



City of Beaumont

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

Case No. PW2020-0450
Receipt No. 970310
Fee \$ 484.43 App; 3000.00 Insp Fees
Date Paid 2/12/20
Inv. 7782

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name KEVIN METCALFE Phone 949-236-1042

2. Contact's Address 400 EXCHANGE IRVINE CA 92602
City/State/Zip

5. Contact's E-mail KMETCALFE@KHOU.COM

3. Developer Name KHOUMNIAN HOMES Phone 714-368-4500
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 400 EXCHANGE IRVINE CA 92602
City/St/Zip

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

Bond # 1058983 Tract 33096-6 STREET + SEWER IMPROVEMENTS

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

KEVIN METCALFE [Signature] 1-21-20
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] 1-21-20
Print Name and Sign - Contact/Applicant Date

CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS FOR THE CONSTRUCTION OF K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT TRACT NO. 33096-6 PHASE C-3

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF BEAUMONT OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RCD STANDARD NO. 816
8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE RCD STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461
10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
11. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
12. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
14. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
15. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
16. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
17. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ON SITE.
18. 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.
19. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

LEGEND/ABBREVIATIONS

EP	EDGE OF PAVEMENT	BCR	BEGIN CURB RETURN
LP	LOW POINT	ECR	END CURB RETURN
HP	HIGH POINT	MOC	MIDDLE OF CURVE
GB	GRADE BREAK	HGL	HYDRAULIC GRADE LINE
BC	BEGIN CURVE	PRC	POINT OF REVERSE CURVATURE
EC	END CURVE	PCC	POINT OF COMPLEX CURVATURE
INV	INVERT	SNK	SIDEWALK
CB	CATCH BASIN	TAN	TANGENT GRADE
RCP	REINFORCED CONCRETE PIPE	PIG	POINT IN GUTTER
PVC	POLYVINYLCHLORIDE (PIPE)	RP	RADIUS POINT
LF	LINEAR FEET	R/W	RIGHT OF WAY
BP	BEGIN PIPE	---	CENTERLINE
EP	END PIPE	---	CROSS GUTTER
MH	MANHOLE	---	DIRECTION OF STREET FLOW
INT	INTERSECTION	---	SIDEWALK, CURB & GUTTER
TG	TOP OF GRATE	---	HANDICAP ACCESS RAMP
OC	ON CURB	---	LOT LINES
TC	TOP OF CURB	---	STREET LIGHT
FL	FLOWLINE	---	SHEET NUMBER
DW	DOMESTIC WATER	---	LOT NUMBER
SD	STORM DRAIN		
SS	SANITARY SEWER		
FH	FIRE HYDRANT		
R/W	RIGHT OF WAY		

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

NOTE:
SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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

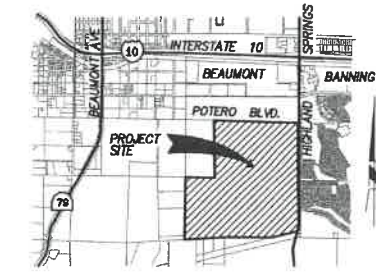
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING & MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

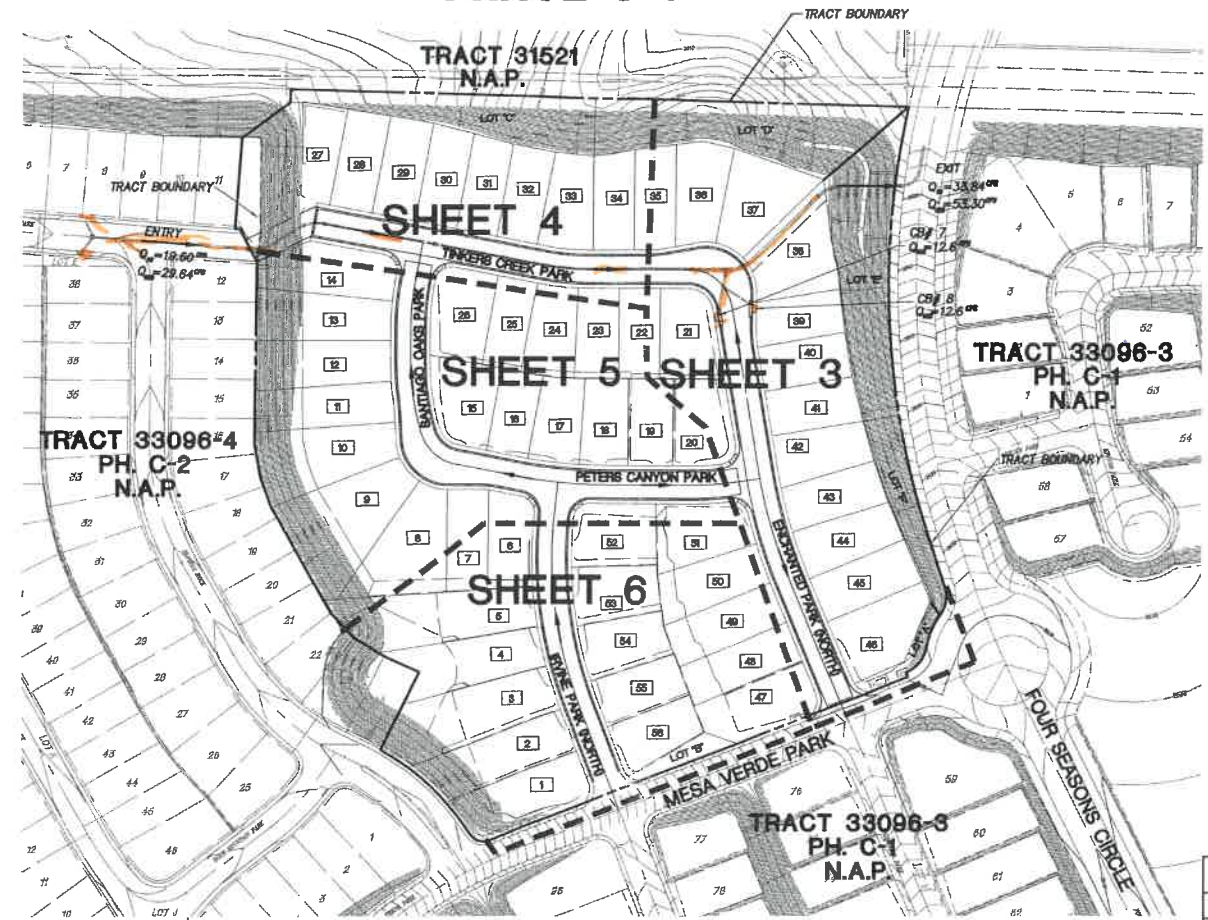
SIGNATURE: *Donald P. Brooks* DATE: 4-18-11
LICENSE NO. 41829 EXP. 03-31-12



VICINITY MAP
NTS



LOCATION MAP
NTS



INDEX MAP
SCALE: 1" = 100'

SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY/LOCATION INDEX MAPS, & NOTES
2	STREET SECTIONS AND DETAILS
3-6	STREET IMPROVEMENT PLAN

CONSTRUCTION NOTES & QUANTITY ESTIMATES			
NO.	DESCRIPTION	UNIT	QTY.
10	CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE	SF	67,085
11	CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2	LF	3,876
18	CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24	EA	8
19	CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. DWG. NO. 209	SF	2,383
20	CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2	EA	1
21	CONSTRUCT MODIFIED P.C.C. SIDEWALK (1/2"-5" FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.	SF	17,587
25	STREET LIGHT PER SEPARATE PLAN	EA	-

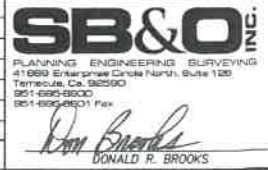
DEVELOPER:

K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
2485 CAMPUS DRIVE
IRVINE, CA 92612
(949) 660-1130
24-HOUR CONTACT PERSON - KYLE SHEPHERD: (760)272-9523

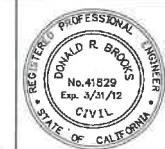


BENCHMARK CITY OF BEAUMONT NO. 14.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE
ELEV.= 2590.838 (1982)

BY	MARK	DATE	DESCRIPTION	APPR. DATE
ENGINEER			REVISIONS	CITY



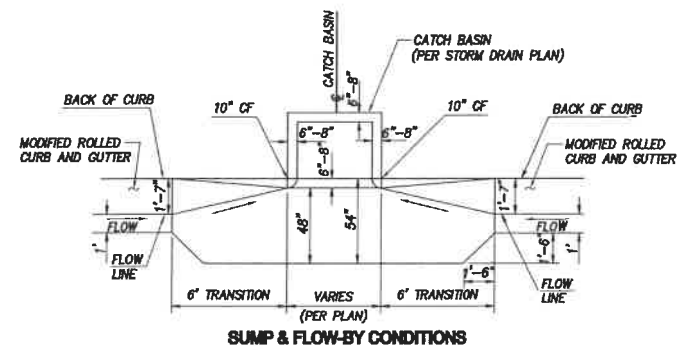
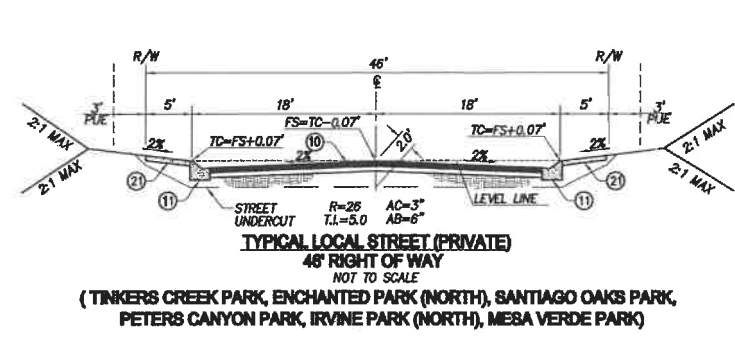
DESIGN BY: D.R.B.
DRAWN BY: R.L.F.
CHECKED BY: D.R.B.
SCALE: PER PLAN
DATE: 3/30/11
JOB NUMBER: 68822.10



Reviewed By: *[Signature]* Date: 4/1/11
Recommended for Approval By: *[Signature]* Date: 4/1/11
Approved By: *[Signature]* Date: 4/27/11
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 33096-6, PH C-3
TITLE SHEET • VICINITY MAP • GENERAL NOTES
• LOCATION MAP • INDEX MAP
SUPERSEDES PLAN FILE #1731
FOR: K. HOVNANIAN

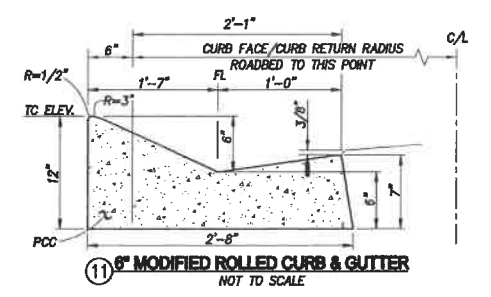
SHEET
1
OF 6 SHEETS
DRAWING NAME:
FILE NO.:
1731-A



20 TYPICAL LOCAL DEPRESSION DETAIL
NOT TO SCALE

CONSTRUCTION NOTES

- 10 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
- 11 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
- 16 CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
- 19 CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. DWG. NO. 209
- 20 CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
- 21 CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.
- 22 STREET LIGHT PER SEPARATE PLAN



NOTE:
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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 APPROVAL BY THE CITY.

