

RECORDING REQUESTED BY: CITY CLERK WHEN RECORDED RETURN TO: City Clerk City of Beaumont 550 E. 6th Street Beaumont, CA 92223	 SPACE ABOVE THIS LINE FOR RECORDER'S USE
--	--

CITY OF BEAUMONT
SUBDIVISION IMPROVEMENT AGREEMENT
TRACT NO. 31462

DATE OF AGREEMENT: <u>August 12th, 2022</u>		
NAME OF SUBDIVIDER: <u>Meritage Homes of California, Inc., a California corporation</u> . (hereinafter referred to as "Subdivider").		
NAME/NUMBER OF DEVELOPMENT: <u>Fairway Canyon</u> subdivision consisting of _____ residential lots, _____, originally approved on _____, and Tentative Tract <u>31462</u> ("Tract" or "Tentative Tract Map"), originally approved on <u>September 8th, 2016</u> .		
FINAL TRACT MAP _____ APPROVED ON _____ RECORDED ON _____ AS INSTRUMENT NUMBER: _____ ("Final Tract Map").		
PROPERTY SUBJECT TO AGREEMENT: The real property which is the subject of this Agreement is located in the City of Beaumont, County of Riverside and is described in Exhibit "A" attached hereto and incorporated herein (hereinafter the "Property").		
EST. TOTAL COST OF PUBLIC IMPROVEMENTS: \$ <u>1,833,048.68</u> (see Exhibit "B")	EST. TOTAL COST OF PRIVATE IMPROVEMENTS: \$ _____ (see Exhibit "B")	EST. TOTAL COST OF MONUMENTATION: \$ _____ (see Exhibit "B")
BOND NUMBERS: <u>Sewer Lift Station - Tract No. 31462 Phase 4 - Bond No. 354071</u>		
LETTER OF CREDIT NUMBERS: _____		
FINANCIAL INSTITUTION: _____		

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is made and entered into by and between the City of Beaumont, a California municipal corporation (hereinafter referred to as "City"), and Meritage Homes of California, Inc. a California Corporation, (hereinafter referred to as "Subdivider"). City and Subdivider are sometimes referred to hereinafter individually as a "Party", and collectively as the "Parties".

RECITALS

A. Subdivider is the owner of certain real property located in the City of Beaumont legally described on Exhibit "A" attached hereto and incorporated and made part of this Agreement by this reference (the "Property").

B. The conditions of approval of the above referenced Tentative Tract Map and any related entitlements, which are hereby incorporated herein by this reference, require that prior to the issuance of building permits, the Subdivider and the City shall enter into a subdivision improvement agreement, secured with sufficient security, as a guarantee of the construction and completion of all public and private improvements and land development work required by said conditions of approval and by the City subdivision laws and codes.

D. In consideration of the approval of a final map by the City Council, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's own expense, all the public improvement work required by City in connection with the proposed subdivision. Subdivider has secured this Agreement by improvement security required by the Subdivision Laws.

E. Improvement Plans (the "Plans") for the construction, installation, and completion of the public and private improvements are being or have been prepared by Subdivider and will be subject to approval by the Director of Engineering/Public Works ("City Engineer"). The City has adopted standards (hereinafter "Standards") for the construction and installation of improvements within the City, and the Plans will be prepared in conformance with the Standards in effect on the date of the approval of the Application. The Plans will be on file in the Office of the City Engineer and are incorporated into this Agreement by this reference as if set forth fully herein. All references in this Agreement to the Plans shall be deemed to include reference to any specifications for all of the improvements as approved by the City Engineer.

F. An estimate of the cost for construction of the public and private improvements and performing the land development work according to the Plans has been made and approved by the City Engineer. The estimated cost of these improvements is set forth on Page One (1) of this Agreement, and the basis for the estimate is attached hereto as Exhibit "B" and incorporated and made part of this Agreement by this reference. The amounts of the Improvement Securities required to be posted with this Agreement are also based upon the estimate in Exhibit "B".

G. For the purposes of this Agreement, the term "Public Improvements" means all those improvements within the Tract intended for transfer or conveyance to the City or other public agency. The estimated cost of their construction is included in the above estimate included herein as Exhibit "B".

NOW, THEREFORE, in consideration of the issuance of the Final Tract map, Subdivider and City hereby agree as follows:

1. Subdivider's Obligation to Construct Improvements.

(a) In constructing and installing the improvements, Subdivider shall comply with all of the requirements and conditions of approval of in the Tentative Tract Map, related entitlements as well as the provisions of the Municipal Code and Subdivision Laws.

(b) Subdivider shall complete, at its own expense, all the public and private improvements and related work on the Development, as required by the conditions of approval of the Tentative Map and related entitlements in conformance with the approved Plans and City Standards, including without limitation, those improvements set forth in Exhibit "B" (hereinafter collectively the "Improvements") within twenty-four (24) months of the date of this Agreement, unless a time extension is granted by the City as authorized by Section 20 of this Agreement.

(c) Notwithstanding the time limits specified in Section 1(b) above, no single family dwelling unit or group of units shall be given final inspection and clearance for occupancy by City unless the private and public streets providing access to and fronting such units are completed, the final lifts of pavement on the streets are in place, and all wet and dry utility services (e.g. sewer, water, electrical power, telephone, gas, etc.) to such units are in place and are operational.

(d) Subdivider shall furnish the necessary materials for completion of the Improvements in conformity with the Plans and City Standards.

(e) Subdivider shall acquire and dedicate, or pay the cost of acquisition by the City, of all right-of-way, easements and other interests in real property required for construction or installation of the Improvements, free and clear of all liens and encumbrances. Subdivider's obligations relating to acquisition by City of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and City. Subdivider shall also be responsible for obtaining any public or private drainage easements or authorizations therefor to accommodate the Development.

(f) Subdivider shall furnish and install all monuments, stakes and property corners on the lots and streets in the Property as specified on the final recorded tract maps for the Development in accordance with the provisions of the Subdivision Laws, and shall submit centerline tie sheets to City, within thirty (30) days after completion of the Improvements, or as specified in any separate monument agreement with the City, but in any event prior to their acceptance by the City.

2. Improvement Securities.

(a) Subdivider agrees to secure this Agreement with good and sufficient improvement securities in a form approved by the City Attorney (referred collectively hereinafter as "Improvement Securities" and individually as "Improvement Security") to guarantee the construction and completion of all the improvements in the Development. All such improvement securities shall be posted with the City prior to the City's final building inspection and issuance of a Certificate of Occupancy for any single family dwelling constructed by Subdivider, its agents, assigns or contractors, on any lot within the Development, as described in Exhibit "A". Said securities are estimated at this time in Exhibit "B" to be in the following amounts, and shall be for the purposes described as follows:

(i) \$1,833,048.68 and 00/100 DOLLARS (\$XXX,XXX.XX) to ensure faithful performance of the construction and installation of the public and private Improvements required by this Agreement ("Performance Security"), which amount is 100% of the estimated cost of the Improvements as set forth in Exhibit "B"; and

(ii) \$1,833,048.68 and 00/100 DOLLARS (\$XXX,XXX.XX) to secure payment to any contractor, subcontractor, persons renting equipment or furnishing labor materials for the Improvements required to be constructed or installed pursuant to this Agreement ("Labor & Materials Security"), which amount is one-hundred percent (100%) of the estimated cost of the Improvements; and

(iii) _____ and 00/100 DOLLARS (\$ XX,XXX.XX) in the form of a Warranty Bond or cash deposit with the City to guarantee or warranty the Improvement work done pursuant to this Agreement for a period of one (1) year following acceptance/certification thereof by City, against any defective work or labor done or defective materials furnished ("Warranty Security"). The Warranty Security is 10% of the estimated cost of the Performance Security amount described above, and such Warranty Security must be provided by Subdivider to City prior to the City's release of any bonds or Improvement Securities filed with this Agreement.

(iv) _____ and 00/100 Dollars (\$X,XXX.XX) in the form of a cash deposit, which is 100% of the estimated cost of setting all final subdivision monuments, boundary corners, front and rear lot corners and centerline ties not previously set or submitted on the lots and streets within the Property as described in Exhibit "A", and for the preparation and recordation of any related Certificate of Correction, as required by Section 66469 of the State Subdivision Map Act.

(b) The Improvement Securities required by this Agreement shall be kept on file with the City Clerk. If surety bonds are used, they must be issued by a surety company currently admitted to transact surety insurance business in California by the California Department of Insurance, with a Best's Insurance Guide rating of no less than A-. The terms of any documents evidencing such Improvement Securities as set forth in this Section 2 or

referenced on Page One (1) of this Agreement, are incorporated into this Agreement by this reference as if set forth fully herein. If any Improvement Security is replaced by another type or kind of approved Improvement Security, subject to the approval of the form thereof by the City Attorney, the replacement shall be filed with City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing of a satisfactory replacement Improvement Security with the City Clerk, the former Improvement Security shall be released.

(c) Subdivider agrees to keep its Improvement Securities in full force and effect until they are reduced or released by City. If any Improvement Security provided by Subdivider is cancelled or terminated for any reason by the action of a surety, financial institution or other party, it shall be the responsibility of the Subdivider to immediately, upon written notice from City, provide a substitute Improvement Security which conforms to all the requirements of this Section 2 in the same amount or amounts.

(d) Any additions, changes, alterations, or modifications of this Agreement or to the Plans, Specifications and Improvements referred to herein, including any extension of time within which the work hereunder may be completed, shall not release or exonerate any surety or sureties on the Improvement Security given in connection with this Agreement.

3. Alterations to Improvement Plans; Modification of City Standards.

(a) Any changes, alterations or additions to the Plans or to the Improvements, not exceeding 10% of the original estimated cost of the Improvements, which are mutually agreed upon by City and Subdivider, shall not require Subdivider to increase any Improvement Securities provided under this Agreement. In the event such changes, alterations, or additions exceed 10% of the original estimated cost of the Improvements, Subdivider shall provide additional Performance Security as required by Section 2 of this Agreement for 100% of the total estimated cost of the Improvements as changed, altered, or amended, minus any completed partial releases allowed by Section 7 of this Agreement. Subdivider shall also provide additional Labor & Materials Security as required by Section 2 of this Agreement for 50 % of the total estimated cost of the Improvements as changed, altered, or amended.

(b) Subdivider shall construct all Improvements in a good and workman like manner and in accordance with the City Standards in effect as of the date of the Approval Action specified on Page One (1) hereof. The City reserves the right to modify the Standards applicable to the Subdivision and this Agreement, when necessary to protect the public safety or welfare or to comply with applicable State or Federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the Improvements, the City may apply the Standards in effect at the time the extension is granted.

4. Modification of Drainage Plan. Subdivider agrees that if during the course of construction and installation of Improvements it shall be determined by the City Engineer that revision of the

drainage plan is necessary in the public interest, it will undertake such design and construction changes as may be reasonable and as are indicated by the City Engineer and approved by City. Said changes, if any, shall be confined to the Property.

5. **Reserved.**

6. **Inspections; Final Acceptance and Certification of Improvements.**

(a) Subdivider shall at all times maintain proper facilities and safe access for inspection of the Improvements by City inspectors and to the shops wherein any work is in preparation.

(b) Upon completion of the Improvements covered in this Agreement, the Subdivider shall request a final inspection by the City Engineer or his/her authorized representative. Following receipt of such request, the City Engineer shall inspect the Improvements, make certain determinations and take certain actions as follows:

(i) If the City Engineer, or his/her authorized representative, determines that the Public Improvements requiring acceptance by another public agency have been completed in accordance with this Agreement, then the City Engineer shall request said agency to make a final inspection of such improvements and certify to the City that such improvements have been completed and installed to the satisfaction of said agency. Upon receipt of such certification, the City Engineer may release or reduce the securities held for such improvements. Any certification and/or acceptance of the Public Improvements shall not constitute a waiver of any defects by City.

(ii) For Improvements not requiring dedication to or acceptance by the a public agency (the "Private Improvements"), the City Engineer or his/her authorized representative shall inspect such improvements, and/or shall have the discretion to accept a certification from Subdivider's registered civil engineer stating that the Private Improvements have been completed in accordance with the approved Plans, City Standards and the Tentative Map. If the City Engineer, or his/her authorized representative, makes a finding, based on his/her own inspection (and/or any certification submitted by Subdivider's registered civil engineer) that the Private Improvements have been installed and constructed in accordance with the approved Plans, City Standards and the Tentative Map, the City Engineer shall recommend certification of the completion of the Private Improvements by placing an item on the next most convenient City Council agenda requesting certification and authorization to release the Improvement Securities. Said determination by the City Engineer and agendization of the certification and release shall not be unreasonably withheld or delayed.

(c) Subdivider shall bear all costs of inspection and certification of the Improvements.

7. Release of Improvement Securities.

(a) The Performance Security shall be fully released only upon the final completion and certification of all Private Improvements and Public Improvements. Partial releases may be permitted subject to the provisions of Subsections (a)(i) and (a)(ii) hereof. Upon final completion of the Public and Private Improvements under this Agreement, and after City Council acceptance/certification, the City shall file a Notice of Completion in accordance with the California Civil Code.

(i) The City Engineer may release a portion of the Performance Security, as work on the Improvements progresses, upon written application thereof by the Subdivider; provided, however, that no such release shall be considered by City for an amount less the cost estimate of the remaining work does not exceed twenty percent (20%) or less of the estimate of the total amount of work to be done as shown in Exhibit "B". Upon approval of a partial release or the reduction of Performance Security, the City shall not reduce such Performance Security to an amount less than two-hundred- percent (200%) of the value of the work remaining to be done. City and Subdivider agree that not more than two requests for reduction or partial release of Performance Security shall be considered between the start of construction and the completion and acceptance/certification of the Improvements by the City.

(ii) In no event shall the City Engineer authorize a release or reduction of the Performance Security which would reduce such security to an amount below that required to guarantee the completion of the Improvements and any other obligations imposed upon Subdivider by this Agreement.

(iii) No partial reduction or release of the Performance Security shall constitute or be construed as the City's acceptance or certification of any Improvements or related work. Such partial reductions or releases (if any) will merely reflect that a certain portion of the required work has been done.

(b) The Labor & Materials Security shall, ninety (90) days after the City's recordation of the Notice of Completion described in Subsection 7(a), be reduced to an amount equal to the total claimed by all claimants for whom liens have been filed and of which notice has been given to City, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the Labor & Materials Security and to cover related legal costs. The balance shall be released upon the settlement of all claims and obligations for which the Labor & Materials Security was given. If no claims or liens have been filed and no notice has been given to City within said ninety (90) day period, then the Labor & Materials Security shall be released in full.

(c) The Warranty Security shall not be released until after the expiration of the one-year (1-year) warranty period and until any claims filed during the warranty period have been settled. As provided in Section 11, below, the warranty period shall not commence until final acceptance/certification of the Improvements and related work by the City Council.

(d) The Monumentation Security may be released in full by the City Engineer in accordance with the terms of the separate monument agreement with the City, or if there is none, upon submittal of the following:

(i) a written certification from the professional engineer or surveyor responsible for setting the monuments stating that all the final monuments for the Subdivision have been set in accordance with the Professional Land Surveyors Act and the Subdivision Map Act, and that the professional engineer or surveyor has been paid in full by Subdivider for such services; and

(ii) centerline tie sheets prepared in a manner acceptable to the City Engineer showing the locations of centerline monuments in existing public or private streets; and

(iii) any Record of Survey required by this Agreement has been filed with the County of Riverside and recorded.

(e) The City may retain from any Improvement Securities released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorneys' fees.

8. Injury to Public Improvements, Public Property or Public Utilities Facilities.

Subdivider shall replace or repair, or cause the repair or replacement of any and all public or private improvements, public utilities facilities and survey or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or private improvements or utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be made to the reasonable satisfaction, and subject to the approval of the City Engineer and the owner of any such public or private improvement.

9. Permits. Subdivider shall, at Subdivider's expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices and pay all fees and taxes required by law.

10. Notice of Breach/Default of Subdivider.

(a) Default of Subdivider shall include, but not be limited to: (1) Subdivider's failure to timely complete construction of the Improvements; (2) Subdivider's unwarranted failure to timely cure any defect in the Improvements; (3) Subdivider's failure to perform substantial construction work for a period of twenty (20) consecutive calendar days after commencement of the work; (4) Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; (5) the commencement of a foreclosure action against the

Property or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; (6) Subdivider's failure to keep the Improvement Securities in full force and effect; (7) Subdivider's failure to notify the City of any sale, transfer or other disposition of the Property to a purported new Subdivider; (8) Subdivider's failure to maintain insurance; or (9) the failure of Subdivider or Subdivider's contractors, subcontractors, agents or employees to comply with any other terms and provisions of this Agreement.

(b) In the event of any such default, the City Engineer or the City Council may serve written notice to Subdivider specifying in reasonable detail the nature of the default. Subdivider shall have thirty (30) days from receipt of said notice to cure the default; provided that, if the default is not reasonably susceptible to being cured within said thirty (30) days, Subdivider shall have a reasonable period of time to cure the default so long as Subdivider commences to cure the default within said thirty (30) days and diligently prosecutes the cure to completion.

(c) If following service of such written notice of default, Subdivider fails to cure or commence curing the default to the satisfaction of City within the cure period specified in Subsection 10(b), above, the City Engineer or the City Council may serve notice of Subdivider's default upon Subdivider and where applicable Subdivider's surety, or the holder(s) of any other Improvement Securities, in accordance with the notice provisions set forth in Section 22 of this Agreement.

(d) In the event of service of the notice of default specified in Subsection 10(c), above, Subdivider's surety shall have the duty to take over and complete the Improvements and related work required under this Agreement; provided; however, that if the surety, within twenty (20) days after the serving upon it of such notice of default, does not give the City written notice of its intention to take over the construction of said Improvements or does not, within ten (10) days after giving City notice of such election, commence to complete the Improvements, City may take over the work and prosecute the Improvements to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's surety shall be liable to City for any costs or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the Improvements, such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for the completion of same.

(e) The City reserves to itself all remedies available to it at law or in equity for Subdivider's default under this Agreement. The City shall have the right, subject to this Section, to draw upon or utilize the appropriate Improvement Securities to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the Improvement Securities is additional to and not in lieu of any other remedy available to City. It is specifically recognized that the estimated costs and amounts of Improvement Securities may not reflect the actual cost of construction or installation of the Improvements, and therefore, City's damages for Subdivider's default shall be measured by the actual cost of completing the required Improvements. The sums provided by the

Improvement Securities may be used by City for the completion of the Improvements in accordance with the Plans.

(f) Failure of Subdivider to comply with the terms of this Agreement, including but not limited to, construction of all the Improvements as set forth herein and as required by the Tentative Map, shall constitute Subdivider's consent to: (1) the filing by City of a notice of violation against all of the lots in the Subdivision; (2) withholding of Building permits, utility connections and/or Certificates of Occupancy. The remedies provided by this Subsection (f) are in addition to and not in lieu of any other remedies available to City at law or in equity. Subdivider agrees that the choice of remedy or remedies for Subdivider's default or breach shall be in the sole discretion of City.

(g) In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in securing performances of such obligations, including costs of suit and reasonable attorney's fees.

(h) The failure of City to take an enforcement action with respect to a default, or to declare a default or breach, shall not be construed as a waiver of that default or breach, or of any subsequent default or breach of Subdivider. Any failure by the City to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision(s) and further shall not act to release any surety from its obligations under this Agreement.

11. Warranty.

(a) For a period of one (1) year after final acceptance/certification by the City Council of the Improvements, Subdivider shall guarantee or warranty all the Improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work relating to the Improvements or any part of thereof furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this Agreement or the Plans, Subdivider shall without delay and without any cost to City, commence to repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure within thirty (30) days of receiving written notice from City of the defect and diligently prosecute the repair or replacement work to completion.

(b) Should Subdivider fail to act promptly or in accordance with the repair/replacement requirements set forth herein, Subdivider hereby authorizes City, at City's option, to perform the repair/replacement work twenty (20) days after mailing written notice to Subdivider and to Subdivider's surety, and Subdivider agrees to pay City for the cost of such work.

(c) Should the City determine that an emergency or a threat to the public safety and welfare exists from the condition of the Improvements which require repairs, replacements or remedial measures to be made before Subdivider can be notified, City may, in its sole

discretion, make the necessary repairs or replacements or perform the necessary work and Subdivider shall pay to City the cost of such repairs.

12. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents, officers, employees, or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

13. Injury to Improvement Work; Risk of Loss. Until such time as the Public Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Public Improvements constructed or installed and shall be responsible for the care, maintenance of and any damage to such Public Improvements. Neither City, nor any of its agents, officers or employees shall be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the Public Improvements specified in this Agreement prior to the completion and acceptance of the Public Improvements by City. All such risks shall be the responsibility of and are hereby assumed by Subdivider. Subdivider is responsible for and shall bear the risk of loss for all Private Improvements at all times.

14. Other Agreements. Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the Parties, or from entering into agreements with other Subdividers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of City ordinances providing therefor, nor shall anything in this Agreement commit to any such apportionment.

15. Subdivider's Obligation to Warn Public During Construction. Until final acceptance/certification of the Public Improvements pursuant to Section 6(b)(i), and final certification of construction of the Private Improvements pursuant to Section 6(b)(ii), Subdivider shall give good and adequate warning to the public of each and every dangerous condition existent in said Improvements, and will take all reasonable actions to protect the public from such dangerous conditions in, on or around the work site.

16. Vesting of Ownership. Upon acceptance of the Public Improvements and related work on behalf of the City, and after recordation of the Notice of Completion, ownership of the Public Improvements constructed within the Private streets in the Development shall vest in the name of the City, or applicable government agency or utility company, and any improvement constructed on any public street pursuant to this Agreement shall vest in City.

17. Indemnity/Hold Harmless.

(a) Neither the City, nor any official, officer, employee, contractor or agent thereof, shall be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents, subcontractors or employees in the performance of this Agreement. Subdivider hereby agrees to, and shall defend and hold harmless City, its elective and appointive boards, commissions and officers, and its agents, contractors and

employees from and against any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, consultant's fees, expert's fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Subdivider's operations, or any subcontractor's operations, to be performed under this Agreement for Subdivider's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Subdivider or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by law, with the exception of the sole negligence or willful misconduct of City.

(b) Subdivider's indemnity, defense and hold harmless obligations under this Section 17 are not conditioned or dependent upon whether City, or its elective and appointive boards, commissions and officers, or its agents, contractors and employees, prepared, supplied or reviewed any Plans or related specifications in connection with the Improvements, or whether City or Subdivider has insurance or other indemnification covering any of these matters.

(c) Subdivider's obligation to indemnify, hold harmless and defend City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Improvements. City's acceptance and/or certification of the Improvements shall not constitute an assumption by City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Improvements constructed or installed pursuant to the Plans, unless the particular Improvement design was required by City over the written objection of Subdivider, which objection stated that the Improvement design was potentially dangerous or defective and set forth a safe and feasible alternative design. After City's acceptance/certification of the Improvements, Subdivider shall remain obligated to correct or eliminate all dangerous conditions caused by defects in design or construction; provided, however, that the Subdivider shall not be responsible for routine maintenance. Subdivider acknowledges and agrees that Subdivider shall be responsible and liable for the design and construction of the Improvements and other work done pursuant to this Agreement, and except as may be provided above, City shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying any Plans, or in inspecting, reviewing or approving any work or construction of Improvements. Subdivider's Improvement Securities shall not be required to secure Subdivider's obligations under this Section 17.

18. Sale or Disposition of Subdivision; Assignment.

(a) Subdivider acknowledges and agrees that sale, transfer or other disposition of the Property prior to completion of the Improvements required hereunder will not relieve Subdivider from the obligations set forth in this Agreement, and Subdivider shall be required to notify City sixty (60) days in advance of any sale or transfer of ownership of the Property or any proposed assignment of this Agreement. If Subdivider sells or otherwise

transfers the Property to any other person or entity prior to final completion of the Improvements, or wishes to assign this Agreement, Subdivider may request a novation of this Agreement and a substitution of Improvement Securities by the new owner or proposed assignee (hereinafter collectively for purposes of this Section, "Successor"). Subdivider shall be required to provide any documentation reasonably required by City to determine the appropriateness of any proposed Successor.

(b) Any proposed Successor must demonstrate to the City its ability to perform and complete the obligations of Subdivider under this Agreement, as determined by objective standards of financial capability, creditworthiness and experience required for such performance, and the City shall have the right to compel the Successor to disclose all documents, information and other material which, in City's sole reasonable discretion, may establish or tend to establish that the proposed Successor meets the standards specified herein. Following approval by City and full execution of a novation (or other such release or assignment and assumption agreement(s) entered into by Subdivider, Successor and City), posting of satisfactory Improvement Securities and submission of required insurance by Successor, City shall release or reduce the securities posted by Subdivider in accordance with the provisions of such novation and release Subdivider of its obligations under this Agreement. Nothing in the novation (or other such release or assignment and assumption agreement entered into by Subdivider, Successor and City) shall relieve Subdivider of its obligations under any other Section of this Agreement for work or Improvements performed by Subdivider prior to the novation.

19. Time of the Essence. Time is of the essence in this Agreement.

20. Time for Completion of Improvements; Extensions.

(a) Subdivider shall commence and diligently prosecute to completion construction of all the Improvements required by this Agreement. The time for completion of the Improvements as specified in Subsection 1(b) of this Agreement may be extended as permitted by City ordinance. The City Manager may grant an extension of time for such period as may be in the public interest upon the showing of the Subdivider of good cause. Any such extension granted shall be subject to the limitations and conditions set forth in Subsections 20(b) and (c), below, and shall be made by a writing executed by the in a form as approved by the City Attorney.

(b) Any such extension may be granted without notice to Subdivider's surety and shall not affect the validity of this Agreement or release the surety or sureties on any Improvement Securities given for this Agreement. However, City reserves the right to require as part of any extension amendment a written assurance from the surety acceptable to the City Attorney that the Improvement Securities required by Section 2 of this Agreement shall remain enforceable throughout the term of any extension.

(c) The City Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider to an extension. In addition, the time for completion of the Improvements shall be extended for any delay resulting from an act of City, or from

an act of God, which Subdivider could not have reasonably foreseen, or by storm or inclement weather which prevents the conducting of work, or by strikes, boycotts, similar actions by employees or labor organizations, which prevent the conducting of work, and which were not caused by or contributed to by Subdivider, provided that Subdivider provides City with written notice of the delaying event within fifteen (15) days of the commencement of the delay. In the event of such delaying event, Subdivider shall use all reasonable efforts to remedy same and resume completion of the Improvements as promptly as practicable.

(d) As a condition of granting an extension of time to complete the Improvements required by this Agreement, the City Manager may require Subdivider to furnish new or additional Improvement Securities guaranteeing performance of this Agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.

21. Notice. All notices required by or provided for under this Agreement shall be in writing and delivered in person or sent by certified or registered mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows unless a written change of address is filed with City:

Notice to City: City of Beaumont
550 E. 6th Street
Beaumont, CA 92223
Attn: City Manager

With a Copy to: John Pinkney, Esq.
SBEMP
1800 East Tahquitz Canyon Way
Palm Springs, CA 92262

Notice to Subdivider: Efrem Joelson
Meritage Homes of California, Inc.
5 Peters Canyon Rd, Suite 310
Irvine, CA 92606

22. Severability. The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified in writing by the mutual consent of the Parties.

23. Captions. The captions of this Agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify, or aid in the interpretation, construction or meaning of any provisions of this Agreement.

24. Insurance.

(a) Subdivider shall, at all times during the construction of the Improvements, obtain, carry, maintain, and keep in full force and effect, at its sole cost and expense, policies of insurance of the types and in at least the minimum amounts described below:

(i) Commercial General Liability policy with a minimum combined single limit of One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, death, personal injury and property damage arising out of or in connection with the activities of the Subdivider and its contractors and subcontractors in performance of the work under this Agreement. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001) and shall, in addition to the other coverages specified in this subsection, include coverage for independent contractors, ongoing operations, products and completed operations, contractual liability and personal and advertising injury.

(ii) Commercial Vehicle/Automotive Liability policy covering personal injury and property damage, with minimum limits of One Million Dollars (\$1,000,000) per occurrence, combined single limit, covering any vehicle utilized by Subdivider, its officers, agents, employees, subcontractors or independent contractors in performing the work required by this Agreement.

(iii) Workers' Compensation and Employer's Liability policy for all Subdivider's employees, with Workers' Compensation limits as required by State law and Employer's Liability coverage of \$1,000,000 per accident for bodily injury or disease. In case any work is sublet, Subdivider shall require any contractor or subcontractor similarly to provide Workers' Compensation and Employer's Liability Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider.

(1) In case any class of employees engaged in work under this Agreement at the work site(s) is not protected under any Workers' Compensation law, Subdivider shall provide and shall cause each contractor or subcontractor to provide, adequate insurance for the protection of employees not otherwise protected.

(2) Subdivider hereby indemnifies City for any damages or claims resulting from failure of either Subdivider or any contractor or subcontractor to take out or maintain such liability or Workers' Compensation insurance.

(b) Insurer Rating; Acceptability. Except as set forth otherwise herein, the policies required by this Section shall be issued by a California-admitted insurer with a rating of at least a A-; VII in the latest edition of Best's Insurance Guide. A Commercial General Liability policy issued by an insurer that is on the California Department of Insurance's List of Approved Surplus Line Insurers ("LASLI") will be acceptable, if no coverage from an

admitted insurer can be obtained by Subdivider, and further provided that such insurer maintains a Best's rating of at least "A-; X" and remains on the LASLI during the term hereof. Workers' Compensation coverage issued by the State Compensation Insurance Fund shall be acceptable if no other coverage can be obtained by Subdivider, and further provided such insurer remains admitted in California and is otherwise financially acceptable to City.

(c) Deductibles. Any deductibles or self-insured retentions must be declared in writing by Subdivider to City and subsequently approved by City prior to its execution of this Agreement and prior to commencement of any work hereunder. At City's option, Subdivider shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Subdivider shall procure a bond guaranteeing payment of losses and expenses.

(d) Certificates and Endorsements Verification. Subdivider shall submit to the City original certificates of insurance and endorsements evidencing the coverages required by this Section. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time and/or to require Subdivider to provide reports or status updates to evidence compliance of its contractors and subcontractors with the provisions of this Section.

(e) Required Endorsements.

(i) The Commercial General Liability and Commercial Vehicle/Automotive Liability policies are to contain or be endorsed to contain the following provisions:

(1) Additional Insureds. The City of Beaumont, its officials, officers, employees, agents and independent contractors shall be named as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Subdivider; and with respect to liability arising out of work or operations performed by or on behalf of the Subdivider including materials, parts or equipment furnished in connection with such work or operations.

(2) Primary Insurance. For any claims related to this project, the Subdivider's insurance coverage shall be primary insurance as respects the City of Beaumont, its officials, officers, employees, agents and independent contractors. Any insurance or self-insurance maintained by the City of Beaumont, its officials, officers, employees, agents and independent contractors shall be excess of the Subdivider's insurance and shall not contribute with it. This endorsement is not applicable to the Commercial Vehicle/Automotive Liability Policy.

(3) Waiver of Subrogation. Endorsements waiving all rights of subrogation against the City of Beaumont, its officials, officers, employees, agents and independent contractors shall be provided.

(ii) The Workers' Compensation policy shall be endorsed to waive all rights of subrogation against the City of Beaumont, its officials, officers, employees, agents and independent contractors.

(f) Other Insurance Requirements. All policies required under this Agreement shall contain provisions stating that such policies cannot be canceled or reduced except on at least thirty (30) days prior written notice to Subdivider (ten (10) days' notice for cancellation due to non-payment). Subdivider further agrees to: (1) provide to City copies of any notices relating to cancellation or reduction of insurance within two (2) days of receipt; and (2) cause all certificates of insurance to include language indicating that the issuers or producers of such policies will endeavor to provide copies of any such notices directly to City.

(g) Commencement of Work. Subdivider shall not commence work under this Agreement until Subdivider has obtained all insurance required pursuant to this Section, and such insurance has been obtained by Subdivider and approved by City; nor shall Subdivider allow any contractor or subcontractor to commence work on the Improvements until all similar insurance required of the contractor or subcontractor has been obtained. Certificates, endorsements, and where applicable, full copies of policies shall be maintained on file with the City Clerk.

(h) Higher Limits. If Subdivider maintains higher limits than the minimums specified in this Section 25, the City requires and shall be entitled to coverage for the higher limits maintained by Subdivider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

25. Attorneys' Fees. In the event any action at law or in equity is brought to enforce the terms of this Agreement, the prevailing Party shall be entitled to litigation costs and reasonable attorneys' fees.

26. Incorporation of Recitals. The Recitals to this Agreement are hereby incorporated into in the terms of this Agreement.

27. Entire Agreement. This Agreement constitutes the entire agreement of the Parties and supersedes any prior written or oral agreements between them with respect to the subject matter hereof. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the Parties.

28. Governing Law; Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of California. In the event that suit shall be brought by either Party to this contract, the Parties agree that venue shall be exclusively vested in the State courts

of the County of Riverside, California or where appropriate, in the United States District Court, Southern District of California, Riverside, California.

29. Runs with the Land; Recordation.

(a) The Parties agree that the terms and provisions set forth in this Agreement shall be deemed provisions, terms and/or covenants running with the Property in accordance with applicable law, including without limitation, California Civil Code section 1468, and shall pass to and be binding upon the heirs, successors and assigns of the Parties to this Agreement, and on any successor owner of the Property.

(b) The provisions of Subsection 29(a) notwithstanding, Subdivider shall remain jointly and severally liable with its heirs, successors, assigns or successor owners of the Property for the responsibilities and liabilities imposed by this Agreement unless a novation or assignment agreement is executed in accordance with the provisions of Section 18 of this Agreement.

