAINAGE SYSTEMS.
- THE DESIGNER SHALL HAVE OBTAINED ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF BEAUMONT AND THE STATE OF CALIFORNIA BEFORE THE DESIGN OF THESE PLANS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURES.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE PIPE (12")	108	L.F.
2	CONCRETE PIPE (18")	84	L.F.
3	CONCRETE PIPE (24")	80	L.F.
4	CONCRETE PIPE (36")	80	L.F.
5	CONCRETE PIPE (48")	80	L.F.
6	CONCRETE PIPE (60")	80	L.F.
7	CONCRETE PIPE (72")	80	L.F.
8	CONCRETE PIPE (84")	80	L.F.
9	CONCRETE PIPE (96")	80	L.F.
10	CONCRETE PIPE (108")	80	L.F.
11	CONCRETE PIPE (120")	80	L.F.
12	CONCRETE PIPE (132")	80	L.F.
13	CONCRETE PIPE (144")	80	L.F.
14	CONCRETE PIPE (156")	80	L.F.
15	CONCRETE PIPE (168")	80	L.F.
16	CONCRETE PIPE (180")	80	L.F.
17	CONCRETE PIPE (192")	80	L.F.
18	CONCRETE PIPE (204")	80	L.F.
19	CONCRETE PIPE (216")	80	L.F.
20	CONCRETE PIPE (228")	80	L.F.
21	CONCRETE PIPE (240")	80	L.F.

GENERAL NOTES:

- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 10, AND THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 11.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 12.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 13.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 14.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 15.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 16.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 17.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 18.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 19.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 20.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 21.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 22.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 23.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 24.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BEAUMONT WATER DEPARTMENT MANUAL, CHAPTER 25.

DECLARATION OF ENGINEER OF RECORD:

I, DAVID J. HAYES, LICENSE NO. 14523, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THE DESIGN AND CONSTRUCTION OF THE STORM DRAIN IMPROVEMENT PLAN FOR TRACT NO. 36558, LINE "A" AND LINE "B".

INDEX MAP

LEGEND

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE PIPE (12")	108	L.F.
2	CONCRETE PIPE (18")	84	L.F.
3	CONCRETE PIPE (24")	80	L.F.
4	CONCRETE PIPE (36")	80	L.F.
5	CONCRETE PIPE (48")	80	L.F.
6	CONCRETE PIPE (60")	80	L.F.
7	CONCRETE PIPE (72")	80	L.F.
8	CONCRETE PIPE (84")	80	L.F.
9	CONCRETE PIPE (96")	80	L.F.
10	CONCRETE PIPE (108")	80	L.F.
11	CONCRETE PIPE (120")	80	L.F.
12	CONCRETE PIPE (132")	80	L.F.
13	CONCRETE PIPE (144")	80	L.F.
14	CONCRETE PIPE (156")	80	L.F.
15	CONCRETE PIPE (168")	80	L.F.
16	CONCRETE PIPE (180")	80	L.F.
17	CONCRETE PIPE (192")	80	L.F.
18	CONCRETE PIPE (204")	80	L.F.
19	CONCRETE PIPE (216")	80	L.F.
20	CONCRETE PIPE (228")	80	L.F.
21	CONCRETE PIPE (240")	80	L.F.

INDEX OF SHEETS

CITY OF BEAUMONT, CALIFORNIA

STORM DRAIN IMPROVEMENT PLANS

TRACT NO. 36558

LINE "A" AND LINE "B"

LEGEND - CONSTRUCTION NOTES - QUANTITIES - INDEX MAP

ARCHITECT: JAMES W. BURNETT

DATE: 10/19/19

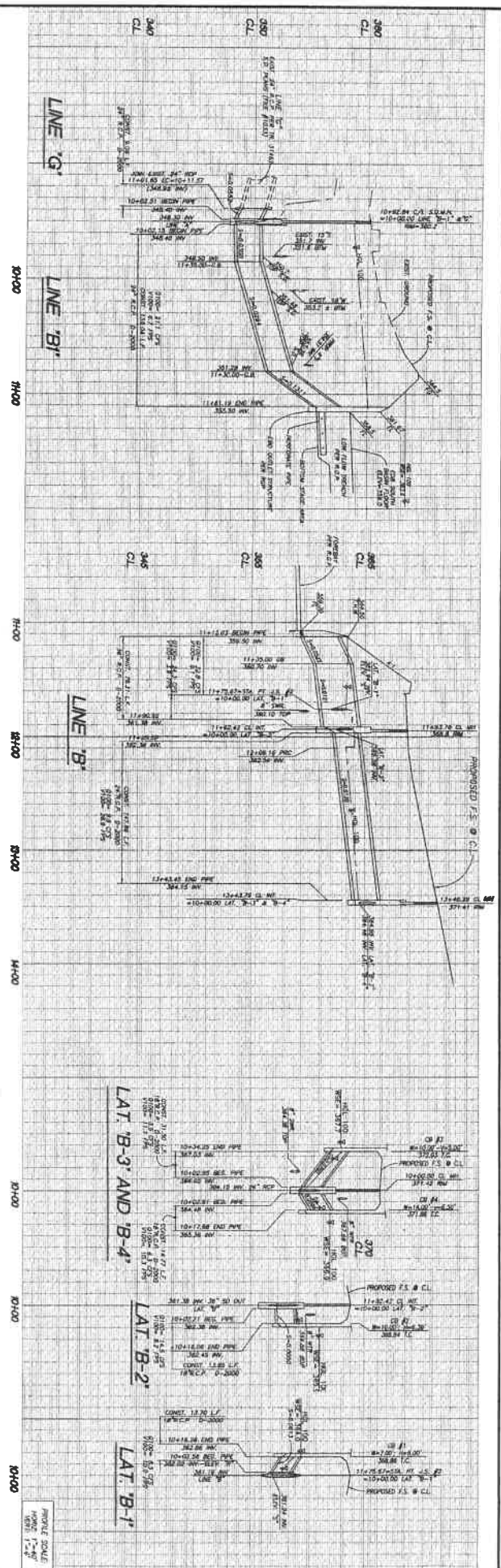
BEAUMONT WATER DEPARTMENT

STORM DRAIN IMPROVEMENT PLANS

TRACT NO. 36558

LINE "A" AND LINE "B"

DATE: 10/19/19



CONSTRUCTION NOTES

- 1) CONSTRUCT 18" PER (SEE PLAN)
- 2) CONSTRUCT 18" PER (SEE PLAN)
- 3) CONSTRUCT 18" PER (SEE PLAN)
- 4) CONSTRUCT 18" PER (SEE PLAN)
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- 18) CONSTRUCT 18" PER (SEE PLAN)
- 19) CONSTRUCT 18" PER (SEE PLAN)
- 20) CONSTRUCT 18" PER (SEE PLAN)

CAMEL LINE DATA TABLE

LINE	START STATION	END STATION	LENGTH	WIDTH	DEPTH	AREA	VOLUME
B-1	10+00	15+00	5.00	18.00	1.50	135.00	135.00
B-2	15+00	20+00	5.00	18.00	1.50	135.00	135.00
B-3	20+00	25+00	5.00	18.00	1.50	135.00	135.00
B-4	25+00	30+00	5.00	18.00	1.50	135.00	135.00

DIGALBERT
DIAL TOLL FREE
8-1-1
AT LEAST TWO DAYS
BEFORE YOU GO

BASES OF BEARINGS:
THE BASIS OF BEARINGS FOR THE ALIGNMENT OF THE PROPOSED LINES IS AS SHOWN ON THE PLAN. THE BASIS OF BEARINGS FOR THE EXISTING LINES IS AS SHOWN ON THE PLAN.

BENCHMARK: USED FOR ADJUSTING THE PROPOSED LINES TO THE EXISTING LINES. THE BENCHMARK IS A 6" DIA. IRON PIPE SET IN THE TOP OF CONCRETE. THE BENCHMARK IS LOCATED AT THE CORNER OF THE EXISTING LINES. THE BENCHMARK IS 10.00' FROM THE CORNER OF THE EXISTING LINES. THE BENCHMARK IS 10.00' FROM THE CORNER OF THE EXISTING LINES.