NOTE:
SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.



BENCHMARK: CITY OF BEAUMONT NO. 14.A.B2
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)

BY	MARK	DATE	DESCRIPTION	APPR. DATE
ENGINEER			REVISIONS	CITY

SB&O INC.
PLANNING ENGINEERING SURVEYING
41880 Enterprises Circle North, Suite 1200
Torrance, CA 90503
(310) 556-6500
(310) 556-6503 Fax

Donald R. Brooks
DONALD R. BROOKS
DATE: 4-10-11
R.C.E. 41829 * EXP. 03-31-12



DESIGN BY: D.R.B.
DRAWN BY: R.L.F.
CHECKED BY: D.R.B.
SCALE: PER PLAN
DATE: 3/30/11
JOB NUMBER: 68922.10

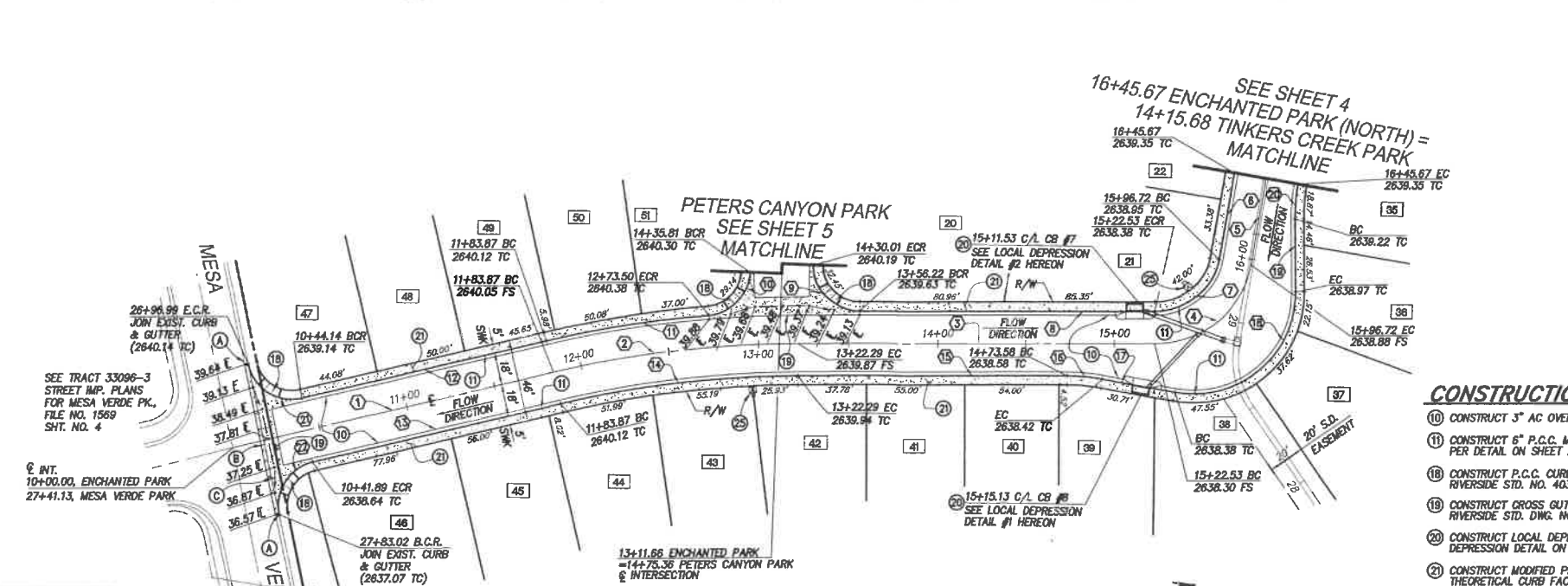
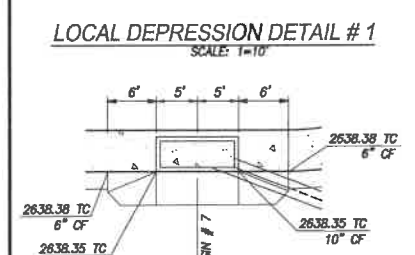
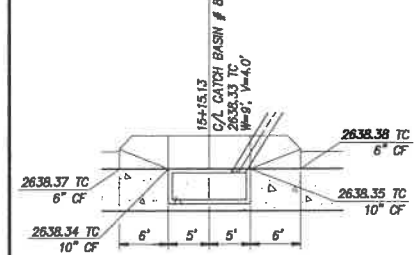
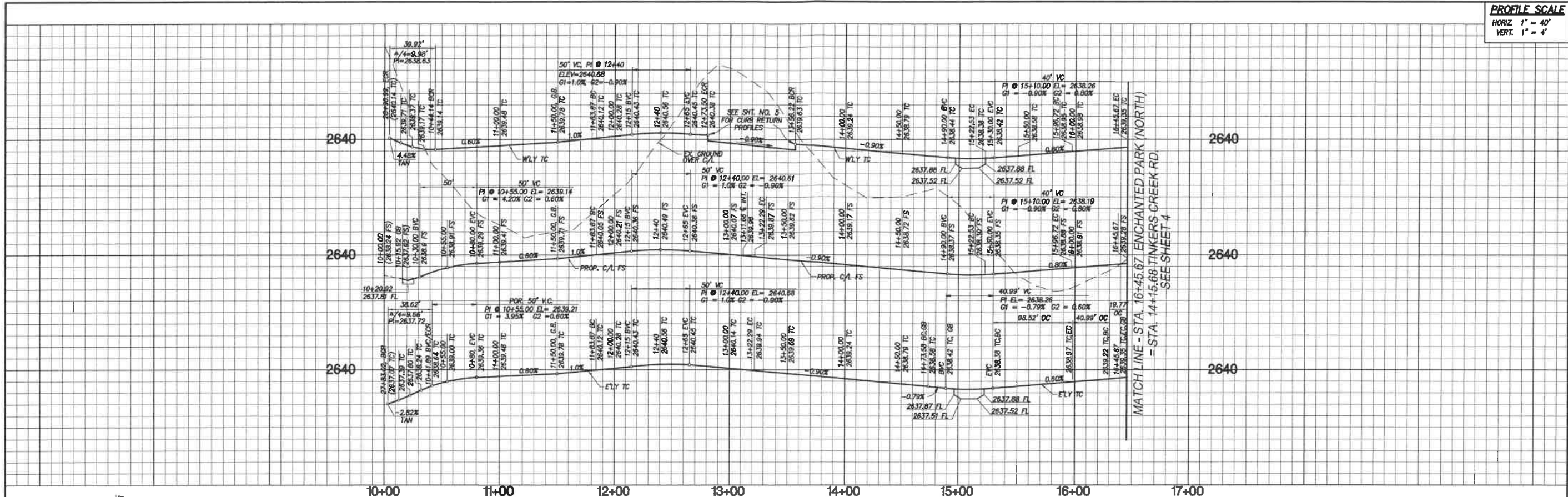
Reviewed By: *W. Ho* Staff Engineer Date: 4/21/11
Recommended for Approval By: *John Smith* Administrative Engineer Date: 4/21/11
Approved By: *John Smith* Consulting Engineer Date: 4/29/11

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 33096-6, PH C-3
TYPICAL SECTIONS - DETAILS
NOTES
SUPERSEDES PLAN FILE #1731
FOR: K. HOVNANIAN

SHEET
2
OF 6 SHEETS
DRAWING NAME:
FILE NO.:
1731-A

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



LINE/CURVE DATA TABLE					
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N22°41'45"W	---	183.67'	---	ENCHANTED PARK C/L
2	137°3'04"	600.00'	138.42'	69.52'	ENCHANTED PARK C/L
3	N09°28'41"W	---	200.24'	---	ENCHANTED PARK C/L
4	S01°2'22"	53.00'	74.19'	44.64'	ENCHANTED PARK C/L
5	N89°41'03"W	---	48.95'	---	ENCHANTED PARK C/L
6	N89°41'03"W	---	48.95'	---	SOUTH CURB
7	S01°2'22"	35.00'	49.00'	29.48'	WEST CURB
8	N09°28'41"W	---	163.30'	---	WEST CURB
9	S2°28'12"	25.00'	40.57'	26.33'	WEST CURB
10	S3°28'17"	25.00'	36.42'	22.30'	WEST CURB
11	S83°33'32"	618.00'	92.32'	46.25'	WEST CURB
12	N22°41'45"W	---	139.73'	---	WEST CURB
13	N22°41'45"W	---	141.98'	---	EAST CURB
14	137°3'04"	582.00'	134.26'	67.43'	EAST CURB
15	N09°28'41"W	---	151.29'	---	EAST CURB
16	101°7'48"	110.00'	18.77'	9.91'	EAST CURB
17	N00°49'07"E	---	40.99'	---	EAST CURB
18	100°47'58"	56.00'	98.52'	67.69'	EAST CURB
19	N80°17'09"E	---	40.99'	---	EAST CURB
20	101°7'48"	110.00'	19.77'	9.91'	NORTH CURB
21	S12°51'11"	25.00'	39.92'	25.66'	WEST CURB
22	S8°30'09"	25.00'	38.62'	24.35'	EAST CURB

- CONSTRUCTION NOTES**
- (10) CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - (11) CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - (18) CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - (19) CONSTRUCT GROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. DWG. NO. 209
 - (20) CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - (21) CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5" FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.
 - (25) STREET LIGHT PER SEPARATE PLAN

- REMOVAL NOTES**
- (A) SAWCUT EXISTING CURB & GUTTER
 - (B) SAWCUT EXISTING ASPHALT PAVEMENT
 - (C) REMOVE EXISTING CURB & GUTTER

NOTE:
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NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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

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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS	CITY	

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 41008 Enterprise Circle North, Suite 120
 Temecula, CA 92590
 (951) 695-5500
 (951) 695-5501 Fax

DATE: 4-18-11
 R.C.E. 41829 EXP. 03-31-12

REGISTERED PROFESSIONAL ENGINEER
 DONALD R. BROOKS
 No. 41829
 Exp. 3/31/12
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 PER PLAN DATE: 3/30/11
 JOB NUMBER: 68922.10