(c) Upon execution, this Agreement shall be recorded in the Official Records of Riverside County, and by such recordation, it is the intention of the Parties to give notice to and bind their successors, heirs and assigns hereto.


30. Authority of Executing Parties. Each person executing this Agreement on behalf of a Party represents and warrants that such person is duly and validly authorized to do so all behalf of the entity it purports to bind and that he/she is authorized to enter into contracts on behalf of Subdivider. The undersigned, on behalf of Subdivider, binds Subdivider, its partners, successors, executors, administrators, and assigns with respect to the terms and provisions of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto on the date above first written.

Subdivider:

City:

CITY OF BEAUMONT
a Municipal Corporation

By:  _____

By: _____

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

John Pinkney, City Attorney

APPROVED AS TO CONTENT:

Jeff Hart, Dir. Of Engineering/Public Works

Attachments: Exhibit A
Exhibit B

Legal description of Property
Cost estimates

(Proper Notarization of Subdivider's Signature is required and shall be attached)

CALIFORNIA ACKNOWLEDGMENT

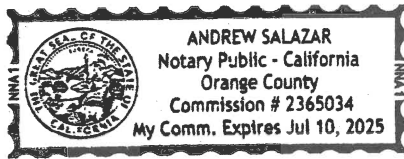
CIVIL CODE § 1189

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

State of California }
County of Orange

On August 15, 2022 before me, Andrew Salazar, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Aaron Talarico
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Bond No. 354071

PW #: PW2022-0815
File #: 3442

PERFORMANCE BOND

WHEREAS, the City of Beaumont, State of California, and Meritage Homes of California, Inc. (hereinafter designated as "Principal") have entered into City of Beaumont Subdivision Improvement Agreement Tract No. 31462 dated _____, 20__, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 31462, which is hereby incorporated herein and made a part hereof; and

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

NOW, THEREFORE, we, the Principal and Harco National Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of One Million Eight Hundred Thirty Three Thousand Forty Eight and 68/100 dollars (\$ 1,833,048.68) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

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

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

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

[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on the 17th of August, 2022.

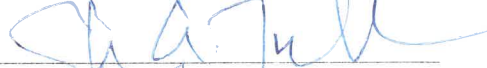
(Seal)

(Seal)

Harco National Insurance Company
SURETY

Meritage Homes of California, Inc.
PRINCIPAL

By: 

By: 

Name: Richard H. Mitchell

Name: Glen Tuik

Title: Attorney-in-Fact
CA License No. 0H56218

Title: VP National Land Dev.

Address: 4200 Six Forks Road

By: 

Suite 1400, Raleigh, NC 27609

Name: Jesper Arncup

Title: VP of Financial Planning + Analysis

Address: 5 Peters Canyon Road, Suite 310

Irvine, CA 92606

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

POWER OF ATTORNEY

Bond # 354071

**HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JEFFREY M. WILSON, RICHARD H. MITCHELL, MARK W. EDWARDS, II, WILLIAM M. SMITH

Birmingham, AL

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2021



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

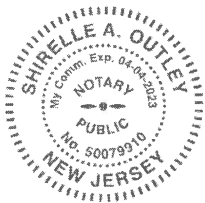
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, August 17, 2022.

A00055

Irene Martins, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

Civil Code § 1189

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



State of Alabama }
County of Jefferson }

On August 17, 2022 before me, Courtney Hitt Weiss, Notary Public
personally appeared Richard H. Mitchell, Attorney-in-Fact

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature Courtney Hitt Weiss
My commission expires: November 15, 2022

Place Notary Public Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document

Document Date Number of Pages:

Signer's Name:

Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:
Signer is representing Harco National Insurance Company



Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:
Signer is representing



ALL-PURPOSE ACKNOWLEDGEMENT

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

STATE OF ARIZONA)SS
COUNTY OF MARICOPA)

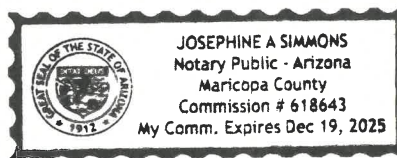
On August 22, 2022 before me, Josephine A. Simmons, Notary Public, personally appeared Glen A. Tulk, Vice President - National Development, Meritage Homes of California, Inc.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josephine A. Simmons



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

ALL-PURPOSE ACKNOWLEDGEMENT

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

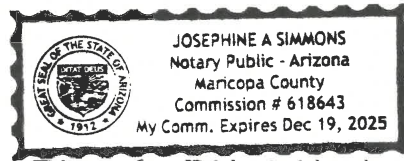
STATE OF ARIZONA)SS
COUNTY OF MARICOPA)

On August 22, 2022 before me, Josephine A. Simmons, Notary Public, personally appeared Jesper Amrup, Vice President - Financial Planning & Analysis, Meritage Homes of California, Inc. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josephine A. Simmons



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Bond No. 354071

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Meritage Homes of California, Inc. (hereafter designated as "the Principal") have entered into City of Beaumont Subdivision Improvement Agreement Tract No. 31462 dated _____, 20__, whereby Principal agrees to install and complete certain designated public improvements which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code in the sum of ** dollars (\$1,833,048.88), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

**One Million Eight Hundred Thirty Three Thousand Forty Eight and 68/100

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

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

[signatures on following page]


IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on the 17th of August, 2022.

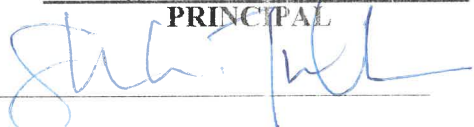
(Seal)

(Seal)

Harco National Insurance Company
SURETY

Meritage Homes of California, Inc.
PRINCIPAL

By: 

By: 

Name: Richard H. Mitchell

Name: Glen Tulk

Title: Attorney-in-Fact
CA License No. 0H56218

Title: VP National Land Dev.

Address: 4200 Six Forks Road

By: 

Suite 1400, Raleigh, NC 27609

Name: Jesper Arrup

Title: VP of Financial Planning + Analysis

Address: 5 Peters Canyon Road, Suite 310

Irvine, CA 92606

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 354071

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JEFFREY M. WILSON, RICHARD H. MITCHELL, MARK W. EDWARDS, II, WILLIAM M. SMITH

Birmingham, AL

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2021



STATE OF NEW JERSEY
County of Essex

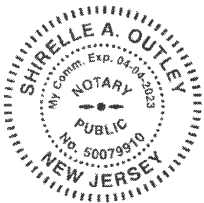
Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, August 17, 2022.

Irene Martins, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

Civil Code § 1189

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

State of Alabama

County of Jefferson

On August 17, 2022 before me, Courtney Hitt Weiss, Notary Public

personally appeared Richard H. Mitchell, Attorney-in-Fact

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature Courtney Hitt Weiss
Notary Public Signature
My commission expires: November 16, 2022

Place Notary Public Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document

Document Date Number of Pages:

Signer's Name:

- Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:
Signer is representing Harco National Insurance Company



- Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:
Signer is representing



ALL-PURPOSE ACKNOWLEDGEMENT

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

STATE OF ARIZONA)SS
COUNTY OF MARICOPA)

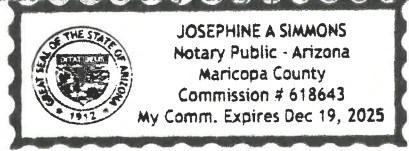
On August 22, 2022 before me, Josephine A. Simmons, Notary Public, personally appeared Glen A. Tulk, Vice President - National Development, Meritage Homes of California, Inc.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josephine A. Simmons



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

ALL-PURPOSE ACKNOWLEDGEMENT

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

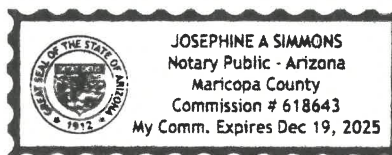
STATE OF ARIZONA)SS
COUNTY OF MARICOPA)

On August 22, 2022 before me, Josephine A. Simmons, Notary Public, personally appeared Jesper Arnrup, Vice President - Financial Planning & Analysis, Meritage Homes of California, Inc. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josephine A. Simmons



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Submittal Review

Date: 8/12/2022

City of Beaumont

ATTN: Sue Foxworth

550 E. 6th Street, Beaumont, Ca 92223

Project: PW 2021 -0663 Fairview Canyon – Phase 4 Sewage Lift Station, Tract 31642

Item of Equipment or Material:

- Fairview Canyon Sewer Lift Station PDR (Date 08-08-2022)
- Fairview Canyon Sealed Plans (Date 07-21-2022)
- Fairview Canyon Sealed Calculations (Date 07-21-2022)
- Fairview Canyon Production Drawings
- Fairview Canyon SSDS-Rev 4 (Date 07-22-2022)
- Tract 31642 Phase 2 – Sewer Lift Station Cost Estimate

Specification Section: N/S

Comments:

- No further comments

I hereby declare that I have exercised responsible charge of the review of this project as defined in Section 6703 of the Business and Professions Code. The comments expressed herein are confined to a review only and do not relieve the Engineer of Work of their responsibilities for project design.

Justin R Logan

August 12, 2022

Name

Date:



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET
"PLAN CHECK FEE EST"

PARCEL MAP OR TRACT NO.: Sewer Lift Station - Tract No. 31462 Phase 4
DATE: 7/20/2022

PP, CUP NO.: _____ BY: _____ Name _____

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%
	Construction Costs)	
Streets/Drainage	\$	-
Lift Station	\$	1,833,048.68
Total	\$	1,833,048.68
Warranty Retention (22.5%)	\$	412,435.95
Street/Drainage Plan Check Fees =	\$	500.00
Sewer Plan Check Fees =	\$	36,660.97
Street Inspection Fees =	\$	750.00
Sewer Inspection Fees =	\$	54,991.46

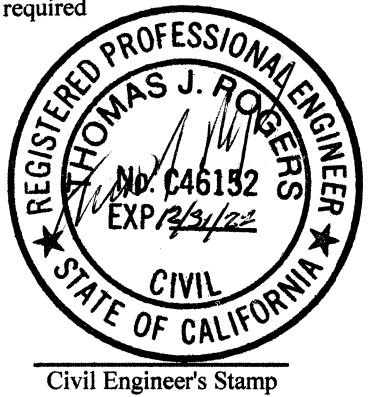
DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do include additional 20% for recordation prior to having signed plans
Above amounts do not include additional 20% for recordation prior to having signed plans

Thomas J. Rogers
Engineer's Signature
Thomas J. Rogers
Name typed or printed

7/20/2022
Date



*****PLEASE READ INSTRUCTIONS BELOW*****

1. Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
2. Show Bond Amounts to the nearest \$500.
3. For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
		Roadway Excavation		
	C.Y.	1. Projects with a grading plan area x 0.50' (hinge point to hinge point) (xxx sf)	\$ 15.00	\$ -
		2. Projects without a grading plan (road area and side slopes to daylight Cut (C) = Fill (f) =		
	C.Y. (c or f)	(a.) Excavate and Fill	\$ 0.40	\$ -
	C.Y. (f - c)	(b.) Excavate and Export	\$ 1.10	\$ -
		(c.) Import and Fill		
		If balance, provide (a.) only, either cut or fill		
		If export, provide (a.) & (b.), a = fill, b = cut - fill		
		If import, provide (a.) & (c.), a = cut, c= fill - cut		
		(Unit costs for (a.), (b.) & (c.) are 20% of acrual costs to assure that work will be corrected to eliminate hazardous conditions.)		
	C.Y.		\$ 1.20	\$ -
	S.F.	Remove A.C. Pavement	\$ 1.00	\$ -
	L.F.	Remove A.C. Dike	\$ 3.00	\$ -
	S.F.	Remove Existing Concrete Curb, Gutter & Sidewalk	\$ 10.00	\$ -
	L.F.	Sawcut & Remove Exist. A.C. Pavement	\$ 2.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL = \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 2.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
	TON	Asphalt Concrete - 144 lbs/cu. Ft. (4,740 SF @ 0.25')	\$ 90.00	\$ -
	C.Y.	Aggregate Base Class II (x,xxx SF @ x.xx')	\$ 50.00	\$ -
	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (x,xxx SF) apply at 0.05 + 0.03 = 0.08 gal/SY	\$ 600.00	\$ -
	S.F.	AC overlay (min. 0.10') If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 0.90	\$ -
	L.F.	Curb and Gutter (Wedge Curb)	\$ 8.00	\$ -
	EA.	Drain Through Curb	\$ 750.00	\$ -
	L.F.	4" S.D.R. 35 PVC	\$ 12.00	\$ -
	EA.	Traffic Rated Catch Basin W/ 24"X24" Steel Grate	\$ 1,500.00	\$ -
	L.F.	A.C. Curb	\$ 8.00	\$ -
	L.F.	2' Wide V-Ditch	\$ 10.00	\$ -
	L.F.	2' Wide Down Drain	\$ 50.00	\$ -
	S.F.	3' Wide Concrete Ribbon Gutter	\$ 10.00	\$ -
	SF	8" Thick P.C.C. Drive Area	\$ 25.00	\$ -
	S.F.	8" Thick P.C.C. Drive Approach (20' Wide)	\$ 30.00	\$ -
	L.F.	6' High x 20' Wide Chain Link Gate	\$ 50.00	\$ -
	L.F.	6' High CMU Block Wall	\$ 150.00	\$ -
	S.F.	6" P.C.C. Pad (for eyewash station)	\$ 8.00	\$ -
	S.F.	6" P.C.C. Pad (for lift station equipment)	\$ 10.00	\$ -
	S.F.	12" P.C.C. Pad	\$ 15.00	\$ -
	EA.	Light Pole	\$ 2,500.00	\$ -
	EA.	Hose Bib Water Spigot	\$ 250.00	\$ -
	L.F.	1" Copper Pipe	\$ 10.00	\$ -

SUBTOTAL = \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Street Name Sign	\$ 250.00	
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 40.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 40.00	\$ -
	L.F.	Barricades	\$ 28.00	
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (1`/2 Total length of streets)	\$ 10.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Remove Power Pole	\$ 1,200.00	\$ -
	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ -
	EA.	Street Trees (15 gallon)	\$ 150.00	
	EA.	Remove Existing Concrete Bulkhead	\$ 500.00	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 500.00	\$ -
	EA.	Under Sidewalk Drain	\$ 1,800.00	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
	EA.	Gutter Depression for Curb Opening Catch Basin Case B	\$ 1,500.00	\$ -
	EA.	Gutter Depression for Curb Opening Catch Basin Case C	\$ 1,500.00	\$ -
	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ -
	EA.	"STOP" Pavement Marking	\$ 200.00	\$ -
	EA.	Limit Line	\$ 75.00	\$ -
	EA.	R1 "STOP SIGN"	\$ 250.00	\$ -
	EA.	W14-1 "DEAD END" Sign	\$ 250.00	\$ -
	EA.	S4-5 "SCHOOL ZONE AHEAD" sign	\$ 250.00	\$ -
	EA.	SR4-1(CA) "SCHOOL ZONE" sign	\$ 250.00	\$ -

SUBTOTAL = \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 35.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 65.00	\$ -
	L.F.	18" R.C.P.	\$ 60.00	\$ -
	L.F.	24" R.C.P.	\$ 70.00	\$ -
	L.F.	30" R.C.P.	\$ 80.00	\$ -
	L.F.	36" R.C.P.	\$ 90.00	\$ -
	L.F.	42" R.C.P.	\$ 100.00	\$ -
	L.F.	48 " RCP	\$ 110.00	\$ -
	L.F.	54" RCP	\$ 135.00	\$ -
	L.F.	60" RCP	\$ 160.00	\$ -
	L.F.	72" RCP	\$ 200.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
	EA.	Drain Basin	\$ 400.00	\$ -
	EA.	Curb Outlet	\$ 3,000.00	\$ -
	EA.	Fossil Filters	\$ 500.00	\$ -
	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
	EA.	Riprap Headwall	\$ 1,000.00	\$ -
	EA.	Concrete Collar	\$ 250.00	\$ -
	EA.	Outlet Structure	\$ 10,000.00	\$ -
	EA.	Concrete Pipe Anchor & Stabilizer	\$ 250.00	\$ -
	L.F.	12" HDPE. Pipe	\$ 31.00	\$ -
	EA.	12" HDPE Misc. Fittings (Bend, coupling & end cap)	\$ 320.00	\$ -

SUBTOTAL = \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	60" C.S.P.	\$ 115.00	\$ -
	EA.	Catch Basin W = 4'	\$ 1,700.00	\$ -
	EA.	Catch Basin W = 7'	\$ 3,000.00	\$ -
	EA.	Catch Basin W = 10'	\$ 4,000.00	\$ -
	EA.	Catch Basin W = 14'	\$ 5,500.00	\$ -
	EA.	Catch Basin W = 21'	\$ 9,000.00	\$ -
	EA.	Type IX Inlet	\$ 2,500.00	\$ -
	EA.	Type X Inlet	\$ 2,500.00	\$ -
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 2	\$ 2,500.00	\$ -
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ -
	EA.	Transition Structure No. 1	\$ 2,000.00	\$ -
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 1	\$ 2,700.00	\$ -
	EA.	Manhole No. 2	\$ 3,300.00	\$ -
	EA.	Manhole No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 4	\$ 5,000.00	\$ -
	EA.	Adjust Water Valve (if no water plan)	\$ 150.00	\$ -
	EA.	Adjust MH to grade (if no sewer plan)	\$ 400.00	\$ -
	EA.	Headwall	\$ 5,000.00	\$ -
		Remove & Dispose of Interfering 30" Storm Drain		
	L.S.	and 36" Riser	\$ 500.00	\$ -
	EA.	Remove & Dispose of RCB Headwall & Wingwall	\$ 10,000.00	\$ -
	L.F.	and Concrete Bulkhead	\$ 25.00	\$ -
	EA.	Outlet Structure (Line A & B)	\$ 5,000.00	\$ -
	EA.	Remove Existing Headwall	\$ 1,000.00	\$ -
	L.F.	Catch Basin Trash Rack	\$ 25.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL = \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
0	EA.	Water Quality Structure	\$ 2,500.00	\$ -
0	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
0	LS	Emergency Spillway	\$ 27,000.00	\$ -
0	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A. Subtotal \$ -

B. Contingency (15%) \$ -

C. Streets/Drainage Total (A + B) \$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sewer Lift Station - Tract No. 31462 Phase 4

DATE: 7/20/2022

SEWER IMPROVEMENTS

Show quantities on this sheet only if project has a sewer plan. If no water plan, then show applicable quantities as part of street improvements.

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
-	L.F.	4" PVC. (111 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ -
-	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
-	L.F.	8" PVC	\$ 30.00	\$ -
-	L.F.	12" PVC	\$ 40.00	\$ -
-	L.F.	8" V.C.P. Extra Strength (C-700)	\$ 35.00	\$ -
-	L.F.	12" V.C.P.	\$ 40.00	\$ -
-	L.F.	15" V.C.P.	\$ 50.00	\$ -
-	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ -
-	EA.	Modified 5' Manholes	\$ 3,000.00	\$ -
-	EA.	Drop Manholes	\$ 4,000.00	\$ -
-	EA.	Cleanouts	\$ 500.00	\$ -
-	EA.	Sewer Y's	\$ 25.00	\$ -
-	EA.	Chimneys	\$ 300.00	\$ -
-	EA.	Adjust M.H. to grade	\$ 340.00	\$ -
-	L.F.	Concrete Encasement	\$ 20.00	\$ -
-	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
-	L.F.	Sewer Pipe Sleeving	\$ 36.00	\$ -
-	EA.	Sewer Lift Station		\$ -
-	EA.	Backflow prevention device	\$ 250.00	\$ -
-	EA.	8" P.V.C. Misc. Fittings & Plugs	\$ 190.00	\$ -
-	EA.	Remove 12" P.V.C End Cap/Plug	\$ 190.00	\$ -
1	LS	Install Prefabricated Wet Well	\$ 75,695.00	\$ 75,695
1	LS	Install Wet Well Piping	\$ 8,367.00	\$ 8,367
1	EACH	Install Prefabricated Valve Assembly W/Skid	\$ 4,592.00	\$ 4,592
1	EACH	Install ARV Pipe Drain System	\$ 2,925.00	\$ 2,925
98	SF	Construct 6" Thick Concrete Pad For Valve Assembly	\$ 23.00	\$ 2,254
310	SF	Construct 12" Thick Concrete Pad For Generator	\$ 18.00	\$ 5,580
1	LS	Construct 6" Concrete Pad And Shelter For Equipment	\$ 14,853.00	\$ 14,853
1	EACH	Install Stand By Generator	\$ 3,152.00	\$ 3,152
57	LF	Install & Connect 12" Gravity Sewer To Wet Well	\$ 438.00	\$ 24,966
60	LF	Install & Connect 6" Cast Iron Force Main W/Fittings	\$ 280.00	\$ 16,800
1	LS	Installation of Lift Station and Site Electrical Equipment	\$ 89,846.37	\$ 89,846
1	EACH	Install Motor Control Center Electrical Equipment	\$ 3,143.00	\$ 3,143
1	LS	Pump Station Start Up & Set Pumps	\$ 3,082.00	\$ 3,082
1	LS	AQMD Permit - Standby Generator	\$ 6,000.00	\$ 6,000
1	Each	Lift Station Wet Well	\$ 135,700.00	\$ 135,700
1	LS	Lift Station Linings and Coatings	\$ 25,000.00	\$ 25,000

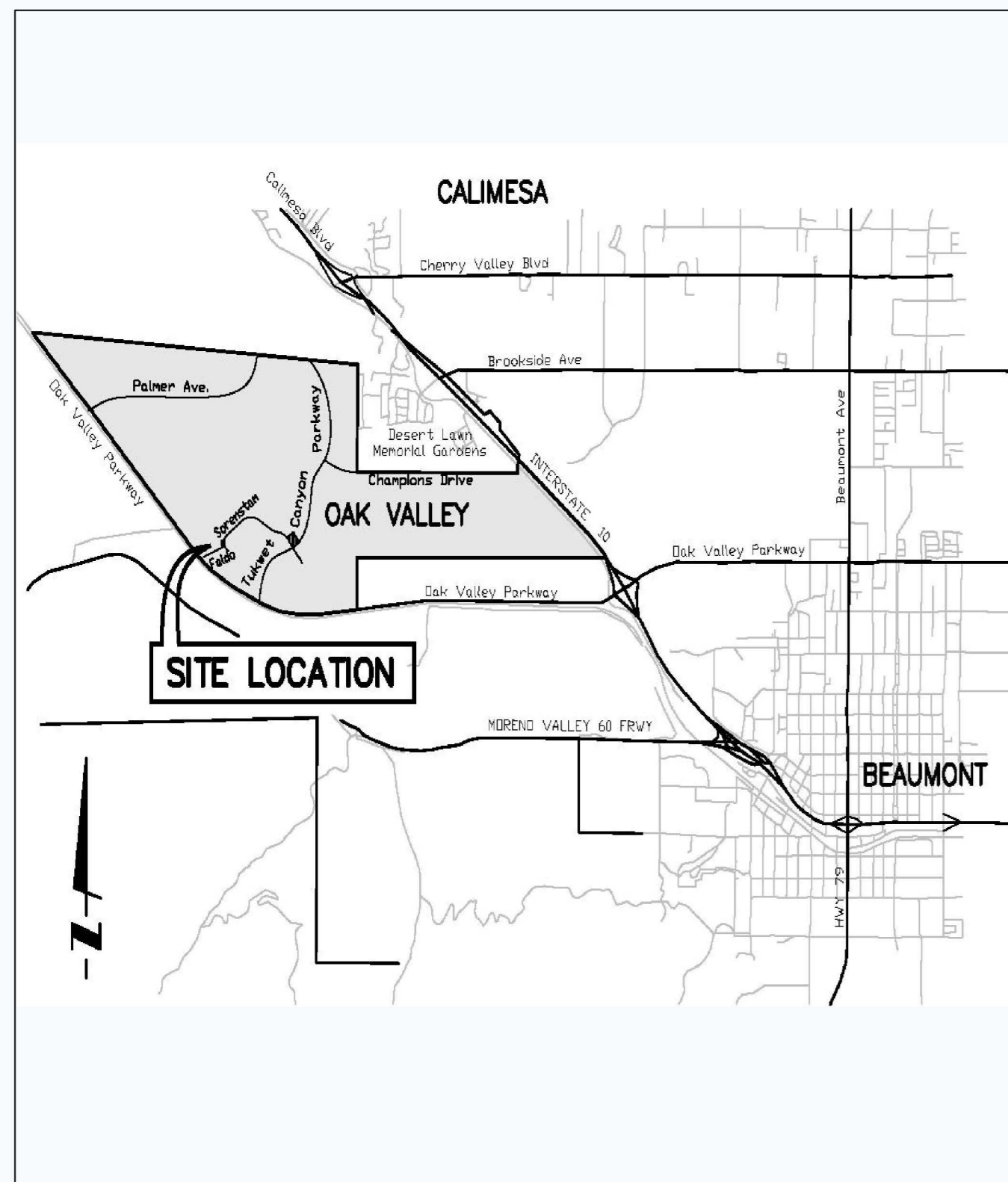
1	EACH	Valve Skid Platform	\$ 5,000.00	\$ 5,000
1	LS	Pumps and Accessories	\$ 280,000.00	\$ 280,000
1	LS	Valves and Fittings	\$ 225,000.00	\$ 225,000
1	LS	Lift Station Instrumentation	\$ 30,000.00	\$ 30,000
1	LS	Lift Station MCC, Control Panel & Electrical/Communication	\$ 480,500.00	\$ 480,500
1	EACH	Lift Station Backup Generator	\$ 125,000.00	\$ 125,000
1	EACH	Prefab Shelter	\$ 26,500.00	\$ 26,500

A. Subtotal \$ 1,593,955

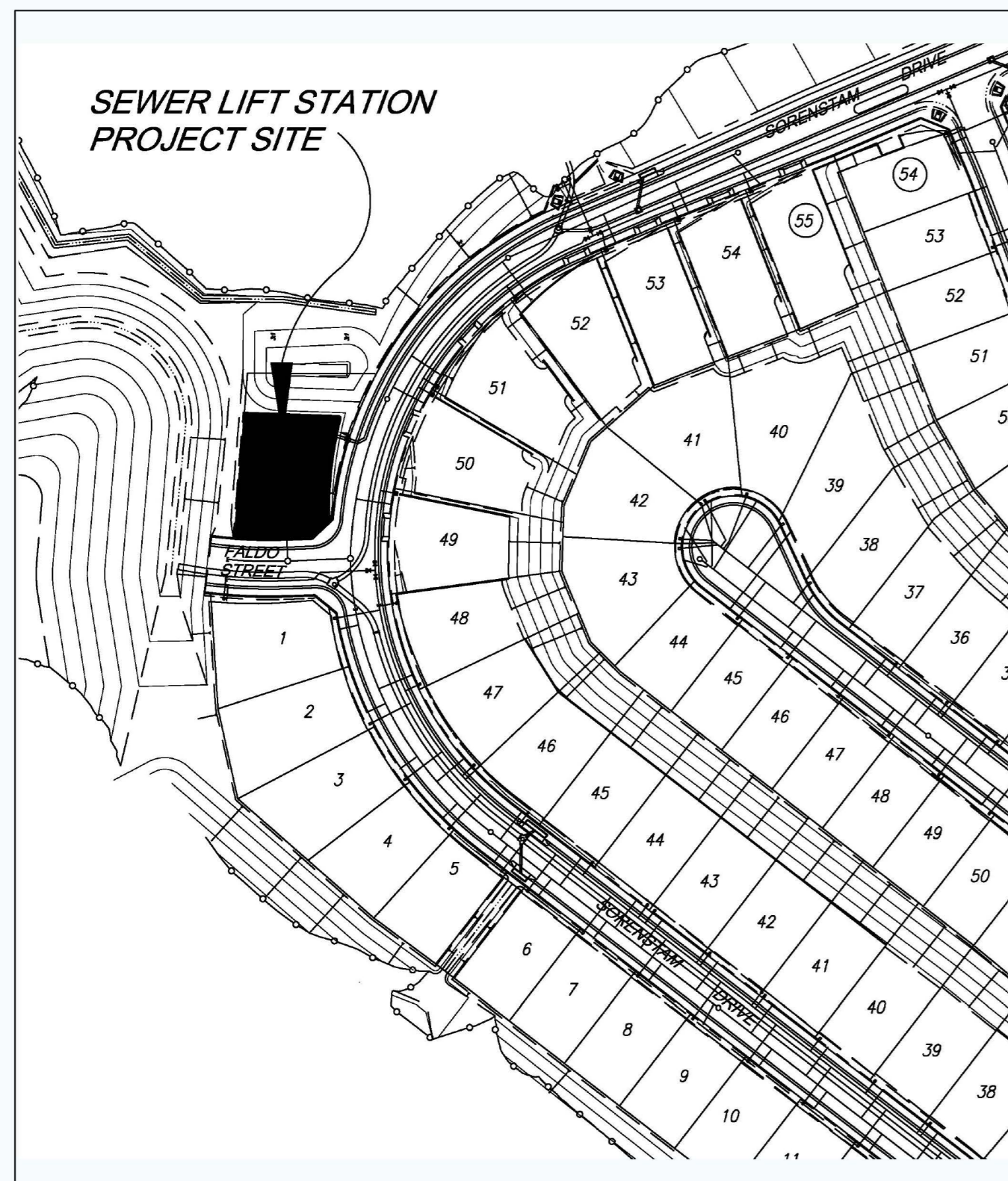
B. Contingency (15% x A) \$ 239,093

C. Sewer Total (A + B) \$ 1,833,049

CITY OF BEAUMONT RIVERSIDE COUNTY, CALIFORNIA



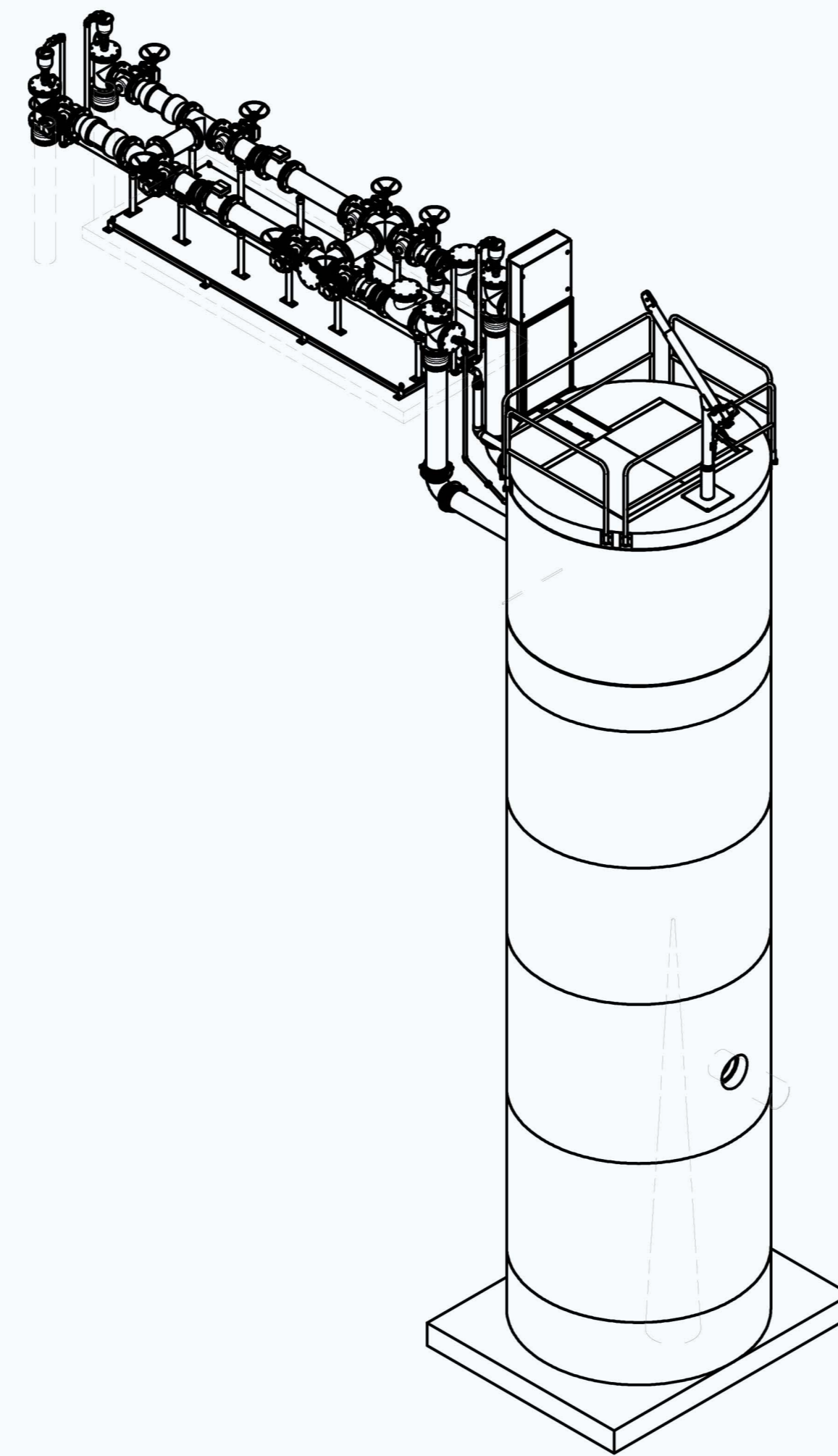
VICINITY MAP



LOCATION MAP

SITE ADDRESS

DRAWING INDEX		
DWG. No.	SHEET No.	DESCRIPTION
G-1	1	TITLE SHEET
C-1	2	SITE PLAN LAYOUT
M-1	3	PUMP STATION PLAN VIEW & ELEVATION
M-2	4	WET WELL COMPONENT DRAWING & DETAILS
M-3	5	VALVE ASSEMBLY COMPONENT DRAWING & DETAILS
M-4	6	WET WELL MISC. ASSEMBLY DETAILS
S-1	7	WET WELL STRUCTURAL PLANS, SECTIONS, AND DETAILS
S-2	8	SUNSHADE PLAN VIEW & ELEVATION
S-3	9	GENERATOR OUTLINE AND FOUNDATION
E-1	10	ONE LINE POWER DIAGRAM
E-2	11	CONDUIT LAYOUT
E-3	12	CIRCUIT SCHEDULE
E-4	13	LIGHTING PANEL LEGEND
E-5	14	MOTOR CONTROL CENTER LAYOUT
E-6	15	SERVICE DISCONNECT & JUNCTION BOX
E-7	16	GENERATOR CONNECTION DETAIL
E-8	17	GROUNDING/BONDING DETAIL
E-9	18	ELECTRICAL SYSTEM SUMMARY



FAIRWAY CANYON - PHASE 4 SEWAGE LIFT STATION TRACT 31462

PROJECT SPECIFIC REQUIREMENTS AND DATA

LIFT STATION DESIGN CAPACITY [GPM] (1)	WET WELL INSIDE DIA.	RAW SEWAGE DISCHARGE (RSD) PIPE DIA.	WET WELL BASE (SQ.)	WET WELL ROOF (RD.)	HATCH OPENING SIZE	FORCE MAIN PIPE DIA. [IN]	FORCE MAIN LENGTH [FT]	MINIMUM STATIC LIFT [FT]	MAXIMUM STATIC LIFT [FT]
626	8"	8"	12' x 9.5'	9.5'	44" x 66"	8"	6223'	148.97'	154.07'

PUMPING UNIT PERFORMANCE

CONDITION	DISCHARGE CAPACITY [GPM]	TOTAL DYNAMIC HEAD [FT]	MINIMUM HYDRAULIC EFFICIENCY [%]
1	778	216	64.5
2 (1)	763	219	64.3
3	525	262	56.9
MINIMUM SHUT OFF HEAD			358 FT.
SELECTED MOTOR SIZE			72 HP. (2)
PUMP CYCLES / HR			6

CONDITION 1: WATER AT LEAD START, C=140, 1 PUMP ON
 CONDITION 2: WATER AT LEAD STOP, C=140, 1 PUMP ON
 CONDITION 3: WATER LEAD START, C=140, BOTH PUMPS ON
 GPM FLOW PER PUMP

SEISMIC DESIGN PARAMETERS

FACTOR OR COEFFICIENT	VALUE (3)
SITE CLASS	D
OCCUPANCY CATEGORY	III
MAPPED SPECTRAL RESPONSE ACCELERATION SHORT PERIOD, S _s	1.803
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1 SEC, S ₁	0.69
SITE COEFFICIENT (0.2-5 PERIOD), F _a	1.0
SITE COEFFICIENT (1.0-5 PERIOD), F _v	1.7
DESIGN SPECTRAL RESPONSE ACCELERATION SHORT PERIOD, S _{0s}	1.202
DESIGN SPECTRAL RESPONSE ACCELERATION AT 1 SEC, S ₀₁	0.837
IMPORTANCE FACTOR, I	1.25
SEISMIC DESIGN CATEGORY, SDC	D

PER GEOTECHNICAL REVIEW DATED 9-27-2020 BY ALTA CALIFORNIA GEOTECHNICAL

GEOLOGIC DESIGN PARAMETERS

FACTOR OR COEFFICIENT	VALUE
SOIL BEARING PRESSURE (PSF)	2000
BASAL FRICTION	.35
PASSIVE EARTH PRESSURE (PSF/FT DEPTH)	250

PER GEOTECHNICAL REVIEW DATED 9-27-2020 BY ALTA CALIFORNIA GEOTECHNICAL

NOTES:

- DESIGN CONDITION WITH ONE PUMP OPERATING
- SELECTED PUMPING UNIT MOTOR SIZE TO BE USED FOR DETERMINING PROJECT ELECTRICAL DESIGN CRITERIA (SEE DRAWING E-2). NO POINT ON PUMP PERFORMANCE CURVE SHALL EXCEED MOTOR HORSEPOWER.
- PROJECT SEISMIC DESIGN PARAMETERS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, LATEST EDITION. REFER TO SPECIFICATIONS FOR EQUIPMENT REQUIRING SEISMIC DESIGN CALCULATIONS.