DATE: 04/12/16
BY: [Signature]
CHECKED BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/12/16	ISSUED FOR PERMITS

SECTION A-A

FOREBAY DETAIL

LINE 'B'

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 35555
LINE 'B'-1, 'B'-2, 'B'-3, 'B'-4

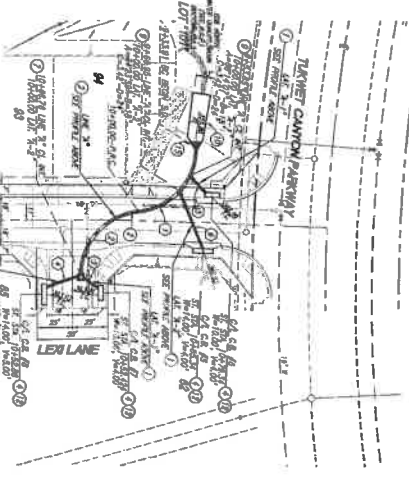
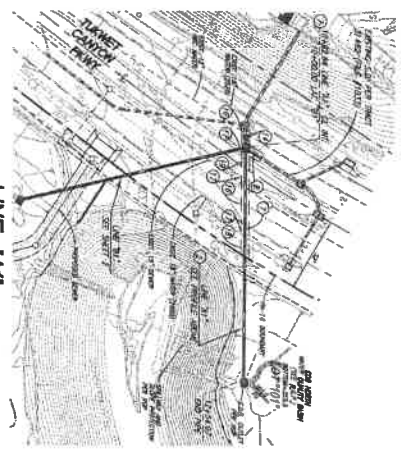
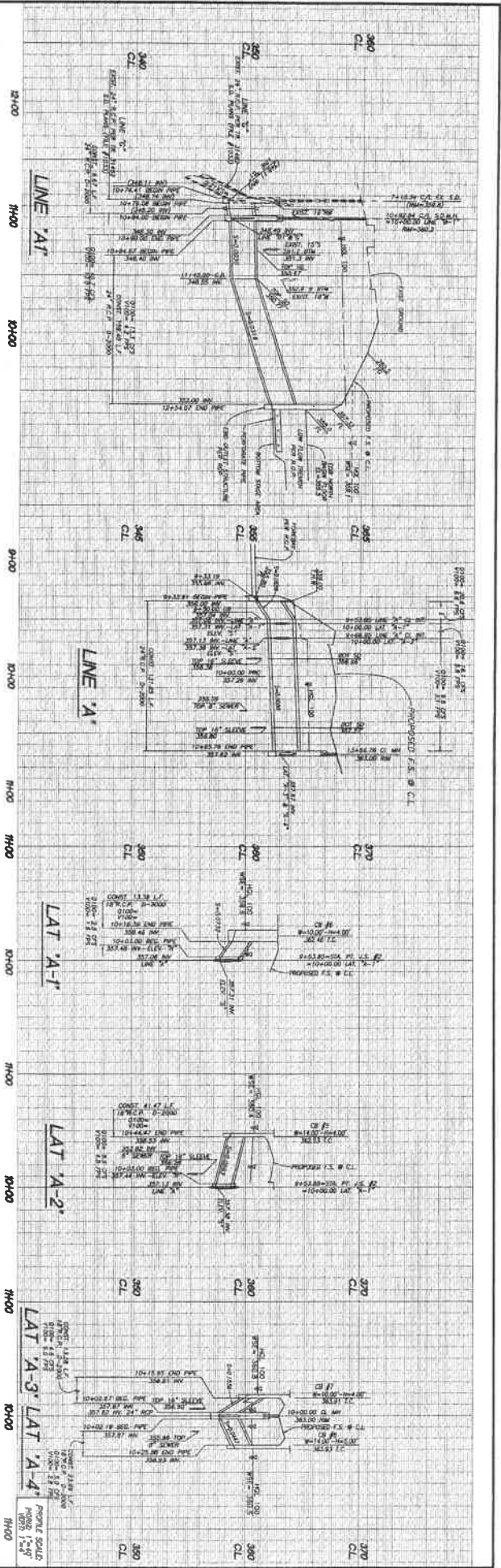
DATE: 04/12/16
BY: [Signature]
CHECKED BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/12/16	ISSUED FOR PERMITS

CONSTRUCTION NOTES

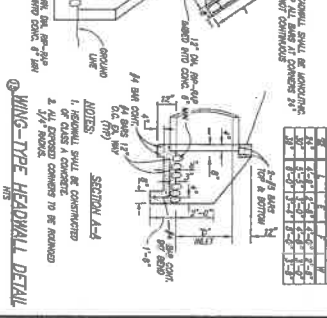
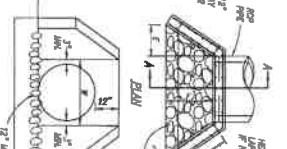
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- 2) CONSTRUCT 18" PER (SEE PLAN)
- 3) CONSTRUCT 18" PER (SEE PLAN)
- 4) CONSTRUCT 18" PER (SEE PLAN)
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- 20) CONSTRUCT 18" PER (SEE PLAN)



NO.	REVISION	DATE	BY	CHKD.
1	REVISION	11/20/20	J. J. J.	J. J. J.
2	REVISION	11/20/20	J. J. J.	J. J. J.
3	REVISION	11/20/20	J. J. J.	J. J. J.
4	REVISION	11/20/20	J. J. J.	J. J. J.
5	REVISION	11/20/20	J. J. J.	J. J. J.
6	REVISION	11/20/20	J. J. J.	J. J. J.
7	REVISION	11/20/20	J. J. J.	J. J. J.
8	REVISION	11/20/20	J. J. J.	J. J. J.
9	REVISION	11/20/20	J. J. J.	J. J. J.
10	REVISION	11/20/20	J. J. J.	J. J. J.

CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL NOTES.
2. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.
3. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.
4. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.
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10. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.



Reviewed By: *[Signature]* Date: 11/20/20

Recommended for Approval By: *[Signature]* Date: 11/20/20

Approved By: *[Signature]* Date: 11/20/20

Engineering Division
City of Beaumont, Public Works Department

CITY OF BEAUMONT, CALIFORNIA

STORM DRAIN IMPROVEMENT PLANS

TRACT NO. 35555

STORM DRAIN LINE 'A'

LAT 'A-1', 'A-2', 'A-3', 'A-4'

ARGENT MANAGEMENT

SHEET 3

DICAL

DIAL, TOL. FREE

8-1-1

AT LEAST TWO DAYS BEFORE YOU GO

REVISIONS

NO.	DATE	DESCRIPTION

PRODUCTIVE ENGINEERING CONSULTANTS

1100 N. GARDEN ST., SUITE 200

BEAUMONT, CA 94705

TEL: (925) 763-1100

FAX: (925) 763-1101

WWW.PECONSULTANTS.COM

CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL NOTES.

2. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.