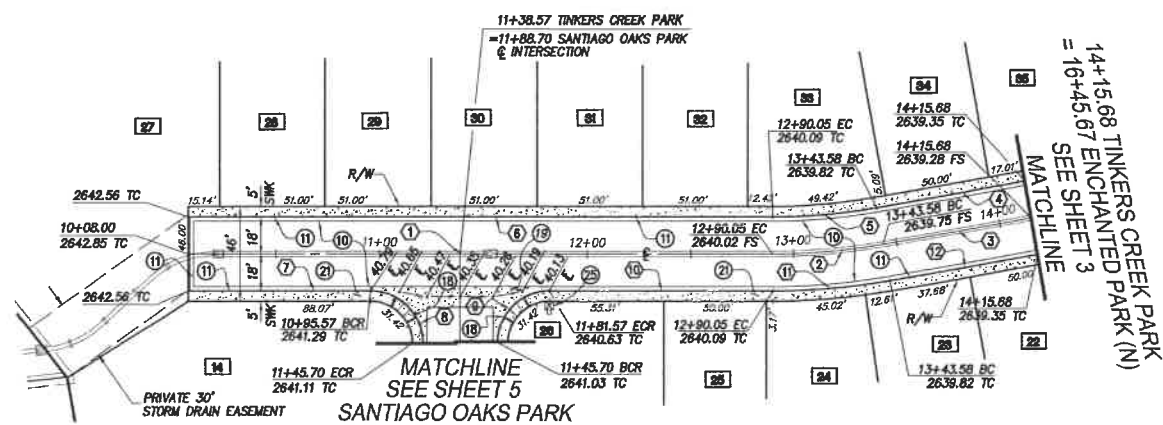
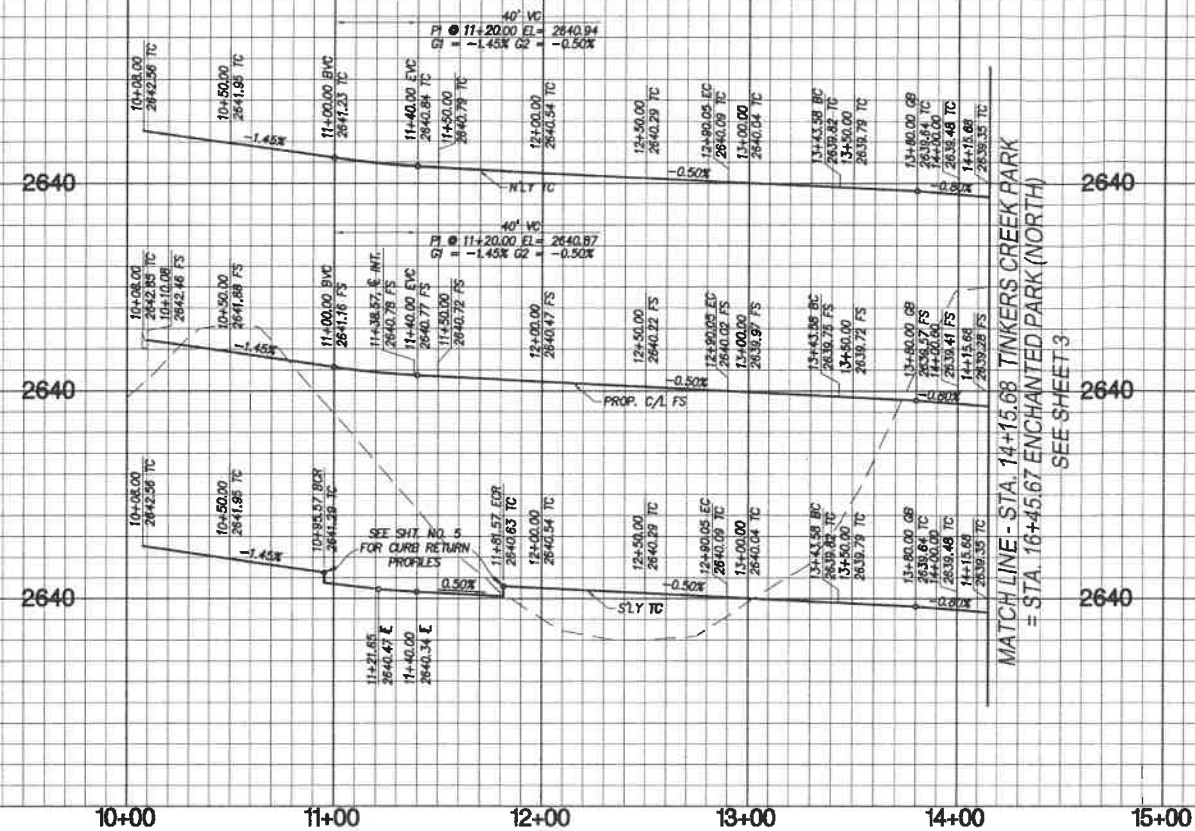
Reviewed By: [Signature] Staff Engineer Date: 4/2/11
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/1/11
 Approved By: [Signature] Consulting Engineer Date: 4-29-11

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 33096-6, PH C-3
 ENCHANTED PARK (NORTH)
 10+00.00 TO 16+45.67
 SUPERSEDES PLAN FILE #1731
 FOR: K. HOVNIANIAN

SHEET 3
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1731-A

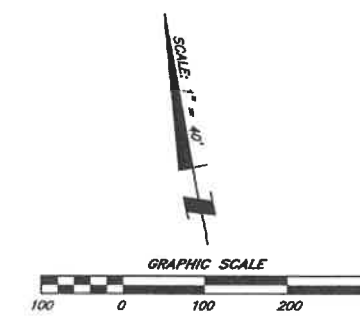
PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



CONSTRUCTION NOTES

- 10 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
- 11 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
- 12 CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
- 13 CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. DWG. NO. 209
- 14 CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.
- 15 STREET LIGHT PER SEPARATE PLAN

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N79°27'41"W	---	282.05'	---	TINKERS CREEK PARK C/L
2	107°32'22"	300.00'	53.53'	26.83'	TINKERS CREEK PARK C/L
3	N89°41'03"W	---	72.10'	---	TINKERS CREEK PARK C/L
4	N89°41'03"W	---	72.10'	---	NORTH CURB
5	107°32'22"	282.00'	50.31'	25.22'	NORTH CURB
6	N79°27'41"W	---	280.05'	---	NORTH CURB
7	N79°27'41"W	---	85.57'	---	SOUTH CURB
8	S0°00'00"	25.00'	39.27'	25.00'	SOUTH CURB
9	S0°00'00"	25.00'	39.27'	25.00'	SOUTH CURB
10	N79°27'41"W	---	108.48'	---	SOUTH CURB
11	107°32'22"	318.00'	56.74'	28.44'	SOUTH CURB
12	N89°41'03"W	---	72.10'	---	SOUTH CURB



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

NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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

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

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= 2590.638 (1982)

BY	MARK	DATE	DESCRIPTION	APPR. DATE
ENGINEER			REVISIONS	CITY

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 41689 Enterprise Circle North, Suite 120
 Tamarac, CA 92553
 951-682-6322
 951-682-6321 Fax

DESIGNED BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
 JOB NUMBER: 68822.10

Reviewed By: [Signature] Staff Engineer Date: 4/1/11
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/1/11
 Approved By: [Signature] Consulting Engineer Date: 4/29/11

City of Beaumont, Public Works Department
 Engineering Division

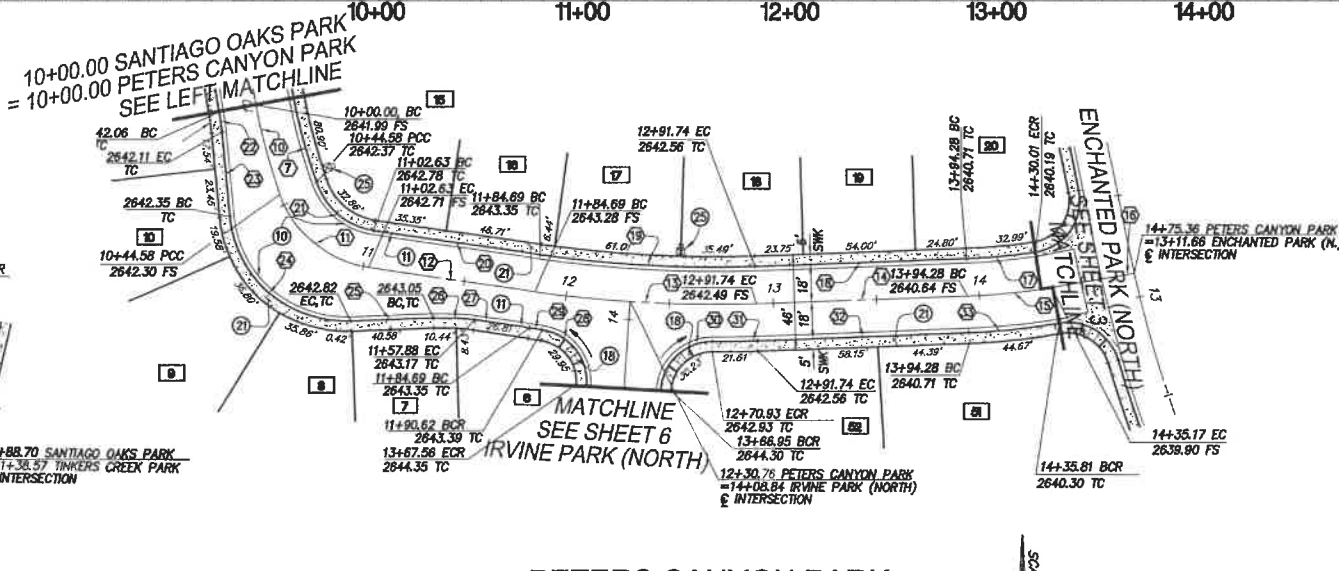
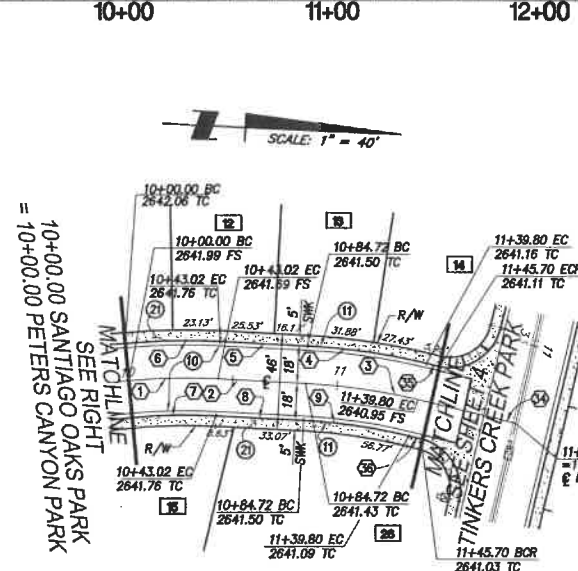
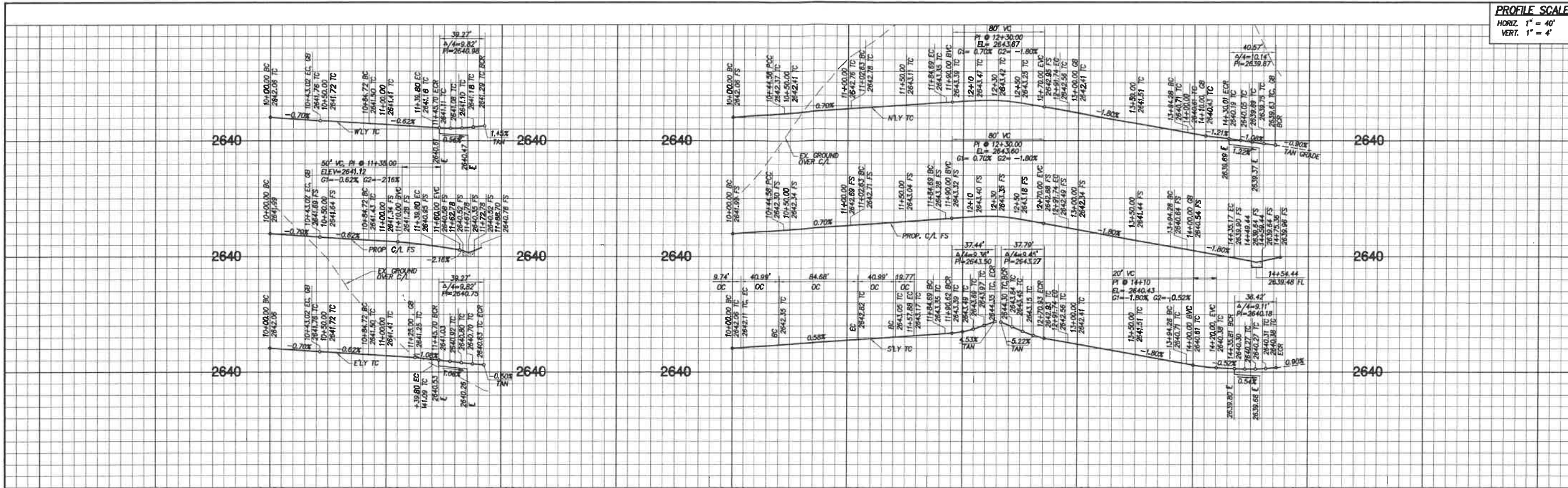
REGISTERED PROFESSIONAL ENGINEER
 DONALD R. BROOKS
 No. 41829
 Exp. 3/31/12
 CIVIL
 STATE OF CALIFORNIA