TIME LIMITATION:

THE TIME LIMIT ON DRAWING APPROVAL SHALL BE SIX (6) MONTHS FROM THE DATE ON THE CERTIFICATION. IF CONSTRUCTION HAS NOT COMMENCED WITHIN STATED TIME, CITY OF BEAUMONT REQUIRES DRAWINGS TO BE REVIEWED BY THE DEVELOPER/DESIGN ENGINEER FOR POSSIBLE CHANGES IN MASTER PLANNED SIZING AND CHANGES IN SPECIFICATIONS AND STANDARDS.

BENCHMARK:

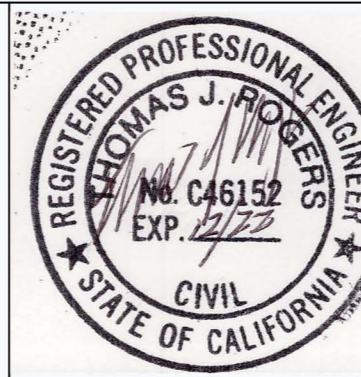
USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
 ELEV. 2491.44, NGVD 29

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE ALERT

**ROMTEC
UTILITIES**
18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By:	Date: 08-12-2022
Recommended for Approval By:	Date: 08/12/2022
Approved By:	Date: 08/24/2022

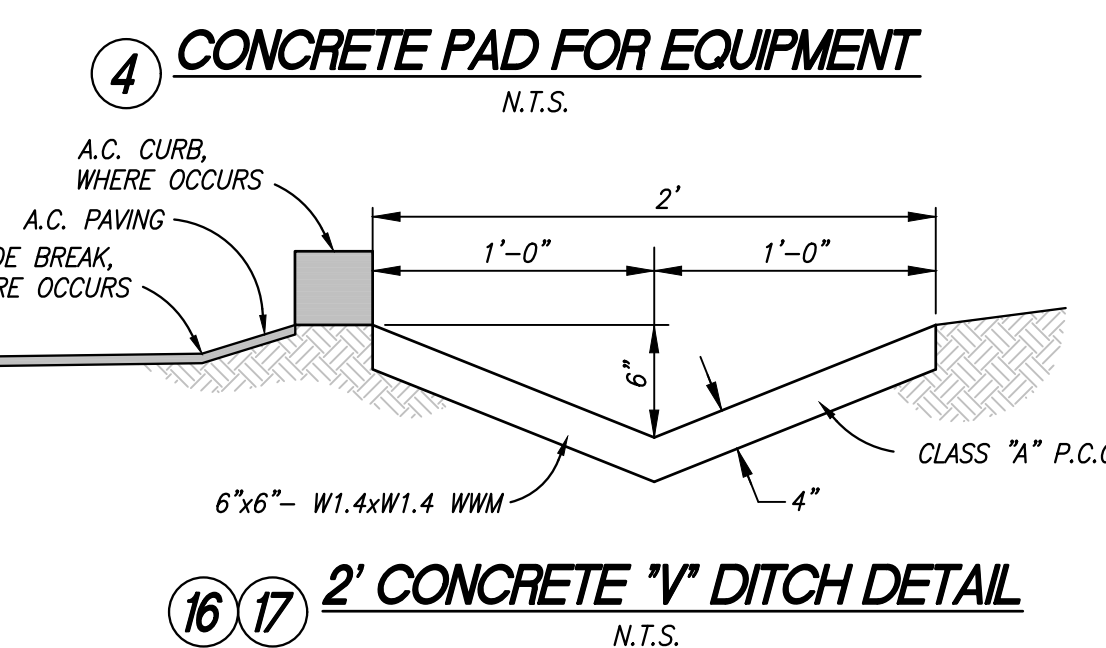
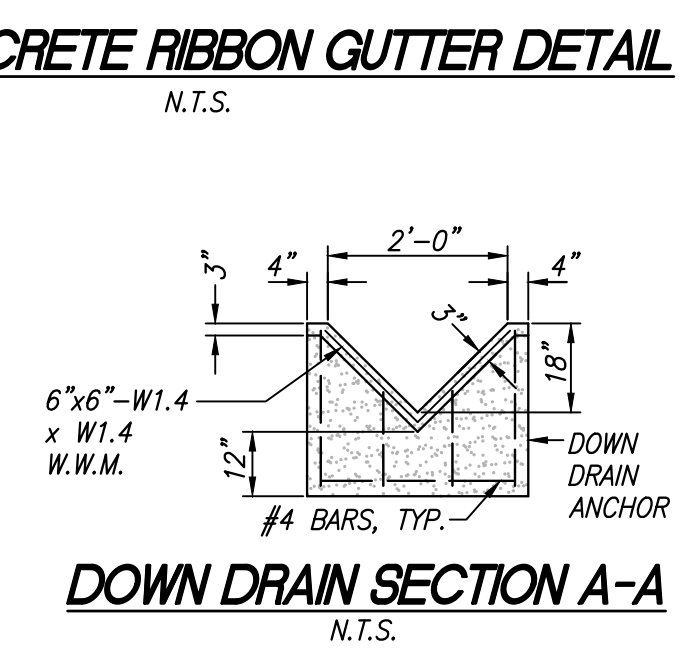
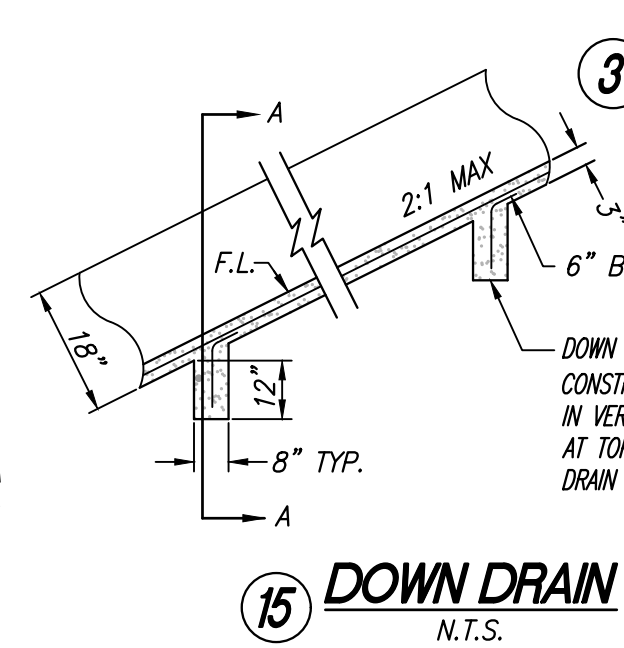
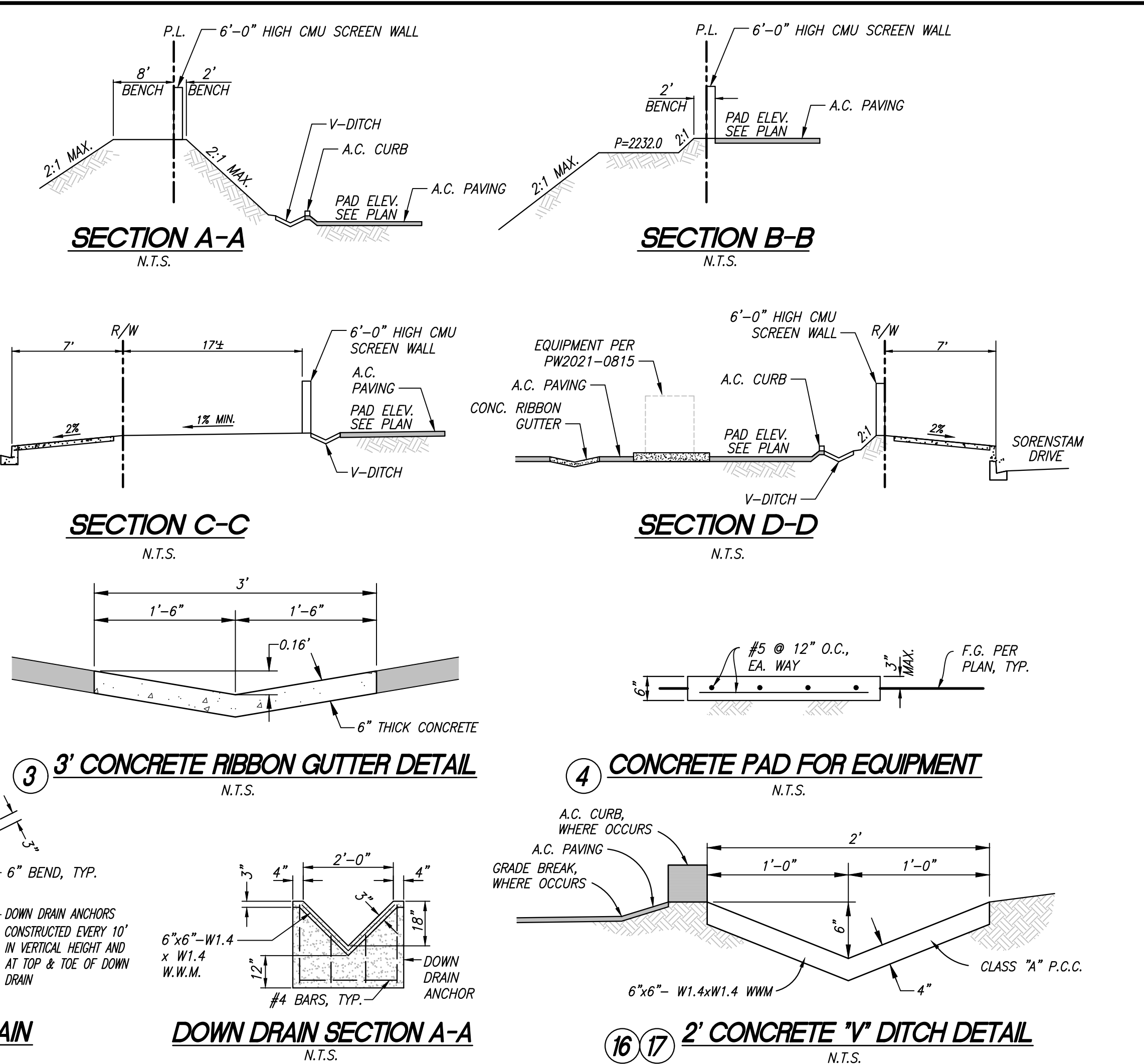
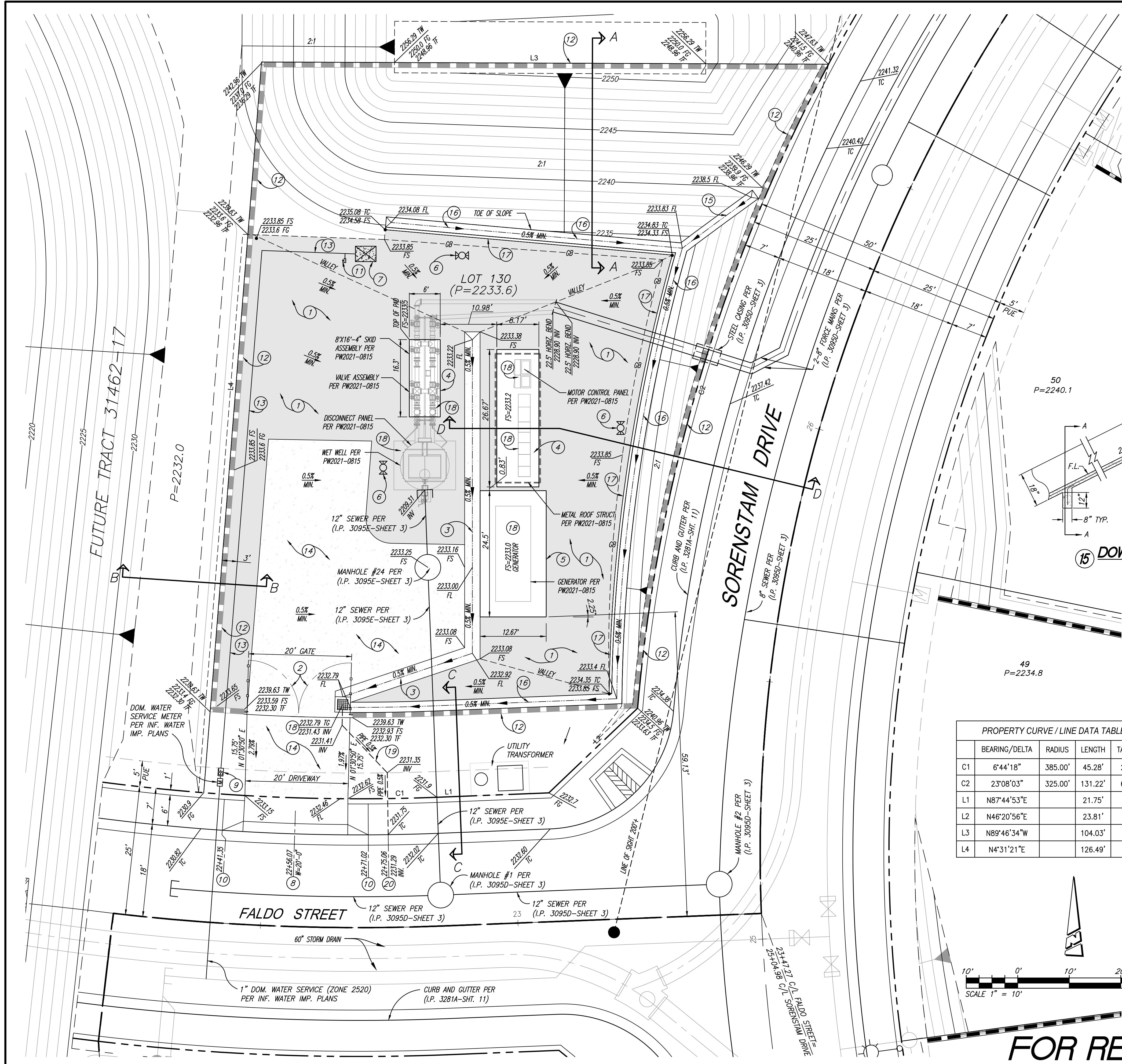
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DATE	BY
3-1-22	KB
3-16-22	KB
4-22-22	KB

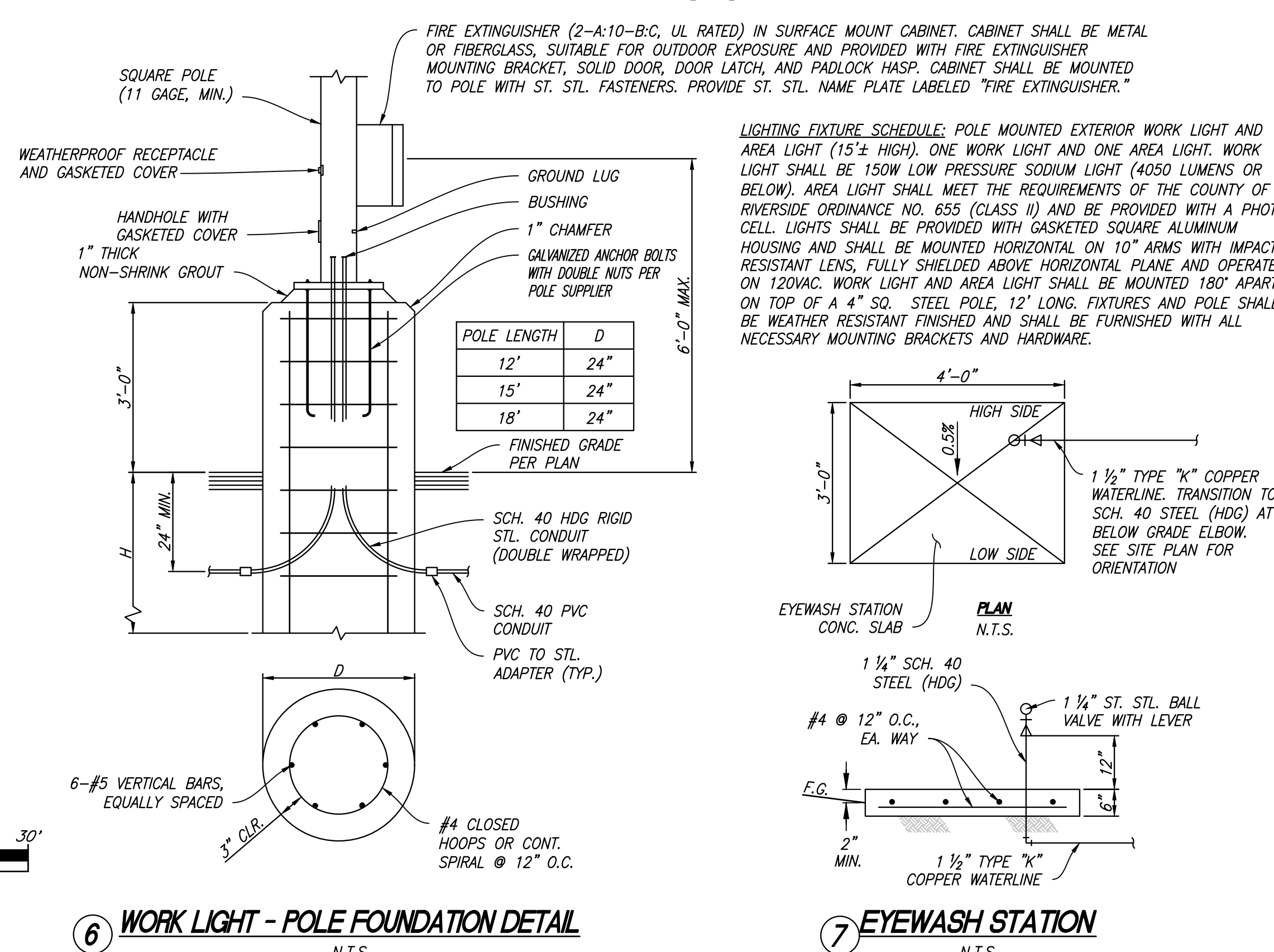
SCALE: AS NOTED
 0" = 1"

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
TITLE SHEET

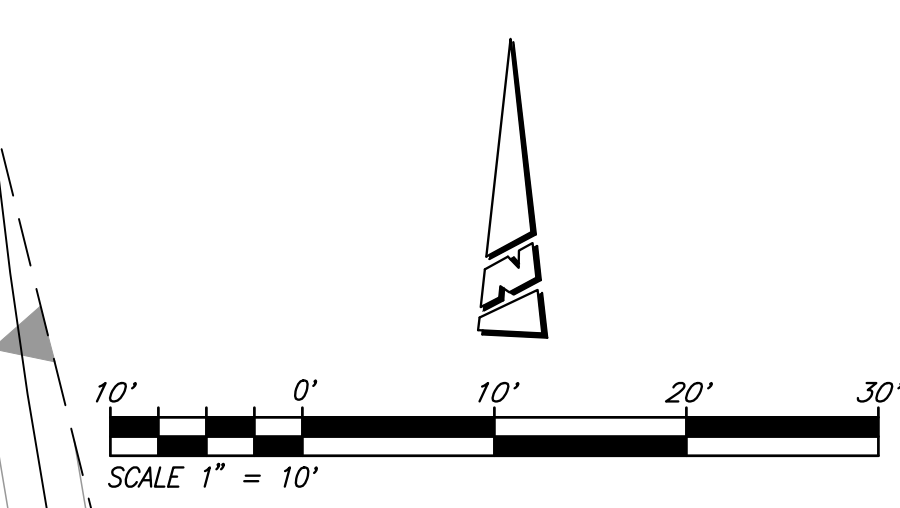
I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 1 OF 18
FILE NO. **3442**
G-1



PROPERTY CURVE / LINE DATA TABLE			
BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	6'44'18"	385.00'	45.28' 22.66'
C2	23'08'03"	325.00'	131.22' 66.52'
L1	N87°44'53"E		21.75'
L2	N46°20'56"E		23.81'
L3	N89°46'34"W		104.03'
L4	N4°31'21"E		126.49'



LIGHTING FIXTURE SCHEDULE: POLE MOUNTED EXTERIOR WORK LIGHT AND AREA LIGHT (15'± HIGH). ONE WORK LIGHT AND ONE AREA LIGHT. WORK LIGHT SHALL BE 150W LOW PRESSURE SODIUM LIGHT (4050 LUMENS OR BELOW). AREA LIGHT SHALL MEET THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE ORDINANCE NO. 655 (CLASS II) AND BE PROVIDED WITH A PHOTO CELL. LIGHTS SHALL BE PROVIDED WITH GASKETED SQUARE ALUMINUM HOUSING AND SHALL BE MOUNTED HORIZONTAL ON 10" ARMS WITH IMPACT RESISTANT LENS, FULLY SHIELDED ABOVE HORIZONTAL PLANE AND OPERATE ON 120VAC. WORK LIGHT AND AREA LIGHT SHALL BE MOUNTED 180° APART ON TOP OF A 4" SQ. STEEL POLE, 12' LONG. FIXTURES AND POLE SHALL BE WEATHER RESISTANT FINISHED AND SHALL BE FURNISHED WITH ALL NECESSARY MOUNTING BRACKETS AND HARDWARE.



FOR REFERENCE ONLY

FOR SEWER LIFT STATION PRECISE GRADING PLANS, REFERENCE PUBLIC WORKS PLAN NO. 2021-0774

DIGALERT
Call 2 Working Days Before You Dig!
811

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

PROACTIVE ENGINEERING WEST
25109 JEFFERSON AVE. SUITE 200
MORRISTOWN, CA 92562
951-200-0840

05/17/22

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTY
No. 45920
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

CITY OF BEAUMONT
CALIFORNIA
INC. NOV. 18, 1912

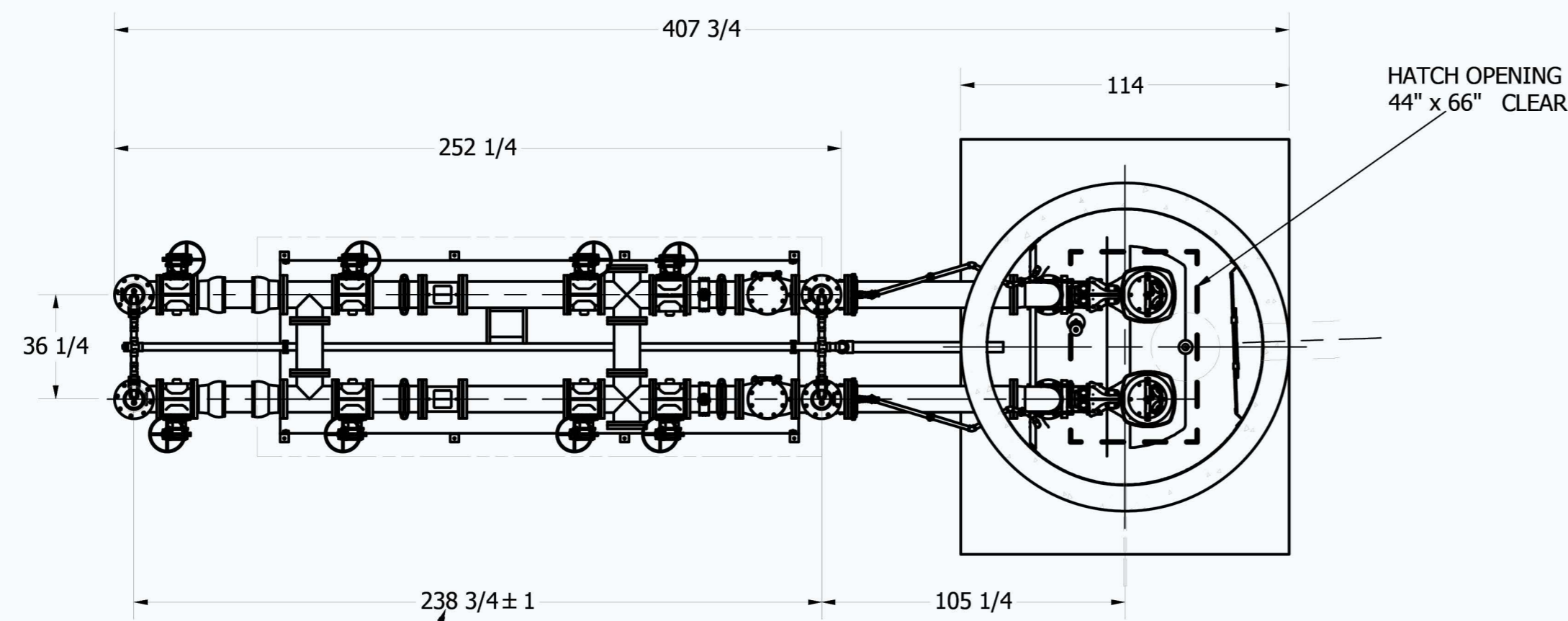
DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 05/17/22
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 08-12-2022
Recommended for Approval By: [Signature] Administrative Engineer Date: 08/12/2022
Approved By: [Signature] City Engineer/Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, CALIFORNIA
SEWER LIFT STATION
TRACT NO. 31462 - PHASE 4
FALDO STREET & SORENSTAM DRIVE
SITE PLAN & PRECISE GRADING

SHEET
2
OF 18 SHEETS
FILE NO: PW 2021-0663

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
5506 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8520



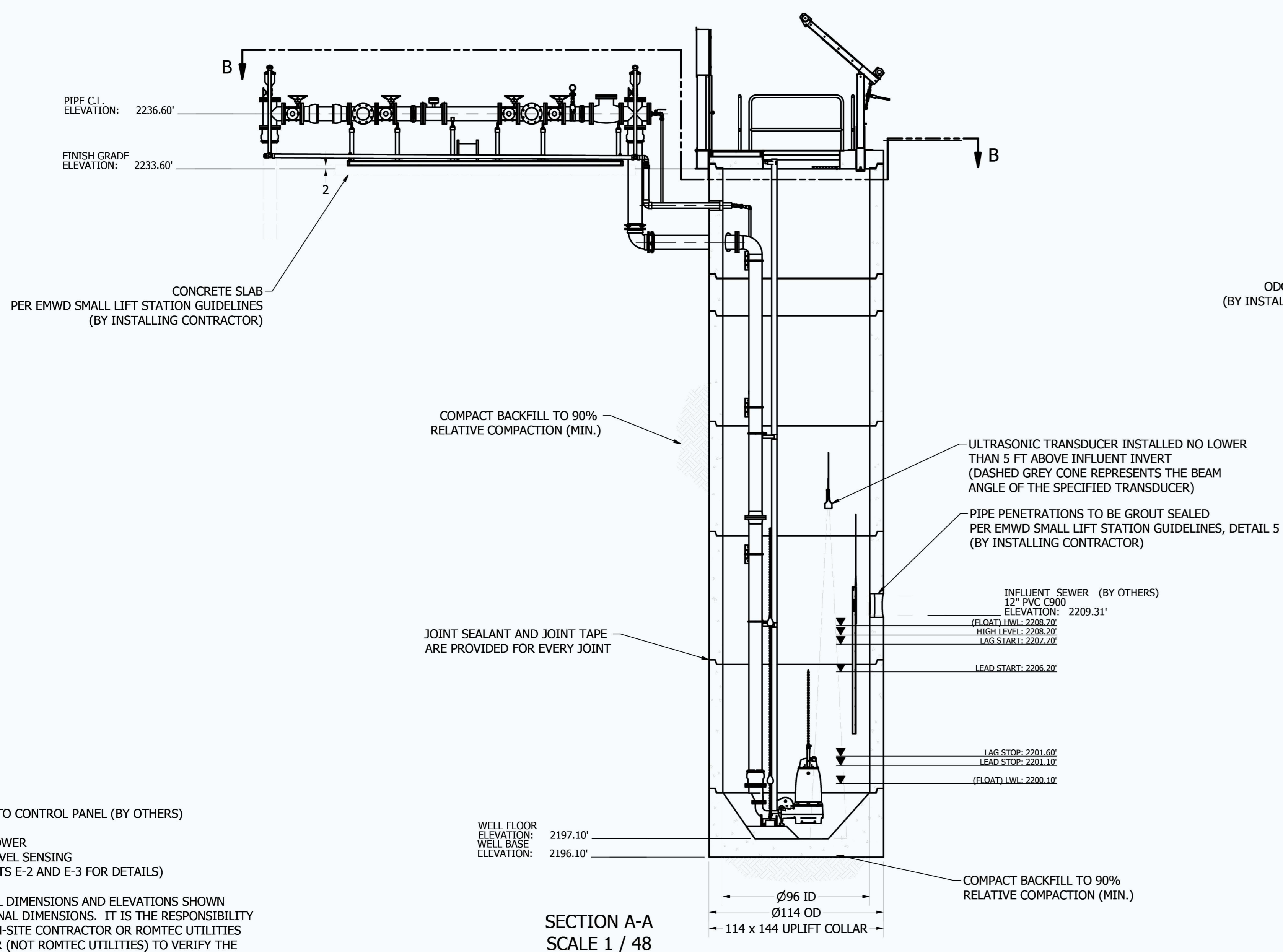
NOTE: DOUBLE BALL FLEX JOINT FITTINGS WILL ALLOW ± 3"
THIS DIMENSION PROVIDED TO LOCATE VERTICAL PIPE

SECTION B-B
SCALE 1 / 48

SENSOR ELEVATION TABLE	
LABEL	ELEVATION
INVERT IN	2209.31'
(FLOAT) HWL	2208.70'
HIGH LEVEL	2280.20'
LAG START	2207.70'
LEAD START	2206.20'
LAG STOP	2201.60'
LEAD STOP	2201.10'
(FLOAT) LWL	2200.10'
WELL FLOOR	2197.10'

PUMP PACKAGE
 CONFIGURATION: DUPLEX
 MODEL: FLYGT NP3202SH
 HP: 72HP, 3600 RPM
 DUTY POINT: 626 GPM AT 199.0 TDH (MIN)

FEATURES
 HATCH: PEDESTRIAN, 316 STAINLESS
 DISCHARGE PIPING: 8" SCH40 316 STAINLESS
 PRIMARY LEVEL SENSING: ULTRASONIC TRANSDUCER
 BACKUP LEVEL SENSING: (2) FLOATS
 STAINLESS STEEL GUIDE RAILS
 QUICK CONNECT DISCHARGE ELBOWS
 8" VALVE ASSEMBLY, DUAL FLOWMETERS
 2000# PORTABLE CRANE W/ MANUAL WINCH
 JUNCTION BOX & STAND
 GUARD RAILS, BACKFLUSH PIPING
 INTERIOR CONCRETE COATING: TNEMEC 436
 EXTERIOR CONCRETE COATING: TNEMEC 141
 EXTERIOR D.I. PIPE COATING: STD BITUMASTIC



PIPE C.L. ELEVATION: 2236.60'
 FINISH GRADE ELEVATION: 2233.60'

CONCRETE SLAB PER EMWD SMALL LIFT STATION GUIDELINES (BY INSTALLING CONTRACTOR)

COMPACT BACKFILL TO 90% RELATIVE COMPACTION (MIN.)