3. CONCRETE SHALL BE PLACED WITHIN 1 HOUR OF POURING AND SHALL BE FINISHED WITHIN 2 HOURS.

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REVISIONS

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REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION



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



APPLICANT/SUBMITTER
 ABBOTT ENGINEERING
 1500 S. GARDNER AVENUE
 BEAUMONT, CALIFORNIA
 PHONE (916) 777-4000 FAX (916) 777-4000

ABBREVIATIONS
 R/F FINISH GRADE
 M.P. METER POINT
 O.A. OR C. CENTERLINE
 P.V. PROPOSED VERTICAL CURVE
 S.V. SLOPE
 M.P.S. PROPOSED METER POINT
 A.L.S. ADJUSTED LEVEL
 M.A. MANHOLE
 T.P. TOP OF PIPE
 I.O.A. INTERIOR OF PIPE
 S.V. SLOPE

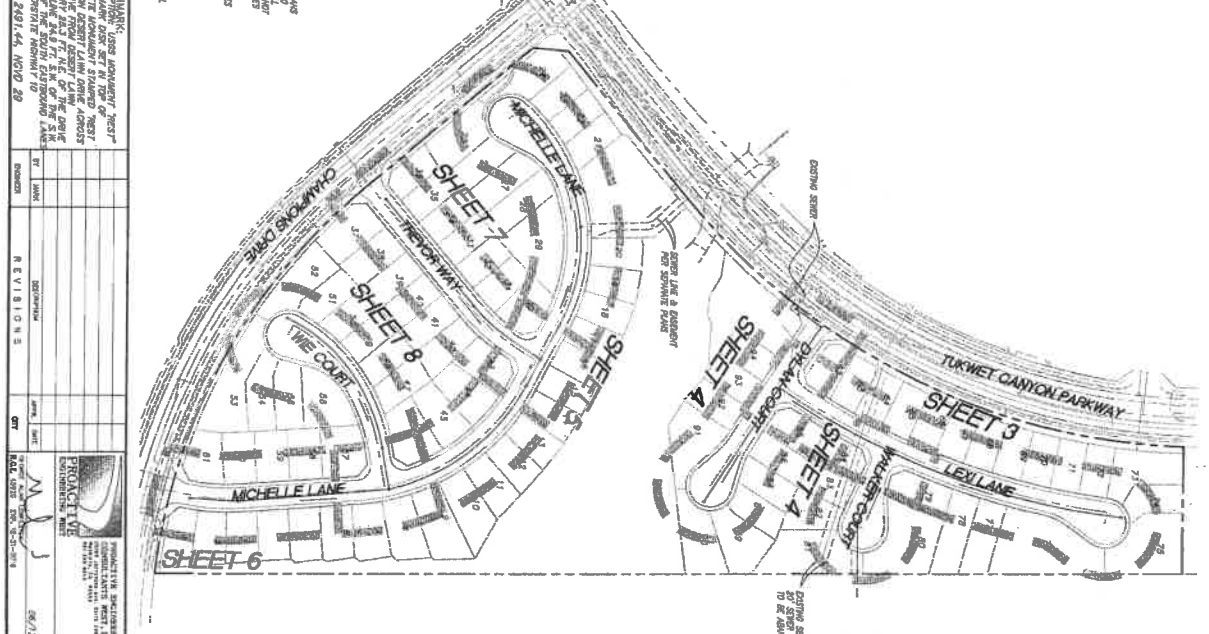
LEGEND
 THICK SOLID LINE RIGHT OF WAY
 DASHED LINE & 8" CENTER LINE PROPOSED 8" SEWER SERVICE
 SOLID LINE PROPOSED WATER BY OTHERS
 DASHED LINE PROPOSED WATER SERVICE
 M.A. MANHOLE
 T.P. TOP OF PIPE
 I.O.A. INTERIOR OF PIPE
 S.V. SLOPE
 THIN SOLID LINE PROPOSED SEWER PROJECTION
 DASHED LINE PROPOSED WATER PROJECTION
 DOTTED LINE PROPOSED WATER PROJECTION
 DOTTED LINE PROPOSED WATER PROJECTION
 DOTTED LINE PROPOSED WATER PROJECTION

DECLARATION OF ENGINEER OF RECORD

I, [Name], a duly licensed Professional Engineer in the State of California, do hereby certify that the above described Sewer Improvement Plans, including all sheets and exhibits, were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of California. I am not aware of any fraud or misrepresentation in the preparation of the above described Sewer Improvement Plans, including all sheets and exhibits, and I am not aware of any fraud or misrepresentation in the preparation of the above described Sewer Improvement Plans, including all sheets and exhibits. I am not aware of any fraud or misrepresentation in the preparation of the above described Sewer Improvement Plans, including all sheets and exhibits. I am not aware of any fraud or misrepresentation in the preparation of the above described Sewer Improvement Plans, including all sheets and exhibits.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR(S)

1. THE CONTRACTOR AND LOCATION OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS.



- SEWER NOTES**
1. SEWER CONSTRUCTION AND UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING SEWER MANHOLE ELEVATIONS ARE TO BE FLOW LINES UNLESS OTHERWISE NOTED.
 3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BEAUMONT STANDARDS AND SPECIFICATIONS. MANHOLES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 5 FEET BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 4. PROPOSED CONSTRUCTION OF SEWER CONDUIT SHALL BE IN ACCORDANCE WITH CITY OF BEAUMONT STANDARDS AND SPECIFICATIONS. SEWER CONDUIT SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 5 FEET BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 5. SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BEAUMONT STANDARDS AND SPECIFICATIONS. SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 5 FEET BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 6. ALL SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 5 FEET BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 7. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY AFFECT EXISTING UTILITIES AND SHALL BE CONDUCTED IN ACCORDANCE WITH CITY OF BEAUMONT STANDARDS AND SPECIFICATIONS.
 8. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 9. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 10. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
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 20. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 21. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 22. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 23. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 24. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.
 25. EXISTING UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DAMAGED BY THE WORK ON THIS PROJECT.

- GENERAL NOTES**
1. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS.
 2. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS.
 3. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS.
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INDEX OF SHEETS
 SHEET 1 - TITLE SHEET
 SHEET 2 - GENERAL NOTES
 SHEET 3 - INDEX MAP
 SHEET 4 - SHEET 1
 SHEET 5 - SHEET 2
 SHEET 6 - SHEET 3
 SHEET 7 - SHEET 4
 SHEET 8 - SHEET 5

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 36558
 SHEET 1
 TITLE SHEET - INDEX MAP
 GENERAL NOTES
 ARGENT MANAGEMENT
 DATE: 11/11/11
 BY: [Signature]

THE PRIVATE ENGINEER SHOWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF THE INFORMATION AND DATA OBTAINED HEREON. IN THE EVENT OF ANY DISCREPANCY OR CONFLICT BETWEEN THE INFORMATION OBTAINED FROM THE PLANS AND THE ACTUAL CONDITIONS ON THE GROUND, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA OBTAINED FROM THE PLANS AND NOT THE CITY OF BEADMONT.

NOT CONTAINED WITHIN THESE PLANS SHALL BE ANY CHANGES OR REVISIONS TO THE ORIGINAL PLAN OR RECORD DRAWING.

DISCLAIMER
 ONE TOLL FREE
 8-1-1
 AT LEAST TWO DAYS
 BEFORE YOU GO

BAISIS OF BEARINGS:
 THE PLANS OF THIS PROJECT ARE BASED ON THE CURVED BEARING OF 184.10° ± AS SHOWN ON THE PLAN. ALL BEARINGS ARE BASED ON THE CURVED BEARING OF 184.10° ± AS SHOWN ON THE PLAN.

REMARKS:
 THESE PLANS ARE FOR THE CONSTRUCTION OF THE SEWER IMPROVEMENT PROJECT. THE PLANS SHOW THE LOCATION OF THE SEWER MAINS AND THE LOCATION OF THE SEWER MANHOLES. THE PLANS ALSO SHOW THE LOCATION OF THE SEWER COLLECTION SYSTEMS AND THE LOCATION OF THE SEWER COLLECTION SYSTEMS.

