



Public Works works for the Public



COUNTY OF IMPERIAL

COUNTY OF IMPERIAL PUBLIC WORKS

155 S. 11th Street
El Centro, CA 92243

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

County Project No. SR51325 – Sunbeam Lake RV Park – Fire Incident Clean Up Project
Lot 715, Lot 716 and Lot 717; located at 1750 Drew Road, Seeley, CA 92273.

ADDENDUM NO. 4

JUNE 6, 2023

This ADDENDUM is hereby made part of the Contract Documents and specifications to the same extent as if originally included therein, and shall be signed by the Respondent and included with the proposal.

Item 1: Construction Drawings
Construction Drawings for Lot 716 and Lot 717 are revised to reflect the correct specifications on the Schedule of Work: Item No. 1. Construction Drawings for Lot 716 and Lot 717 are hereby attached.

Question 1: Please indicate the size and type of wire required for the wire run on power feed. Also, provide distance or prints of power feed.

Response: Please find attached original plans for the Sunbeam Lake RV Resort. Sheet E-1 and Sheet E-2 shows the electrical specifications for the individual sites.

Question 2: Per Article 41 in the specs, a field office is mentioned, is this required?

Response: An on-site field office is not required.

The Contractor is responsible for advising any and all subcontractors of this change. Each bidder must acknowledge receipt of this addendum in the noted space below and must be attached to the proposal.

[Handwritten signature] for John A. Gay
John Gay, PE
Director of Public Works

Acknowledgement of Addendum No. 4

County Project No. SR51325 – Sunbeam Lake RV Park – Fire Incident Clean Up
Project Lot 715, Lot 716, and Lot 717; located at 1750 Drew Road, Seeley, CA
92273

License No: _____

Print or Type Company

Name: _____

Print or Type Authorized

Name: _____

Authorized Signature of Consultant: _____

Date Signed: _____

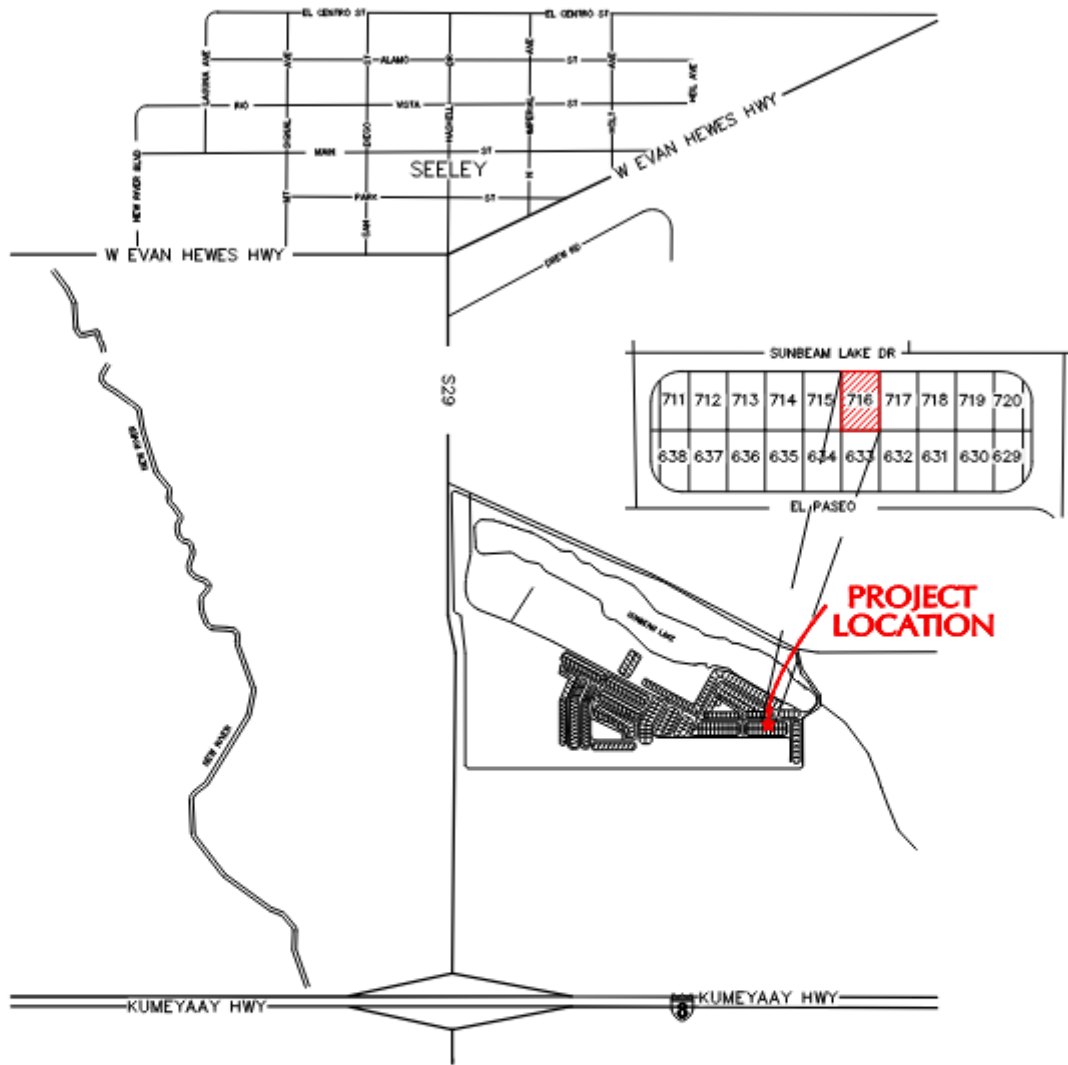
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CountyDpw/



VICINITY MAP

SCALE N.T.S.



SUNBEAM LAKE RV PARK

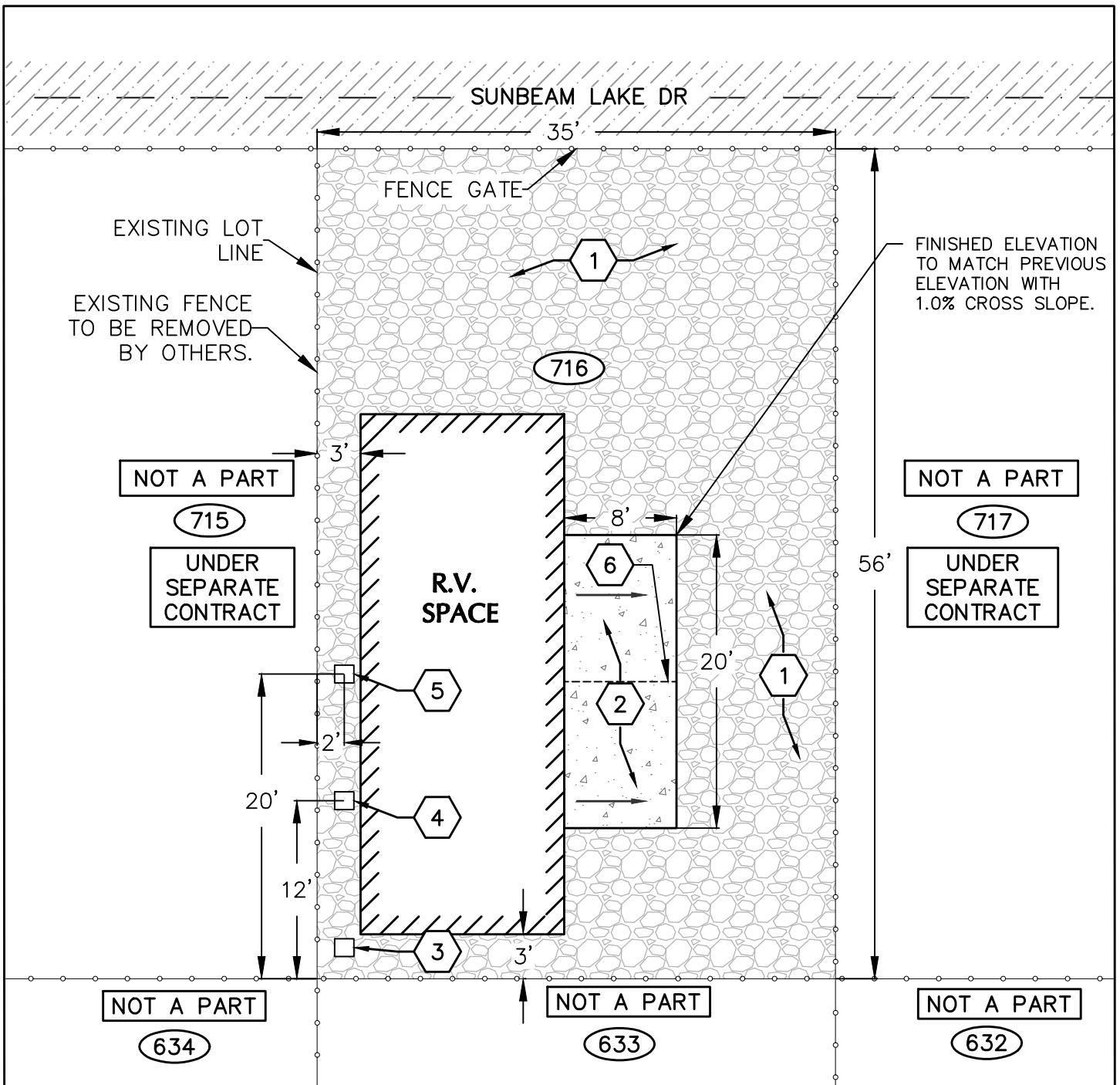
VICINITY MAP
FOR SPACE 716

SCALE:	NTS
DATE:	FEB, 2023
DES. BY:	A.A.
DRAWN BY:	P.M.
SURVEYED BY:	N/A
JOB. No.:	023-0015
SHEET	1 OF 5

NICKLAUS
ENGINEERING, INC.

1851 West 24th Street Yuma, Arizona 85364
Phone: (928) 344-8374
www.nelaw.com

EXHIBIT 1



SCHEDULE OF WORK

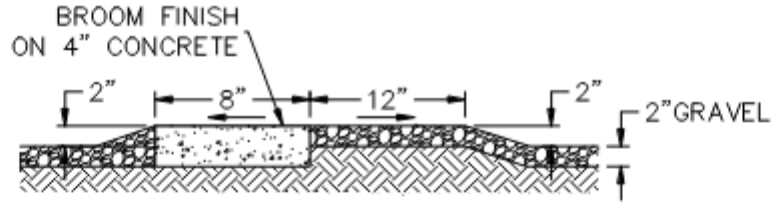
- ① REMOVE AND DISPOSE $\pm 2"$ OF EXISTING GRAVEL AND $\pm 2"$ EXISTING SUBGRADE. INSTALL $\pm 2"$ NEW OF THE NEW GRAVEL AND $\pm 2"$ OF SUBGRADE COMPACTED TO 90% MAX. DENSITY PER ASTM D 1557. --SEE EXHIBIT **(A) (B)**
- ② REMOVE AND DISPOSE EXISTING CONCRETE PAD. INSTALL NEW CLASS B, 4000 PSI CONCRETE PAD.
- ③ REMOVE AND DISPOSE EXISTING ELECTRICAL PEDESTAL. INSTALL NEW ELECTRICAL PEDESTAL. --SEE EXHIBIT **(C) (4)**
- ④ REMOVE AND DISPOSE EXISTING SEWER SERVICE. INSTALL NEW SEWER SERVICE. --SEE EXHIBIT **(D) (5)**
- ⑤ REMOVE AND DISPOSE WATER SERVICE RISER. INSTALL NEW WATER SERVICE RISER. --SEE EXHIBIT **(E) (5)**
- ⑥ CONTRACTION JOINT. --SEE EXHIBIT **(F) (3)**

LEGEND

- EXISTING FENCE
- EXISTING ASPHALT PAVEMENT
- NEW GRAVEL
- NEW CONCRETE
- NEW RV SPACE

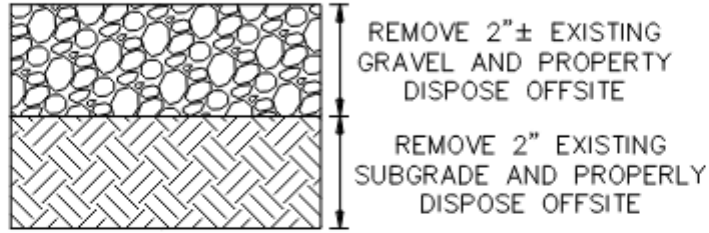


SUNBEAM LAKE RV PARK															
SITE PLAN SPACE 716	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>SCALE:</td><td>NTS</td></tr> <tr><td>DATE:</td><td>FEB, 2023</td></tr> <tr><td>DES. BY:</td><td>A.A</td></tr> <tr><td>DRAWN BY:</td><td>P.M.</td></tr> <tr><td>SURVEYED BY:</td><td>N/A</td></tr> <tr><td>JOB. No.:</td><td>023-0015</td></tr> <tr><td colspan="2" style="text-align: center;">EXHIBIT 2 OF 5</td></tr> </table>	SCALE:	NTS	DATE:	FEB, 2023	DES. BY:	A.A	DRAWN BY:	P.M.	SURVEYED BY:	N/A	JOB. No.:	023-0015	EXHIBIT 2 OF 5	
SCALE:	NTS														
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JOB. No.:	023-0015														
EXHIBIT 2 OF 5															
1851 West 24th Street Yuma, Arizona 85364 Phone: (928) 344-8374 www.neiaw.com															
EXHIBIT 2															



TYPICAL LOT GRADING LAYOUT

NTS

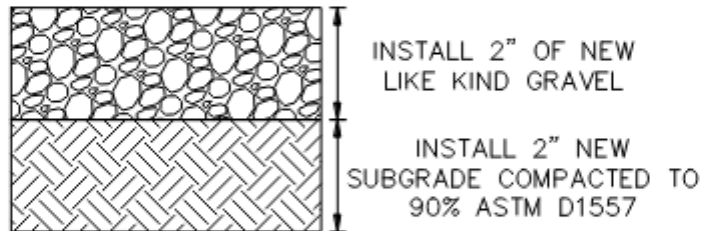


REMOVE 2"± EXISTING
GRAVEL AND PROPERLY
DISPOSE OFFSITE

REMOVE 2" EXISTING
SUBGRADE AND PROPERLY
DISPOSE OFFSITE

DEMOLITION SECTION - ABC & SUBGRADE

NTS

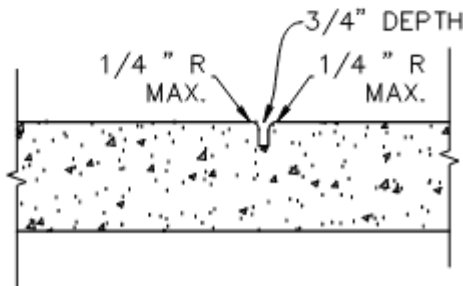


INSTALL 2" OF NEW
LIKE KIND GRAVEL

INSTALL 2" NEW
SUBGRADE COMPACTED TO
90% ASTM D1557

NEW SECTION - ABC & SUBGRADE

NTS



CONTRACTION JOINT

NTS

SUNBEAM LAKE RV PARK

**ABC & SUBGRADE DETAIL
SPACE 716**

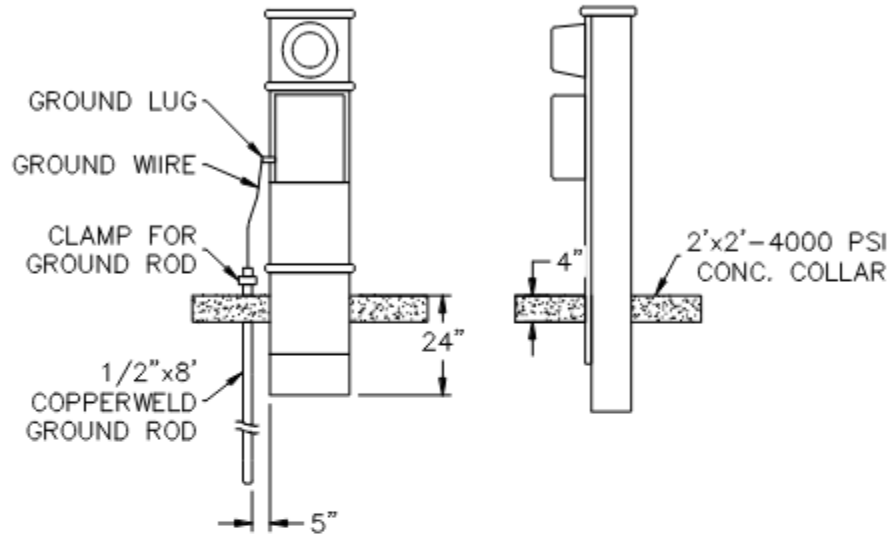
NICKLAUS
ENGINEERING, INC.

1851 West 24th Street Yuma, Arizona 85364
Phone: (928) 344-8374
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SCALE:	NTS
DATE:	FEB, 2023
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SURVEYED BY:	N/A
JOB. No.:	023-0015
EXHIBIT	3 OF 5

EXHIBIT 3

**CAT. NO. PACIFIC UTILITY PRODUCTS
RVP-100-53 OR APPROVED EQUAL**



TYPICAL ELECTRICAL PEDESTAL

NTS D
4

SITE METER PANEL

BREAKER & RECEPTACLE MUST BE INTERCHANGEABLE BETWEEN RECOGNIZED 50, 30 & 20 AMP COMBINATIONS & MUST BE ABLE TO ACCEPT A 100 AMP BREAKER FOR PERMANENT INSTALLATIONS. TRAILER PARK RECEPTACLE SHALL MEET ONE OF THE STANDARDS INDICATED IN SECT. 1136 OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, CHAP.2, ART3 OR 1984 NEC, ARTICLE 551-52

SUNBEAM LAKE RV PARK

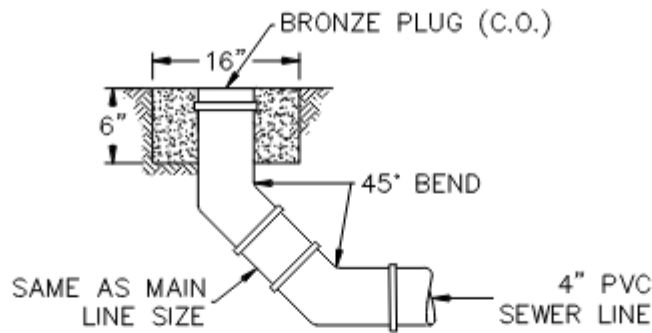
**ELECTRICAL DETAILS
SPACE 716**

NICKLAUS
ENGINEERING, INC.

1851 West 24th Street Yuma, Arizona 85364
Phone: (928) 344-8374
www.nelaw.com

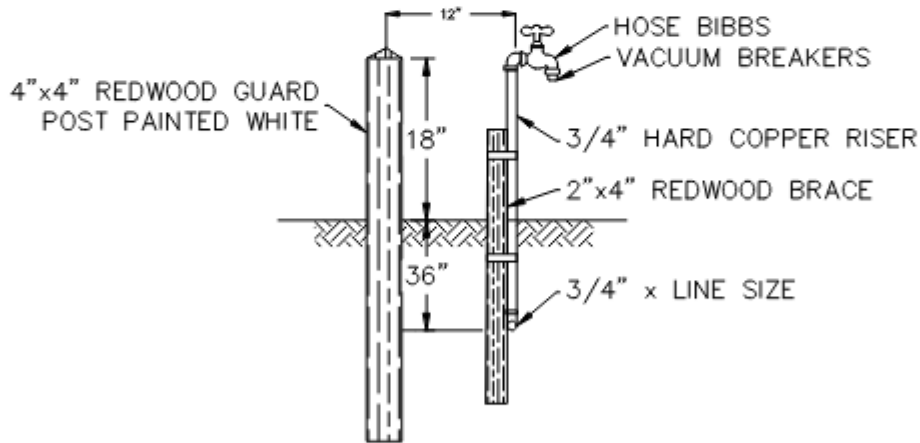
SCALE: NTS
DATE: FEB, 2023
DES. BY: A.A.
DRAWN BY: P.M.
SURVEYED BY: N/A
JOB. No.: 023-0015
EXHIBIT 4 OF 5

EXHIBIT 4



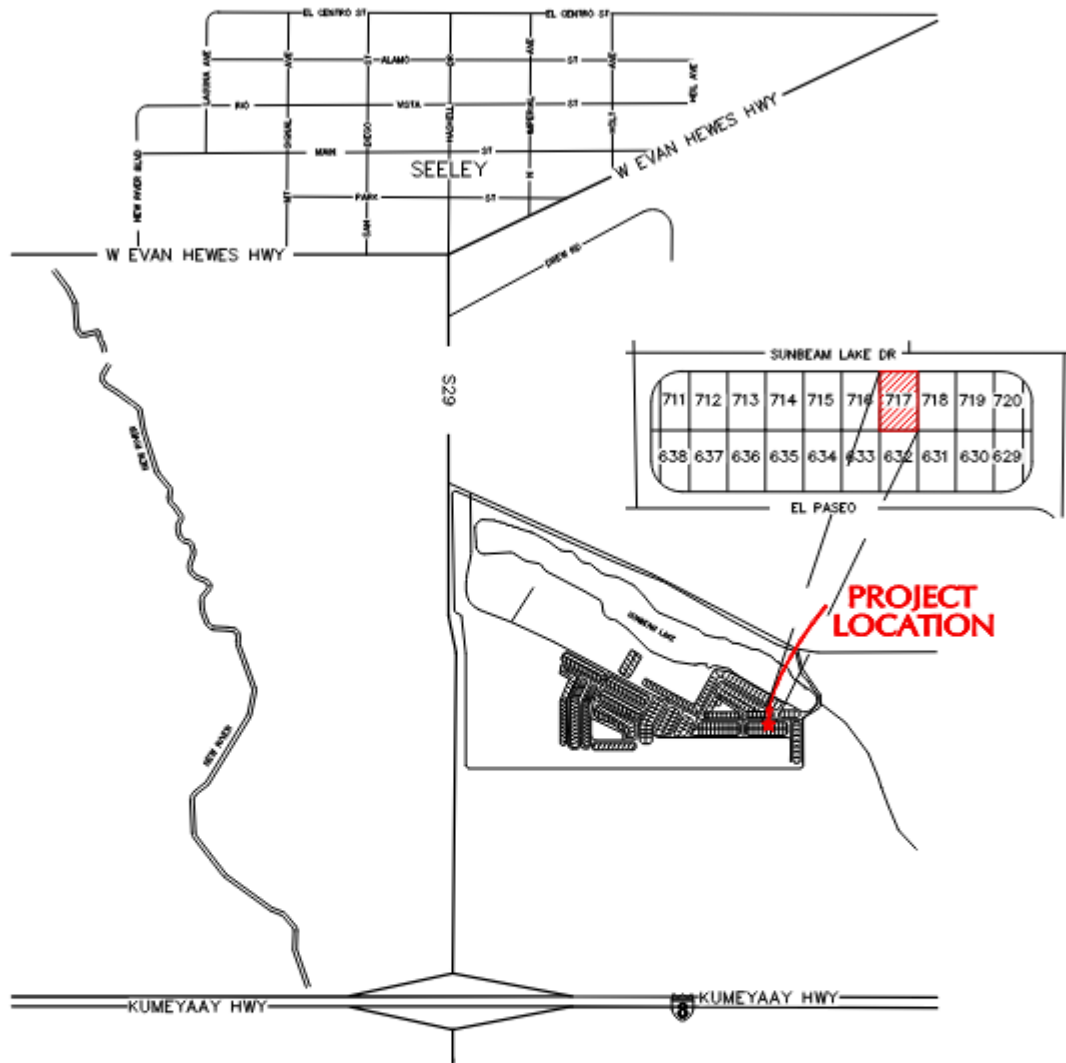
TYPICAL SEWER CLEANOUT OR SERVICE E
5
NTS

A RECREATIONAL VEHICLE LOT DRAIN INLET SHALL BE PROVIDED WITH A TRAP EXCEPT WHERE A RECREATIONAL VEHICLE BEARING INSIGNIA OF APPROVAL IS CONNECTED TO THE LOT DRAIN INLET. THE PARK OPERATOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE ENFORCEMENT AGENCY AND SHALL INSTALL THE REQUIRED TRAP AND VENT OF THE LOT DRAIN INLET FOR ALL LOTS DESIGNED FOR ACCORDINATING VEHICLE NOT BEARING A DEPARTMENT INSIGNIA OF APPROVAL.



TYPICAL WATER SERVICE RISER F
5
NTS

SUNBEAM LAKE RV PARK	
WATER DETAILS SPACE 716	SCALE: NTS DATE: FEB, 2023 DES. BY: A.A. DRAWN BY: P.M. SURVEYED BY: N/A JOB. No.: 023-0015 EXHIBIT 5 OF 5
NICKLAUS ENGINEERING, INC. 1851 West 24th Street Yuma, Arizona 85364 Phone: (928) 344-8374 www.nelaw.com	
EXHIBIT 5	



VICINITY MAP

SCALE N.T.S.



SUNBEAM LAKE RV PARK

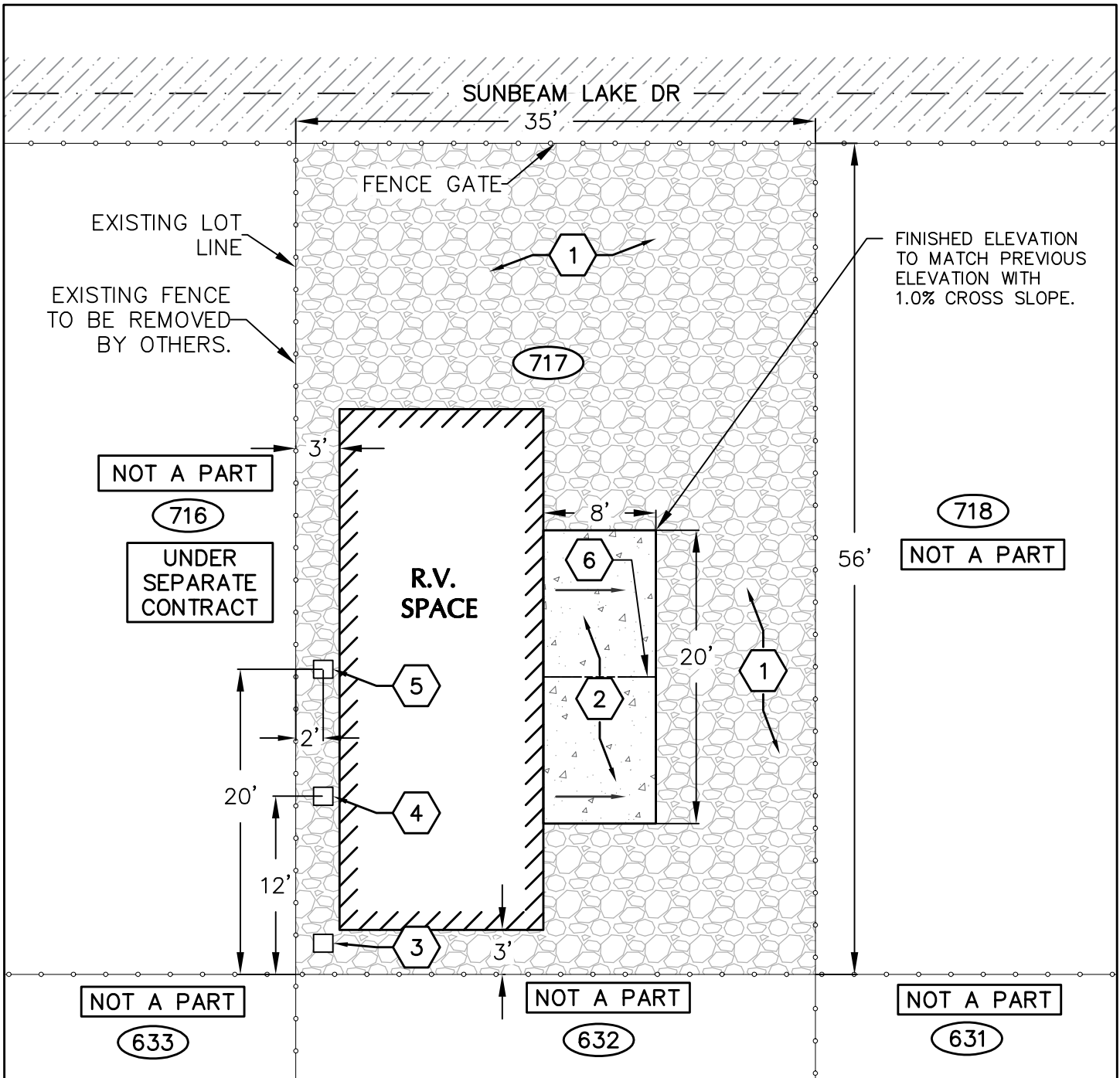
VICINITY MAP
FOR SPACE 717

SCALE:	NTS
DATE:	FEB, 2023
DES. BY:	A.A.
DRAWN BY:	P.M.
SURVEYED BY:	N/A
JOB. No.:	023-0014
SHEET	1 OF 5

NICKLAUS
ENGINEERING, INC.

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EXHIBIT 1



FINISHED ELEVATION TO MATCH PREVIOUS ELEVATION WITH 1.0% CROSS SLOPE.

NOT A PART
716
UNDER SEPARATE CONTRACT

718
NOT A PART

NOT A PART
633

NOT A PART
632

NOT A PART
631

SCHEDULE OF WORK

- ① REMOVE AND DISPOSE ±2" OF EXISTING GRAVEL AND ±2" EXISTING SUBGRADE. INSTALL ±2" NEW OF THE NEW GRAVEL AND ±2" OF SUBGRADE COMPACTED TO 90% MAX. DENSITY PER ASTM D 1557. --SEE EXHIBIT (A) (B) (3) (3)
- ② REMOVE AND DISPOSE EXISTING CONCRETE PAD. INSTALL NEW CLASS B, 4000 PSI CONCRETE PAD. --SEE EXHIBIT (C) (4)
- ③ REMOVE AND DISPOSE EXISTING ELECTRICAL PEDESTAL. INSTALL NEW ELECTRICAL PEDESTAL. --SEE EXHIBIT (D) (5)
- ④ REMOVE AND DISPOSE EXISTING SEWER SERVICE. INSTALL NEW SEWER SERVICE. --SEE EXHIBIT (E) (5)
- ⑤ REMOVE AND DISPOSE WATER SERVICE RISER. INSTALL NEW WATER SERVICE RISER. --SEE EXHIBIT (F) (5)
- ⑥ CONTRACTION JOINT. --SEE EXHIBIT (G) (3)

LEGEND

- EXISTING FENCE
- ▨ EXISTING ASPHALT PAVEMENT
- ▨ NEW GRAVEL
- ▨ NEW CONCRETE
- ▨ NEW RV SPACE



SUNBEAM LAKE RV PARK

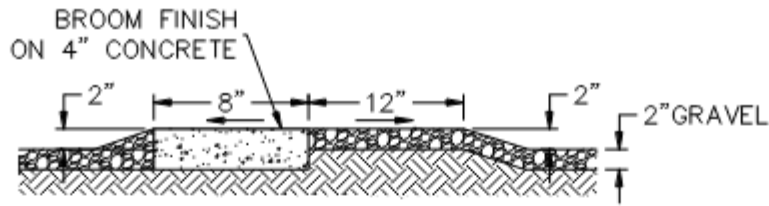
**SITE PLAN
SPACE 717**

NICKLAUS
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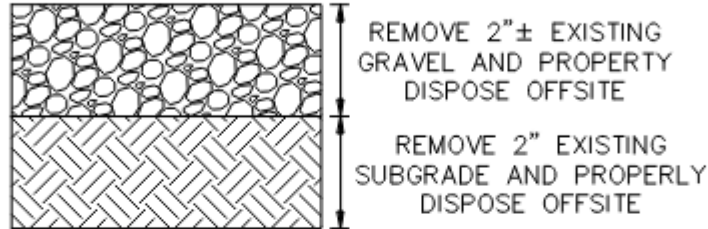
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DES. BY:	A.A
DRAWN BY:	P.M.
SURVEYED BY:	N/A
JOB. No.:	023-0014
EXHIBIT 2 OF 5	

EXHIBIT 2



TYPICAL LOT GRADING LAYOUT

NTS

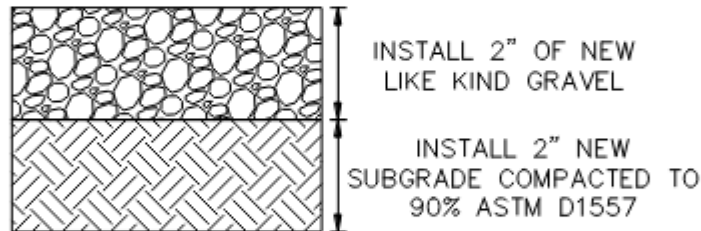


REMOVE 2"± EXISTING GRAVEL AND PROPERLY DISPOSE OFFSITE

REMOVE 2" EXISTING SUBGRADE AND PROPERLY DISPOSE OFFSITE

DEMOLITION SECTION - ABC & SUBGRADE

NTS **A**
3

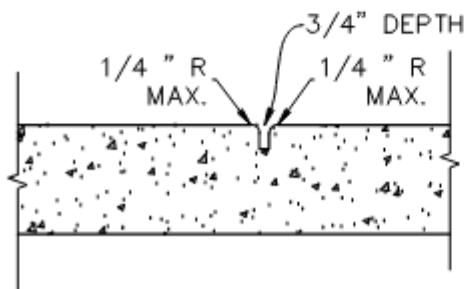


INSTALL 2" OF NEW LIKE KIND GRAVEL

INSTALL 2" NEW SUBGRADE COMPACTED TO 90% ASTM D1557

NEW SECTION - ABC & SUBGRADE

NTS **B**
3



CONTRACTION JOINT

NTS **C**
3

SUNBEAM LAKE RV PARK

**ABC & SUBGRADE DETAILS
SPACE 717**

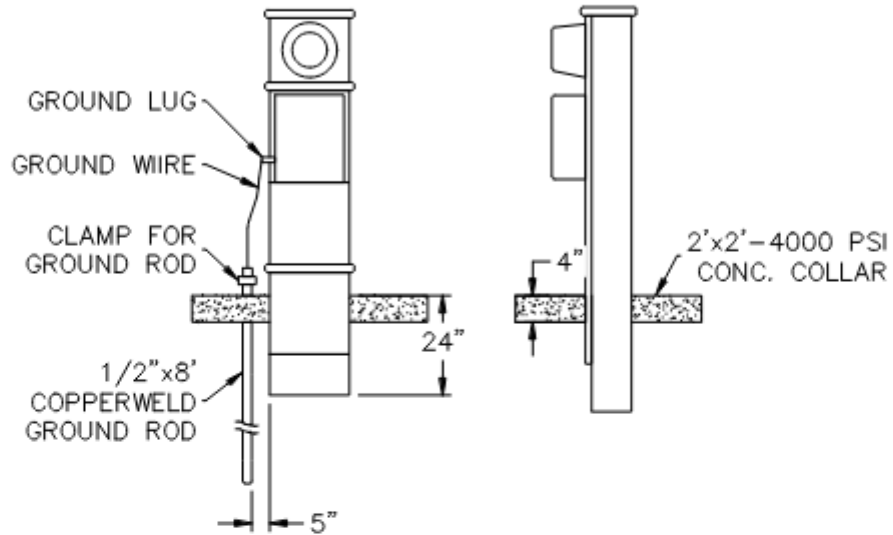
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EXHIBIT	3 OF 5

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EXHIBIT 3

**CAT. NO. PACIFIC UTILITY PRODUCTS
RVP-100-53 OR APPROVED EQUAL**



TYPICAL ELECTRICAL PEDESTAL

NTS **D**
4

SITE METER PANEL

BREAKER & RECEPTACLE MUST BE INTERCHANGEABLE BETWEEN RECOGNIZED 50, 30 & 20 AMP COMBINATIONS & MUST BE ABLE TO ACCEPT A 100 AMP BREAKER FOR PERMANENT INSTALLATIONS. TRAILER PARK RECEPTACLE SHALL MEET ONE OF THE STANDARDS INDICATED IN SECT. 1136 OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, CHAP.2, ART3 OR 1984 NEC, ARTICLE 551-52

SUNBEAM LAKE RV PARK

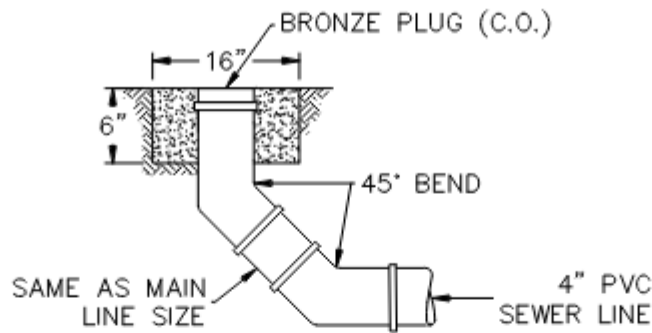
**ELECTRICAL DETAILS
SPACE 717**

NICKLAUS
ENGINEERING, INC.

1851 West 24th Street Yuma, Arizona 85364
Phone: (928) 344-8374
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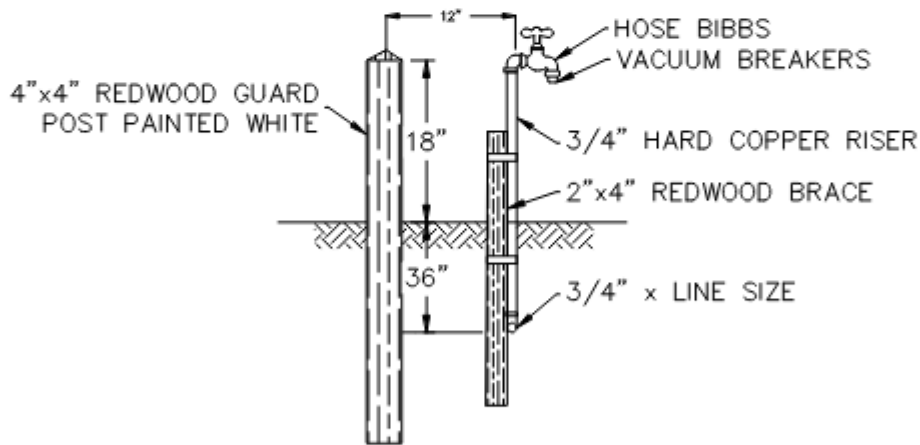
SCALE: NTS
DATE: FEB, 2023
DES. BY: A.A.
DRAWN BY: P.M.
SURVEYED BY: N/A
JOB. No.: 023-0014
EXHIBIT 4 OF 5

EXHIBIT 4



TYPICAL SEWER CLEANOUT OR SERVICE E
5
NTS

A RECREATIONAL VEHICLE LOT DRAIN INLET SHALL BE PROVIDED WITH A TRAP EXCEPT WHERE A RECREATIONAL VEHICLE BEARING INSIGNIA OF APPROVAL IS CONNECTED TO THE LOT DRAIN INLET. THE PARK OPERATOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE ENFORCEMENT AGENCY AND SHALL INSTALL THE REQUIRED TRAP AND VENT OF THE LOT DRAIN INLET FOR ALL LOTS DESIGNED FOR ACCORDINATING VEHICLE NOT BEARING A DEPARTMENT INSIGNIA OF APPROVAL.

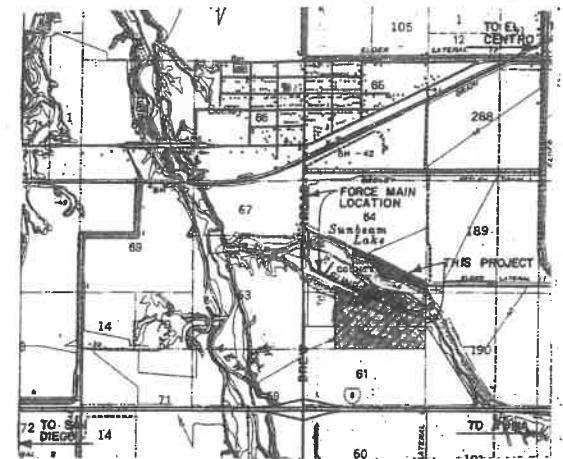


TYPICAL WATER SERVICE RISER F
5
NTS

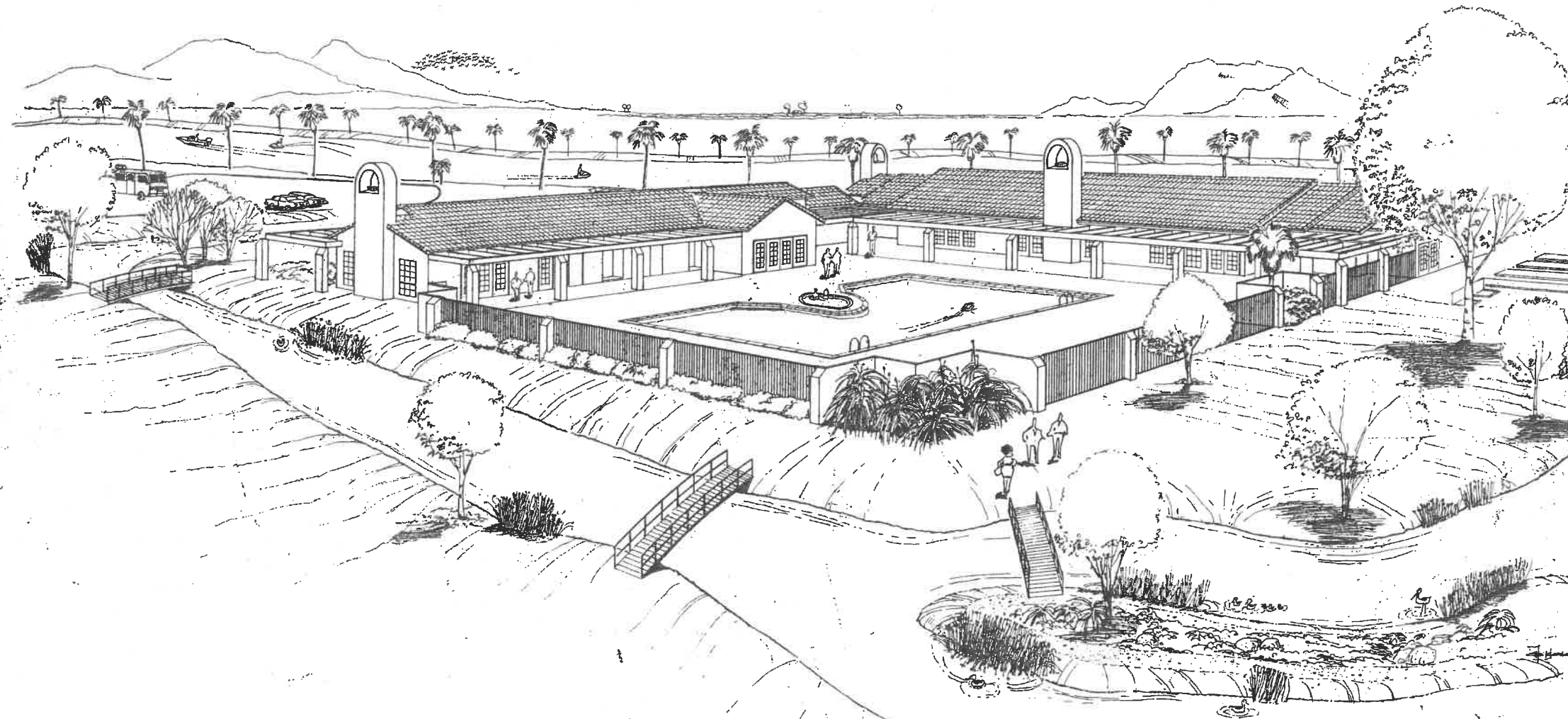
SUNBEAM LAKE RV PARK	
WATER DETAILS SPACE 717	SCALE: NTS DATE: FEB, 2022 DES. BY: A.A. DRAWN BY: P.M. SURVEYED BY: N/A JOB. No.: 023-0014 EXHIBIT 5 OF 5
NICKLAUS ENGINEERING, INC. 1851 West 24th Street Yuma, Arizona 85364 Phone: (928) 344-8374 www.nelaw.com	
EXHIBIT 5	

SUNBEAM LAKE R.V. RESORT

SEELEY, CA.



VICINITY MAP
NTS



CIVIL

- D-1 DEMOLITION PLAN
- S-1 OVERALL SITE AND STREET SIGN PLAN
- S-2 SITE PLAN - N
- S-3 SITE PLAN - SW
- S-4 SITE PLAN - SE
- PG-1 GENERAL GRADING PLAN
- PG-2 PAVING & GRADING PLAN - N
- PG-3 PAVING & GRADING PLAN - SW
- PG-4 PAVING & GRADING PLAN - SE
- PG-5 EAST ACCESS ROAD IMPROVEMENTS
- PG-6 P&G DETAILS
- PG-7 DREW ROAD WIDENING
- PG-8 ROSS ROAD WIDENING
- PG-9 STAND-BOX DETAILS
- WS-1 WATER & SEWER MASTER PLAN
- WS-2 WATER & SEWER PLAN - N
- WS-3 WATER & SEWER PLAN - SW
- WS-4 WATER & SEWER PLAN - SE
- WS-5 STANDARD WATER DETAILS
- WS-6 STANDARD WATER DETAILS
- WS-7 STANDARD SEWER DETAILS
- WS-8 WATER PLANT SITE PLAN
- WS-9 WATER PLANT GROUND STORAGE TANK SECTIONS
- WS-10 WATER PLANT SECTIONS & DETAILS
- WS-11 PRESSURE BOOSTER PUMP PLAN AND LEGEND
- WS-12 PRESSURE BOOSTER PUMP ELEVATION AND DETAILS
- WS-13 ELECTRICAL ONE LINE DIAGRAM PANEL SCHEDULE AND CONTROL DIAGRAM
- WS-14 LIFT STATION
- WS-15 DUPLEX LIFT STATION DETAILS
- WS-16 LAGOON FILL STATION DETAILS
- WS-17 FORCE MAIN SUNBEAM LAKE DRIVE
- WS-18 FORCE MAIN DREW ROAD
- B-1 BRIDGE PLAN

LANDSCAPE

- L-1 LANDSCAPE PLAN NORTH SITE
- L-2 LANDSCAPE PLAN SW SITE
- L-3 LANDSCAPE PLAN SE SITE
- L-4 LANDSCAPE CLUBHOUSE AND LAGOON
- L-5 LANDSCAPE PLAN LAUNDRY AREAS
- L-6 LANDSCAPE DETAILS AND SPECIFICATIONS

IRRIGATION

- I-1 IRRIGATION PLAN NORTH SITE
- I-2 IRRIGATION PLAN SW SITE
- I-3 IRRIGATION PLAN SE SITE
- I-4 IRRIGATION PLAN CLUBHOUSE AREA
- I-5 IRRIGATION PLAN LAUNDRY DETAILS
- I-6 IRRIGATION DETAILS AND SPECIFICATIONS

ELECTRICAL

- E-1 ELECTRICAL SITE PLAN
- E-2 ELECTRICAL CALCULATIONS
- E-3 ELECTRICAL CALCULATIONS
- E-4 ELECTRICAL CALCULATIONS

SURVEYOR:

FESCO
560 OCOTILLO DR.
P.O. BOX 3306
EL CENTRO, CA. 92244
(619) 352-2716

SOILS ENGINEER:

SOUTHLAND GEOTECHNICAL
242 NORTH 8th STREET
EL CENTRO, CA. 92243
(619) 352-1242

ELECTRICAL:

WILLIAM B. BROWNELL
3703 MELVILLE WAY
ANAHEIM, CA. 92806
(714) 666-1027

CONSTRUCTION MANGER:

RAY WARREN, INC.
2872 E. WALNUT, UNIT D
TUSTIN, CA. 92680
(714) 669-9686

OWNER:

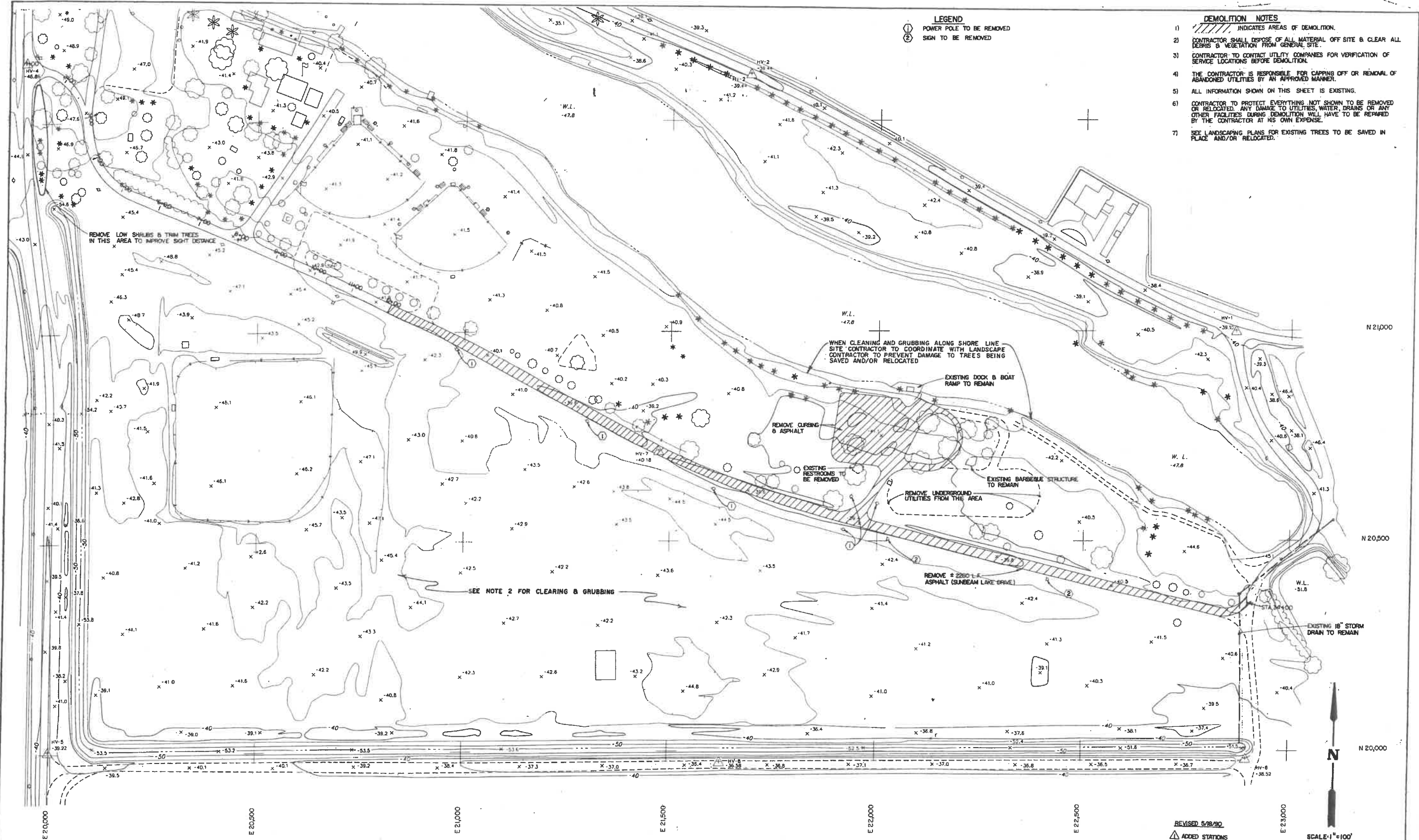
SUNBEAM RESORTS, INC.
A CALIFORNIA CORP.
606 N. LARCHMONT AVENUE
LOS ANGELES, CA. 90004
(213) 463-8815

CIVIL ENGINEER:

NICKLAUS ENGINEERING, INC.
1851 W. 24th STREET
TUMAH, AZ. 85364
(602) 344-8374

- LEGEND**
- ① POWER POLE TO BE REMOVED
 - ② SIGN TO BE REMOVED

- DEMOLITION NOTES**
- 1) INDICATES AREAS OF DEMOLITION.
 - 2) CONTRACTOR SHALL REMOVE ALL MATERIAL OFF SITE & CLEAR ALL WEEDS & VEGETATION FROM GENERAL SITE.
 - 3) CONTRACTOR TO CONTACT UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS BEFORE DEMOLITION.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR CAPPING OFF OR REMOVAL OF ABANDONED UTILITIES BY AN APPROVED METHOD.
 - 5) ALL INFORMATION SHOWN ON THIS SHEET IS EXISTING.
 - 6) CONTRACTOR TO PROTECT EVERYTHING NOT SHOWN TO BE REMOVED OR RELOCATED. ANY DAMAGE TO UTILITIES, WATER, DRAINS OR ANY OTHER FACILITIES DURING DEMOLITION WILL HAVE TO BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
 - 7) SEE LANDSCAPING PLANS FOR EXISTING TREES TO BE SAVED IN PLACE AND/OR RELOCATED.