ULTRASONIC TRANSDUCER INSTALLED NO LOWER THAN 5 FT ABOVE INFLUENT INVERT (DASHED GREY CONE REPRESENTS THE BEAM ANGLE OF THE SPECIFIED TRANSDUCER)

PIPE PENETRATIONS TO BE GROUT SEALED PER EMWD SMALL LIFT STATION GUIDELINES, DETAIL 5 (BY INSTALLING CONTRACTOR)

INFLUENT SEWER (BY OTHERS)
 12" PVC C900
 ELEVATION: 2209.31'
 (FLOAT) HWL: 2208.70'
 HIGH LEVEL: 2208.20'
 LAG START: 2207.70'

LEAD START: 2206.20'

LAG STOP: 2201.60'
 LEAD STOP: 2201.10'
 (FLOAT) LWL: 2200.10'

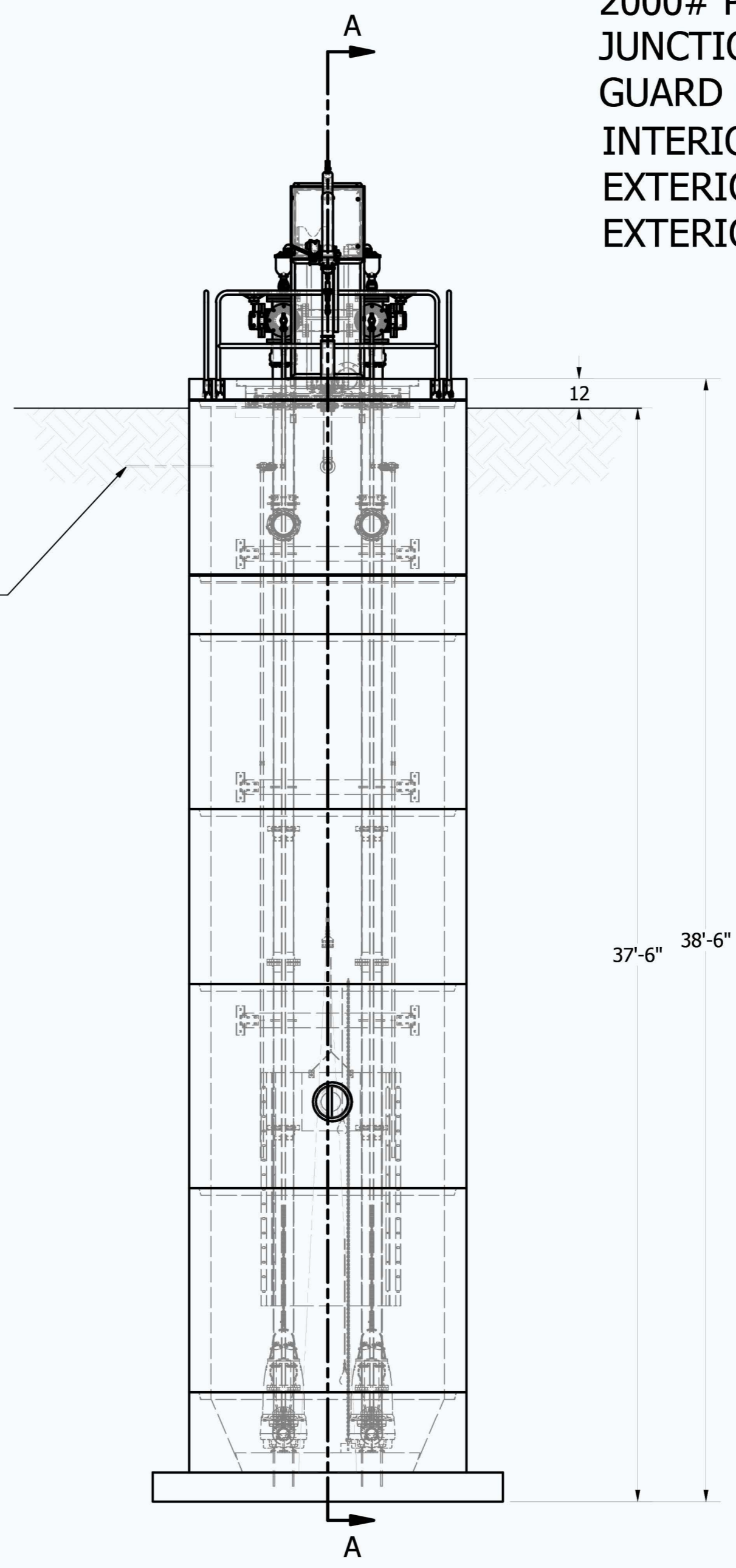
WELL FLOOR ELEVATION: 2197.10'
 WELL BASE ELEVATION: 2196.10'

COMPACT BACKFILL TO 90% RELATIVE COMPACTION (MIN.)

Ø96 ID
 Ø114 OD
 114 x 144 UPLIFT COLLAR

JOINT SEALANT AND JOINT TAPE ARE PROVIDED FOR EVERY JOINT

SECTION A-A
SCALE 1 / 48



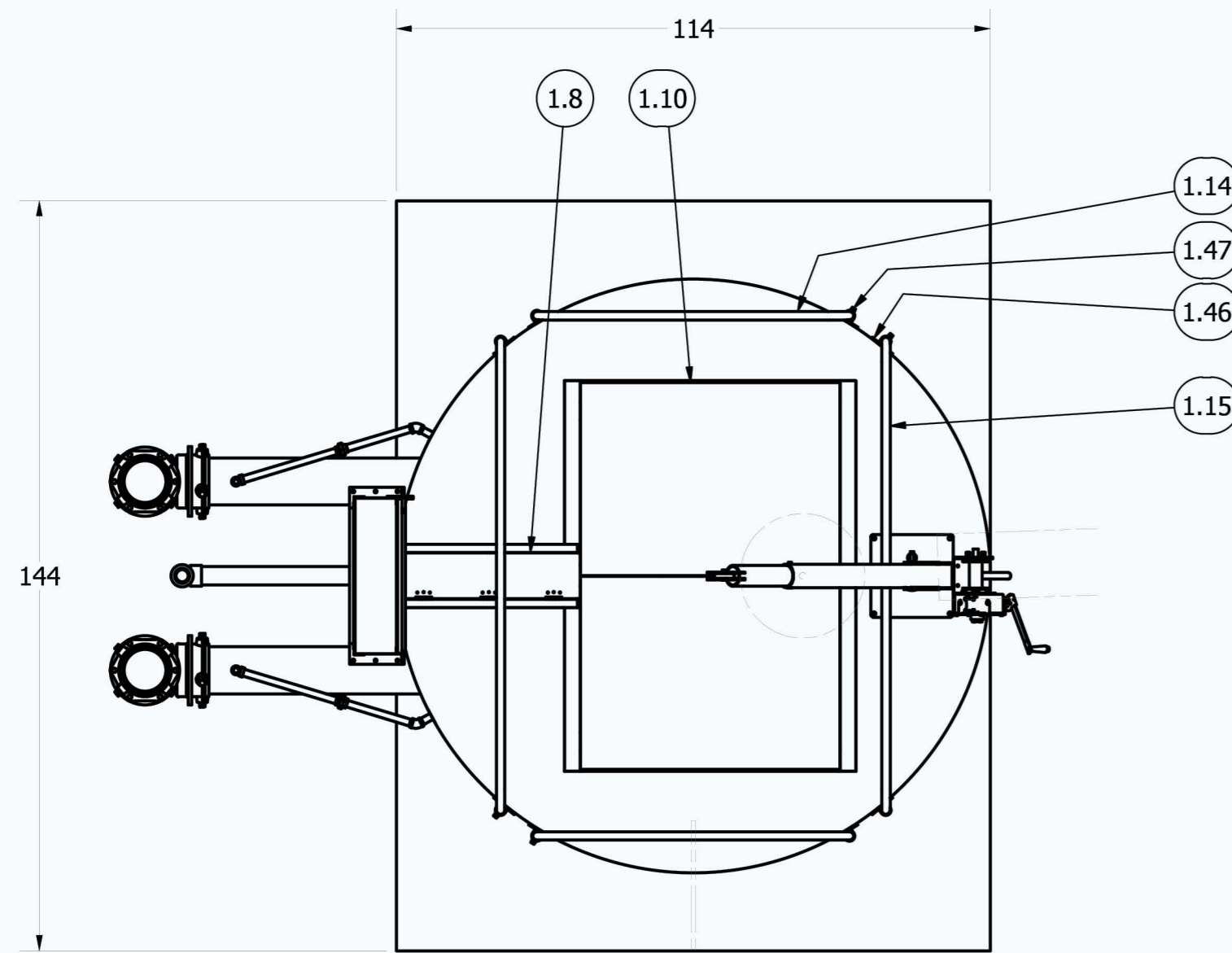
FRONT VIEW
SCALE 1 / 48

NOTE:
 CONDUIT TO CONTROL PANEL (BY OTHERS)
 MINIMUM:
 (2) FOR POWER
 (1) FOR LEVEL SENSING
 (SEE SHEETS E-2 AND E-3 FOR DETAILS)

NOTE: ALL DIMENSIONS AND ELEVATIONS SHOWN ARE NOMINAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR OR ROMTEC UTILITIES CUSTOMER (NOT ROMTEC UTILITIES) TO VERIFY THE ACCURACY OF ANY CRITICAL DIMENSIONS OR ELEVATIONS PRIOR TO SETTING OR INSTALLING ANY EQUIPMENT.

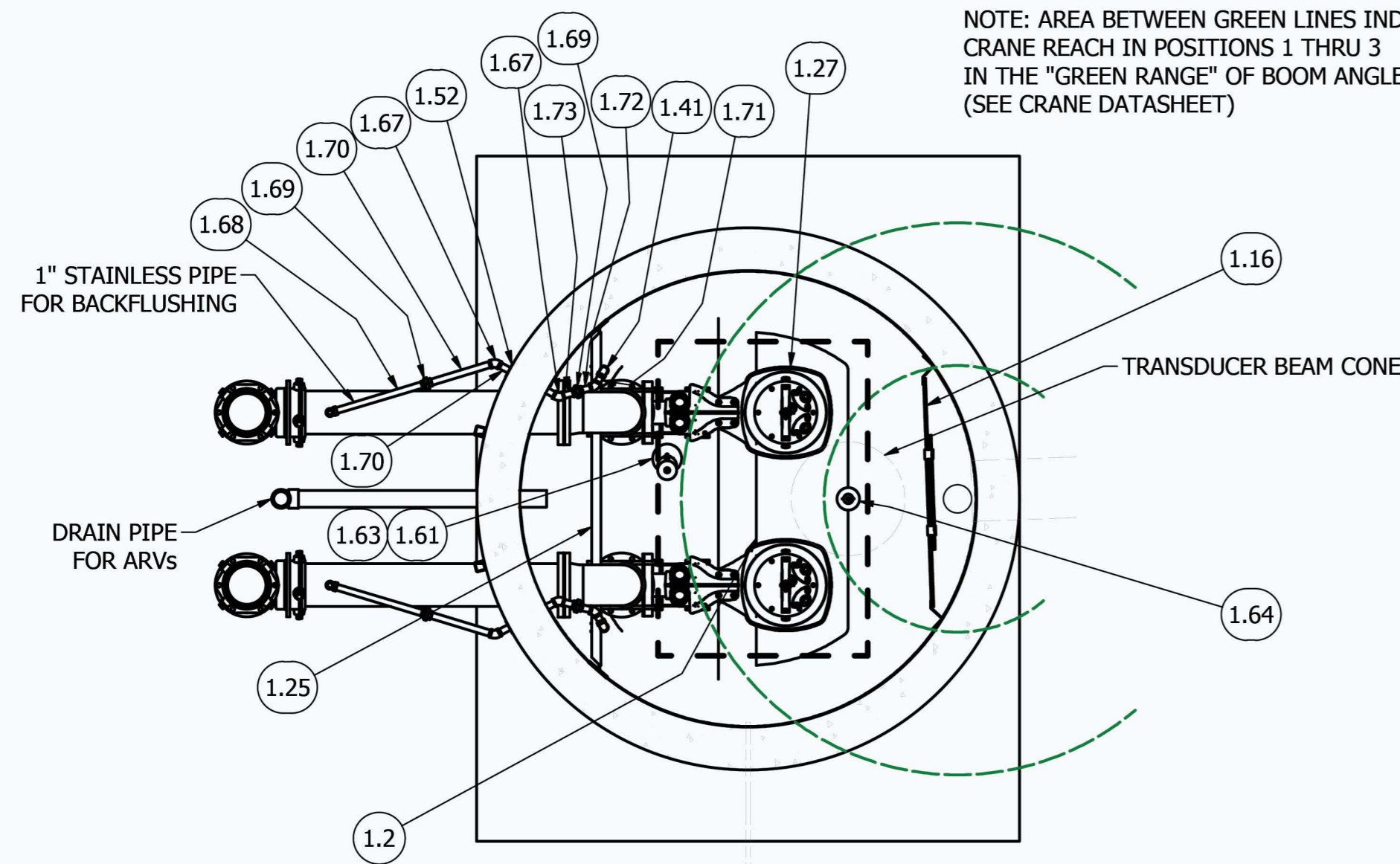
V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - DRAWINGS.dwg

<p>48 HOURS BEFORE EXCAVATION 811 CALL UNDERGROUND SERVICE ALERT</p>	<p>18240 NORTH BANK ROAD ROSEBURG, OREGON (541) 496-9678</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>INIT.</th> <th>DESCRIPTION</th> <th>APP'VD</th> <th>REFERENCES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/11/2022</td> <td>KB</td> <td>PER COMMENTS THRU 3-15-22</td> <td>3-16-22</td> <td>EMWD SMALL SEWAGE LIFT STATION GUIDELINES,</td> </tr> <tr> <td>2</td> <td>4/6/2022</td> <td>KB</td> <td>72HP, 3600 RPM PUMPS</td> <td>4-7-22</td> <td>STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021</td> </tr> <tr> <td>3</td> <td>4/22/2022</td> <td>KB</td> <td>PRODUCTION LAUNCH PREP</td> <td>4-22-22</td> <td></td> </tr> <tr> <td>4</td> <td>6/1/2022</td> <td>KB</td> <td>MINOR CORRECTIONS/CLARIFICATIONS</td> <td>6-1-22</td> <td></td> </tr> <tr> <td>5</td> <td>7/27/2022</td> <td>KB</td> <td>EDIT TITLE BLOCK / SIGNATURES</td> <td>7-27-22</td> <td></td> </tr> </tbody> </table>	NO.	DATE	INIT.	DESCRIPTION	APP'VD	REFERENCES	1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22	EMWD SMALL SEWAGE LIFT STATION GUIDELINES,	2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22	STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021	3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22		4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22		5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22		<table border="1"> <tr> <td>Reviewed By: </td> <td>Date: 08-12-2022</td> </tr> <tr> <td>Recommended for Approval By: </td> <td>Date: 08/12/2022</td> </tr> <tr> <td>Approved By: </td> <td>Date: 08/24/2022</td> </tr> </table>	Reviewed By:	Date: 08-12-2022	Recommended for Approval By:	Date: 08/12/2022	Approved By:	Date: 08/24/2022	<table border="1"> <tr> <td>DESIGNED</td> <td>KB</td> <td>DATE</td> <td>3-1-22</td> </tr> <tr> <td>DRAWN</td> <td>KB</td> <td>DATE</td> <td>3-16-22</td> </tr> <tr> <td>TRACED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CHECKED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SUBMITTED</td> <td></td> <td></td> <td></td> </tr> </table>	DESIGNED	KB	DATE	3-1-22	DRAWN	KB	DATE	3-16-22	TRACED				CHECKED				SUBMITTED				<p>CITY OF BEAUMONT PUBLIC WORKS RIVERSIDE COUNTY, CALIFORNIA</p> <p>FAIRWAY CANYON - PHASE 4 SEWAGE LIFT STATION - TRACT 31462</p> <p>PUMP STATION PLAN VIEW & ELEVATION</p>	<table border="1"> <tr> <td>I.D.</td> <td></td> </tr> <tr> <td>S.A.</td> <td></td> </tr> <tr> <td>W.O.</td> <td></td> </tr> <tr> <td>C.O.</td> <td></td> </tr> <tr> <td>COORD.</td> <td></td> </tr> <tr> <td>SHT. 3 OF 18</td> <td></td> </tr> <tr> <td>FILE NO.</td> <td>3442</td> </tr> <tr> <td>M-1</td> <td></td> </tr> </table>	I.D.		S.A.		W.O.		C.O.		COORD.		SHT. 3 OF 18		FILE NO.	3442	M-1	
			NO.	DATE	INIT.	DESCRIPTION	APP'VD	REFERENCES																																																																													
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22	EMWD SMALL SEWAGE LIFT STATION GUIDELINES,																																																																																
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22	STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021																																																																																
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22																																																																																	
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22																																																																																	
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22																																																																																	
Reviewed By:	Date: 08-12-2022																																																																																				
Recommended for Approval By:	Date: 08/12/2022																																																																																				
Approved By:	Date: 08/24/2022																																																																																				
DESIGNED	KB	DATE	3-1-22																																																																																		
DRAWN	KB	DATE	3-16-22																																																																																		
TRACED																																																																																					
CHECKED																																																																																					
SUBMITTED																																																																																					
I.D.																																																																																					
S.A.																																																																																					
W.O.																																																																																					
C.O.																																																																																					
COORD.																																																																																					
SHT. 3 OF 18																																																																																					
FILE NO.	3442																																																																																				
M-1																																																																																					
<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>			<p>SCALE: AS NOTED 0 1"</p>																																																																																		

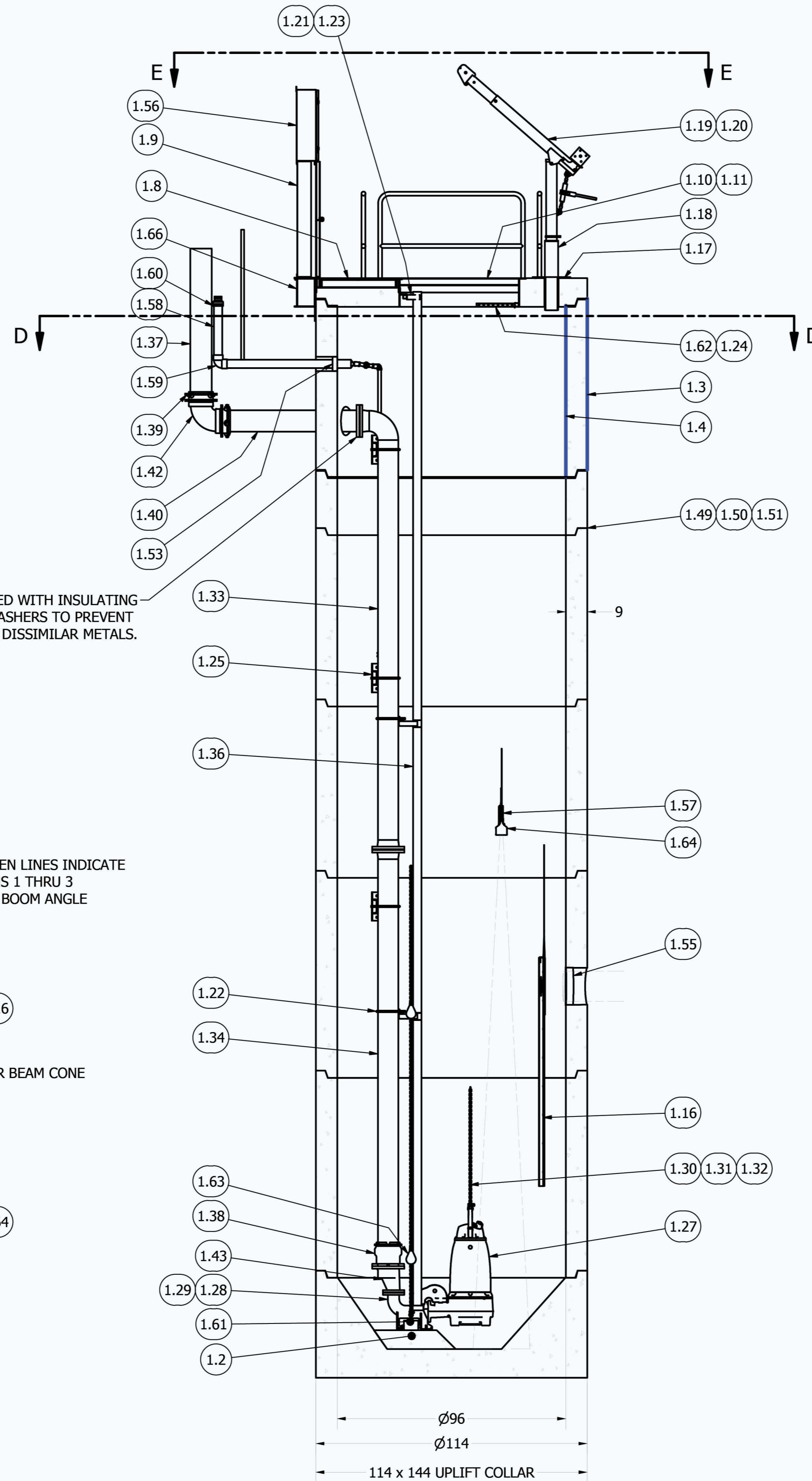


VIEW E-E
SCALE 1 / 30

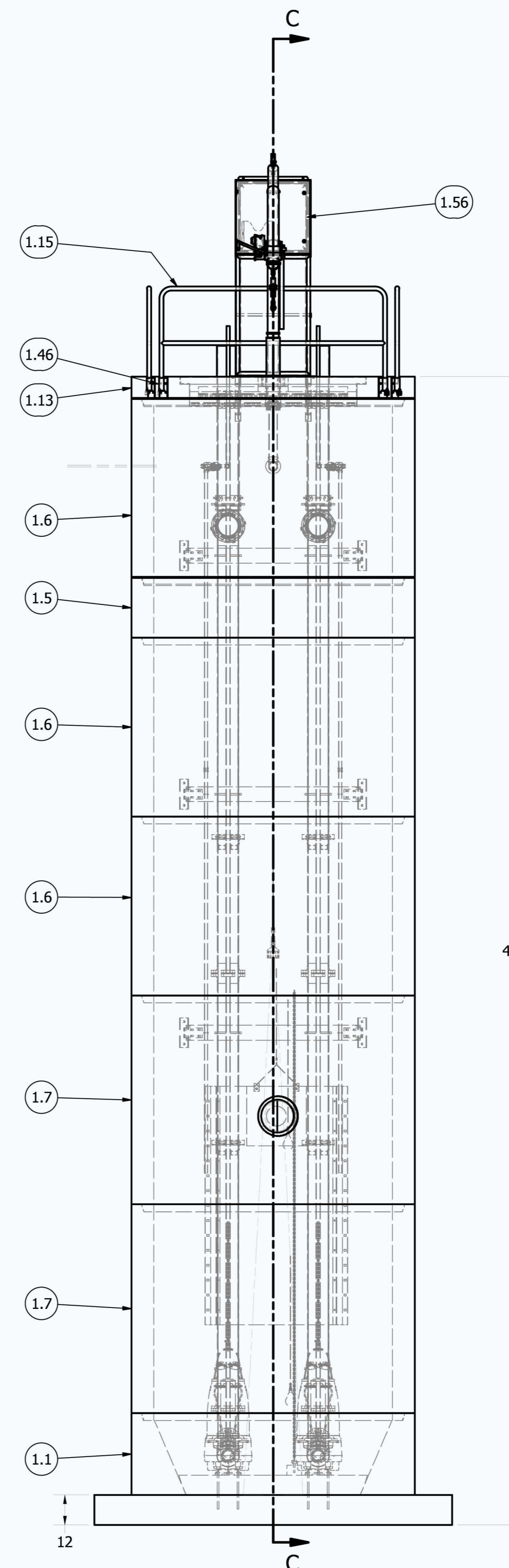
THIS JOINT TO BE PROVIDED WITH INSULATING BUSHINGS AND WASHERS TO PREVENT CORROSION DUE TO DISSIMILAR METALS.



SECTION D-D
SCALE 1 / 30



SECTION C-C
SCALE 1 / 36



FRONT VIEW
SCALE 1 / 36

PARTS LIST			
ITEM	QTY	STOCK NUMBER	DESCRIPTION
1.1	1	10-CB0800W	BASE - WW - 8ft DIA - RU DESIGN
1.2	1	10-GS999999	GROUT SHELF - 8in TALL
1.3	1	11-LC0800EX	COATING - EXTERIOR - 8ft DIA
1.4	1	11-LC0800IN	COATING - INTERIOR - 8ft DIA
1.5	1	12-CR08240W	BARREL - 8ft DIA x 2ft H
1.6	3	12-CR08720W	BARREL - 8ft DIA x 6ft H
1.7	2	12-CR08840W	BARREL - 8ft DIA x 7ft H
1.8	1	13-CT999999	CABLE TRAY - 316SS - CUSTOM
1.9	1	13-DS303008	DISCONNECT STAND - SS - 30in x 30in x 8in
1.10	1	13-HH999999	HATCH - ALUMINUM - H-20 OCCASIONAL
1.11	1	13-KY000000	HATCH KEY
1.13	1	14-CT08HDDW	TOP SLAB - 8ft DIA - H20 - DUPLEX
1.14	2	14-GG999999	GUARD RAIL - 5ft LENGTH
1.15	2	14-GG999999	GUARD RAIL - 7.5ft LENGTH
1.16	1	15-DP080800	DEFLECTOR PANEL ASSEMBLY - 8ft DIA x 8ft
1.17	1	16-BB2PC08F	CRANE BASE - 5BF20 - 2000lb
1.18	1	16-BE05BE20	BASE EXTENSION - 15in - 2000lb
1.19	1	16-CC2PC0M2	CRANE - 5PT20-M2 - 2000lb
1.20	1	16-WR1060E0	WIRE ROPE - SS - 1/4in x 60ft
1.21	2	17-AC38000B	BOLT KIT - UPPER GUIDE BAR BRACKET
1.22	4	17-IG0356FL	BRACKET - 316SS - INTERMEDIATE GUIDE BAR - 3in
1.23	2	17-UG0356FL	BRACKET - 316SS - UPPER GUIDE BAR - 3in
1.24	4	18-AC00CH00	CABLE HANGER ASSEMBLY - 316SS
1.25	3	18-BR000000	BRACKET ASSEMBLY - 316SS - DISCHARGE SUPPORT
1.26	4	18-HD080000	LIFTING CLUTCH - 8 TON
1.27	3	30-PU0000FL	PUMP - FLYGT NP32025H (2 IN WELL, 1 SPARE)
1.28	2	31-EL0400FL	DISCHARGE ELBOW - 4in - FLYGT
1.29	2	31-HW00AKS6	ANCHOR KIT - 316SS - DISCHARGE ELBOW
1.30	2	32-AC0000FL	PUMP LIFTING SLING - 316SS
1.31	2	32-CGSS000E	CABLE SUPPORT GRIP - 304SS - 1in-1.24in CABLE
1.32	1	32-PLGE0000	GRIP EYE UNIT
1.33	2	40-99999999	DISCHARGE PIPE - 316SS SCH40 - 8in - UPPER
1.34	2	40-99999999	DISCHARGE PIPE - 316SS SCH40 - 8in - LOWER
1.35	56.2 ft	40-PP0100S6	PIPE - 316SS SCH40 - 1in DIA
1.36	140.0 ft	40-PP0300S6	PIPE - 316SS SCH40 - 3in DIA
1.37	11.0 ft	40-PP0800D0	PIPE - DI - 8in DIA
1.38	2	44-AD08HYFA	FLANGE ADAPTER - 8in - HYMAX GRIP
1.39	4	44-RJ0800S0	JOINT RESTRAINT - 8in
1.40	2	45-FP080600	SPOOL - DI - 8in DIA x 60in - FLGXPE
1.41	4	46-EL0190S6	ELBOW - 316SS - 1in x 90deg - FNPT
1.42	2	46-EL0890MJ	ELBOW - DI - 8in x 90deg - MJxMJ
1.43	2	48-RD0804DE	REDUCER - DI - 8in x 4in - ECCENTRIC
1.44	2	49-GS040000	GASKET - FLANGE - 4in
1.45	4	49-GS080000	GASKET - FLANGE - 8in
1.46	8	50-BR999999	BRACKET - CUSTOM SIDE MOUNT - GUARDRAIL
1.47	4	50-HW999999	PADLOCK
1.48	1	51-AC00NMB	NEVER SIEZE - TUBE
1.49	210 ft	51-JWCS2120	JOINT WRAP - 12in - CONSEAL CS-212
1.50	14	51-SECS190T	SEALANT - 38oz TUBE - CONSEAL CS-1900
1.51	210 ft	51-SECS231S	SEALANT - 1in x .75in - CONSEAL CS-231
1.52	2	59-LS010300	LINK SEAL - 3in CORE x 1in PIPE
1.53	1	59-LS030600	LINK SEAL - 6in CORE x 3in PIPE
1.54	2	59-LS120800	LINK SEAL - 12in CORE x 8in PIPE
1.55	1	59-LS161200	LINK SEAL - 16in CORE x 12in PIPE
1.56	1	61-EP3000DC	DISCONNECT PANEL - 30inx30inx8in
1.57	1	62-BR00UT00	BRACKET - ULTRASONIC TRANSDUCER
1.58	6.5 ft	70-PP0300P4	PIPE - PVC SCH40 - 3in DIA
1.59	1	76-EL039040	ELBOW - PVC SCH40 - 3in x 90deg - SLIP
1.60	1	78-RD0302FC	REDUCER - FERNCO - 3in x 2in
1.61	1	80-ACANCHOR	LEVEL SENSOR ANCHOR ASSEMBLY
1.62	1	80-BR00UTHB	BRACKET - 316SS - HANGING BRACKET - 16in
1.63	2	80-FS20MSNL	FLOAT - 20m - MS1 - NOLTA
1.64	1	80-UT0015XP	ULTRASONIC TRANSDUCER - XPS-15
1.65	2	51-SECS80PR	PRIMER - 1GAL BUCKET - CONSEAL CS-80
1.66	1	13-DS3008MT	DISCONNECT STAND MOUNT - 30in x 8in
1.67	6	46-EL0145S6	ELBOW - 316SS - 1in x 45deg - FNPT
1.70	4	40-TT0114S6	NIPPLE - 316SS - 1in DIA x 14in
1.69	4	44-UN0100S6	UNION - 316SS SCH40 - 1in
1.68	2	40-TT0120S6	NIPPLE - 316SS - 1in DIA x 20in
1.71	2	40-TT012HS6	NIPPLE - 316SS - 1in DIA x 2.5in
1.72	2	40-TT0103S6	NIPPLE - 316SS - 1in DIA x 3in
1.73	2	40-TT0130S6	NIPPLE - 316SS - 1in DIA x 3.25in
1.74	2	44-CP0100S6	COUPLING - 316SS - 1in FNPT

LEVEL SENSOR ANCHOR ASSEMBLY CONSISTS OF 3/8" CHAIN AND A COATED CONCRETE WEIGHT. FLOATS ARE TO BE ZIP-TIED TO THE ASSEMBLY AT THE APPROPRIATE HEIGHTS.