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/17/24	ISSUED FOR PERMITS

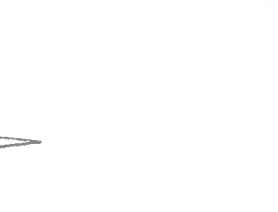
DESIGNER:
 PROSPECTIVE ENGINEERING
 CONSULTANTS INC.
 10000 WILSON BLVD.
 SUITE 100
 WILSON, CA 94095
 (415) 947-1100

APPROVED BY:
 City of Beadmont, Public Works Department
 Engineering Division

CITY OF BEADMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 35558
DEVELOPER / BUILDER KEY MAP
 TYPICAL SECTIONS

ARGENT MANAGEMENT

SHEET
2
 OF 8 SHEETS

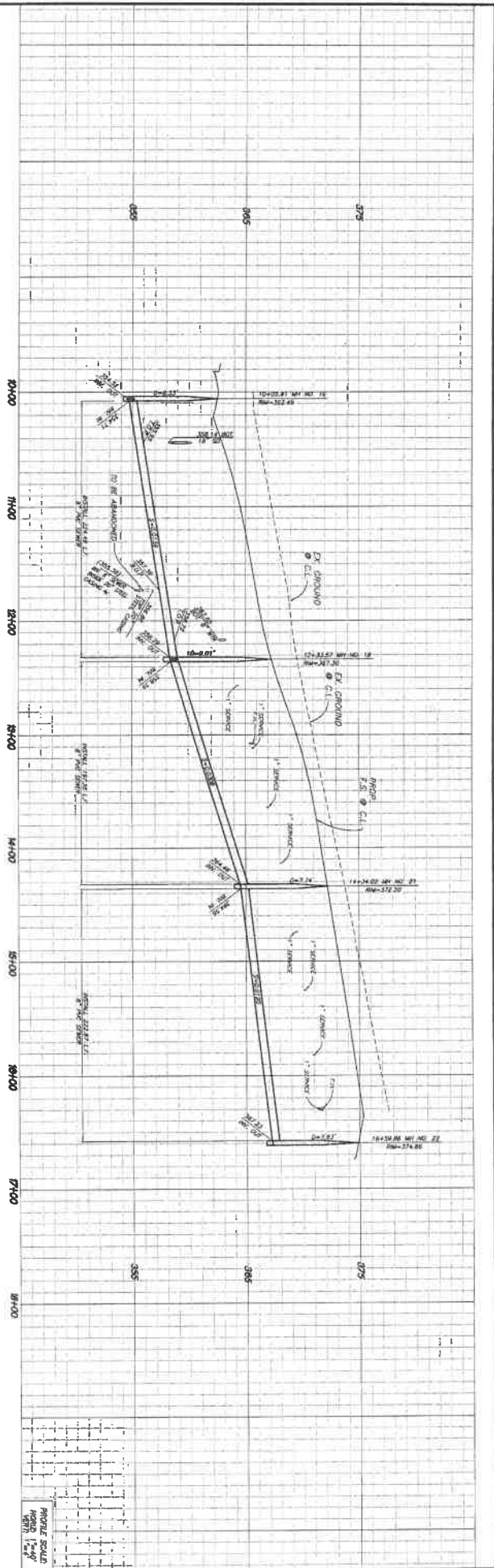


TYPICAL SECTION
TRENCH WALL, MICHELLE COURT, MICHELLE DRIVE, MICHELLE COURT, MICHELLE DRIVE
 NOTES: SEE PLAN FOR SPAN AND SLOPE OF TRENCH WALLS.
 THIS SECTION IS FOR THE PURPOSE OF PERMITS.

LOTS REQUIRING SPECIAL PERMITS

LOT NO.	AREA (SQ. FT.)
1	1,200
2	1,500
3	1,800
4	2,100
5	2,400
6	2,700
7	3,000
8	3,300
9	3,600
10	3,900
11	4,200
12	4,500
13	4,800
14	5,100
15	5,400
16	5,700
17	6,000
18	6,300
19	6,600
20	6,900
21	7,200
22	7,500
23	7,800
24	8,100
25	8,400
26	8,700
27	9,000
28	9,300
29	9,600
30	9,900
31	10,200
32	10,500
33	10,800
34	11,100
35	11,400
36	11,700
37	12,000
38	12,300
39	12,600
40	12,900
41	13,200
42	13,500
43	13,800
44	14,100
45	14,400
46	14,700
47	15,000
48	15,300
49	15,600
50	15,900
51	16,200
52	16,500
53	16,800
54	17,100
55	17,400
56	17,700
57	18,000
58	18,300
59	18,600
60	18,900
61	19,200
62	19,500
63	19,800
64	20,100
65	20,400
66	20,700
67	21,000
68	21,300
69	21,600
70	21,900
71	22,200
72	22,500
73	22,800
74	23,100
75	23,400
76	23,700
77	24,000
78	24,300
79	24,600
80	24,900
81	25,200
82	25,500
83	25,800
84	26,100
85	26,400
86	26,700
87	27,000
88	27,300
89	27,600
90	27,900
91	28,200
92	28,500
93	28,800
94	29,100
95	29,400
96	29,700
97	30,000
98	30,300
99	30,600
100	30,900

NOTE: THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEADMONT.



* REFER TO SHEET 1000 FOR EXISTING AND PROPOSED UTILITY LINES AND TO SHEET 1001 FOR EXISTING AND PROPOSED SIDEWALKS AND CURBS.

- CONSTRUCTION NOTES**
1. INSTALL 6" PVC SEWER MANHOLE WITH 18" DIAMETER 2' CURB
 2. SET MANHOLE ON 12" SAND BED
 3. SET MANHOLE ON 12" SAND BED
 4. SET MANHOLE ON 12" SAND BED
 5. SET MANHOLE ON 12" SAND BED
 6. SET MANHOLE ON 12" SAND BED
 7. SET MANHOLE ON 12" SAND BED
 8. SET MANHOLE ON 12" SAND BED
 9. SET MANHOLE ON 12" SAND BED
 10. SET MANHOLE ON 12" SAND BED

LEXI LANE

THE PRIVATE ENGINEER, GEORGE HERR, HAS REVIEWED THESE PLANS AND APPROVES THEM FOR CONSTRUCTION. HIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. IN THE EVENT OF ANY DISCREPANCY OR OMISSION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCULPTURAL AND MONUMENTAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE ARCHITECTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PRIVATE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMUNICATIONS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRANSPORTATION UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENERGY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SEWER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GAS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OIL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STEAM UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COOLING WATER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDENSATE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RADIATION UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NUCLEAR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIOLOGICAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CHEMICAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PHYSICAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATHEMATICAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCIENTIFIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TECHNICAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARTS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LETTERS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BOOKS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MANUSCRIPTS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHIVES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LIBRARIES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MUSEUMS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GALLERIES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING THEATERS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CINEMAS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONCERT HALLS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OPERA HOUSES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BARS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RESTAURANTS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HOTELS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING APARTMENTS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OFFICES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STORES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACTORIES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WAREHOUSES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GARAGES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PATIOS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PORCHES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DECKS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STAIRS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELEVATORS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ESCALATORS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RAMPWAYS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BRIDGES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TUNNELS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERPASS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OVERPASS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERCHANGES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RAMPWAYS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PATIOS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PORCHES UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DECKS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STAIRS UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELEVATORS UTILITIES. 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DISCLAIMER
 ONLY TO BE USED
 AT THE USER'S RISK
 0-1-1
 BEFORE YOU DO

REVISIONS

NO.	DATE	DESCRIPTION
1	02/17/18	ISSUED FOR PERMITS

PROJECT INFORMATION

PROJECT: LEXI LANE
 LOCATION: 1000 LEXI LANE, SUITE 100, DOWNEY, CA 90241
 CLIENT: [REDACTED]
 DATE: 02/17/18

DESIGNER

PROJECTS ENGINEERING
 1000 LEXI LANE, SUITE 100, DOWNEY, CA 90241
 PHONE: (562) 441-1111
 FAX: (562) 441-1112
 WWW: WWW.PEENGINEERING.COM

APPROVED

Checked By: [Signature]
 Recommended for Approval By: [Signature]
 Approved By: [Signature]
 Date: 02/17/18