REVISED 5/28/90
 ▲ ADDED STATIONS

SCALE: 1"=100'

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

DEMOLITION PLAN

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D. B.
JOB: HWY 99 - 211
FILE: No. 99-D-5

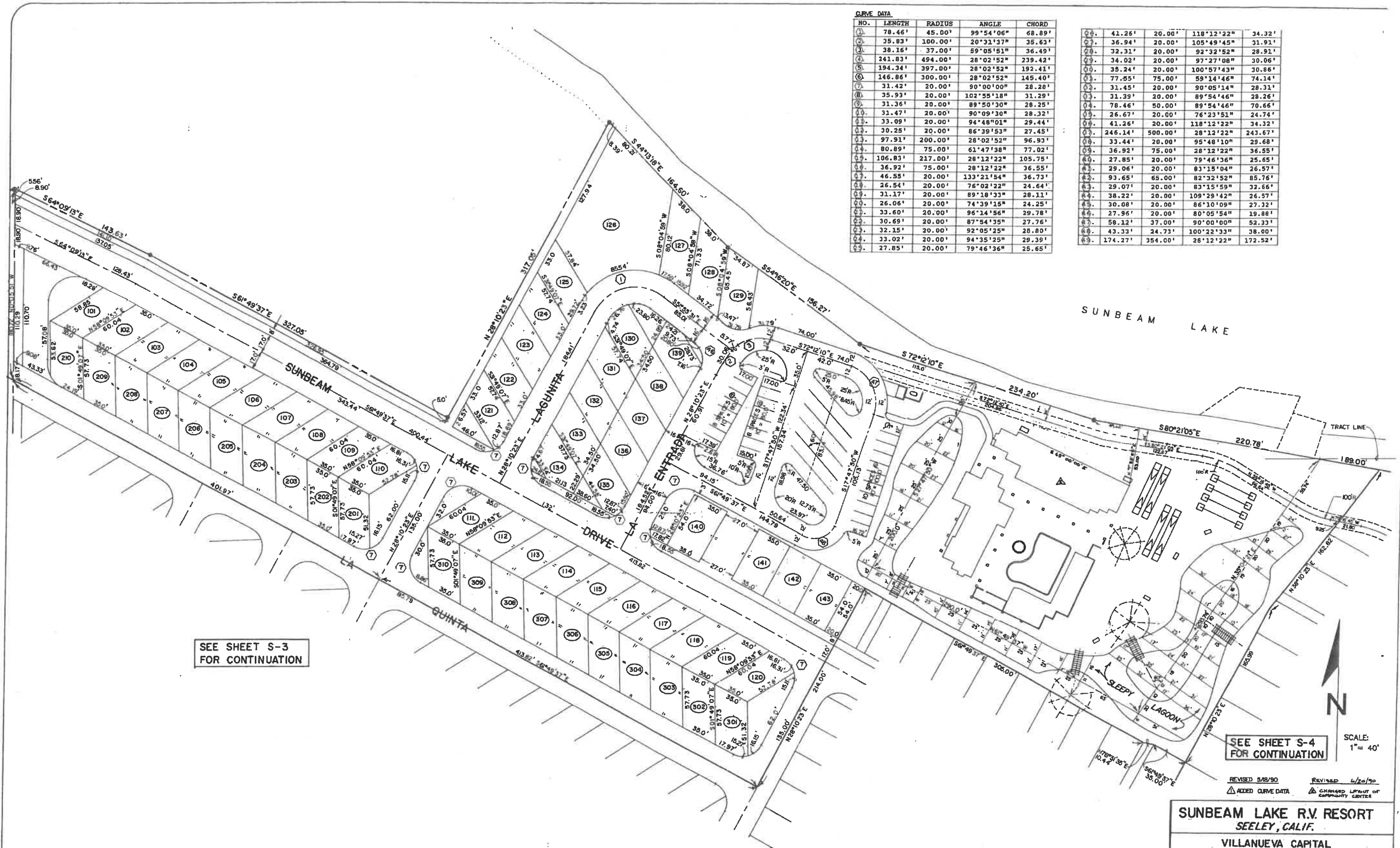
D-1

NICKLAUS
 engineering

1051 WEST 24TH STREET • P.O. BOX 6022
 YUMA, ARIZONA 85364 • (602) 447-8174

NO.	LENGTH	RADIUS	ANGLE	CHORD
1	78.46'	45.00'	99°54'06"	68.89'
2	35.83'	100.00'	20°31'37"	35.63'
3	38.16'	37.00'	59°05'51"	36.49'
4	241.83'	494.00'	28°02'52"	239.42'
5	194.34'	397.00'	28°02'52"	192.41'
6	146.86'	300.00'	28°02'52"	145.40'
7	31.42'	20.00'	90°00'00"	28.28'
8	35.93'	20.00'	102°55'18"	31.29'
9	31.36'	20.00'	89°50'30"	28.25'
10	31.47'	20.00'	90°09'30"	28.32'
11	33.09'	20.00'	94°48'01"	29.44'
12	30.25'	20.00'	86°39'53"	27.45'
13	97.91'	200.00'	28°02'52"	96.93'
14	80.89'	75.00'	61°47'38"	77.02'
15	106.83'	217.00'	28°12'22"	105.75'
16	36.92'	75.00'	28°12'22"	36.55'
17	46.55'	20.00'	133°21'54"	36.73'
18	26.54'	20.00'	76°02'22"	24.64'
19	31.17'	20.00'	89°18'33"	28.11'
20	26.06'	20.00'	74°39'15"	24.25'
21	33.60'	20.00'	96°14'56"	29.78'
22	30.69'	20.00'	87°54'35"	27.76'
23	32.15'	20.00'	92°05'25"	28.80'
24	33.02'	20.00'	94°35'25"	29.39'
25	27.85'	20.00'	79°46'36"	25.65'

26	41.26'	20.00'	118°12'22"	34.32'
27	36.94'	20.00'	105°49'45"	31.91'
28	32.31'	20.00'	92°32'52"	28.91'
29	34.02'	20.00'	97°27'08"	30.06'
30	35.24'	20.00'	100°57'43"	30.86'
31	77.55'	75.00'	59°14'46"	74.14'
32	31.45'	20.00'	90°05'14"	28.31'
33	31.39'	20.00'	89°54'46"	28.26'
34	78.46'	50.00'	89°54'46"	70.66'
35	26.67'	20.00'	76°23'51"	24.74'
36	41.26'	20.00'	118°12'22"	34.32'
37	246.14'	500.00'	28°12'22"	243.67'
38	33.44'	20.00'	95°48'10"	29.68'
39	36.92'	75.00'	28°12'22"	36.55'
40	27.85'	20.00'	79°46'36"	25.65'
41	29.06'	20.00'	83°15'04"	26.57'
42	93.65'	65.00'	82°32'52"	85.76'
43	29.07'	20.00'	83°15'59"	26.56'
44	38.22'	20.00'	109°29'42"	26.57'
45	30.08'	20.00'	86°10'09"	27.32'
46	27.96'	20.00'	80°05'54"	19.88'
47	58.12'	37.00'	90°00'00"	52.33'
48	43.33'	24.73'	100°22'33"	38.00'
49	174.27'	354.00'	28°12'22"	172.52'



SEE SHEET S-3
FOR CONTINUATION

SEE SHEET S-4
FOR CONTINUATION

SCALE:
1" = 40'

REVISED 5/8/90
ADDED CURVE DATA

REVISED 4/20/90
CHANGED LAYOUT OF
COMMUNITY CENTER

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA 90004

SITE PLAN - NORTH

S-2

NICKLAUS
engineering

1851 WEST 24TH STREET · P.O. BOX 8029
YUMA, ARIZONA 85364 · (602)344-8374

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D. BIC.
JOB No.: 89-211
FILE No.: X-D-15

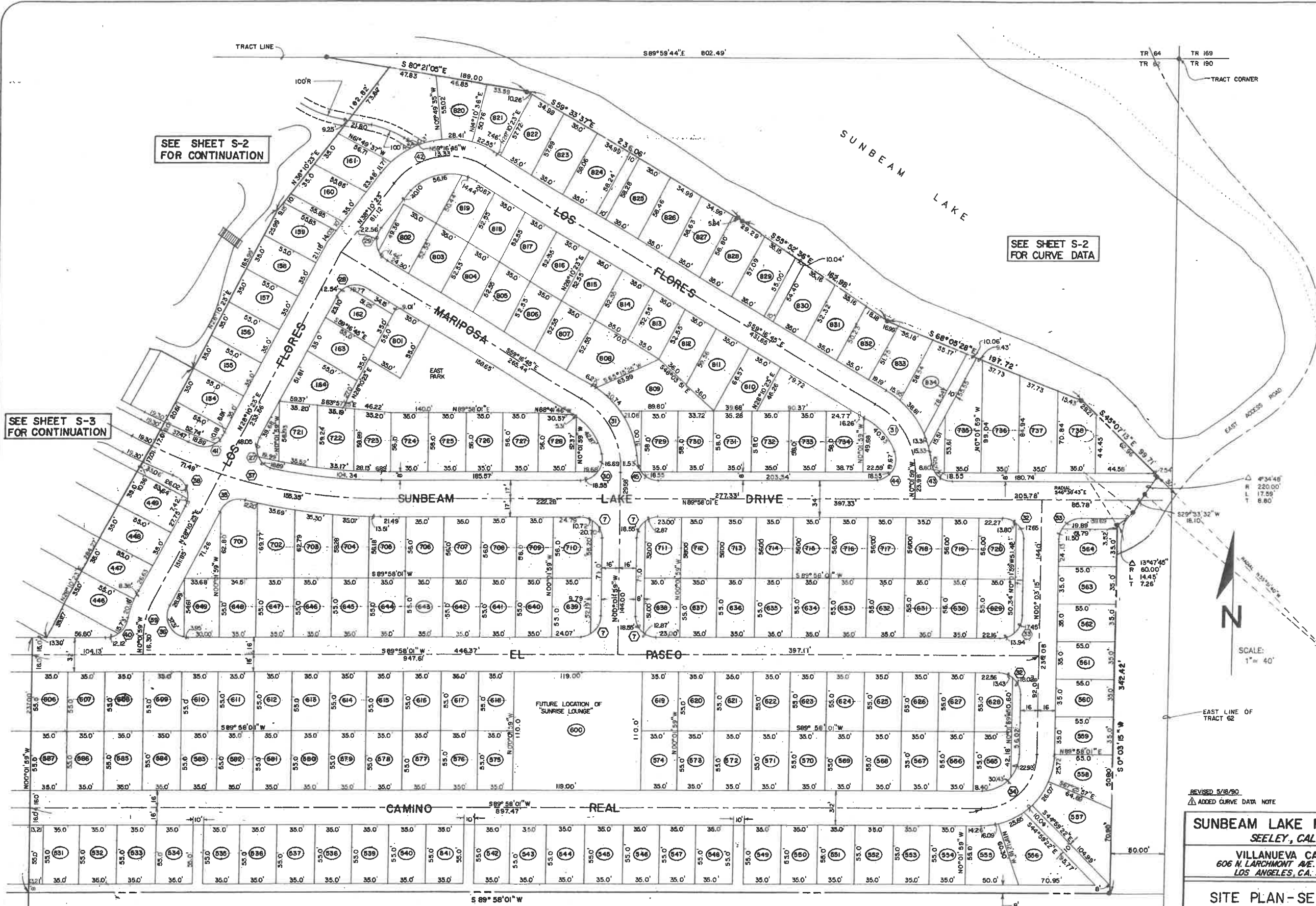
SHEET
OF



NO.	LENGTH	RADIUS	ANGLE	CHORD
1	78.46'	45.00'	99°54'06"	68.89'
2	35.83'	100.00'	20°31'33"	35.63'
3	38.18'	37.00'	59°05'53"	34.48'
4	241.83'	494.00'	28°02'52"	239.42'
5	194.34'	397.00'	28°02'52"	192.41'
6	146.86'	300.00'	28°02'52"	145.40'
7	31.42'	20.00'	90°00'00"	28.28'
8	35.92'	20.00'	102°55'18"	31.29'
9	31.24'	20.00'	89°50'30"	28.35'
10	31.47'	20.00'	90°09'30"	28.32'
11	33.09'	20.00'	94°48'03"	29.44'
12	30.25'	20.00'	86°39'53"	27.45'
13	97.91'	200.00'	28°02'52"	96.93'
14	80.89'	75.00'	61°47'38"	77.02'
15	106.83'	217.00'	28°12'22"	105.75'
16	36.92'	75.00'	28°12'22"	36.35'
17	46.55'	20.00'	133°31'84"	36.73'
18	26.84'	20.00'	76°02'22"	24.64'
19	31.17'	20.00'	89°39'33"	28.11'
20	26.06'	20.00'	74°39'18"	24.25'
21	35.80'	20.00'	86°14'56"	29.78'
22	20.81'	20.00'	87°14'15"	27.76'
23	32.15'	20.00'	92°05'25"	28.80'
24	33.02'	20.00'	94°35'25"	29.13'

25	27.85'	20.00'	79°46'36"	25.65'
26	43.26'	20.00'	118°12'22"	34.32'
27	36.94'	20.00'	108°48'45"	31.81'
28	39.31'	20.00'	92°32'52"	28.91'
29	34.62'	20.00'	97°27'08"	30.06'
30	39.24'	20.00'	108°57'43"	30.86'
31	77.58'	75.00'	59°14'46"	74.14'
32	31.45'	20.00'	90°05'14"	28.31'
33	31.39'	20.00'	89°54'46"	28.26'
34	78.46'	50.00'	89°54'46"	70.66'
35	26.67'	20.00'	76°23'52"	24.74'
36	43.26'	20.00'	118°12'22"	34.32'
37	246.14'	800.00'	28°12'22"	243.67'
38	33.44'	20.00'	95°48'10"	29.68'
39	36.92'	75.00'	28°12'22"	36.55'
40	27.88'	20.00'	79°46'36"	25.65'
41	39.06'	30.00'	83°15'04"	26.57'
42	93.65'	65.00'	82°35'52"	85.76'
43	29.67'	20.00'	83°15'59"	26.66'
44	38.22'	20.00'	109°29'42"	26.57'
45	30.08'	20.00'	86°10'09"	27.32'
46	27.96'	20.00'	80°09'54"	19.88'
47	58.13'	37.00'	90°09'54"	52.33'
48	42.21'	24.71'	100°22'13"	28.05'
49	174.27'	384.00'	28°12'22"	172.53'

N89°58'01"E 2052.59'



SEE SHEET S-2
FOR CONTINUATION

SEE SHEET S-2
FOR CURVE DATA

SEE SHEET S-3
FOR CONTINUATION



SCALE:
1" = 40'

REVISED 5/18/90
ADDED CURVE DATA NOTE

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

SITE PLAN - SE

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D. BIC
JOB No: 89-211
FILE No: XI-D-15

NICKLAUS
engineering

1851 WEST 24th STREET - P.O. BOX 6029
YUMA, ARIZONA 85364 (602)344-8574

S-4

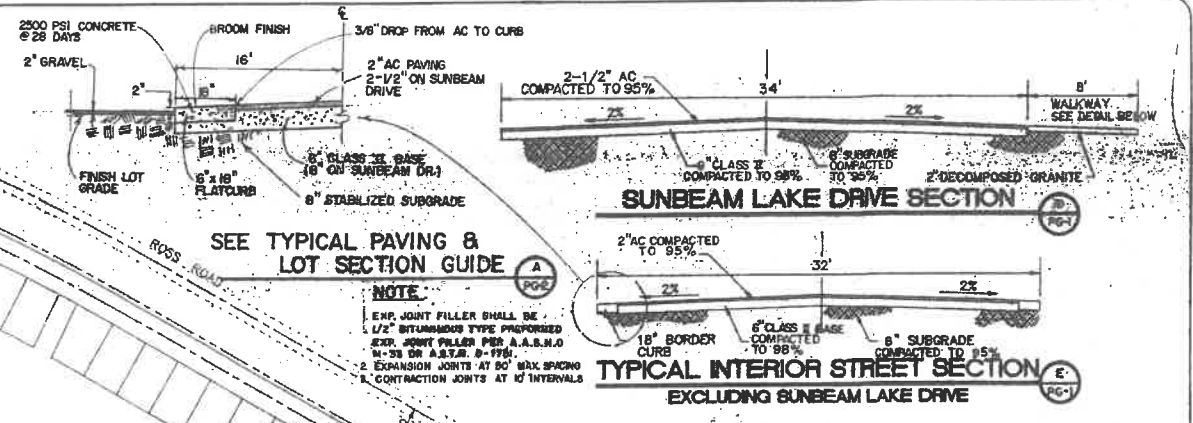
SHEET

OF

GENERAL NOTES

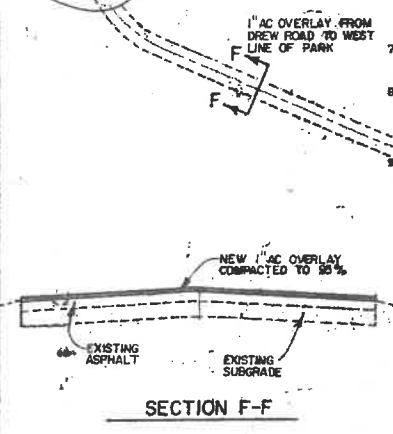
1. ALL CONSTRUCTION HEREON SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STANDARD PLANS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED HEREIN FOR ON-SITE IMPROVEMENTS.
2. PAVING CONTRACTOR TO COORDINATE WITH IRRIGATION AND UTILITY CONTRACTORS TO INSURE INSTALLATION OF IRRIGATION AND ELECTRICAL CONDUITS AND ALL UNDERGROUND UTILITIES PRIOR TO PAVING.
3. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. SITE INFORMATION HAS BEEN DERIVED IN ACCORDANCE WITH THE SOILS ENGINEERING REPORT RECOMMENDATIONS OF SCOTLAND GEO-TECHNICAL REPORT NO. 890009 AND MADE A PART OF THESE DRAWINGS.
5. REFER TO SITE DIMENSION PLANS FOR LOCATION OF ALL NEW CONSTRUCTION.
6. ALL EXISTING DOCUMENTATION SHALL BE REFERENCED PRIOR TO CONSTRUCTION AND REPLACED AFTER ALL WORK IS COMPLETED BY OWNER. (IF DISTURBED)
7. PAVING CONTRACTOR TO PROVIDE ALL BACKFILL REQUIRED BEHIND ALL NEW IMPROVEMENTS IN ACCORDANCE WITH THE TYPICAL DETAILS.
8. ALL GENERAL GRADING INCLUDING STAGE II AREA SHALL BE ACCOMPLISHED DURING STAGE I CONSTRUCTION. ADDITIONALLY, ALL DRAIN STRUCTURES LOCATED IN STAGE II AREA SHALL BE COMPLETED DURING STAGE I.
9. CONTRACTOR CONSTRUCTING FRASE ENCLOSURES SHALL COORDINATE WITH IRRIGATION AND LANDSCAPING CONTRACTOR TO AVOID CONFLICTS AT THESE LOCATIONS.

10. ALL OFF-SITE CONSTRUCTION HEREON SHALL BE IN ACCORDANCE WITH THE IMPERIAL COUNTY STANDARDS.



SEE TYPICAL PAVING & LOT SECTION GUIDE

NOTE
 EXP. JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREPARED FOR JOINT FILLER PER A.A.S.H.O. M-58 OR A.S.T.M. A-178.
 EXPANSION JOINTS AT 20' MAX. SPACING
 CONTRACTION JOINTS AT 10' INTERVALS



SECTION F-F

- REVISED 8/18/90
 REMOVED DETAIL OF STREET IMPROVEMENTS & ADDED SECTION FOR SUNBEAM LAKE DRIVE
 REVISED GENERAL NOTES
 REVISED TURN-AROUND
 REVISED 6/4/90
 ADDED 12" DRAIN PIPE & DELETED 8" DRAIN LINES TO HD DRAIN
 REVISED 6/18/90
 ADDED BENCHMARK NOTE
 REVISED 6/25/90
 REVISED BENCHMARK NOTE

BENCHMARK:
 CHIPPED "I" AT NORTH CORNER OF TOP STEP OF NEW BOAT RAMP LOCATED AT NW CORNER OF SOUTH LAGOON & 75 FEET EAST OF LEASE BOUNDARY ALONG EASTERLY EXTENSION OF 8' OF EL PASO STREET - ELEV. 968.34 RELATIVE TO MEAN SEA LEVEL (+1,000 FEET) - PROJECT CONSTRUCTION ELEV. - 967.54

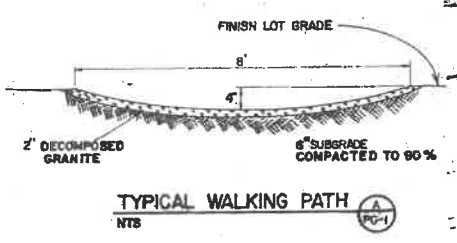
LOTS

BIG - 35' x 55'	251 LOTS
MED - 30' x 50'	172 LOTS
PULL-THRU - 30' x 65'	31 LOTS
TOTAL LOTS	454 LOTS

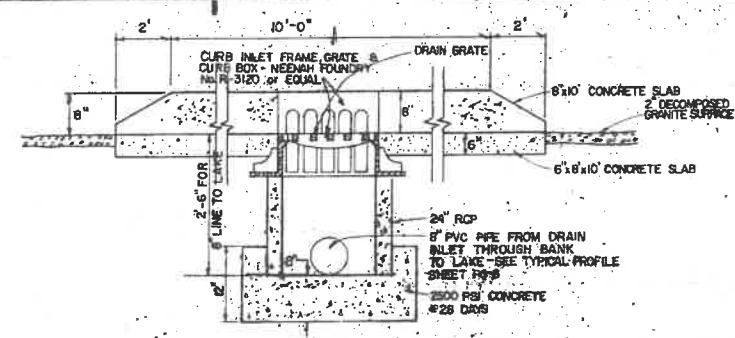
SCALE: 1" = 100'

LEGEND

- EXISTING OVERHEAD ELECTRIC LINES
- HANDICAPPED PARKING
- FIRE HYDRANT/POWER POLE/WATER VALVE/TRASH ENCLOSURE
- NEW VERTICAL CURB
- NEW ASPHALTIC CONCRETE W/BORDER CURB
- NEW GRID SPOT ELEV. AND/OR ASPHALT GRADE
- FINISH FLOOR/ FINISH GRADE
- NEW CONTOUR LINE
- FLOW DIRECTION
- EXISTING GRADE
- EXISTING CONTOUR LINE
- NEW DRAIN STRUCTURE
- EXISTING ROAD
- EXISTING TREE TO BE SAVED
- 2" DECOMPOSED GRANITE WALKING PATH



TYPICAL WALKING PATH



TYPICAL DRAINAGE STRUCTURE ELEVATION

CONTROL BENCH MARK
 National Geodetic Survey Bench Mark No. Q1223 located at Seely, along the San Diego and Arizona Eastern Railway, 30 feet west of the center line of County Road # 29, 71.3 feet northwest of the northwest end of the first pole west of the road, 1.6 feet north of a witness post, about 2 feet lower than the track, a disk on the top of a 5/8-inch copper coated rod driven to gradual refusal at a depth of 25 feet. The upper portion of the rod is encased in a concrete post which projects 0.2 foot. Elev. (+1,413.7 ft. Mean Sea Level Datum) Working date: 968.58 ft.

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

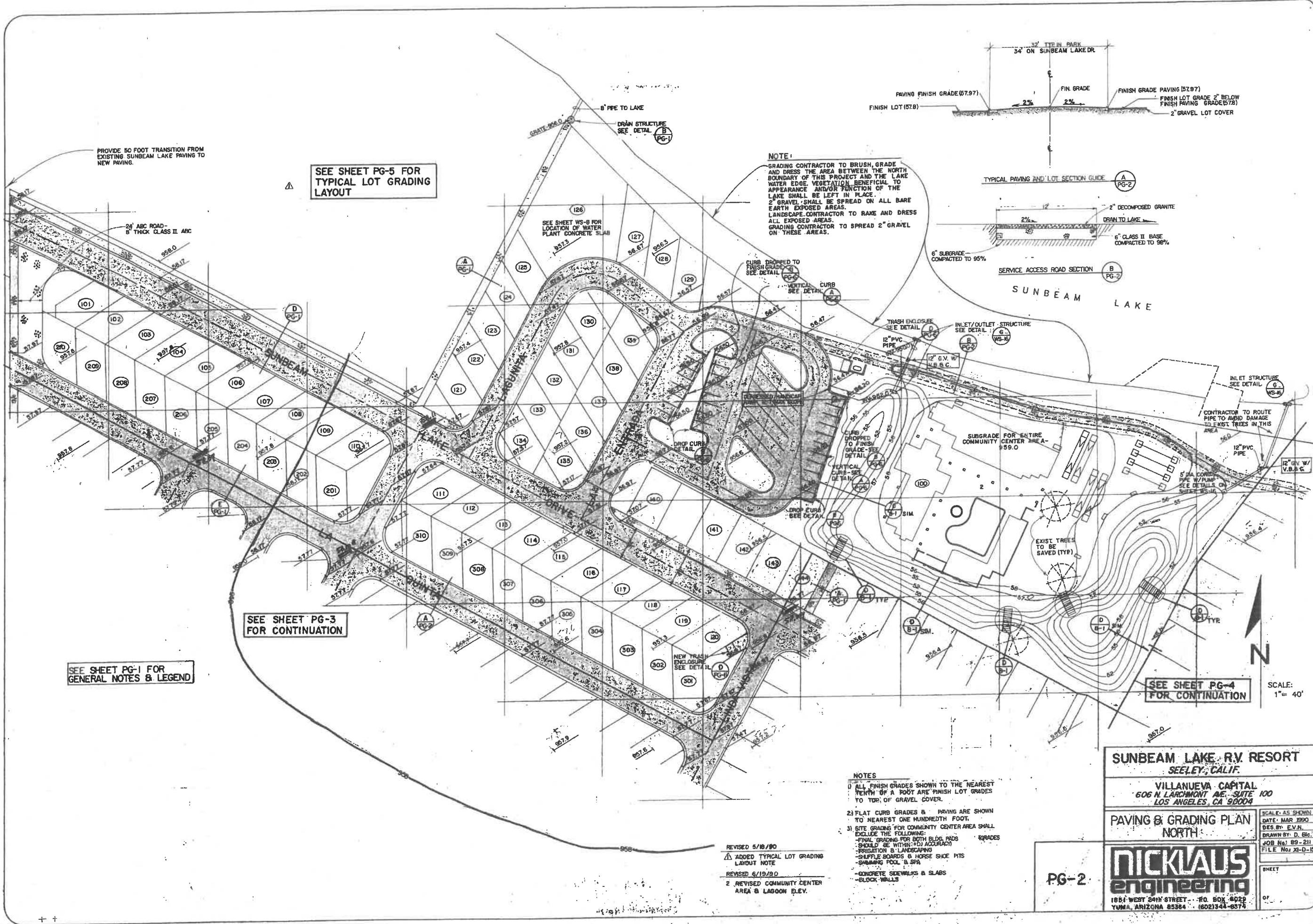
VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA. 90004

GENERAL GRADING PLAN

NICKLAUS engineering
 1881 WEST 24th STREET - P.O. BOX 6029
 YUMA, ARIZONA 85364 - (602)344-9374

SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.N.
 DRAWN BY: D. SM.
 JOB NO.: 89-201
 FILE NO.: 89-201-2

PG-1



PROVIDE 50 FOOT TRANSITION FROM EXISTING SUNBEAM LAKE PAVING TO NEW PAVING.

SEE SHEET PG-5 FOR TYPICAL LOT GRADING LAYOUT

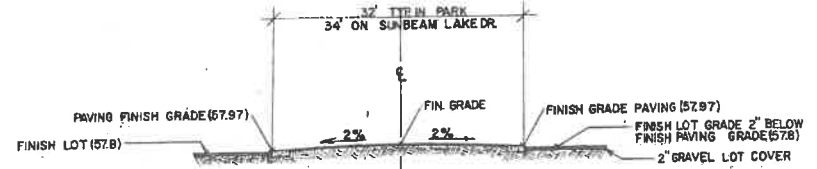
SEE SHEET PG-1 FOR GENERAL NOTES & LEGEND

SEE SHEET PG-3 FOR CONTINUATION

SEE SHEET PG-4 FOR CONTINUATION

SCALE: 1" = 40'

NOTE:
 GRADING CONTRACTOR TO BRUSH, GRADE AND DRESS THE AREA BETWEEN THE NORTH BOUNDARY OF THIS PROJECT AND THE LAKE WATER EDGE. VEGETATION BENEFICIAL TO APPEARANCE AND/OR FUNCTION OF THE LAKE SHALL BE LEFT IN PLACE.
 2" GRAVEL SHALL BE SPREAD ON ALL BARE EARTH EXPOSED AREAS.
 LANDSCAPE CONTRACTOR TO RAKE AND DRESS ALL EXPOSED AREAS.
 GRADING CONTRACTOR TO SPREAD 2" GRAVEL ON THESE AREAS.



- NOTES**
- 1) ALL FINISH GRADES SHOWN TO THE NEAREST TENTH OF A FOOT ARE FINISH LOT GRADES TO TOP OF GRAVEL COVER.
 - 2) FLAT CURB GRADES & PAVING ARE SHOWN TO NEAREST ONE HUNDRETH FOOT.
 - 3) SITE GRADING FOR COMMUNITY CENTER AREA SHALL EXCLUDE THE FOLLOWING:
 - FINAL GRADING FOR BOTH BLDG PADS
 - GRADES SHOULD BE WITHIN ±0.1 ACCURACY
 - IRRIGATION & LANDSCAPING
 - SULFATE BOARDS & HORSE SHOE PITS
 - SWIMMING POOL & SPA
 - CONCRETE SIDEWALKS & SLABS
 - BLOCK WALLS

REVISED 5/18/90
 Δ ADDED TYPICAL LOT GRADING LAYOUT NOTE
 REVISED 6/19/90
 2 REVISED COMMUNITY CENTER AREA & LAGOON ELEV.

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. - SUITE 100
 LOS ANGELES, CA 90004

PAVING & GRADING PLAN
 NORTH

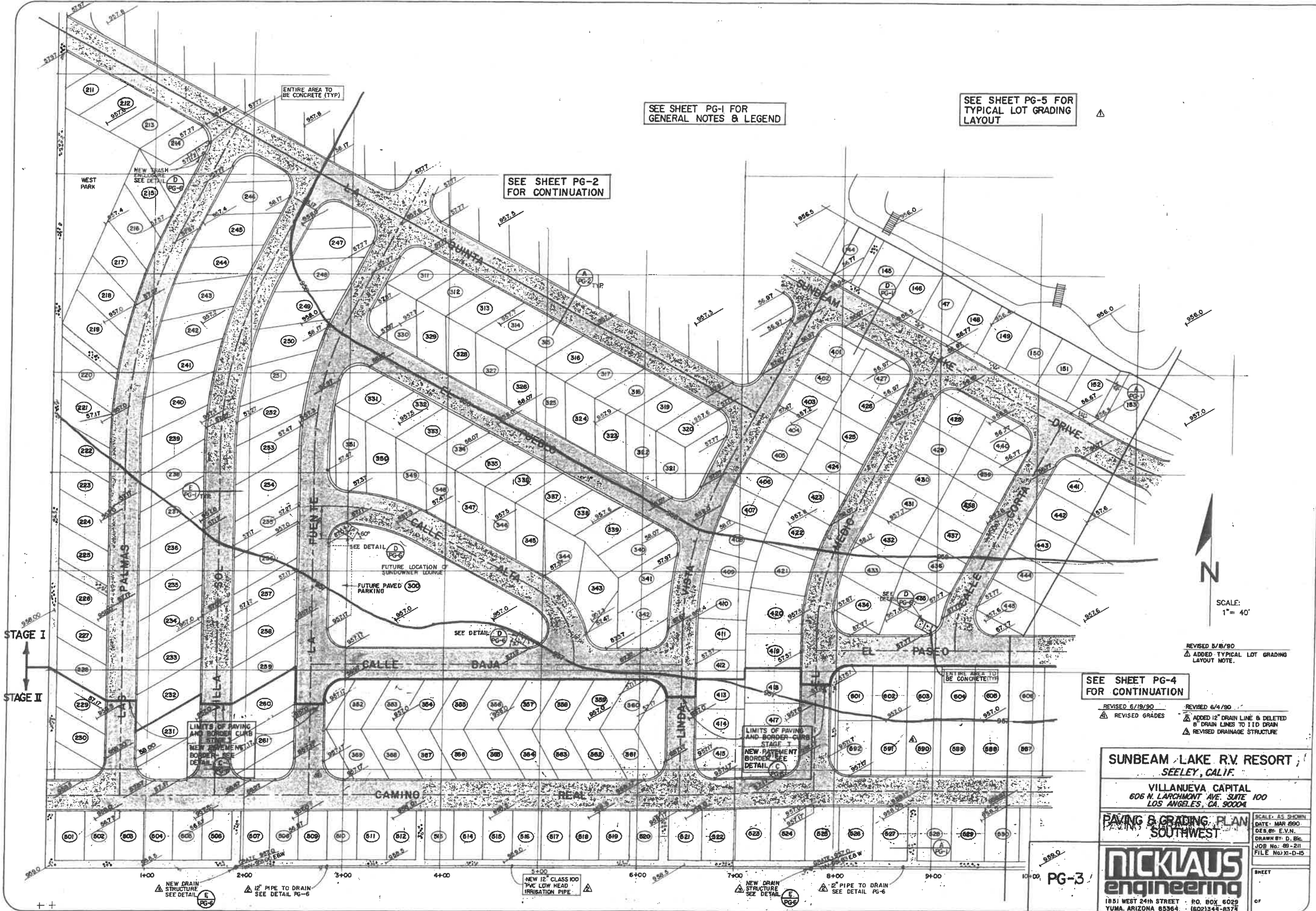
NICKLAUS
 engineering

1861 WEST 24TH STREET - P.O. BOX 4029
 YUMA, ARIZONA 85364 (602)344-8575

PG-2

SHEET

OF



SEE SHEET PG-1 FOR
GENERAL NOTES & LEGEND

SEE SHEET PG-5 FOR
TYPICAL LOT GRADING
LAYOUT

SEE SHEET PG-2
FOR CONTINUATION

SEE SHEET PG-4
FOR CONTINUATION

SCALE:
1" = 40'

REVISED 5/19/90
▲ ADDED TYPICAL LOT GRADING
LAYOUT NOTE.

REVISED 6/19/90
▲ REVISED GRADES
REVISED 6/4/90
▲ ADDED 12" DRAIN LINE & DELETED
8" DRAIN LINES TO 110 DRAIN
▲ REVISED DRAINAGE STRUCTURE

STAGE I
STAGE II

LIMITS OF PAVING
AND BORDER CURB
STAGE I
NEW PAVEMENT
BORDER - SEE
DETAIL C

LIMITS OF PAVING
AND BORDER CURB
STAGE II
NEW PAVEMENT
BORDER - SEE
DETAIL C

SUNBEAM LAKE R.V. RESORT,
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

PAVING & GRADING PLAN
SOUTHWEST

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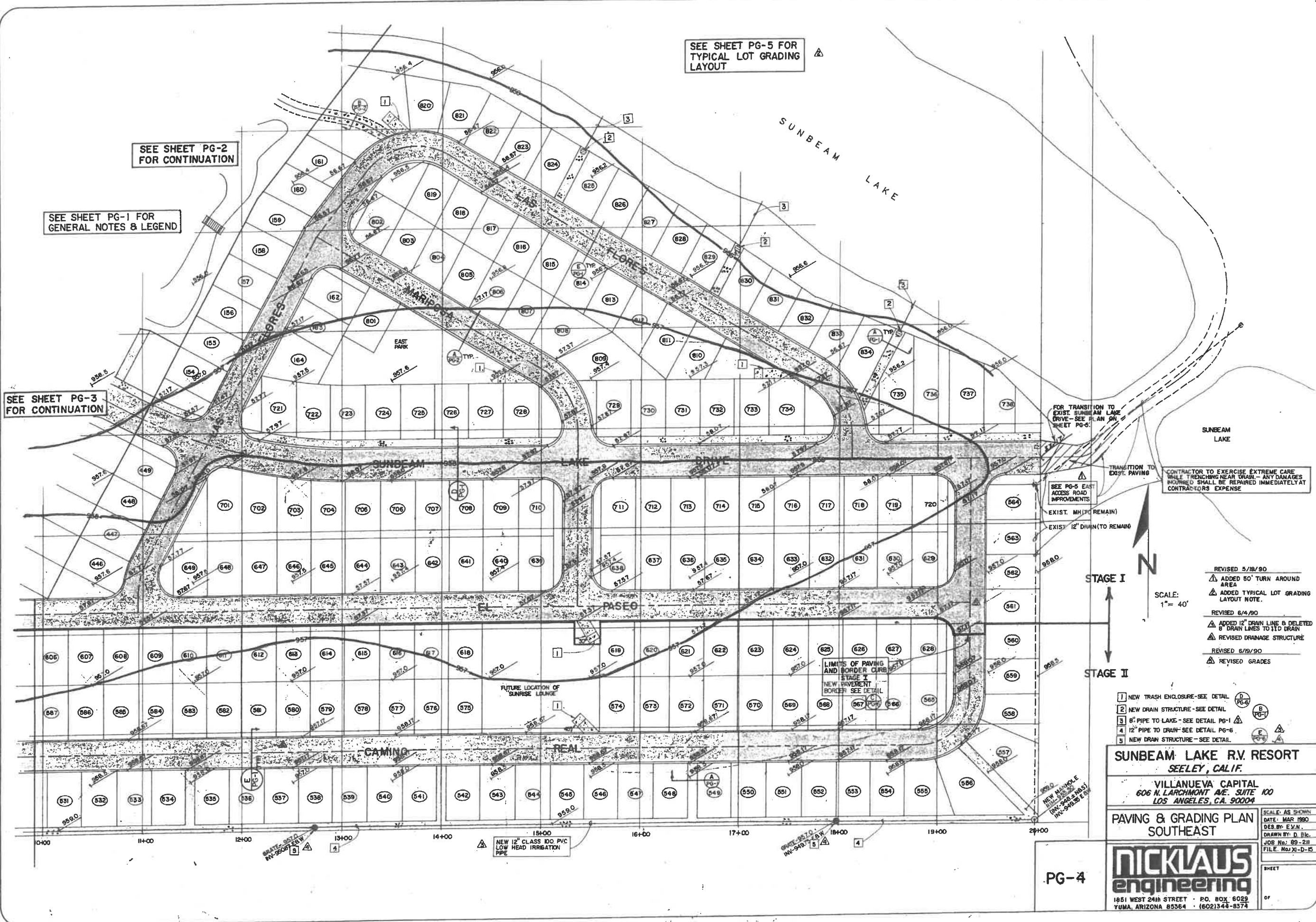
1881 WEST 24th STREET • P.O. BOX 6029
YUMA, ARIZONA 85364 • (602)344-8374

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D. BIC
JOB No: 89-211
FILE No: XI-D-15

SHEET
OF

PG-3

NEW DRAIN STRUCTURE SEE DETAIL E PG-6
12" PIPE TO DRAIN SEE DETAIL PG-6
NEW 12" CLASS 100 PVC LOW HEAD IRRIGATION PIPE
NEW DRAIN STRUCTURE SEE DETAIL E PG-6
12" PIPE TO DRAIN SEE DETAIL PG-6



SEE SHEET PG-2 FOR CONTINUATION

SEE SHEET PG-1 FOR GENERAL NOTES & LEGEND

SEE SHEET PG-3 FOR CONTINUATION

SEE SHEET PG-5 FOR TYPICAL LOT GRADING LAYOUT

CONTRACTOR TO EXERCISE EXTREME CARE WHILE TRENCHING NEAR DRAIN - ANY DAMAGES INCURRED SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE

- REVISED 5/18/90
- ▲ ADDED 50' TURN AROUND AREA
- ▲ ADDED TYPICAL LOT GRADING LAYOUT NOTE.
- REVISED 6/4/90
- ▲ ADDED 12" DRAIN LINE & DELETED 8" DRAIN LINES TO 11D DRAIN
- ▲ REVISED DRAINAGE STRUCTURE
- REVISED 6/19/90
- ▲ REVISED GRADES

- 1 NEW TRASH ENCLOSURE - SEE DETAIL PG-6
- 2 NEW DRAIN STRUCTURE - SEE DETAIL PG-6
- 3 8" PIPE TO LAKE - SEE DETAIL PG-1
- 4 12" PIPE TO DRAIN - SEE DETAIL PG-6
- 5 NEW DRAIN STRUCTURE - SEE DETAIL PG-6

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.
 VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA. 90004

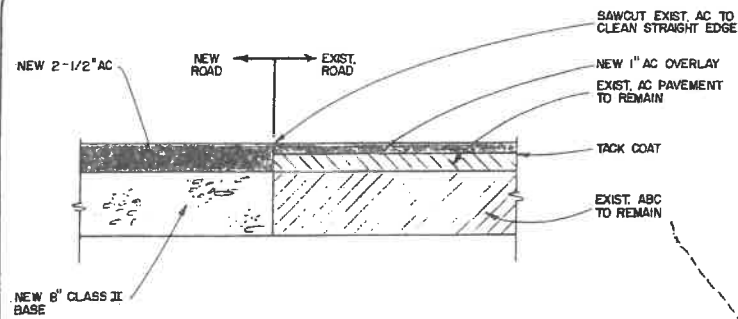
PAVING & GRADING PLAN
 SOUTHEAST

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 1851 WEST 24th STREET · P.O. BOX 6029
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PG-4

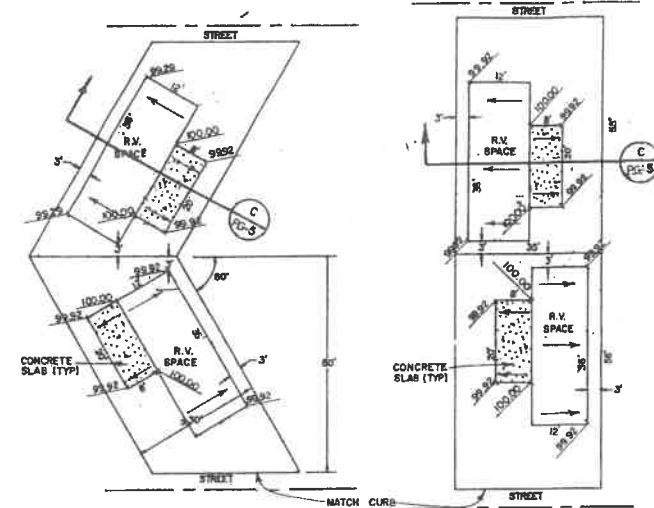
SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.N.
 DRAWN BY: D. BIC.
 JOB No.: 89-211
 FILE No.: XI-D-15

SHEET OF



TYPICAL NEW TO EXISTING ROAD SECTION B PG-5

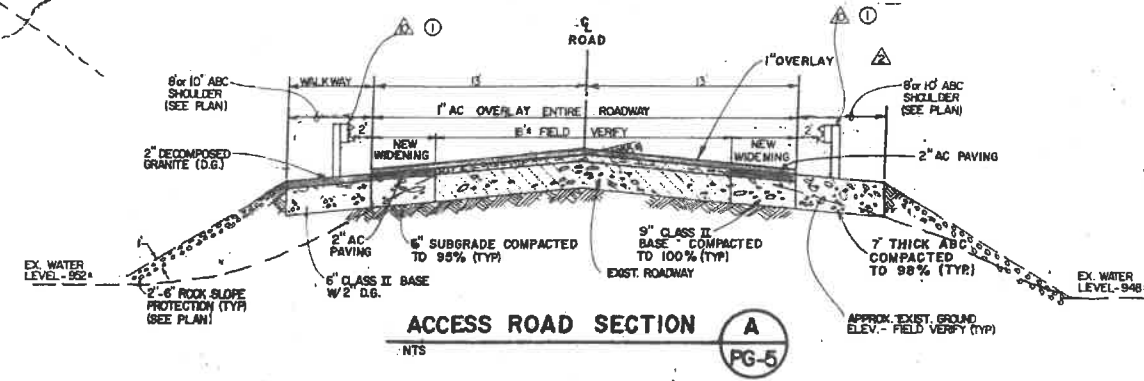
NOTES:
 ① GUARD RAIL TO CONFORM TO CALTRANS METAL BEAM GUARD RAILING WITH WOOD POST STANDARD A77C-1 AND A77C-2.



TYPICAL LOT GRADING LAYOUT SECTION C PG-5

SEE PG-4 FOR CONTINUATION

CONTRACTOR TO EXERCISE EXTREME CARE WHILE TRENCHING NEAR DRAIN - ANY DAMAGES INCURRED SHALL BE REPAIRED IMMEDIATELY AT CONTRACTORS EXPENSE



ACCESS ROAD SECTION A PG-5

LEGEND

- STEEL GUARD RAIL
 - EXISTING BORDER LINE
 - EXISTING DIRT ROAD
 - POWER POLE & ELECTRIC OVERHEAD
 - RIGHT-OF-WAY LINE
 - NEW AC PAVING
 - EXISTING TREES
 - EXISTING ROAD
 - WOODEN POSTS
 - NEW 1" AC OVERLAY
 - SIGN
 - MANHOLE
 - TRACT LINE
 - CENTER LINE
-
- REVISED 6/28/90
 - ① ADDED GUARDRAIL TO SECTION A PG-5
 - ② RELOCATED GUARDRAIL
- REVISED 6/8/90
 - ③ ADDED SIGN
 - ④ CHANGED PIPE SIZE FROM 18" TO 12"
 - ⑤ RELOCATED GUARDRAIL
- REVISED 5/18/90
 - ⑥ REMOVED STEEL GUARD RAIL DETAIL AND ADDED NOTES
 - ⑦ REVISED ACCESS ROAD SECTION
 - ⑧ REVISED TURN AROUND AREA
 - ⑨ ADDED DETAIL B PG-5
 - ⑩ ADDED TYPICAL LOT GRADING LAYOUT
 - ⑪ ADDED OVERLAY TO ROSS ROAD



SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.
 VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA 90004

EAST ACCESS
 ROAD IMPROVEMENTS

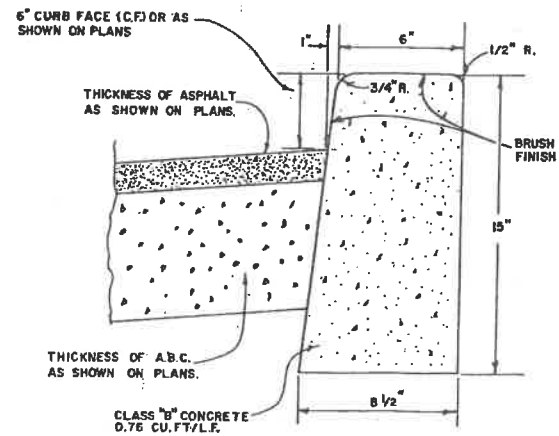
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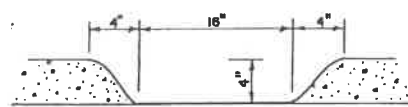
SCALE(S) SHOWN
 DATE: APRIL 1990
 DES. BY: E.V.E.
 DRAWN BY: R.M.D.
 JOB No: 89-211
 FILE No: XI-D-15

SHEET

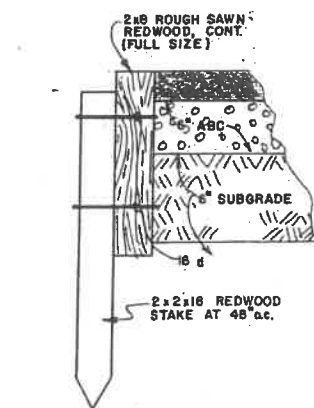
PG-5



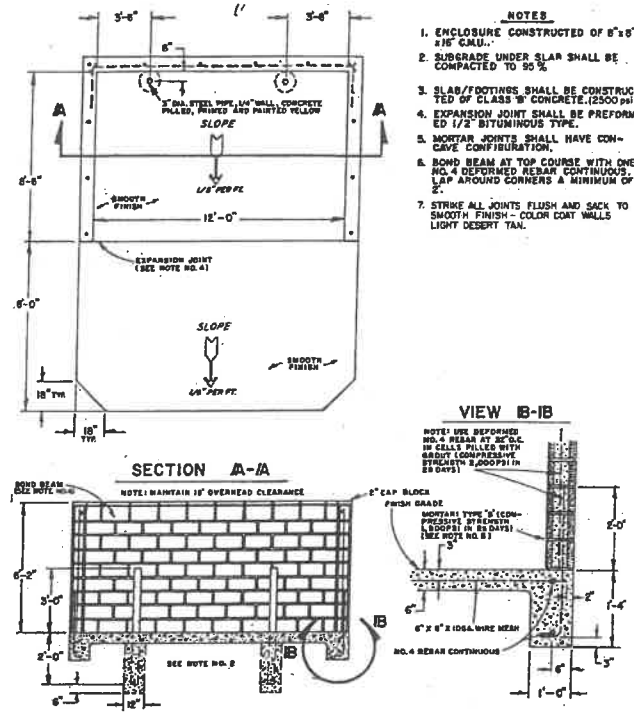
VERTICAL CURB A PG-6



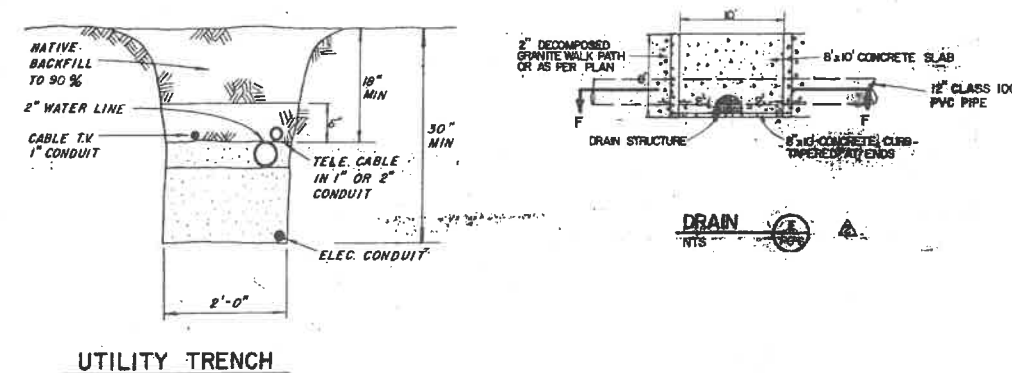
DROP CURB B PG-6
N.T.S.



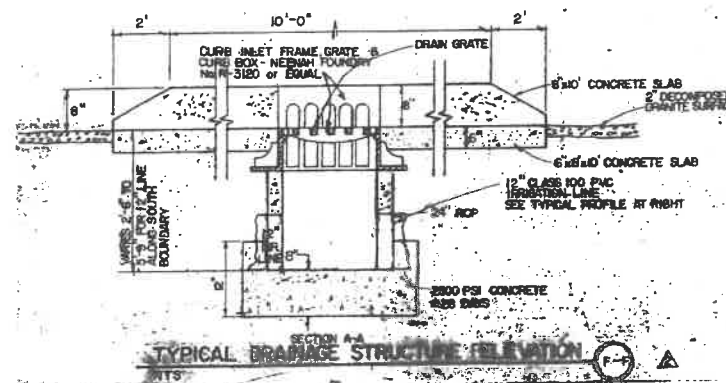
REDWOOD HEADER C PG-6
N.T.S.