NOTE: ALL HARDWARE TO BE 316SS

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE ALERT



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED KB DATE 3-1-22
DRAWN KB DATE 3-16-22
TRACED
CHECKED
SUBMITTED

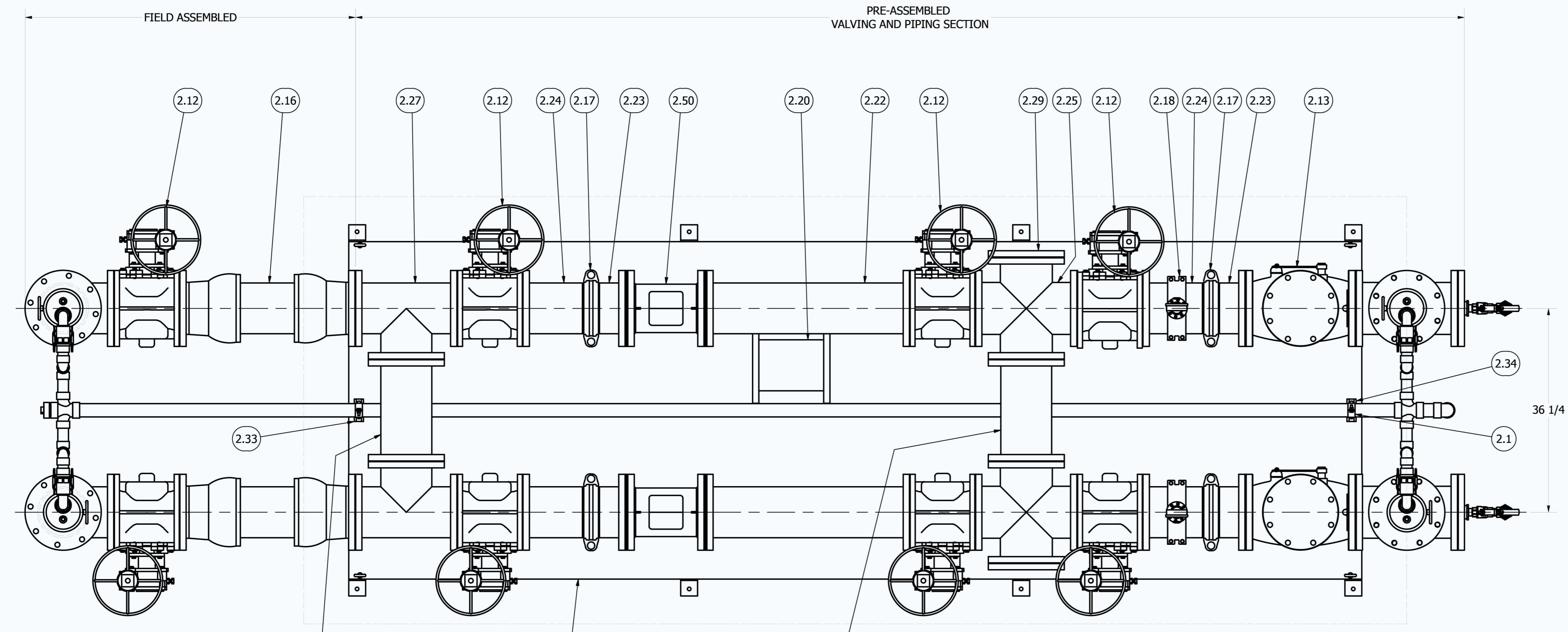
SCALE: AS NOTED
0 1"

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
WET WELL
COMPONENTS AND DETAILS

I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 4 OF 18
FILE NO. **3442**
M-2

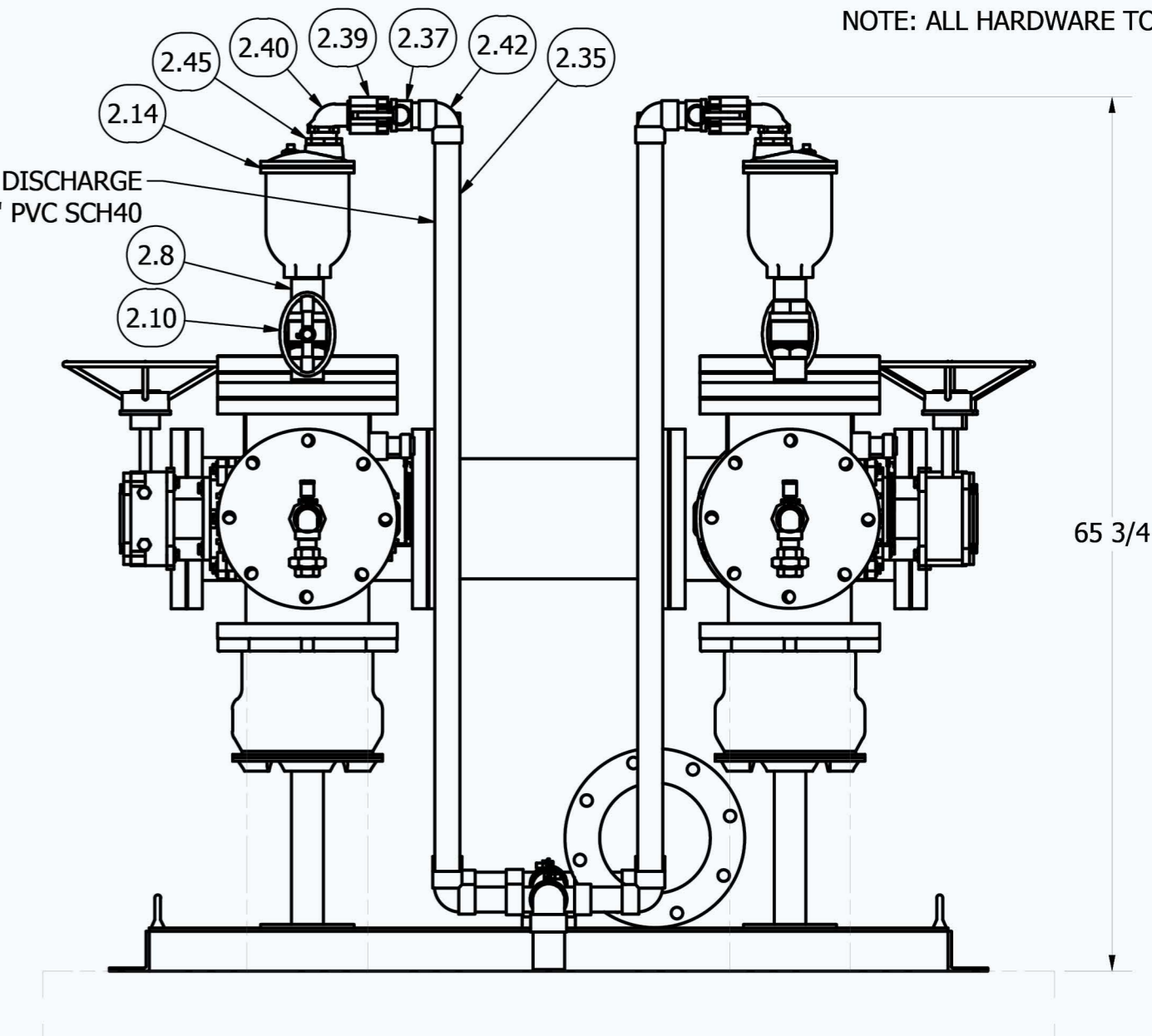
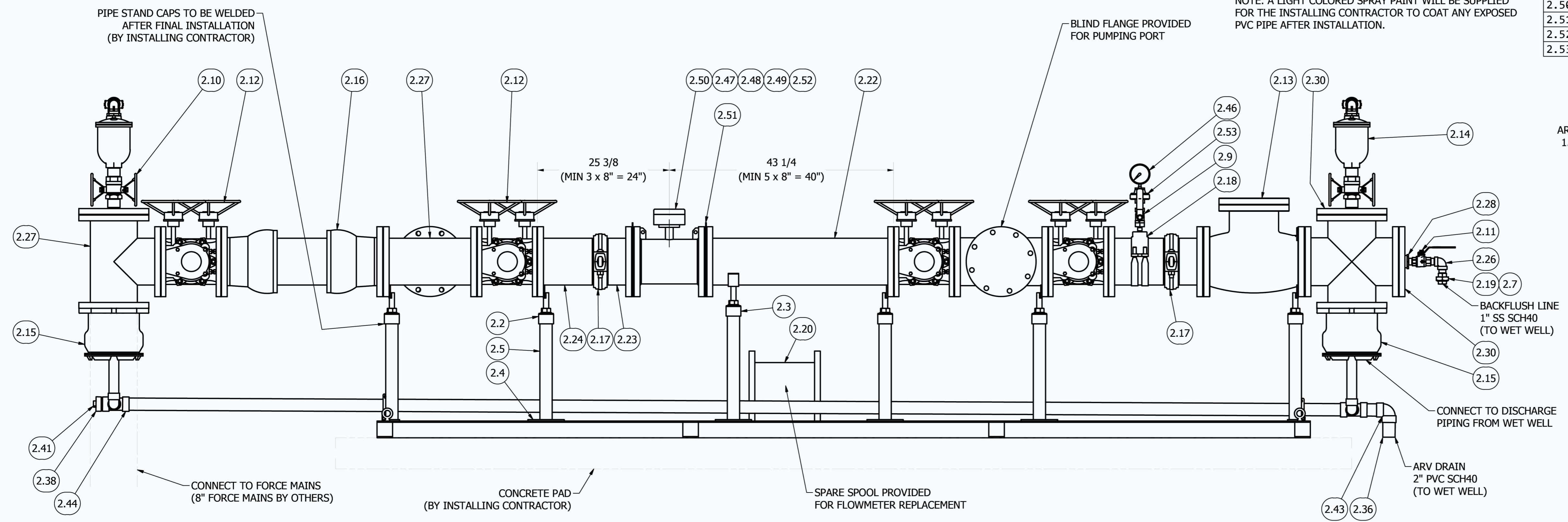
		PARTS LIST	
ITEM	QTY	STOCK NUMBER	DESCRIPTION
2.1	2	18-AC02CLS6	DISCHARGE CLAMP - 316SS - 2in - STRUTMOUNT
2.2	12	25-PS080FLG	PIPE STAND - 304SS - 8in FLANGE
2.3	2	25-PS080SAD	PIPE STAND - 304SS - 8in SADDLE
2.4	12	25-PSBASES4	PIPE STAND - 304SS - BASE PLATE
2.5	20.2 ft	40-PP0200S4	PIPE - 304SS SCH40 - 2in DIA
2.6	4	40-TT0H02S6	NIPPLE - 316SS - 0.5in DIA x 2in
2.7	6	40-TT0102S6	NIPPLE - 316SS - 1in DIA x 2in LENGTH
2.8	8	40-TT0203S4	NIPPLE - 304SS - 2in DIA x 3in
2.9	2	41-BV0H00S6	BALL VALVE - 316SS - 0.5in
2.10	4	41-BV020VS6	BALL VALVE - 316SS - 2in - OVAL HANDLE
2.11	2	41-BV0100S6	BALL VALVE - 316SS - 1in
2.12	8	41-PV080HD0	PLUG VALVE - 8in - GEARED HANDWHEEL
2.13	2	42-LS0800D0	CHECK VALVE - LEVER & SPRING - 8in
2.14	4	43-AV0200AR	AIR RELEASE VALVE - 2in NPT - VALMATIC 48A
2.15	4	44-AD08RMAL	FLANGE ADAPTER - 8in - ROMAC ALPHA
2.16	2	44-CP08FLDB	FLEX JOINT - DOUBLE BALL - 8in FLGXFLG - 4in OFFSET
2.17	4	44-CP0431VC	COUPLING - 4in - VICTAULIC 031
2.18	2	44-TS080H00	TAPPING SADDLE - 8in x .5in NPT
2.19	2	44-UN0100S6	UNION - 316SS SCH40 - 1in
2.20	1	45-FF08133Q	SPOOL - DI - 8in DIA x 13.75in - FLGXFLG
2.21	2	45-FF080180	SPOOL - DI - 8in DIA x 18in - FLGXFLG
2.22	2	45-FF080360	SPOOL - DI - 8in DIA x 36in - FLGXFLG
2.23	4	45-FG080060	SPOOL - DI - 8in DIA x 6in - FLGXGRV
2.24	4	45-FG080120	SPOOL - DI - 8in DIA x 12in - FLGXGRV
2.25	4	46-CX0808DI	CROSS - DI - 8in x 8in - FLGXFLG
2.26	3	46-EL0190S6	ELBOW - 316SS - 1in x 90deg - FNPT
2.27	4	46-TE0808DI	TEE - DI - 8in x 8in - FLGXFLG
2.28	2	48-BH0201S6	BUSHING - 316SS - 2in X 1in - MNPTxFNPT
2.29	2	48-FL080BD0	FLANGE - DI - 8in - BLIND
2.30	6	48-FL0802D0	FLANGE - DI - 8in - BLIND - 2" TAP
2.31	42	49-GS080000	GASKET - FLANGE - 8in
2.32	1	50-SK999999	GRATE FRAME ASSEMBLY - SS
2.33	0.3 ft	50-US0000S6	UNISTRUT - 316SS - SLOTTED
2.34	0.3 ft	50-US0000S6	UNISTRUT - HALF-SIZE - 316SS - SLOTTED
2.35	21.3 ft	70-PP1H00P4	PIPE - PVC SCH40 - 1.5in DIA
2.36	20.7 ft	70-PP0200P4	PIPE - PVC SCH40 - 2in DIA
2.37	4	74-AD1H004M	ADAPTER - PVC SCH40 - 1.5in - SLIP x MNPT
2.38	1	74-AD02CODW	CLEANOUT ADAPTER - PVC DWV - 2in
2.39	4	74-CL1H1HSF	CAM LOCK - 1.5in SOCKET x 1.5in FNPT
2.40	4	74-CL1HELPM	CAM LOCK - 1.5in ELBOW - PLUGxMNPT
2.41	1	74-PL0200DW	PLUG - PVC DWV - 2in
2.42	8	76-EL1H9040	ELBOW - PVC SCH40 - 1.5in x 90deg - SLIP
2.43	1	76-EL029040	ELBOW - PVC SCH40 - 2in x 90deg - SLIP
2.44	2	76-TD021HDW	DOUBLE TEE - PVC DWV - 2in x 1.5in - SLIP
2.45	4	78-BH021H8M	BUSHING - PVC SCH80 - 2in x 1.5in - MNPT x FNPT
2.46	2	81-PG3H00QL	PRESSURE GAUGE - 3.5in DIA x 200#
2.47	2	82-AC0PNLSI	PANEL MOUNT KIT - TRANSMITTER - SIEMENS
2.48	2	82-ACCABKSI	CABLE KIT - 100ft - FLOWMETER - SIEMENS
2.49	2	82-ACPKITSI	POTTING KIT - FLOWTUBE - SIEMENS
2.50	2	82-FT0800SI	FLOWTUBE - 8in - REMOTE - SIEMENS
2.51	4	82-GR080000	GROUNDING RING - 8in
2.52	2	82-TX0PNLSI	TRANSMITTER - PANEL MOUNT - SIEMENS
2.53	2	83-GI0HFQF1	DIAPHRAGM SEAL - 0.5in FNPT x 0.25in FNPT - TYPE 101

NOTE: ALL HARDWARE TO BE 316SS



STEEL SKID TO CONSIST OF 3" CHANNEL AND 1/4" DIAMOND PLATE. COATING TO BE TNMEC 61, GREY OR BLACK IT WILL BE PROVIDED WITH EYE BOLTS FOR LIFTING AND WEDGE ANCHORS FOR ANCHORING TO THE CONCRETE PAD.

NOTE: A LIGHT COLORED SPRAY PAINT WILL BE SUPPLIED FOR THE INSTALLING CONTRACTOR TO COAT ANY EXPOSED PVC PIPE AFTER INSTALLATION.



VIEW6
SCALE 1 / 12

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg

48 HOURS BEFORE EXCAVATION
811
CALL UNDERGROUND SERVICE ALERT



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

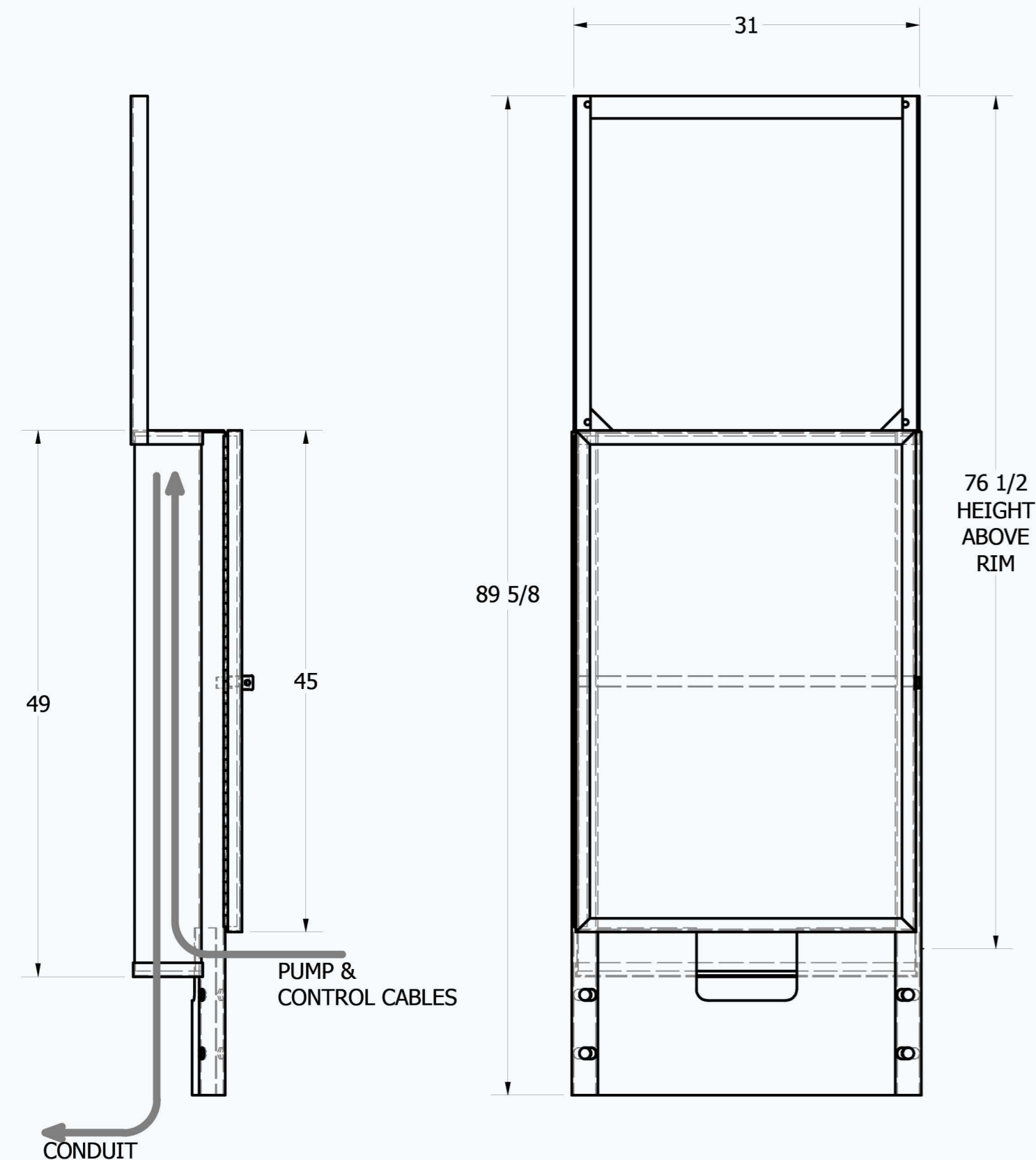
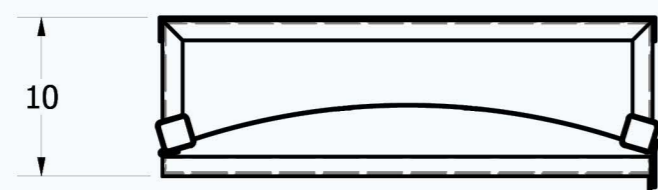
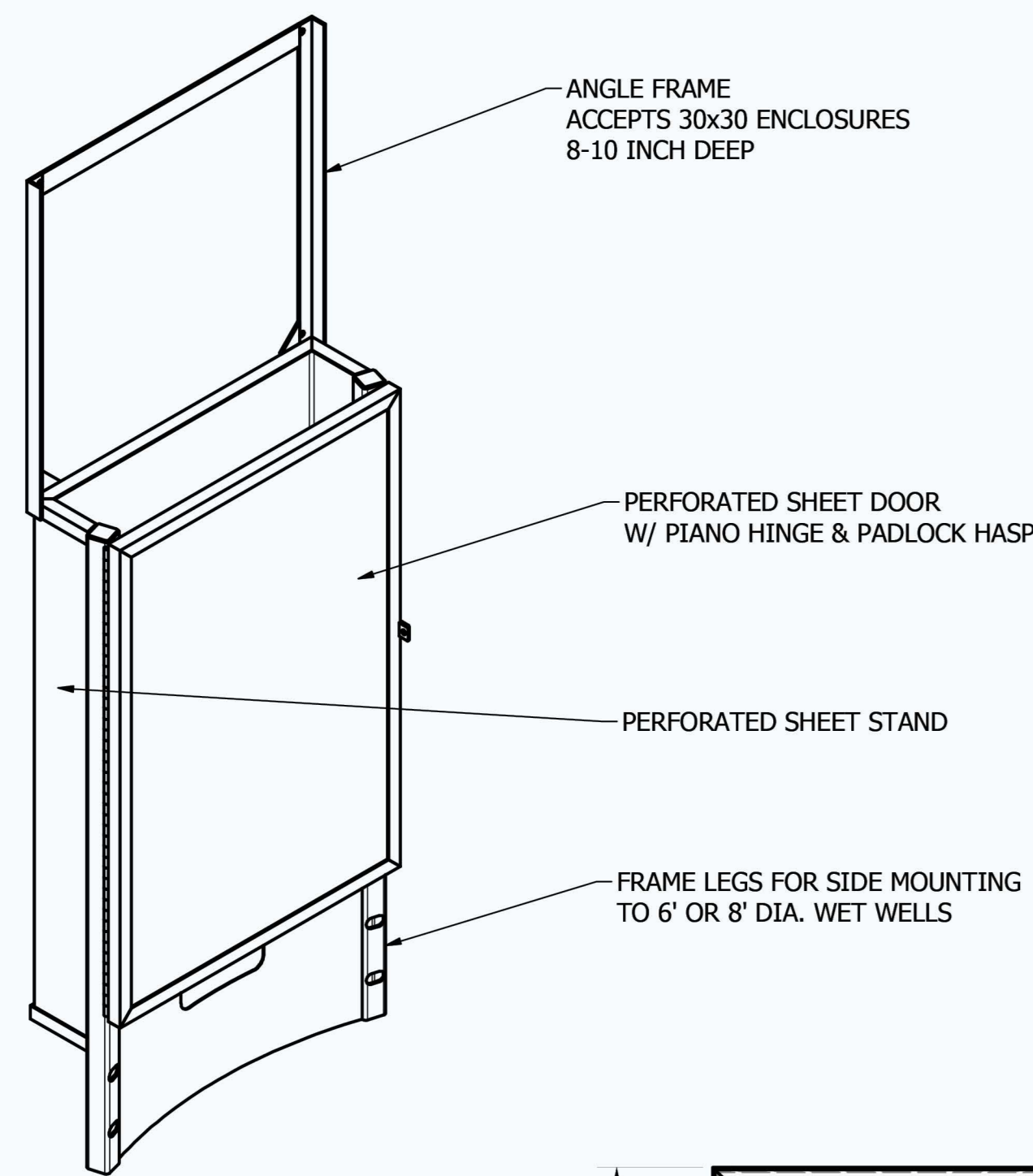
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED	DATE
KB	3-1-22
DRAWN	DATE
KB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

SCALE: AS NOTED
0 1"

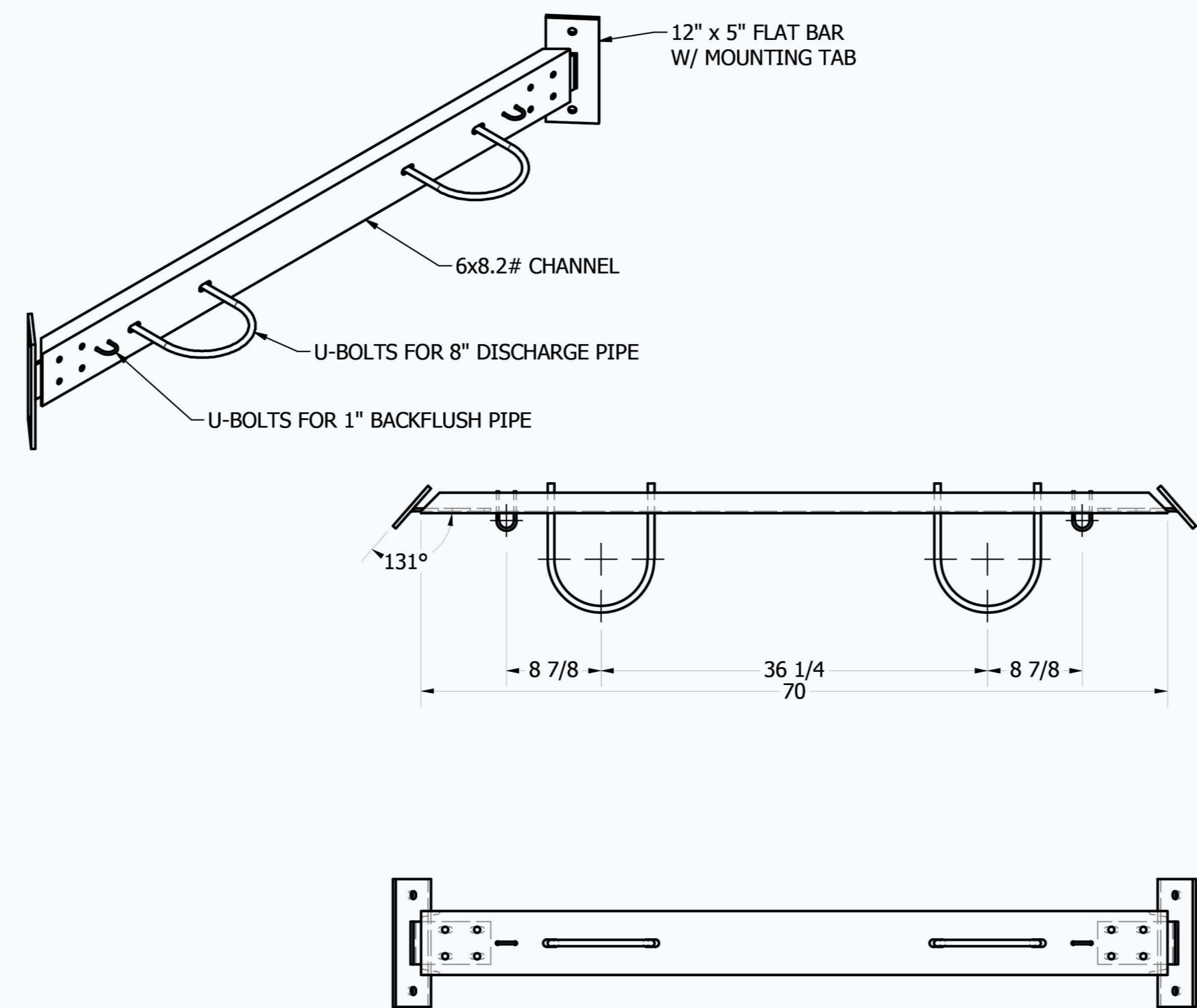
CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
VALVE ASSEMBLY
COMPONENTS AND DETAILS

I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 5 OF 18
FILE NO. **3442**
M-3



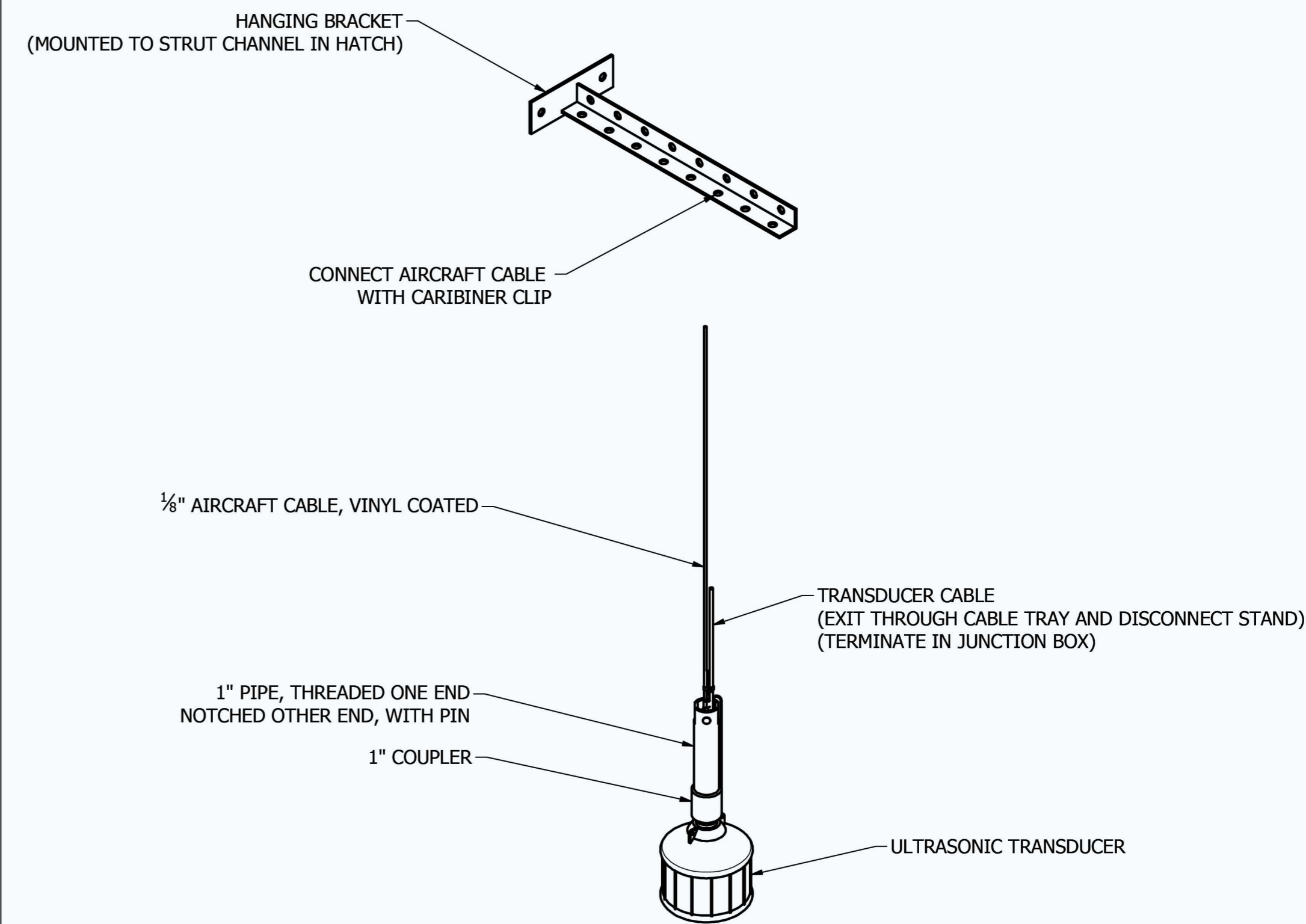
DISCONNECT STAND
SCALE 1 / 12
MATERIAL: 316SS