CITY OF BEAUMONT, CALIFORNIA

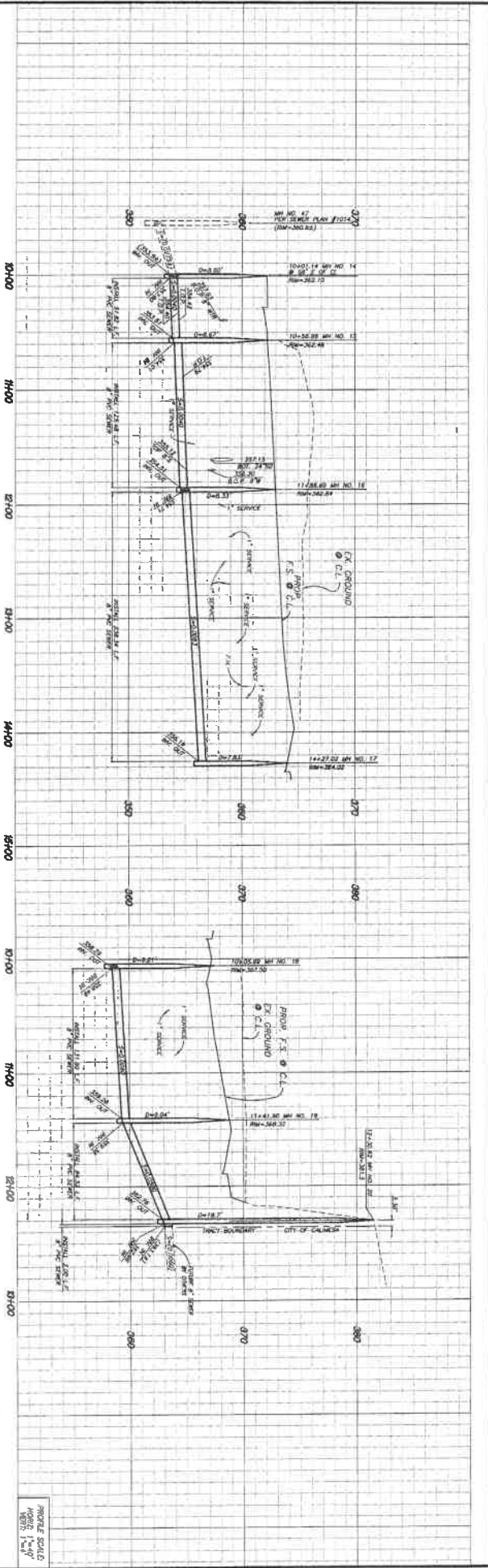
SEWER IMPROVEMENT PLANS
 TRUCKEE, CALIFORNIA 95605
 LEXI LANE
 STN. 104+00.00 TO STN. 104+48.85

ARGENT MANAGEMENT

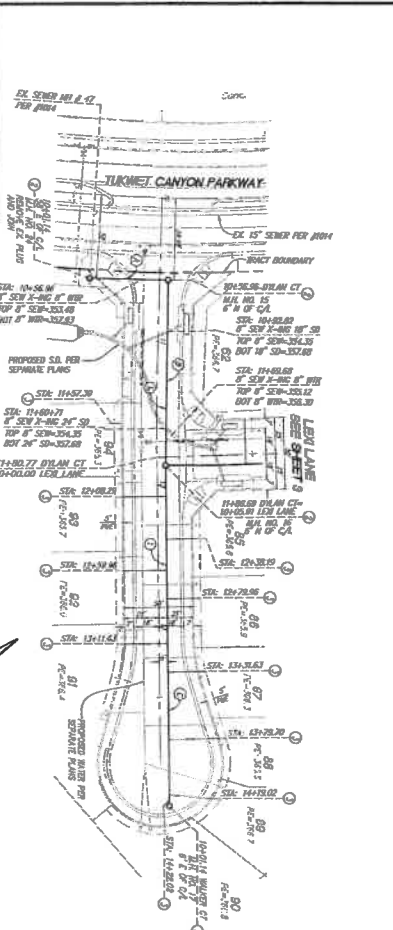
1000 LEXI LANE, SUITE 100, DOWNEY, CA 90241
 PHONE: (562) 441-1111
 FAX: (562) 441-1112
 WWW: WWW.ARGENTMANAGEMENT.COM

SHEET 3

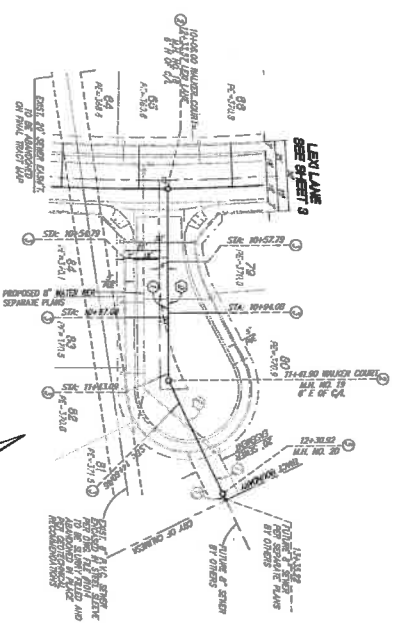
OF 8 SHEETS



PROPOSED SCALE
 1" = 40'



PROPOSED SCALE
 1" = 40'



PROPOSED SCALE
 1" = 40'

- CONSTRUCTION NOTES**
- INSTALL 4" PVC SEWER MAIN
 - INSTALL 12" CONCRETE SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER COUNTY OF PROPOSED
 - SEWER HOUSE CONNECTION SEE PLAN AND SPEC (AND)
 - INSTALL 4" DIAMETER FIBERGLASS MANHOLE
 - INSTALL 60" DIA. MANHOLE WITH PVC LIDS
 - PER R.C.L.D. STD. 008 AND 009

NO.	DATE	REVISION	BY	CHKD.
1	08/13/14	ISSUED FOR PERMITS	W. J. WALKER	W. J. WALKER
2	08/13/14	REVISED PER COMMENTS	W. J. WALKER	W. J. WALKER
3	08/13/14	REVISED PER COMMENTS	W. J. WALKER	W. J. WALKER
4	08/13/14	REVISED PER COMMENTS	W. J. WALKER	W. J. WALKER

DIGALERT
 8-1-1
 AT ALL TIMES
 BEFORE YOU DIG

THE PRIVATE ENGINEER, ARCHITECT, OR PLANNING PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER IMPROVEMENTS AND THE PLANS FOR APPROVAL BY THE CITY.

THE PRIVATE ENGINEER, ARCHITECT, OR PLANNING PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER IMPROVEMENTS AND THE PLANS FOR APPROVAL BY THE CITY.

THE PRIVATE ENGINEER, ARCHITECT, OR PLANNING PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER IMPROVEMENTS AND THE PLANS FOR APPROVAL BY THE CITY.

DESIGNER: WALKER ENGINEERING, INC.
 10000 WALKER COURT
 BEAUMONT, CA 94705
 TEL: (925) 461-1111
 FAX: (925) 461-1112
 WWW: WWW.WALKERENG.COM

PROJECT: SEWER IMPROVEMENT PLANS
 TRACT NO. 36558
 WALKER COURT
 WALKER COURT
 574 104000 TO 574 174449

DATE: 08/13/14

SCALE: 1" = 40'