DATE: 4-10-11
 R.C.E. 41829 EXP. 03-31-12

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
 TRACT 33096-6, PH C-3
 TINKERS CREEK PARK
 10+00.00 TO 14+15.68
 SUPERSEDES PLAN FILE #1731
 FOR: K. HOVNANIAN

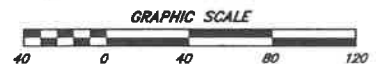
SHEET
4
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1731-A

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



STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	0812'56"	300.00'	43.02'	21.54'	SANTIAGO OAKS PARK C.A.
2	N0001'07"E	---	41.70'	---	SANTIAGO OAKS PARK C.A.
3	10'31'11"	300.00'	55.08'	27.62'	SANTIAGO OAKS PARK C.A.
4	10'31'11"	318.00'	58.39'	29.28'	WEST CURB
5	N0001'07"E	---	41.70'	---	WEST CURB
6	0812'56"	318.00'	45.60'	22.84'	WEST CURB
7	18'43'49"	282.00'	82.34'	41.47'	EAST CURB
8	N0001'07"E	---	41.70'	---	EAST CURB
9	10'31'11"	282.00'	51.78'	25.96'	EAST CURB
10	08'30'53"	300.00'	44.58'	22.33'	PETERS CANYON PARK C.A.
11	62'44'59"	53.00'	58.05'	32.32'	PETERS CANYON PARK C.A.
12	N79'27'41"W	---	82.06'	---	PETERS CANYON PARK C.A.
13	10'13'22"	600.00'	107.05'	53.67'	PETERS CANYON PARK C.A.
14	N89'41'03"W	---	102.54'	---	PETERS CANYON PARK C.A.
15	07'48'29"	300.00'	40.89'	20.47'	PETERS CANYON PARK C.A.
16	N82'30'28"E	---	40.20'	---	PETERS CANYON PARK C.A.
17	06'49'26"	282.00'	33.59'	16.81'	NORTH CURB
18	N89'41'03"W	---	102.54'	---	NORTH CURB
19	10'13'22"	582.00'	103.84'	52.06'	NORTH CURB
20	N79'27'41"W	---	82.06'	---	NORTH CURB
21	62'44'59"	35.00'	38.33'	21.34'	NORTH CURB
22	08'30'53"	110.00'	9.74'	4.67'	SOUTH CURB
23	N03'07'23"W	---	40.89'	---	SOUTH CURB
24	86'38'06"	56.00'	84.68'	52.80'	SOUTH CURB
25	N89'45'29"W	---	40.89'	---	SOUTH CURB
26	10'17'48"	110.00'	19.77'	9.91'	SOUTH CURB
27	N79'27'41"W	---	26.81'	---	SOUTH CURB
28	85'47'46"	25.00'	37.44'	23.23'	SOUTH CURB
29	00'33'58"	618.00'	6.11'	3.05'	SOUTH CURB
30	86'36'16"	25.00'	37.79'	23.56'	SOUTH CURB
31	01'59'15"	618.00'	21.44'	10.72'	SOUTH CURB
32	N89'41'03"W	---	102.54'	---	SOUTH CURB
33	07'55'26"	318.00'	43.98'	22.02'	SOUTH CURB
34	N10'32'19"E	---	48.90'	---	SANTIAGO OAKS PARK C.A.
35	N10'32'19"E	---	5.90'	---	WEST CURB
36	N10'32'19"E	---	5.90'	---	EAST CURB

- CONSTRUCTION NOTES**
- 10) CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - 11) CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - 18) CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - 20) CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - 21) CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.
 - 22) STREET LIGHTS PER SEPARATE PLAN



NOTE:
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NOTE:
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 UNDERGROUND SERVICES ALERT OF NORTHERN CALIFORNIA

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)

BY	MARK	DATE	DESCRIPTION	APPR. DATE	CITY
ENGINEER			REVISIONS		

SB&O ENGINEERS
 PLANNING ENGINEERING SURVEYING
 41880 Enterprise Circle North, Suite 128
 Tamarac, CA 92550
 (951) 595-8800
 (951) 595-8801 Fax

DESIGNED BY: DONALD R. BROOKS
 DRAWN BY: R.L.P.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
 JOB NUMBER: 06222.10

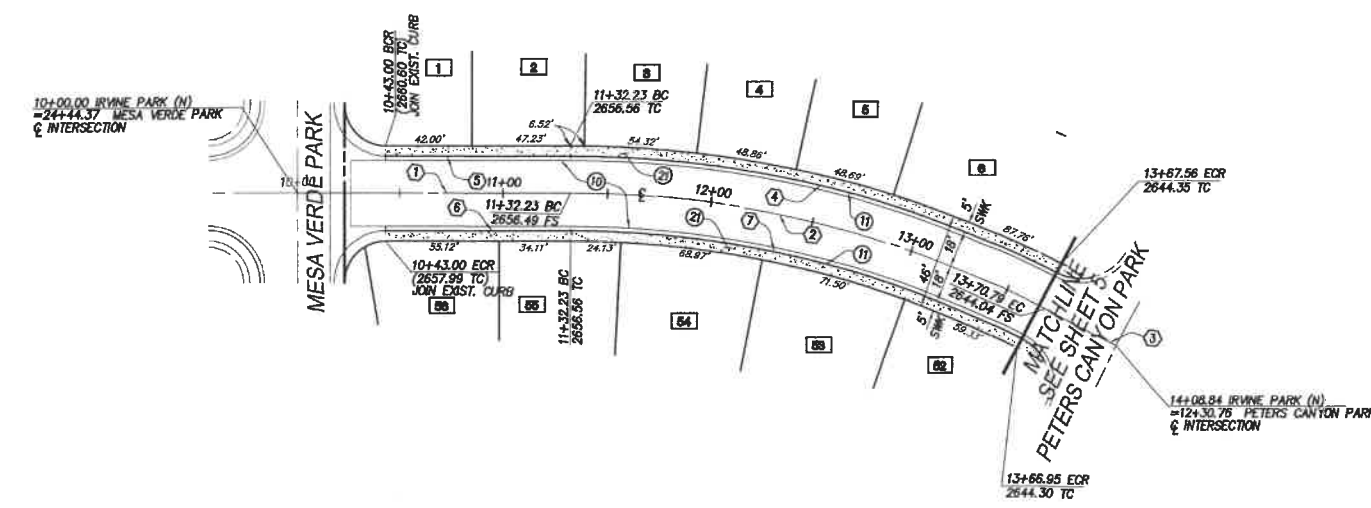
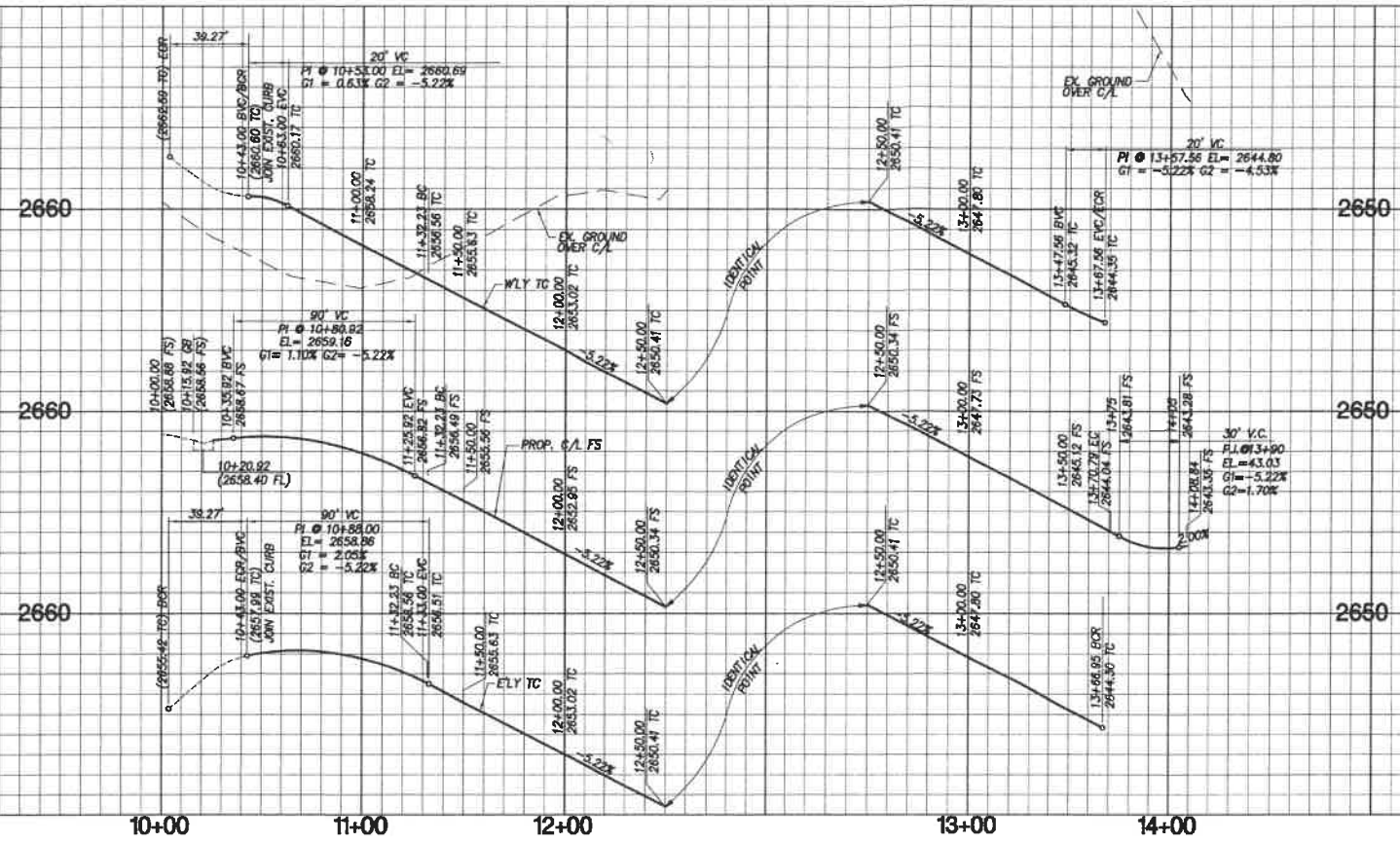
Reviewed By: [Signature] Staff Engineer Date: 4/21/11
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/21/11
 Approved By: [Signature] Consulting Engineer Date: 4/21/11
 City of Beaumont, Public Works Department
 Engineering Division