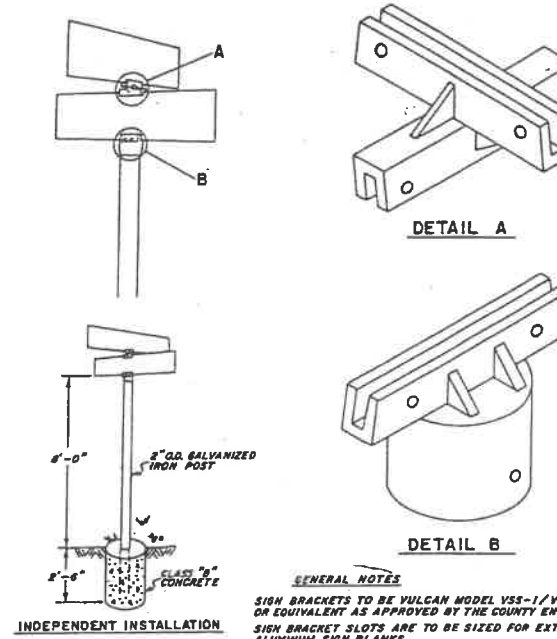
TRASH COLLECTION ENCLOSURES D PG-6



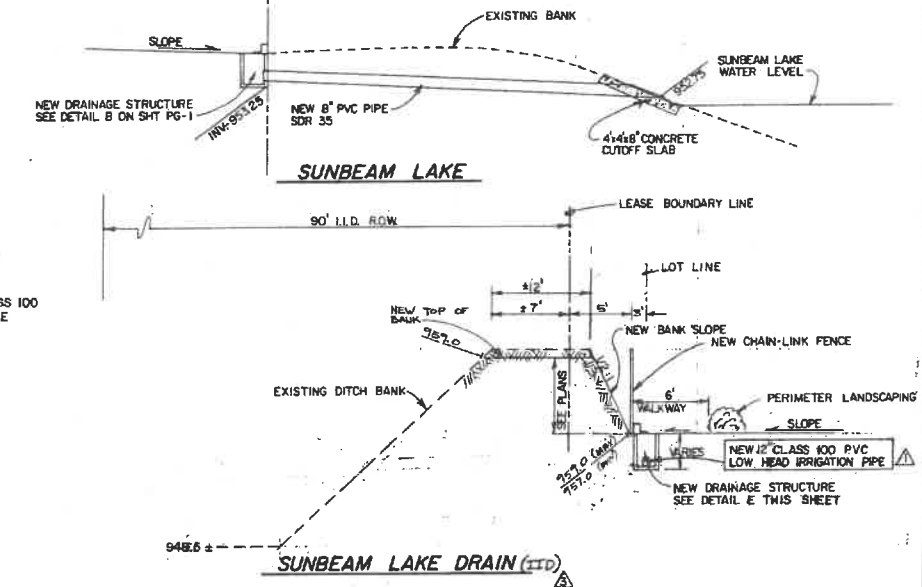
UTILITY TRENCH



TYPICAL DRAINAGE STRUCTURE DETAIL



DOUBLE FACED STREET SIGN



TYPICAL PROFILE OF DRAINAGE STRUCTURES ALONG SUNBEAM LAKE & SUNBEAM LAKE DRAIN

REVISED 6/4/90
 Δ ADDED 12" DRAIN PIPE & DELETED 8" DRAIN PIPE
 Δ ADDED DRAINAGE STRUCTURE DETAIL
 REVISED 6/8/90
 Δ REVISED SUNBEAM LAKE DRAIN DETAIL

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 SEELEY, CALIF.

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PAVING AND GRADING
 DETAILS

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 engineering

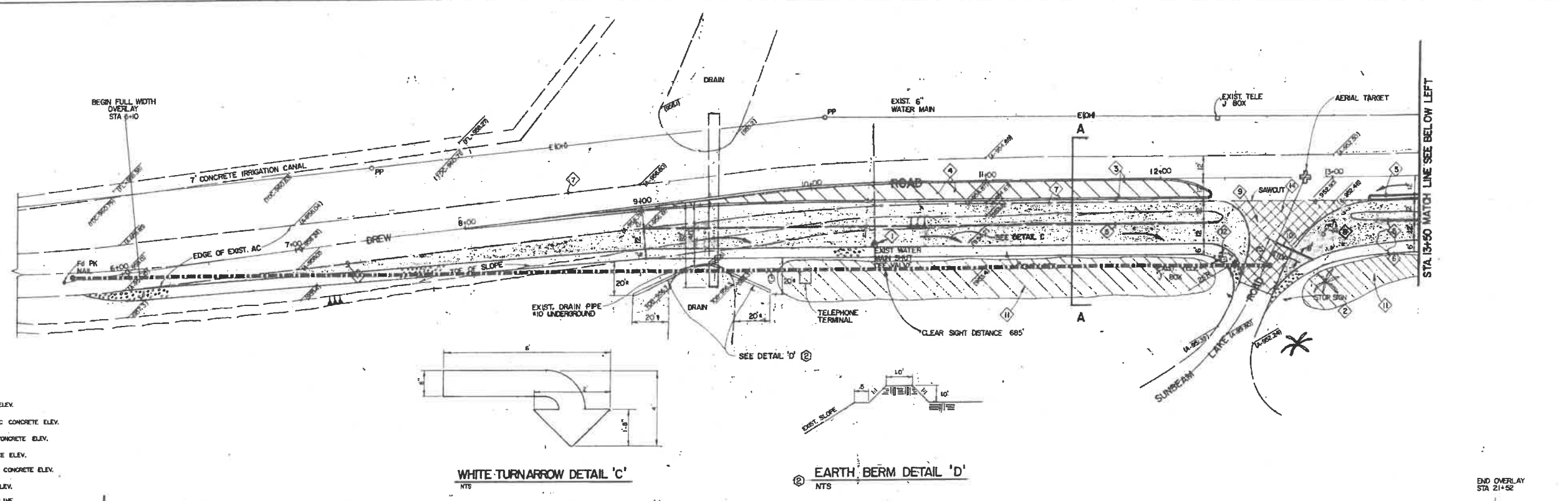
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SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.N.
 DRAWN BY: D. EIC.
 JOB No: 89-211
 FILE No: XI-C-15

PG-6

SHEET

OF

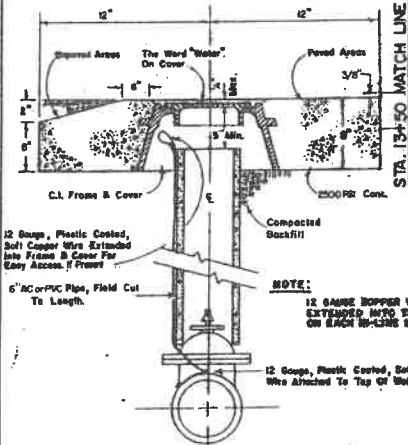


LEGEND

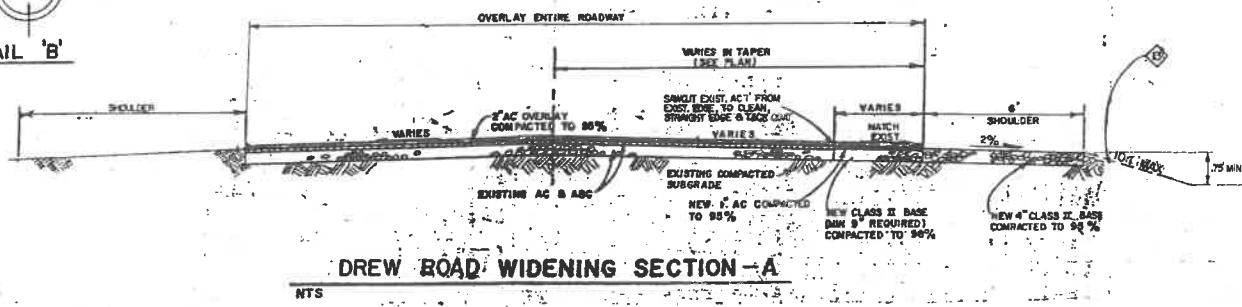
- EXIST. GROUND ELEV.
- EXIST. ASPHALTIC CONCRETE ELEV.
- EXIST. TOP OF CONCRETE ELEV.
- EXIST. FLOW LINE ELEV.
- NEW ASPHALTIC CONCRETE ELEV.
- NEW GROUND ELEV.
- EXIST. WATER LINE
- EXIST. ELECTRICAL OVERHEAD POWER POLE
- TELEPHONE JUNCTION BOX
- NEW ABC
- NEW AC WIDENING
- ISLAND STRIPING

WHITE-TURNARROW DETAIL 'C'
NTS

EARTH BERM DETAIL 'D'
NTS



DETAIL 'B'
NTS

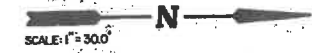


DREW ROAD WIDENING SECTION - A
NTS

NOTES:

- 1. FINISH & INSTALL NEW VALVE, RISER, VALVE BOX & COVER W/ CONCRETE COLLAR PER DETAIL B
- 2. RELOCATED STOP SIGN
- 3. DOUBLE SOLID YELLOW 4" PAINT STRIPE
- 4. SINGLE SOLID YELLOW 4" PAINT STRIPE AT 8' SPACING
- 5. SINGLE DASHED WHITE 4" PAINT STRIPE
- 6. REMOVE PALM TREES
- 7. EDGE OF EXISTING A.C. PAVEMENT
- 8. RELOCATE EXISTING STOP AND STREET SIGNS TO WHERE DIRECTED BY ENGINEER
- 9. REMOVE EXIST. AC & REPLACE WITH 1" MIN NEW AC, SAME AS WIDENING AND THEN OVERLAY W/ 2" NEW AC
- 10. NEW 8" WIDEN PAINTED STOP BAR W/ STOP IN 4" HIGH BY 4" WIDE LETTERS AREA TO BE GRADED TO BE DEPRESSED APPROX. .075' BELOW EDGE OF SHOULDER GRADE TO BE MOVED BY OTHERS
- 11. CONTRACTOR TO GRADE NATIVE SOL. AT A 10:1 MAX SLOPE OF FILL OR CUT UNTIL 10:1 SLOPE INTERSECTS EXIST. GROUND
- 12. CONTRACTOR SHALL INSTALL 3" CLASS II BASE UNDER NEW PAVING ON THE RECONSTRUCTED PORTION OF SUNBEAM LAKE ROAD

REVISED 10/9/90
ALL ROAD WIDENING RELOCATED TO EAST SIDE OF EXISTING DREW ROAD
REVISED 1/14/90
DELETED AC SLOPE TO DRAIN ADDED EARTH BERM



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DREW ROAD WIDENING

NICKLAUS engineering
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PG-7

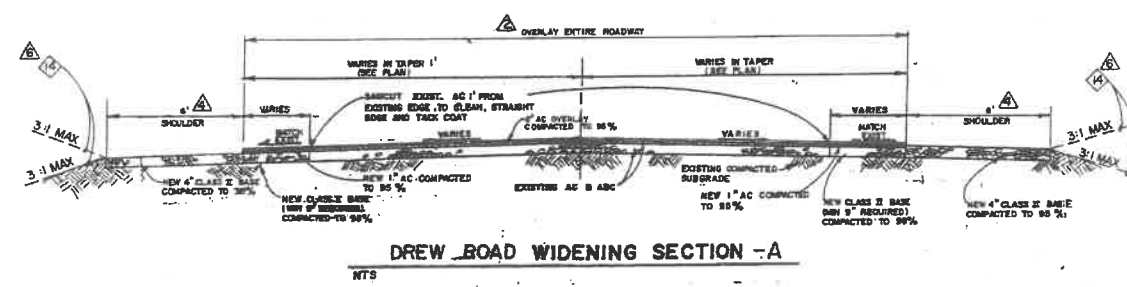
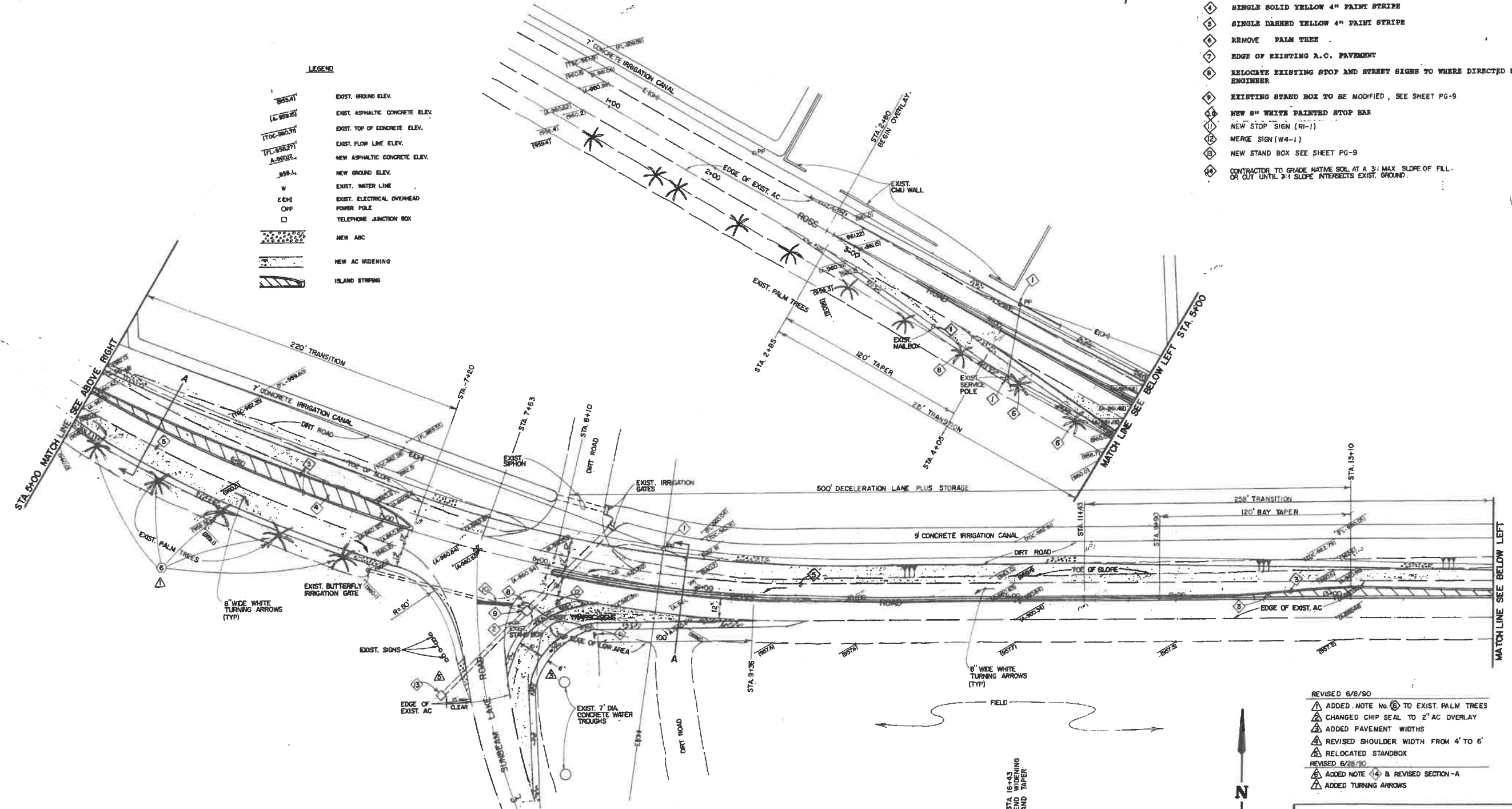
SCALE AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: H.O.H.
JOB No: 89-211
FILE No: XI-D-15
SHEET

NOTES:

- ① TO BE MOVED BY OTHERS
- ② RELOCATED STOP SIGN
- ③ DOUBLE SOLID YELLOW 4" PAINT STRIPE
- ④ SINGLE SOLID YELLOW 4" PAINT STRIPE
- ⑤ SINGLE DASHED YELLOW 4" PAINT STRIPE
- ⑥ REMOVE PALM TREE
- ⑦ EDGE OF EXISTING A.C. PAVEMENT
- ⑧ RELOCATE EXISTING STOP AND STREET SIGNS TO WHERE DIRECTED BY ENGINEER
- ⑨ EXISTING STAND BOX TO BE MODIFIED, SEE SHEET PG-9
- ⑩ NEW 8" WHITE PAINTED STOP BAR
- ⑪ NEW STOP SIGN (R1-1)
- ⑫ MERGE SIGN (W4-1)
- ⑬ NEW STAND BOX SEE SHEET PG-9
- ⑭ CONTRACTOR TO GRADE NATIVE SOIL AT A 3:1 MAX SLOPE OF FILL, OR CUT UNTIL 3:1 SLOPE INTERSECTS EXIST. GROUND.

LEGEND

- ① BGSAT EXIST. GROUND ELEV.
- ② A-BSGJ EXIST. ASPHALTIC CONCRETE ELEV.
- ③ TDC-BSGJ EXIST. TOP OF CONCRETE ELEV.
- ④ FL-BSGJ EXIST. FLOW LINE ELEV.
- ⑤ A-BSGJL NEW ASPHALTIC CONCRETE ELEV.
- ⑥ BSGJL NEW GROUND ELEV.
- ⑦ W EXIST. WATER LINE
- ⑧ E-EM EXIST. ELECTRICAL OVERHEAD POWER POLE
- ⑨ OPP TELEPHONE JUNCTION BOX
- ⑩ NEW ABC
- ⑪ NEW AC WIDENING
- ⑫ ISLAND STRIPING



- REVISED 6/8/90
- ① ADDED NOTE No. ⑩ TO EXIST. PALM TREES
 - ② CHANGED CHIP SEAL TO 2" AC OVERLAY
 - ③ ADDED PAVEMENT WIDTHS
 - ④ REVISED SHOULDER WIDTH FROM 4' TO 6'
 - ⑤ RELOCATED STANDBOX
- REVISED 6/28/90
- ⑥ ADDED NOTE ④ & REVISED SECTION -A
 - ⑦ ADDED TURNING ARROWS

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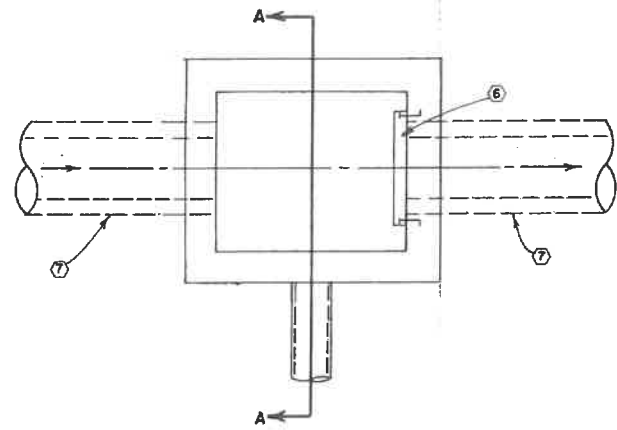
ROSS ROAD WIDENING

NICKLAUS
 engineering

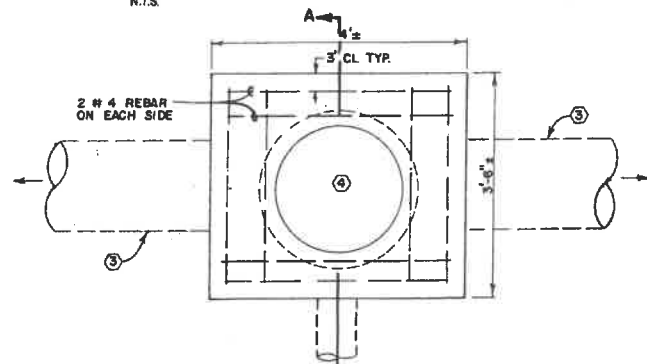
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PG-8

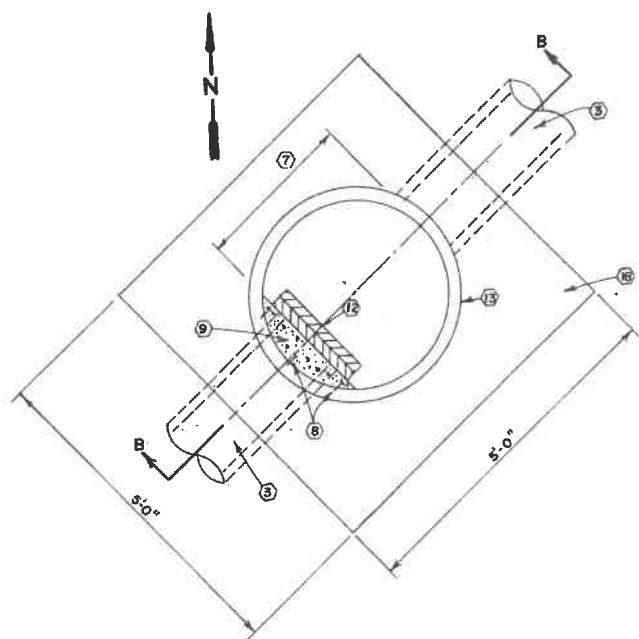
SHEET
 OF



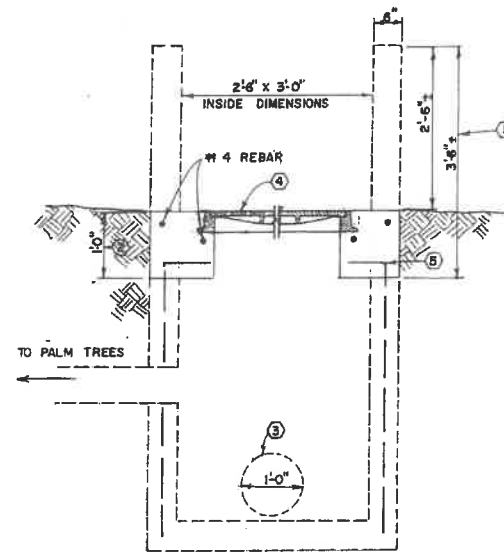
PLAN VIEW EXISTING DIVERSION BOX
N.T.S.



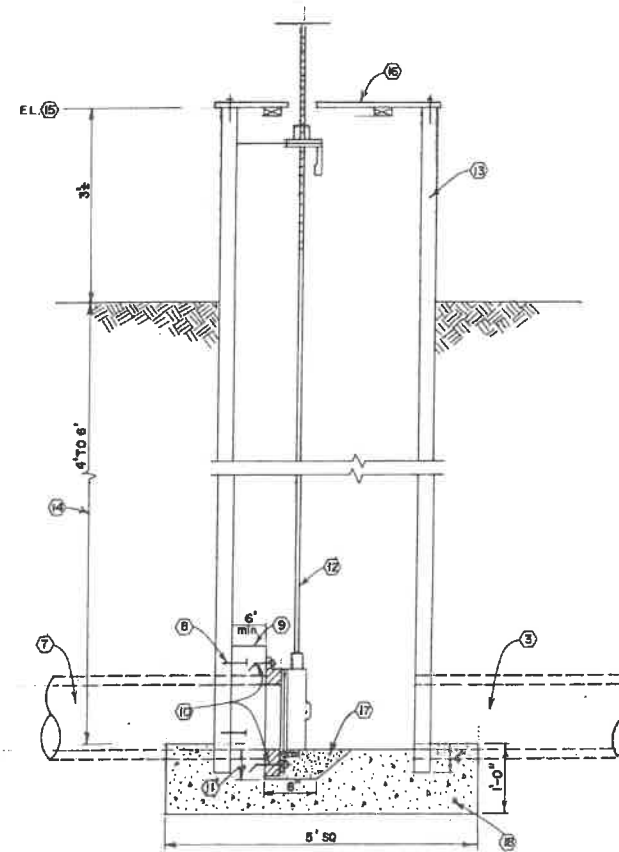
PLAN VIEW MODIFIED DIVERSION BOX
N.T.S.



NEW DIVERSION BOX PLAN
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

NOTES

- 1 REMOVE APPROXIMATELY 3'-6" OF EXISTING STRUCTURE TO A POINT ONE FOOT BELOW THE EXISTING GROUND.
- 2 POUR ONE FOOT THICK 3,000 PSI CONCRETE SLAB ON EXISTING CONCRETE BOX WALLS WITH NEW FRAME AND COVER.
- 3 EXISTING 12 INCH CONCRETE IRRIGATION LINE.
- 4 NEW FRAME AND COVER - ALHAMBRA MODEL A-1254
- 5 PROTECT EXISTING REINFORCING WHEN REMOVING TOP THREE FEET OF WALL. BEND EXISTING REBAR INTO NEW SLAB.
- 6 EXISTING GATE TO BE REMOVED AND SALVAGED TO COUNTY OR REMOVED AND REUSED AT NEW GATE LOCATION AT CONTRACTORS OPTION.
- 7 CUT AND REMOVE SECTION OF EXISTING 12" CONCRETE PIPE.
- 8 3-5/8" DIAMETER BY 7 INCH RED HEAD WEDGE ANCHORS WITH NUT AND WASHER TO ACT AS ANCHORS TO HOLD CONCRETE BLOCK IN PLACE.
- 9 CONCRETE BLOCK TO PROVIDE VERTICAL BACK FOR GATE BACKPLATE.
- 10 ANCHORS FOR BACKPLATE AS PER MFG. REQUIREMENTS.
- 11 DEPTH AS PER MFG. REQUIREMENTS.
- 12 INSTALL GATE SALVAGED FROM EXISTING DIVERSION BOX THAT IS BEING MODIFIED OR FURNISHED AND INSTALLED NEW WATERMAN C-20F CANAL GATE AT CONTRACTORS OPTION AND WITH COUNTY PARKS AND RECREATION APPROVAL.
- 13 3 FOOT I.D. CONCRETE PIPE WITH WATER TIGHT JOINTS.
- 14 CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING 12" IRRIGATION LINE TO VERIFY DEPTH OF PIPE PRIOR TO ORDERING 3 FOOT RISER PIPE AND GATE STEM.
- 15 TOP OF NEW DIVERSION BOX TO BE THE SAME ELEVATION AS THE TOP OF EXISTING DIVERSION BOX PRIOR TO MODIFICATIONS.
- 16 COVER MADE OF 2 X 6 REDWOOD AND ANCHORED TO CONCRETE PIPE.
- 17 FILL OPENING WITH GROUT AFTER GATE IS INSTALLED AND CHECKED FOR PROPER OPERATION.
- 18 2500 PSI CONCRETE

REVISED 6-13-90
 ▲ ADDED NEW DETAIL SHEET PG-9

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SCALE AS SHOWN
 DATE: JUNE 1990
 DES BY: T.E.W.
 DRAWN BY: J.F.H.
 JOB No: 89-211
 FILE No: XI-D-15

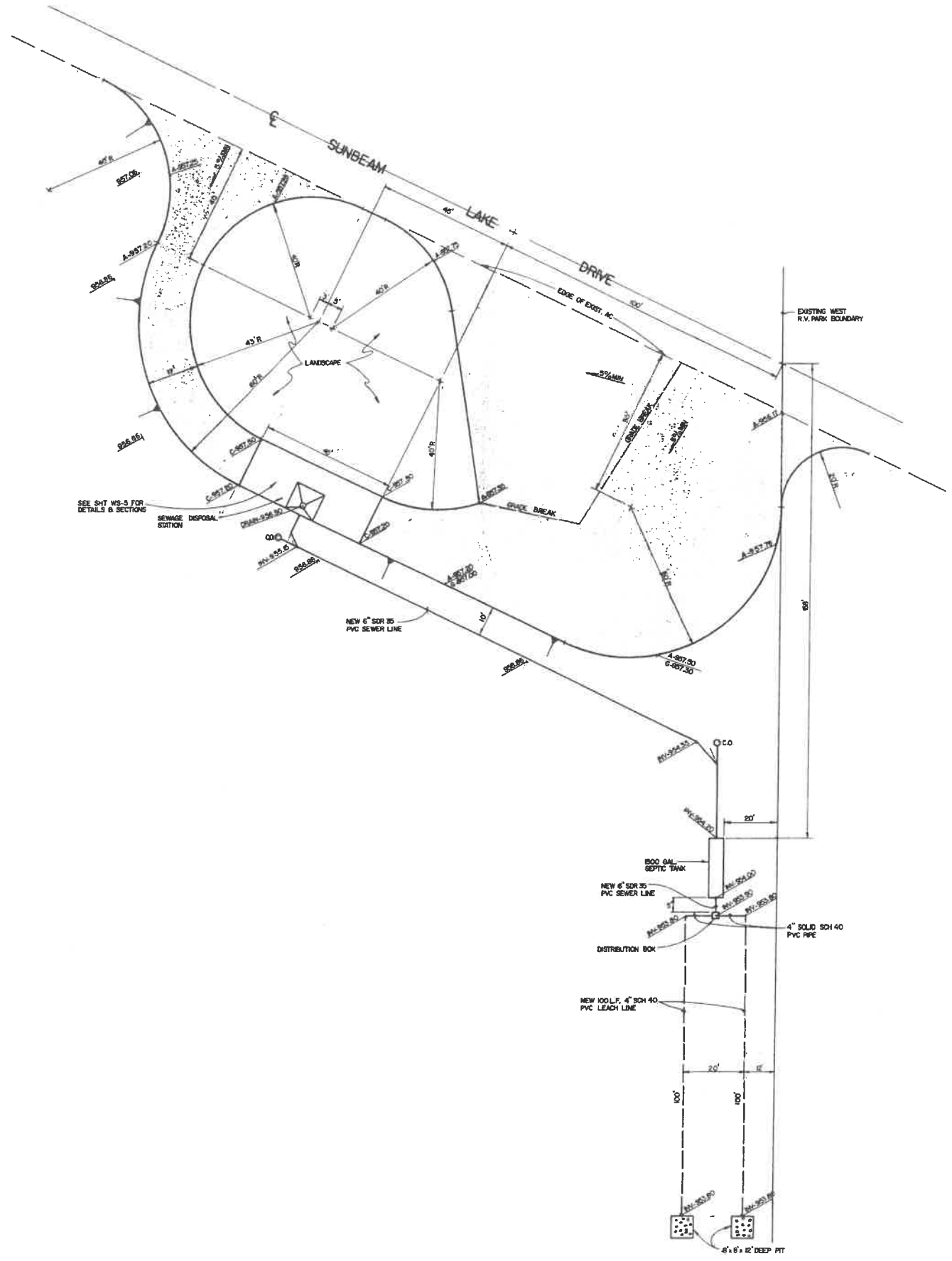
PG-9

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SHEET

OF



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DUMP STATION

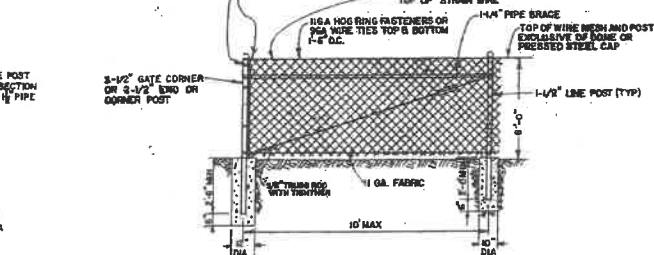
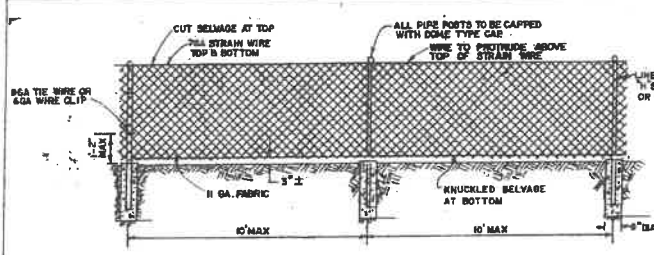
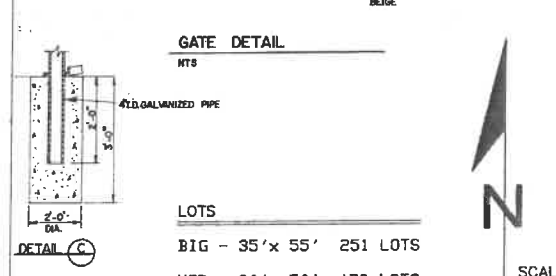
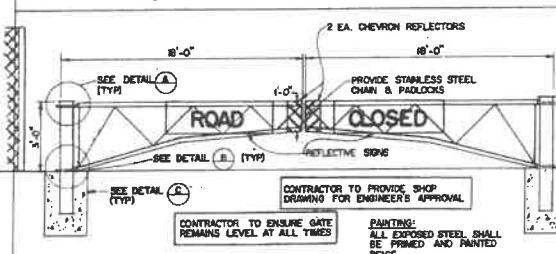
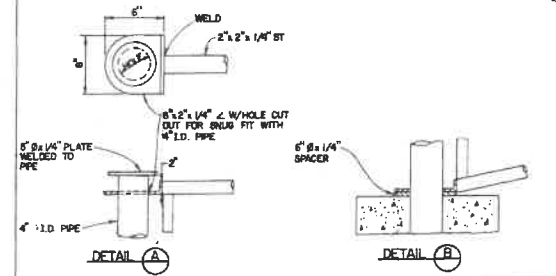
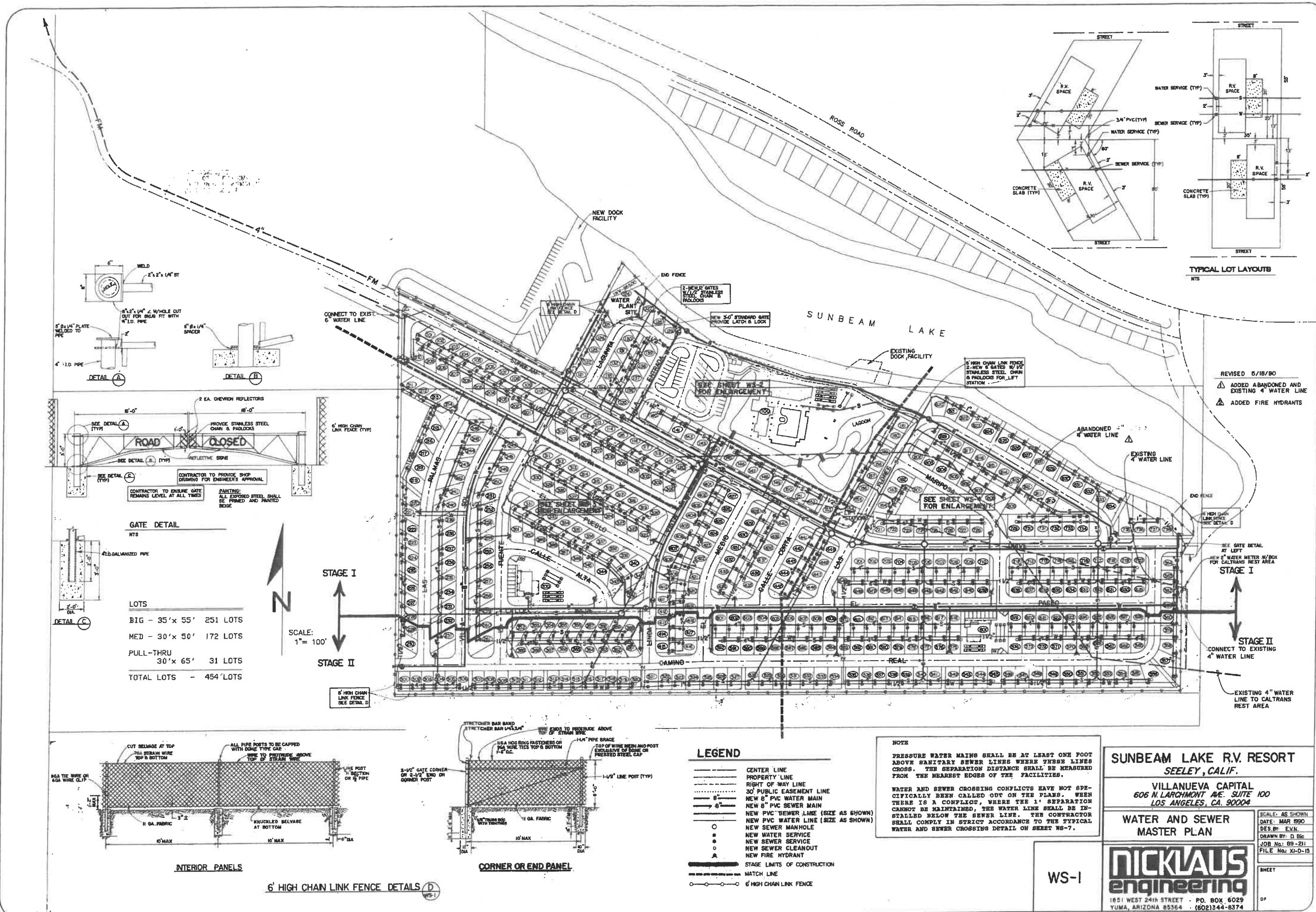
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 DES. BY: T.E.W.
 DRAWN BY: H.D.H.
 JOB No: 89-211
 FILE No: 16-D-15

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SHEET

OF



- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - 30' PUBLIC EASEMENT LINE
 - 8" PVC WATER MAIN
 - 8" PVC SEWER MAIN
 - NEW PVC SEWER LINE (SIZE AS SHOWN)
 - NEW PVC WATER LINE (SIZE AS SHOWN)
 - NEW SEWER MANHOLE
 - NEW WATER SERVICE
 - NEW SEWER SERVICE
 - NEW SEWER CLEANOUT
 - NEW FIRE HYDRANT
 - STAGE LIMITS OF CONSTRUCTION
 - MATCH LINE
 - 6" HIGH CHAIN LINK FENCE

NOTE
PRESSURE WATER MAINS SHALL BE AT LEAST ONE FOOT ABOVE SEWTERARY SEWER LINES WHERE THESE LINES CROSS. THE SEPARATION DISTANCE SHALL BE MEASURED FROM THE NEAREST EDGES OF THE FACILITIES.
WATER AND SEWER CROSSING CONFLICTS HAVE NOT SPECIFICALLY BEEN CALLED OUT ON THE PLANS. WHEN THERE IS A CONFLICT, WHERE THE 1' SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE INSTALLED BELOW THE SEWER LINE. THE CONTRACTOR SHALL COMPLY IN STRICT ACCORDANCE TO THE TYPICAL WATER AND SEWER CROSSING DETAIL ON SHEET WS-7.

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WATER AND SEWER MASTER PLAN
SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D.BIG
JOB No: 69-211
FILE No: XI-D-15

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WS-1

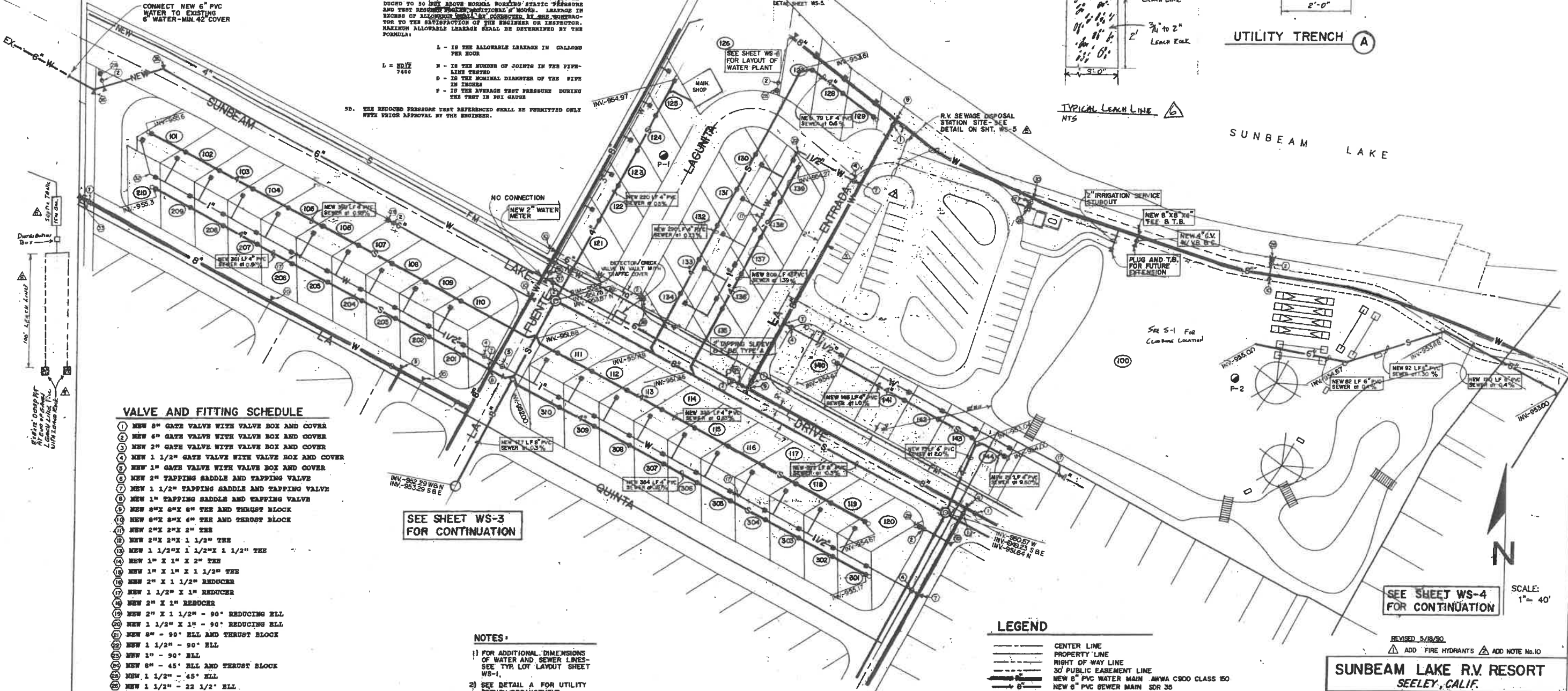
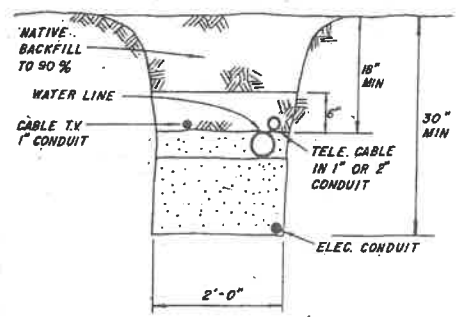
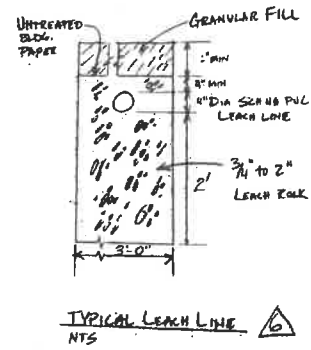
GENERAL NOTES:

- ALL PVC WATERLINES SMALLER THAN 4" SHALL BE SCHEDULE 40 APPROVED BY NEF AND INSTALLED IN ACCORDANCE WITH DEPT. OF HEALTH SERVICES.
- ALL WATERLINES 4" AND LARGER SHALL BE PVC COMPLYING WITH AWWA C-900 CLASS 150 DRAIN AND RANKED NEF APPROVED FOR POTABLE WATER.
- ALL SEWER LINES WILL BE PRESSURE TESTED WITH MINIMUM OF 4 FEET OF HEAD WITH LEAKAGE NOT TO EXCEED 200 GAL/INCH-DIA/MI/24 HRS.
- IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY SUNBEAM TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- WATER LINE PRESSURE TESTING
 - PRESSURE TEST: CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE WATER USED FOR PRESSURE AND FILLING TEST PANS OF THE SYSTEM WHICH IS TO BE SUBJECT TO TEST. ALL NEW MAINS AND END DRAIN ASSEMBLIES INCLUDING RUN-OUTS SHALL BE SUBJECT TO A 150 PSI HYDROSTATIC PRESSURE TEST FOR A PERIOD OF AT LEAST 2 HOURS. THIS TEST MAY ALSO CONSTITUTE THE LEAKAGE TEST IF ACTUAL WATER LOSS DOES NOT EXCEED CALCULATED ALLOWABLE.
 - LEAKAGE TEST: IF WATER LEAKAGE EXCEEDS AMOUNT ALLOWED DURING PRESSURE TEST THE APPLICABLE PRESSURE MAY BE REDUCED TO 50 PSI ABOVE NORMAL WORKING STATIC PRESSURE AND THE RESISTANCE PUMPED ADDITIONAL 6" HOURLY. LEAKAGE IN EXCESS OF ALLOWABLE SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER OR INSPECTOR. MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FORMULA:

$$L = \frac{N \times D^3 \times P}{7400}$$
 L - IS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
 N - IS THE NUMBER OF JOINTS IN THE PIPE-LINE TESTED
 D - IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES
 P - IS THE AVERAGE TEST PRESSURE DURING THE TEST IN PSI GAUGES
- THE REDUCED PRESSURE TEST REFERENCED SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL BY THE ENGINEER.

- THE TESTING OF ALL PORTIONS OF THE FIRE LINE SYSTEM THAT ARE BELOW GRADE WILL BE ACCOMPLISHED IN A MANNER SIMILAR TO THAT SHOWN IN NOTES 5A & 5B, WITH THE FOLLOWING ADDITIONS:
 - MINIMUM INITIAL TEST PRESSURE SHALL BE 200 P.S.I.
 - THERE WILL BE NO REDUCED PRESSURE TESTING.
 - SHOULD A PRESSURE DROP BE NOTED DURING THE TEST, THE ALLOWABLE AMOUNT OF WATER THAT MAY BE PUMPED INTO THE SYSTEM, SHALL BE CALCULATED AS FOLLOWS:

$$\text{ALLOWABLE LEAKAGE} = 0.01 \text{ GALLON/INCH JOINT/2 HOUR TEST DURATION}$$
- WATER AND SEWER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
- THE CONTRACTOR SHALL OBTAIN ONE SET OF PLANS FROM THE ENGINEER AND SHALL RECORD IN COLORED PENCIL ALL CHANGES ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON THE PLANS. ALL CONCEALED WORK AND UTILITY LOCATIONS SHALL BE DISSEMINATED.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STUBOUTS 5 FEET SOUTH OF STAGE 1 AND 12 FEET FOR FUTURE EXTENSION DURING STAGE 2 CONSTRUCTION. PRESSURE LINES SHALL BE PLUGGED AND STUBOUT BLOCKED WHERE APPLICABLE. SEWER LINES SHALL BE DISSEMINATED.
- ALL THE HYDRANTS SHALL BE LOCATED 2' FROM BORDER CURB-SEE STANDARD DETAIL SHEET WS-5



VALVE AND FITTING SCHEDULE

- NEW 8" GATE VALVE WITH VALVE BOX AND COVER
- NEW 6" GATE VALVE WITH VALVE BOX AND COVER
- NEW 2" GATE VALVE WITH VALVE BOX AND COVER
- NEW 1 1/2" GATE VALVE WITH VALVE BOX AND COVER
- NEW 1" GATE VALVE WITH VALVE BOX AND COVER
- NEW 2" TAPPING SADDLE AND TAPPING VALVE
- NEW 1 1/2" TAPPING SADDLE AND TAPPING VALVE
- NEW 1" TAPPING SADDLE AND TAPPING VALVE
- NEW 8"X 8"X 8" TEE AND THRUST BLOCK
- NEW 8"X 8"X 6" TEE AND THRUST BLOCK
- NEW 2"X 2"X 2" TEE
- NEW 2"X 2"X 1 1/2" TEE
- NEW 1 1/2"X 1 1/2"X 1 1/2" TEE
- NEW 1" X 1" X 2" TEE
- NEW 1" X 1" X 1 1/2" TEE
- NEW 2" X 1 1/2" REDUCER
- NEW 1 1/2" X 1" REDUCER
- NEW 2" X 1" REDUCER
- NEW 2" X 1 1/2" - 90° REDUCING ELL
- NEW 1 1/2" X 1" - 90° REDUCING ELL
- NEW 8" - 90° ELL AND THRUST BLOCK
- NEW 1 1/2" - 90° ELL
- NEW 1" - 90° ELL
- NEW 8" - 45° ELL AND THRUST BLOCK
- NEW 1 1/2" - 45° ELL
- NEW 1 1/2" - 22 1/2° ELL
- NEW 1" - 22 1/2° ELL
- NEW 6" FIRE HYDRANT
- NEW 1 1/2" WYE
- NEW 1" WYE
- NEW 6" - 90° ELL AND THRUST BLOCK
- NEW 1" - 45° ELL
- NEW 2" TEMPORARY BLOW-OFF & THRUST BLOCK
- NEW 8"X 6" REDUCER
- NEW 3" GATE VALVE W/V.B.&C.
- NEW 6" - 45° ELL AND THRUST BLOCK
- NEW 6"X 6"X 2" TEE AND THRUST BLOCK

SEE SHEET WS-3 FOR CONTINUATION

NOTES:

- FOR ADDITIONAL DIMENSIONS OF WATER AND SEWER LINES-SEE TYP. LOT LAYOUT SHEET WS-1.
- SEE DETAIL A FOR UTILITY TRENCH ARRANGEMENT.

GROUND WATER ELEVATIONS 2/28/90

LOCATION	ELEVATION
P-1	948.5
P-2	948.4

- REVISED 6/19/90
- ADDED DIMENSION TO WATER ON LA SECTION
 - ADDED WATER LINE CLEARANCE NOTE
 - ADDED SEWAGE DISPOSAL NOTE (DUMP STATION & SERIAL TIME)
 - ADDED 4" LEACH LINE & TRENCH DETAIL
 - DELETED LIPACH LINE
 - ADDED 4" LEACH LINE, SLOPE, TRUNK & DUMP STATION
 - ADDED 4" LEACH LINE
- REVISED 10/11/90

NOTE

PRESSURE WATER MAINS SHALL BE AT LEAST ONE FOOT ABOVE SANITARY SEWER LINES WHERE THESE LINES CROSS. THE SEPARATION DISTANCE SHALL BE MEASURED FROM THE NEAREST EDGES OF THE FACILITIES.

WATER AND SEWER CROSSING CONFLICTS HAVE NOT SPECIFICALLY BEEN CALLED OUT ON THE PLANS. WHEN THERE IS A CONFLICT, WHERE THE 1' SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE INSTALLED BELOW THE SEWER LINE. THE CONTRACTOR SHALL COMPLY IN STRICT ACCORDANCE TO THE TYPICAL WATER AND SEWER CROSSING DETAIL ON SHEET WS-7.

LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- 30' PUBLIC EASEMENT LINE
- NEW 8" PVC WATER MAIN AWWA C900 CLASS 150
- NEW 8" PVC SEWER MAIN SDR 35
- NEW PVC WATER LINE (SIZE AS SHOWN) SDR 35
- NEW PVC WATER LINE (SIZE AS SHOWN) 3" AND SMALLER SCH 40 W/ SCH. 80 FITTINGS
- NEW SEWER MANHOLE
- NEW WATER SERVICE
- NEW SEWER SERVICE
- NEW SEWER CLEANOUT
- NEW FIRE HYDRANT
- NEW GATE VALVE
- NEW REDUCER
- B.O. BLOW OFF
- V.B.C. VALVE BOX & COVER

SEE SHEET WS-4 FOR CONTINUATION

SUNBEAM LAKE R.V. RESORT
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WATER AND SEWER
 PLAN-N

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WS-2

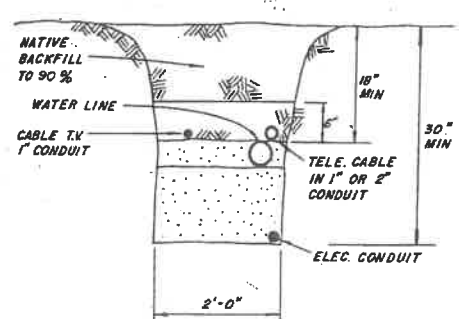
SCALE: 1" = 40'

REVISED 5/18/90
 ADD FIRE HYDRANTS ADD NOTE No. 10

SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.N.
 DRAWN BY: D. BIC.
 JOB No: 89-211
 FILE No: X-D-B

NOTE:
 PARALLEL WATER MAINS SHALL BE AT LEAST ONE FOOT ABOVE SANITARY SEWER LINES WHERE THESE LINES CROSS. THE SEPARATION DISTANCE SHALL BE MEASURED FROM THE NEAREST EDGES OF THE FACILITIES.
 WATER AND SEWER CROSSING CONFLICTS HAVE NOT SPECIFICALLY BEEN CALLED OUT ON THE PLANS. WHEN THERE IS A CONFLICT, WHERE THE 1" SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE INSTALLED BELOW THE SEWER LINE. THE CONTRACTOR SHALL COMPLY IN STRICT ACCORDANCE TO THE TYPICAL WATER AND SEWER CROSSING DETAIL ON SHEET WS-7.

NOTES:
 1) FOR ADDITIONAL DIMENSIONS OF WATER AND SEWER LINES SEE TYP. LOT LAYOUT SHEET WS-1.
 2) SEE DETAIL A FOR UTILITY TRENCH ARRANGEMENT.



LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- 30" PUBLIC EASEMENT LINE
- NEW 8" PVC WATER MAIN
- NEW 8" PVC SEWER MAIN
- NEW PVC SEWER LINE (SIZE AS SHOWN)
- NEW PVC WATER LINE (SIZE AS SHOWN)
- NEW SEWER MANHOLE
- NEW WATER SERVICE
- NEW SEWER SERVICE
- NEW SEWER CLEANOUT
- NEW FIRE HYDRANT
- NEW GATE VALVE
- NEW REDUCER

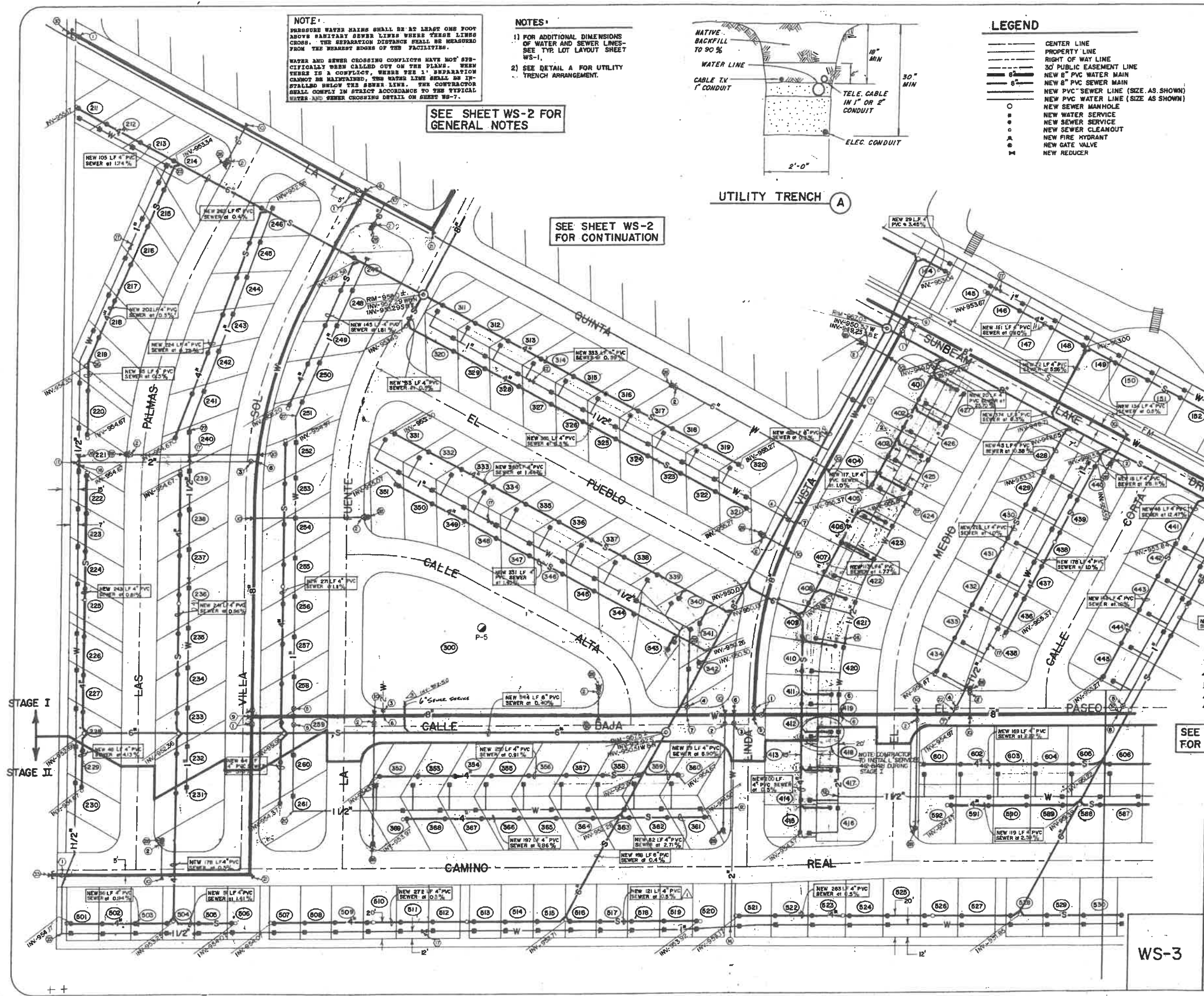
VALVE AND FITTING SCHEDULE

- ① NEW 6" GATE VALVE WITH VALVE BOX AND COVER
- ② NEW 4" GATE VALVE WITH VALVE BOX AND COVER
- ③ NEW 3" GATE VALVE WITH VALVE BOX AND COVER
- ④ NEW 1 1/2" GATE VALVE WITH VALVE BOX AND COVER
- ⑤ NEW 1" GATE VALVE WITH VALVE BOX AND COVER
- ⑥ NEW 2" TAPPING SADDLE AND TAPPING VALVE
- ⑦ NEW 1 1/2" TAPPING SADDLE AND TAPPING VALVE
- ⑧ NEW 1" TAPPING SADDLE AND TAPPING VALVE
- ⑨ NEW 6"x2"x2" 6" TEE AND THURST BLOCK
- ⑩ NEW 4"x2"x2" 4" TEE AND THURST BLOCK
- ⑪ NEW 3"x2"x2" 3" TEE
- ⑫ NEW 2"x2"x2" 2" TEE
- ⑬ NEW 1 1/2"x2"x1 1/2" TEE
- ⑭ NEW 1" x 1" x 1" TEE
- ⑮ NEW 1" x 1" x 1 1/2" TEE
- ⑯ NEW 1" x 1 1/2" REDUCER
- ⑰ NEW 1 1/2" x 1" REDUCER
- ⑱ NEW 2" x 1" REDUCER
- ⑲ NEW 2" x 1 1/2" - 90° REDUCING ELB
- ⑳ NEW 1 1/2" x 1" - 90° REDUCING ELB
- ㉑ NEW 2" - 90° ELB AND THURST BLOCK
- ㉒ NEW 1 1/2" - 90° ELB
- ㉓ NEW 1" - 90° ELB
- ㉔ NEW 2" - 45° ELB AND THURST BLOCK
- ㉕ NEW 1 1/2" - 45° ELB
- ㉖ NEW 1 1/2" - 22 1/2° ELB
- ㉗ NEW 1" - 22 1/2° ELB
- ㉘ NEW 6" FIRE HYDRANT
- NOT USED
- NOT USED
- NEW 6" - 90° ELB AND THURST BLOCK
- NEW 3" - 45° ELB
- NEW 2" TEMPORARY - BLOW-OFF & THRUST BLOCK
- NEW 6" x 6" REDUCER
- NEW 3" GATE VALVE
- NEW 6" - 45° ELB AND THURST BLOCK
- NEW 4"x2"x2" TEE AND THURST BLOCK

SEE SHEET WS-2 FOR GENERAL NOTES

SEE SHEET WS-2 FOR CONTINUATION

SEE SHEET WS-4 FOR CONTINUATION



STAGE I
STAGE II

Revised 6/20/90
 Added 6" sewer stubout to lot 340
 Revised 6-1-90
 Add slope to 4" sewer
 Change Wye direction on sewer service
 Lots 401 to 404 & 424 to 427

SCALE:
1" = 40'

GROUND WATER ELEVATIONS 2/28/90

LOCATION	ELEVATION
P-5	946

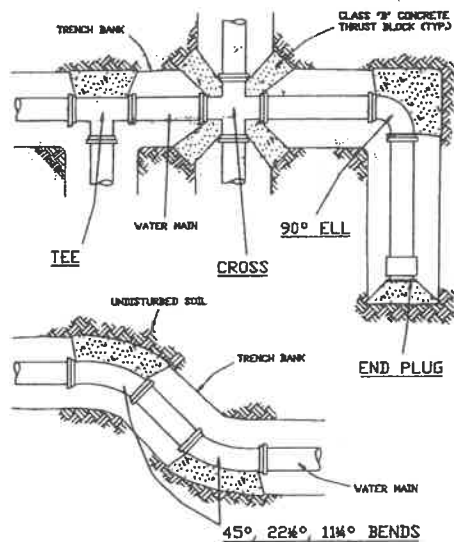
SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.
 VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA. 90004

WATER AND SEWER PLAN-SW

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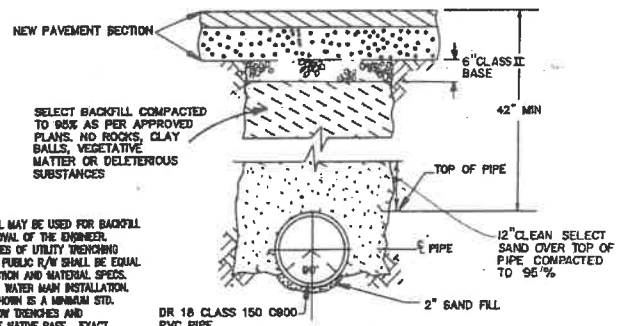
WS-3

SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.M.
 DRAWN BY: D.Bic.
 JOB No.: 89-211
 FILE No.: X2-D-5
 SHEET
 OF



TYPICAL THRUST BLOCK INSTALLATION DETAIL

NTS



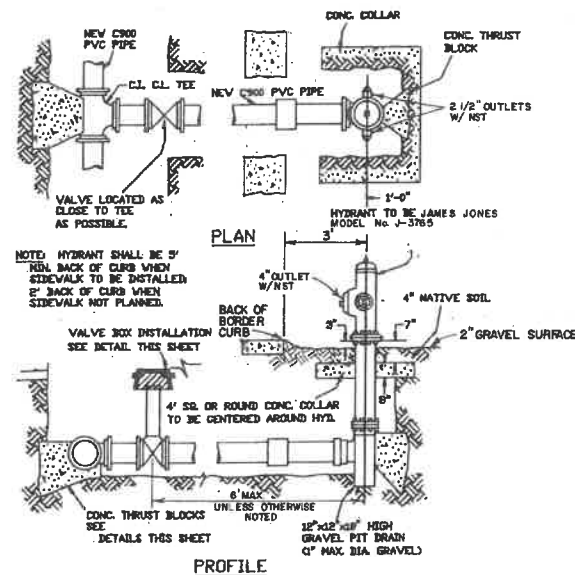
TYPICAL WATER MAIN TRENCH BACKFILL DETAIL

NTS

NOTES:

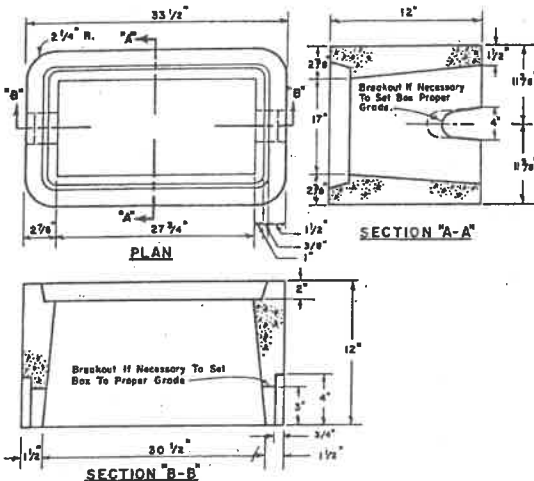
1. NATIVE SOIL MAY BE USED FOR BACKFILL WITH APPROVAL OF THE ENGINEER.
2. OTHER TYPES OF UTILITY TRENCHING WITHIN THE PUBLIC R/W SHALL BE EQUAL TO COMPACTION AND MATERIAL SPECS. SHOWN FOR WATER MAIN INSTALLATION.
3. BEDDING SHOWN IS A MINIMUM STD. FOR SHALLOW TRENCHES AND ACCEPTABLE NATIVE BASE. EXACT TYPE OR BEDDING SHALL BE APPROVED BY THE ENGINEER.

WATER MAIN TRENCH (FORCE MAIN TRENCH (SIM))



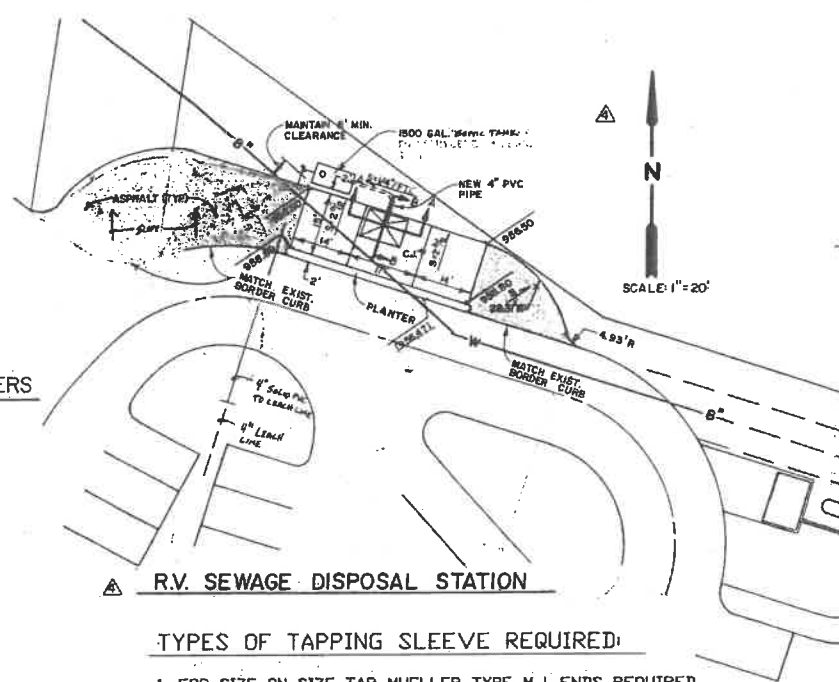
FIRE HYDRANT DETAIL

NTS



CONCRETE WATER METER BOX FOR 1-1/2" & 2" METERS

NTS



R.V. SEWAGE DISPOSAL STATION

TYPES OF TAPPING SLEEVE REQUIRED:

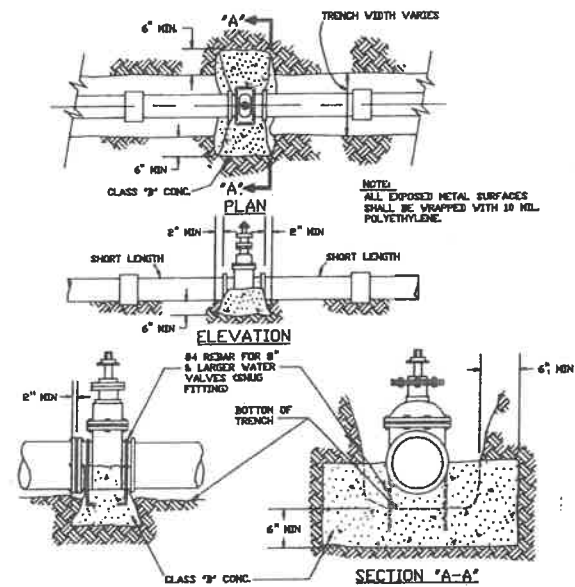
1. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
2. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
 - A. CLOW "O" RING TYPE.
 - B. RICH "O" RING TYPE.
 - C. MUELLER M.J. TYPE.
3. MINIMUM TAPPING SLEEVE LENGTH- 18"

ACCEPTABLE VALVE LIST:

ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
 WATEROUS SERIES 500 RESILIENT CLOW RESILIENT WEDGE
 AMERICAN DARLING 80 CSR RESILIENT WEDGE

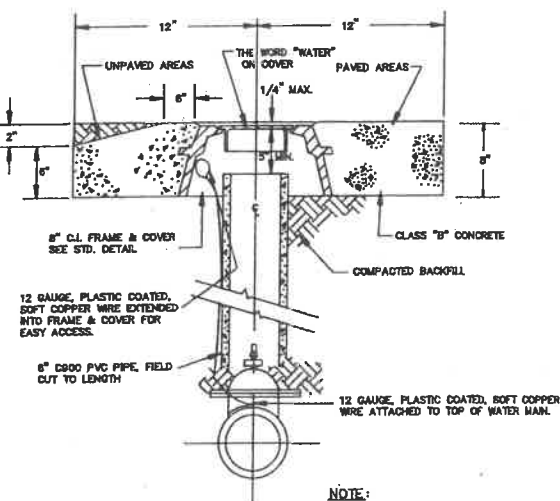
GENERAL NOTES

1. UNLESS HEREON REVISED ALL CONSTRUCTION MATERIALS AND WORKMANSHIP WILL BE IN ACCORDANCE WITH THE C.A.S.T.D. PLANSPECIFICATIONS AND RECOMMENDED DETAILS AND SHALL, WHERE APPLICABLE, BE IN ACCORDANCE WITH DEPARTMENT OF HEALTH SERVICES.
2. A MINIMUM OF TEN FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS AND SEWER LINES.
3. NO. 12 GAUGE COPPER TRACER WIRE SHALL BE RUN WITH ALL UNDERGROUND NONMETALLIC WATER PIPING. THE TRACER WIRE SHALL TERMINATE ABOVE GRADE AT EACH END OF PIPE AND BE EXTENDED INTO EACH VALVE BOX INSTALLATION AS SHOWN ON VALVE BOX INSTALLATION DETAIL.
4. FLANGE BOLTS SHALL BE PROTECTED BY POLYETHYLENE WRAP.
5. WATER MAINS AND VALVES SHALL BE FLUSHED AND DISINFECTED BY THE "GENERAL METHOD" DESCRIBED IN THE DEPARTMENT OF HEALTH SERVICES ENGINEERING BULLETIN NO.
6. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
7. ALL TEES, 90° ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
8. NO STREET, WATER AND SEWER IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SEELEY FOR MAINTENANCE UNTIL "AS-BUILT", NYLAR, CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF ENGINEERING DIVISION, TO INCLUDE COST BREAKDOWN FOR WATER AND SEWER.
9. WATER LINES 4" OR LARGER SHALL BE PVC C900 OR 18 CLASS 150.
10. CONTRACTOR WILL PROVIDE THE ENGINEER AND THE CITY OF SEELEY WITH ALL CITY REQUIRED COMPACTION AND CONCRETE TESTS.
11. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED BY HEALTH DEPARTMENT GUIDE LINES.
12. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.



VALVE INSTALLATION DETAIL

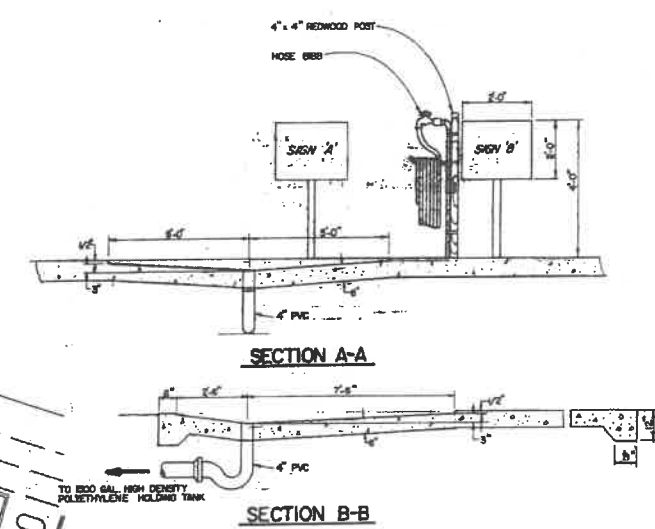
NTS



VALVE BOX INSTALLATION

NTS

NOTE:
 12 GAUGE COPPER WIRE TO BE EXTENDED INTO THE FRAME ON EACH IN-LINE MAIN VALVE.



TRAILER SEWAGE DISPOSAL STATION

TRAILER DRAIN OUTLET TO BE OVER PAD WHILE DRAINING, PLACE DRAIN HOSE SECURELY IN DRAIN OPENING WHILE HOLDING COVER OPEN WITH FOOT. EFFECTIVELY FLUSH PAD AFTER EACH USE.

DANGER
 UNSAFE WATER
 USE THIS HOSE TO FLUSH PAD AND TRAILER TANK ONLY

- REVISED 5/18/90
- ADDED NOTE 3 TO GENERAL NOTES
- REVISED FIRE HYDRANT DETAIL.
- REVISED NOTE 1
- REVISED 6/18/90
- ADDED R.V. SEWAGE DISPOSAL STATION DETAIL.

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STANDARD WATER DETAILS

NICKLAUS engineering

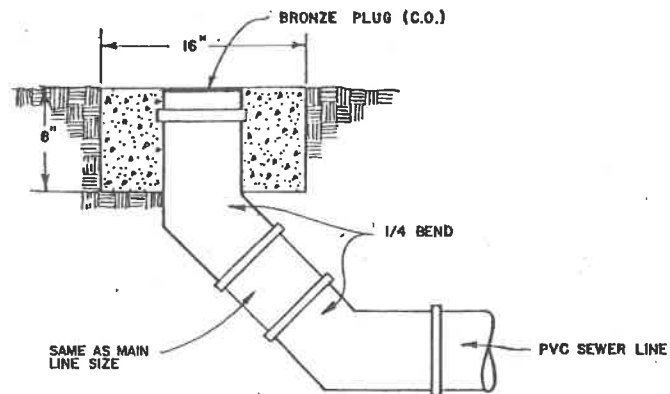
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 YUMA, ARIZONA 85364 (602)344-8374

SCALE: AS SHOWN
 DATE: MARCH 1990
 DES. BY: E.V.H.
 DRAWN BY: R.M.D.
 JOB No. 89-211
 FILE No. 211-D-18

SHEET

OF

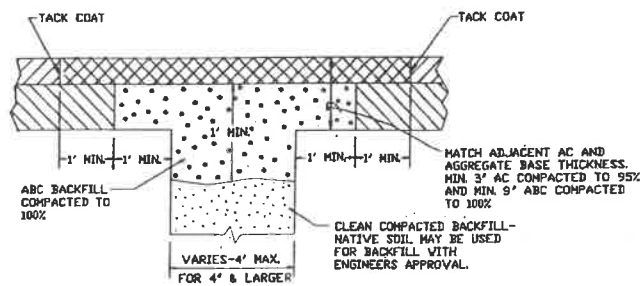
WS-5



TYPICAL SEWER CLEANOUT OR SERVICE

TRAP

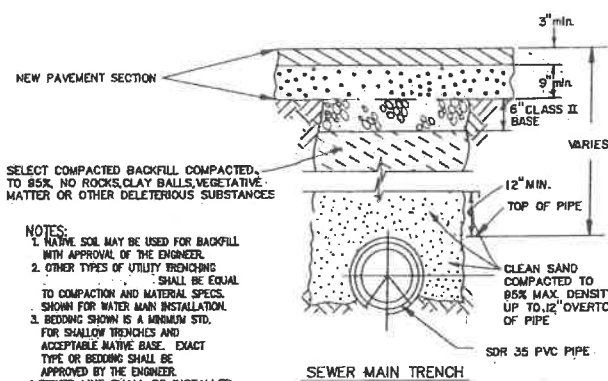
A RECREATIONAL VEHICLE LOT DRAIN INLET SHALL BE PROVIDED WITH A TRAP EXCEPT WHERE A RECREATIONAL VEHICLE BEARING INSIGNIA OF APPROVAL IS CONNECTED TO THE LOT DRAIN INLET. THE PARK OPERATOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE ENFORCEMENT AGENCY AND SHALL INSTALL THE REQUIRED TRAP AND VENT ON THE LOT DRAIN INLET FOR ALL LOTS DESIGNED FOR ACCOMMODATING VEHICLES NOT BEARING A DEPARTMENT INSIGNIA OF APPROVAL.



NOTES:

1. ALL CUT EDGES SHALL BE TRIMMED TO A REGULAR LINE AND CLEANED OF ALL FOREIGN MATERIAL BY SAWCUT OR WHEEL CUT AND JACK HAMMER CUT ALLOWED EXCEPT IN SPECIAL CIRCUMSTANCES APPROVED BY THE ENGINEER.
2. EDGES OF ASPHALT PAVEMENT SHALL BE PAINTED WITH EMULSIFIED ASPHALT OR HOT ASPHALT BEFORE PERMANENT REPAIR MATERIAL IS PLACED.

PAVEMENT REPLACEMENT

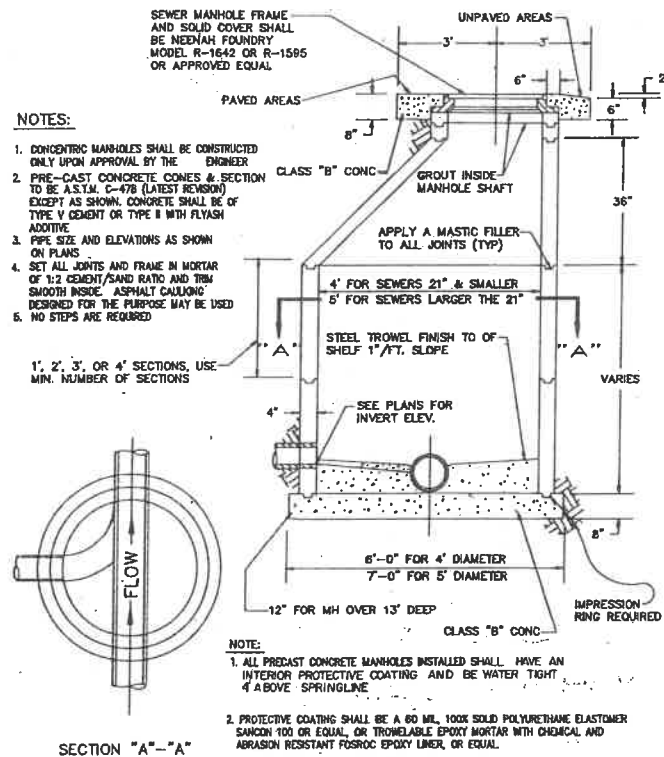


NOTES:

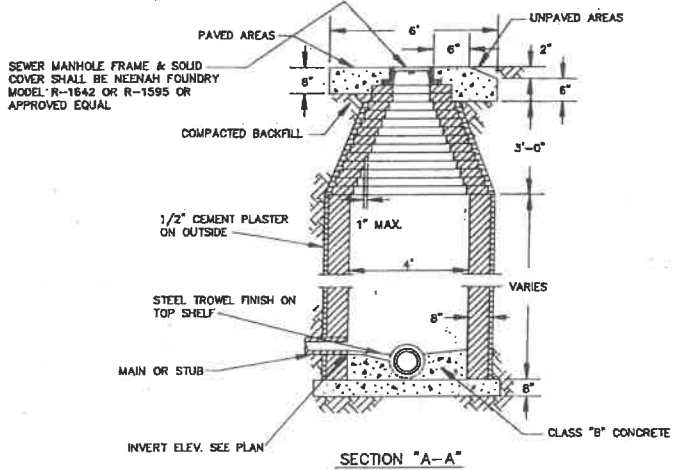
1. NATIVE SOIL MAY BE USED FOR BACKFILL WITH APPROVAL OF THE ENGINEER.
2. OTHER TYPES OF UTILITY TRENCHING SHALL BE EQUAL TO COMPACTION AND MATERIAL SPECS. SHOWN FOR WATER MAIN INSTALLATION.
3. BEDDING SHOWN IS A MINIMUM STD. FOR SHALLOW TRENCHES AND ACCEPTABLE NATIVE BASE. EXACT TYPE OR BEDDING SHALL BE APPROVED BY THE ENGINEER.
4. SEWER LINE SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD SPECIFICATION ASTM D2321 (LATEST REVISION).

TYPICAL SEWER

TRENCH BACKFILL DETAIL

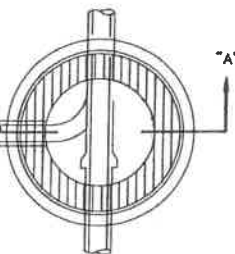


PRE-CAST CONCRETE MANHOLE

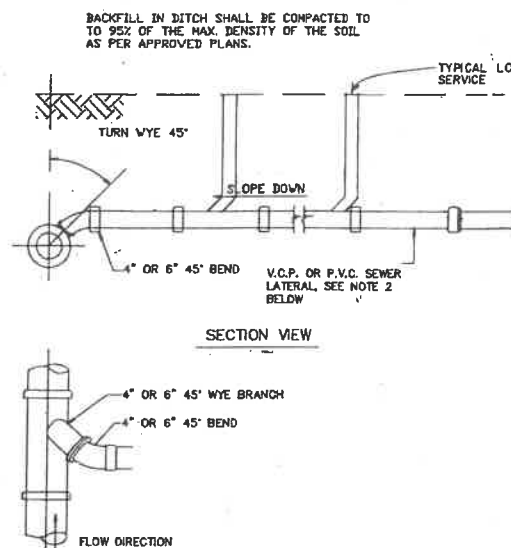


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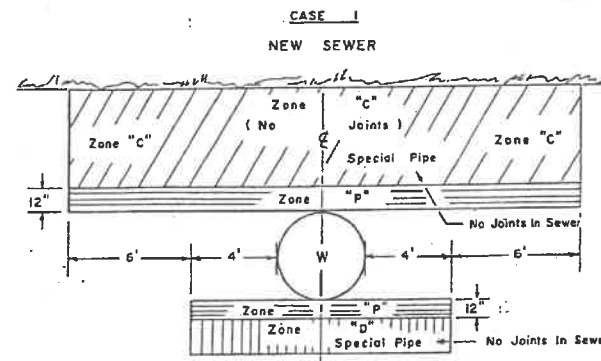
1. ALL BRICK MANHOLES INSTALLED SHALL HAVE AN INTERIOR PROTECTIVE COATING AND BE WATER TIGHT 4" ABOVE SPRINGLINE.
2. PROTECTIVE COATING SHALL BE A 60 MIL 100% SOLID POLYURETHANE ELASTOMER SANCON 100 OR EQUAL, OR TROWELABLE EPOXY MORTAR WITH CHEMICAL AND ABRASION RESISTANT FOSROC EPOXY LINER OR EQUAL.
3. NO STEPS REQUIRED.



BRICK MANHOLE



TYPICAL SEWER SERVICES & LATERAL



NOTES:

Case 1: New Sewer Being Installed

Zone 'c' Special Construction Required for Sewer

1. A sewer line crossing a water main shall be constructed of:
 1. Ductile iron pipe with hot dip bituminous coating and mechanical joints.
 2. A continuous section of Class 200 (DR 14 per AMWA C900) plastic pipe or equivalent, centered over the pipe being crossed.
 3. A continuous section of reinforced concrete pressure pipe (per AMWA C302-74) centered over the pipe being crossed.
 4. Any sewer pipe within a continuous sleeve.

Zone 'p' Special Construction Required for Sewer

1. A sewer line crossing a water main shall be constructed of:
 1. A continuous section of ductile iron pipe with hot dip bituminous coating.
 2. A continuous section of Class 200 (DR 14 per AMWA C900) plastic pipe or equivalent, centered on the pipe being crossed.
 3. A continuous section of reinforced concrete pressure pipe (per AMWA C302-74) centered on the pipe being crossed.
 4. Any sewer pipe within a continuous sleeve.
5. Any sewer pipe separated by a ten-foot by ten-foot, four-inch thick reinforced concrete slab.

TYPICAL WATER & SEWER MAIN CROSSING

- NOTES:**
1. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
 3. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
 4. CONTRACTOR SHALL NOTIFY THE CITY OF SEELEY-PUBLIC WORKS DIVISION PRIOR TO START OF CONSTRUCTION.

5. A MINIMUM OF 10' SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS & SEWER LINES
6. NOT USED

7. SEWER PIPE SHALL BE PVC, HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034, SDR 25.
8. SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 200 GAL./IN. DIA./MILE OF PIPE/DAY.
9. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GAL./HR./VERTICAL FOOT.
10. DEFLECTION TEST OF AT LEAST 20% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED.

REVISED 5/18/90

CHANGED TRENCH BACKFILL DETAIL.

REVISED 6/18/90

ADDED NOTE TO TYPICAL SEWER CLEANOUT OR SERVICE DETAIL.

SUNBEAM LAKE R.V. RESORT
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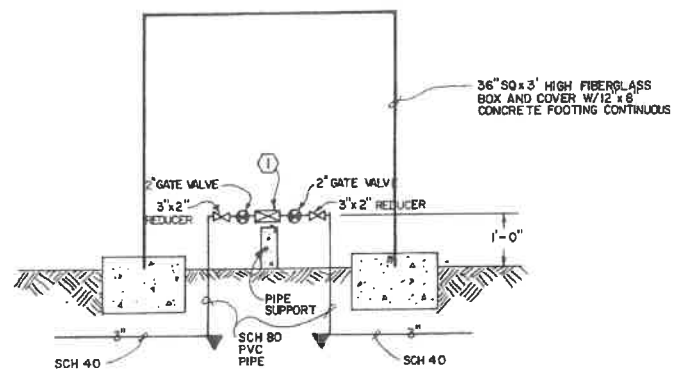
STANDARD SEWER DETAILS

NICKLAUS
engineering

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WS-7

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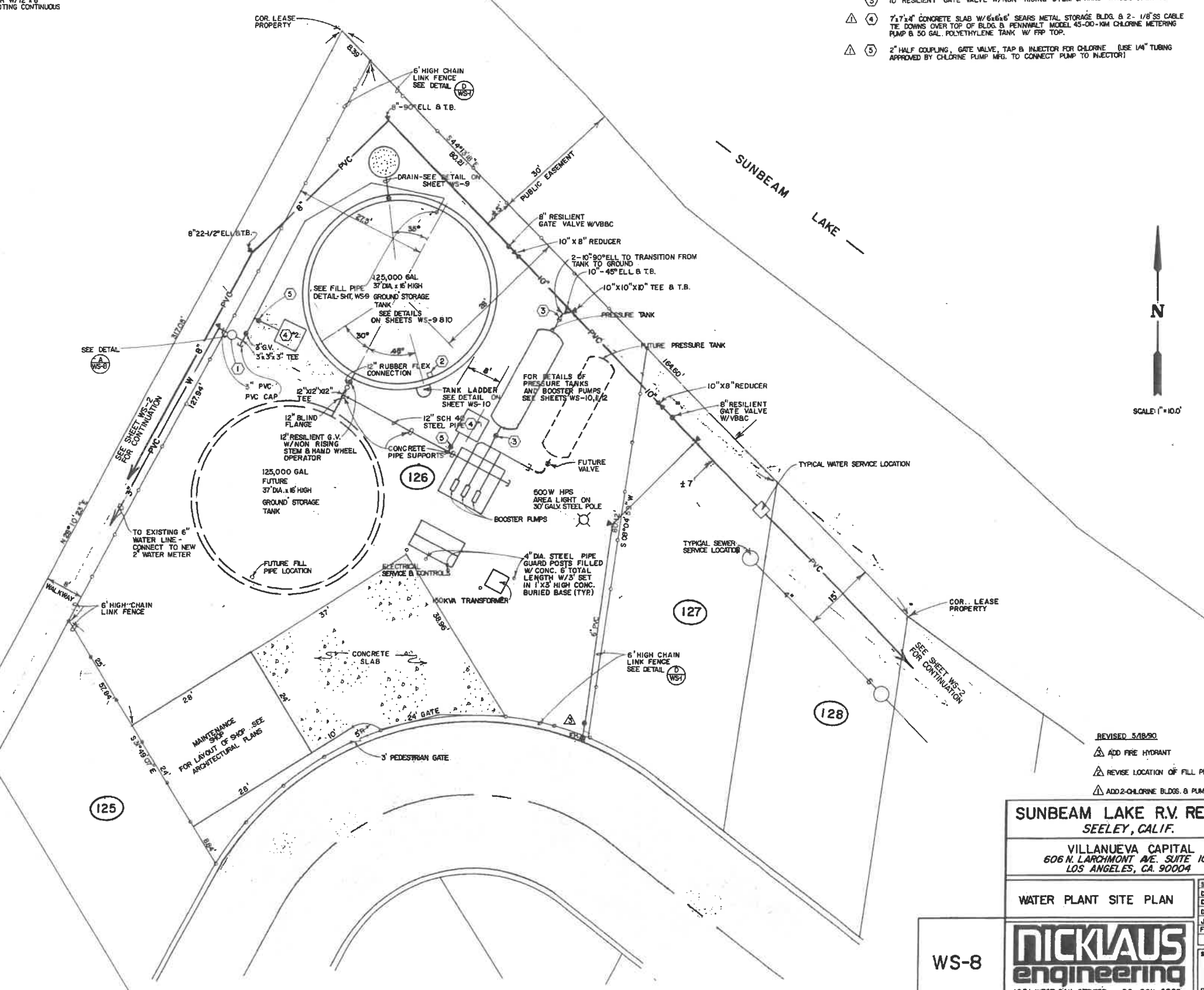


DETAIL A
WS-8

NOTE:
1. WATER PLANT SITE TO BE SURROUNDED BY A 6' HIGH CHAIN-LINK FENCE WITH GATES AT STREET. SEE WS-1 ALSO.

EQUIPMENT LIST

- ① MODEL 58-33 CLA-VAL COMBINATION PRESSURE SUBSTAINING AND SOLENOID CONTROL VALVE EQUIPPED WITH REMOTE FLOAT CONTROL. USE 1/4" COPPER CONTROL LINES. SOLENOID VALVE TO BE WATERPROOF.
- ② MODEL .C61-C1 DIA.-VAL FLOAT CONTROL SEE DETAIL (A WS-9)
- ③ 10" RESILIENT GATE VALVE W/NON-RISING STEM & HAND WHEEL OPERATOR
- ⚠ ④ 7'x7'x4" CONCRETE SLAB W/6"x6" SEARS METAL STORAGE BLDG. & 2- 1/8" SS CABLE TIE DOWNS OVER TOP OF BLDG. & PENNVALT MODEL 45-00-10M CHLORINE METERING PUMP & 50 GAL. POLYETHYLENE TANK W/ FFP TOP.
- ⚠ ⑤ 2" HALF COUPLING, GATE VALVE, TAP & INJECTOR FOR CHLORINE (USE 1/4" TUBING APPROVED BY CHLORINE PUMP MFG. TO CONNECT PUMP TO INJECTOR)



- REVISED 5/18/90
- ⚠ ADD FIRE HYDRANT
- ⚠ REVISE LOCATION OF FILL PIPE
- ⚠ ADD 2-CHLORINE BLDGS. & PUMPS

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SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

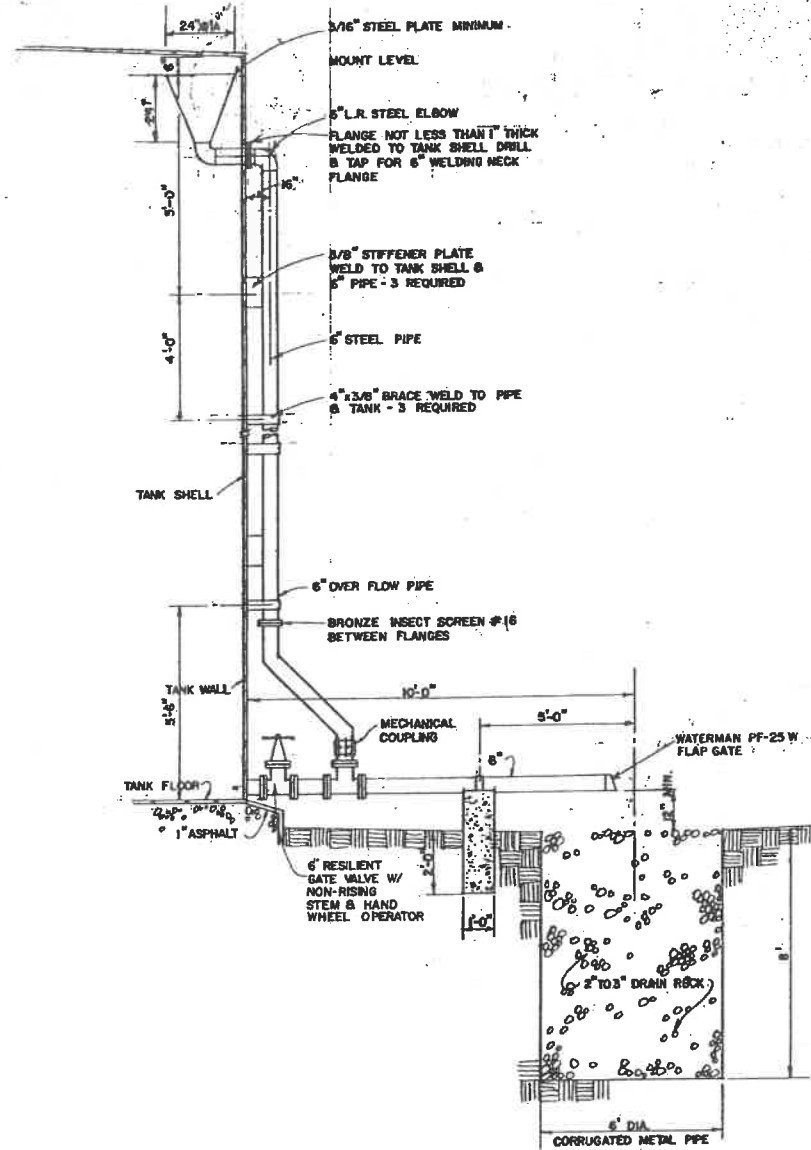
WATER PLANT SITE PLAN

WS-8

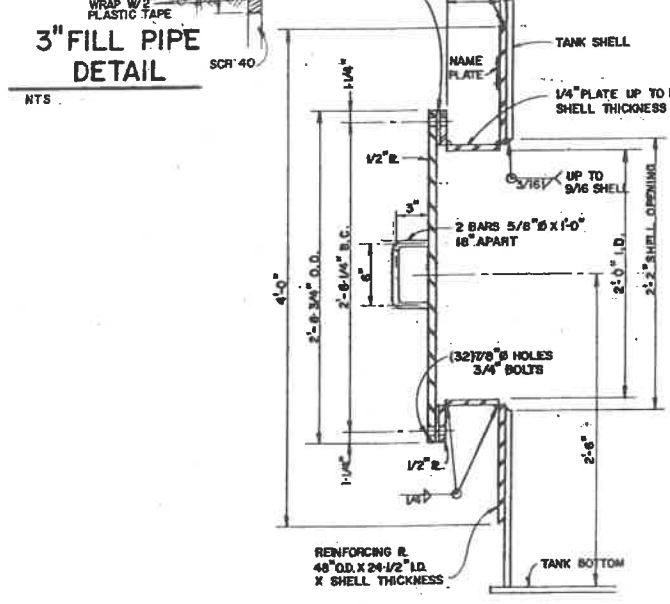
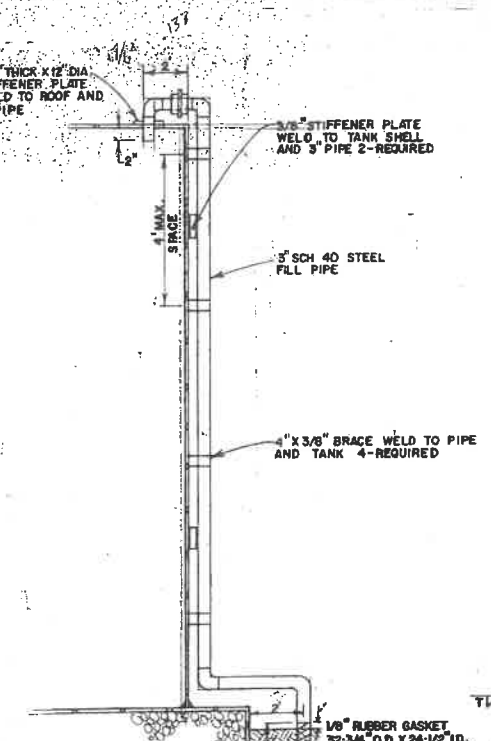
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DES. BY: T.E.W.
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JOB No.: 89-21
FILE No.: XI-D-B
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OF

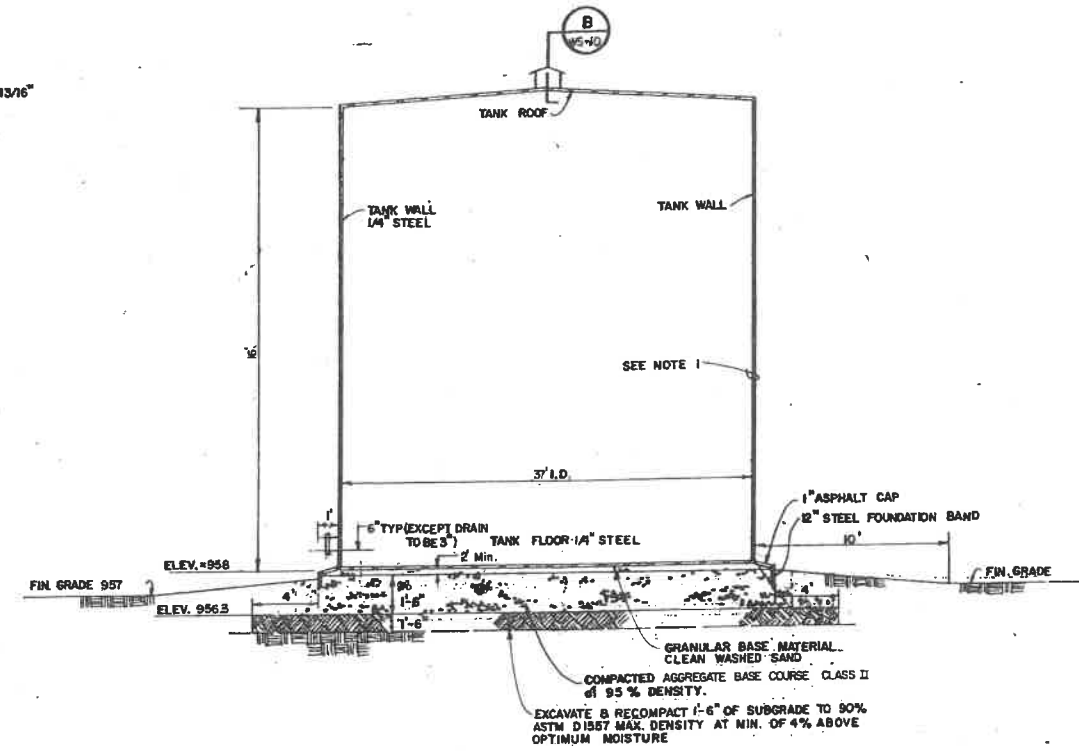
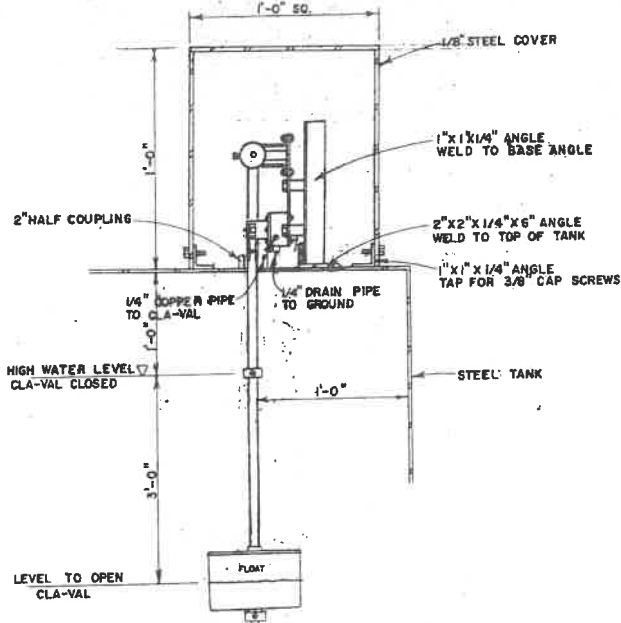


6" OVERFLOW PIPE DETAIL
NTS



NOTE: INSTALL NAME R. ON REINFORCING PAD OVER MANHOLE.

24" DIA. SHELL MANHOLE
NTS



NOTE:
1. PAINT: INTERIOR TO RECEIVE A COMMERCIAL SANDBLAST FINISH AND BE COATED WITH AWWA IPS NO. 1 D102 (3 COAT TWO COMPONENT EPOXY PAINT SYSTEM - 13 MILS DRY FILM THICKNESS). EXTERIOR TO RECEIVE A COMMERCIAL SANDBLAST FINISH AND BE PRIMED AND COATED WITH ALKYD ENAMEL - 5 MIL DRY FILM THICKNESS. PAINT COLOR - SKY BLUE.