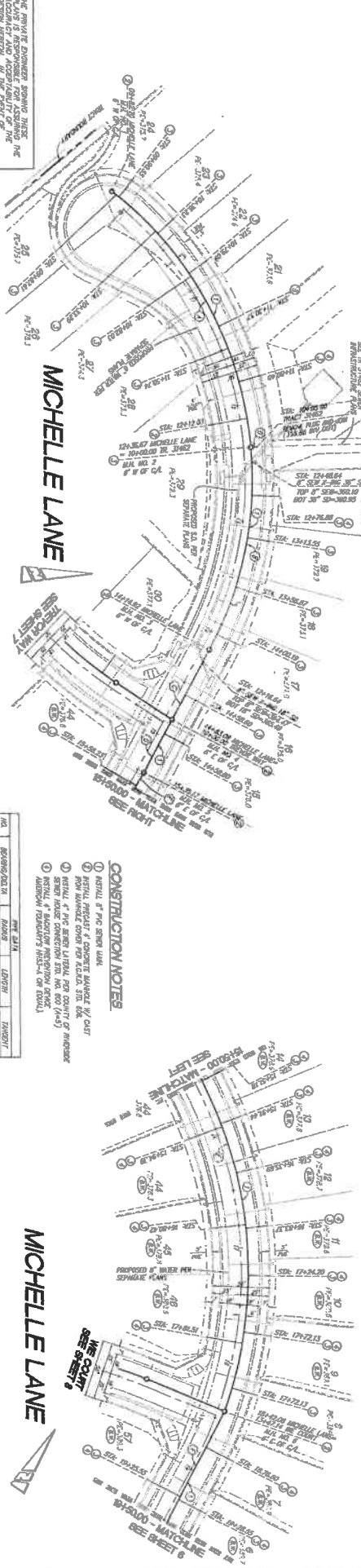
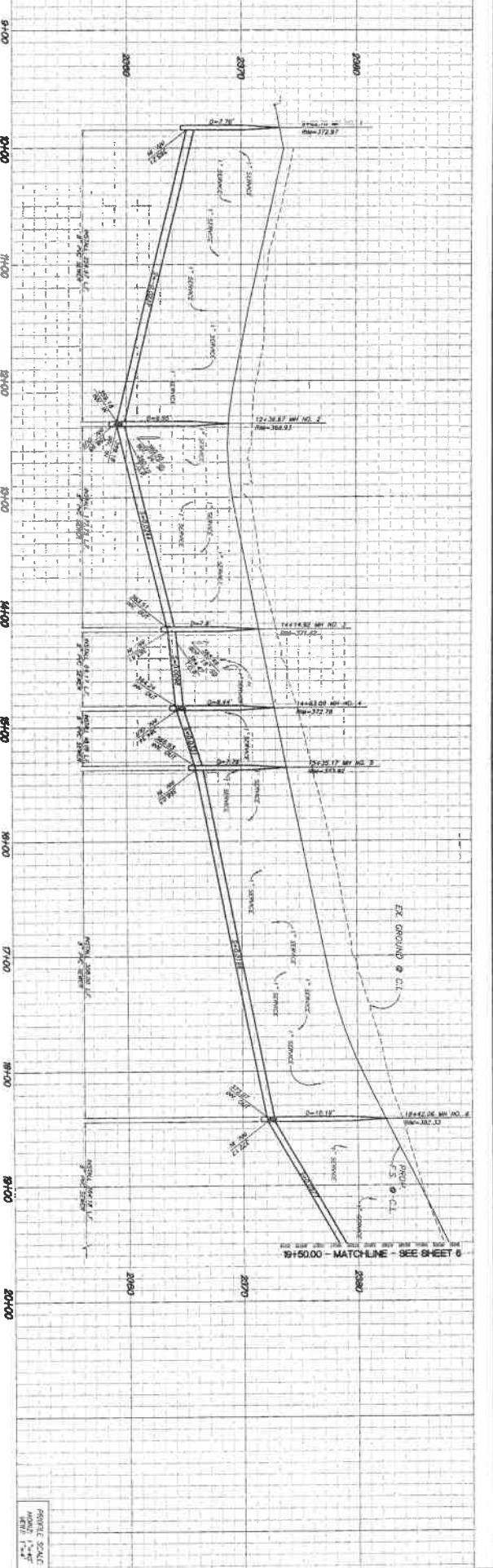
PROJECT NO.: 14-0000

DATE: 08/13/14

BY: W. J. WALKER
CHKD.: W. J. WALKER

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 36558
 WALKER COURT
 WALKER COURT
 574 104000 TO 574 174449

AGENT MANAGEMENT



THE PRIVATE ENGINEER DRAWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE DESIGN PERSONNEL IN THE FIELD OF APPROVAL OF ANY CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE AND THROUGH THE PLANS FOR APPROVAL BY THE CITY.

THE PRIVATE ENGINEER DRAWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE DESIGN PERSONNEL IN THE FIELD OF APPROVAL OF ANY CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE AND THROUGH THE PLANS FOR APPROVAL BY THE CITY.

DATE OF BEARINGS: **BEARINGS: N 27° 51' 32" E**

CONSTRUCTION NOTES

- 1) INSTALL 4" PVC SEWER LINE
- 2) ALL SEWER LINES TO BE INSTALLED IN 6" DIA. CONCRETE MANHOLES AND CATCH BASINS
- 3) ALL SEWER LINES TO BE INSTALLED IN 6" DIA. CONCRETE MANHOLES AND CATCH BASINS
- 4) ALL SEWER LINES TO BE INSTALLED IN 6" DIA. CONCRETE MANHOLES AND CATCH BASINS

NO.	BEARING/DIST.	ANGLE	LENGTH	THROUGHT
1	47° 32' 54"	311.00'	858.17'	103.20'
2	23° 25' 20"	311.00'	858.17'	103.20'
3	102° 02' 32"	311.00'	858.17'	103.20'
4	48° 59' 32"	311.00'	858.17'	103.20'
5	102° 02' 32"	311.00'	858.17'	103.20'
6	102° 02' 32"	311.00'	858.17'	103.20'
7	102° 02' 32"	311.00'	858.17'	103.20'
8	102° 02' 32"	311.00'	858.17'	103.20'
9	102° 02' 32"	311.00'	858.17'	103.20'
10	102° 02' 32"	311.00'	858.17'	103.20'
11	102° 02' 32"	311.00'	858.17'	103.20'
12	102° 02' 32"	311.00'	858.17'	103.20'
13	102° 02' 32"	311.00'	858.17'	103.20'
14	102° 02' 32"	311.00'	858.17'	103.20'
15	102° 02' 32"	311.00'	858.17'	103.20'
16	102° 02' 32"	311.00'	858.17'	103.20'
17	102° 02' 32"	311.00'	858.17'	103.20'
18	102° 02' 32"	311.00'	858.17'	103.20'
19	102° 02' 32"	311.00'	858.17'	103.20'
20	102° 02' 32"	311.00'	858.17'	103.20'
21	102° 02' 32"	311.00'	858.17'	103.20'
22	102° 02' 32"	311.00'	858.17'	103.20'
23	102° 02' 32"	311.00'	858.17'	103.20'
24	102° 02' 32"	311.00'	858.17'	103.20'
25	102° 02' 32"	311.00'	858.17'	103.20'
26	102° 02' 32"	311.00'	858.17'	103.20'
27	102° 02' 32"	311.00'	858.17'	103.20'
28	102° 02' 32"	311.00'	858.17'	103.20'
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30	102° 02' 32"	311.00'	858.17'	103.20'
31	102° 02' 32"	311.00'	858.17'	103.20'
32	102° 02' 32"	311.00'	858.17'	103.20'
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59	102° 02' 32"	311.00'	858.17'	103.20'
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64	102° 02' 32"	311.00'	858.17'	103.20'
65	102° 02' 32"	311.00'	858.17'	103.20'
66	102° 02' 32"	311.00'	858.17'	103.20'
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80	102° 02' 32"	311.00'	858.17'	103.20'
81	102° 02' 32"	311.00'	858.17'	103.20'
82	102° 02' 32"	311.00'	858.17'	103.20'
83	102° 02' 32"	311.00'	858.17'	103.20'
84	102° 02' 32"	311.00'	858.17'	103.20'
85	102° 02' 32"	311.00'	858.17'	103.20'
86	102° 02' 32"	311.00'	858.17'	103.20'
87	102° 02' 32"	311.00'	858.17'	103.20'
88	102° 02' 32"	311.00'	858.17'	103.20'
89	102° 02' 32"	311.00'	858.17'	103.20'
90	102° 02' 32"	311.00'	858.17'	103.20'
91	102° 02' 32"	311.00'	858.17'	103.20'
92	102° 02' 32"	311.00'	858.17'	103.20'
93	102° 02' 32"	311.00'	858.17'	103.20'
94	102° 02' 32"	311.00'	858.17'	103.20'
95	102° 02' 32"	311.00'	858.17'	103.20'
96	102° 02' 32"	311.00'	858.17'	103.20'
97	102° 02' 32"	311.00'	858.17'	103.20'
98	102° 02' 32"	311.00'	858.17'	103.20'
99	102° 02' 32"	311.00'	858.17'	103.20'
100	102° 02' 32"	311.00'	858.17'	103.20'