NOTE: ALL-THREAD, HARDWARE,
AND EPOXY ANCHOR KIT PROVIDED

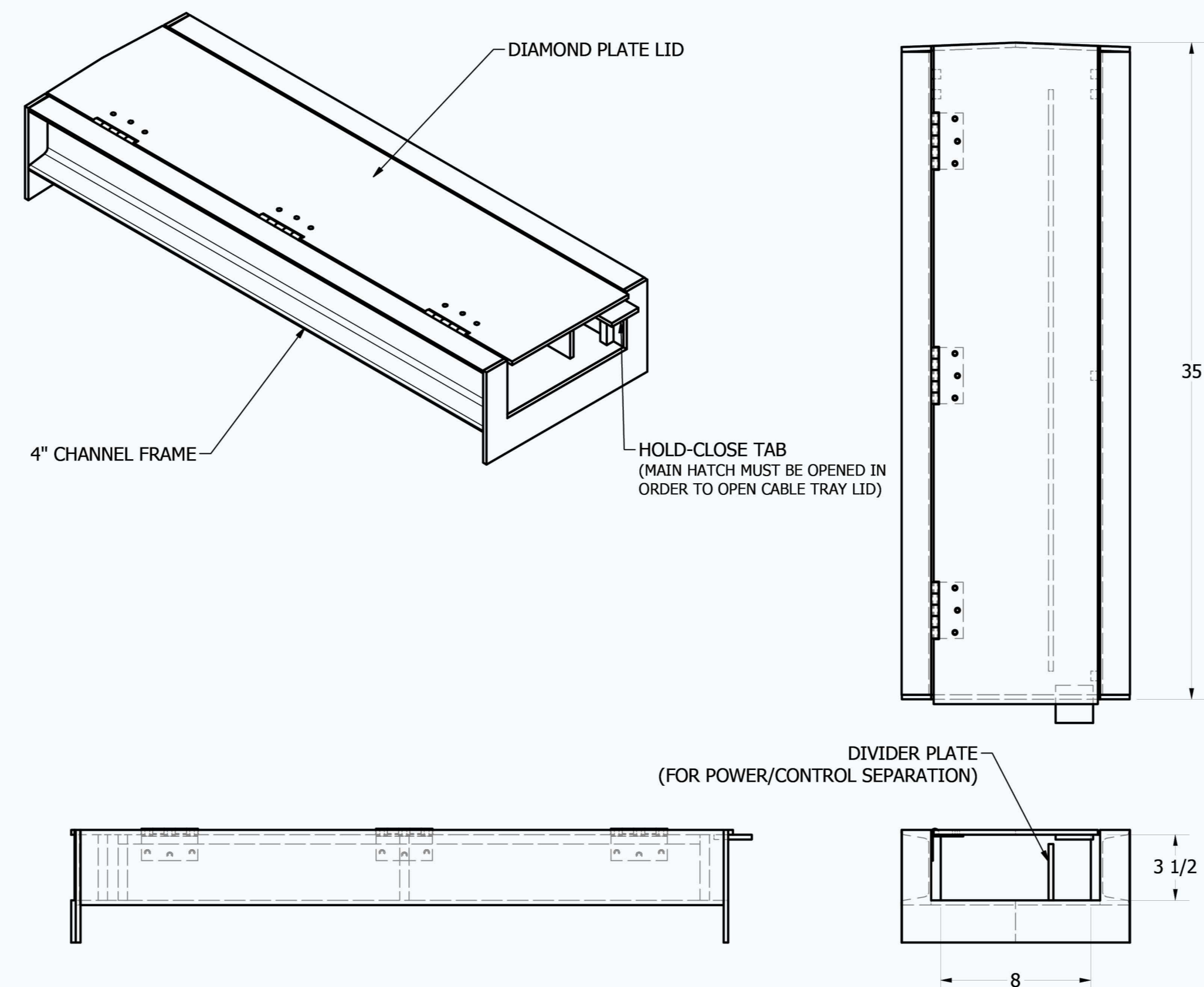


DISCHARGE SUPPORT BRACKET
SCALE 1 / 12
MATERIAL: 316SS

NOTE: ALL-THREAD, HARDWARE,
AND EPOXY ANCHOR KIT PROVIDED



TRANSDUCER HANGING ASSEMBLIES
SCALE 1 / 6
MATERIAL: 316SS



CABLE TRAY
SCALE 1 / 6
MATERIAL: 316SS



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE ALERT

ROMTEC UTILITIES
18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

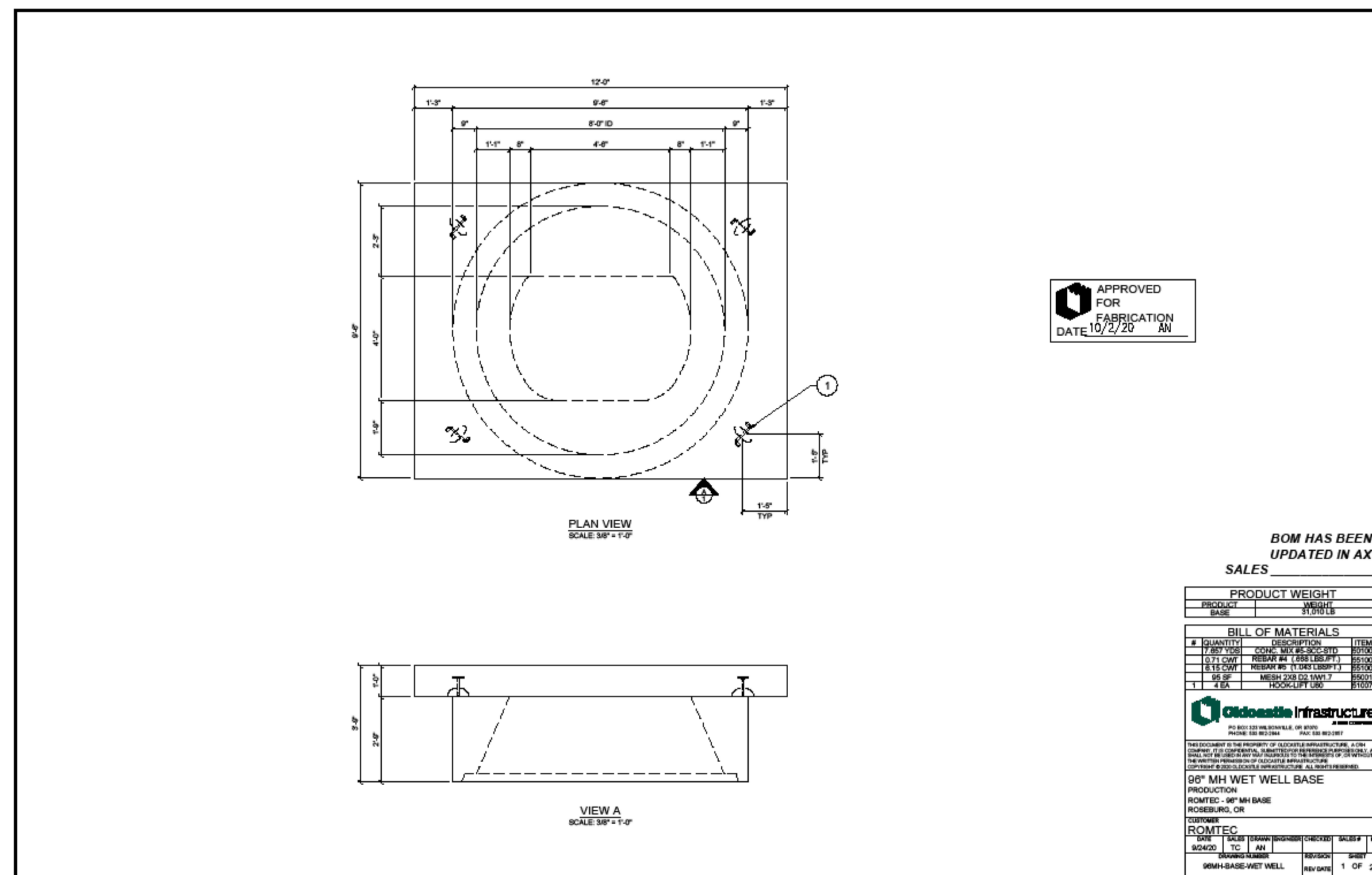
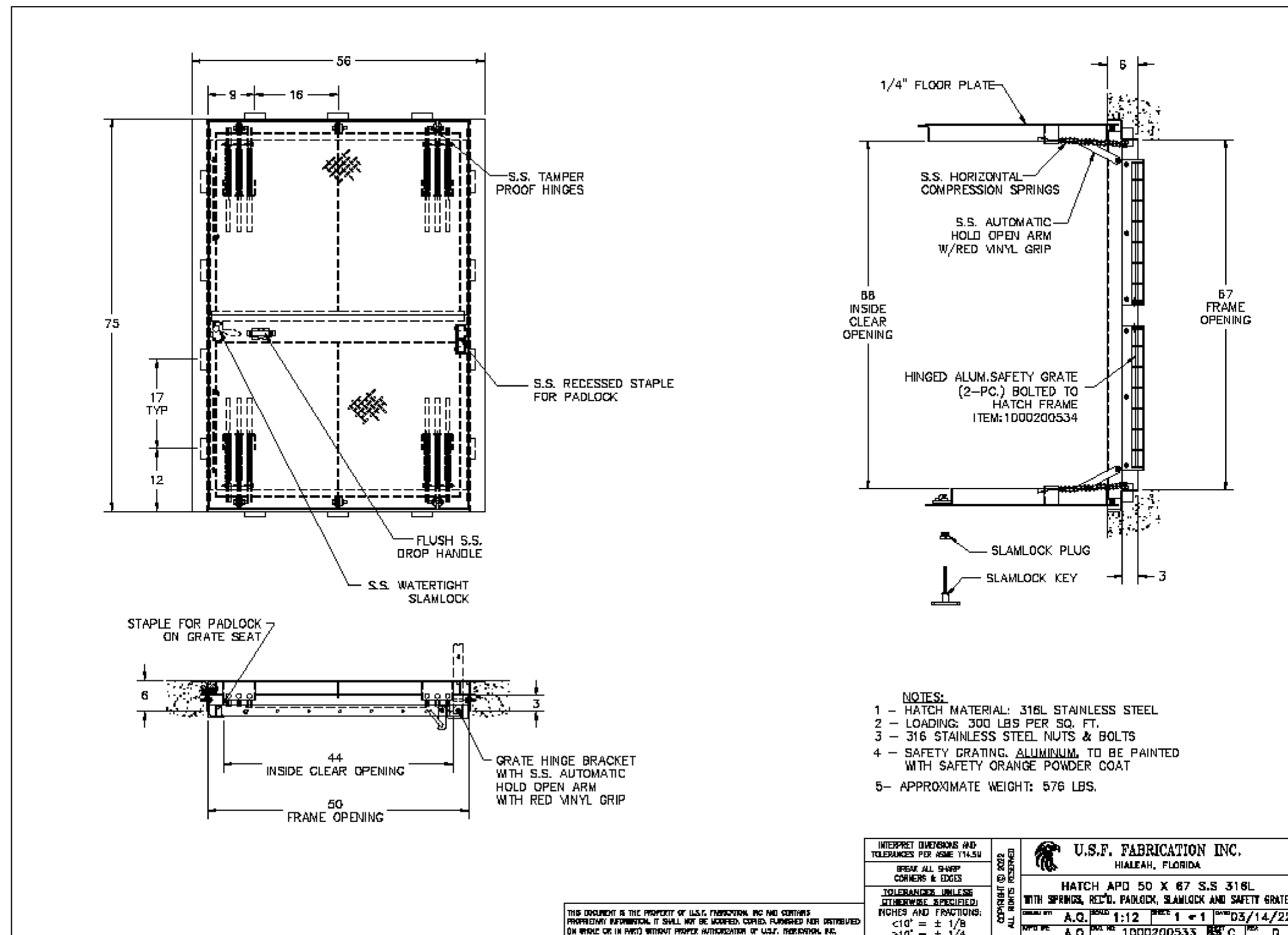
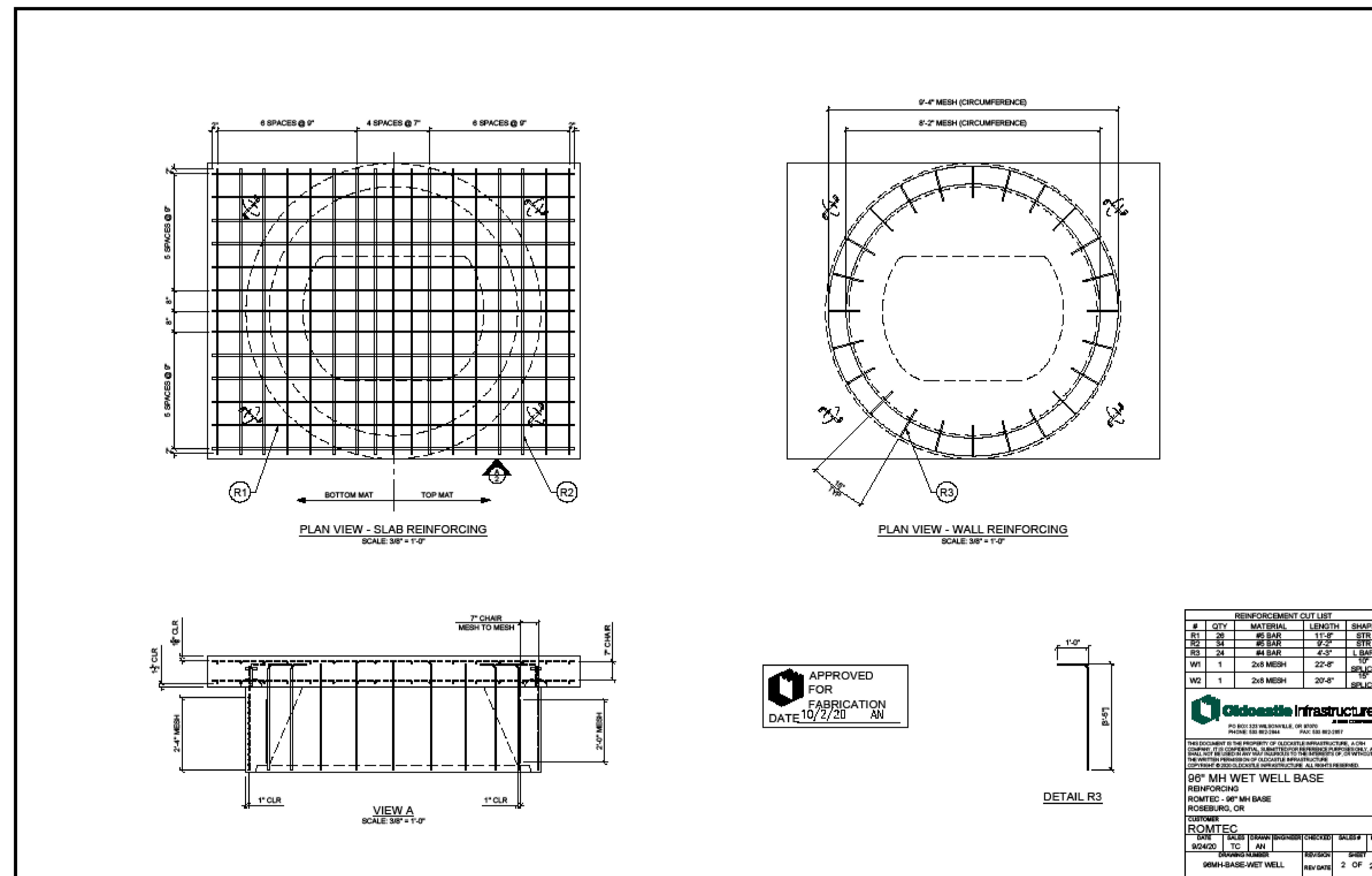
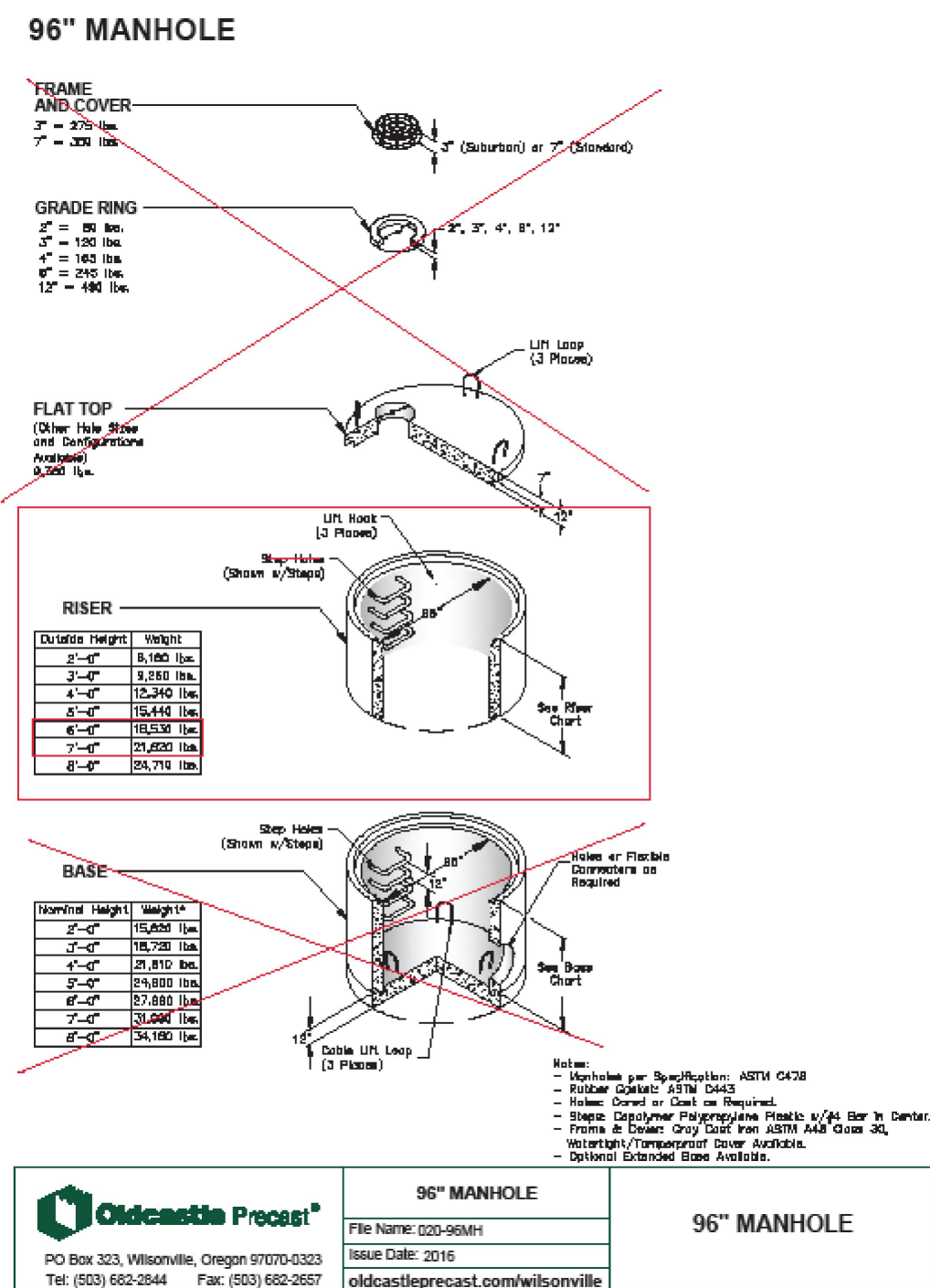
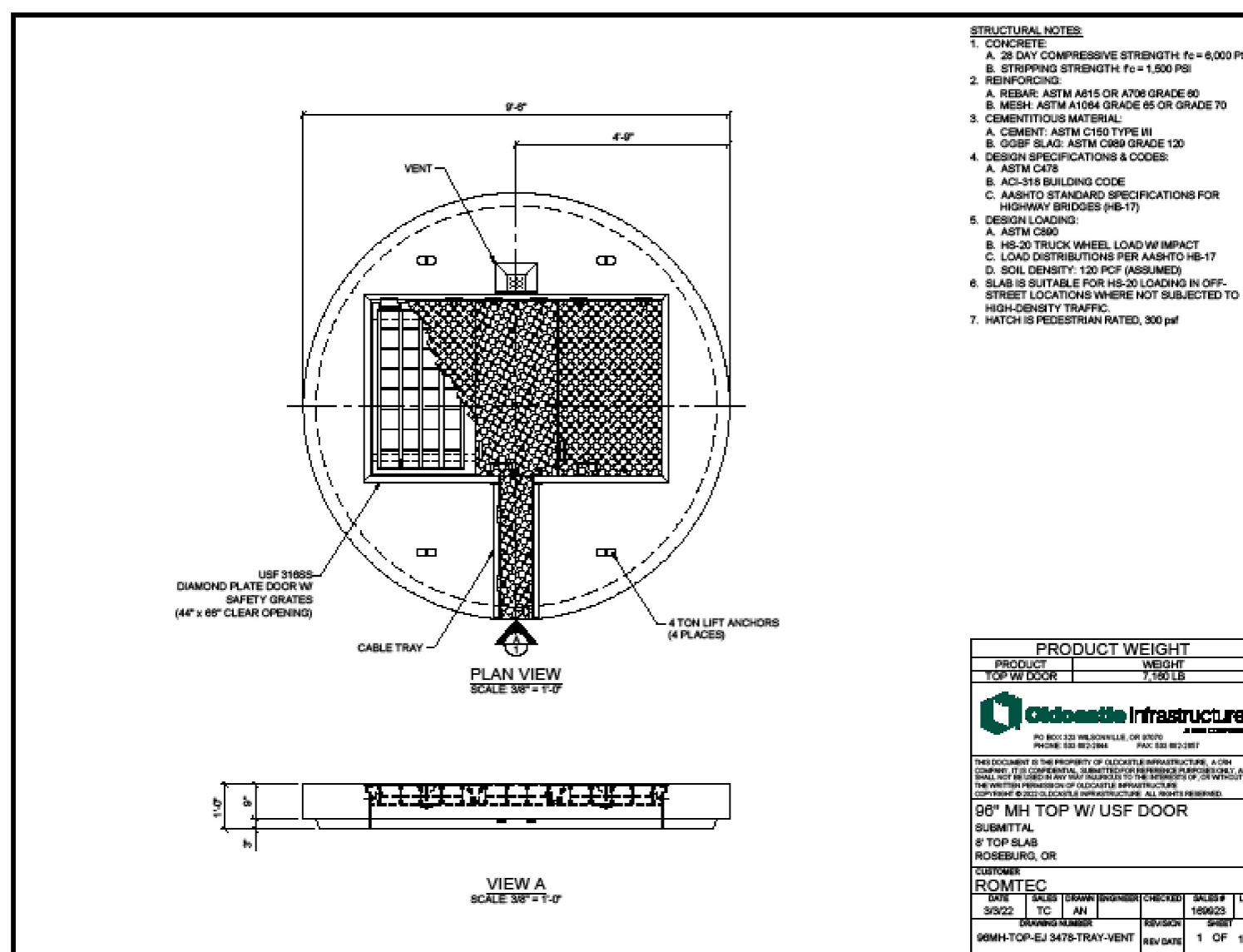
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

SCALE: AS NOTED
0 1"

DESIGNED	DATE
KB	3-1-22
DRAWN	DATE
KB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
WET WELL
MISC. ASSEMBLY DETAILS

I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 6 OF 18
FILE NO. **3442**
M-4



48 HOURS BEFORE EXCAVATION 811 CALL UNDERGROUND SERVICE ALERT



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES: EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
 Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
 Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

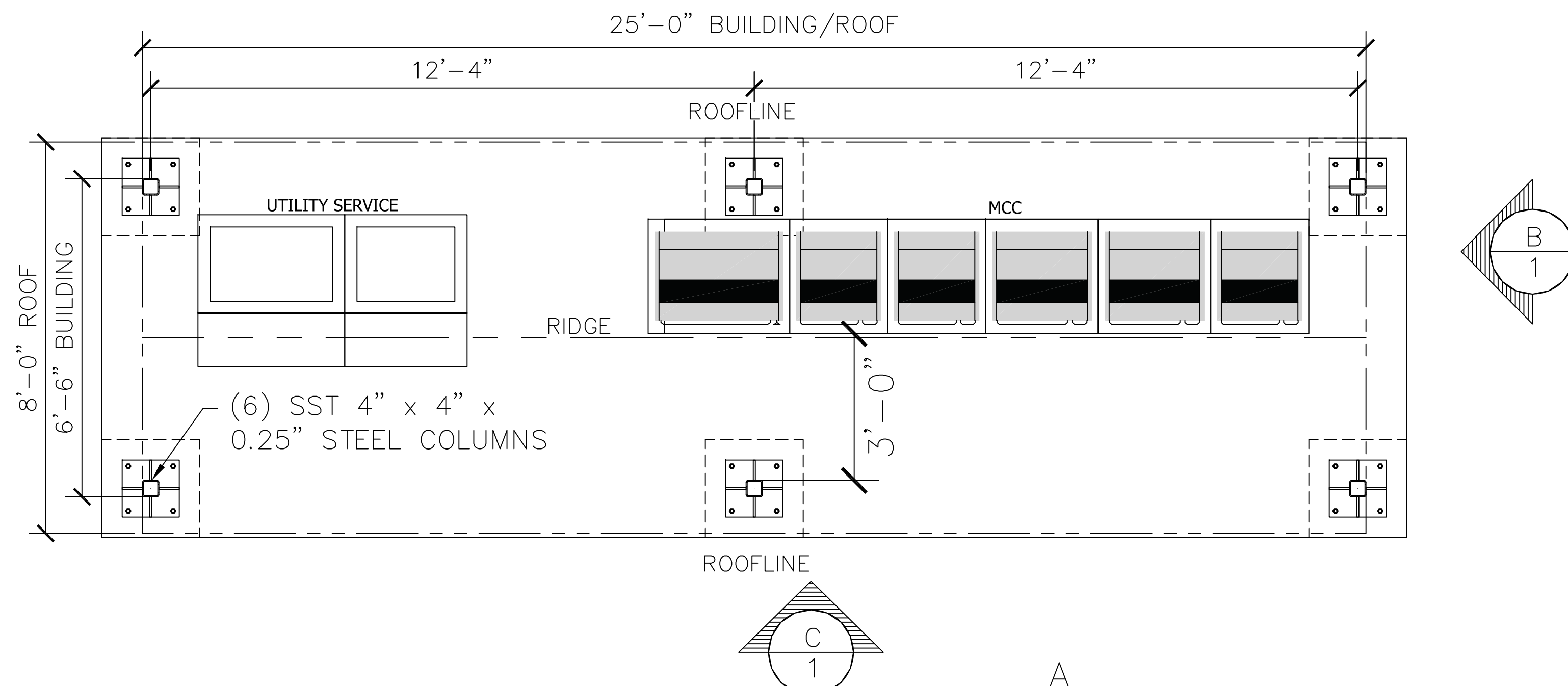
DATE	BY
3-1-22	KB
3-16-22	KB

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
WET WELL
 STRUCTURAL PLANS & DETAILS

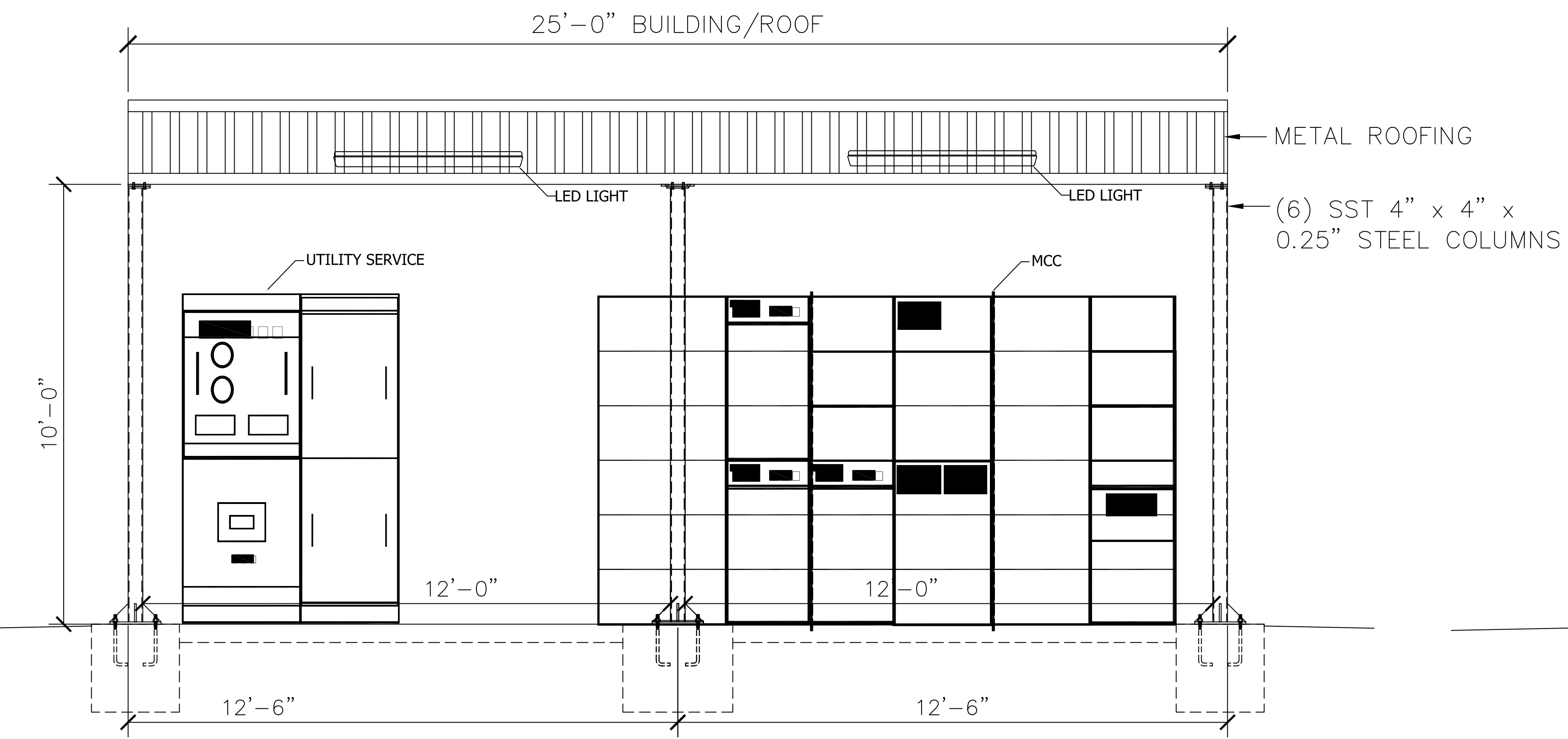
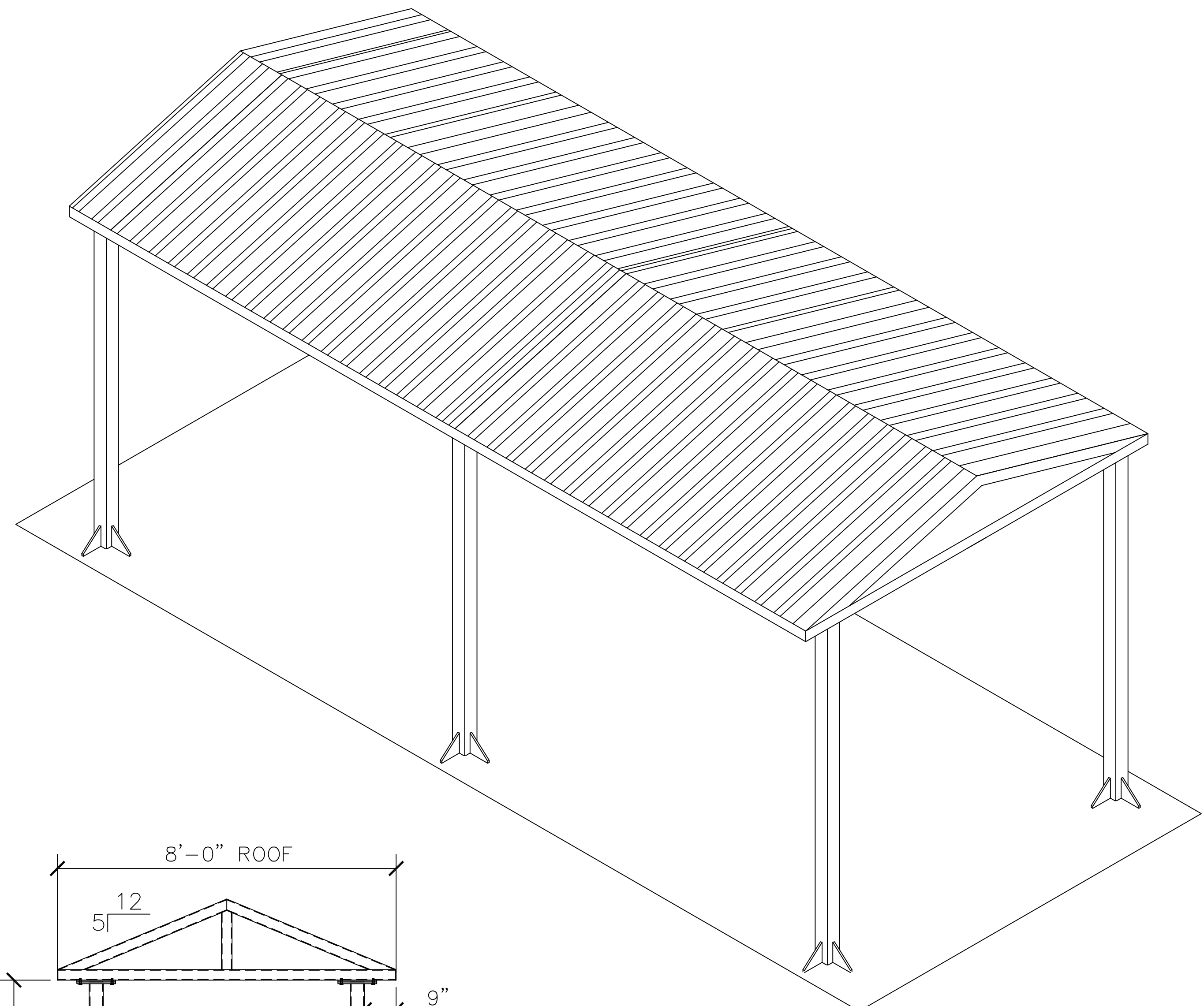
I.D. S.A. W.O. C.O. COORD. SHT. 7 OF 18 FILE NO. 3442 S-1

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 9555 665 12
 Beaumont, CA 92223
 TEL: (951) 769-8120 FAX: (951) 769-8122

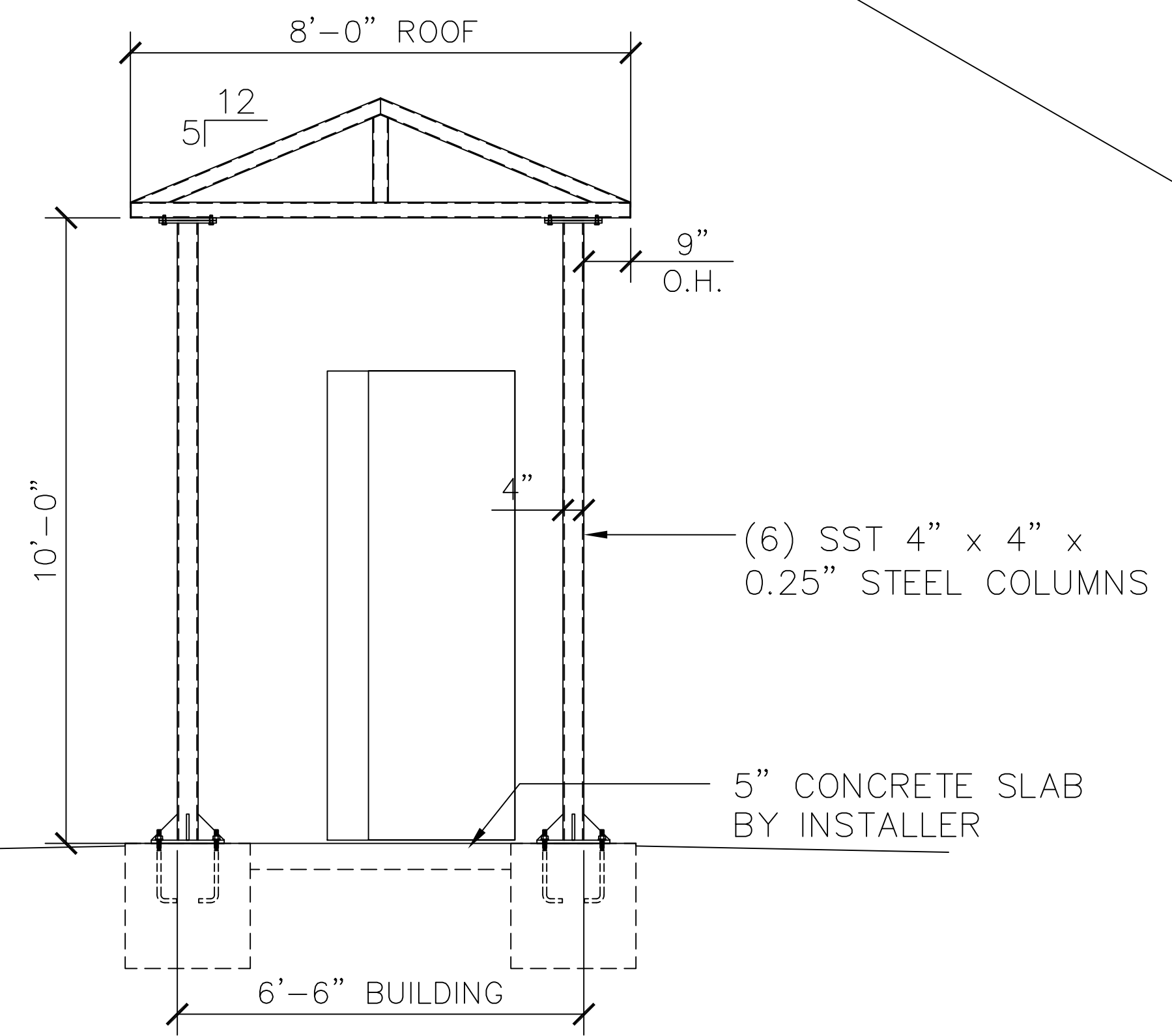
SCALE: AS NOTED
 0" = 1"



1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



C ELEVATION VIEW
SCALE: 1/2" = 1'-0"



B ELEVATION VIEW
SCALE: 1/2" = 1'-0"

NOTE: MECHANICAL AND STRUCTURAL DETAILS TO BE SUBMITTED TO THE BUILDING DEPARTMENT UNDER A SEPARATE SUBMITTAL.