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

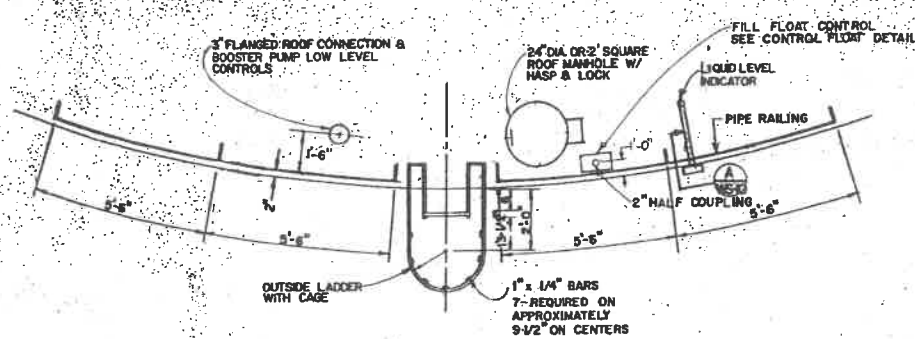
SCALE AS SHOWN
DATE: MAR 1990
DRAWN BY: H.D.H.
APPROVED BY: T.E.W.
REVISED:
JOB No. 89-211
SHEET
OF

WATER PLANT GROUND
STORAGE TANK SECTIONS

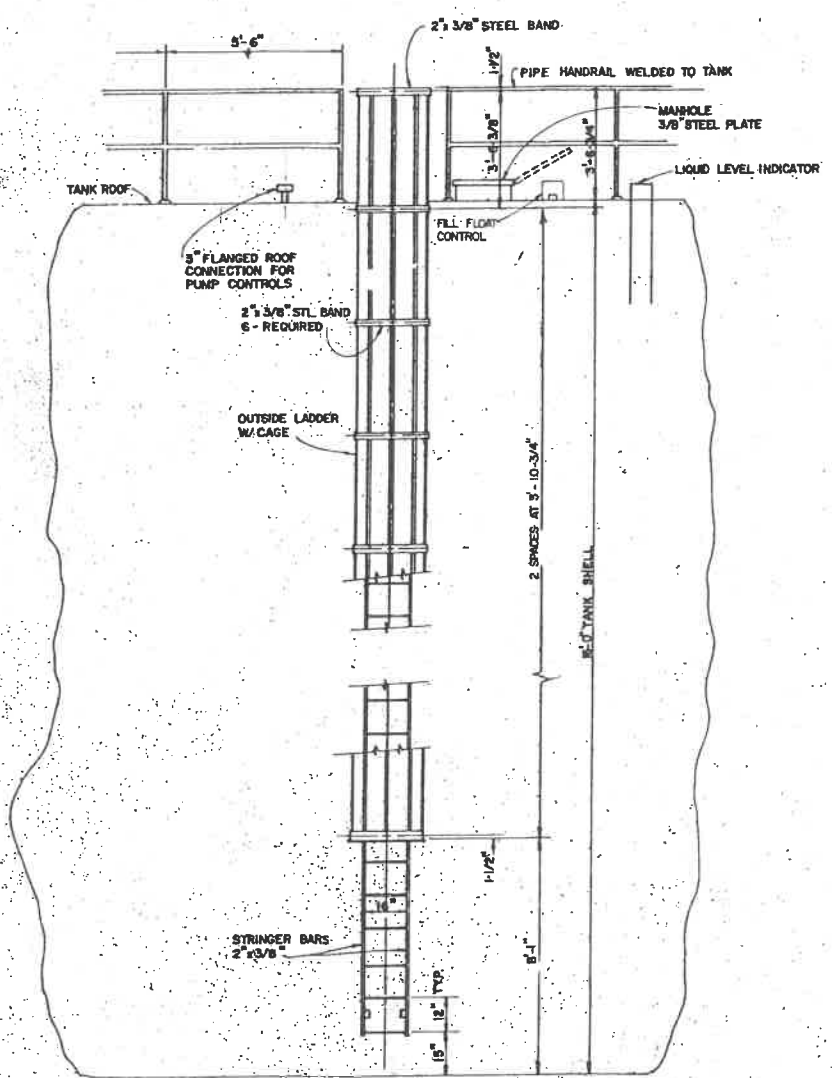
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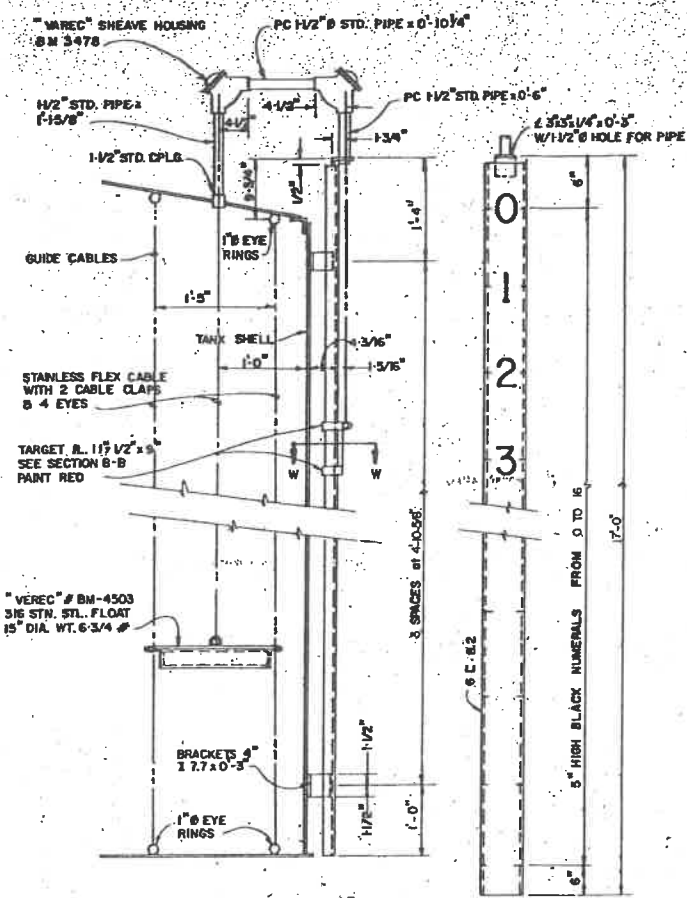
WS-9



TANK LADDER - PLAN
NTS



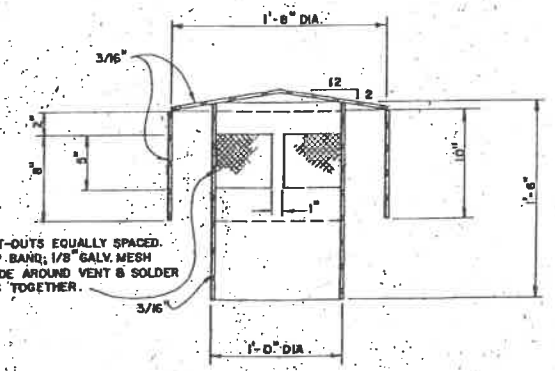
TANK LADDER - ELEVATION
NTS



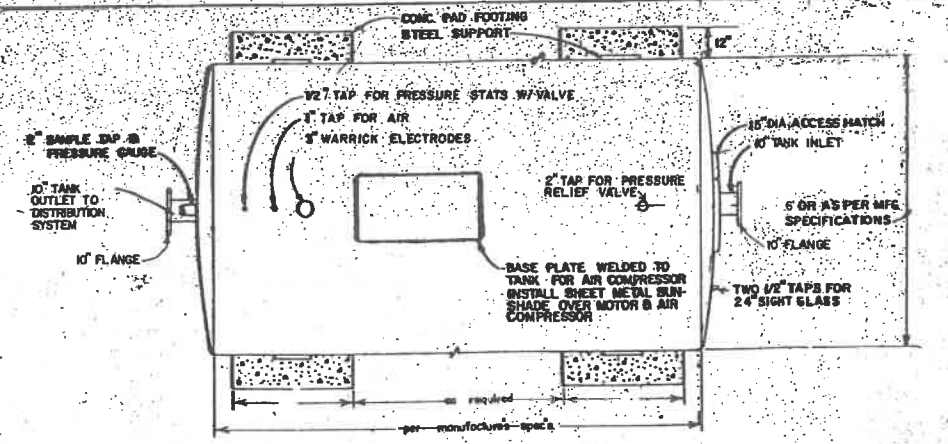
NOTE: GRIND ALL ROUGH EDGES TO ASSURE SMOOTH OPERATION OF TARGET

LIQUID LEVEL INDICATOR A
NTS WS-10

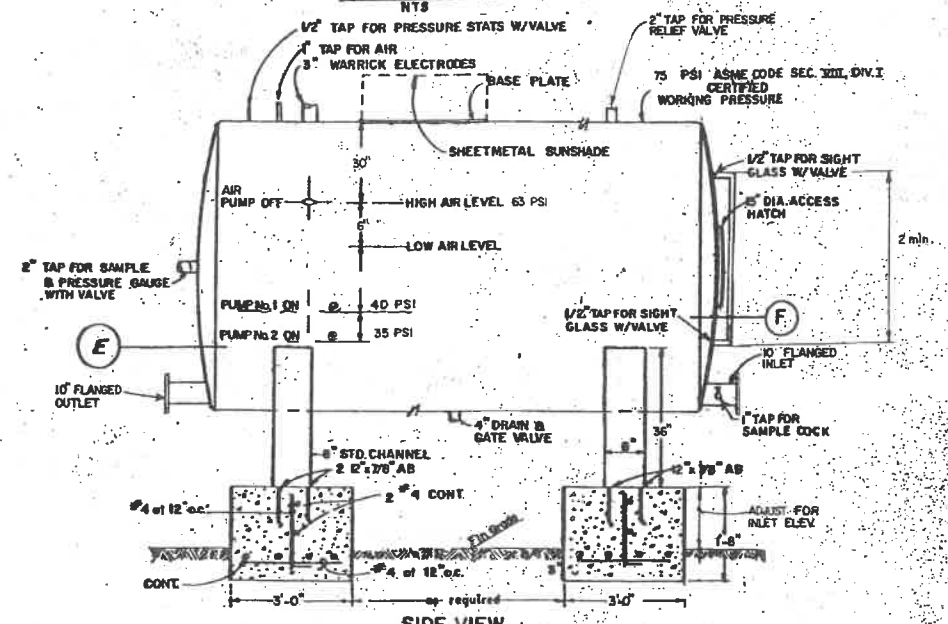
SECTION WW (TARGET)
NTS



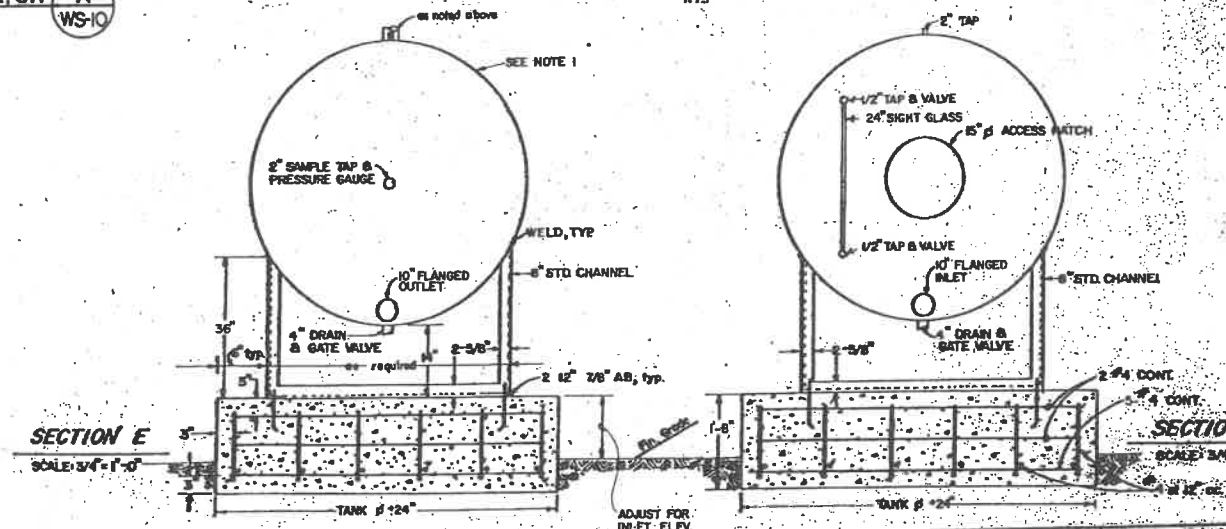
12\"/>NTS WS-10



TOP VIEW
NTS



SIDE VIEW
NTS



5000 GALLON HYDROPNEUMATIC PRESSURE TANK

NOTE:
1. PAINT: INTERIOR TO RECEIVE A COMMERCIAL SANDBLAST FINISH AND BE COATED WITH AWWA IPS NO. 1 D102 (3 COAT TWO COMPONENT EPOXY PAINT SYSTEM - 13 MILS DRY FILM THICKNESS). EXTERIOR TO RECEIVE A COMMERCIAL SANDBLAST FINISH AND BE PRIMED AND COATED WITH ALKYL ENAMEL - 3 MIL DRY FILM THICKNESS. PAINT COLOR - SKY-BLUE.

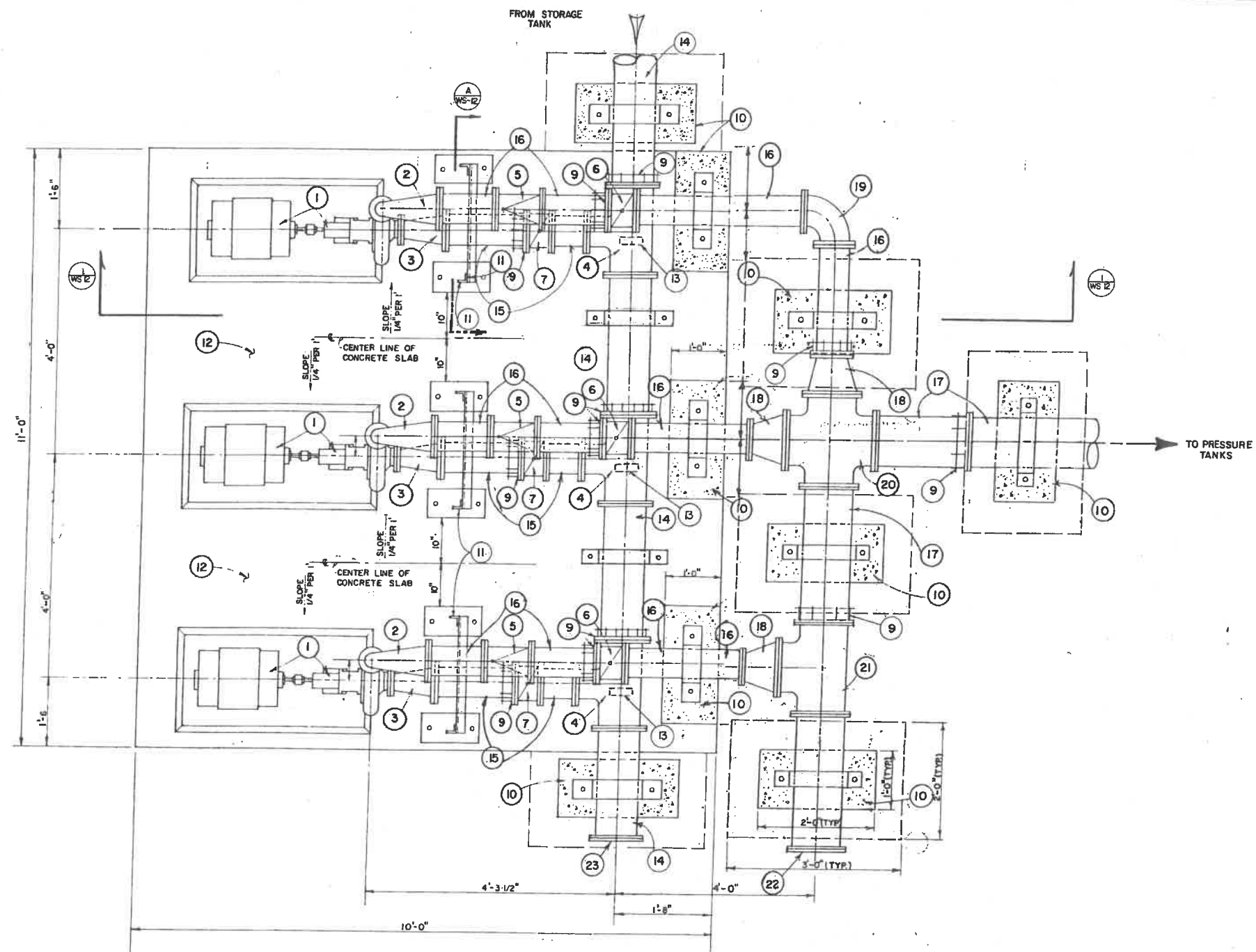
SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

WATER PLANT
SECTIONS & DETAILS

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1851 WEST 24th STREET P.O. BOX 6029
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SCALE: AS SHOWN
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DRAWN BY: J.D.S.
APPROVED BY: T.E.M.
REVISIONS:
JOB NO. 89-21
SHEET

WS-10



TRIPLEX PRESSURE BOOSTER PUMP - PLAN VIEW
NTS

LEGEND

- 1 500 GPM, 8 95' TDH, AND 360 GPM @ 140' TDH WITH MINIMUM CUT OFF HEAD OF 165' TDH, BERKELEY MODEL B 2 1/2 3PMS, FRAME MOUNTED 1800 RPM, 25 HP, NON-OVER LOADING CENTRIFUGAL PUMP, 12-7/8" DIA. IMPELLER, 480 V, 3 DIA.
- 2 6" TO 2 1/2" FLANGED STEEL 90° LONG RADIUS REDUCING BEND
- 3 8" TO 4" FLANGED STEEL ECCENTRIC REDUCER
- 4 12" X 12" X 8" FLANGED REDUCED BRANCH TEE
- 5 6" FLANGED CHECK VALVE (APCO 606 B)
- 6 6" FLANGED RESILIENT GATE VALVE WITH HAND WHEEL OPERATOR
- 7 8" FLANGED RESILIENT GATE VALVE WITH HAND WHEEL OPERATOR
- 8 NOT USED
- 9 UNI FLANGE OR MECHANICAL JOINT WITH RESTRAINING RODS
- 10 CONCRETE PIPE SUPPORT
- 11 STEEL PIPE SUPPORT - SEE DETAIL
- 12 CONCRETE FOUNDATION SLAB (3000 PST)
- 13 PIPE SUPPORT - 3" DIA SCH. 40 STEEL PIPE WELDED TO 7" X 7" X 1/4" STEEL BASE PLATE
- 14 12" SCH 40 STEEL SUCTION LINE
- 15 8" SCH 40 STEEL SUCTION LINE
- 16 6" SCH 40 STEEL PRESSURE LINE
- 17 10" SCH 40 STEEL PRESSURE LINE
- 18 10" TO 6" FLANGED REDUCER
- 19 6" 90° BEND
- 20 10" CROSS
- 21 10" X 10" X 10" TEE
- 22 10" BLIND FLANGE
- 23 12" BLIND FLANGE

NOTE:

- 1 INTERIOR OF SCH 40 STEEL SUCTION LINE & PRESSURE LINE PIPE AND FITTINGS TO HAVE 14 MIL COATING OF AWWA C210 LIQUID EPOXY COATING SYSTEM.
- 2 CEMENT LINED DUCTILE IRON PIPE AND FITTINGS CONFORMING TO AWWA C105 & AWWA C100 MAY BE USED IN LIEU OF STEEL PIPE.
- 3 EXTERIOR OF SUCTION LINE & PRESSURE LINE PIPING AND PIPE SUPPORTS TO HAVE 6 MIL COATING OF ALKYLID PRIMER (1-1/2 MIL, PRIMER & 4-1/2 MIL, FINISH), COMMERCIAL SAND BLAST PRIOR TO APPLICATION OF PRIMER. PAINT COLOR - SKY BLUE.

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004.

PRESSURE BOOSTER
PUMP PLAN & LEGEND

SCALE AS SHOWN
DATE: MAR 1990
DES: BY EMJ
DRAWN BY: RMD
JOB No: 89-211
FILE: NAUXI-D-15

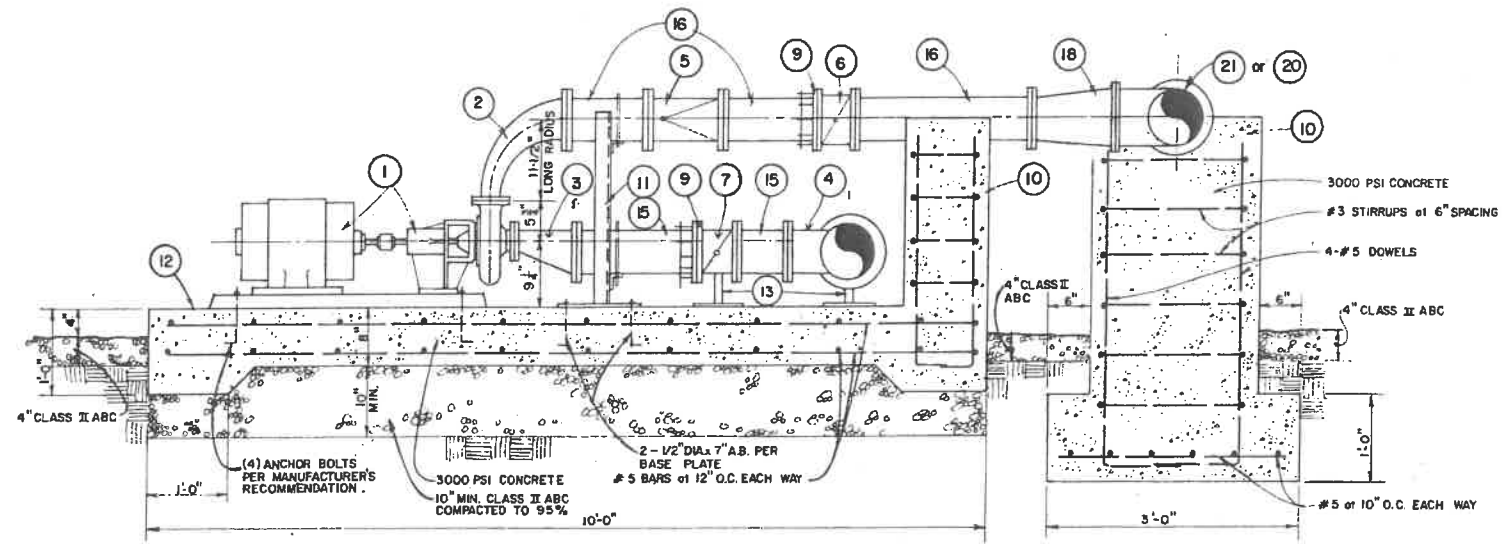
WS-11

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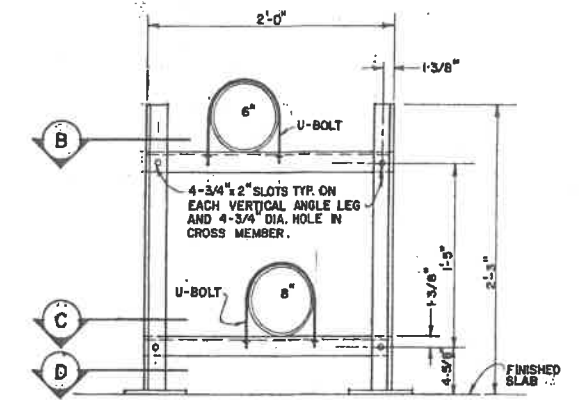
SHEET

OF

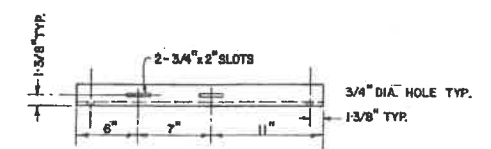


PRESSURE BOOSTER PUMP - ELEVATION
 NTS 1
 WS-12

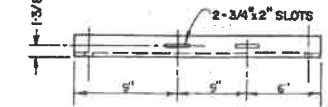
SEE SHT. WS-12 FOR MATERIAL SCHEDULE



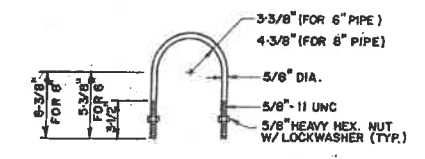
DETAIL A PIPE SUPPORT
 WS-12 SCALE 1-1/2\"/>



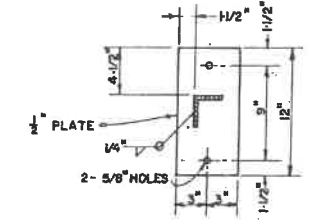
DETAIL B PLAN VIEW
 WS-12 SCALE 1-1/2\"/>



DETAIL C PLAN VIEW
 WS-12 SCALE 1-1/2\"/>



U-BOLT DETAIL
 SCALE: 1-1/2\"/>



DETAIL D BASE PLATE
 SCALE 1-1/2\"/>

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 SEELEY, CALIF.

VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE SUITE 100
 LOS ANGELES, CA 90004

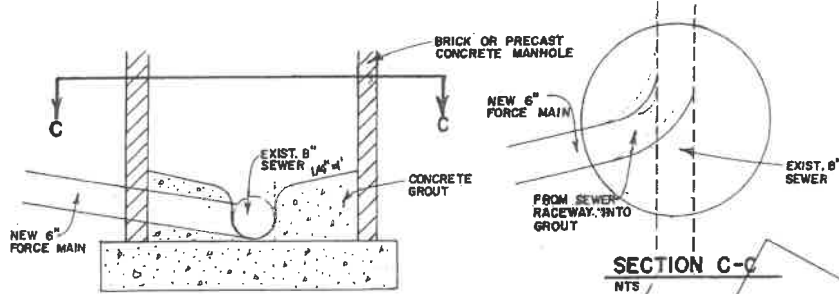
PRESSURE BOOSTER PUMP
ELEVATION AND DETAILS
 SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.H.
 DRAWN BY: R.M.D.
 JOB No: BB-211
 FILE No: X-D-15

WS-12

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SHEET
 OF

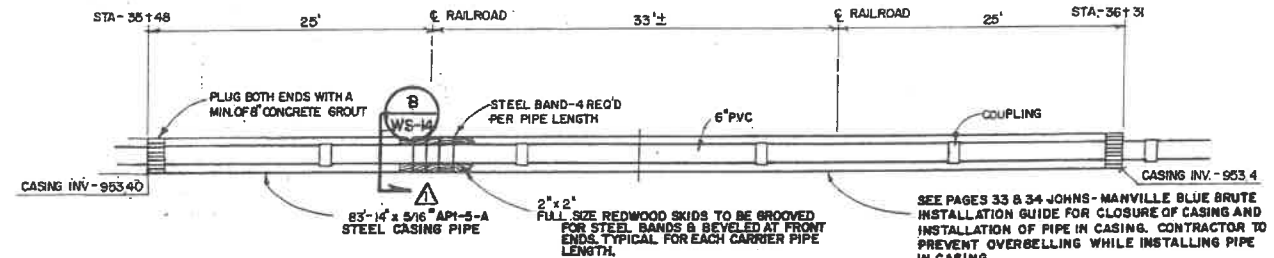


FORCEMAIN MANHOLE CONNECTION
NTS

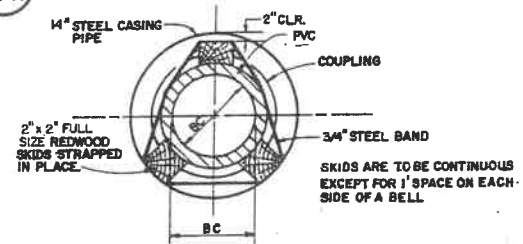
NOTE: REFERENCE MANHOLES ON SHEET WS-7 FOR MANHOLE CONSTRUCTION

TO NEW MANHOLE @ INTERSECTION OF EVAN HEWES HWY & DREW RD. SEE SHEETS WS-17 & WS-18

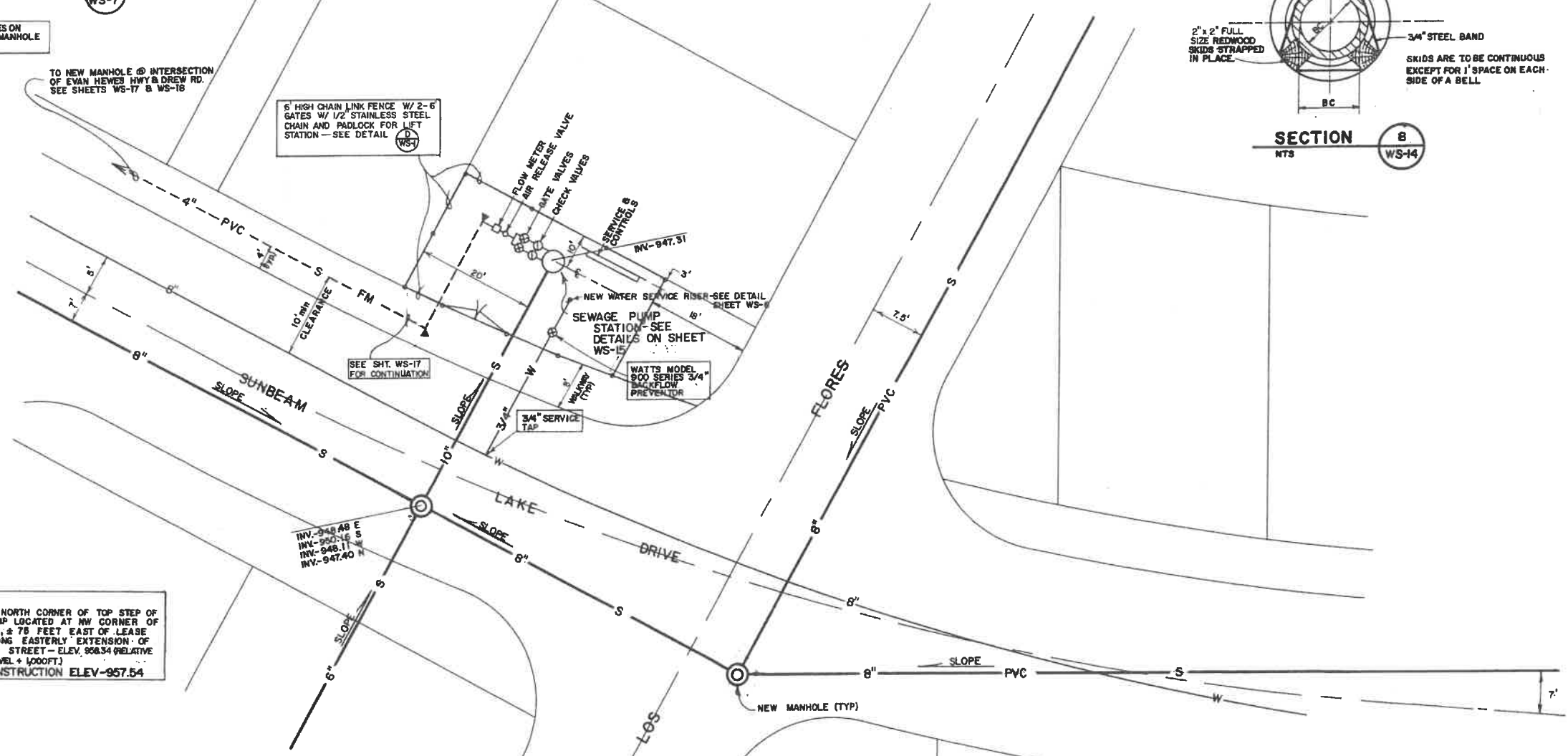
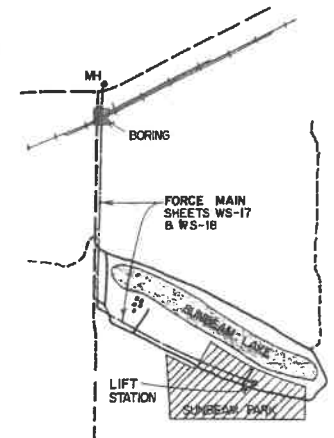
SECTION C-C
NTS



TYPICAL BORING DETAIL A
WS-14



SECTION B
NTS



BENCHMARK:
CHIPPED "I" AT NORTH CORNER OF TOP STEP OF NEW BOAT RAMP LOCATED AT NW CORNER OF SOUTH LAGOON, ± 76 FEET EAST OF LEASE BOUNDARY ALONG EASTERLY EXTENSION OF E. OF EL PASO STREET - ELEV. 956.34 (RELATIVE TO MEAN SEA LEVEL + 1000FT.)
PROJECT CONSTRUCTION ELEV. 957.54

6' HIGH CHAIN LINK FENCE W/ 2-6 GATES W/ 1/2" STAINLESS STEEL CHAIN AND PADLOCK FOR LIFT STATION - SEE DETAIL WS-1

FLOW METER AIR RELEASE VALVE
BATE VALVES
CHECK VALVES
SERVICE CONTROLS
MW-947.31

NEW WATER SERVICE RISER - SEE DETAIL SHEET WS-1
SEWAGE PUMP STATION - SEE DETAILS ON SHEET WS-15
WATTS MODEL 900 SERIES 3/4" BACKFLOW PREVENTOR

INV. - 948.48 E
INV. - 950.16 S
INV. - 948.11 W
INV. - 947.40 N

REVISED 5/18/90
△ ADDED BENCHMARK NOTE
REVISED 6/25/90
△ REVISED BENCHMARK NOTE

REVISED 5/18/90
△ REVISED STEEL CASING SIZE

SCALE: 1" = 10.0'

SUNBEAM LAKE R.V. RESORT
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LIFT STATION

WS-14

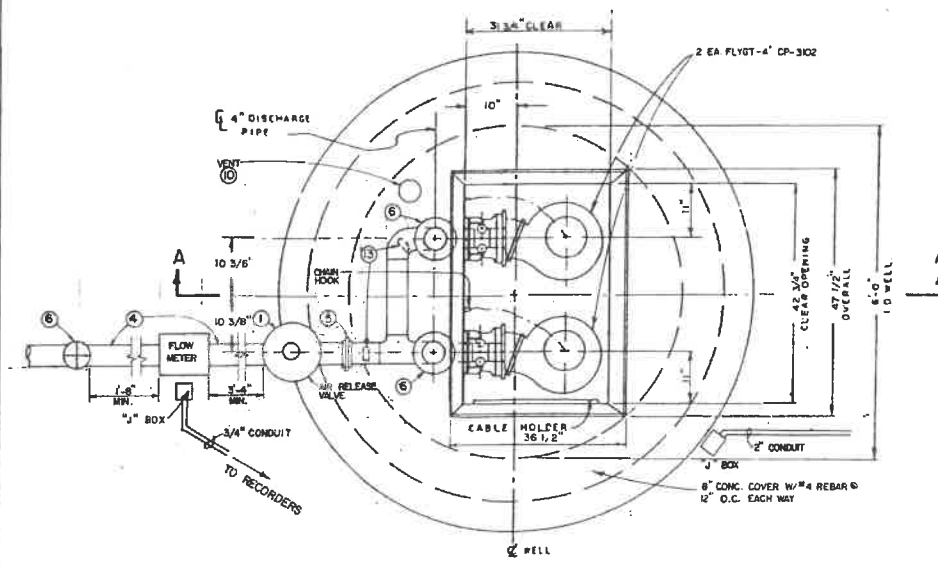
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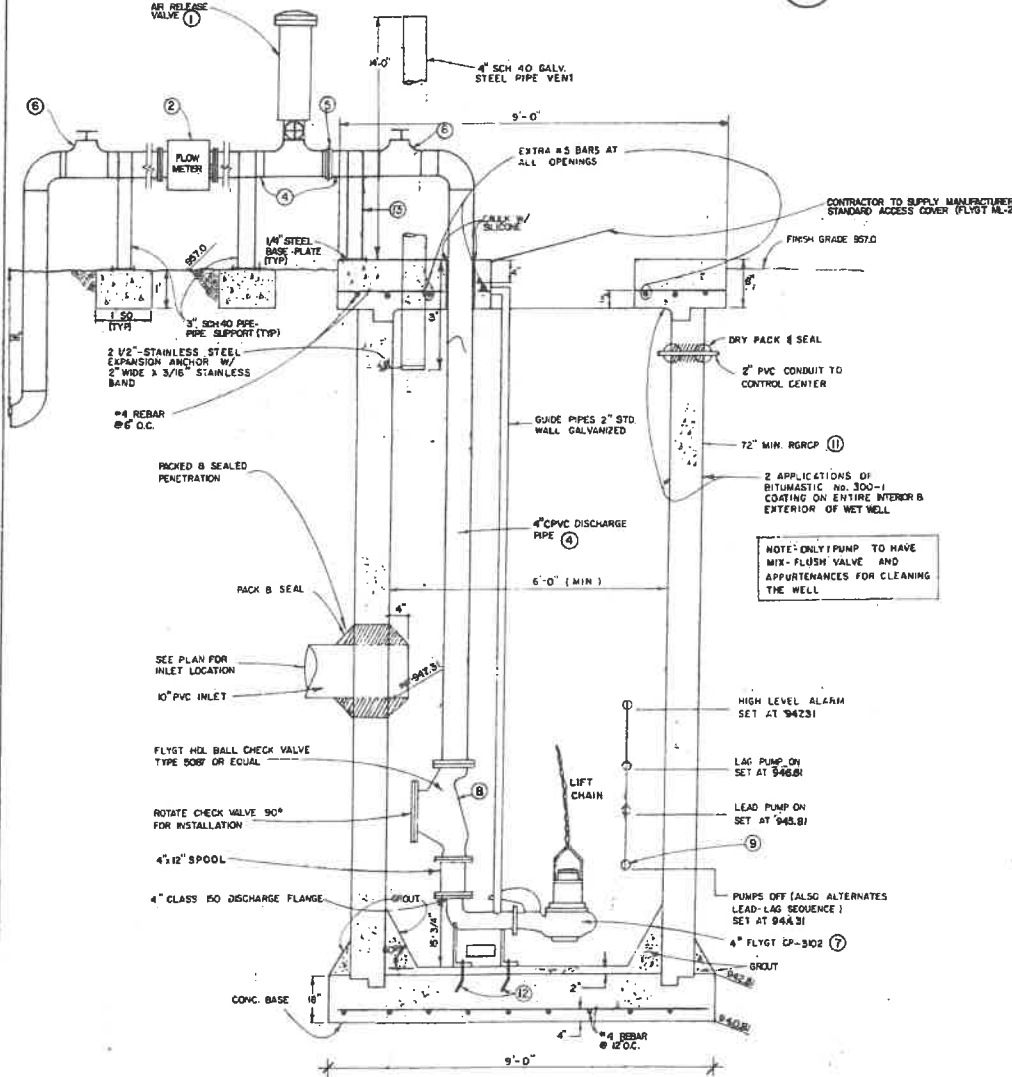
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DES. BY: E.V.N.
DRAWN BY: H.D.H.
JOB No.: 89-211
FILE No.: 11-0-15

SHEET

OF

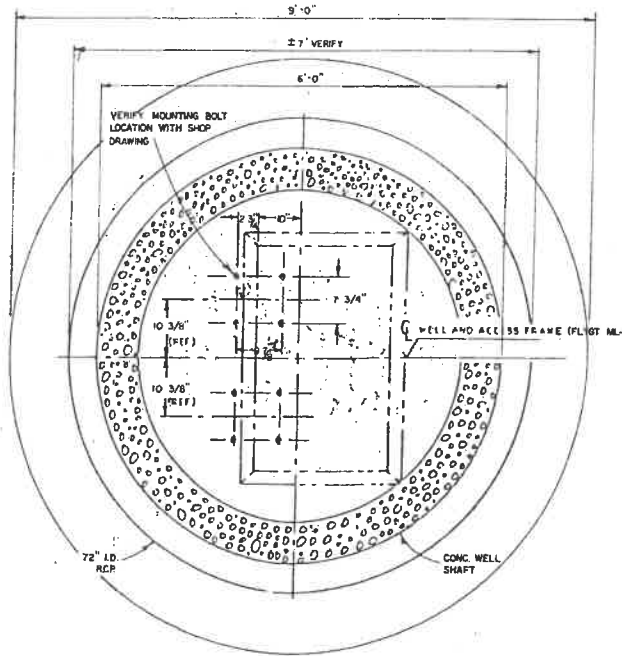


DUPLEX LIFT STATION TOP COVER PLAN (B) WS-15



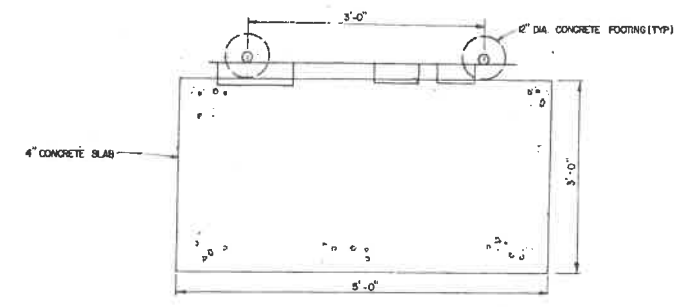
SECTION THROUGH DUPLEX LIFT STATION A-A

- LEGEND:**
- ① SEWAGE AIR RELEASE VALVE - MAC-MATICS MODEL 4858WA W/2\"/>
 - ② 1/4\"/>
 - ③ CHART RECORDER & TOTALIZER - CHESSSELL MODEL 390.
 - ④ SCH 80 CPVC PIPE & FITTINGS - PAINT ABOVE GROUND CPVC PIPE W/ TWO(2) COATS OF ENAMEL PAINT W/PRIMER FOR CPVC. SKY BLUE COLOR.
 - ⑤ SCH 80 CPVC UNION.
 - ⑥ CPVC UNION BALL VALVE W/EPT O-RINGS.
 - ⑦ 2-4\"/>
 - ⑧ FLYGT HL TYPE-5087 BALL CHECK VALVES.
 - ⑨ FLYGT EKH-10 LIQUID LEVEL SENSORS.
 - ⑩ 4\"/>
 - ⑪ 72\"/>
 - ⑫ ANCHOR BOLTS AS PER MANUFACTURERS RECOMMENDATIONS.
 - ⑬ 3\"/>

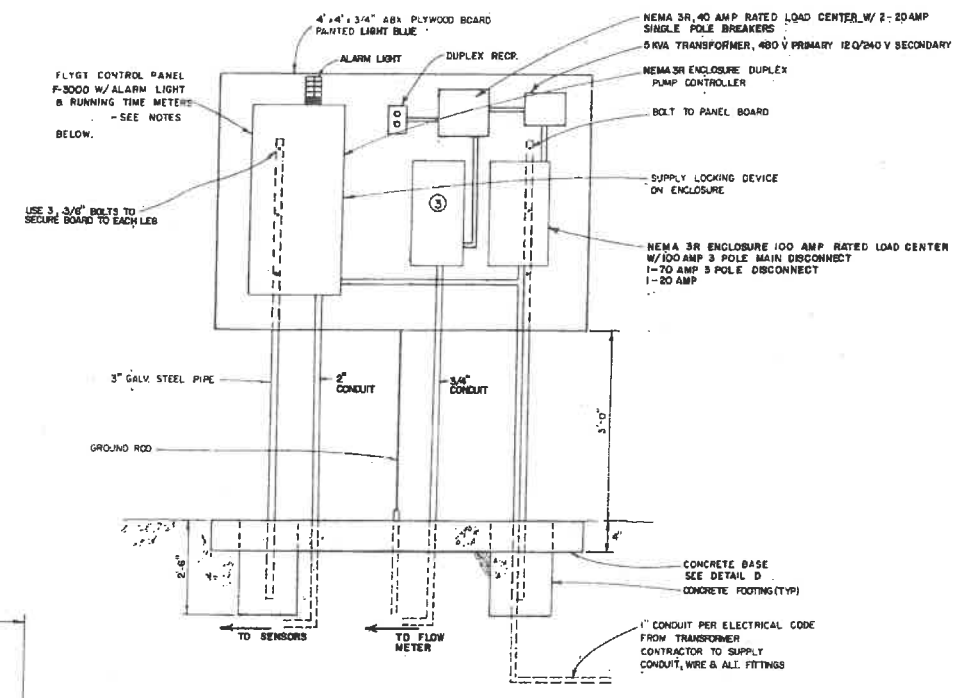


PLAN VIEW BASE LIFT STATION (A) WS-15

NOTE - CONTRACTOR MAY CONSTRUCT 9' X 9' SQUARE BASE.



PLAN VIEW CONTROLLER PAD (D) WS-15



CENTRAL BOARD, DISCONNECT & METER (E) WS-15

PUMP ELECTRICAL DATA

H.P.(KW)	V.NOM	FULL LOAD AMP.	START/SURGE AMP	INPUT POWER	RPM	WIRE
5.0(3.7)	3	460	6.7	35/25	4.8	1700 4

- ELECTRICAL NOTES**
- 1) CONTRACTOR TO SUPPLY ALL CONDUIT, CONCRETE, CONTROLLER PANEL, DISCONNECT, PROTECTIVE BREAKERS, MOUNTING BOARD, PAINT, PIPE AND OTHER APPURTENANCES TO ALLOW COMPLETE ELECTRICAL INSTALLATION FOR DUPLEX PUMP SYSTEM.
 - 2) USE STANDARD FLYGT CONTROLS F-3000 460 V, 3Ø NEMA 3R ENCLOSURE NEMA 2 PUMP CONTACTORS
 - 3) PUMPS (2 EA.) ARE FLYGT 4\"/>

- PUMP PHYSICAL DATA**
- 1) DESIGN HEAD = 47'
 - 2) DESIGN HORSEPOWER = 5.0
 - 3) DESIGN CAPACITY = 150 GPM
 - 4) MODEL 4\"/>

GENERAL NOTE

ALL DIMENSIONS ARE SUPPLIED TO ASSIST IN PRICING AND GENERAL INFORMATION. CONTRACTOR TO FURNISH COMPLETE DETAILED SHOP DRAWINGS, BROCHURES AND TECHNICAL DATA PRIOR TO CONSTRUCTION.

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

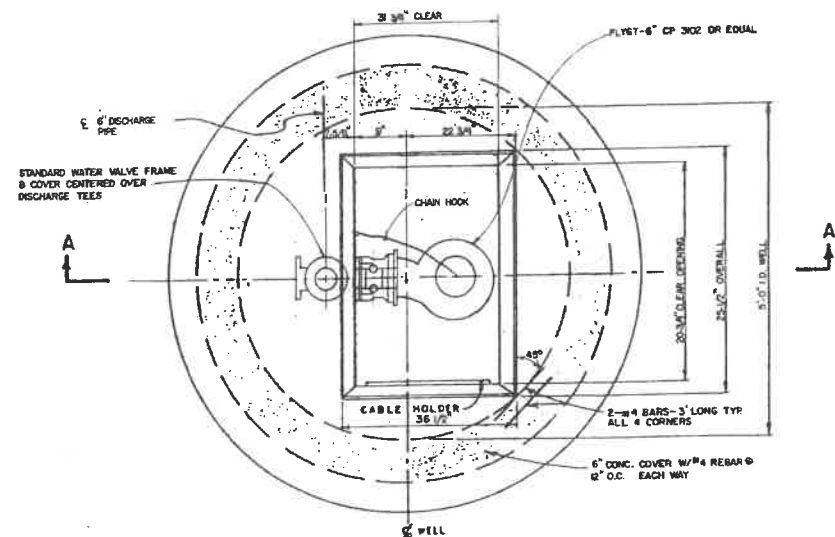
DUPLEX LIFT STATION DETAILS

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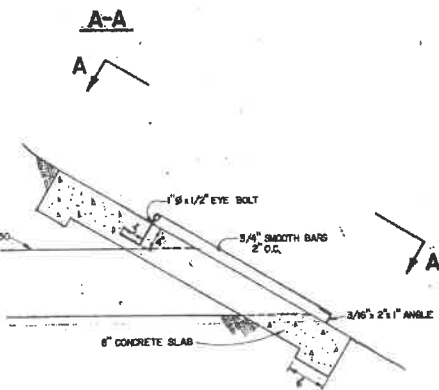
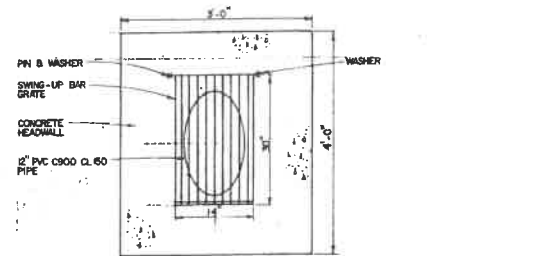
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DES. BY: E.V.N.
DRAWN BY: H.D.H.
JOB No.: 89-211
FILE No.: XI-D-15

SHEET OF

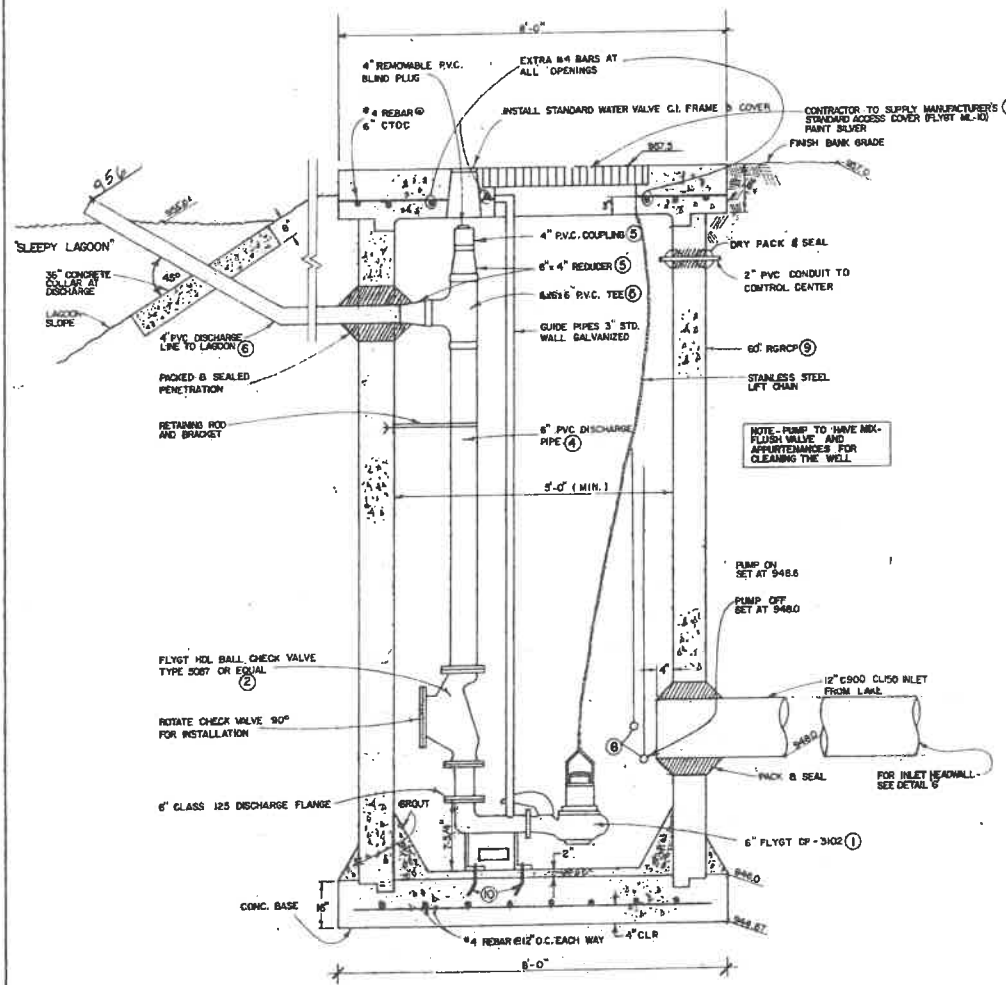
WS-15



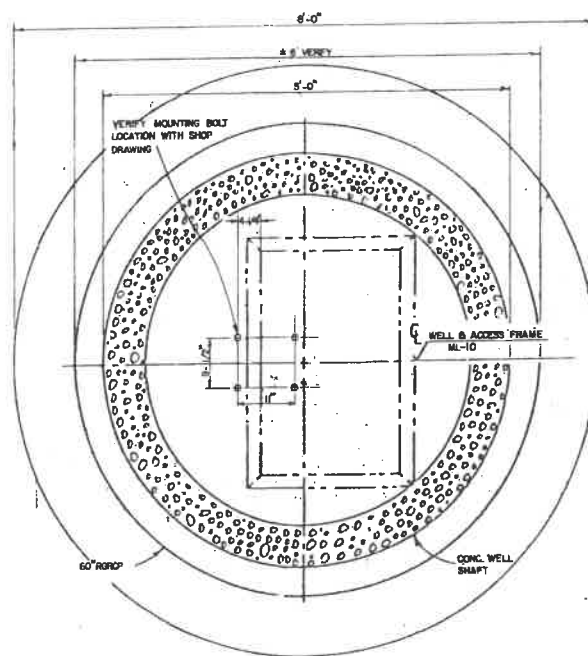
SIMPLEX FILL STATION TOP COVER PLAN (B) WS-16
NTS



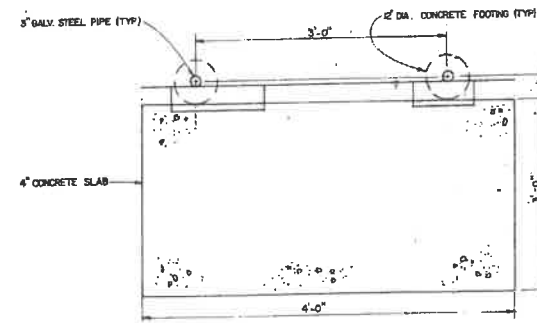
TYPICAL HEADWALL (G) WS-16
NTS



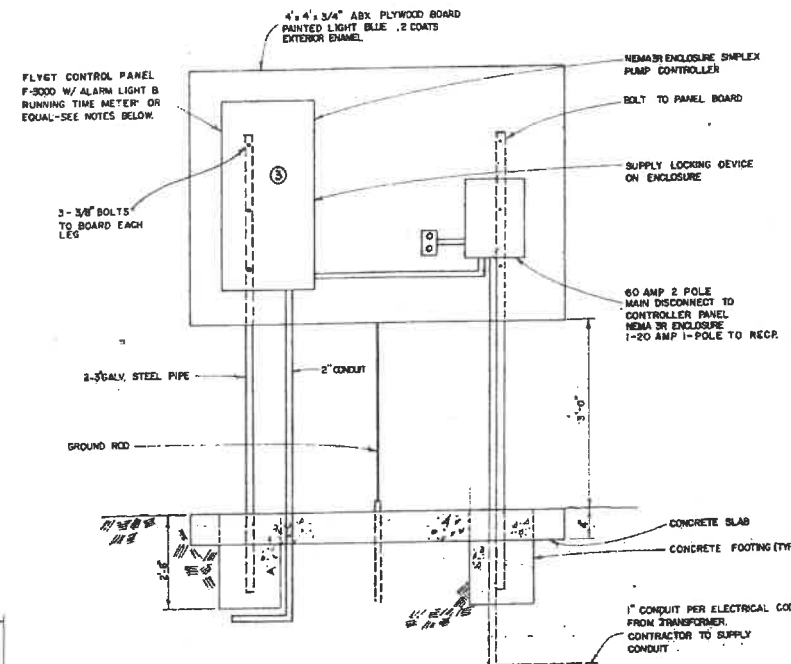
SECTION THROUGH SIMPLEX FILL STATION A-A



PLAN VIEW BASE FILL STATION (A) WS-16
NOTE - CONTRACTOR MAY CONSTRUCT 6x6 SQUARE BASE.



PLAN VIEW CONTROLLER PAD (D) WS-16
NTS



CENTRAL BOARD, DISCONNECT & METER (E) WS-16
ELEVATION VIEW

PUMP ELECTRICAL DATA

H.P.(KW)	Ø	V.NOM	FULL LOAD AMP.	START/SURGE AMP.	INPUT POWER	RPM
4.0 (3.0)	1	230	18.3	53/37	14.5	1730

ELECTRICAL NOTES

- CONTRACTOR TO SUPPLY ALL CONDUIT, CONCRETE, CONTROLLER PANEL, DISCONNECT, PROTECTIVE BREAKERS, MOUNTING BOARD, PAINT, PIPE AND OTHER APPURTENANCES TO ALLOW COMPLETE ELECTRICAL INSTALLATION FOR SIMPLEX PUMP SYSTEM.
- USE STANDARD FLYGT CONTROLS F-3000 230 V, 1Ø NEMA 3R ENCLOSURE NEMA 2 PUMP CONTACTORS
- PUMP IS FLYGT 6" CP-3102 W/437 IMPELLER OR EQUAL. 220V, 1Ø, 4HP.

PUMP PHYSICAL DATA

- DESIGN HEAD = 20'
- DESIGN HORSEPOWER = 4.0
- DESIGN CAPACITY = 360 GPM

- LEGEND**
- FLYGT 6" MODEL CP-3102 PUMP W/437 IMPELLER & MX FLUSH VALVE.
 - FLYGT HDL-5067 BALL CHECK VALVE.
 - FLYGT F-3000 SIMPLEX CONTROLLER IN NEMA 3R ENCLOSURE WITH 24 HOUR TIMER TO CONTROL PUMP RUN TIMES.
 - 2" PVC SCH 80 PIPE.
 - 3" SCH 80 PVC FITTINGS.
 - 4" PVC SCH 80 PIPE.
 - FLYGT ML-10 ALUMINUM ACCESS COVER.
 - FLYGT ENH-10 LIQUID LEVEL SENSORS.
 - 60" MIN. ID RBRCP ASTM C-75 WALL A.
 - ANCHOR BOLTS AS PER MANUFACTURERS RECOMMENDATIONS.

GENERAL NOTE

ALL DIMENSIONS ARE SUPPLIED TO ASSIST IN PRICING AND GENERAL INFORMATION. CONTRACTOR TO FURNISH COMPLETE DETAILED SHOP DRAWINGS, BROCHURES AND TECHNICAL DATA PRIOR TO CONSTRUCTION.