DATE: 04/25/18

DRAWN BY: [Signature]

REVISIONS:

CHECKED BY: [Signature]

APPROVED BY: [Signature]

CITY OF BEAUMONT CALIFORNIA
SEWER DEPARTMENT
375 N. MAIN ST. BEAUMONT, CA 94705

PROJECT: MICHELLE LANE
SHEET: 5 OF 8

SCALE: 1"=40'

REVISIONS:

DATE: 04/25/18

PROJECT: MICHELLE LANE
SHEET: 5 OF 8

DIGITAL
 ONLY TOLL FREE
 8-1-1
 BEFORE YOU GO

UNDESIGNED BEARING SHALL BE EXAMINED AND FOUND TO BE CORRECT BY THE ENGINEER BEFORE YOU GO.

THE PRIVATE ENGINEER SHOWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF ALL INFORMATION, THE DESIGN, AND THE CONSTRUCTION OF THE WORK SHOWN HEREON. IN THE EVENT OF ANY DISCREPANCY OR OMISSION, THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTION THEREOF. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTION THEREOF. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTION THEREOF.

BAISIS OF BEARINGS:
 ALL BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS. THE BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS. THE BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS.

REMARKS:
 ALL BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS. THE BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS. THE BEARINGS ARE GIVEN AS SHOWN ON THESE PLANS.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	08/17/24	[Signature]	[Signature]
2	REVISED PER COMMENTS	08/21/24	[Signature]	[Signature]

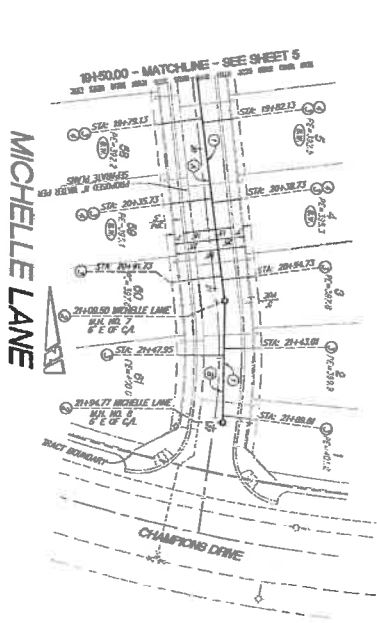
PROFESSIONAL ENGINEERING
 MICHELLE LANE
 CIVIL ENGINEER
 LICENSE NO. 45812
 STATE OF CALIFORNIA

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

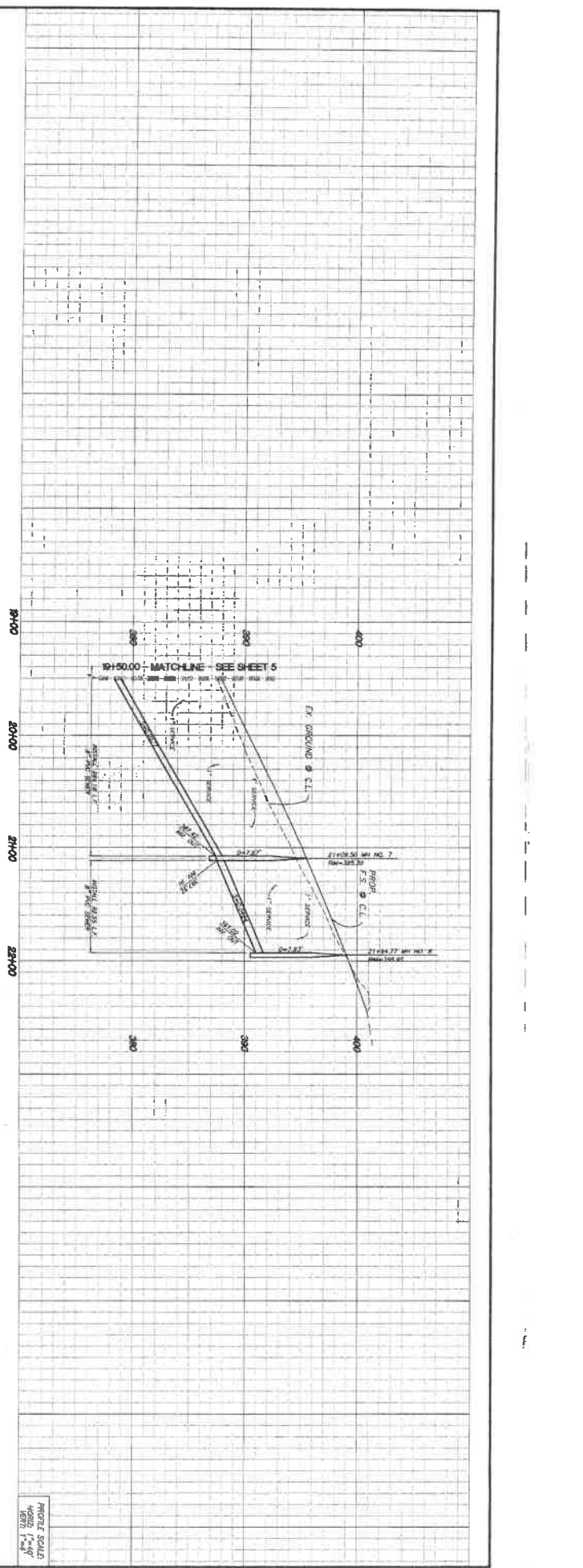
CITY OF BEAUMONT, CALIFORNIA
 SENIOR ENGINEER
 MICHELLE LANE
 TRACT NO. 36558
 TUKWET CONNECTION
 87N. 10450.00 TO 87N. 10450.00
 87N. 10450.00 TO 87N. 10450.00
 ARGENT MANAGEMENT