48 HOURS BEFORE EXCAVATION
811
CALL UNDERGROUND SERVICE ALERT

ROMTEC UTILITIES
18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678

NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS, JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
 Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
 Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

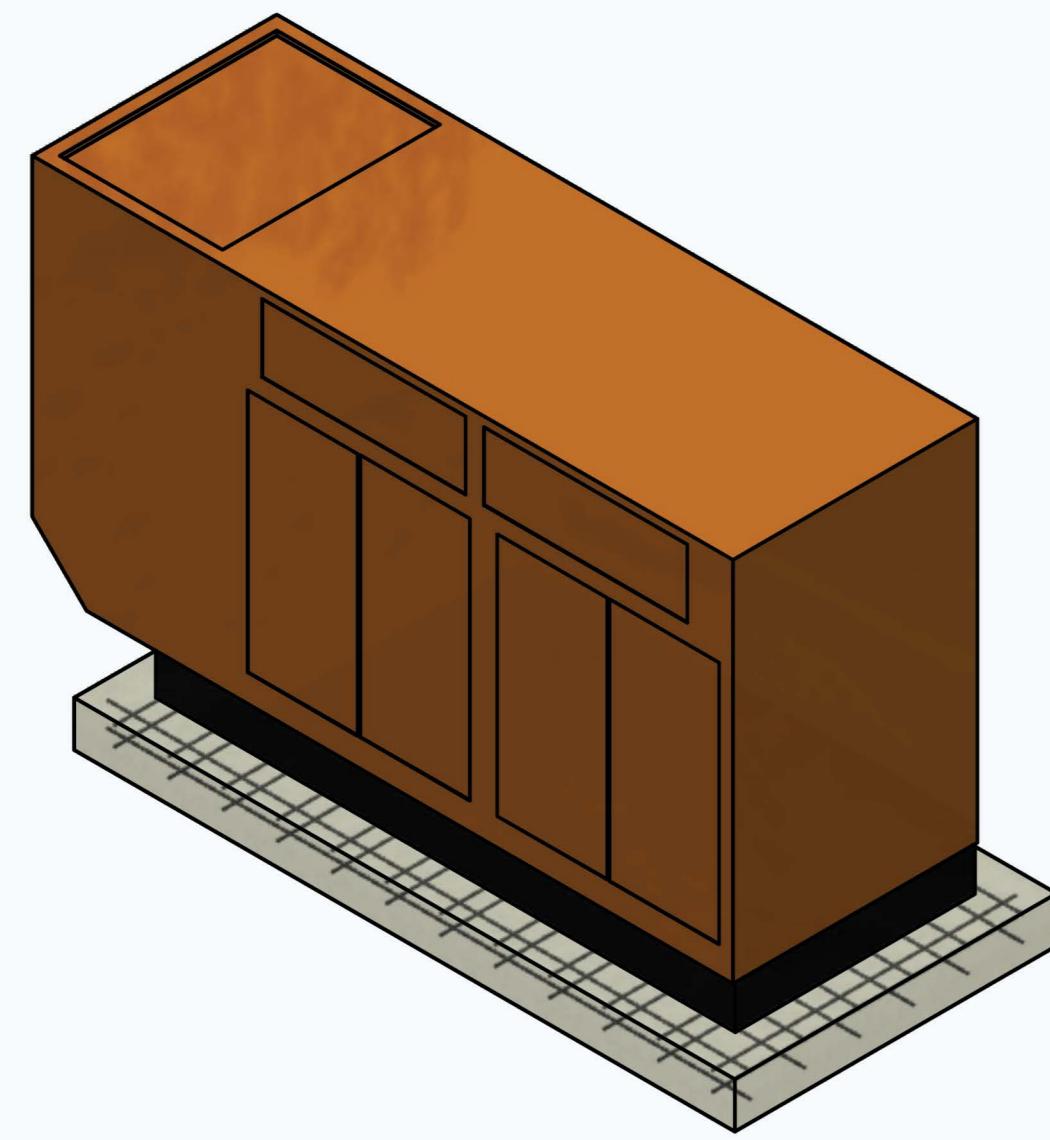
DESIGNED	CR	DATE
DRAWN	TH	3-16-22
TRACED		
CHECKED	KB	3-18-22
SUBMITTED		

SCALE: AS NOTED
0 1"

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
SUN SHADE
PLAN VIEW & ELEVATION

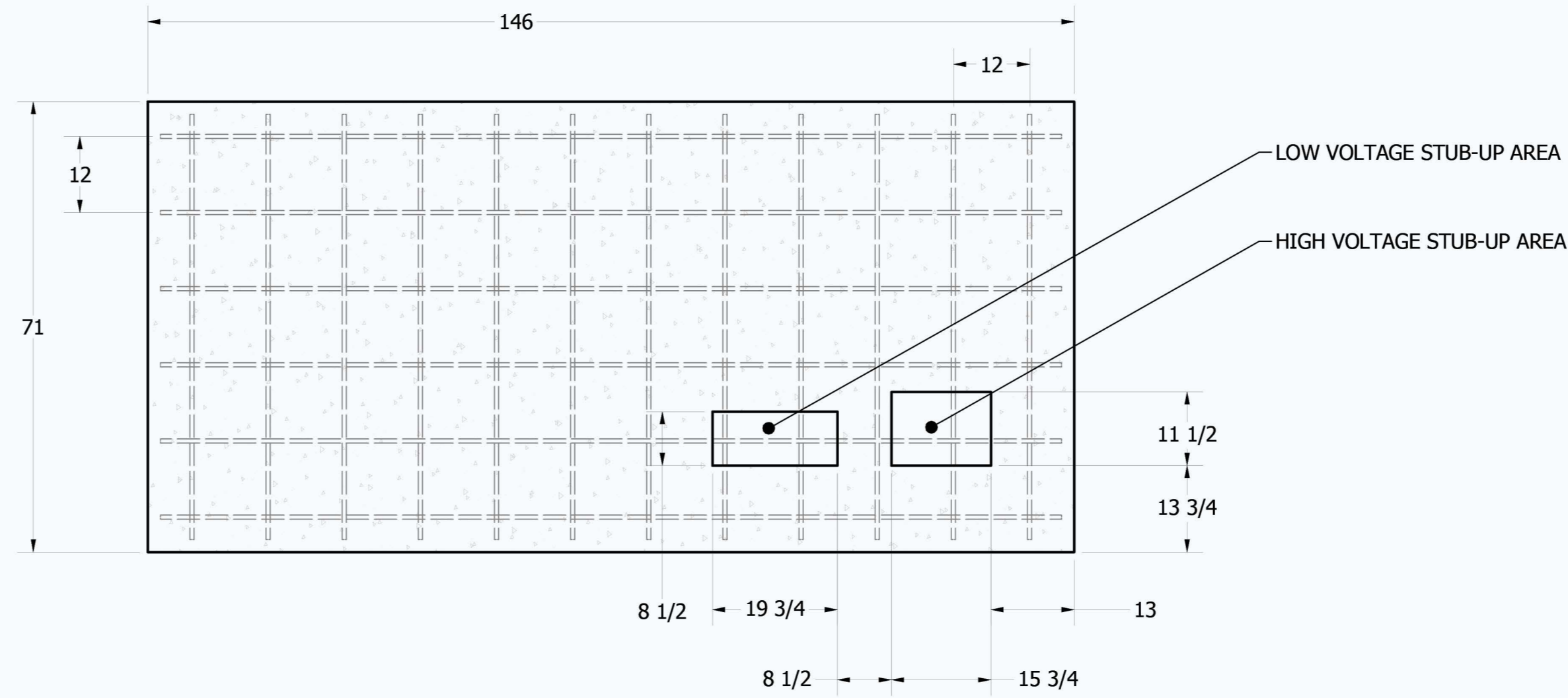
I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 8 OF 18
FILE NO. **3442**
S-2

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - DRAWINGS.dwg

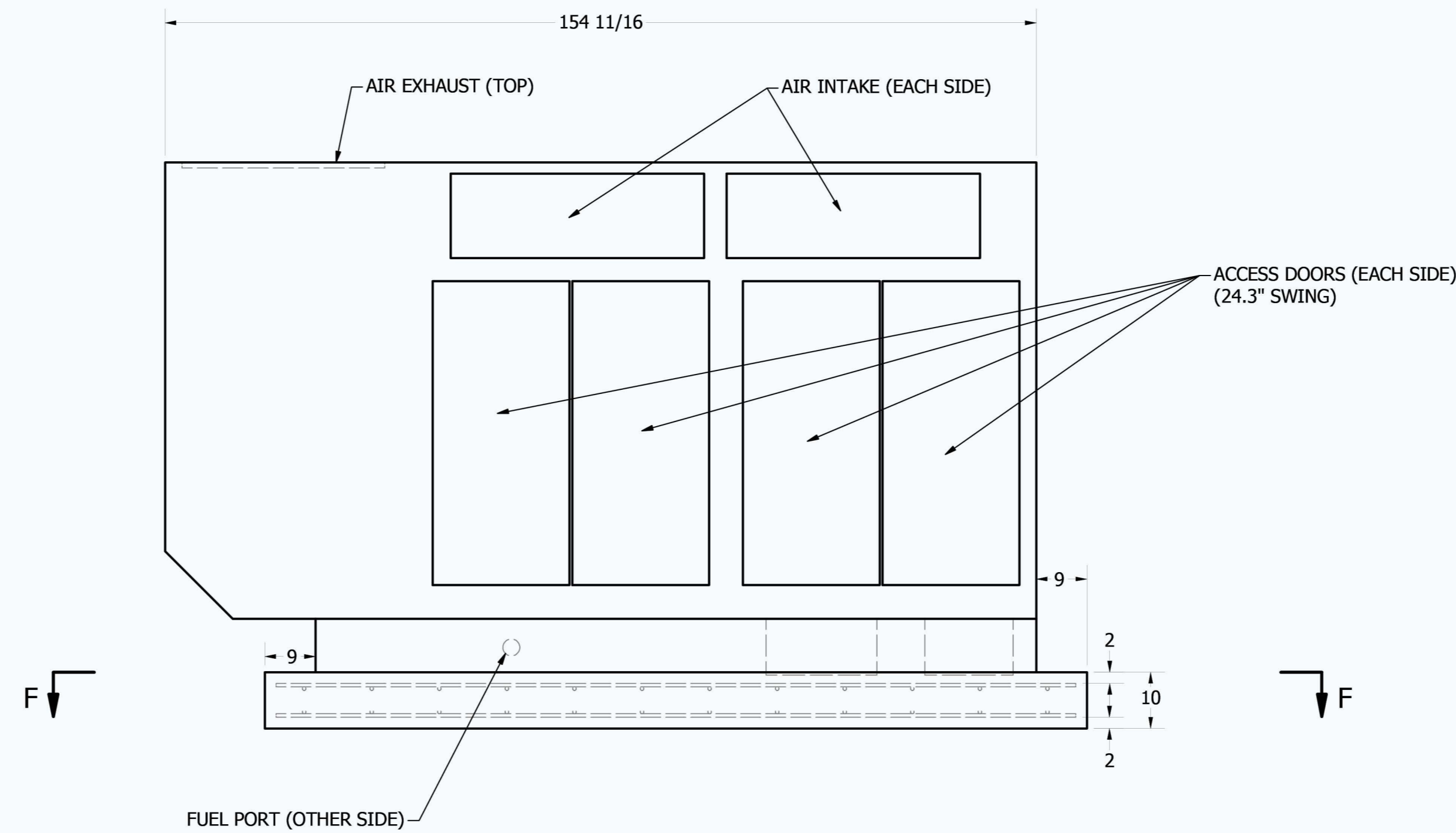


GENERATOR INFORMATION
 GENERAC SG200 200KW NATURAL GAS
 LEVEL 2 SOUND ATTENUATED ENCLOSURE
 (SEE DATASHEETS FOR DETAILS)

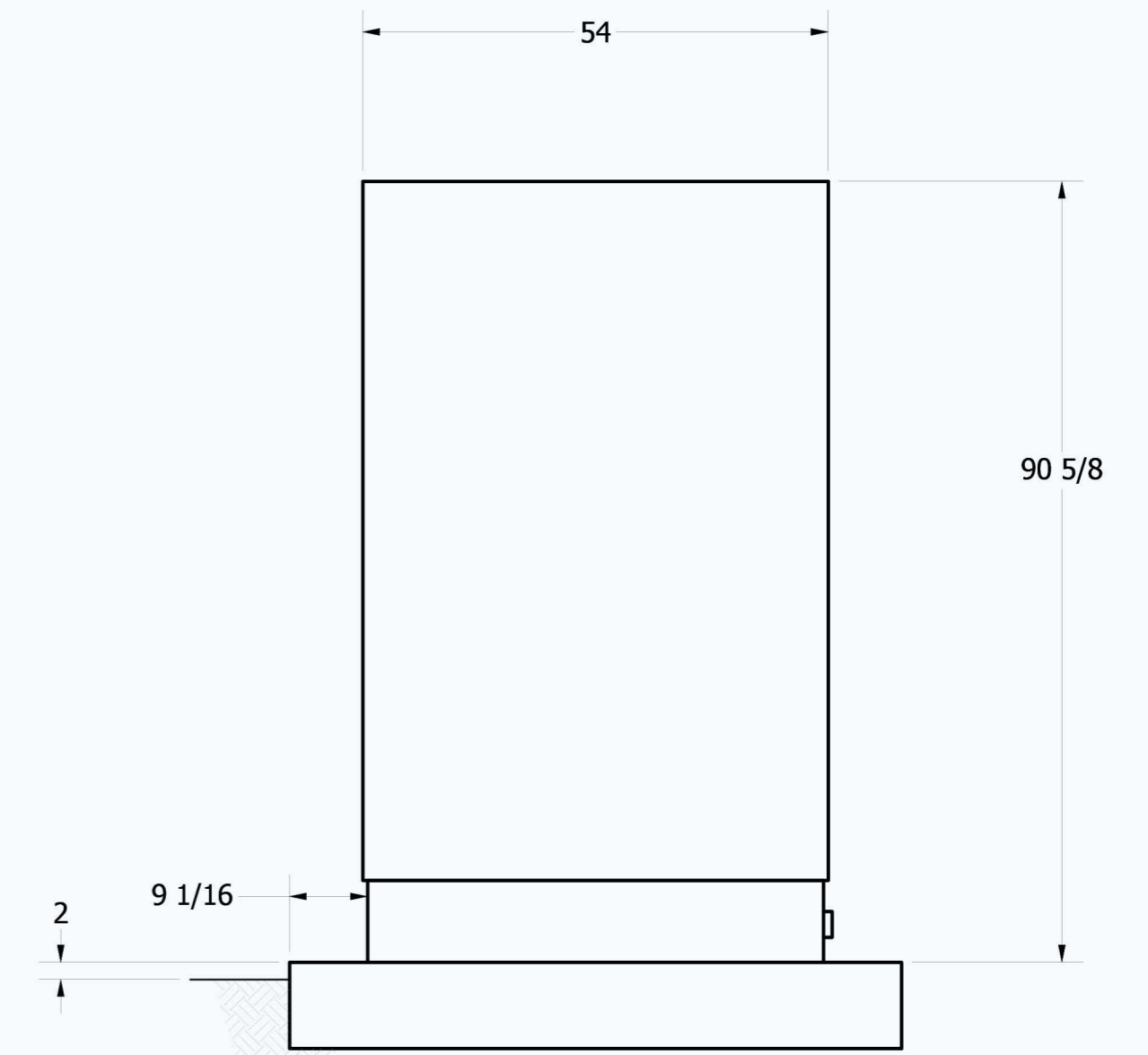
REBAR: #5, 12" O.C. EACH WAY, 2" FROM SURFACE MIN.
 CONCRETE: 4000 PSI (MIN)
 ANCHORS: Ø5/8", GRADE 5 STEEL, WEDGE OR EPOXY ANCHORS (10 TOTAL)



SECTION F-F
 SCALE 1 / 20



PROFILE VIEW
 SCALE 1 / 20



END VIEW
 SCALE 1 / 20

NOTE: SEE GENERATOR DATASHEETS FOR ADDITIONAL DETAILS



48 HOURS
 BEFORE EXCAVATION
811
 CALL UNDERGROUND
 SERVICE ALERT



NO.	DATE	INIT.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
 EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
 STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *[Signature]* Staff Engineer Date: 08-12-2022
 Recommended for Approval By: *[Signature]* Administrative Engineer Date: 08/12/2022
 Approved By: *[Signature]* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DATE	DESIGNED	DRAWN	TRACED	CHECKED	SUBMITTED
3-1-22	KB	KB			
3-16-22					
3-18-22					

SCALE: AS NOTED
 0 1"

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
GENERATOR
 OUTLINE & FOUNDATION

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT. 9 OF 18	
FILE NO.	3442
S-3	

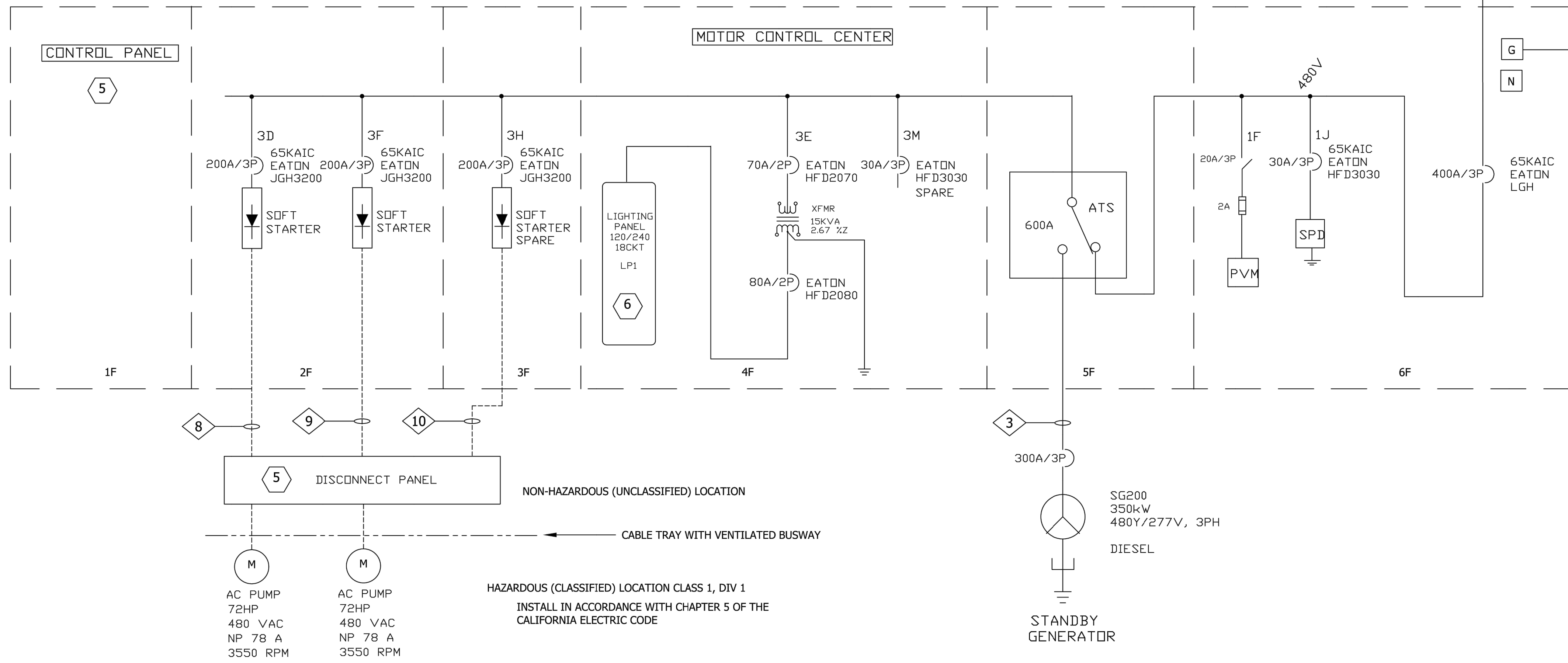
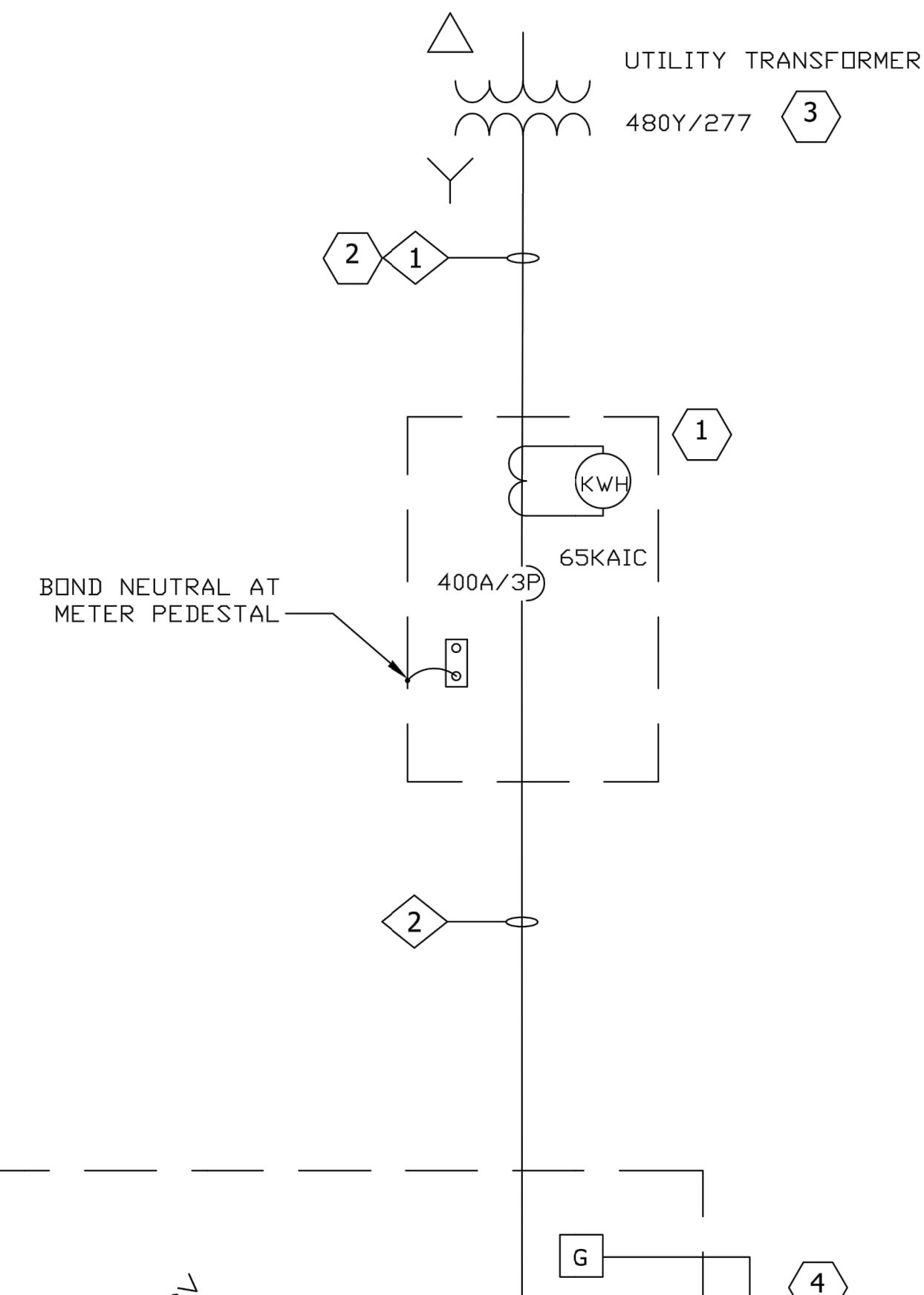
GENERAL NOTES:

- PRELIMINARY DRAWINGS AND NOTES PROVIDED FOR ESTIMATING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- ALL ITEMS RELATED TO THE ELECTRICAL SERVICE SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCT, PAD MOUNT, RISERS, PULL BOXES, FITTINGS, PERMITS, FEES, AND PROTECTIVE COVERING FROM THE SERVICE POINT LOCATION SHALL BE VERIFIED WITH THE SERVING UTILITY.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY, CALIFORNIA ELECTRICAL CODE, STATE AND LOCAL CODES.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL ELECTRICAL CONDUIT, WIRE, FASTENERS AND FITTINGS UNLESS OTHERWISE NOTED.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY AREA LIGHTING IN COMPLIANCE WITH THE COUNTY OF RIVERSIDE, CA ORDINANCE NO. 655.
- ROUTE CONTROL WIRING SEPARATE FROM POWER WIRING.
- ARC FLASH, SHORT CIRCUIT AND COORDINATION STUDIES BY ROMTEC UTILITIES.
- ALL SERVICE EQUIPMENT IS FULLY RATED.

CIRCUIT NUMBER

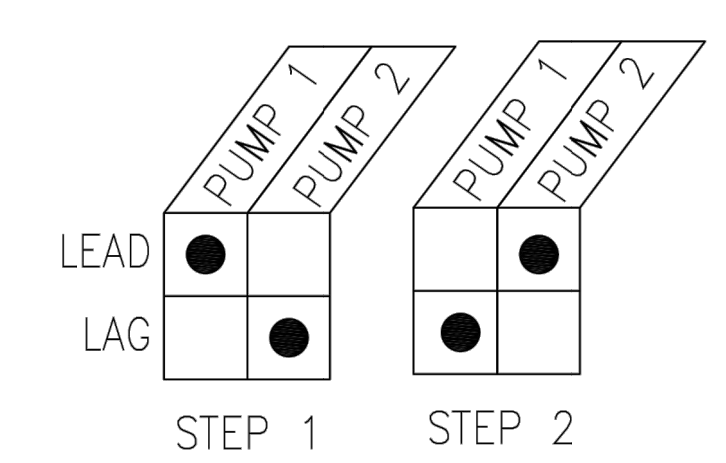
KEYED NOTES

- 400A UTILITY METERING SWITCHBOARD.
- SEE SHEET "9" FOR SERVICE ENTRANCE CONDUCTOR SIZING.
- SEE UTILITY ENGINEER'S DRAWINGS FOR UTILITY TRANSFORMER DETAILS.
- BOND TO GROUNDING ELECTRODE IN BUILDING FOOTING.
- SEE CONTROL PANEL SCHEMATICS FOR FURTHER WIRING INFORMATION. PANEL SCHEMATICS PROVIDED UNDER SEPARATE SUBMITTAL BY PANEL MANUFACTURE.
- SEE SHEET "E-4" FOR LIGHTING PANEL SCHEDULE.



MCC	
1F	CONTROL PANEL
2F	PUMP 1 & 2 SOFT STARTERS
3F	SPARE SOFT STARTER
4F	LIGHTING PANEL
5F	AUTOMATIC TRANSFER SWITCH
6F	MAIN DISCONNECT

ALTERNATION TABLE

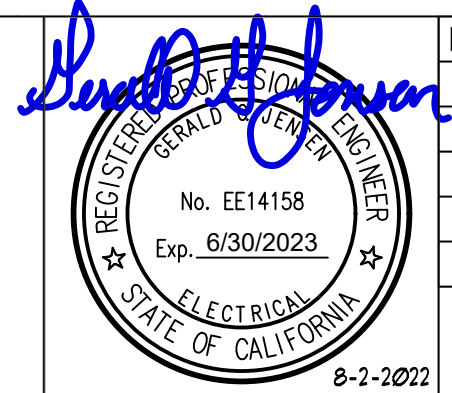


1 SINGLE LINE DIAGRAM
7 SCALE - NONE

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg

48 HOURS BEFORE EXCAVATION
811
CALL UNDERGROUND SERVICE ALERT

ROMTEC UTILITIES
18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES	
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021	

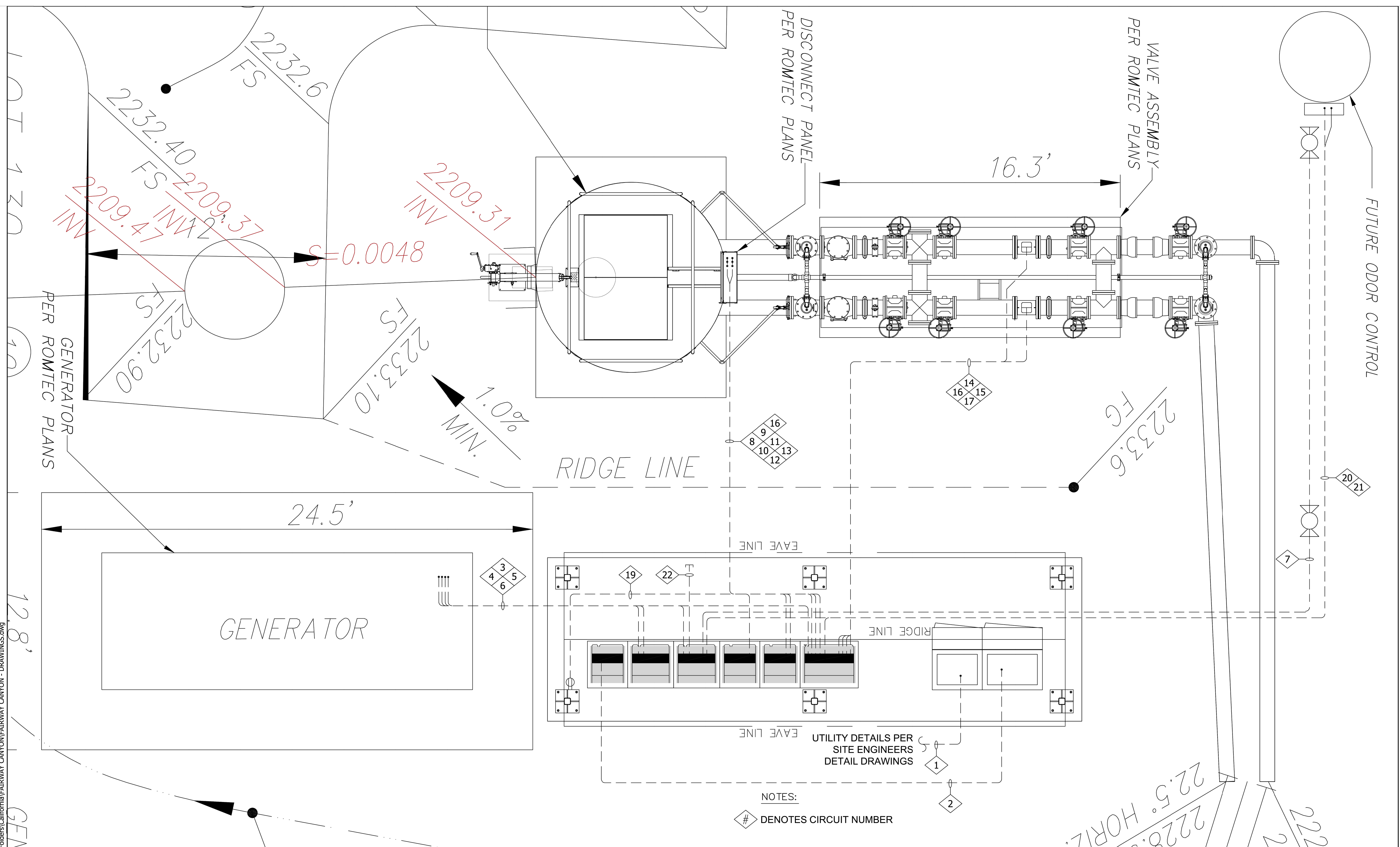
Reviewed By: *Mark P. Jupp* Staff Engineer Date: 8-18-2022
Recommended for Approval By: *Mark P. Jupp* Administrative Engineer Date: 8-18-2022
Approved By: *John D. Harts* City Engineer / Director of Public Works Date: 08/24/2022

	DATE
DESIGNED	JB 3-1-22
DRAWN	JB 3-16-22
TRACED	
CHECKED	
SUBMITTED	

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
ONE LINE POWER DIAGRAM

SCALE: AS NOTED
0 1"

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT. 10 OF 18	
FILE NO.	3442
E-1	



NOTES:
DENOTES CIRCUIT NUMBER

NO.	DATE	INI.	DESCRIPTION	APPVD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *Mark P. Jorgensen* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Jorgensen* Administrative Engineer Date: 8-18-2022
 Approved By: *William D. Harts* City Engineer / Director of Public Works Date: 08/24/2022

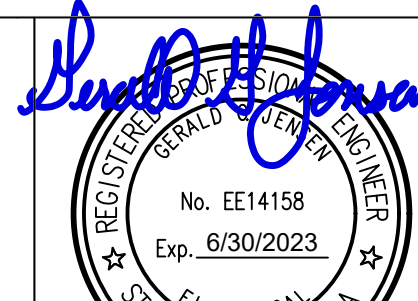
DESIGNED	DATE
JB	3-1-22
DRAWN	DATE
JB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
CONDUIT LAYOUT

I.D.	S.A.
W.O.	C.O.
COORD.	SHT. 11 OF 18
FILE NO.	3442
E-2	

48 HOURS BEFORE EXCAVATION
811
 CALL UNDERGROUND SERVICE ALERT

ROMTEC UTILITIES
 18240 NORTH BANK ROAD
 ROSEBURG, OREGON
 (541) 496-9678



V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg

WIRE AND CONDUIT SCHEDULE

ALL CONDUCTORS BASED ON COPPER XHHW-2, 75 DEGREE RATED CONDUCTORS UNLESS OTHERWISE NOTED.
 ALL CONDUITS ARE SIZED BASED ON RIGID METAL CONDUIT.
 CONDUCTOR ARE CODED AS FOLLOWS: P-POWER CONDUCTORS, G-GROUND CONDUCTORS, N-NEUTRAL CONDUCTOR, C-CONTROL CONDUCTORS, SP-SPARE CONDUCTORS, AND TSP FOR TWISTED SHIELDED CONDUCTORS.
 CIRCUITS REVISED SINCE LAST ISSUE ARE INDICATED BY AN ASTERISK (*).