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

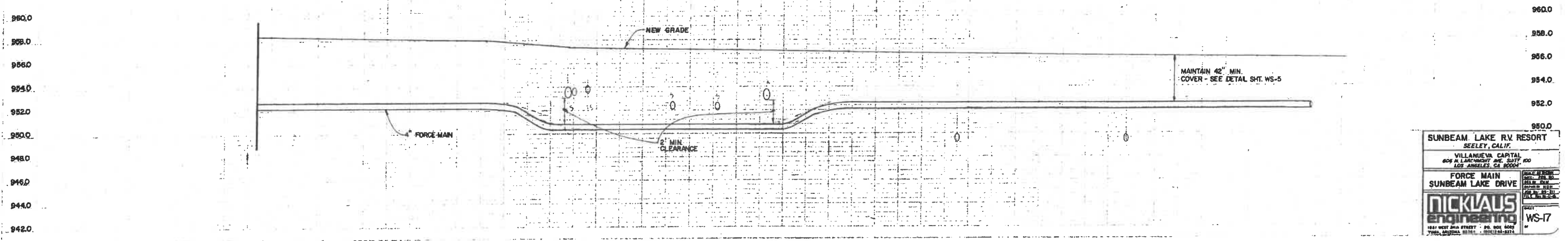
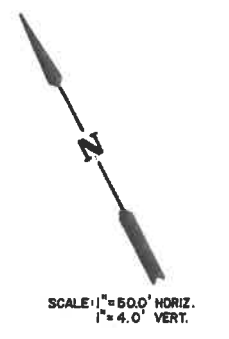
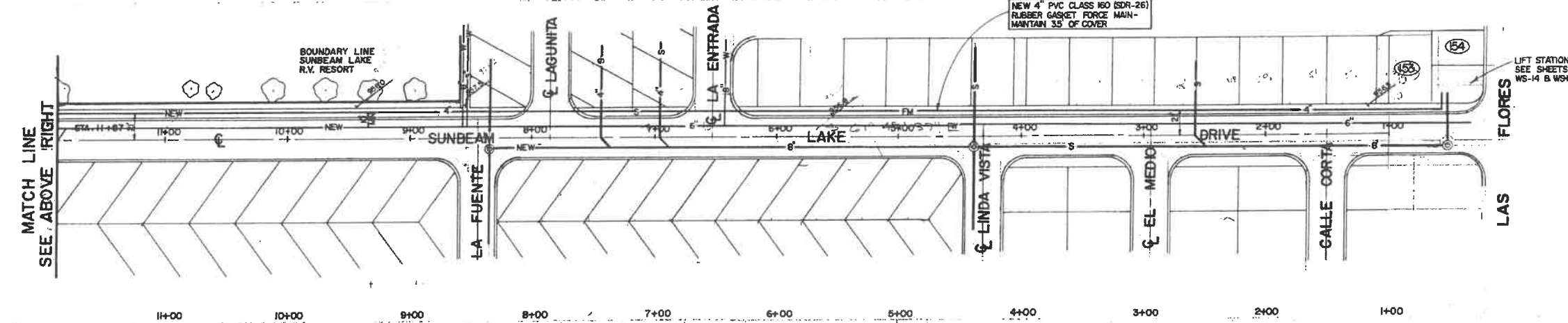
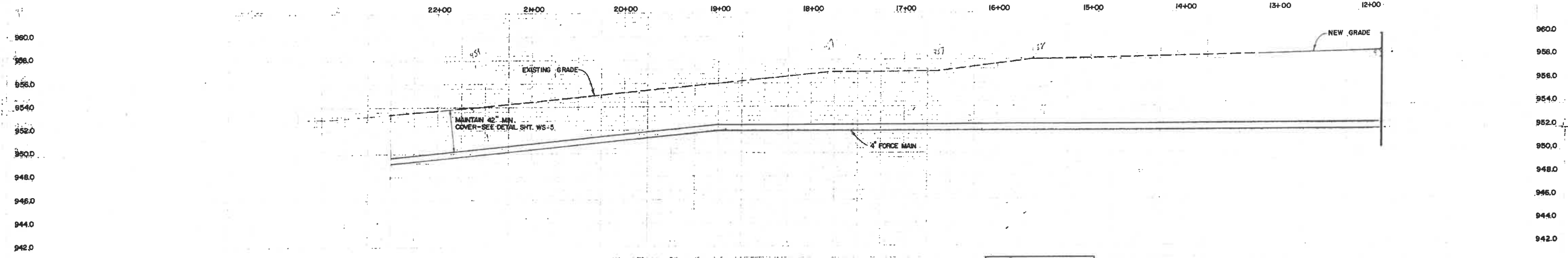
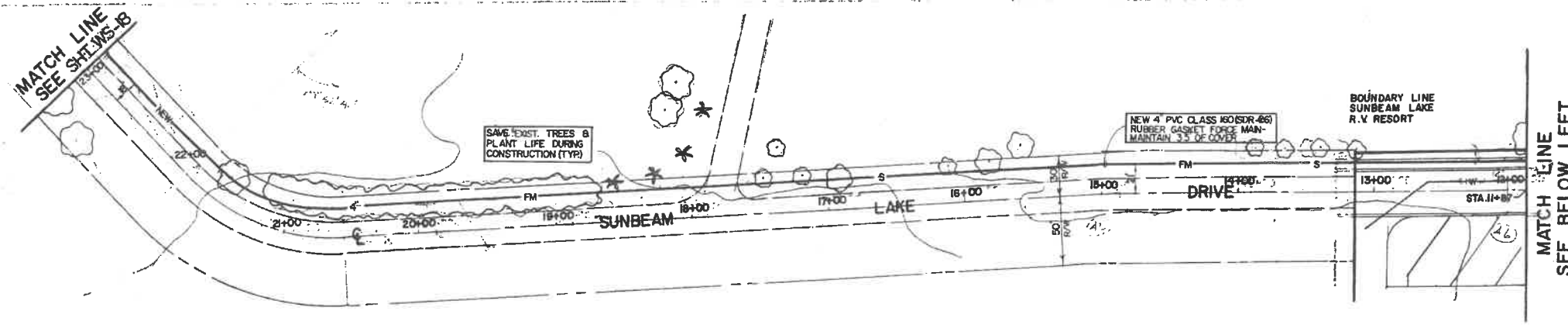
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

LAGOON FILL STATION DETAILS

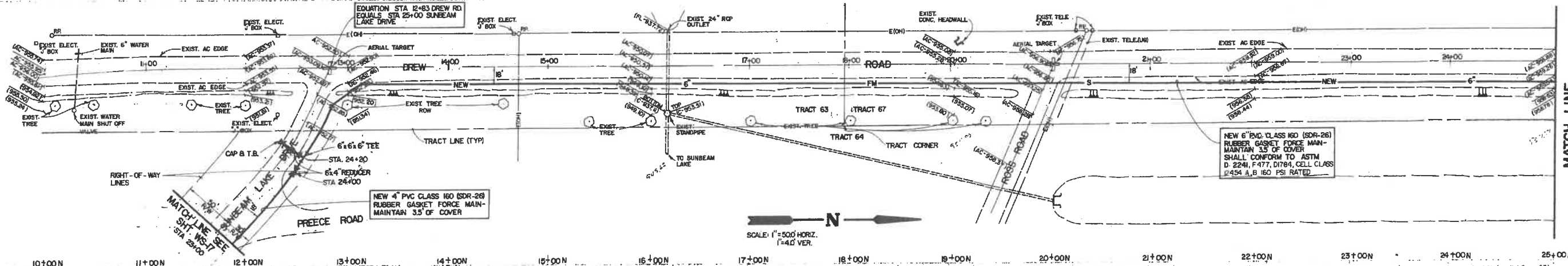
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WS-16

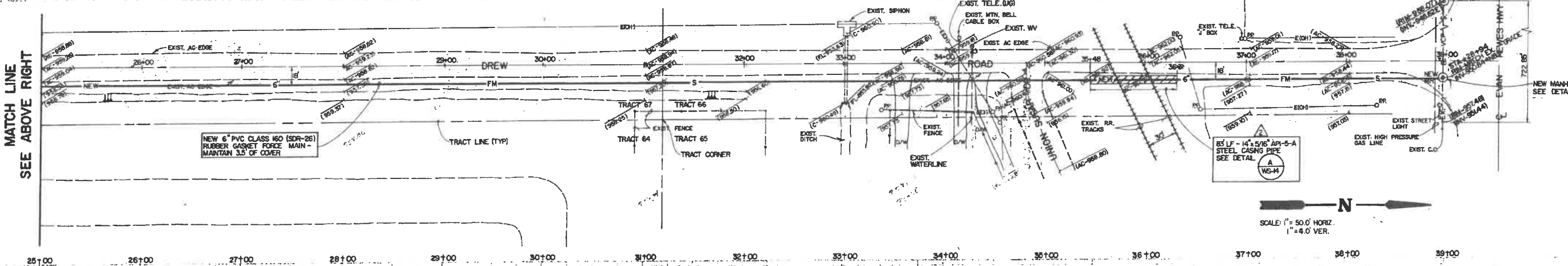
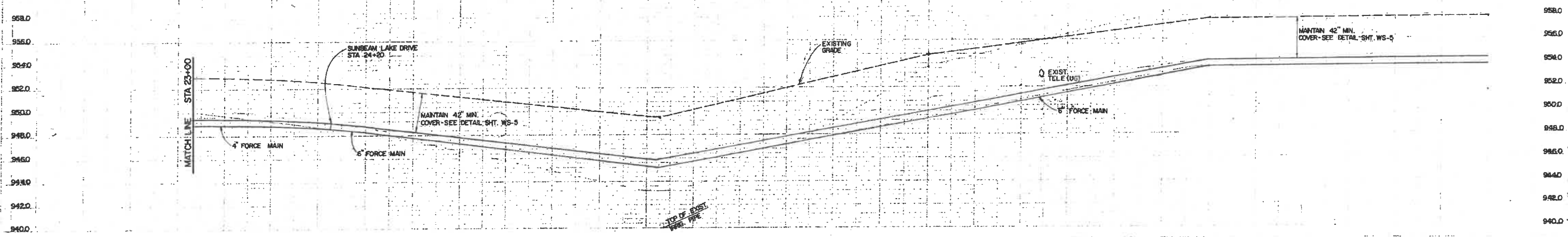
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DES BY: E.Y.H.
DRAWN BY: H.D.H.
JOB No.: 89-211
FILE No.: K-D-15
SHEET
OF



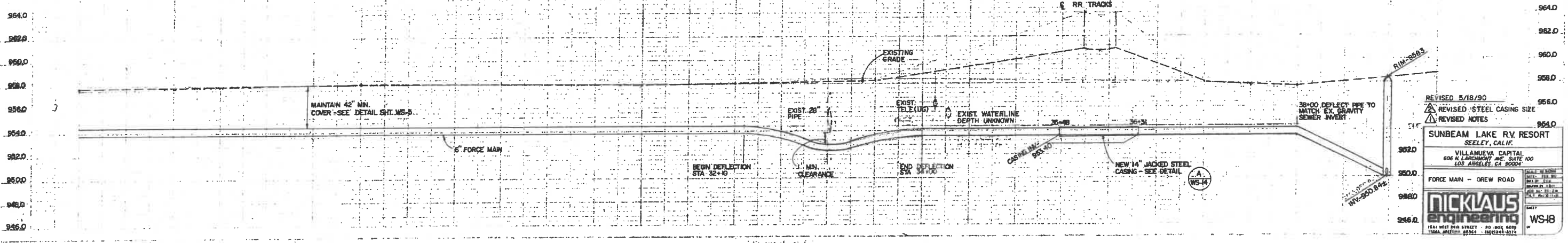
SUNBEAM LAKE R.V. RESORT SEELEY, CALIF. VILLANUEVA CAPITAL 405 A LARCHMONT AVE. SUITE 100 LOS ANGELES, CA 90004	
FORCE MAIN SUNBEAM LAKE DRIVE	DATE: WS-17 DRAWN BY: [Signature] CHECKED BY: [Signature]
NICKLAUS engineering 1841 WEST 210th STREET - PO. BOX 6042 TOMBALL, TEXAS 77480-6042	



MATCH LINE
SEE BELOW LEFT



MATCH LINE
SEE ABOVE RIGHT



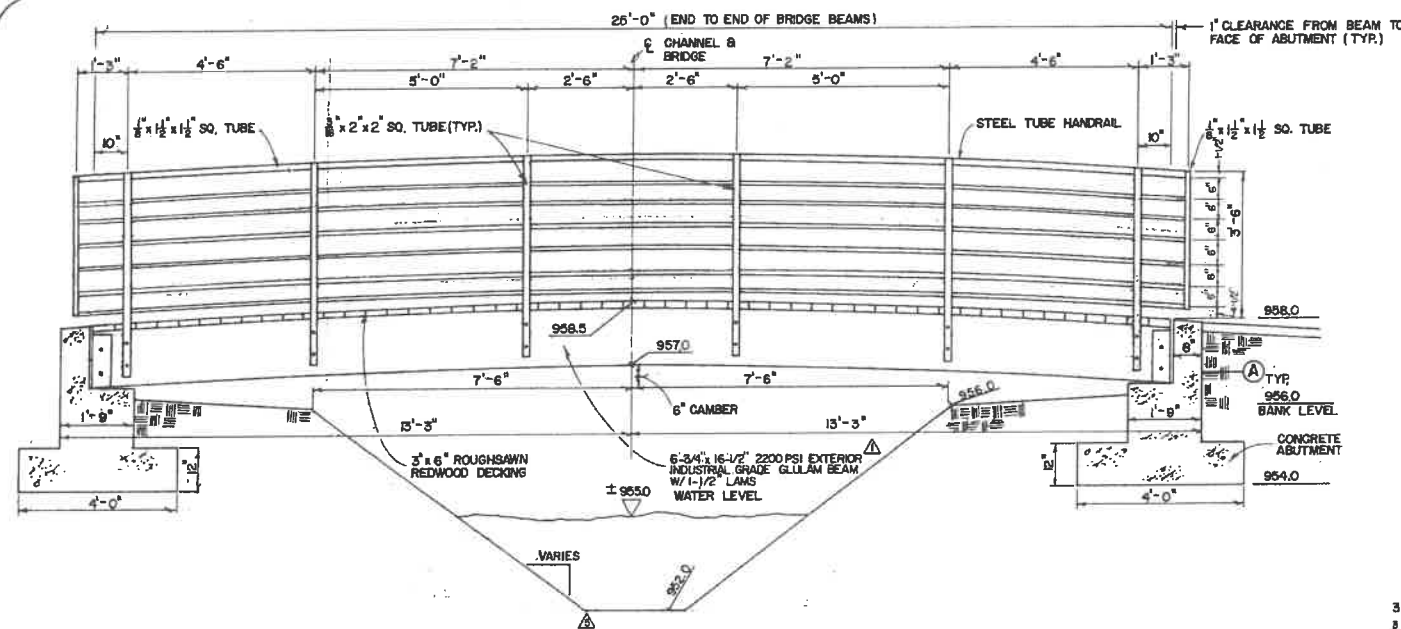
REVISED 5/18/90
 REVISIONS:
 1. REVISED STEEL CASING SIZE
 2. REVISED NOTES

SUNBEAM LAKE RV RESORT
 SEELY, CALIF.
 VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA 90004

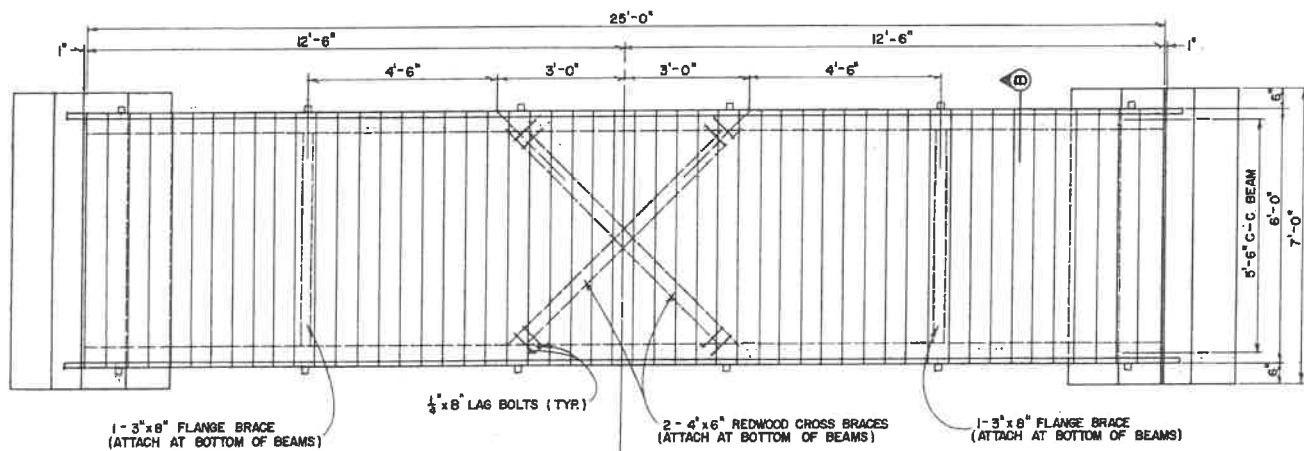
FORCE MAIN - DREW ROAD

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 engineering

WS-18

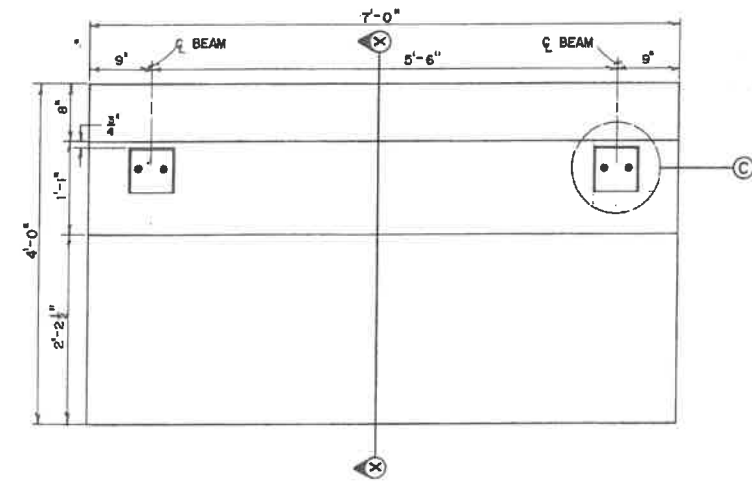


ELEVATION OF TYPICAL BRIDGE (4 Ea.)
NTS

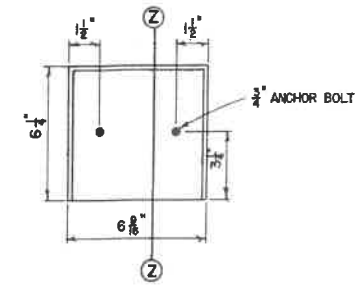


PLAN VIEW OF TYPICAL BRIDGE
NTS

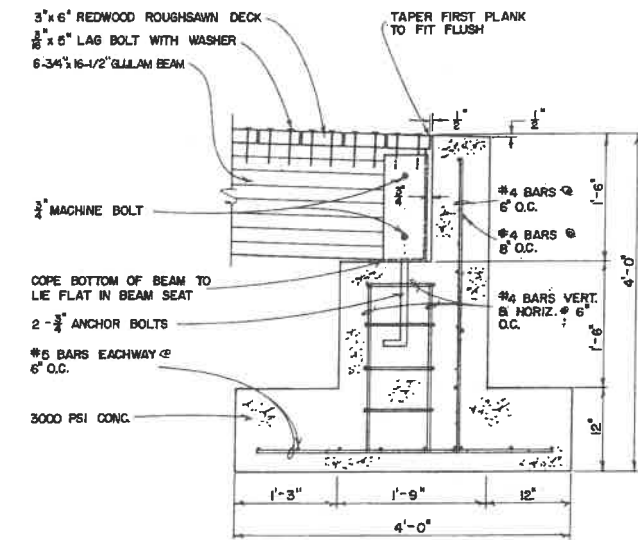
BENCHMARK:
CHIPPED "C" AT NORTH CORNER OF TOP STEP OF NEW BOAT RAMP LOCATED AT NW CORNER OF SOUTH LAGOON, ± 75 FEET EAST OF LEASE BOUNDARY ALONG EASTERLY EXTENSION OF E OF EL PASO STREET - ELEV. 958.34 RELATIVE TO MEAN SEA LEVEL + (1000 FT.)
PROJECT CONSTRUCTION ELEV. - 957.54



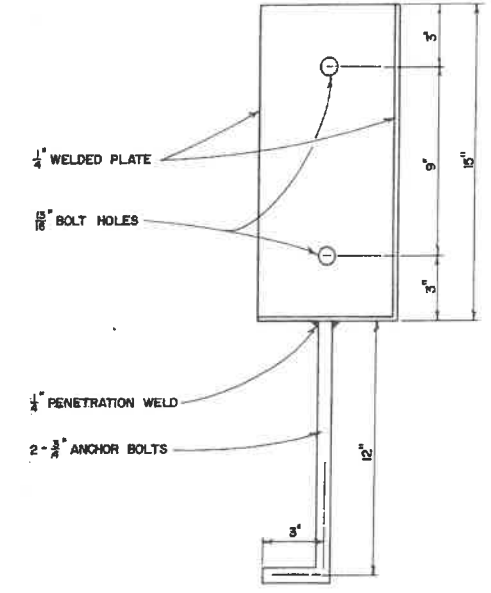
BRIDGE FOOTING PLAN
SCALE: 1" = 1'-0"



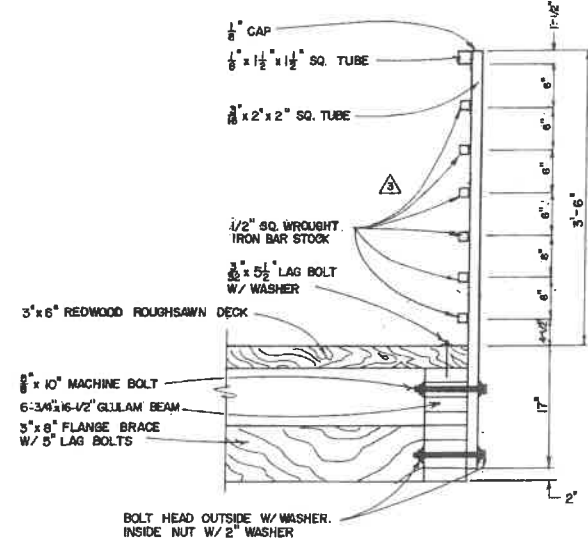
PLAN VIEW - BEAM SEAT
NTS



BRIDGE FOOTING SECTION
SCALE: 1" = 1'-0"



BEAM SEAT SECTION
NTS



BRIDGE & RAIL SECTION
SCALE: 1" = 1'-0"

- NOTES:**
- ALL BOLTS, NUTS AND WASHERS SHALL BE CADMIUM PLATED.
 - CONCRETE FOR ABUTMENTS SHALL BE 3000 PSI AT 30 DAY STRENGTH.
 - ALL WOOD SHALL RECEIVE TWO COATS EXTERIOR SEALER/STAIN TO ACHIEVE A BLuish-GREY COLOR. COLOR TO BE APPROVED PRIOR TO APPLICATION.
 - ALL RAILINGS SHALL BE SHOP-PRIMED, FIELD TOUCH-UP AND PAINTED FLAT BLACK. ALL MISCELLANEOUS STEEL & SADDLES SHALL BE PAINTED FLAT BLACK.

REVISED 6/19/90
 Δ ADDED BENCHMARK NOTE
 REVISED 6/20/90
 Δ REVISED ELEVATION OF LAGOON
 REVISED 6/25/90
 Δ REVISED BENCHMARK NOTE

REVISED 6/1/90
 Δ REVISED CONCRETE STRENGTH
 Δ REVISED RAIL
 REVISED 5/8/90
 Δ REVISED GULLAM SIZE

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.
 VILLANUEVA CAPITAL
 606 N LARCHMONT AVE. SUITE 100
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BRIDGE PLAN

B-1

NICKLAUS
 engineering
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 YUMA, ARIZONA 85364 · (602)344-8574

SCALE: AS SHOWN
 DATE: MARCH '90
 DES. BY: E.V.N.
 DRAWN BY: ROCKY
 JOB No.: 89-21
 FILE No.: XI-D-15

SHEET

OF

NOTES

- (A) EXISTING TREE TO REMAIN
- (A) FLOWERING AREAS SEE LEGEND FOR PLANTINGS
- B FUTURE BENCH BY OWNER
- D 3/4" PINK DECOMPOSED GRANITE - 2" THICK - ALL PLANTERS
- P 6" WIDE PATH, OR PAD AREA BETWEEN BENCH AND STREET - 2" THICK 1/4" MINUS RED DECOMPOSED GRANITE STABILIZED WITH "STABILIZER, INC"
- B SIGN LOCATION - SEE ENGINEERING PLANS
- T EXISTING TUBES TO REMAIN

NOTE:

IRRIGATION & LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION LINES & LANDSCAPE IMPROVEMENTS AROUND TRASH ENCLOSURE LOCATIONS TO AVOID CONFLICTS.

LANDSCAPE CONTRACTOR TO RAKE & DRESS ALL EXPOSED AREAS & LEAVE READY FOR GRADING CONTRACTOR TO PLACE 2" PEA GRAVEL.

STAGE II LANDSCAPING NOT SHOWN

LEGEND

TREES - 15 gallon

- AM Acacia minuta Sweet Acacia
- CF Cercidiflorum Blue Palo Verde
- CL Chilopsis linearis Desert Willow
- "Sarranco"
- EL Eucalyptus leucoxylon "Rosea"
- F3 Ficus benjamina Thornless Mesquite
- PH Prosopis hybrid Weeping Willow
- SB Salix babylonica Calif. Pepper
- BM Schinus molle Queen Palm
- QP Araucarium rostratum Fan Palm
- MS Washingtonia species

SHRUBS - 5 gallon

- AD Arundo donax Giant Reed (Carrizo) 36"
- B' Bougainvillea Barbara Kerst 48"
- BB Encelia farinosa Brittlebush 60"
- C Justicia Californica Chuparosa 60"
- CB Larrea tridentata Creosote 60"
- CR Rosmarinus ingravis Collingwood Rosemary 48"
- CT Typha domingensis Cattail 36"
- DB Saccharus aethroides Desert Broom 48"
- DR Ruellia pennsylvanica Desert Ruellia 36"
- EB Eremophila gabra Emu Bush 36"
- EQ Equisetum Horsetail 36"
- FC Cassia artemisoides Feathered Cassia 48"
- H Hibiscus rosa-sinensis Hibiscus 60"
- MB Dodonaea viscosa Hobnush 48"
- JBB Callistemon citrinus "Jeffersii" Bottle Brush 36"
- MH Justicia solgers Mexican Monanuckie 36"
- O Fouquieria splendens Ocotillo 48"
- PA Phacelia australis Reed 36"
- PG Cortaderia selloana Pampas Grass 18"
- PO Nerium Oleander Petit Pink Oleander 48"
- BG Salix quodiniif Gooding Willow 48"
- TC Cassia nanophylla Threadleaf Cassia 48"
- TB Tessaria sericea Arrowweed 36"

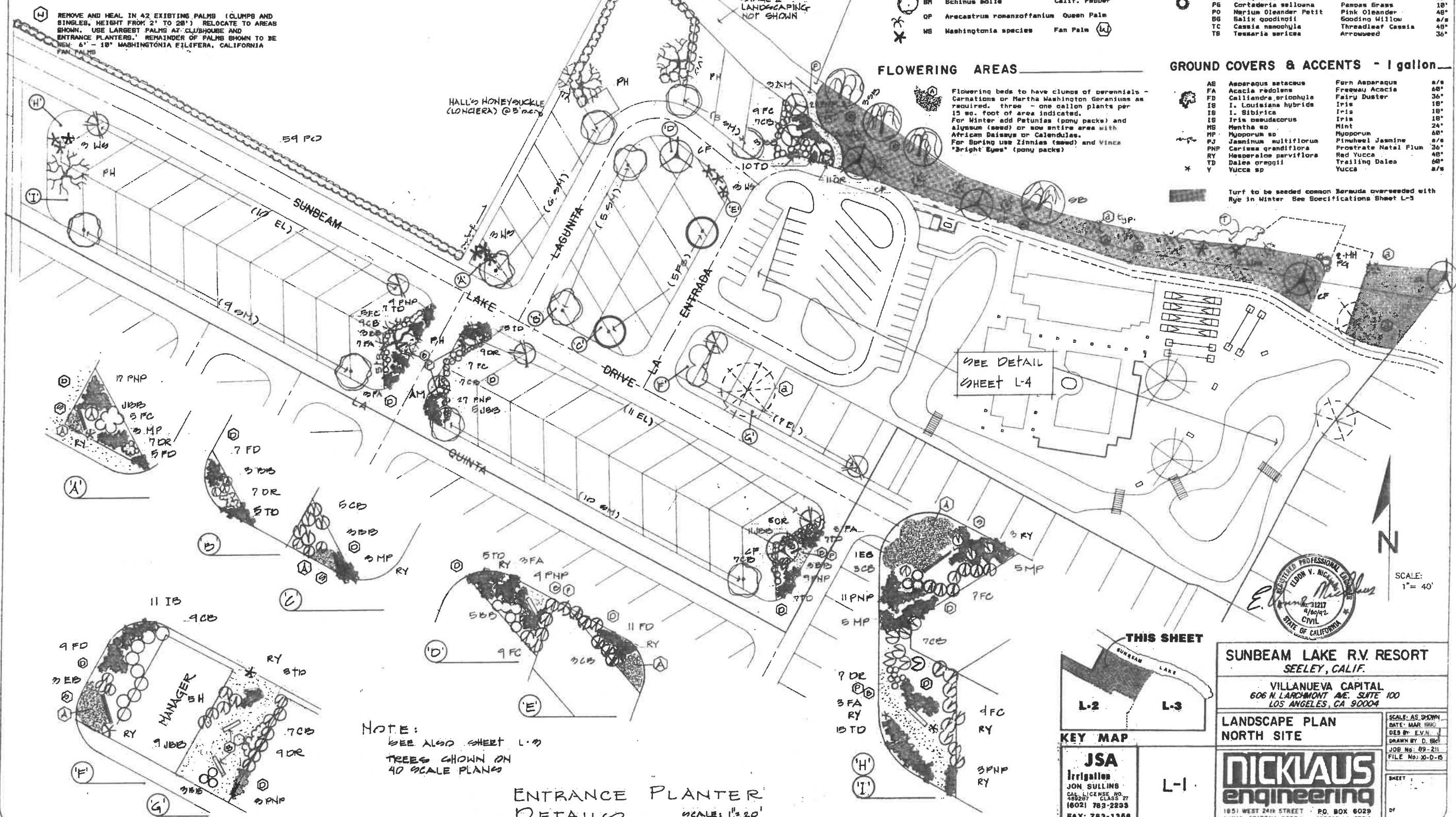
FLOWERING AREAS

Flowering beds to have clumps of perennials - Carnations or Martha Washington Geraniums as required, three - one gallon plants per 15 sq. foot of area indicated. For Winter add Petunias (pony packs) and alium (seed) or sow entire area with African Daisy or Calendula. For Spring use Zinnia (seed) and Vinca "Bright Eyes" (pony packs)

GROUND COVERS & ACCENTS - 1 gallon

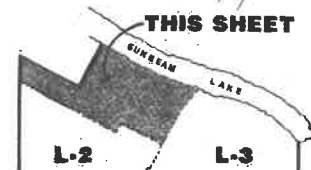
- AE Anemone patens Fern Anemone 48"
- FA Acacia redolens Freesea Acacia 60"
- FD Calliandra eriophylla Fairy Duster 36"
- IB I. Louisiana hybrida Iris 18"
- IS I. Sibirica Iris 18"
- IS I. pseudacorus Iris 18"
- MS Mentha sp Mint 24"
- MP Myoporum sp Myoporum 60"
- PJ Jasminum multiflorum Star Jasmine 48"
- PNP Carissa grandiflora Red Yucca 48"
- RY Hesperaloe parviflora Trailing Dalea 60"
- TD Dalea erregolii Yucca 48"
- Y Yucca sp Yucca 48"

Turf to be seeded common Bermuda overseeded with Rye in Winter See Specifications Sheet L-3



NOTE:
SEE ALSO SHEET L-3
TREES SHOWN ON
40 SCALE PLANS

**ENTRANCE PLANTER
DETAILS**
SCALE: 1"=20'



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VILLANUEVA CAPITAL
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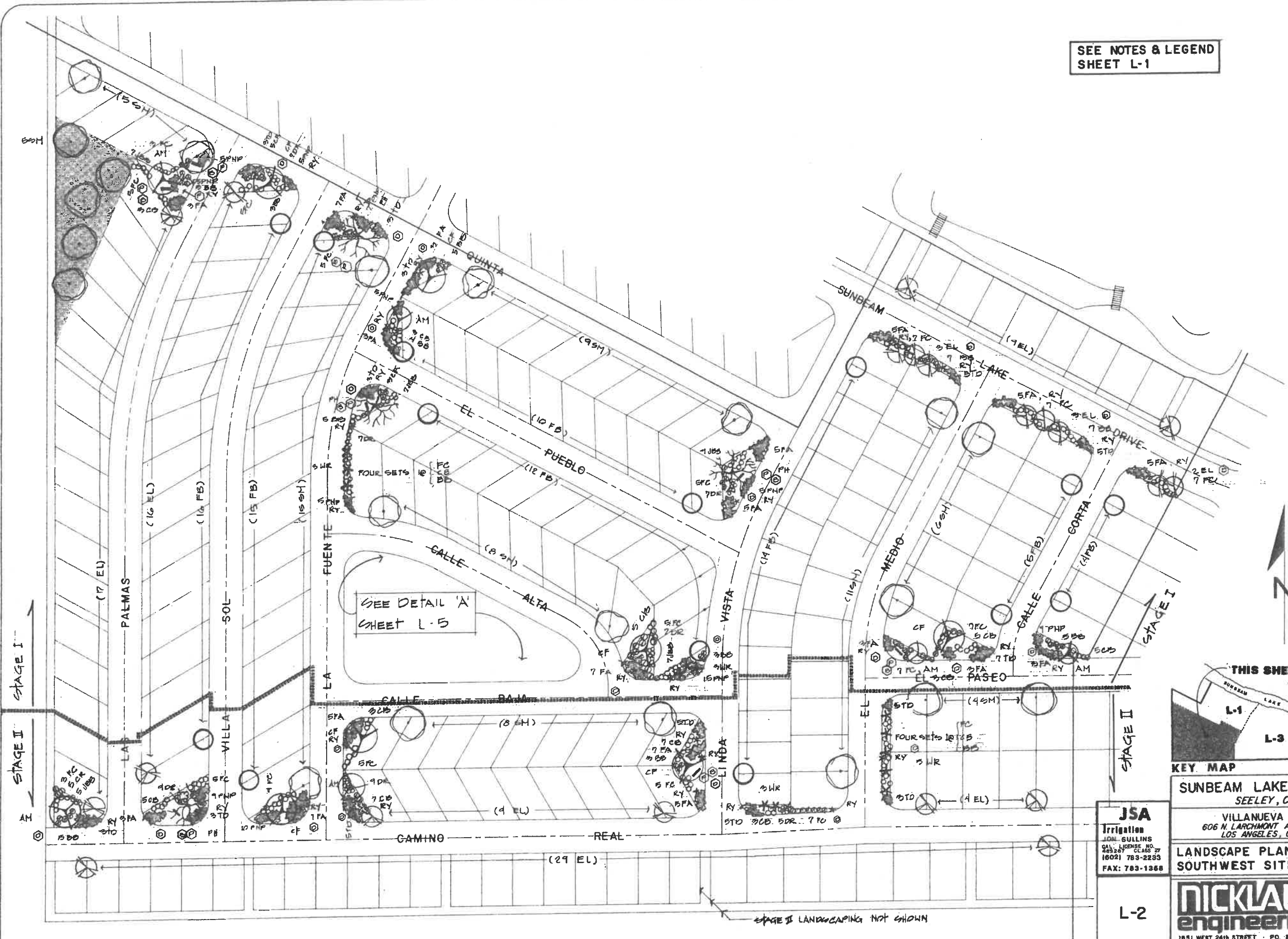
LANDSCAPE PLAN
NORTH SITE

NICKLAUS engineering
1851 WEST 24th STREET P.O. BOX 6029
YUMA, ARIZONA 85364 (602)344-8374

SCALE: AS SHOWN
DATE: MAR 1994
DES BY: E.V.N.
DRAWN BY: D. SRE
JOB NO.: 89-211
FILE NO.: 30-D-6

SHEET

SEE NOTES & LEGEND
SHEET L-1



SCALE:
1" = 40'



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L-2

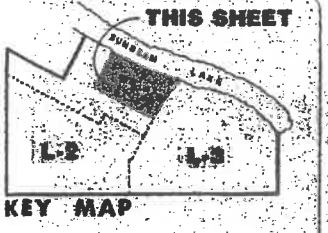
LANDSCAPE PLAN
SOUTHWEST SITE

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engineering
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SCALE: AS SHOWN
DATE: MAR 27 1992
DESIGNER: J.E.
DRAWN BY: J.E.
CDD No. FILE A
SHEET 1

STAGE II LANDSCAPING NOT SHOWN

SEE NOTES & LEGEND SHEET L-1



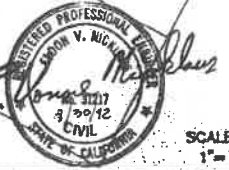
SUNBEAM LAKE



SEE DETAIL SHEET L-1

QPT(A)
TYPICAL
E PLACES

COLOR IN PLANTERS



SCALE: 1" = 20'

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
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LANDSCAPE PLAN
CLUBHOUSE & LAGOON

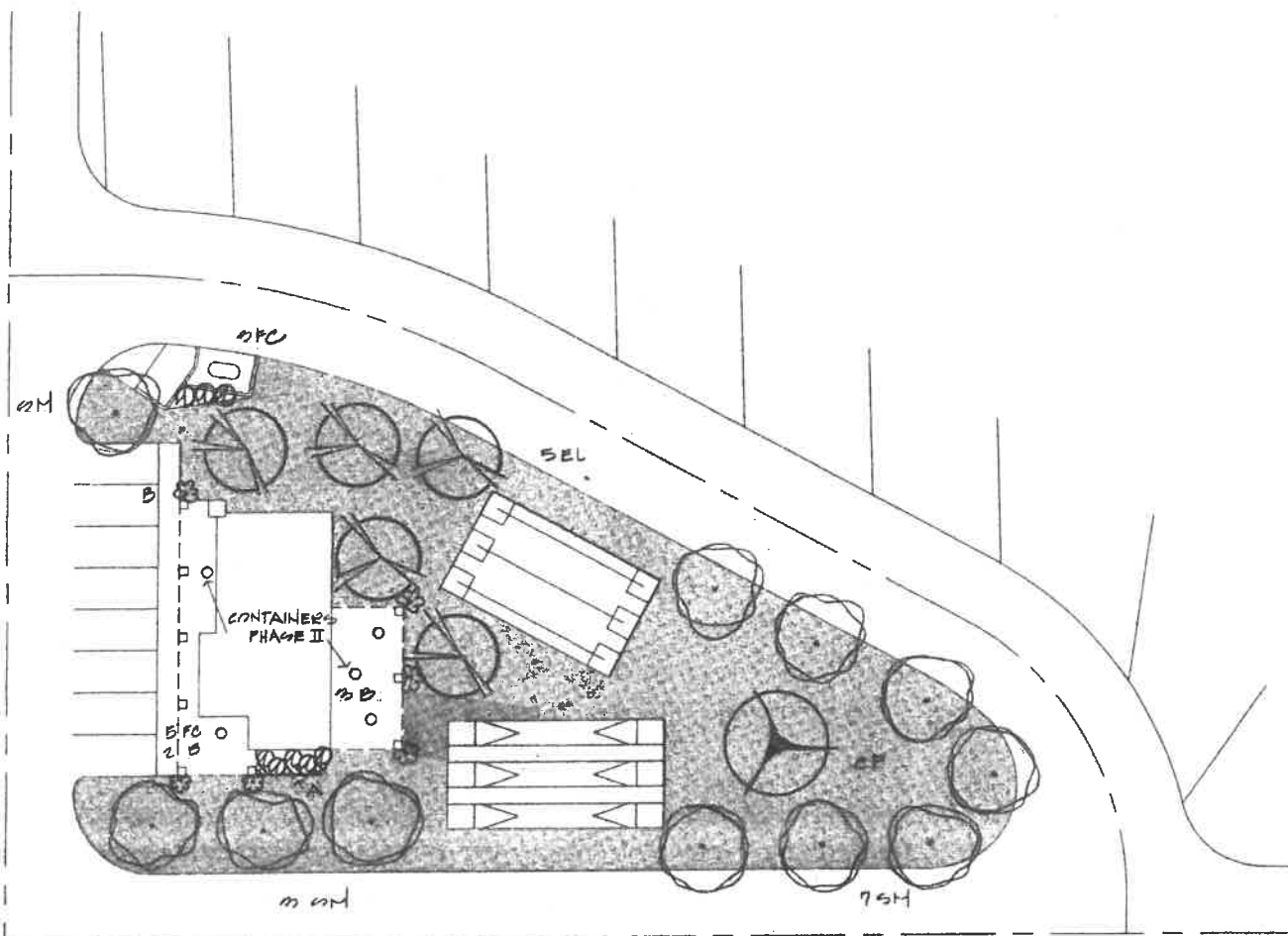
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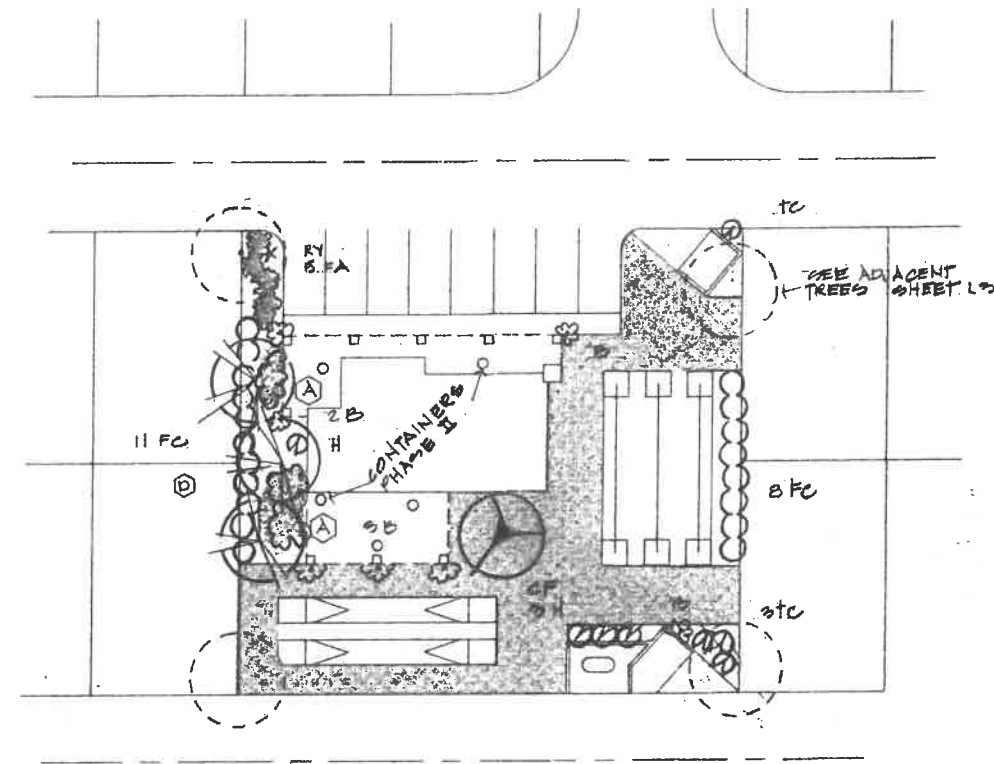
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FAX: 783-1358

L-4

SCALE: AS SHOWN
DATE: MAR 1980
DESIGN: E.V.N.
DRAWN BY: D. B.C.
JOB NO. 87-21
FILE NO. 87-21
SHEET L-4
OF 07



LAUNDRY DETAIL "A"



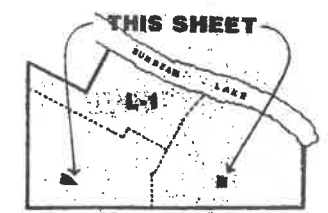
LAUNDRY DETAIL "B"
N.I.C. - STAGE II

SEE NOTES &
LEGEND SHEET L-1



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L-5



KEY MAP
SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA 90004

LANDSCAPE PLAN
LAUNDRY AREAS

NICKLAUS
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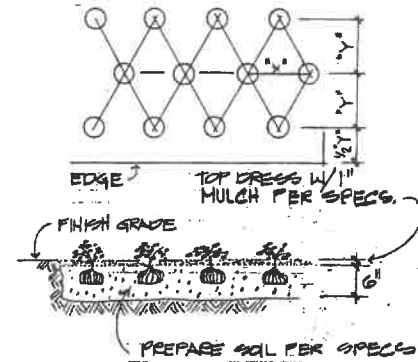
SCALE: 1" = 10'
DATE: 3-10
DESIGN: [Signature]
DRAWN BY: [Signature]
JOB NO.:
FILE NO.:
SHEET: L-5

SPECIFICATIONS

SOIL PREPARATION AND PLANTING

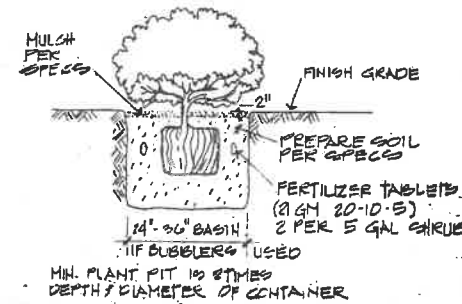
- All plantings shown and measurements scaled from the drawings are approximate.
- All plant materials shall be protected from wind, excessive sun and damage.
- SOILS ANALYSIS: N 67 ppm, P 38 ppm, K 1118 ppm, PH = 7.9
- MATERIALS: Contractor supplied and installed
 - Soil Conditioners: Nitrogen stabilized organic mulch shall be used for mixing in top soil, lawn area top dressing and mixing in with the backfill around plants. Fertilizer as required by analysis. Super-Iron per manufacturer. Lodge pole pine per detail.
 - Tree Stakes: Per the California State Department of Agriculture Regulations for Nursery Inspections, Rules and Grading, and shall be sound and healthy, free of disease and defects, well developed of size normal for container size and not root-bound. Unsatisfactory or undersized plants will be rejected. Protect plants at all times.
 - Plant Materials: Per the California State Department of Agriculture Regulations for Nursery Inspections, Rules and Grading, and shall be sound and healthy, free of disease and defects, well developed of size normal for container size and not root-bound. Unsatisfactory or undersized plants will be rejected. Protect plants at all times.
- SOIL PREPARATION AND GRADING
 - Rough Grades: Established by others. Thoroughly incorporate into 4" topsoil: Nitrogen stabilized organic mulch - 2 cubic yards per 1000 s.f.
 - Ground Cover Areas: 4 cu yards nitrogen stabilized organic mulch per 1000 s.f. rototilled into top soil min. 6" depth. Top dress area with 1 cu. yard mulch per 1000 s.f.
 - Planting Soil: Planting pit backfill for all trees and shrubs shall be 50% top soil and 50% organic mulch.
 - Final Grading: Insure positive drainage of project area per grading plan, with all areas left smooth and even, free of rocks, clods and debris.
- PLANTING INSTALLATION
 - Excavations: In general planting holes shall be twice the diameter of the container size and twice the depth, but in no case too small to handle plants.
 - Planting Tablets: Set per MFR. recommendations and details (20-10-5 min. analysis).
 - Setting: Set plants slightly higher than finish grade and thoroughly water-in. Plants to have min. 3" soil cover and mulch per details.
 - Staking: To insure safety and proper health of tree, tie with tree ties per detail.
 - Leveling: All planting area shall be left smooth and even.
- SEEDED LAWNS: Two pounds certified Bermuda Grass seed (95% min) per 1,000 s.f. Broadcast seed with mechanical broadcaster or spreader and make two passes in different directions. Rake seed gently in and top dress with peat moss. Keep moist for the first 10 days.
- OVERSEEDING: Turf areas are to be overseeded with *Solium multifolium* (rye) in approximately mid-October. Ground shall be properly prepared by de-thatching and aerating prior to seeding. Contractor shall be responsible for selecting the optimum time for seeding. Should improper germination &/or density occur, the contractor shall be responsible for re-seeding and taking the necessary measures to correct the problems, until a satisfactory rye turf is developed.
- GUARANTEE: Replace all plants which are found in an unhealthy or impaired condition or dead during the first 90 days. At the end of the Guarantee period, submit a notice requesting inspection of plants by the Architect. Submit this request in writing at least 10 days before the anticipated date of inspection.

ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER IN A TRIANGULAR PATTERN
"Y" = 86% OF "X" NOTED IN LEGEND

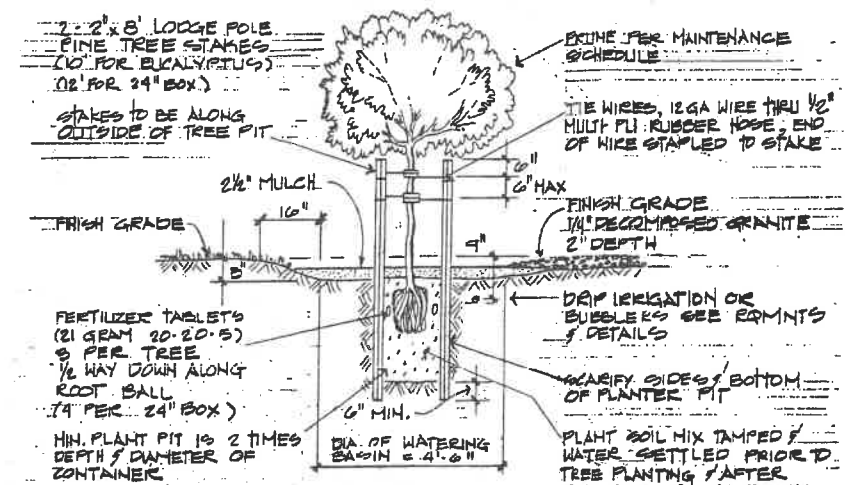


GROUND COVER

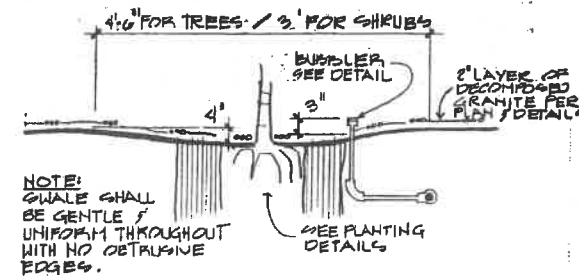
NOTE: TOP OF PLANT ROOT BALL TO HAVE MIN. 3" SOIL COVER & MULCH ACC. SHN.