REGISTERED PROFESSIONAL ENGINEER
 DONALD R. BROOKS
 No. 41829
 Exp. 3/31/12
 CIVIL
 STATE OF CALIFORNIA

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 33096-6, PH C-3
 SANTIAGO OAKS PARK - 10+00.00 TO 11+88.70
 PETERS CANYON PARK - 10+00.00 TO 14-75.36
 SUPERSEDES PLAN FILE #1731
 FOR: K. HOVNANIAN

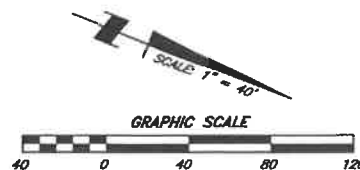
SHEET 5
 OF 6 SHEETS
 DRAWING NAME: SANTIAGO OAKS PARK - 10+00.00 TO 11+88.70 PETERS CANYON PARK - 10+00.00 TO 14-75.36 SUPERSEDES PLAN FILE #1731
 FILE NO.: 1731-A

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



LINE/CURVE DATA TABLE					
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N21°11'54"W	---	132.23'	---	IRVINE PARK NORTH C/A
2	27°20'14"	500.00'	238.56'	121.60'	IRVINE PARK NORTH C/A
3	N08°08'20"E	---	38.05'	---	IRVINE PARK NORTH C/A
4	26°58'00"	518.00'	243.80'	124.20'	WEST CURB
5	N21°11'54"W	---	89.23'	---	WEST CURB
6	N21°11'54"W	---	89.23'	---	EAST CURB
7	26°53'50"	482.00'	226.27'	115.26'	EAST CURB

- CONSTRUCTION NOTES**
- (10) CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - (11) CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - (20) CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - (21) CONSTRUCT MODIFIED P.C.C. SIDEWALK (14"=5" FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401.



NOTE:
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NOTE:
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IRVINE PARK (NORTH)

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 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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 8TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE
ELEV= 2590.838 (1982)

BY	MARK	DATE	DESCRIPTION	APPR. DATE	CITY
ENGINEER			REVISIONS		

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 61883 Enterprise Circle North, Suite 138
 Temecula, Ca. 92590
 951-695-9900
 951-695-9901 Fax

DESIGN BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 PER PLAN SCALE:
 DATE: 3/30/11
 JOB NUMBER: 68822.10

Reviewed By: [Signature] Date: 4/21/11
 Recommended for Approval By: [Signature] Date: 4/21/11
 Approved By: [Signature] Date: 4/29/11
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 33096-6, PH C-3
IRVINE PARK (NORTH)
10+00.00 TO 14+08.84
SUPERSEDES PLAN FILE #1731
 FOR: K. HOVNANIAN

SHEET 6
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1731-A

SEWER NOTES:

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVELED WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
- PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD. 600 AND PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORTS SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE ADEQUATE BASE MATERIALS ARE PLACED ON SITE.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *Don Brooks* DATE: 4-18-11

LICENSE No. R.C.E. 41829 EXP. 3-31-2012

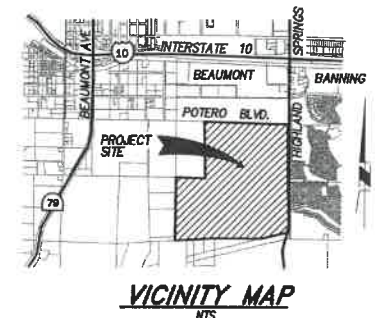
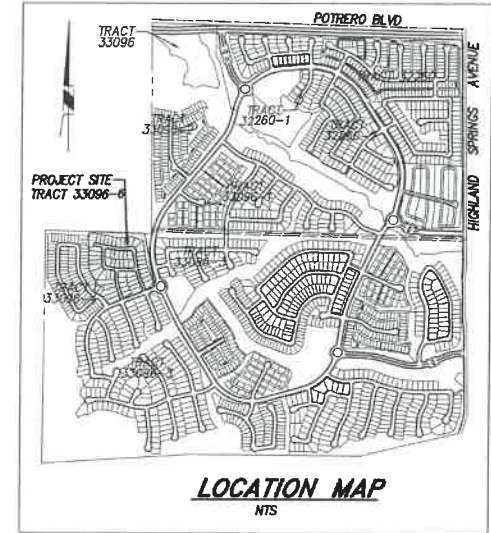
LEGEND:

ASSEMBLY	ASSY	PROP. 8" SEWER MAIN	
BEGINNING OF CURB	BC	1" WATER SERVICE	
CURB & GUTTER	C&G	4" SEWER LATERAL	
CLEAN OUT	CO	SEWER MANHOLE	
DRY BARREL	DB	CLEAN OUT	
DUCTILE IRON PIPE	DIP		
END OF CURB	EC		
FLOWLINE	FL		
GATE VALVE	GV		
INVERT	INV		
LATERAL	LAT		
STATION	STA		
TOP OF CURB	TC		
PROPOSED	PROP		
PUBLIC UTILITY EASEMENT - PUE	PUE		
TOP OF MANHOLE	TMH		

CITY OF BEAUMONT, CALIFORNIA SEWER IMPROVEMENT PLANS FOR THE CONSTRUCTION OF K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT TRACT NO. 33096-6, PHASE C-3



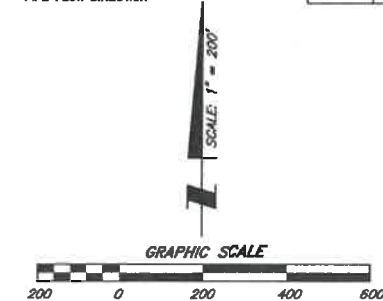
INDEX MAP
SCALE: 1"=80'



INDEX MAP LEGEND:

- 1 SHEET NUMBER
- MANHOLE NUMBER
- PIPE FLOW DIRECTION

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY/LOCATION MAPS, & NOTES
2	TYPICAL SECTIONS, EST. OF QUANTITIES, AND DETAILS
3-6	SEWER IMPROVEMENT PLAN



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

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

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

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING & MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTE:

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

2. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.



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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS		CITY

SB&O INC.
PLANNING ENGINEERING SURVEYING
41089 Interstate Circle North, Suite 1300
Torrance, CA 90503
(310) 606-8800
(310) 606-8801 Fax

DESIGNED BY: DONALD R. BROOKS
DRAWN BY: R.L.F.
CHECKED BY: D.R.B.
SCALE: PER PLAN
DATE: 3/30/11
JOB NUMBER: 68822.10

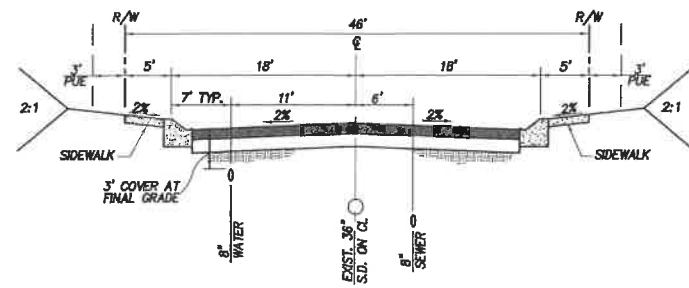
APPROVED BY: *Don Brooks* DATE: 4-18-11
R.C.E. 41829 EXP. 03-31-12

REGISTERED PROFESSIONAL ENGINEER
DONALD R. BROOKS
No. 41829
Exp. 3/31/12
CIVIL
STATE OF CALIFORNIA

Reviewed By: *[Signature]* Staff Engineer Date: 4/14/11
Recommended for Approval By: *[Signature]* Administrative Engineer Date: 4/14/11
Approved By: *[Signature]* Consulting Engineer Date: 4/17/11
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
**SEWER IMPROVEMENT PLANS
TRACT 33096-6, (PH C-3)**
TITLE SHEET • VICINITY MAP • GENERAL NOTES
SUPERSEDES PLAN FILE #1732
FOR: K HOVNANIAN

SHEET
1
OF 6 SHEETS
DRAWING NAME:
FILE NO.:
1732-A

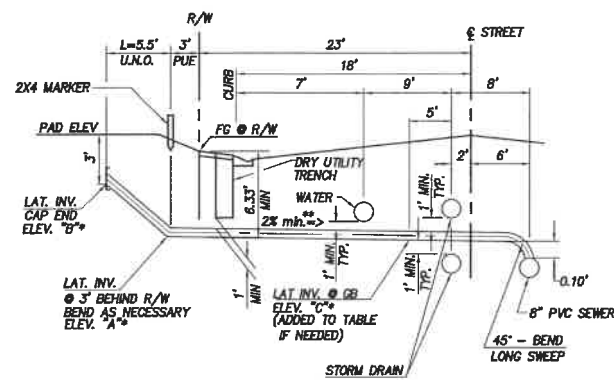


TYPICAL STREET (PRIVATE)
NOT TO SCALE
ENCHANTED PARK (NORTH), *TINKERS CREEK PARK, SANTIAGO OAKS PARK,
PETERS CANYON PARK, IRVINE PARK (NORTH)

*NOTE: TINKERS CREEK - SEWER AND WATER MAIN LOCATION IS OPPOSITE TYPICAL SECTION

CONSTRUCTION NOTES & QUANTITY ESTIMATES		
NO.	DESCRIPTION	UNIT QTY.
①	INSTALL 8" PVC SEWER MAIN	LF 1,945
②	INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600. SEE DETAIL HEREON AND TABLE ON SHEET.	LF 1,835
③	INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A) OR EQUAL	EA 9
④	INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608	EA 11
⑤	REMOVE EXISTING END PLUG AND JOIN	EA 1

BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BEHIND (DOWNSTREAM OF) HOUSE CLEANOUT FOR THE FOLLOWING LOTS:			
SHEET 3	SHEET 4	SHEET 5	SHEET 6
25, 32		20	3-5 52-54



*SEE TABLES ON VARIOUS PLAN AND PROFILE SHEETS FOR THIS INFORMATION.
**STAR WHERE ELEVATIONS "C" ADDED

4" SEWER HOUSE LATERAL DETAIL
NOT TO SCALE

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.