SHEET
6
 OF 8 SHEETS

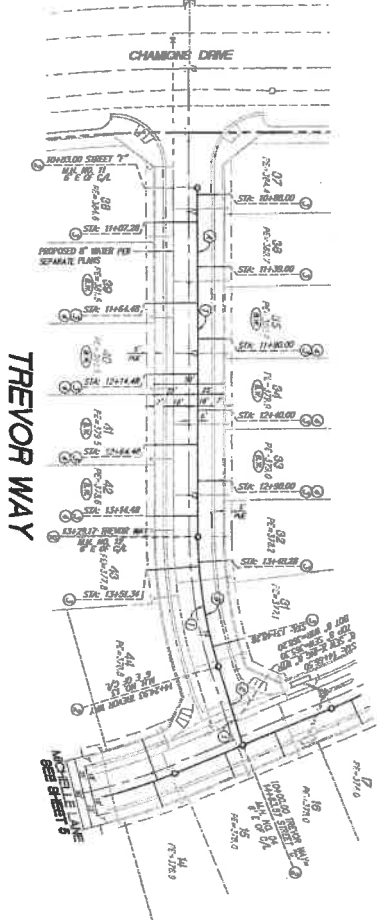
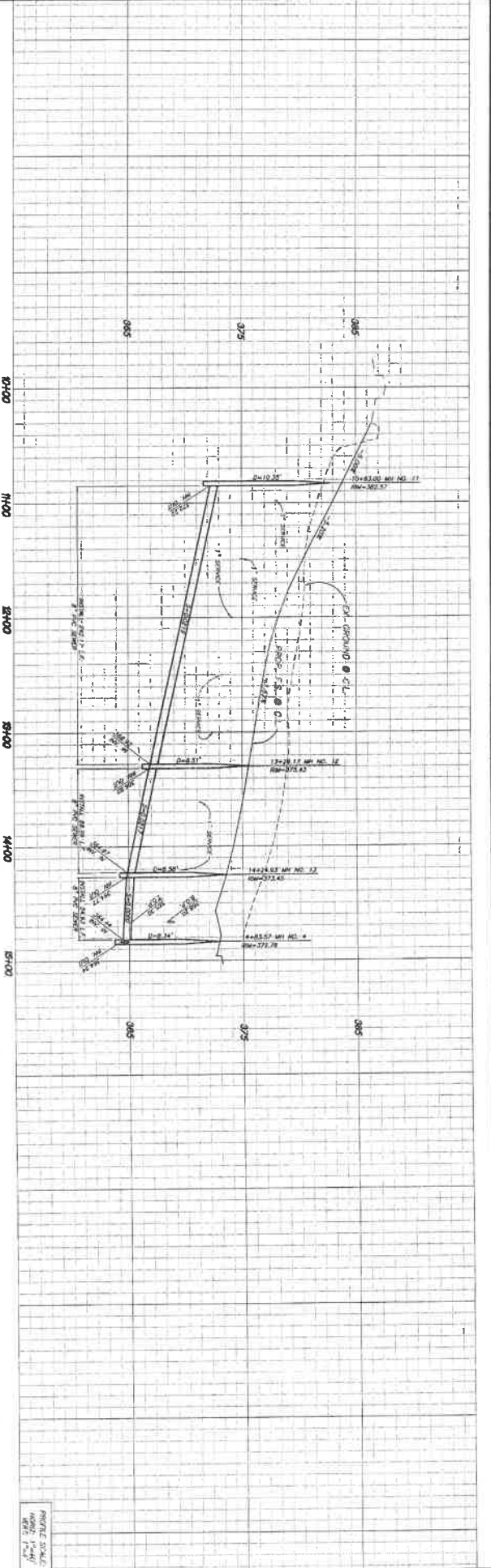
DATE: 08/21/24



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 18" CONCRETE MANHOLE WITH CAST IRON RINGS AND 24" CONCRETE CURB
 - INSTALL 1" PVC SEWER LATERAL WITH 2" PVC FITTING
 - INSTALL 1" POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) MANHOLE WITH 24" CONCRETE CURB
 - INSTALL 1" POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) MANHOLE WITH 24" CONCRETE CURB



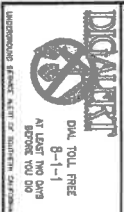
PROPOSED SCALE
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 40'



TREVOR WAY

- CONSTRUCTION NOTES**
- INSTALL 12" PVC SEWER MAIN
 - INSTALL MANHOLE & CONCRETE WALKWAY 12" DIA
 - INSTALL 12" CONCRETE CATCH BASIN FOR TRENCH 30" DIA
 - INSTALL 12" CONCRETE CONNECTION STN. 100' DIA
 - INSTALL 12" CONCRETE CONNECTION STN. 100' DIA
 - INSTALL 12" CONCRETE CONNECTION STN. 100' DIA
 - INSTALL 12" CONCRETE CONNECTION STN. 100' DIA
 - INSTALL 12" CONCRETE CONNECTION STN. 100' DIA

THE ENGINEER'S DRAWING SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO THE CITY OF BEAUMONT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.



PROJ. NO. 16-0000
DATE 08/27/16
SCALE 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION
1	08/27/16	ISSUED FOR PERMITS

PROJECT INFORMATION

PROJECT NO. 16-0000
DATE 08/27/16
SCALE 1"=40'

APPROVED FOR THE CITY

City of Beaumont, Public Works Department
 Engineering Division

NO.	DATE	DESCRIPTION
1	08/27/16	ISSUED FOR PERMITS

REVISIONS

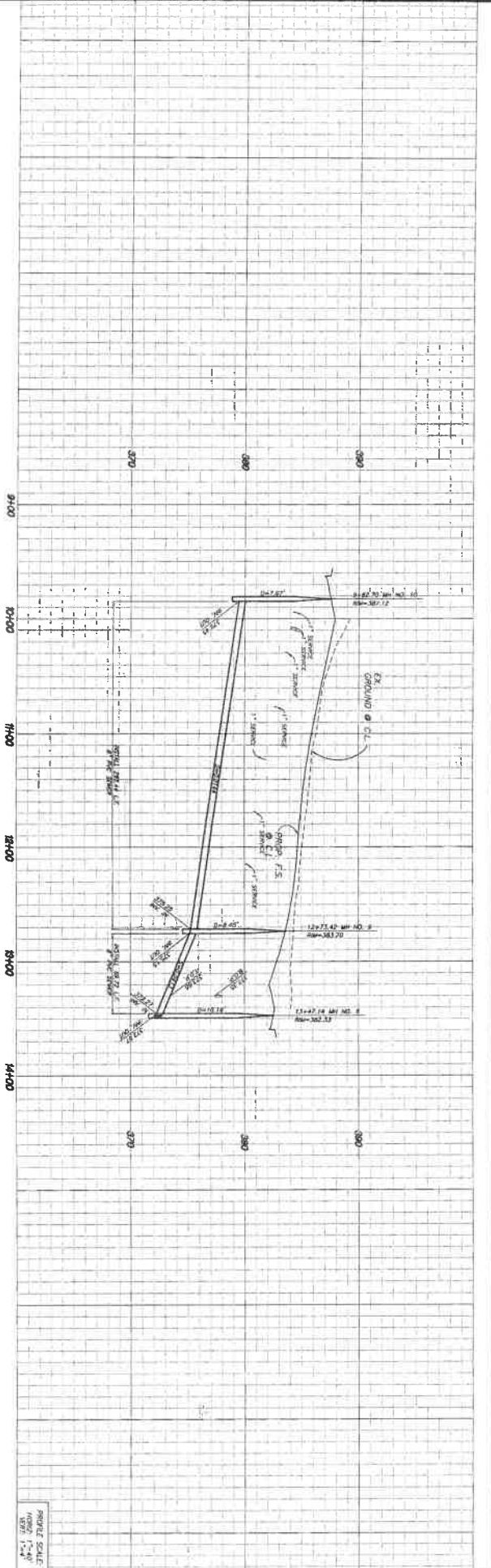
NO.	DATE	DESCRIPTION
1	08/27/16	ISSUED FOR PERMITS

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 38558
 TREVOR WAY
 FROM MCCLELLAN TO STN. 16+44.57

AGENT MANAGEMENT

DATE 08/27/16
SCALE 1"=40'

SHEET 7
OF 8 SHEETS



GRAPHIC SCALE
 1" = 40'
 1/4" = 10'

- CONSTRUCTION NOTES**
1. INSTALL 4" PVC SEWER LINE
 2. INSTALL 12" RIBBED R.C. CONCRETE LUMBER W/ CAST IRON MANHOLE
 3. INSTALL 4" PVC SEWER LATERAL AND CONNECT TO PROPOSED SEWER MAIN CONNECTION SEE PLAN 1000 (1-4-1)
 4. VERIFY ALL BENCHMARKS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION

WIE COURT

DISCLAIMER
 THE PRIVATE ENGINEER SHOWING THESE PLANS IS NOT PROVIDING FOR ACCEPTANCE OF THE DESIGN HEREIN IN THE EVENT OF APPROVAL OF THESE PLANS FOR CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE SEWER SYSTEM AND TO THE DESIGN OF THE SEWER SYSTEM AND TO THE DESIGN OF THE SEWER SYSTEM AND TO THE DESIGN OF THE SEWER SYSTEM.

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS, TRACT NO. 35938.

DATE: 08/11/10
BY: [Signature]

REVIEWED BY: [Signature]
APPROVED BY: [Signature]

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 35938
WIE COURT
 SHEET NO. 8
 OF 8 SHEETS