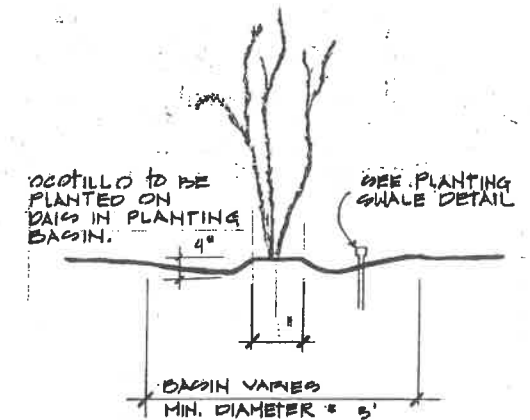
SHRUB PLANTING



TREE PLANTING - DETAIL



PLANTING SWALE DETAIL



OCOTILLO PLANTING DETAIL

USE FOR YUCCAS, ALSO



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L-6

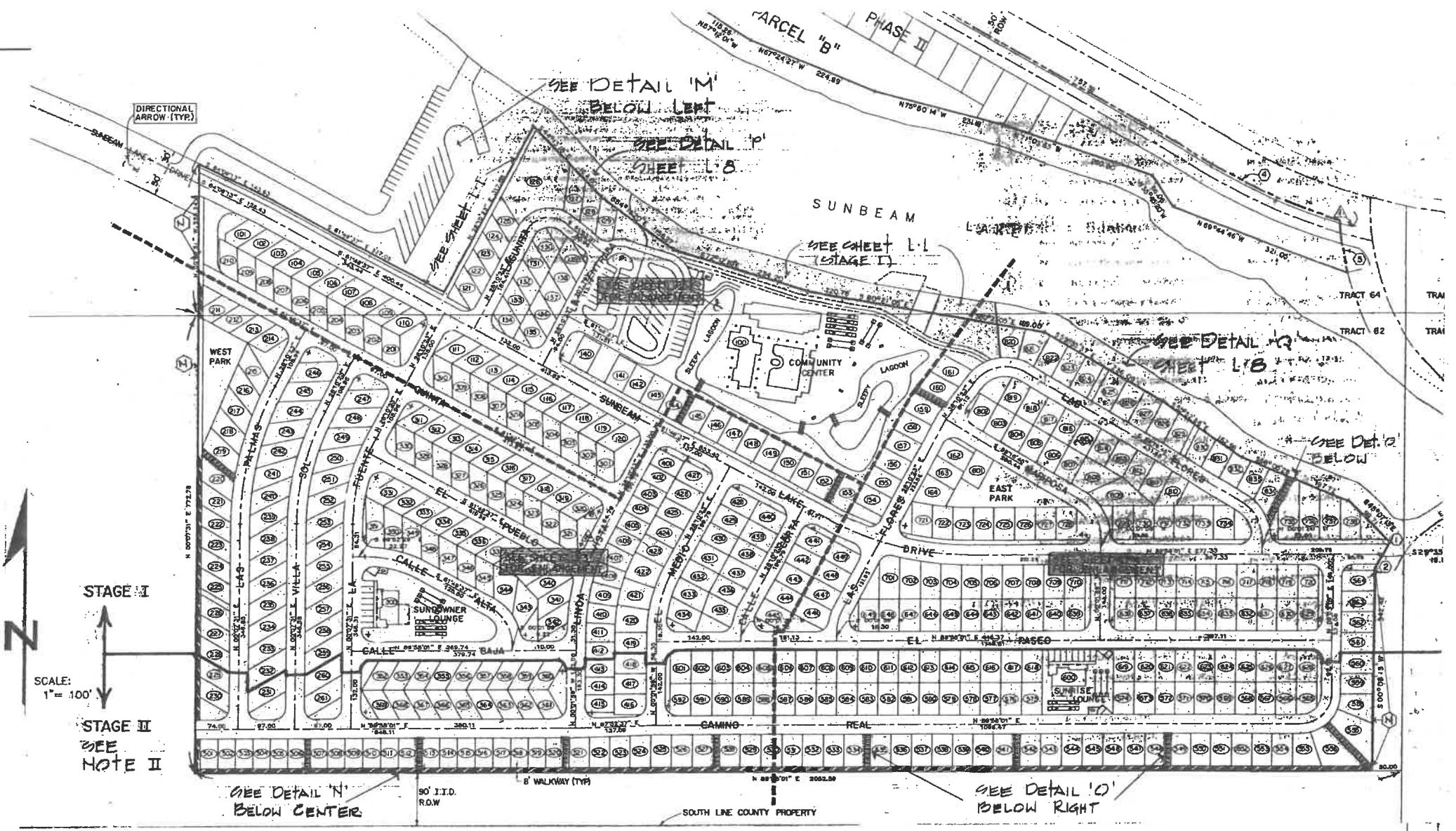
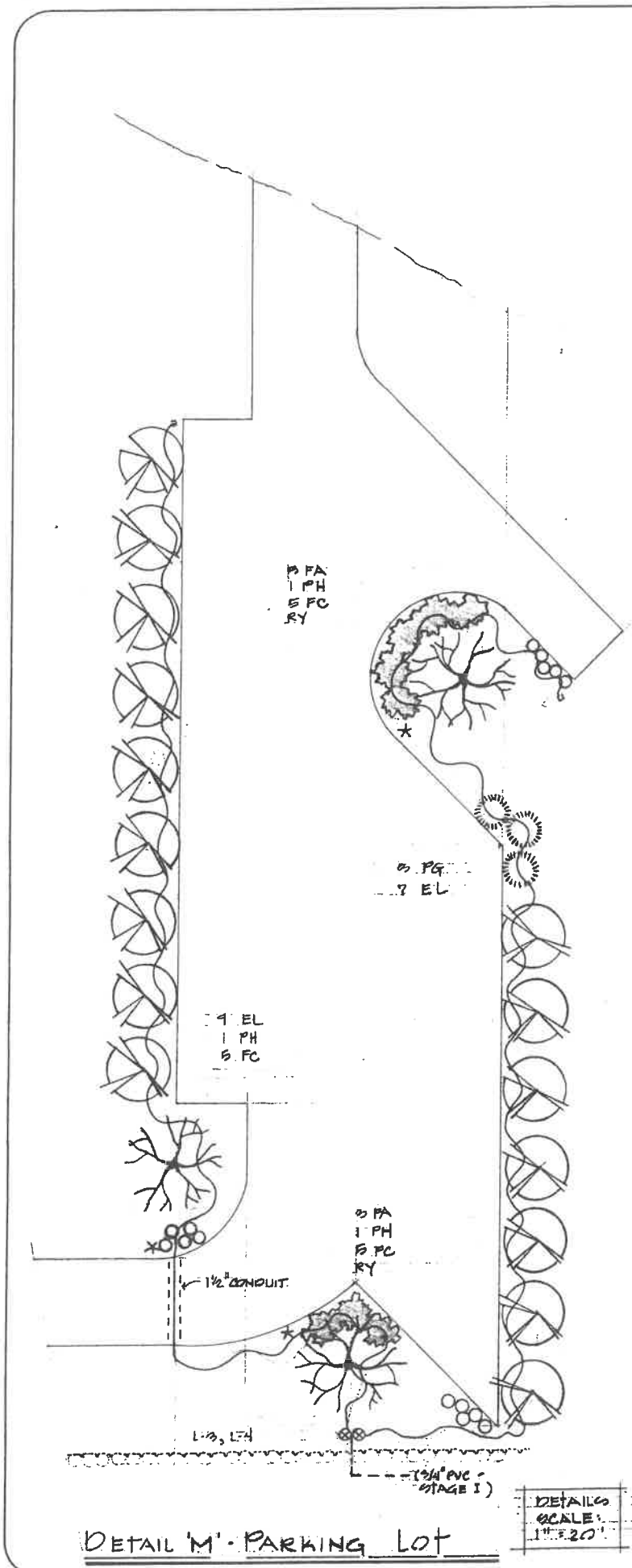
SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

LANDSCAPE DETAILS
& SPECIFICATIONS

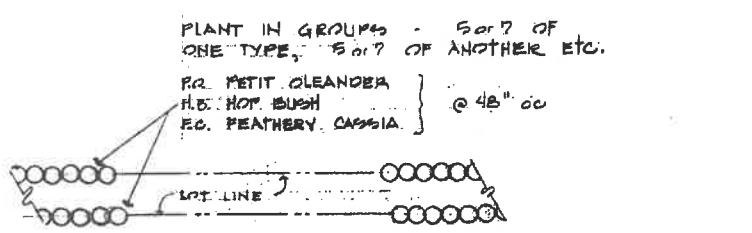
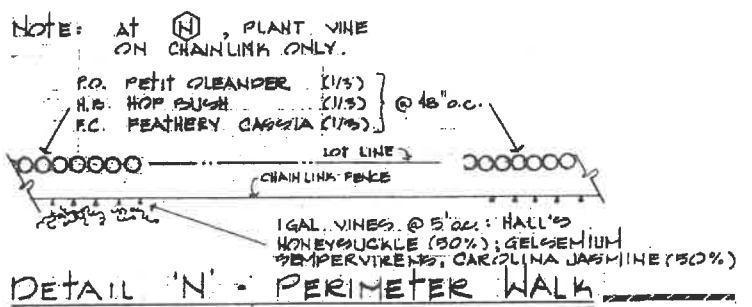
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SCALE:
DATE:
DES. BY:
DRAWN BY:
JOB No.:

SHEET:
OF



SUNBEAM LAKE R.V. RESORT STAGE II PLAN



NOTE: AT (H), PLANT VINE ON CHAINLINK ONLY.

P.O. PETIT OLEANDER (1/5)
 H.B. HOP BUSH (1/5)
 P.C. FEATHERY CASPIA (1/5) @ 48" o.c.

1 GAL. VINES @ 5' o.c.: HALL'S HONEYBUCKLE (50%); GELSEMIUM TEMPERVIRENS; CAROLINA JASMINE (50%)

PLANT IN GROUPS - 5 or 7 OF ONE TYPE, 5 or 7 OF ANOTHER ETC.

P.O. PETIT OLEANDER
 H.B. HOP BUSH
 P.C. FEATHERY CASPIA @ 48" o.c.

NOTE: TYPICAL OF IS WALKS

NOTES:

NOTE I REFER TO PLANS, NOTES AND DETAILS, SHEETS L-1 THRU L-6 AND I-1 THRU I-6 FOR ADDITIONAL INFORMATION.

NOTE II STAGE TWO IRRIGATION - EXTEND SYSTEM INSTALLED DURING STAGE I AS SHOWN ON SHEETS I-1 THRU I-6. EXTEND MAIN LINES AS REQUIRED FROM POINTS MARKED (3). EXTEND PE DRIP CIRCUITS AS REQUIRED FROM POINTS MARKED (2). PROVIDE LOOPED SYSTEM SIMILAR TO THAT SHOWN ON SHEET I-2, CIRCUITS A-4 AND C-1, TYP. INSTALL NEW DRIP CIRCUIT AS SHOWN AT PARKING LOT, DETAIL "M". PROVIDE ADEQUATE COVERAGE TO PARKING LOT, WALKS AND RIPARIAN TRAIL SHOWN ON THIS SHEET AND SHEET L-8. PROVIDE EMITTERS PER NOTE SHEET I-1.

NOTE III STAGE TWO LANDSCAPING - INCLUDE PLANTINGS SHOWN IN STAGE TWO AREAS ON SHEETS L-1 THRU L-5 AND THE AREAS DETAILED ON THIS SHEET AND SHEET L-8.

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 VILLANUEVA CAPITAL
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STAGE II PLAN, NOTES & DETAILS

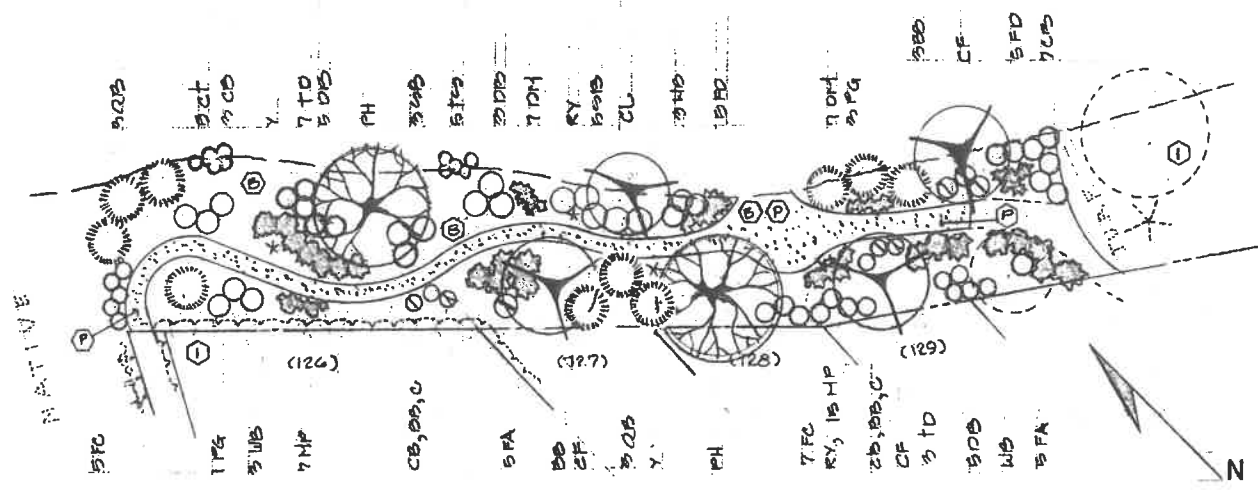
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SCALE AS SHOWN
 DATE: MAY 1990
 DES. BY: J.S.
 DRAWN BY: J.L.
 JOB No.: 89-211
 FILE No.: XI-D-18

SHEET
L-7

NOTES

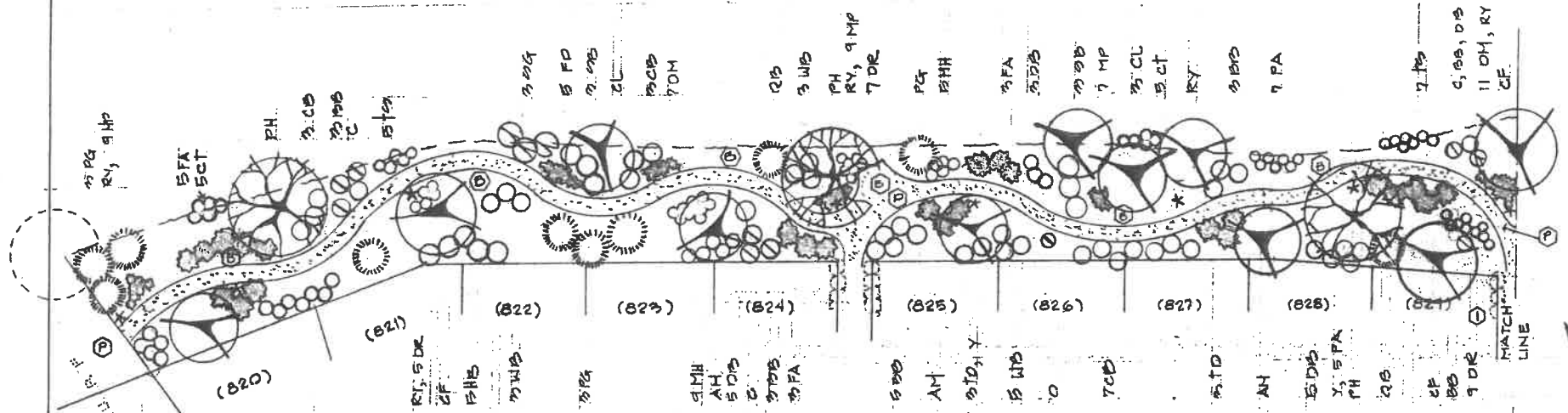
LEGEND



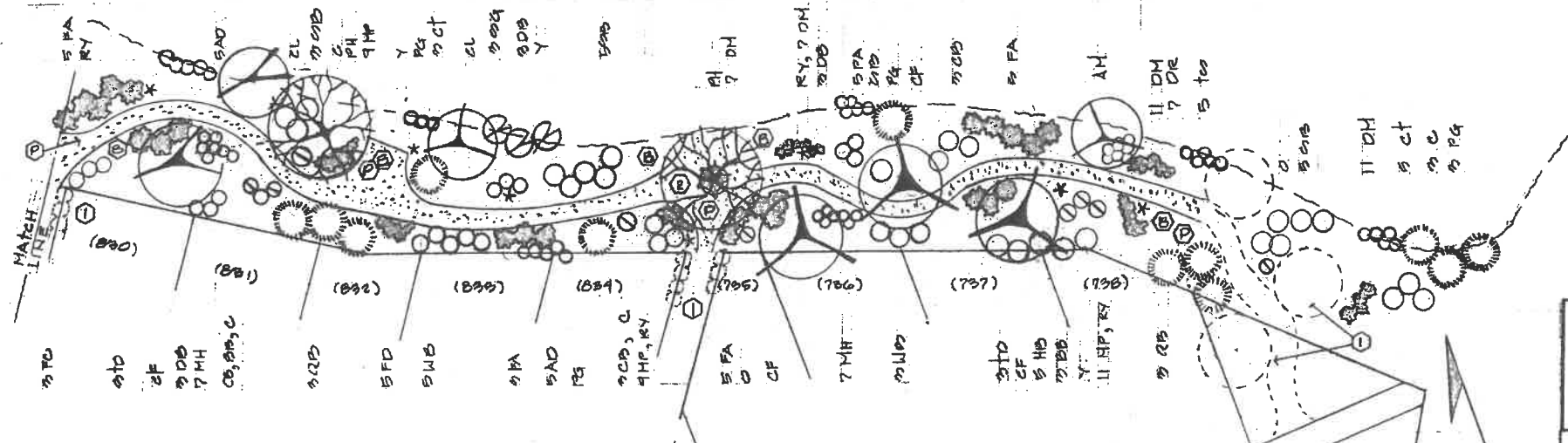
RIPARIAN TRAIL - DETAIL "P"
SCALE: 1" = 20'

NOTES

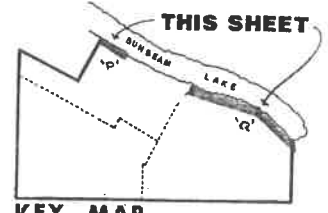
TREES - Selection	GROUND COVERS & ACCENTS - Selection
1 - ACACIA GYMNOCARPA	BH - BAILEYA MULTIRADIATA
2 - ALBUCA PALMIFERA	FA - FICUS REDOLENS PROSTRATA
3 - BACCHARIS HALIMIFOLIA	FD - FENICULANDRA ERIORHYNCHA
4 - BACCHARIS LEUCANTHOS	HP - HEMIPERLOE BERLANDIERI
5 - BACCHARIS HYBRID	R - HEMIPERLOE PARVIFLORA
6 - BACCHARIS	TD - YUCCA GREGGII
7 - BACCHARIS	Y - YUCCA
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99 - BACCHARIS	
100 - BACCHARIS	



RIPARIAN TRAIL - DETAIL "R" WEST
SCALE: 1" = 20'



RIPARIAN TRAIL - DETAIL "R" EAST
SCALE: 1" = 20'



KEY MAP

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA 90004

JSA
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RIPARIAN TRAIL
DETAILS

SCALE: 1" = 20'
DATE: MAY 1990
DES BY: JLS
DRAWN BY: JLS
JOB No.: 89-211
FILE No.: XI-D-13

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SHEET
L-8
OF

NOTES

CONTRACTOR IS RESPONSIBLE FOR PROPER PLACEMENT AND COVERAGE.

- 1 ALL SLEEVES TO BE PVC - TWICE PIPE DIAMETER.
- 2 FUTURE TAP FOR STAGE 2. TEES NOT IN CONTRACT.
- 3 CAP UNTILL STAGE 2 EXPANBION
- 4 DRIP EMITTERS TO BE
 ONE 1gph on 1 gallon plants
 ONE 2gph on 5 gallon plants
 TWO 2gph on 13 gallon plants
- 5 ALL DRIP VALVES TO HAVE END CAPS FOR FLUSHING.
- 6 1/4" DISTRIBUTION TUBING NOT TO EXCEED 18' RUN.
- 7 DEPTH OF LINES: PVC = 12"
 PE = 6"

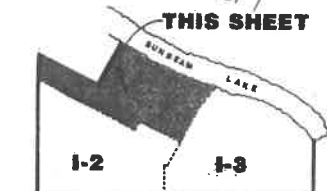
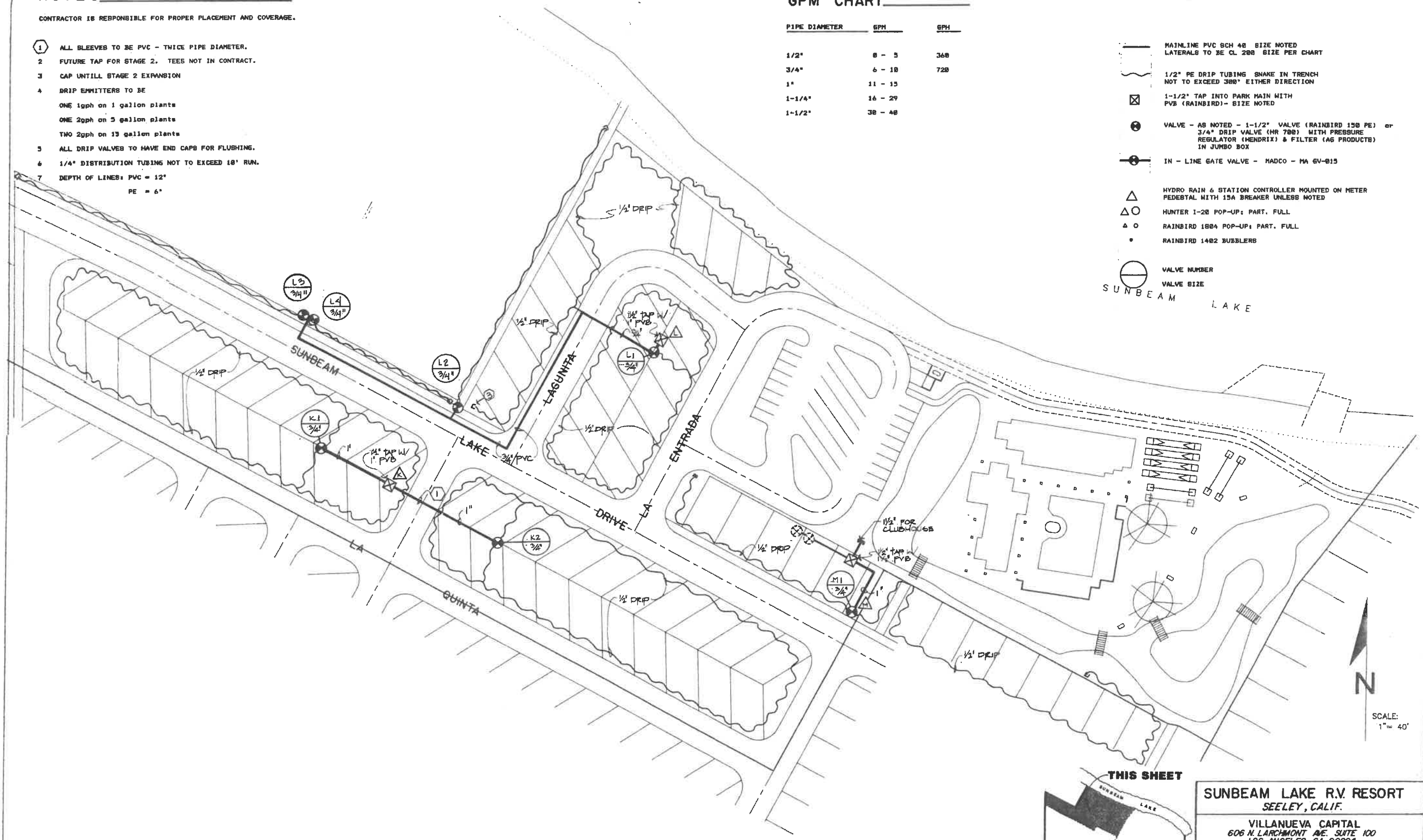
GPM CHART

PIPE DIAMETER	GPH	GPH
1/2"	8 - 5	368
3/4"	6 - 18	728
1"	11 - 15	
1-1/4"	16 - 29	
1-1/2"	38 - 48	

LEGEND

- MAINLINE PVC SCH 40 SIZE NOTED
 LATERALS TO BE CL 200 SIZE PER CHART
- 1/2" PE DRIP TUBING SHAKE IN TRENCH
 NOT TO EXCEED 388' EITHER DIRECTION
- ⊠ 1-1/2" TAP INTO PARK MAIN WITH
 PVB (RAINBIRD) - SIZE NOTED
- ⊙ VALVE - AS NOTED - 1-1/2" VALVE (RAINBIRD 150 PE) or
 3/4" DRIP VALVE (HR 788) WITH PRESSURE
 REGULATOR (HENDRIX) & FILTER (AG PRODUCTS)
 IN JUMBO BOX
- ⊕ IN - LINE GATE VALVE - MADCO - MA 6V-815
- △ HYDRO RAIN & STATION CONTROLLER MOUNTED ON METER
 PEDESTAL WITH 15A BREAKER UNLESS NOTED
- △ O HUNTER I-28 POP-UP; PART. FULL
- △ O RAINBIRD 1884 POP-UP; PART. FULL
- RAINBIRD 1482 BUBBLERS

VALVE NUMBER
 VALVE SIZE
 SUNBEAM LAKE



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SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE., SUITE 100
 LOS ANGELES, CA 90004

IRRIGATION PLAN
 NORTH SITE

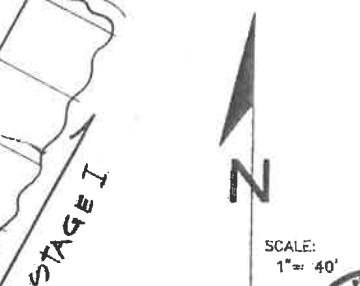
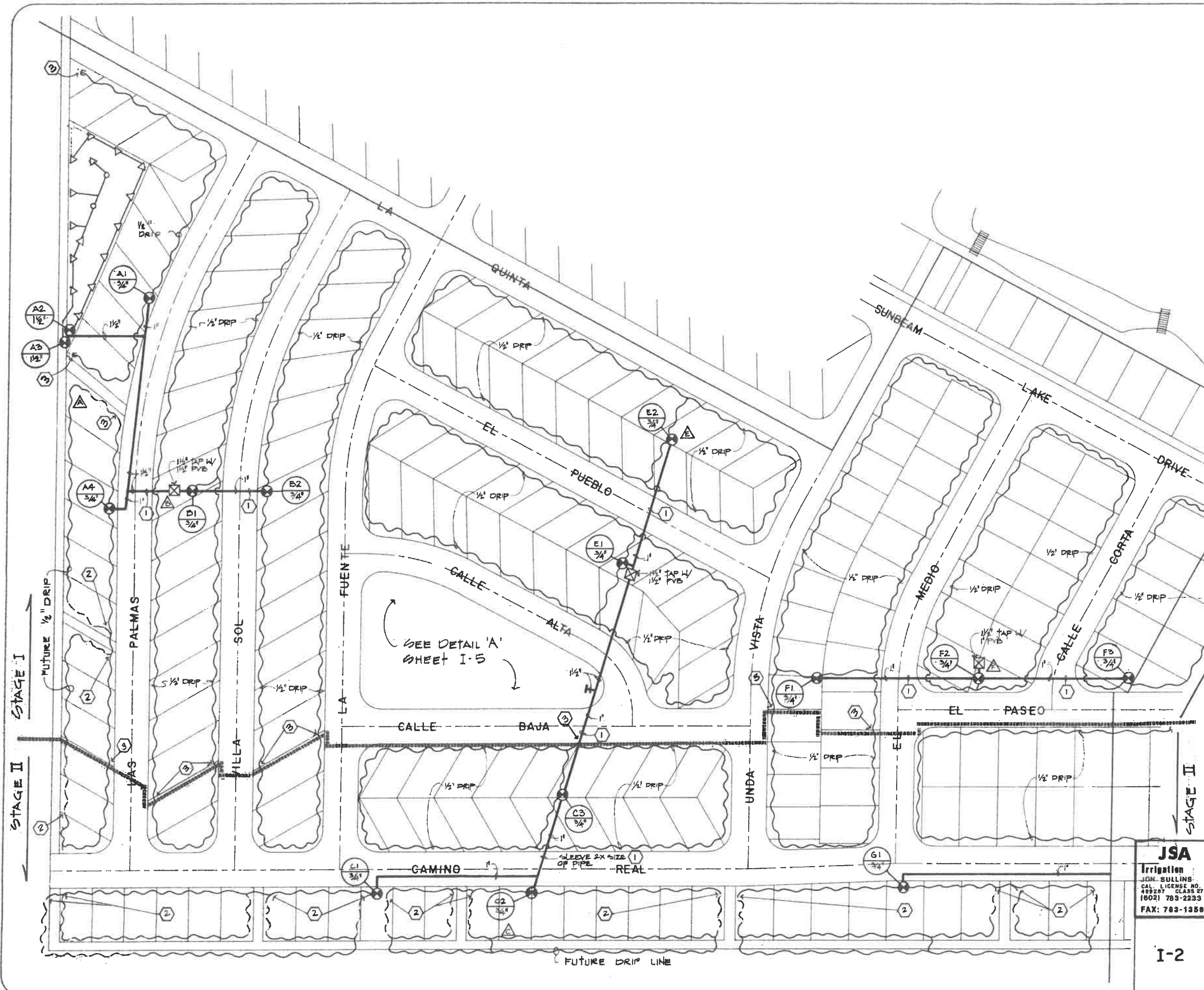
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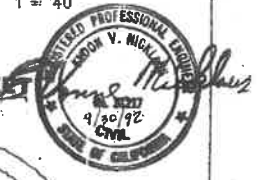
SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.N.
 DRAWN BY: D. Bc. #7
 JOB No: 89-211
 FILE No: X-D-15

SHEET
 I-1
 OF

SEE LEGEND, NOTES
& CHART SHEET I-1



SCALE: 1" = 40'



SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

IRRIGATION PLAN
SOUTHWEST SITE

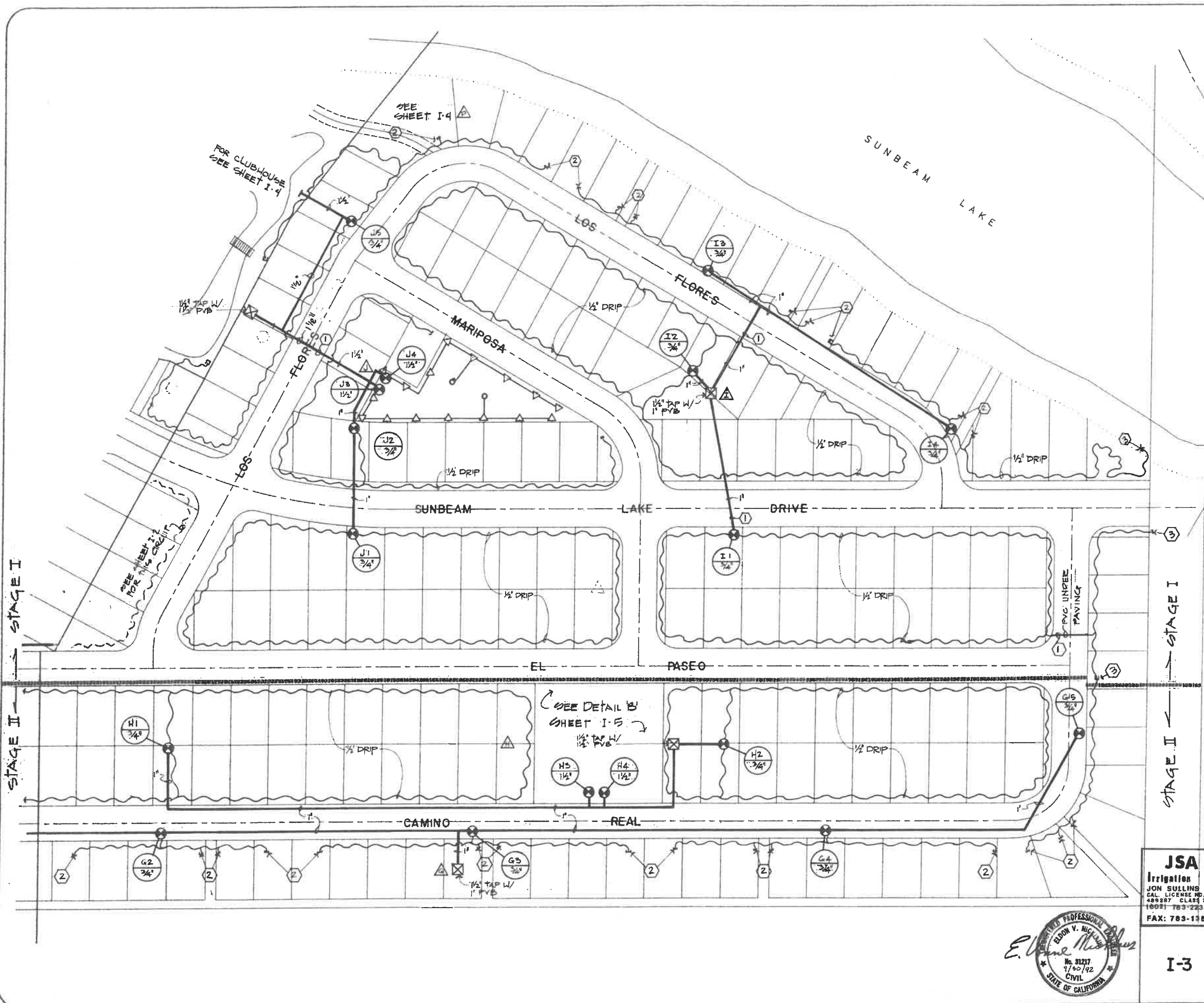
NICKLAUS
engineering
1851 WEST 24th STREET · P.O. BOX 4023
YUMA, ARIZONA 85364 · (602) 344-8374

JSA
Irrigation
JOHN SULLINGS
CAL. LICENSE NO.
489287 CLASS 27
(802) 783-2233
FAX: 783-1358

I-2

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D. HOFF
JOB No.: SW-21
FILE No.: XI-D-45

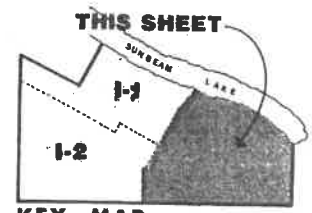
SHEET
I-2



SEE LEGEND,
NOTES & CHART
SHEET I-1



SCALE:
1" = 40'



KEY MAP
SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

JSA
Irrigation
JON SULLINS
CAL. LICENSE NO.
488287 CLASS 27
10021 783-2233
FAX: 783-1188

IRRIGATION PLAN
SOUTHEAST SITE

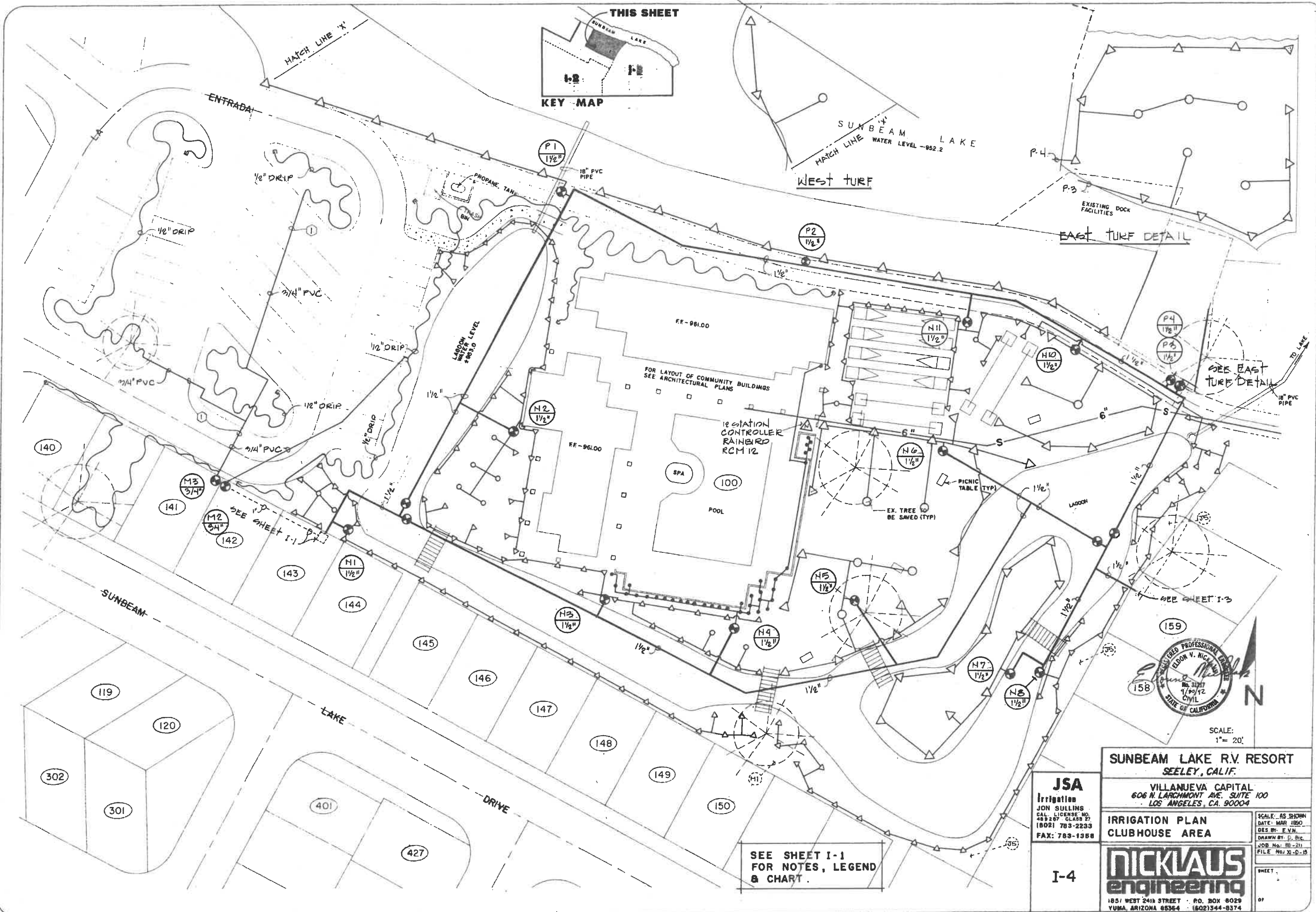
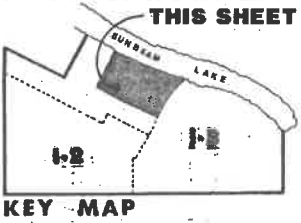


I-3

NICKLAUS
engineering
1831 WEST 24th STREET, P.O. BOX 6029
YUMA, ARIZONA 85364 (602)344-8574

SCALE: AS SHOWN
DATE: MAR 1990
DES BY: E.V.N.
DRAWN BY: D.B.K.
JOB No: 85-211
FILE No: XI-D-15

SHEET
I-3
OF



KEY MAP

SUNBEAM LAKE
WATER LEVEL -952.2
WEST TURF

EAST TURF DETAIL

SEE EAST TURF DETAIL

SEE SHEET I-1

SEE SHEET I-3

SEE SHEET I-1
FOR NOTES, LEGEND
& CHART.



SCALE:
1" = 20'

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

JSA
Irrigation
JON SULLINS
CAL. LICENSE NO. 489287 CLASS 27
18021 783-2233
FAX: 783-1358

IRRIGATION PLAN
CLUBHOUSE AREA

NICKLAUS
engineering

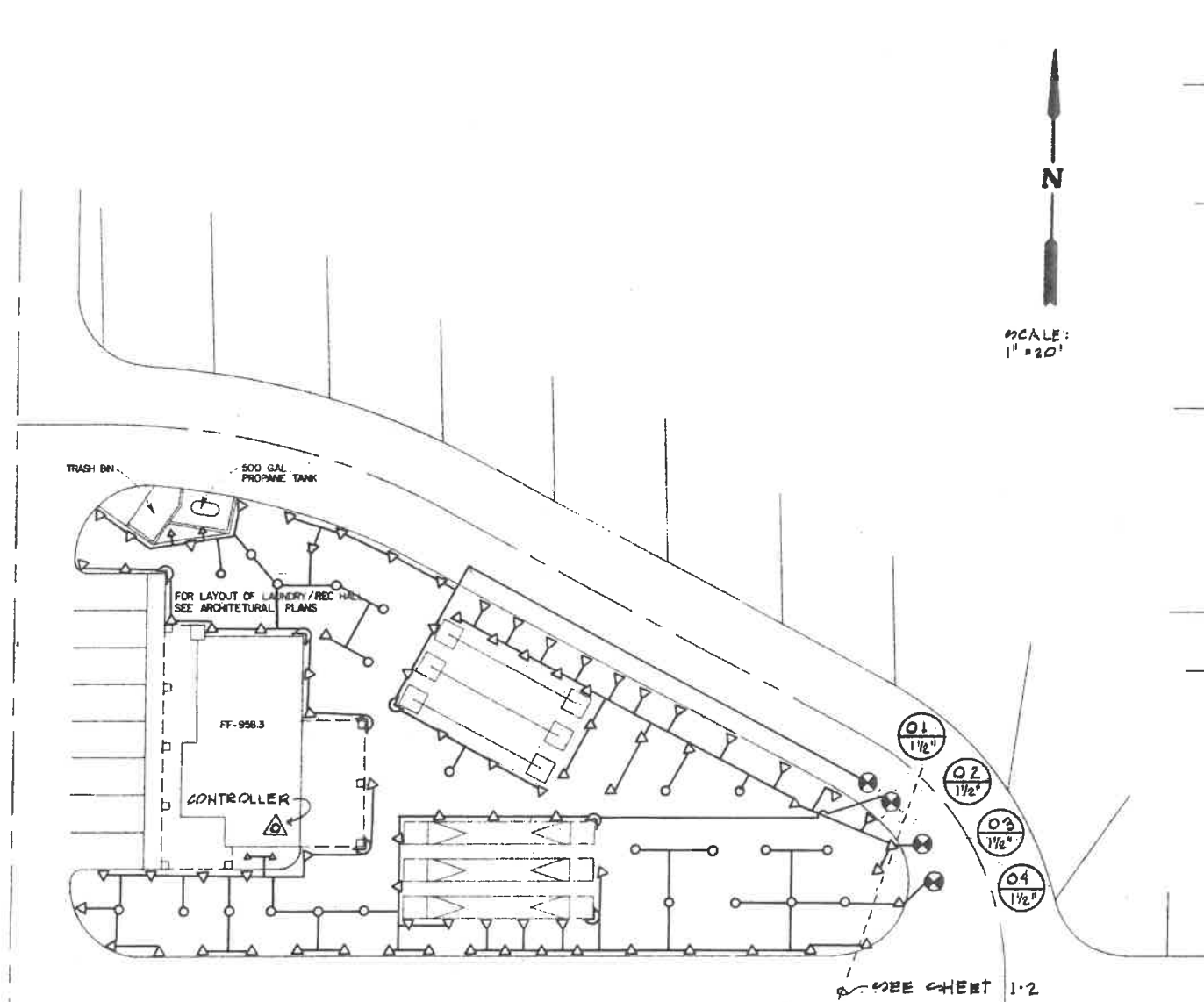
1851 WEST 24th STREET · P.O. BOX 8029
YUMA, ARIZONA 85364 · (602) 344-8374

I-4

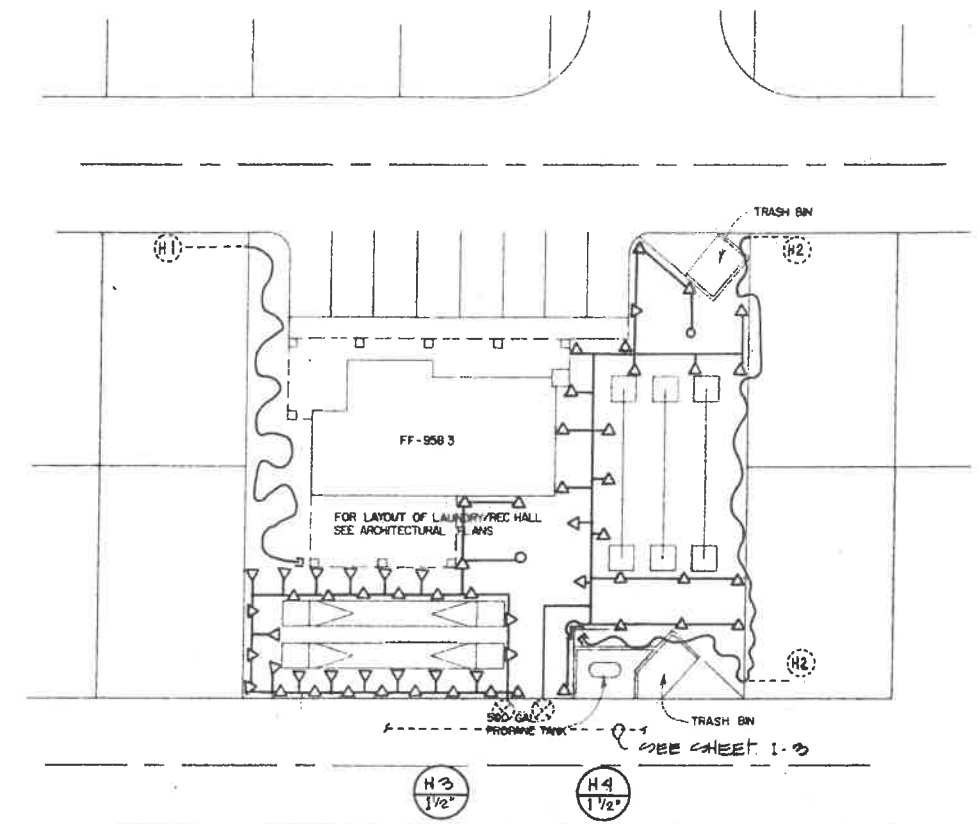
SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: J. S.
JOB No: 88-211
FILE No: XI-D-15

SHEET

OF

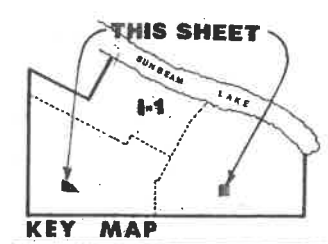


LAUNDRY 'A' DETAIL



LAUNDRY 'B' DETAIL - STAGE II

SEE LEGEND, NOTES
& CHART SHEET I-1



SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

JSA
Irrigation
JON SULLINS
CAL. LICENSE NO. 489267 CLASS 27
(902) 783-2233
FAX: 783-1358

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

IRRIGATION PLAN
LAUNDRY DETAILS



I-5

NICKLAUS
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1851 WEST 24th STREET PO. BOX 6029
YUMA, ARIZONA 85564 (602)344-8374

SCALE: AS SHOWN
DATE: MAR 95D
DES. BY: E.V.N.
DRAWN BY: D.B.C.
JOB NO.: 95-28
FILE NO.: XI-0-5

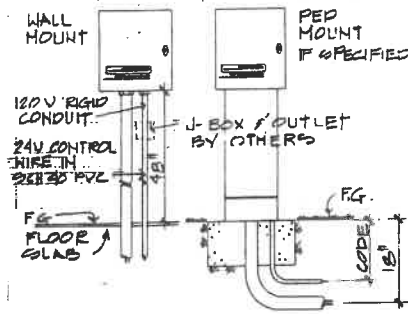
SHEET
OF

SPECIFICATIONS

IRRIGATION

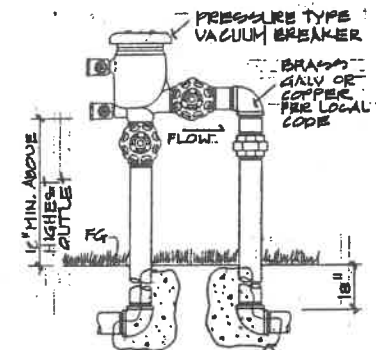
- INTENT:** To indicate and specify a complete and efficient sprinkler irrigation system, ready for use, with all work and material conforming to governing codes.
- Dimensions and Locations:** All dimensions and locations shown are diagrammatic, and site conditions shall be verified before initiating work. Major changes shall be approved by owner.
- Workmanship:** All work shall be installed in the most direct and workmanlike manner without interfering with proposed plantings or other underground utility lines.
- MATERIALS:**
 - Copper Piping: seamless, type L, hard drawn tubing.
 - Brass Piping: 1. P. S. Red Brass.
 - Solder: 50/50 Lead and Tin.
 - Plastic Piping: All mainline to be PVC SCH 40. Laterals to be CL 200. Drip Line to be 1/2" PE.
 - Plastic Fittings: Type 1, Schedule 40 PVC, molded.
 - Gate Valves: Bronze bodied, 150 P.S.I. minimum.
 - Control Valves: Rainbird "PE" series & Hardie 700 series.
 - Valve Boxes: Amtex plastic meter boxes. Set valve box cover 1 1/2" above FG in irrigated areas. Set flush with FG in non-irrigated areas.
 - Control Wiring: Direct burial for irrigation per local ordinances and detail to be UF-600V, #14 solid copper PVC insulated, single conductor, UL approved UG feeder cable. Use "Pen-tite" or equal fittings for all control wire connections. Provide 24" expansion coil at each valve and at 100' intervals.
 - Sprinkler Heads: Of model and type shown on plan.
 - Irrigation Controller (Elect): Of model and type shown on plan.
- EXCAVATION:** Trenches shall be cut to following required top of pipe grades: 3" and larger pressure piping at 24" minimum depth. All other pressure piping at 12" minimum depth. All non-pressure piping at 6" minimum depth. Control wiring at 12" minimum depth.
- PIPE FITTING:** Join and install piping in strict accordance with manufacturer's installation guide. Keep lines out from under fixed improvements wherever possible.
- EQUIPMENT INSTALLATION:** Set all equipment true, plumb, secure, and accessible for operation and service per manufacturer's recommendations and per details shown. Irrigation heads to be evenly spaced according to areas and coverage patterns.
- BACKFILLING:** Backfill: Suitable fill soil, free of large rocks and clods. Settling: Properly wetted and tamped to a firm finish grade with no settling.
- TESTING AND ADJUSTING:** Coverage Test: Adjust and position sprinkler heads for complete coverage without over-spraying walls, windows and walks.
- COMPLETED SYSTEM:** Complete even coverage and in good working order upon acceptance.

MOUNT ON ELECT. PEDESTALS EXCEPT AT GUNHOUSE LAUNDRY AREA USE WALL MOUNT



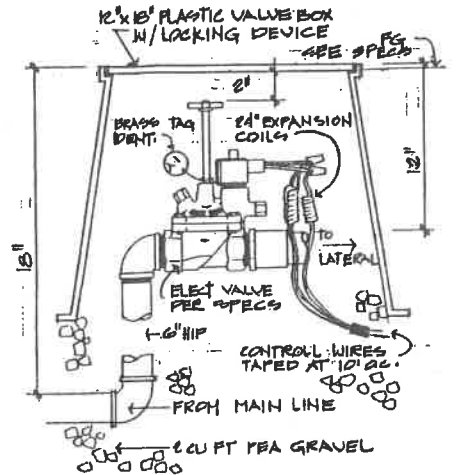
- NOTES: 1. INSTALL PER MFG INSTRUCT.
2. ALL WIRING PER CODE
3. SINGLE COMMON PER CONTROLLER & STA. VALVES

AUTO CONTROLLER DETAIL



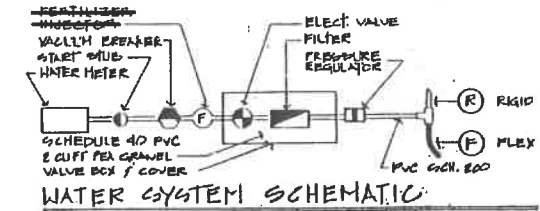
CONCRETE THRUST BLOCKS 12\"/>

BACKFLOW PREVENTER

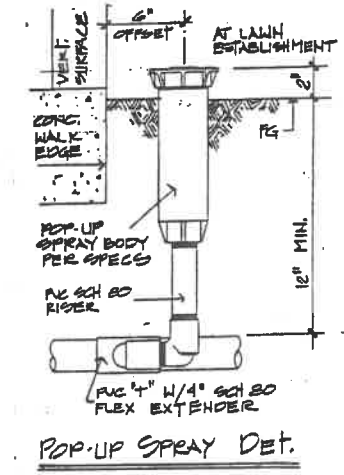


SOLENOID VALVE DETAIL

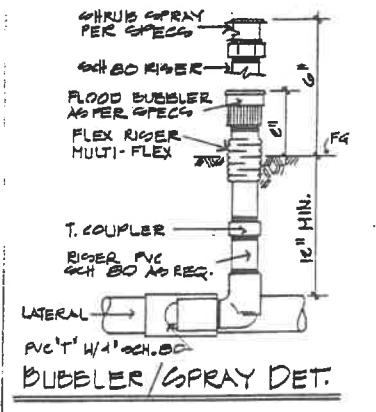
TYPICAL FOR ALL VALVES
NOTE: FOR DRIP SYSTEMS (IF SPECIFIED) SEE DRIP IRRIG. DETAILS FOR TYPE & LOCATION OF THE FILTER & PRESSURE REGULATOR.



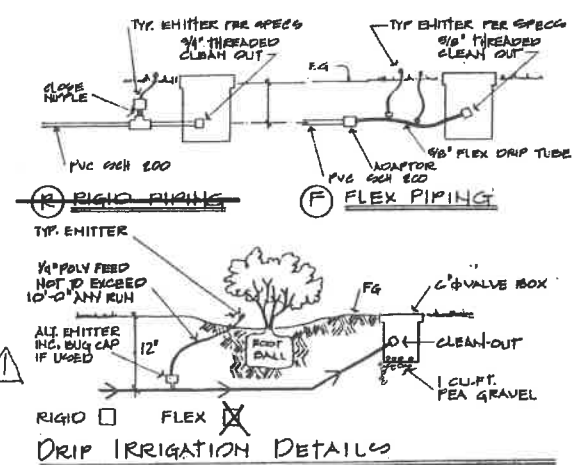
WATER SYSTEM SCHEMATIC



POP-UP SPRAY DET.



BUBBLER/SPRAY DET.