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

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

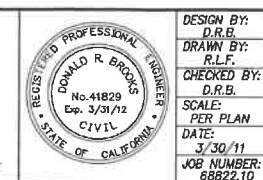
BENCHMARK: CITY OF BEAUMONT NO. 14.A.B2
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE
ELEV.= 2590.838 (1982)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
			REVISIONS		

SB&O INC.
PLANNING ENGINEERING SURVEYING
41889 Enterprise Circle North, Suite 128
Torrance, Ca. 90503
561-695-9900
801-825-9801 Fax

DESIGN BY: D.R.B.
DRAWN BY: R.L.F.
CHECKED BY: D.R.B.
SCALE: PER PLAN
DATE: 3/30/11
JOB NUMBER: 68622.10

DATE: 4-18-11
R.C.E. 41829 * EXP. 03-31-12



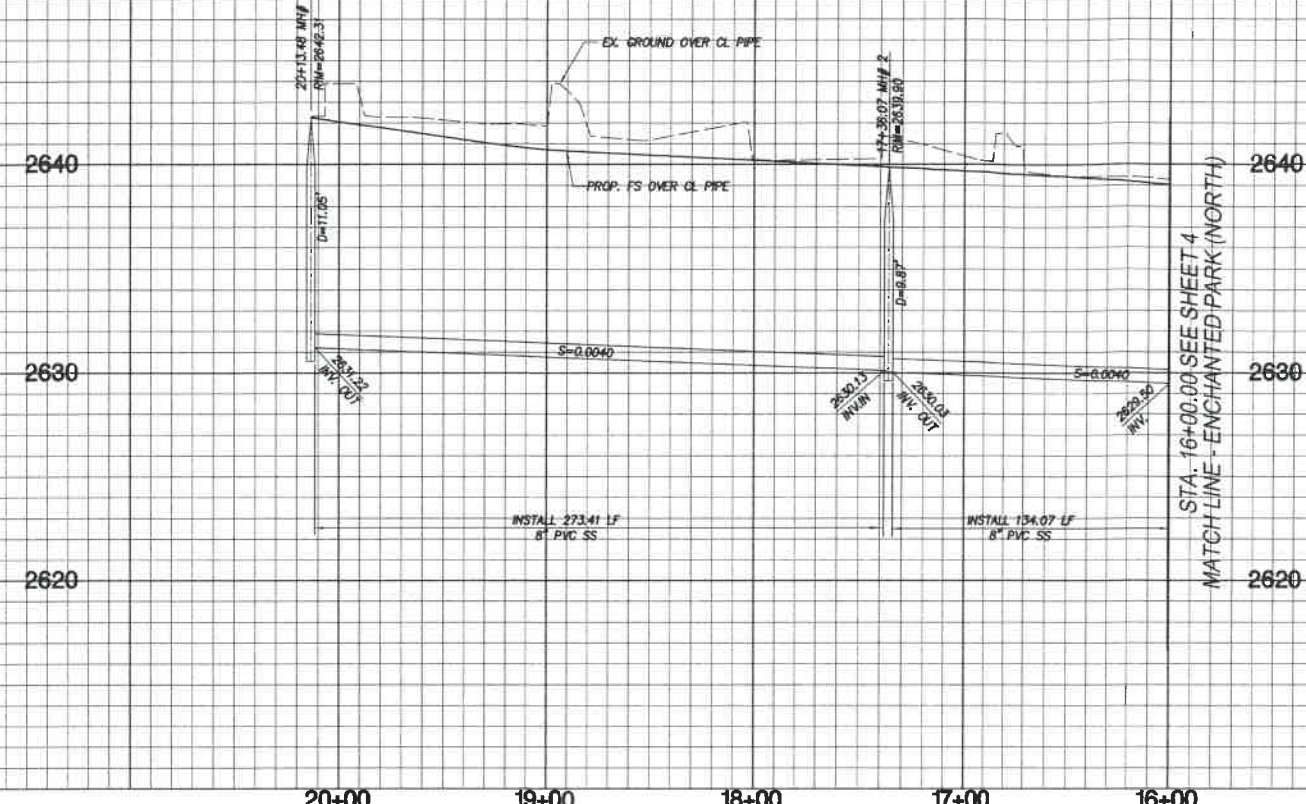
Reviewed By: [Signature] Date: 4/21/11
Recommended for Approval By: [Signature] Date: 4/21/11
Approved By: [Signature] Date: 4-22-11
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 33096-6, (PH C-3)
TYPICAL SECTIONS * ESTIMATE OF QUANTITIES * DETAILS *
SUPERSEDES PLAN FILE #1732
FOR: K. HOVNIANIAN

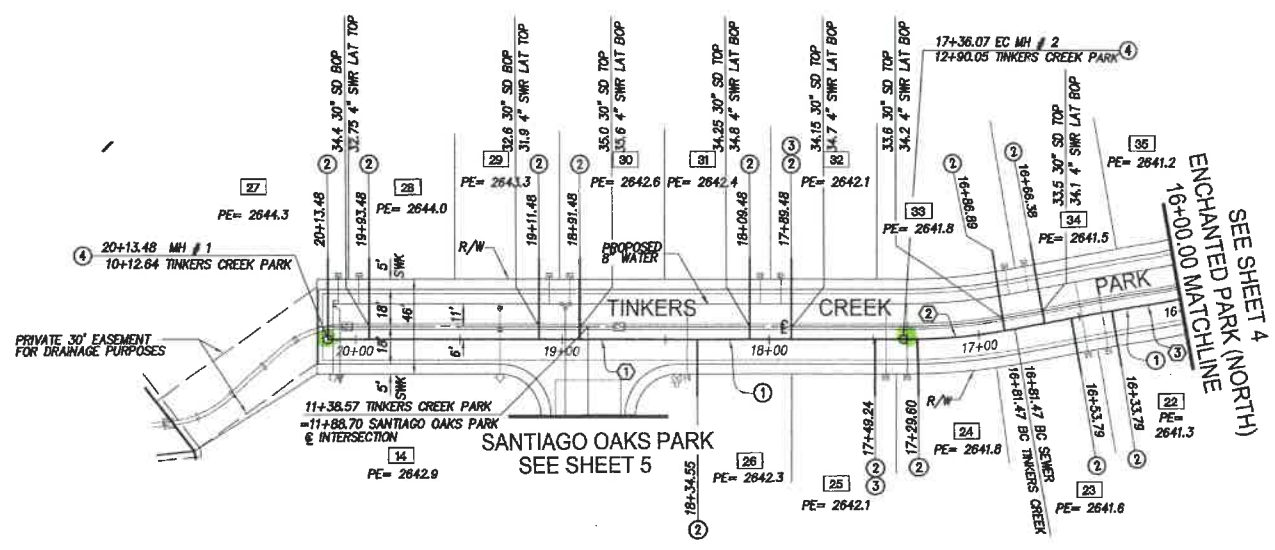
SHEET **2**
OF 6 SHEETS
DRAWING NAME: 1732-A



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



SEWER LINE
 TINKERS CREEK PARK



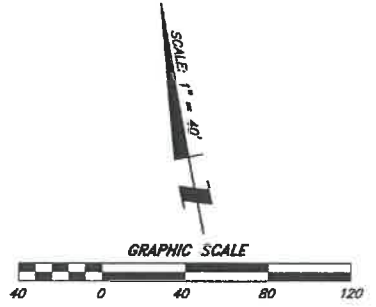
LINE/CURVE DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N79°27'41"W	---	277.41'	---	TINKERS CREEK PARK
2	107°13'22"	306.00'	54.60'	27.37'	TINKERS CREEK PARK
3	N89°41'03"W	---	81.47'	---	TINKERS CREEK PARK

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH	SLOPE S1(X)
22	2633.35	2638.3	---	---	---
23	2633.50	2638.6	---	---	---
24	2633.90	2638.8	---	---	---
25	2634.00	2639.1	---	---	---
26	2634.40	2639.3	---	---	---
27	2636.30	2641.3	---	---	---
28	2636.00	2641.0	2632.00	24	16.7%
29	2634.60	2640.3	2631.50	24	12.9%
30	2636.20	2639.6	2635.60	28	2.1%
31	2636.50	2639.4	2634.85	26	2.3%
32	2635.40	2639.1	2634.75	26	2.3%
33	2634.90	2638.8	2634.25	26	2.3%
34	2634.80	2638.5	2634.15	26	2.3%

- CONSTRUCTION NOTES
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600. SEE DETAIL ON SHEET 2 AND TABLE HEREON
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH53-A) OR EQUAL
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608



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

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

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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE
ENGINEER			REVISIONS	CITY	

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 411885 Enterprise Circle North, Suite 128
 Tempe, AZ 85283
 602-968-8800
 602-968-8801 Fax

DATE: 1-18-11
 R.C.E. 41829 • Exp. 03-31-12

REGISTERED PROFESSIONAL ENGINEER
 DONALD R. BROOKS
 No. 41829
 Exp. 3/31/12
 CIVIL
 STATE OF CALIFORNIA

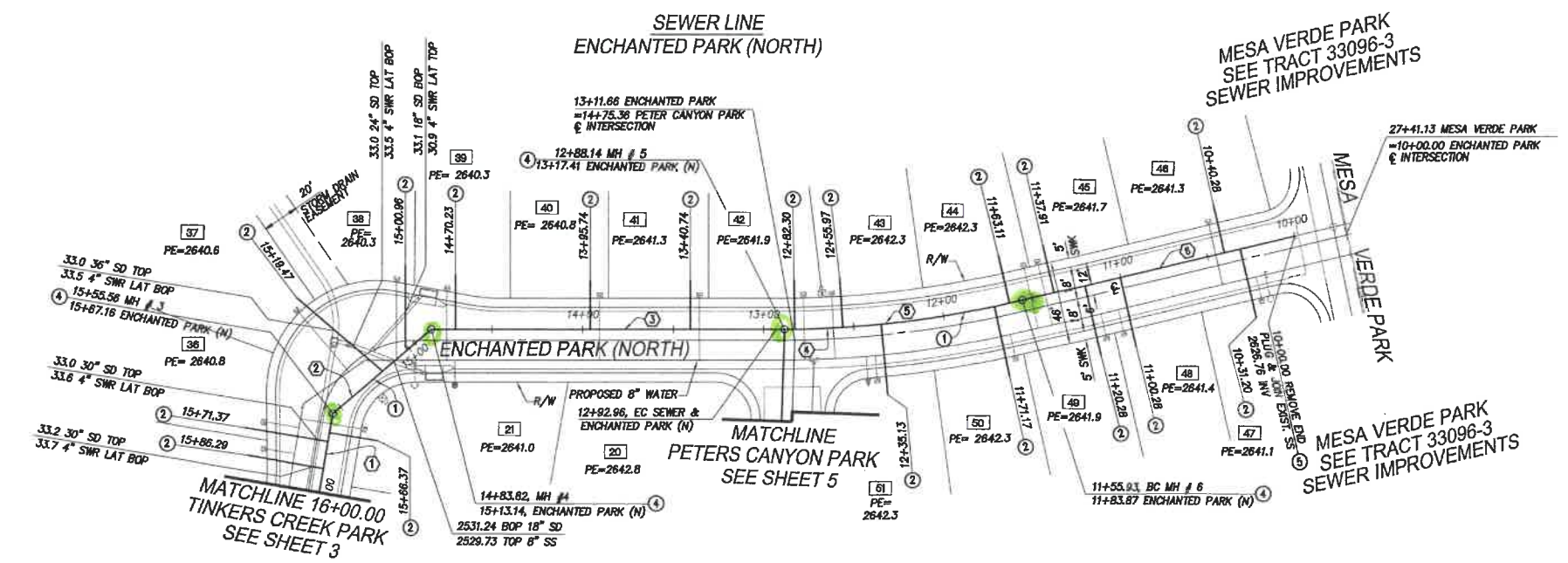
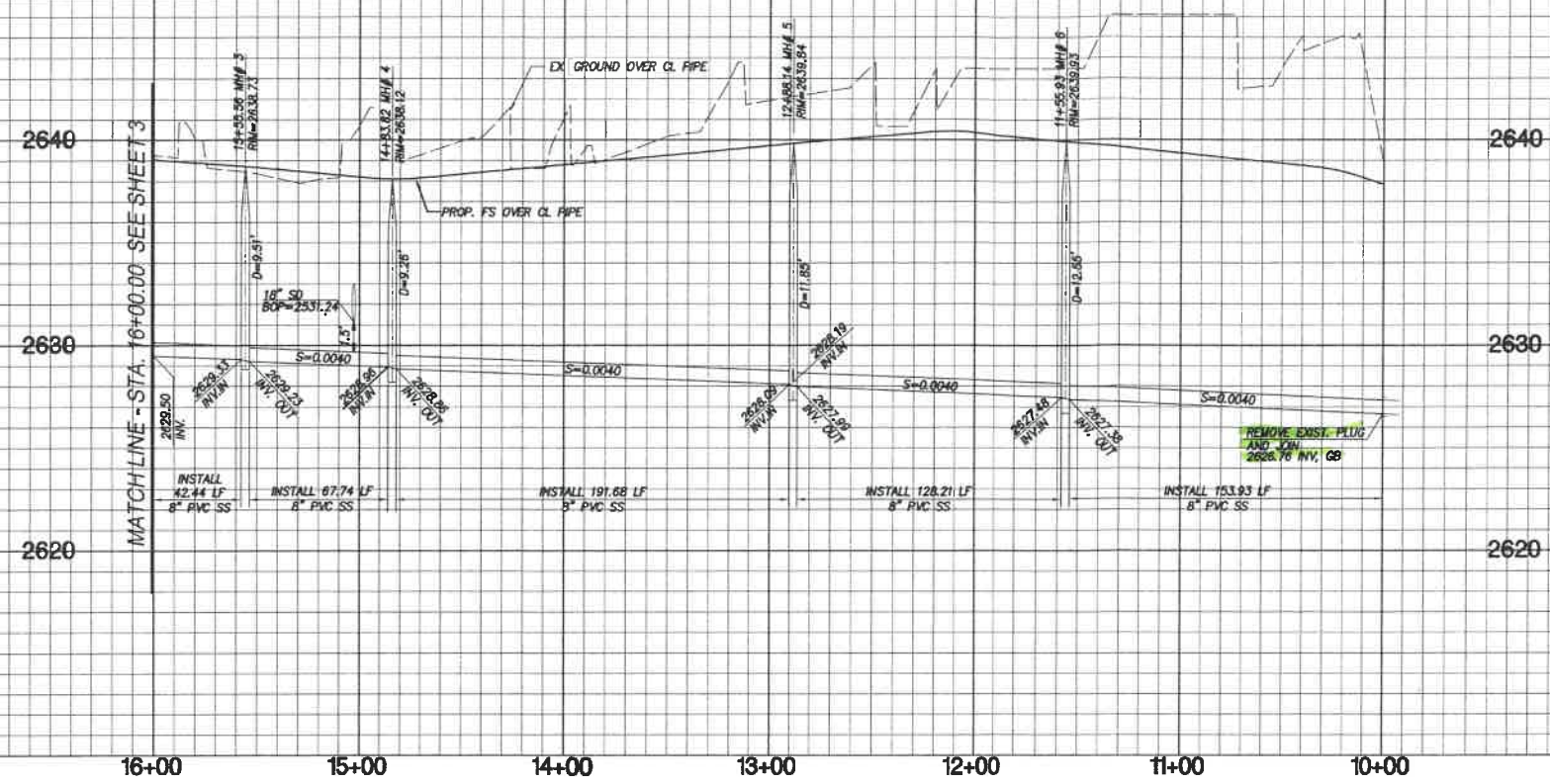
DESIGN BY: D.R.B.
 DRAWN BY: T.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
 JOB NUMBER: 68822.10

Reviewed By: [Signature] Date: 4/21/11
 Recommended for Approval By: [Signature] Date: 4/14/11
 Approved By: [Signature] Date: 4/29/11
 Consulting Engineer
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 33096-6, (PH C-3)
 TINKERS CREEK PARK
 16+00.00 TO 20+41.14
 SUPERSEDES PLAN FILE #1732
 FOR: K HOVNANIAN

SHEET
3
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.:
 1732-A

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



LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N89°41'03"W	---	44.44'	---	ENCHANTED PARK (N)
2	N49°35'11"W	---	71.74'	---	ENCHANTED PARK (N)
3	N09°28'41"W	---	180.86'	---	ENCHANTED PARK (N)
4	00°27'55"	594.00'	4.62'	2.41'	ENCHANTED PARK (N)
5	12°45'09"	594.00'	132.21'	66.38'	ENCHANTED PARK (N)
6	N22°41'45"W	---	155.93'	---	ENCHANTED PARK (N)

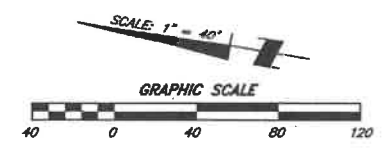
TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH	SLOPE S1(%)
35	2634.4	2638.2	2633.75	31	2.1%
36	2634.5	2637.8	2633.65	35	2.4%
37	2634.4	2637.6	2633.55	41	2.1%
38	2632.0	2637.3	2630.50	16	9.4%
39	2633.1	2637.3			
40	2633.3	2637.8			
41	2632.8	2638.3			
42	2633.8	2638.9			
43	2634.1	2639.3			
44	2633.7	2639.3			
45	2633.8	2638.7			
46	2632.4	2638.3			
47	2632.9	2637.1			
48	2633.5	2638.4			
49	2633.4	2638.9			
50	2633.8	2638.3			
51	2634.0	2638.3			

SEE SHEET 2 FOR TYPICAL SEWER LATERAL DETAIL

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600. SEE DETAIL ON SHEET 2 AND TABLE HEREON
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608
- REMOVE EXISTING END PLUG AND JOIN



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.

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

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

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

BENCHMARK: CITY OF BEAUMONT NO. 14.A.02
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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE	CITY
ENGINEER			REVISIONS			

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 41688 Enterprise Circle North, Suite 128
 Temecula, CA 92590
 951-686-9900
 951-686-9901 Fax

DESIGNED BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
 JOB NUMBER: 68822.10

APPROVED BY: *Donald R. Brooks*
 CONSULTING ENGINEER
 STATE OF CALIFORNIA
 No. 41829
 Exp. 3/31/12
 CIVIL

DATE: 4-18-11
 R.C.E. 41829 + EXP. 03-31-12

DESIGNED BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
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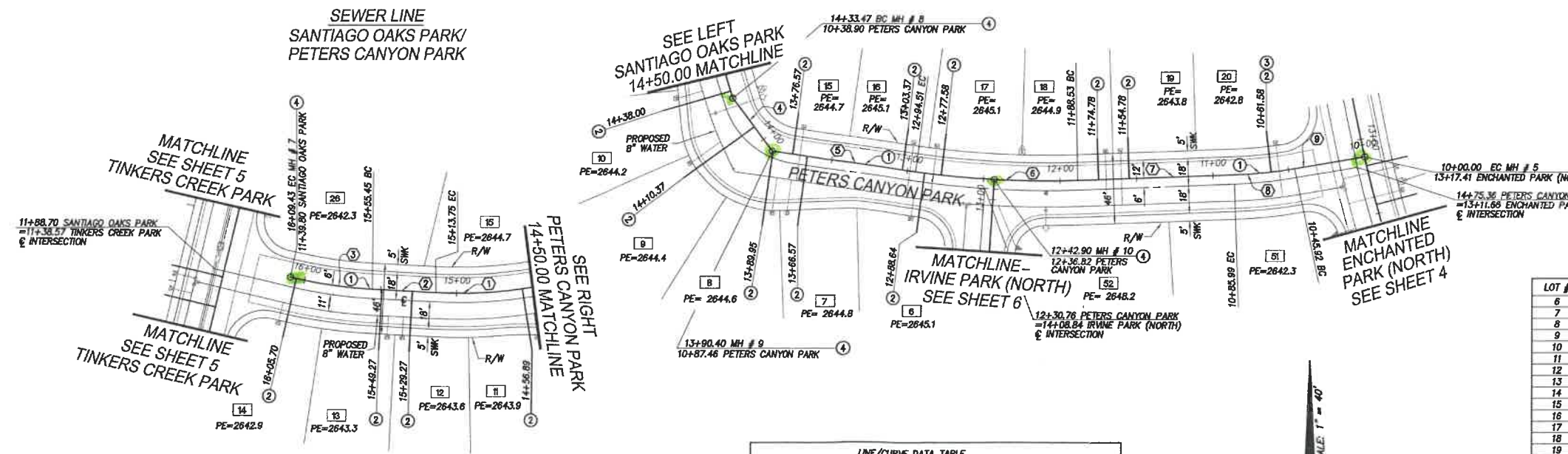
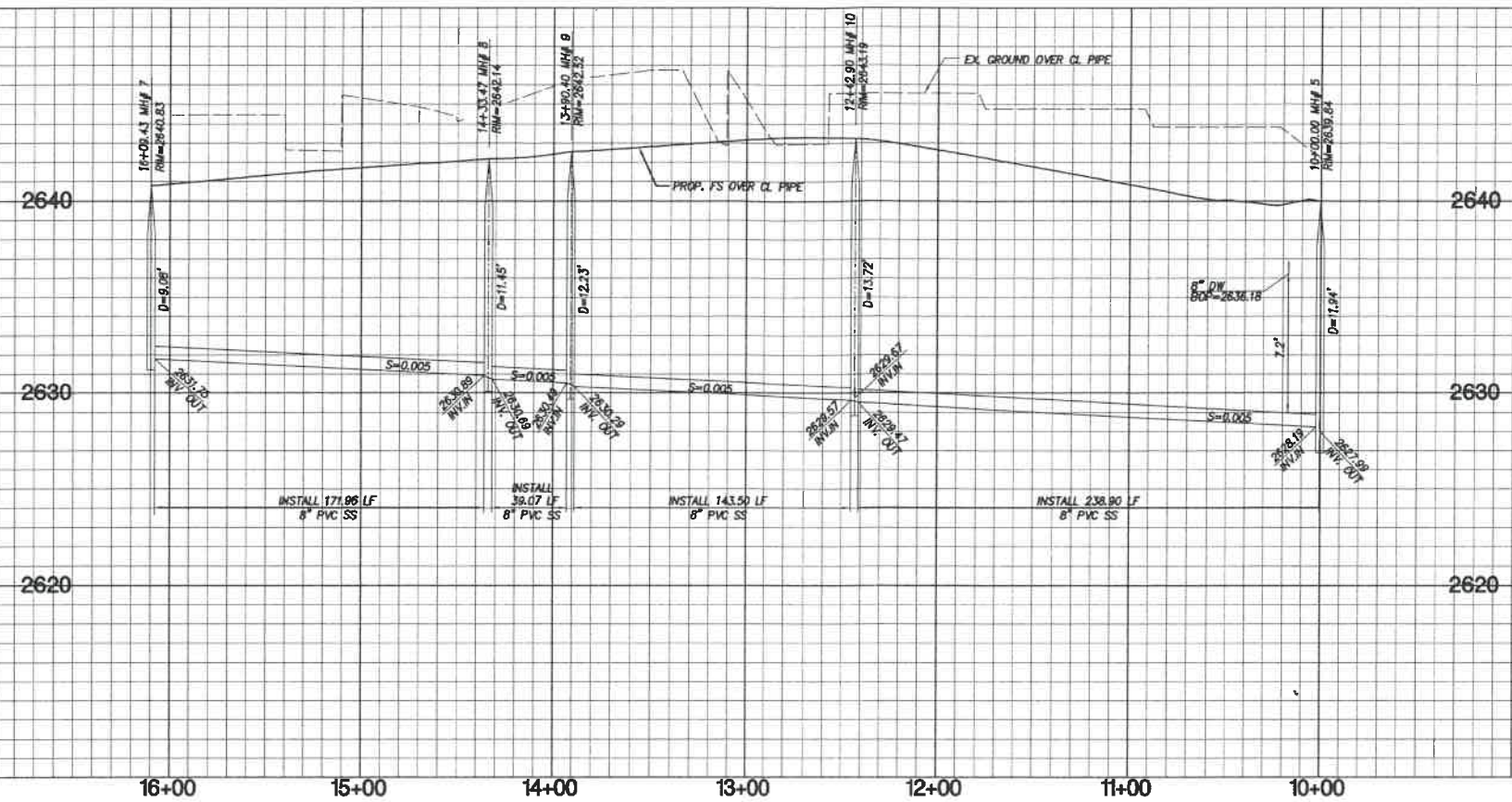
Reviewed By: *[Signature]* Staff Engineer Date: 4/1/11
 Recommended for Approval By: *[Signature]* Date: 4/1/11
 Approved By: *[Signature]* Consulting Engineer Date: 4-29-11