DRIP IRRIGATION DETAILS



I-6

REVISED
 △ LOWERED DRIP IRRIGATION LINE FROM 6" TO 12"

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA. 90004

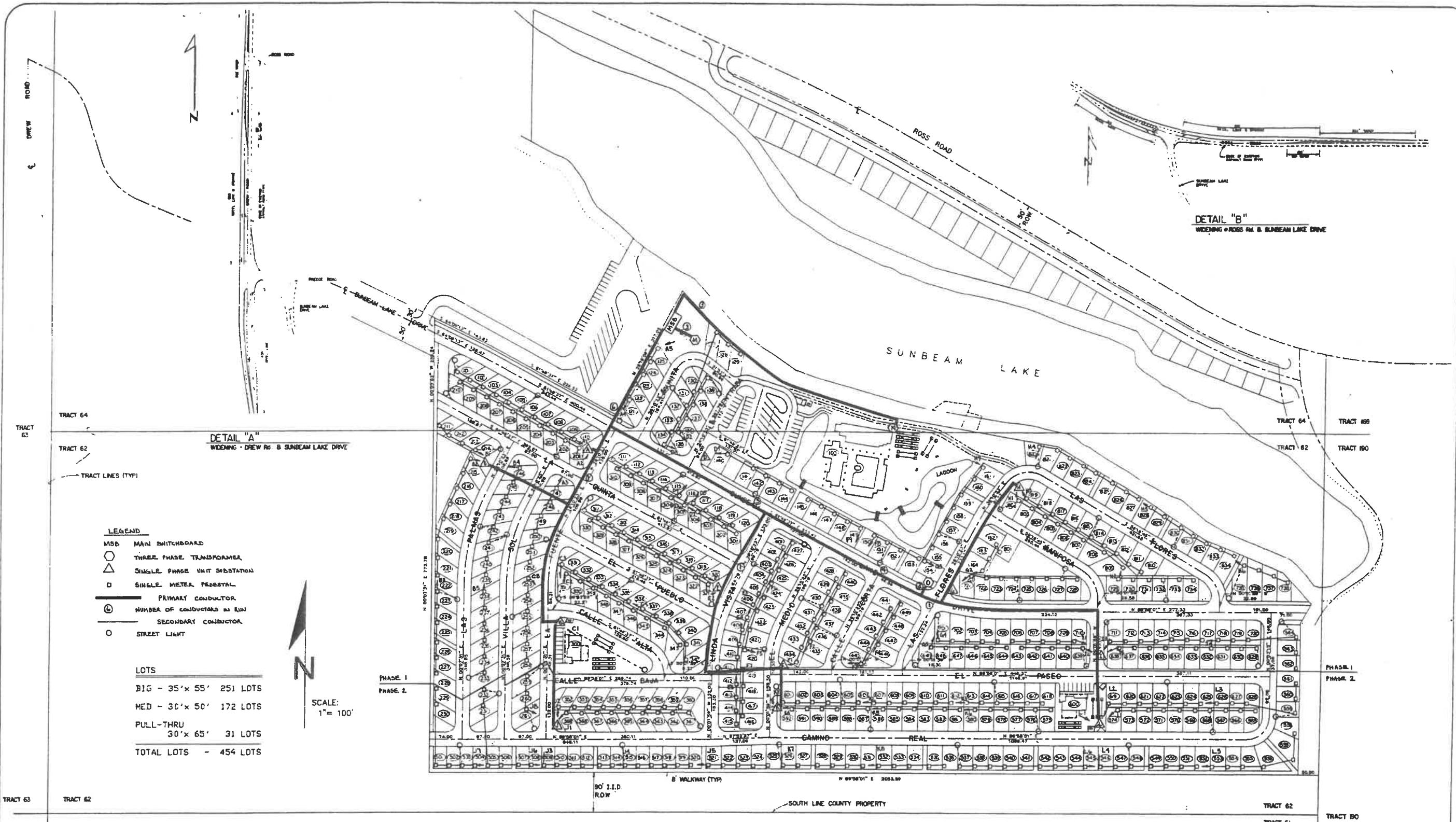
IRRIGATION DETAILS
 & SPECIFICATIONS

NICKLAUS
 engineering

1851 WEST 24TH STREET • P.O. BOX 6029
 YUMA, ARIZONA 85364 • (602)344-8374

SCALE:
 DATE:
 DES. BY:
 DRAWN BY:
 JOB No.:
 FILE No.:

SHEET
 OF



DETAIL "B"
WIDENING OF ROSS RD. & SUNBEAM LAKE DRIVE

DETAIL "A"
WIDENING - DREW RD. & SUNBEAM LAKE DRIVE

- LEGEND**
- MSB MAIN SWITCHBOARD
 - THREE PHASE TRANSFORMER
 - △ SINGLE PHASE UNIT SUBSTATION
 - SINGLE METER PEDestal
 - PRIMARY CONDUCTOR
 - ⊙ NUMBER OF CONDUCTORS IN RUN
 - SECONDARY CONDUCTOR
 - STREET LIGHT

- LOTS**
- BIG - 35' x 55' 251 LOTS
 - MED - 30' x 50' 172 LOTS
 - PULL-THRU 30' x 65' 31 LOTS
 - TOTAL LOTS - 454 LOTS

SCALE: 1" = 100'

CALCULATIONS

AVERAGE MAINTAINED FOOT CANDLES	=	INITIAL LAMP LUMENS	×	COEFFICIENT OF UTILIZATION	×	LIGHT LOSS FACTOR
	=	POLE SPACING	×	ROAD WIDTH		
	=	4000	×	.45	×	.80
	=	1536		200	×	51.5
	=	1536				7500
	=	.205				

**SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.**

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

**ELECTRICAL
SITE PLAN**

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.M.
DRAWN BY: M.D.H.
JOB No: 89-211
FILE No: XI-D-15



ELECTRICALLY ENGINEERED BY
PARK ELECTRIC DESIGN

E-1

LEG 4-12-90

1851 WEST 24th STREET · P.O. BOX 6029
YUMA, ARIZONA 85364 · (602)544-8374

CIRCUIT NUMBERS	LOAD AMPS	VOLTS	CIRCUIT BREAKER SIZE	FEEDER TO CTRL. PANEL	FEEDER OF LENGTH	CABLE "CU" NO. SIZE	% VOLTAGE DROP	CABLE "AL" NO. SIZE	% VOLTAGE DROP
MISC TO UNIT SUB G	17.25	7200V	25A FUSE	1180		1	1/0	0.11	
721-724	(8) 155.5	7200V	400A 2P	570		2	4/0	3.36	
725-727	(3) 106.6	7200V	100A	350		1	1/0	0.11	
728-731	(4) 106.6	7200V	100A	350		1	1/0	0.11	
732-735	(4) 106.6	7200V	100A	350		1	1/0	0.11	
736-739	(4) 106.6	7200V	100A	350		1	1/0	0.11	
740-743	(4) 106.6	7200V	100A	350		1	1/0	0.11	
744-747	(4) 106.6	7200V	100A	350		1	1/0	0.11	
748-751	(4) 106.6	7200V	100A	350		1	1/0	0.11	
752-755	(4) 106.6	7200V	100A	350		1	1/0	0.11	
756-759	(4) 106.6	7200V	100A	350		1	1/0	0.11	
760-763	(4) 106.6	7200V	100A	350		1	1/0	0.11	
764-767	(4) 106.6	7200V	100A	350		1	1/0	0.11	
768-771	(4) 106.6	7200V	100A	350		1	1/0	0.11	
772-775	(4) 106.6	7200V	100A	350		1	1/0	0.11	
776-779	(4) 106.6	7200V	100A	350		1	1/0	0.11	
780-783	(4) 106.6	7200V	100A	350		1	1/0	0.11	
784-787	(4) 106.6	7200V	100A	350		1	1/0	0.11	
788-791	(4) 106.6	7200V	100A	350		1	1/0	0.11	
792-795	(4) 106.6	7200V	100A	350		1	1/0	0.11	
796-799	(4) 106.6	7200V	100A	350		1	1/0	0.11	
800-803	(4) 106.6	7200V	100A	350		1	1/0	0.11	
804-807	(4) 106.6	7200V	100A	350		1	1/0	0.11	
808-811	(4) 106.6	7200V	100A	350		1	1/0	0.11	
812-815	(4) 106.6	7200V	100A	350		1	1/0	0.11	
816-819	(4) 106.6	7200V	100A	350		1	1/0	0.11	
820-823	(4) 106.6	7200V	100A	350		1	1/0	0.11	
824-827	(4) 106.6	7200V	100A	350		1	1/0	0.11	
828-831	(4) 106.6	7200V	100A	350		1	1/0	0.11	
832-835	(4) 106.6	7200V	100A	350		1	1/0	0.11	
836-839	(4) 106.6	7200V	100A	350		1	1/0	0.11	
840-843	(4) 106.6	7200V	100A	350		1	1/0	0.11	
844-847	(4) 106.6	7200V	100A	350		1	1/0	0.11	
848-851	(4) 106.6	7200V	100A	350		1	1/0	0.11	
852-855	(4) 106.6	7200V	100A	350		1	1/0	0.11	
856-859	(4) 106.6	7200V	100A	350		1	1/0	0.11	
860-863	(4) 106.6	7200V	100A	350		1	1/0	0.11	
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868-871	(4) 106.6	7200V	100A	350		1	1/0	0.11	
872-875	(4) 106.6	7200V	100A	350		1	1/0	0.11	
876-879	(4) 106.6	7200V	100A	350		1	1/0	0.11	
880-883	(4) 106.6	7200V	100A	350		1	1/0	0.11	
884-887	(4) 106.6	7200V	100A	350		1	1/0	0.11	
888-891	(4) 106.6	7200V	100A	350		1	1/0	0.11	
892-895	(4) 106.6	7200V	100A	350		1	1/0	0.11	
896-899	(4) 106.6	7200V	100A	350		1	1/0	0.11	
900-903	(4) 106.6	7200V	100A	350		1	1/0	0.11	
904-907	(4) 106.6	7200V	100A	350		1	1/0	0.11	
908-911	(4) 106.6	7200V	100A	350		1	1/0	0.11	
912-915	(4) 106.6	7200V	100A	350		1	1/0	0.11	
916-919	(4) 106.6	7200V	100A	350		1	1/0	0.11	
920-923	(4) 106.6	7200V	100A	350		1	1/0	0.11	
924-927	(4) 106.6	7200V	100A	350		1	1/0	0.11	
928-931	(4) 106.6	7200V	100A	350		1	1/0	0.11	
932-935	(4) 106.6	7200V	100A	350		1	1/0	0.11	
936-939	(4) 106.6	7200V	100A	350		1	1/0	0.11	
940-943	(4) 106.6	7200V	100A	350		1	1/0	0.11	
944-947	(4) 106.6	7200V	100A	350		1	1/0	0.11	
948-951	(4) 106.6	7200V	100A	350		1	1/0	0.11	
952-955	(4) 106.6	7200V	100A	350		1	1/0	0.11	
956-959	(4) 106.6	7200V	100A	350		1	1/0	0.11	
960-963	(4) 106.6	7200V	100A	350		1	1/0	0.11	
964-967	(4) 106.6	7200V	100A	350		1	1/0	0.11	
968-971	(4) 106.6	7200V	100A	350		1	1/0	0.11	
972-975	(4) 106.6	7200V	100A	350		1	1/0	0.11	
976-979	(4) 106.6	7200V	100A	350		1	1/0	0.11	
980-983	(4) 106.6	7200V	100A	350		1	1/0	0.11	
984-987	(4) 106.6	7200V	100A	350		1	1/0	0.11	
988-991	(4) 106.6	7200V	100A	350		1	1/0	0.11	
992-995	(4) 106.6	7200V	100A	350		1	1/0	0.11	
996-999	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1000-1003	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1004-1007	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1008-1011	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1012-1015	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1016-1019	(4) 106.6	7200V	100A	350		1	1/0	0.11	
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1024-1027	(4) 106.6	7200V	100A	350		1	1/0	0.11	
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1036-1039	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1040-1043	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1044-1047	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1048-1051	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1052-1055	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1056-1059	(4) 106.6	7200V	100A	350		1	1/0	0.11	
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1068-1071	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1072-1075	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1076-1079	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1080-1083	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1084-1087	(4) 106.6	7200V	100A	350		1	1/0	0.11	
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1092-1095	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1096-1099	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1100-1103	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1104-1107	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1108-1111	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1112-1115	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1116-1119	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1120-1123	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1124-1127	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1128-1131	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1132-1135	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1136-1139	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1140-1143	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1144-1147	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1148-1151	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1152-1155	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1156-1159	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1160-1163	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1164-1167	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1168-1171	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1172-1175	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1176-1179	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1180-1183	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1184-1187	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1188-1191	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1192-1195	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1196-1199	(4) 106.6	7200V	100A	350		1	1/0	0.11	
1200-1203	(4)								

CIRCUIT NUMBERS	LOAD AMPS	VOLTAGE	CIRCUIT BREAKER SIZE	FEEDER TO CTRL. FEEDER OF LOAD LENGTH FEET	TOTAL FEEDER LENGTH FEET	CABLE "CU"		CABLE "AL"	
						NO.	SIZE	NO.	SIZE
M.S.B. TO UNIT SUB M BOOSTER PUMP SERVICE PANEL (B.O.)	6.94	12470V					3	1/0	0.002
M.S.B. TO UNIT SUB N RECREATION BLD. SEWER PANEL	4.84	12470V					3	1/0	0.01
M.S.B. TO UNIT SUB O SEWER LIFT PANEL	1.31	12470V					3	1/0	0.005

TOTAL PARK LOAD DATA				
NUMBER OF SITES	KW @ 480 VOLTS	KW @ 12470 VOLTS	% DEMAND	TOTAL KW

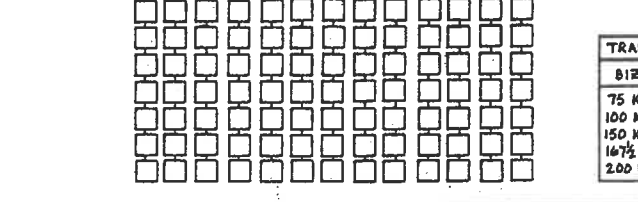
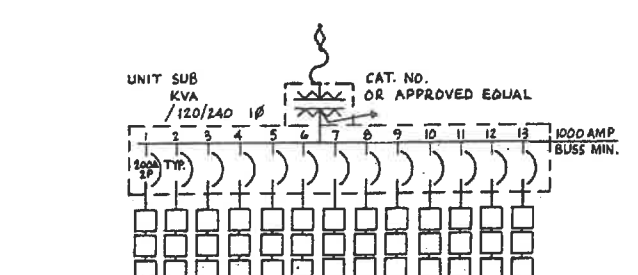
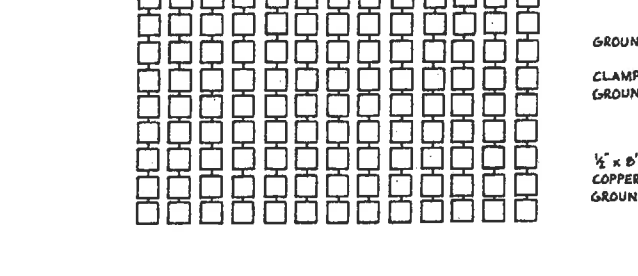
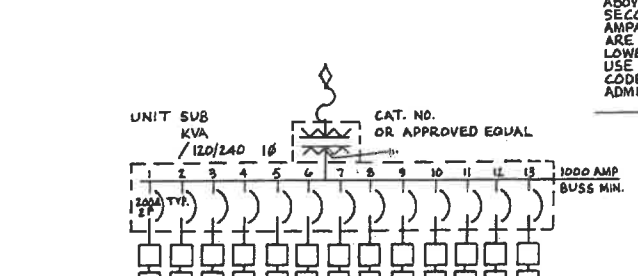
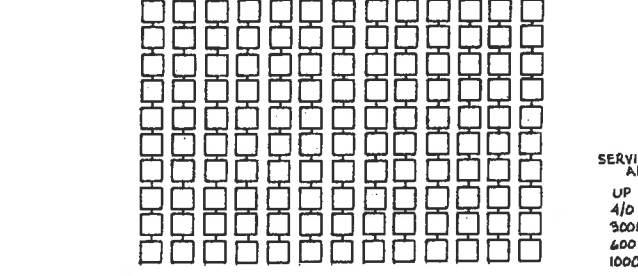
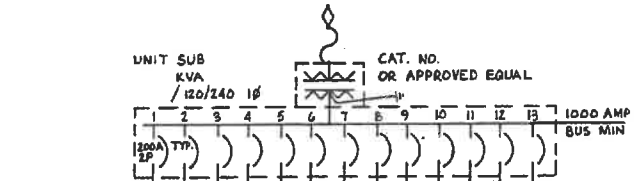
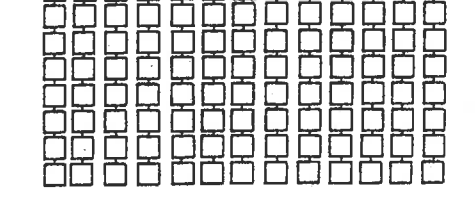
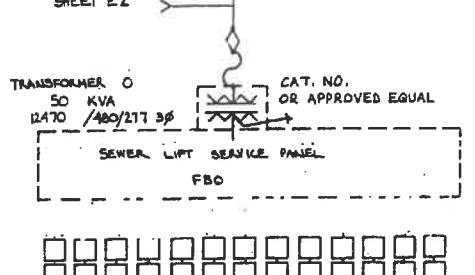
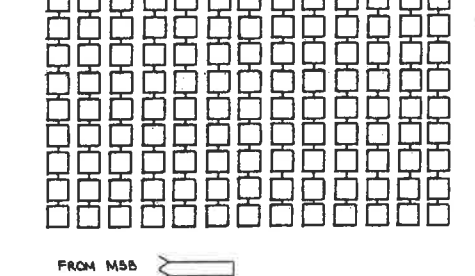
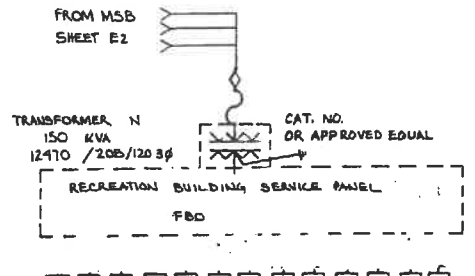
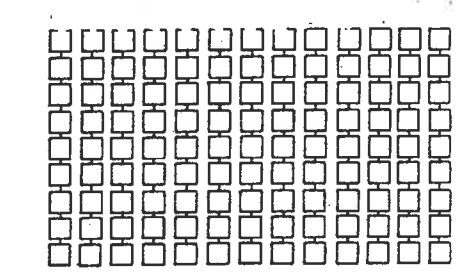
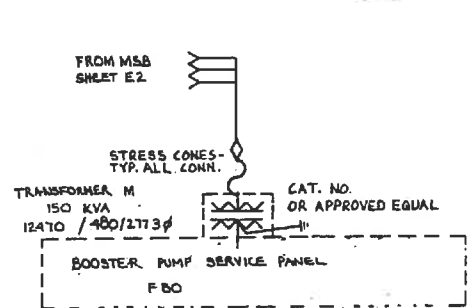
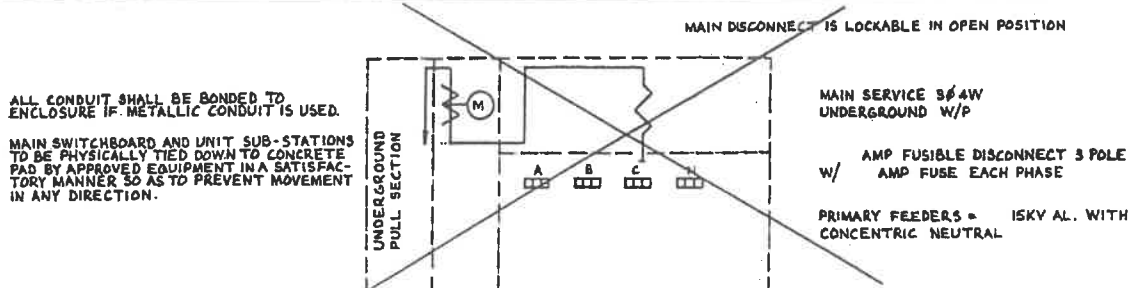
LOAD AMPS FOR EACH PHASE		
LEG "A"	LEG "B"	LEG "C"

LOAD DATA BREAKDOWN UNIT SUB M BOOSTER PUMP		
KW @ 480 VOLTS	VOLTS	AMPS
150.0	150	150.0

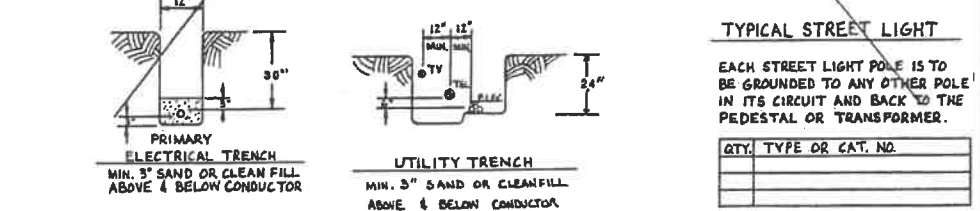
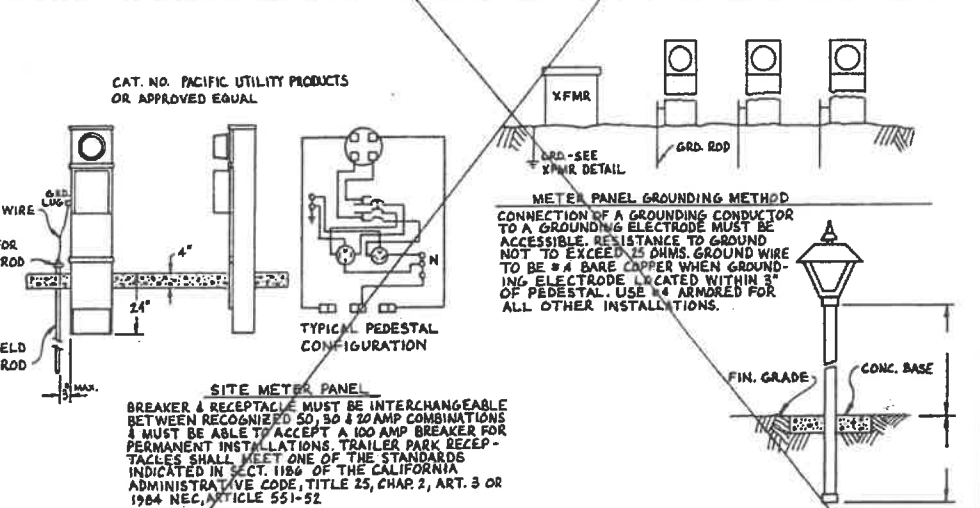
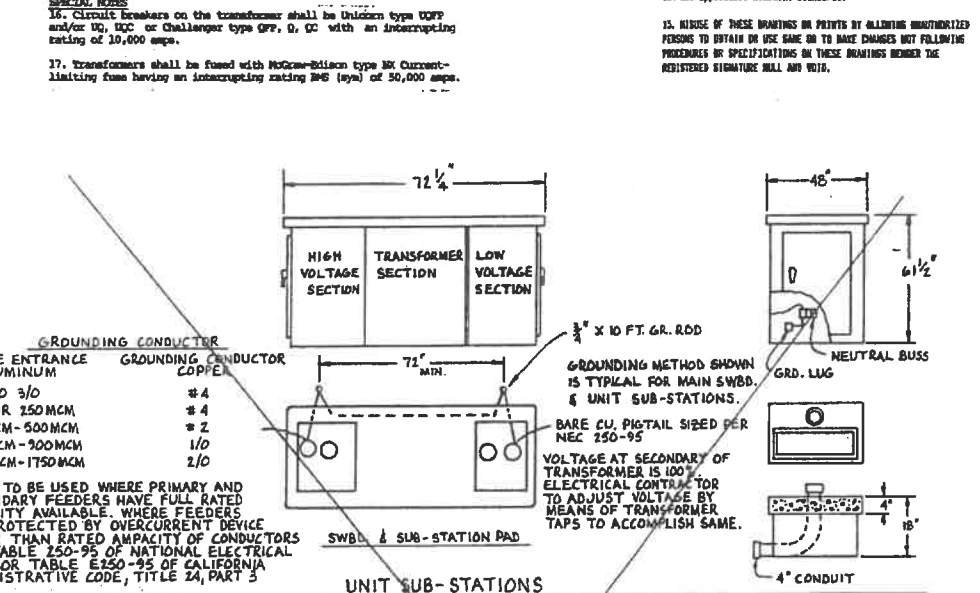
LOAD DATA BREAKDOWN UNIT SUB N RECREATION BLD.		
KW @ 480 VOLTS	VOLTS	AMPS
150.0	150	150.0

LOAD DATA BREAKDOWN UNIT SUB O SEWER LIFT		
KW @ 480 VOLTS	VOLTS	AMPS
30.0	30	30.0

NOTE: FOR CLARIFICATION PURPOSES "FEEDERS" = HOME RUNS, CIRCUIT RUNS, SERVICE RUNS, ETC. NO REDUCTION IN WIRE SIZE TO BE MADE FROM THOSE SPECIFIED. ALL PARALLEL FEEDERS MUST TERMINATE AT A COMMON TERMINAL. NEUTRAL FEEDER SIZE SHALL BE 2/0 AL, UNLESS NOTED OTHERWISE. $AL = \frac{KW \times 1000}{V \times \sqrt{3} \times PF}$

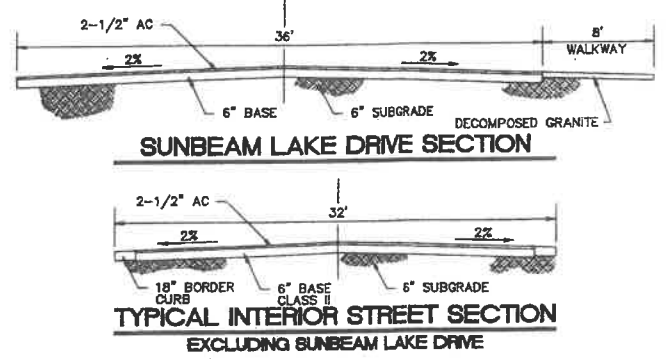
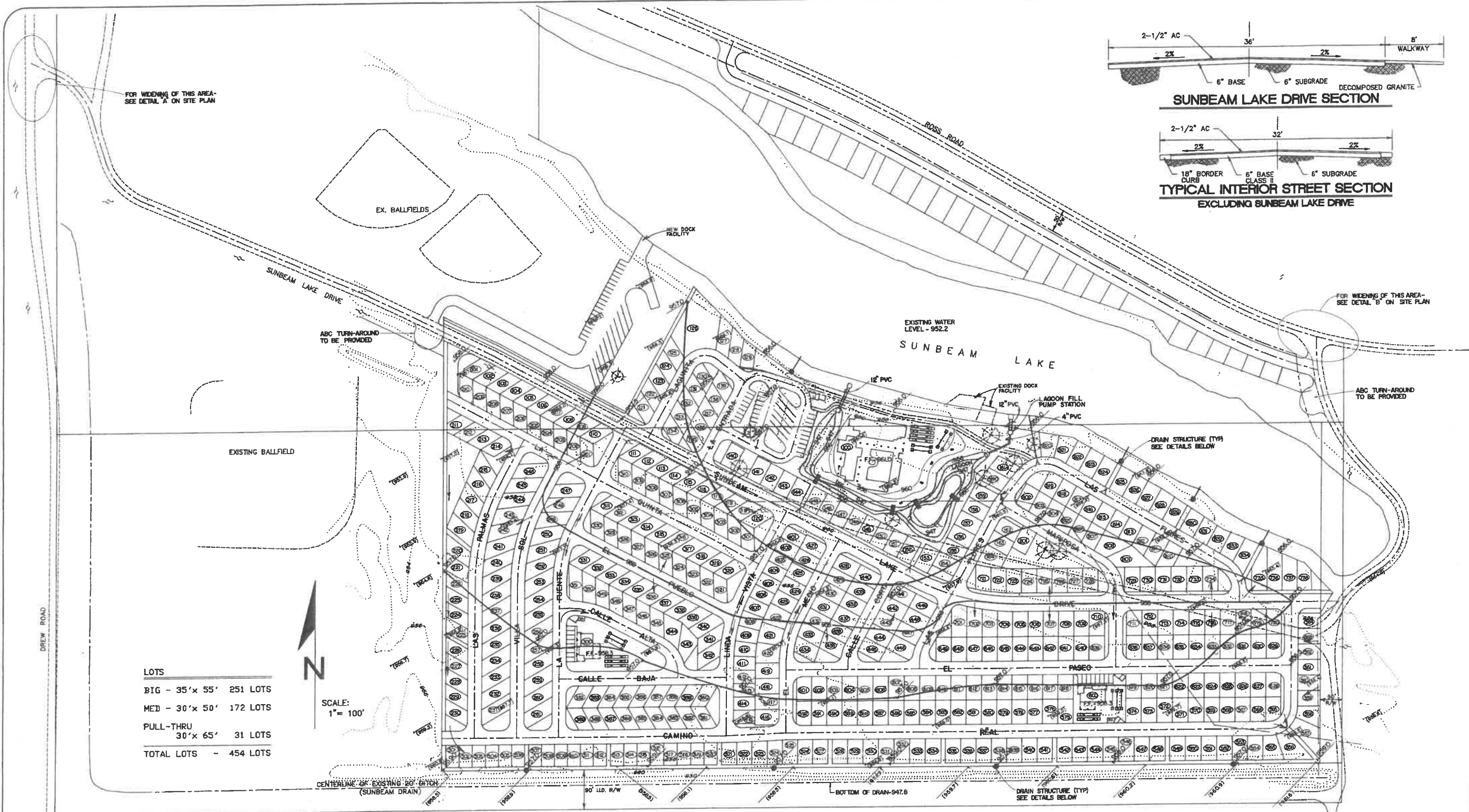


- The intent of subject drawings, notes and general specifications herein is to furnish to the owner a complete and workable electrical system. Final acceptance of finished job will be made by the owner or his representative.
- It is also the intent of the electrical drawings to be diagrammatic. The electrical contractor shall at all times be governed by the pertinent codes of city, county, state or national that apply in each instance.
- The utility serving the facility must be consulted by the contractor and parts of the installation under their jurisdiction must be approved by the utility.
- All necessary permits are the responsibility of the electrical contractor and are considered as part of his contract fee.
- All material used on the installation shall be new and shall be U.L., I.P.E.C.A. or N.E.E.A. approved and acceptable to the enforcing agency having jurisdiction.
- Materials and devices listed by manufacturer's name and/or catalog number and not shown as equal or approved equal were selected for reasons of size, cost, adaptability, availability, etc. Alternate devices or material will not be acceptable without the written consent of the design engineer.
- Cable or conductor lengths shown are approximate and actual feeder runs shall be verified at the job site by the electrical contractor before entering his bid. Existing existing conduits, concrete slabs, buildings, or passing within 12" of any metallic system or services such as gas, water, plumbing, etc. shall be installed in approved raceway or conduit or otherwise adequately protected. Cable shall be U.L., I.P.E.C.A., or N.E.E.A. approved. Minimum conductors are permitted if not specified otherwise and if not in conflict with government codes. All low voltage conductors shall be type THW and all voltages above 480 volts shall be type THW which must meet I.P.E.C.A. ratings and construction. For underground installation use type THW.
- The electrical contractor shall at all times coordinate his work with the work of other trades and while his responsibility is solely for the electrical work, such items as common utility trench may be used. Costs involved are to be paid on a separate basis by actual agreement. Such costs are considered an part of the contract fee. Incidents involving union jurisdiction are also to be worked out by the electrical contractor and/or other trades.
- All light fixtures unless otherwise specified are to be selected by the owner. The electrical contractor shall use the selected devices are within the voltage limits of the load calculations shown on the drawings.
- The ideas, plans and specifications shown are considered the property of the designing engineer and are made for the specific use of the owner or his designated agents.
- For the protection of the owner, where a product specified is either patented or patent pending, it is the responsibility of the electrical contractor to guarantee that the owner will be free from any legal action due to patent infringement when other than the specified product is used.
- These plans are drawn, including load calculations hereon, pursuant to California Administrative Code Title 25, Chapter 2, Article 3, Paragraph 2210-2222 or the 1978 National Electrical Code, as applicable.
- Recreation and laundry rooms are not a part of this plan and therefore a contract for installation hereon does not include these. A separate contract will be written for these buildings.
- Primary high voltage cable, when used, shall be 12KV rated and made of high molecular polyethylene shielded with a combination shield/duct of extruded non-conducting polyethylene and with a number of stranded copper wires equivalent in conductivity to the center conductor applied concentrically overall. The stranded copper wires are to be used as the overall and laid in the ground to conduct directly to the ground. All wire is to be built in accordance with I.P.E.C.A. Standard B4-52H and applicable N.E.E.A. standards.
- REUSE OF THESE DRAWINGS OR PRINTS BY UNAUTHORIZED PERSONS TO OBTAIN OR USE SAME OR TO MAKE CHANGES NOT FOLLOWING PROCEDURES BY SPECIFICATIONS IN THESE DRAWINGS WITHOUT THE REGISTERED SIGNATURE SHALL BE VOID.



TRANSFORMER IMPEDANCES			
SIZE	%L	R%	Z%
75 KVA	5.96	1.90	4.39
100 KVA	4.09	1.89	4.60
150 KVA	3.47	1.50	3.70
167 1/2 KVA	4.01	1.56	4.30
200 KVA	4.10	1.30	4.30

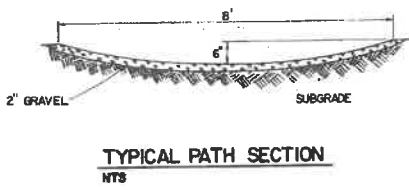
ELECTRICALLY ENGINEERED BY PARK ELECTRIC DESIGN		
DESIGNED BY: NONE	APPROVED BY:	DRAWN BY: L.E.C.
DATE: 4-19-90		ISSUED:
SUNBEAM LAKE R.V. RESORT BEELEY, CALIFORNIA		
ELECTRICAL CALCULATIONS		SHEET



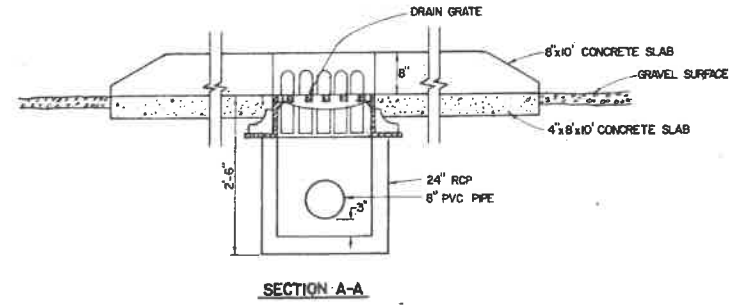
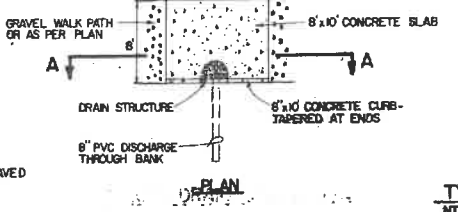
LOTS

BIG - 35' x 55'	251 LOTS
MED - 30' x 50'	172 LOTS
PULL-THRU 30' x 65'	31 LOTS
TOTAL LOTS	454 LOTS

SCALE:
1" = 100'



- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY LINE
 - NEW FINISH GRADE
 - FINISH FLOOR
 - NEW CONTOUR LINE
 - FLOW DIRECTION
 - EXISTING GRADE
 - EXISTING CONTOUR LINE
 - NEW DRAIN STRUCTURE
 - EXISTING ROAD
 - EXISTING TREE TO BE SAVED



SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
605 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

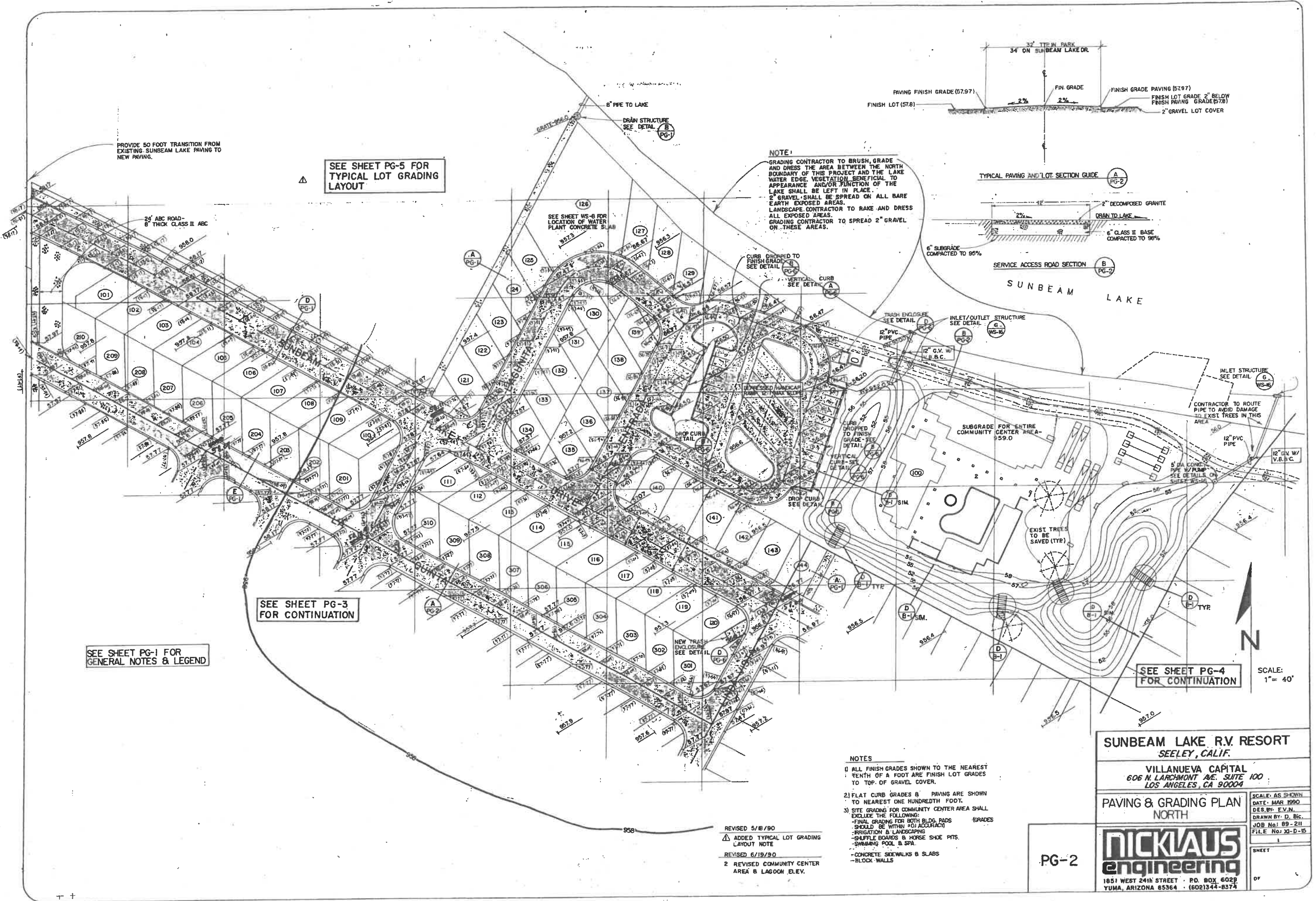
GENERAL GRADING
AND DRAINAGE PLAN

NICKLAUS
engineering

1851 WEST 24th STREET · P.O. BOX 6029
YUMA, ARIZONA 85364 · (602)344-8374

SCALE: AS SHOWN
DATE: MAR. 1990
DES. BY: E.V.N.
DRAWN BY: D. BE.
JOB No.: 89-211
FILE No.: D-15

SHEET
OF



PROVIDE 50 FOOT TRANSITION FROM EXISTING SUNBEAM LAKE PAVING TO NEW PAVING.

SEE SHEET PG-5 FOR TYPICAL LOT GRADING LAYOUT

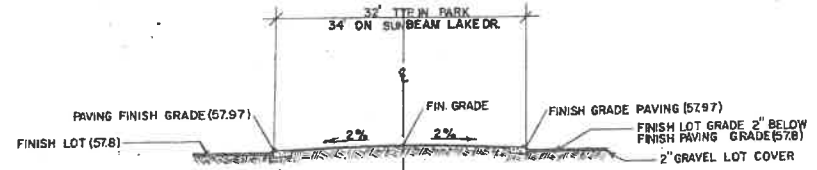
SEE SHEET WS-6 FOR LOCATION OF WATER PLANT CONCRETE SLAB

SEE SHEET PG-3 FOR CONTINUATION

SEE SHEET PG-1 FOR GENERAL NOTES & LEGEND

SEE SHEET PG-4 FOR CONTINUATION

NOTE:
 GRADING CONTRACTOR TO BRUSH, GRADE AND DRESS THE AREA BETWEEN THE NORTH BOUNDARY OF THIS PROJECT AND THE LAKE WATER EDGE. VEGETATION BENEFICIAL TO APPEARANCE AND/OR FUNCTION OF THE LAKE SHALL BE LEFT IN PLACE.
 2" GRAVEL SHALL BE SPREAD ON ALL BARE EARTH EXPOSED AREAS.
 LANDSCAPE CONTRACTOR TO RAKE AND DRESS ALL EXPOSED AREAS.
 GRADING CONTRACTOR TO SPREAD 2" GRAVEL ON THESE AREAS.



- NOTES**
- 1) ALL FINISH GRADES SHOWN TO THE NEAREST TENTH OF A FOOT ARE FINISH LOT GRADES TO TOP OF GRAVEL COVER.
 - 2) FLAT CURB GRADES & PAVINGS ARE SHOWN TO NEAREST ONE HUNDREDTH FOOT.
 - 3) SITE GRADING FOR COMMUNITY CENTER AREA SHALL EXCLUDE THE FOLLOWING:
 - FINAL GRADING FOR BOTH BLDG. PADS (SHOULD BE WITHIN ±0.1 ACCURACY)
 - IRRIGATION & LANDSCAPING
 - SHUFFLE BOARDS & HORSE SHOE PITS
 - SWIMMING POOL & SPA
 - CONCRETE SIDEWALKS & SLABS
 - BLOCK WALLS

REVISED 5/18/90
 Δ ADDED TYPICAL LOT GRADING LAYOUT NOTE
 REVISED 6/19/90
 2 REVISED COMMUNITY CENTER AREA & LAGOON ELEV.

SUNBEAM LAKE R.V. RESORT
 SEELEY, CALIF.

VILLANUEVA CAPITAL
 606 N. LARCHMONT AVE. SUITE 100
 LOS ANGELES, CA 90004

PAVING & GRADING PLAN
 NORTH

NICKLAUS
 engineering

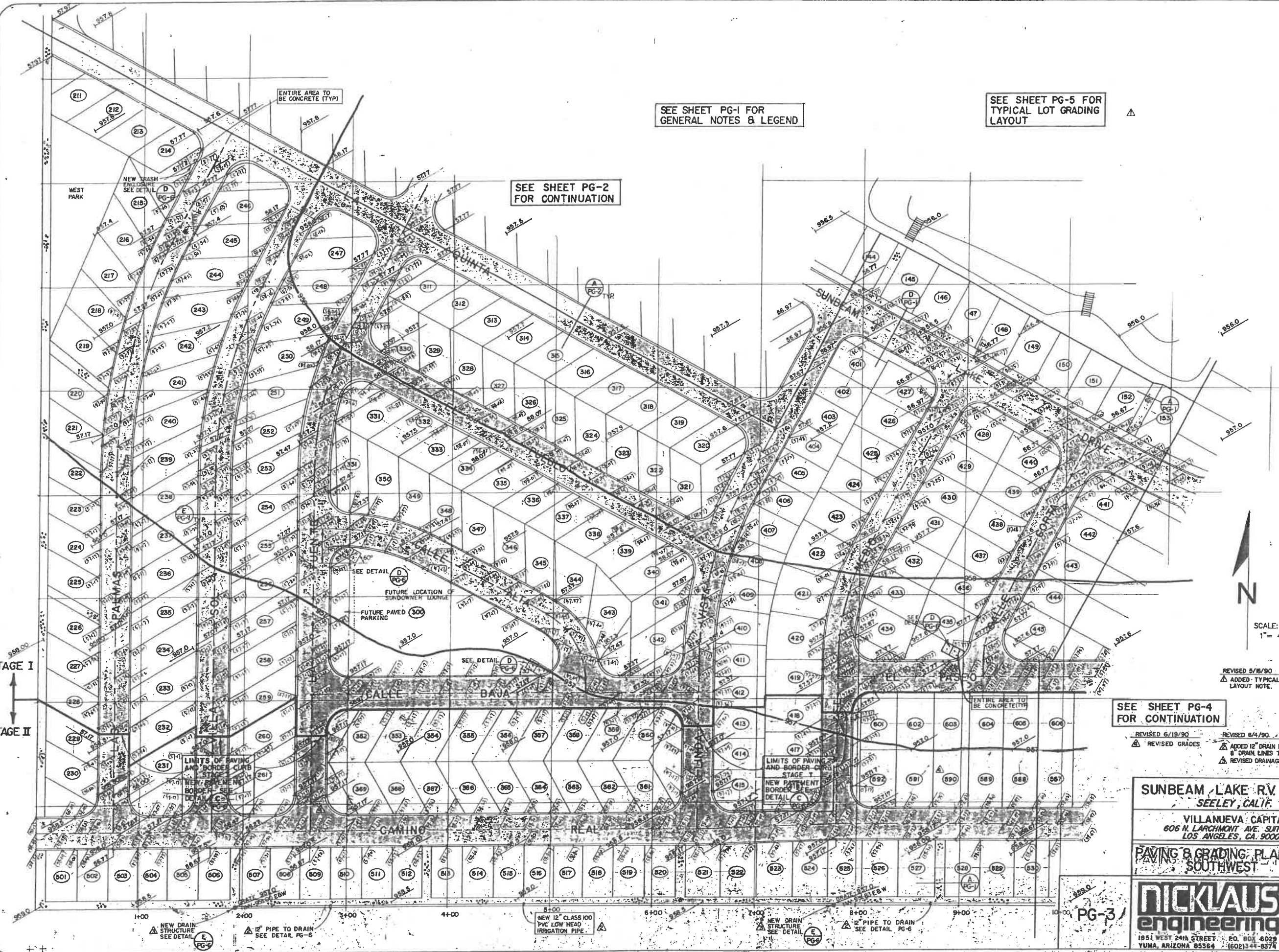
1851 WEST 24TH STREET · P.O. BOX 6022
 YUMA, ARIZONA 85364 · (602)344-8374

SCALE: AS SHOWN
 DATE: MAR 1990
 DES. BY: E.V.M.
 DRAWN BY: D. B.C.
 JOB NO: 89-211
 FILE NO: 30-D-15

PG-2

SHEET

OF



SEE SHEET PG-1 FOR
GENERAL NOTES & LEGEND

SEE SHEET PG-5 FOR
TYPICAL LOT GRADING
LAYOUT

SEE SHEET PG-2
FOR CONTINUATION

SEE SHEET PG-4
FOR CONTINUATION

STAGE I
↑
STAGE II

N
SCALE:
1" = 40'

REVISED 5/8/90
▲ ADDED TYPICAL LOT GRADING
LAYOUT NOTE.

REVISED 6/19/90
▲ REVISED GRADES

REVISED 8/4/90
▲ ADDED 12" DRAIN LINE & DELETED
8" DRAIN LINES TO 11D DRAIN
▲ REVISED DRAINAGE STRUCTURE

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.
VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

PAVING & GRADING PLAN
SOUTHWEST

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D.B.K.
JOB NO.: 89-211
FILE NO.: D-15

NICKLAUS
engineering
1851 WEST 24th STREET P.O. BOX 6029
YUMA, ARIZONA 85564 (602) 44-8374

NEW DRAIN
STRUCTURE
SEE DETAIL
PG-6

12" PIPE TO DRAIN
SEE DETAIL PG-6

NEW 12" CLASS 100
PVC LOW HEAD
IRRIGATION PIPE

NEW DRAIN
STRUCTURE
SEE DETAIL
PG-6

12" PIPE TO DRAIN
SEE DETAIL PG-6

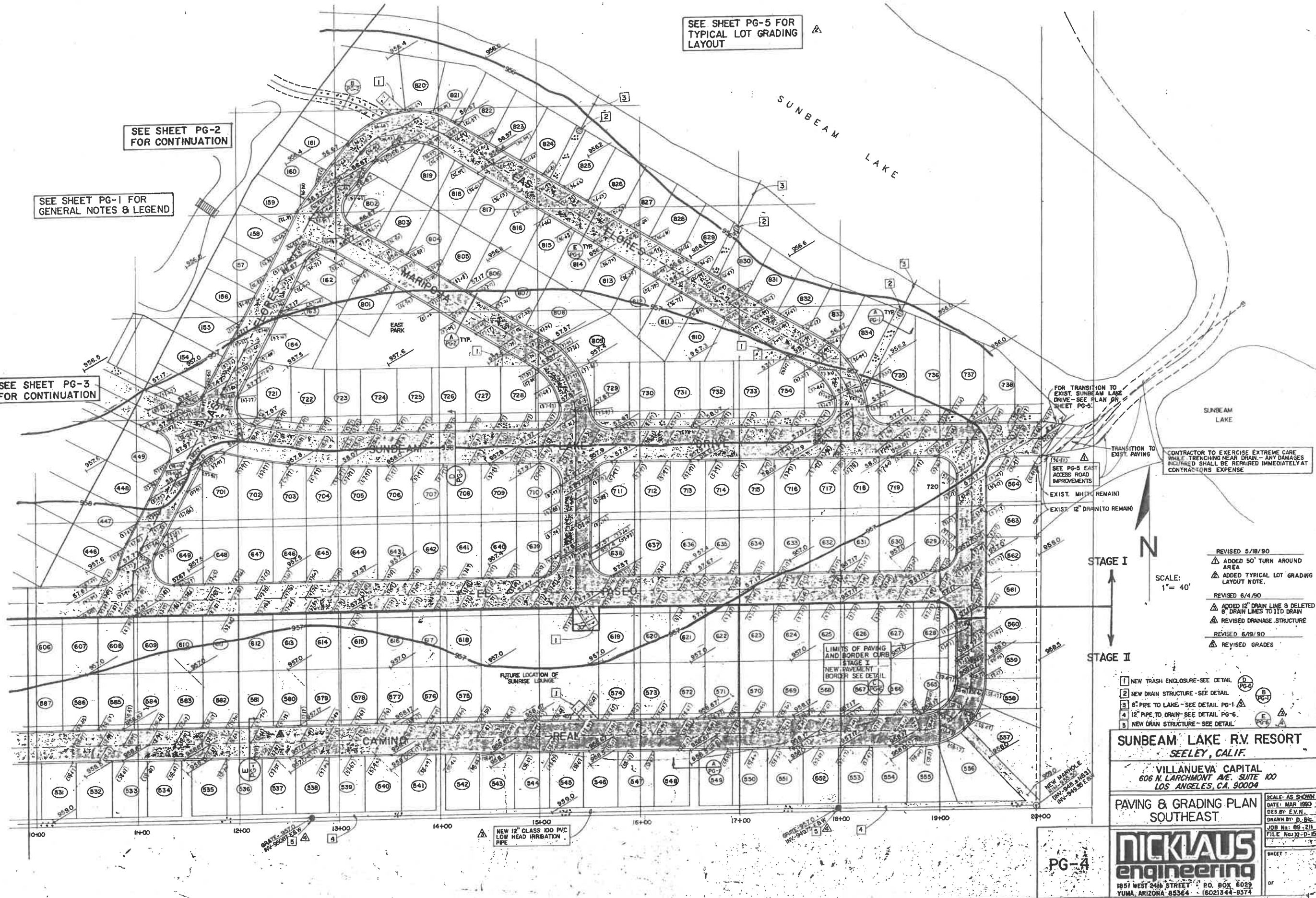
PG-3

SEE SHEET PG-5 FOR
TYPICAL LOT GRADING
LAYOUT

SEE SHEET PG-2
FOR CONTINUATION

SEE SHEET PG-1 FOR
GENERAL NOTES & LEGEND

SEE SHEET PG-3
FOR CONTINUATION



FOR TRANSITION TO
EXIST. SUNBEAM LAKE
DRIVE - SEE PLAN ON
SHEET PG-5.

CONTRACTOR TO EXERCISE EXTREME CARE
WHILE TRENCHING NEAR DRAIN - ANY DAMAGES
INCURRED SHALL BE REPAIRED IMMEDIATELY AT
CONTRACTOR'S EXPENSE

SEE PG-5 EAST
ACCESS ROAD
IMPROVEMENTS

EXIST. MH (TO REMAIN)

EXIST. 12" DRAIN (TO REMAIN)

STAGE I

STAGE II

SCALE:
1" = 40'

- REVISED 5/18/90
- ▲ ADDED 50' TURN AROUND AREA
- ▲ ADDED TYPICAL LOT GRADING LAYOUT NOTE.
- REVISED 6/4/90
- ▲ ADDED 12" DRAIN LINE & DELETED 6" DRAIN LINES TO 110 DRAIN
- ▲ REVISED DRAINAGE STRUCTURE
- REVISED 6/19/90
- ▲ REVISED GRADES

- 1 NEW TRASH ENCLOSURE - SEE DETAIL PG-6
- 2 NEW DRAIN STRUCTURE - SEE DETAIL PG-1
- 3 8" PIPE TO LAKE - SEE DETAIL PG-1
- 4 12" PIPE TO DRAIN - SEE DETAIL PG-6
- 5 NEW DRAIN STRUCTURE - SEE DETAIL PG-1

LIMITS OF PAVING
AND BORDER CURB
STAGE I
NEW PAVEMENT
BORDER SEE DETAIL

FUTURE LOCATION OF
SUNRISE LOUNGE

NEW 12" CLASS 100 PVC
LOW HEAD IRRIGATION
PIPE

SUNBEAM LAKE R.V. RESORT
SEELEY, CALIF.

VILLANUEVA CAPITAL
606 N. LARCHMONT AVE. SUITE 100
LOS ANGELES, CA. 90004

PAVING & GRADING PLAN
SOUTHEAST

NICKLAUS
engineering

1851 WEST 24th STREET P.O. BOX 6029
YUMA, ARIZONA 85364 (602) 344-8374

SCALE: AS SHOWN
DATE: MAR 1990
DES. BY: E.V.N.
DRAWN BY: D.B.G.
JOB No.: 89-211
FILE No.: X-D-15

PG-4