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 33096-6, (PH C-3)
 ENCHANTED PARK (NORTH) 10+00.00 TO 16+00.00
 SUPERSEDES PLAN FILE #1732
 FOR: K. HOVNANIAN

SHEET
4
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1732-A

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



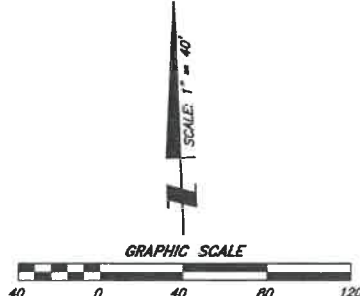
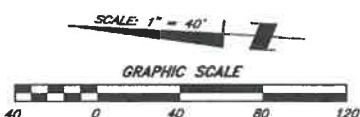
- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER RCTD STD 600. SEE DETAIL ON SHEET 2 AND TABLE HEREON
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH3-A) OR EQUAL
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH	SLOPE S(%)
6	2642.1	2636.9			
7	2641.8	2636.5			
8	2641.6	2636.4			
9	2641.4	2636.2			
10	2641.2	2635.9			
11	2640.9	2635.7			
12	2640.6	2635.3			
13	2640.3	2635.2			
14	2639.9	2634.7			
15	2641.7	2636.4			
16	2642.1	2637.1			
17	2642.1	2637.2			
18	2641.9	2635.7			
19	2640.8	2635.6			
20	2639.8	2633.8			

LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	103°11'	294.00'	53.98'	27.07'	SANTIAGO OAKS PARK
2	N00°01'07"E	---	41.70'	---	SANTIAGO OAKS PARK
3	15°38'42"	294.00'	80.28'	40.38'	SANTIAGO OAKS PARK
4	N34°27'41"W	---	43.07'	---	PETERS CANYON PARK
5	N78°27'41"W	---	85.89'	---	PETERS CANYON PARK
6	101°13'22"	594.00'	105.98'	53.13'	PETERS CANYON PARK
7	N88°41'03"W	---	102.54'	---	PETERS CANYON PARK
8	07°48'29"	294.00'	40.07'	20.06'	PETERS CANYON PARK
9	N82°30'28"E	---	45.92'	---	PETERS CANYON PARK



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

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



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= 2690.838 (1982)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE	CITY
ENGINEER			REVISIONS			

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 411889 Encinitas Circle North, Suite 1203
 Temecula, CA 92590
 951-695-6900
 951-695-6901 Fax

DATE: 4-18-11
 R.C.E. 41829 * EXP. 03-31-12

REGISTERED PROFESSIONAL ENGINEER
 DONALD R. BROOKS
 No. 41829
 Exp. 3/31/12
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
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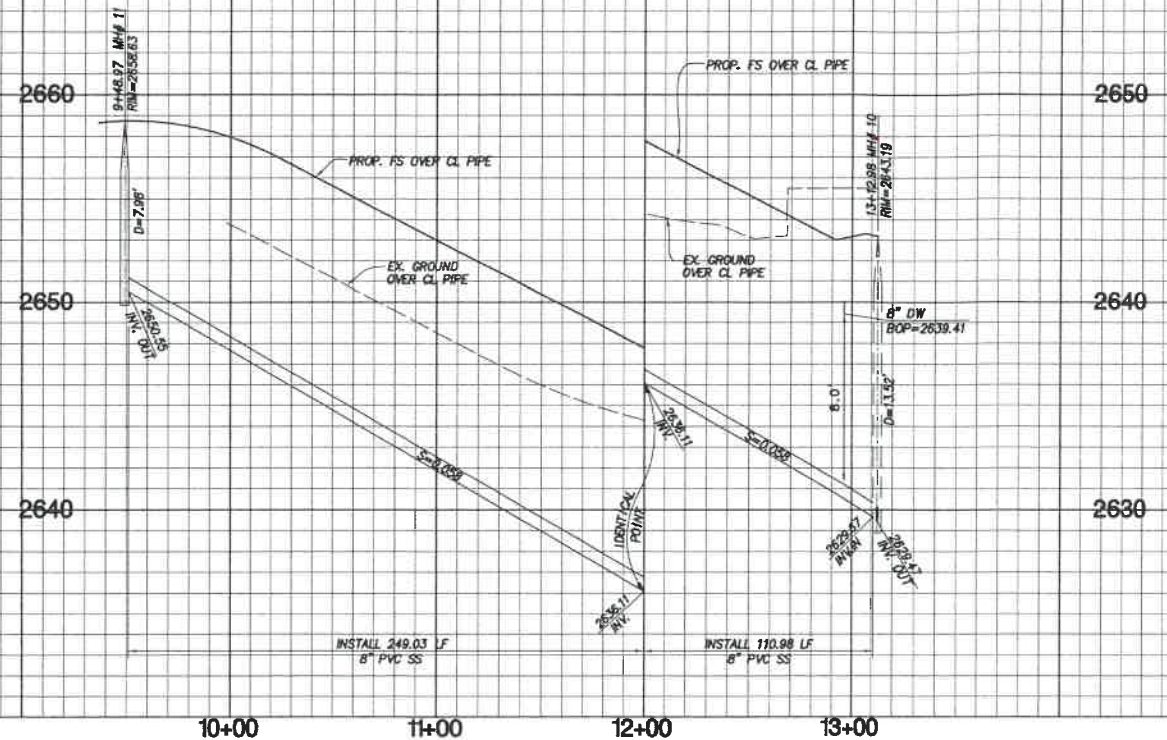
Reviewed By: [Signature] Staff Engineer Date: 4/11/11
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/11/11
 Approved By: [Signature] Consulting Engineer Date: 4-29-11

City of Beaumont, Public Works Department
 Engineering Division

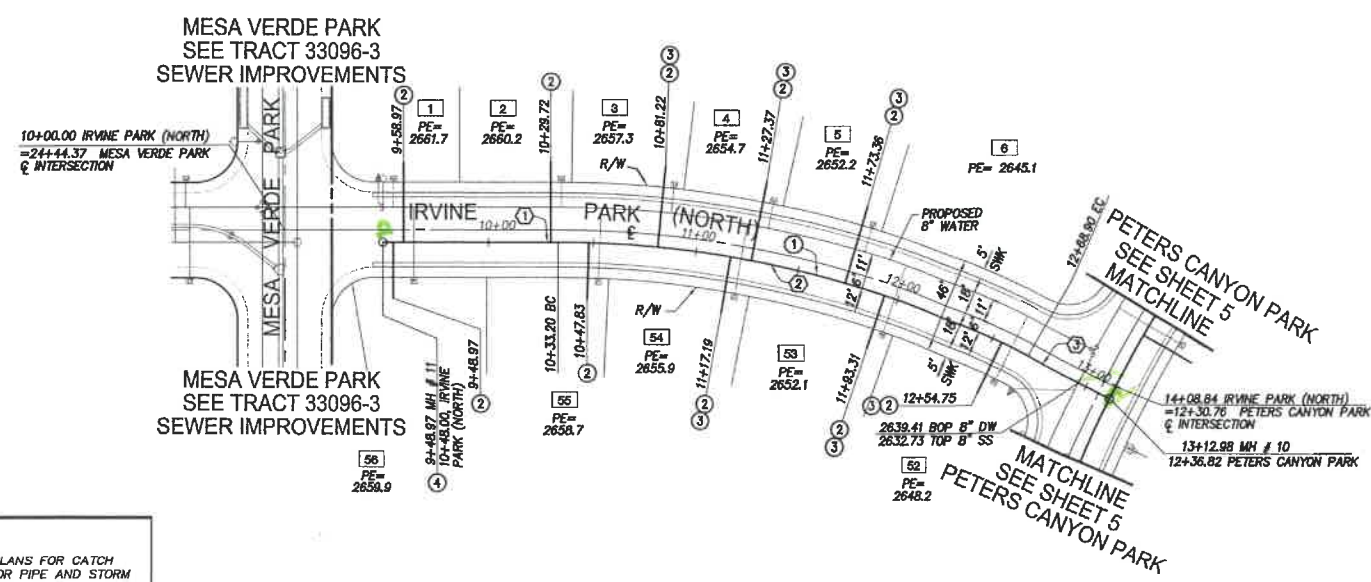
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 33096-6, (PH C-3)
 SANTIAGO OAKS PARK/PETER CANYON PARK
 10+00.00 TO 16+05.06
SUPERSEDES PLAN FILE #1732
 FOR: K. HOVNANIAN

SHEET
5
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1732-A

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



**SEWER LINE
 IRVINE PARK (NORTH)**



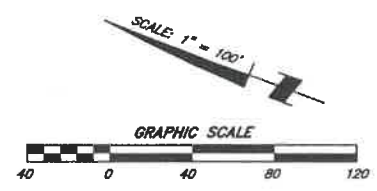
LINE/CURVE DATA TABLE

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N21°11'54\"/>				

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH	SLOPE S1(%)
1	2658.7	2654.1			
2	2657.2	2650.1			
3	2654.3	2648.0			
4	2651.7	2645.5			
5	2649.2	2643.1			
6	2645.2	2638.1			
7	2640.1	2642.1			
8	2632.9	2645.8			
9	2635.7	2649.7			
10	2635.9	2651.6			

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL PER RCSD STD 600. SEE DETAIL ON SHEET 2 AND TABLE HEREON
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S N453-A) OR EQUAL
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 606 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD NO 608



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NOTE
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 At Least Two Working Days Before You Dig
 UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

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)

BY	MARK	DATE	DESCRIPTION	APPR.	DATE	CITY
ENGINEER			REVISIONS			

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 41689 Enterprise Circle North, Suite 128
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 951-695-6300
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DESIGNED BY: D.R.B.
 DRAWN BY: R.L.F.
 CHECKED BY: D.R.B.
 SCALE: PER PLAN
 DATE: 3/30/11
 JOB NUMBER: 68622.10

Reviewed By: [Signature] Staff Engineer Date: 4/2/11
 Recommended for Approval By: [Signature] Administrative Engineer Date: 4/2/11
 Approved By: [Signature] Consulting Engineer Date: 4-27-11

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
**SEWER IMPROVEMENT PLANS
 TRACT 33096-6, (PH C-3)**
 IRVINE PARK (NORTH) 10+00.00 TO 13+12.98
 SUPERSEDES PLAN FILE #1732
 FOR: K. HOVNANIAN

SHEET
6
 OF 6 SHEETS
 DRAWING NAME:
 FILE NO.: 1732-A