CIRCUIT NUMBER	FROM	TO	CONDUCTORS	RACEWAY	NOTES
1	UTILITY	SERVICE DISCONNECT	SEE NOTES		COORDINATE CONDUCTOR AND RACEWAY REQUIREMENTS WITH SOUTHERN CAL EDISON
2	SERVICE DISCONNECT	MCC MAIN	(6) #3/0AWG P (2) #3/0AWG N (2) #1/0AWG G	(2) 2"	MOTOR CONTROL CENTER FEEDER CONDUCTORS VOLTAGE DROP <0.2%
3	AUTOMATIC TRANSFER SW	GENERATOR	(6) #3/0AWG P (2) #3/0AWG N (2) #1/0AWG G	(2) 2"	GENERATOR FEEDER CONDUCTORS VOLTAGE DROP <0.2%
4	LIGHTING PANEL	GENERATOR	(3) #12AWG P (1) #12AWG N (1) #12AWG G	3/4"	GENERATOR COOLANT HEATER/BATTERY CHARGER. MOUNT RECEPTACLE IN GENERATOR ENCLOSURE.
5	CONTROL PANEL	GENERATOR	(7) #14AWG C (1) #14AWG G (2) #14AWG SP	3/4"	STATUS INPUT SIGNALS TO PLC
6	AUTOMATIC TRANSFER SW	GENERATOR	(2) #12AWG C (1) #12AWG G	3/4"	GENERATOR CONTROL
7	LIGHTING PANEL	LIGHTING	(2) #12AWG P (1) #12AWG G	3/4"	AREA LIGHTING. PHOTOCCELL CONTROLLED
8	MCC "2F"	DISCONNECT PANEL	(3) #3AWG P (1) #6AWG G	1 1/4"	PUMP 1 POWER CONDUCTORS
9	MCC "2F"	DISCONNECT PANEL	(3) #3AWG P (1) #6AWG G	1 1/4"	PUMP 2 POWER CONDUCTORS
10	MCC "3F"	DISCONNECT PANEL	(3) #3AWG P (1) #6AWG G	1 1/4"	PUMP 3 POWER CONDUCTORS
11	CONTROL PANEL	DISCONNECT PANEL	(2) #12AWG P (2) #14AWG C (1) #12AWG N (1) #12AWG G	3/4"	CONTROL WIRING
12	CONTROL PANEL	DISCONNECT PANEL	(12) #14AWG C (4) #14AWG SP (1) #14AWG G	3/4"	CONTROL WIRING
13	CONTROL PANEL	DISCONNECT PANEL	(1) 14AWG TSP	3/4"	ULTRASONIC LEVEL SENSOR BELDEN #9343
14	CONTROL PANEL	VALVE VAULT	(1) MFG CABLES	1"	SIEMENS FLOW METER CABLE
15	CONTROL PANEL	VALVE VAULT	(1) MFG CABLES	1"	SIEMENS FLOW METER CABLE
16	CONTROL PANEL	VALVE VAULT	(1) MFG CABLES	1"	SIEMENS FLOW METER CABLE
17	CONTROL PANEL	VALVE VAULT	(1) MFG CABLES	1"	SIEMENS FLOW METER CABLE
18	LIGHTING PANEL	HOT BOX	(1) #12AWG P (1) #12AWG N (1) #12AWG G	3/4"	FREEZE PROTECTION FIELD LOCATE
19	LIGHTING PANEL	WP/GFCI RECEPTACLES	(1) #12AWG P (1) #12AWG N (1) #12AWG G	3/4"	FIELD LOCATE ONE UNDER THE CONTROL SHELTER AND ONE ADJACENT TO THE PUMP DISCONNECT PANEL
20	LIGHTING PANEL	ODOR CONTROL	(1) #12AWG P (1) #12AWG N (1) #12AWG G	1"	FUTURE ODOR CONTROL
21	CONTROL PANEL	ODOR CONTROL	(6) #14AWG C (1) #14AWG G (1) 14AWG TSP	3/4"	FUTURE ODOR CONTROL
22	LIGHTING PANEL	SPARE		3/4"	STUB OUTSIDE OF CONTROL SHELTER APRON

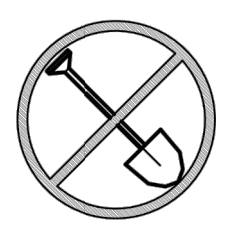
1 WIRE AND CIRCUIT SCHEDULE

INTERNAL MOTOR CONTROL CENTER WIRING (SEE GENERAL NOTE "H")

ALL CONDUCTORS BASED ON COPPER XHHW-2, 75 DEGREE RATED CONDUCTORS UNLESS OTHERWISE NOTED.
 CONDUCTOR ARE CODED AS FOLLOWS: P-POWER CONDUCTORS, G-GROUND CONDUCTORS, N-NEUTRAL CONDUCTOR, C-CONTROL CONDUCTORS, SP-SPARE CONDUCTORS, AND TSP FOR TWISTED SHIELDED CONDUCTORS.
 CIRCUITS REVISED SINCE LAST ISSUE ARE INDICATED BY AN ASTERISK (*).

CIRCUIT NUMBER	FROM	TO	CONDUCTORS	RACEWAY	NOTES
23	CONTROL PANEL	AUTOMATIC TRANSFER SW.	(5) #14AWG C	N/A	INTERNAL MCC FIELD WIRING. FIELD WIRING WHIPS FROM THE CONTROL PANEL ARE PROVIDED BY MANUFACTURER.
24	CONTROL PANEL	PHASE MONITOR	(2) #14AWG C	N/A	INTERNAL MCC FIELD WIRING. FIELD WIRING WHIPS FROM THE CONTROL PANEL ARE PROVIDED BY MANUFACTURER.
25	CONTROL PANEL	PUMP 1 STARTER	(5) #14AWG C (3) #14AWG C	N/A	INTERNAL MCC FIELD WIRING. FIELD WIRING WHIPS FROM THE CONTROL PANEL ARE PROVIDED BY MANUFACTURER.
26	CONTROL PANEL	PUMP 2 STARTER	(5) #14AWG C (3) #14AWG C	N/A	INTERNAL MCC FIELD WIRING. FIELD WIRING WHIPS FROM THE CONTROL PANEL ARE PROVIDED BY MANUFACTURER.
27	CONTROL PANEL	SPARE STARTER	(5) #14AWG C (3) #14AWG C	N/A	INTERNAL MCC FIELD WIRING. FIELD WIRING WHIPS FROM THE CONTROL PANEL ARE PROVIDED BY MANUFACTURER.
28	CONTROL PANEL	PUMP 1 SOFT STARTER	(1) CAT5 NETWORK CABLE	N/A	CONTRACTOR TO PROVIDE AND INSTALL COMMUNICATION CABLE
29	CONTROL PANEL	PUMP 2 SOFT STARTER	(1) CAT5 NETWORK CABLE	N/A	CONTRACTOR TO PROVIDE AND INSTALL COMMUNICATION CABLE
30	CONTROL PANEL	PUMP 3 SOFT STARTER	(1) CAT5 NETWORK CABLE	N/A	CONTRACTOR TO PROVIDE AND INSTALL COMMUNICATION CABLE
31	CONTROL PANEL	MAIN BREAKER	(1) CAT5 NETWORK CABLE	N/A	CONTRACTOR TO PROVIDE AND INSTALL COMMUNICATION CABLE
32	LIGHTING PANEL	MCC HEATER CKT	(1) #12AWG P (1) #12AWG N (1) #12AWG G	N/A	ENCLOSURE HEATER
33	LIGHTING PANEL	CONTROL PANEL	(2) #10AWG P (1) #10AWG G	N/A	CONTROL POWER

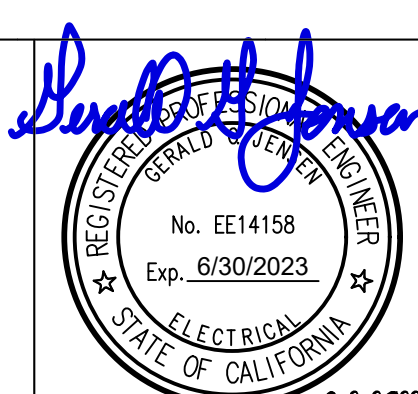
2 INTERNAL MCC CIRCUIT SCHEDULE



48 HOURS BEFORE EXCAVATION
811
 CALL UNDERGROUND SERVICE ALERT



18240 NORTH BANK ROAD
 ROSEBURG, OREGON
 (541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APPV'D	REFERENCES
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22	EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22	STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22	
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22	
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22	

NO.	DATE	INI.	DESCRIPTION	APPV'D	REFERENCES
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22	EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22	STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22	
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22	
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22	

Reviewed By: *Mark P. Jorgensen* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Jorgensen* Administrative Engineer Date: 8-18-2022
 Approved By: *William D. Hoops* City Engineer / Director of Public Works Date: 08/24/2022

DATE	DESIGNED	DATE
3-1-22	JB	3-1-22
3-16-22	JB	3-16-22
	TRACED	
	CHECKED	
	SUBMITTED	

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA

FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462

CIRCUIT SCHEDULE

I.D.	S.A.	W.O.	C.O.	COORD.	FILE NO.
					3442
					E-3

SCALE: AS NOTED
 0 1"

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

3006 6th St
 Beaumont, CA 92222
 TEL: (951) 769-8533 FAX: (951) 769-8534

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg

Panel Schedule LP1

1 Phase 3 Wire Voltage LL: 240 Voltage LG: 120

DC Devices: BREAKERS		Device Family: BAB		Mounting: WALL MOUNT		Enclosure: NEMA 1							
Comments: LIGHTING PANEL		Bus Rating: 100A				FAULT RATING: 14KAIC 1 Phase							
Ckt No	Description/Location	*Load Type	Criteria Ea Qty	*Total VA	Remarks	Device P Amps	Device H Amps	Remarks	Total VA	*Load Type	Criteria Ea Qty	Description/Location	Ckt No
1	GFCI RECP	RECP	180 1	180	VD = <1%	20 A	20	VD = <2%	144	LTG	72 2	AREA LIGHTING	2
3	HOT BOX	HTR	40 1	40	VD = <1%	20 B	20	VD = <2%	1240	HTR	1240 1	GENERATOR BAT	4
5	CONTROL PANEL	CTRL	1500 1	1000	VD = <2%	30 A	20	VD = <3%	800	HTR	400 2	ENCLOSURE HEATERS	6
7	CONTROL PANEL	CTRL	1500 1	1000		30 B	20	VD = <2%	420	MTR	420 1	ODOR CONTROL	8
9	GENERATOR HEATER	HTR	1250 1	1250	VD = <2%	20 A	20					SPARE	10
11	GENERATOR HEATER	HTR	1250 1	1250		20 B							12
13						A							14
15						B							16
17						A							18
ENDUSE LOADS: PHASE A VA		2574		PHASE B VA		3950							
TOTAL LOADS: CONNECTED VA		6524		CONNECTED FLA		27.2							

1 LIGHTING PANEL LEGEND

QTY.	DESCRIPTION	LOAD
2	72HP PUMPS	156.0A
NON MOTOR LOADS		
1	LIGHTING PANEL	27.2A
SUB TOTAL		183.2A
LARGEST MOTOR X 25%		19.5A
NON MOTOR LOADS X 25%		6.8A
TOTAL		209.5A

2 LOAD SUMMARY TABLE



NO.	DATE	INI.	DESCRIPTION	APP'VD	REFERENCES
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22	EMWD SMALL SEWAGE LIFT STATION GUIDELINES,
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22	STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22	
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22	
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22	

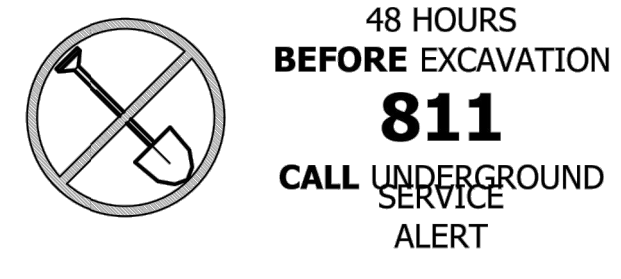
Reviewed By: *Mark P. Johnson* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Johnson* Administrative Engineer Date: 8-18-2022
 Approved By: *John D. Harts* City Engineer / Director of Public Works Date: 08/24/2022
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DESIGNED JB 3-1-22
 DRAWN JB 3-16-22
 TRACED
 CHECKED
 SUBMITTED
 SCALE: AS NOTED
 0 1"

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
LIGHTING PANEL LEGEND

I.D.
 S.A.
 W.O.
 C.O.
 COORD.
 SHT. 13 OF 18
 FILE NO. 3442
 E-4

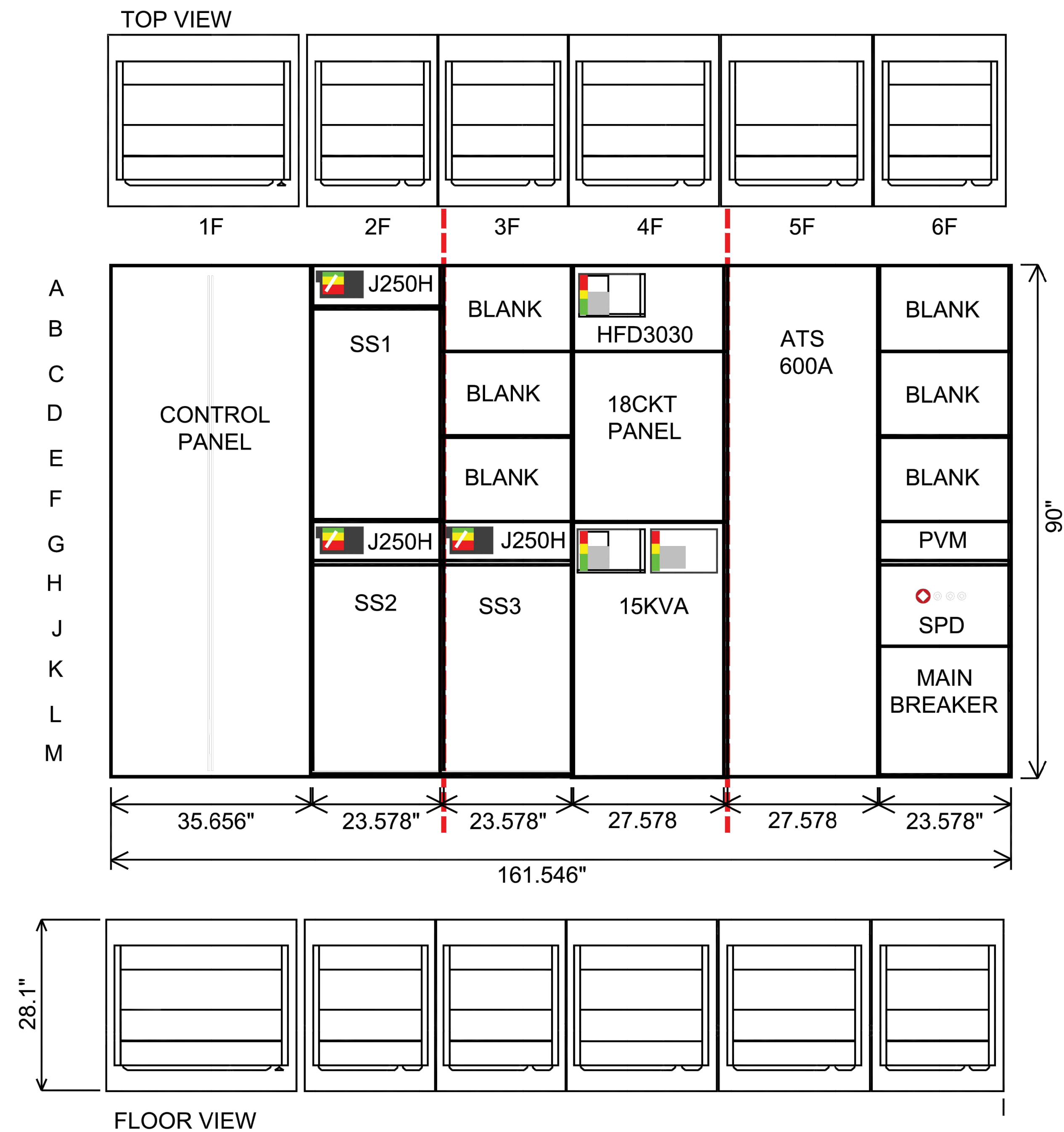
V:\Inventory\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - DRAWINGS.dwg



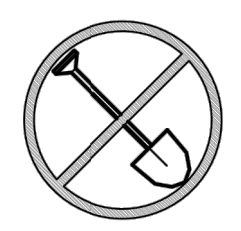
ROMTEC UTILITIES
 18240 NORTH BANK ROAD
 ROSEBURG, OREGON
 (541) 496-9678

NOTES:

1. PRELIMINARY DRAWINGS AND NOTES PROVIDED FOR ESTIMATING PURPOSES ONLY. NOT FOR CONSTRUCTION.
2. SEE MCC SUBMITTAL FROM EATON FOR INSTALLATION DIMENSIONS.



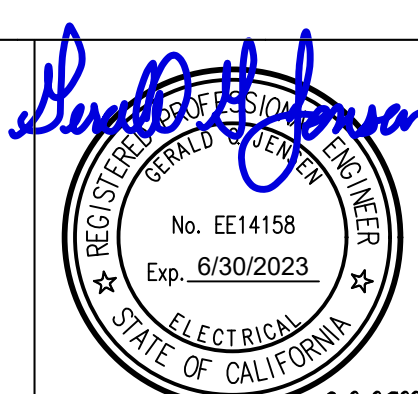
1 MOTOR CONTROL CENTER
11



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE
ALERT



18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APPVD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *Mark P. Jupp* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Jupp* Administrative Engineer Date: 8-18-2022
 Approved By: *William D. Harts* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED	DATE
JB	3-1-22
DRAWN	DATE
JB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

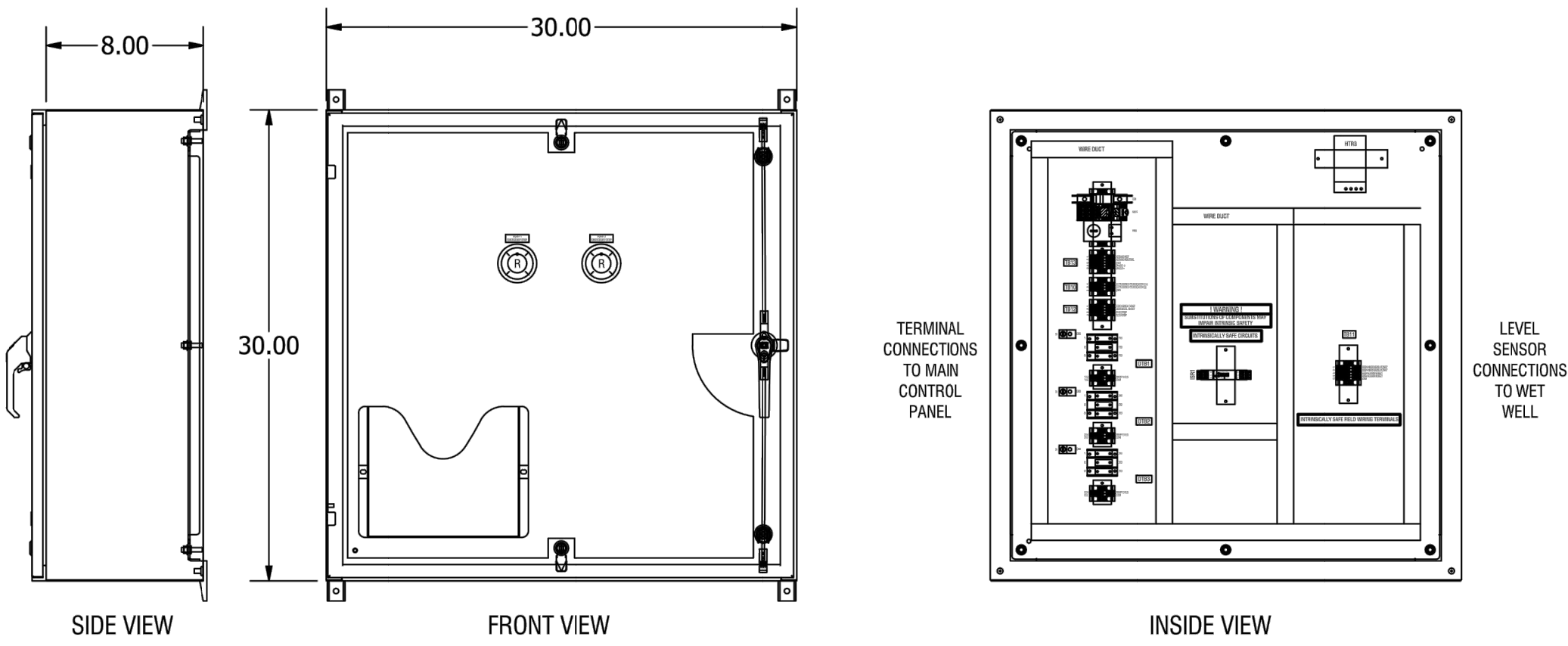
SCALE: AS NOTED
0 1"

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA

FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
MOTOR CONTROL CENTER
LAYOUT

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT. 14 OF 18	
FILE NO.	3442
E-5	

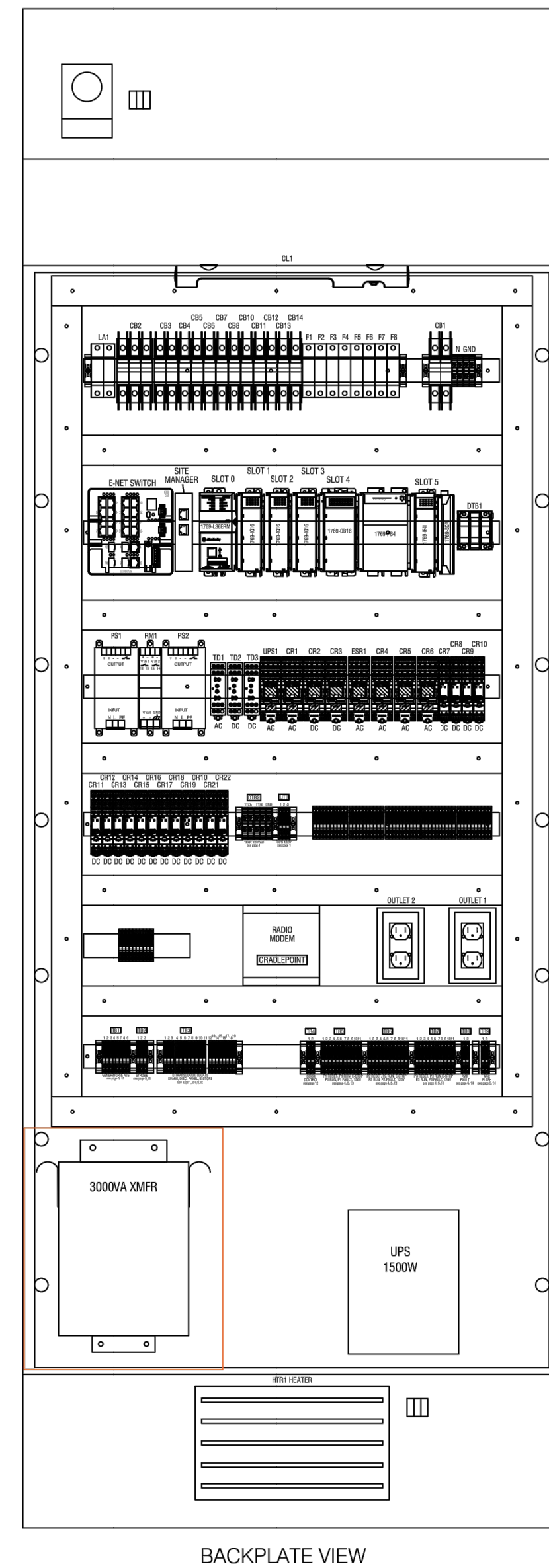
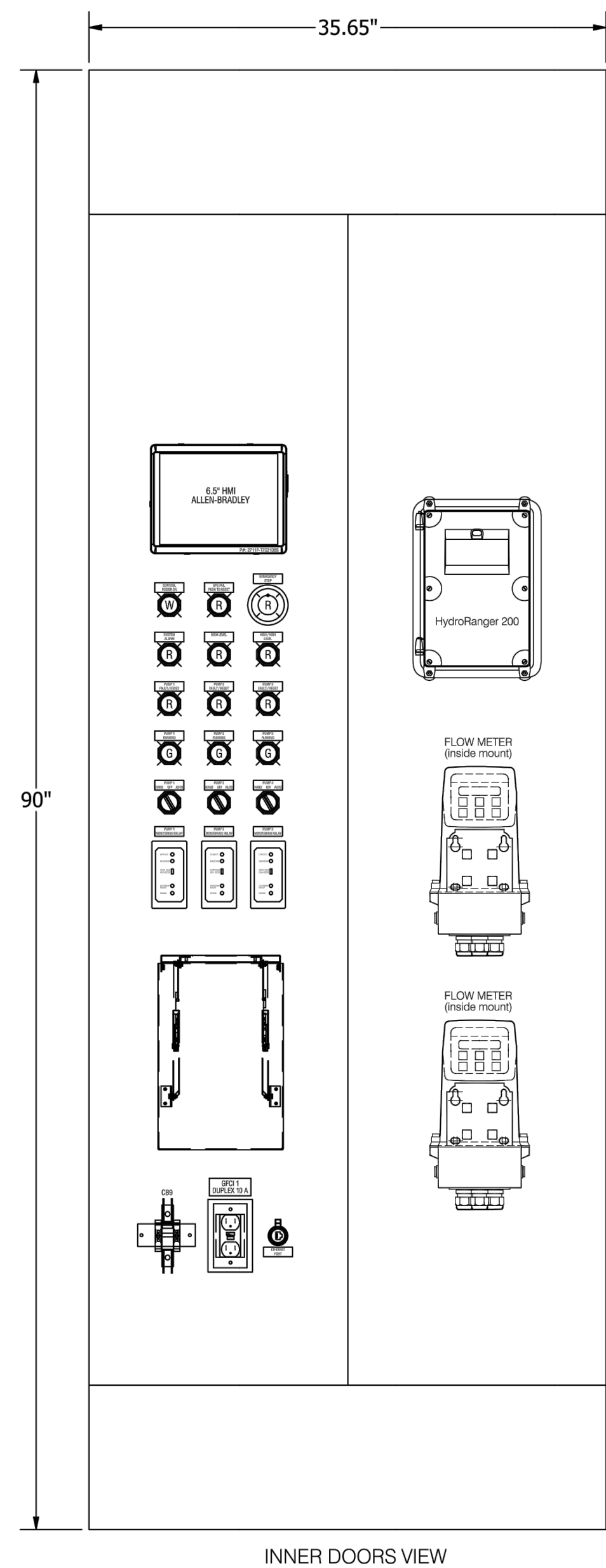
V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - DRAWINGS.dwg



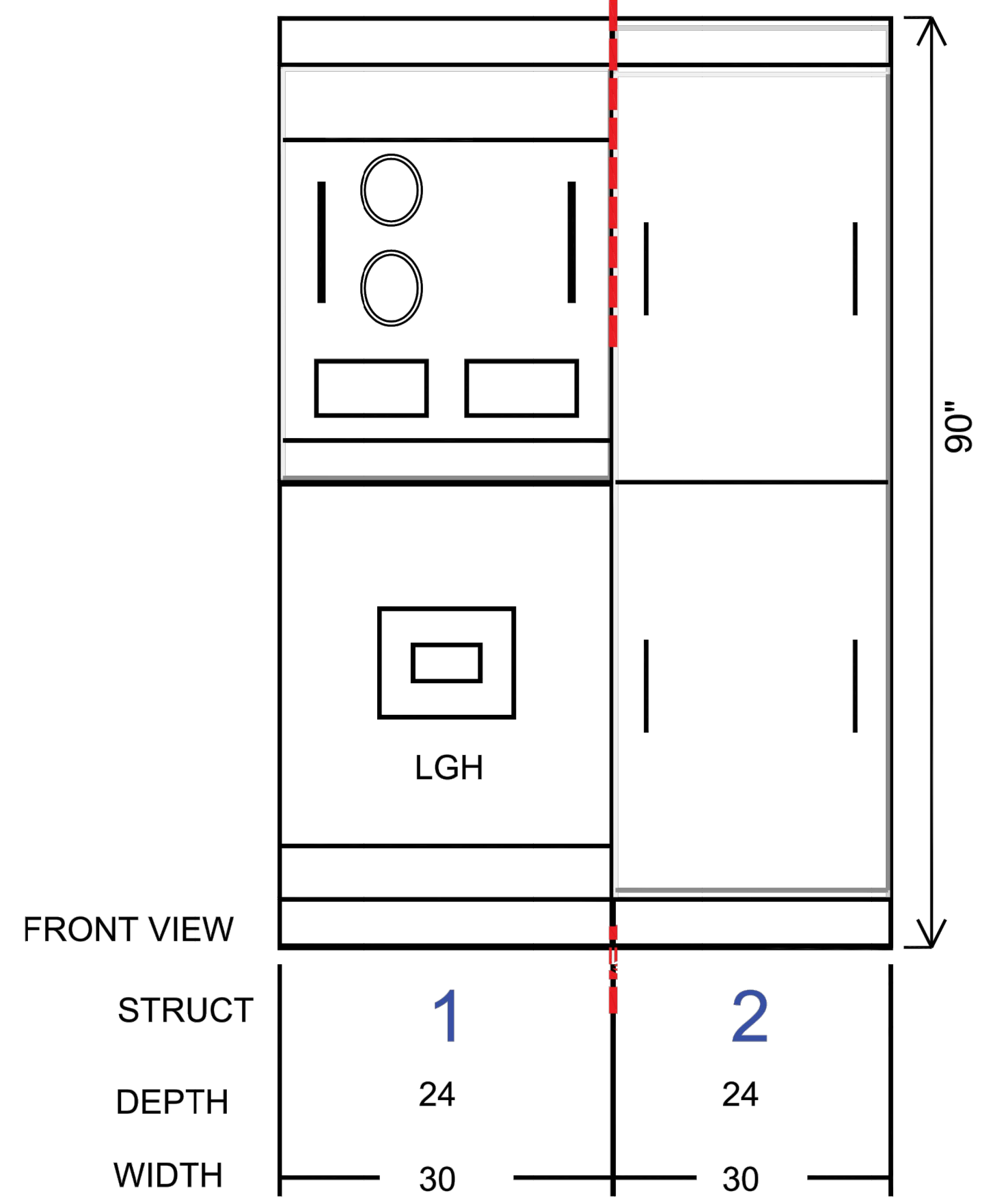
1 JUNCTION BOX
12 UL (NEMA) TYPE 4X

NOTES:

- PRELIMINARY DRAWINGS AND NOTES PROVIDED FOR ESTIMATING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- SEE SWITCHBOARD SUBMITTAL FROM EATON FOR INSTALLATION DIMENSIONS.

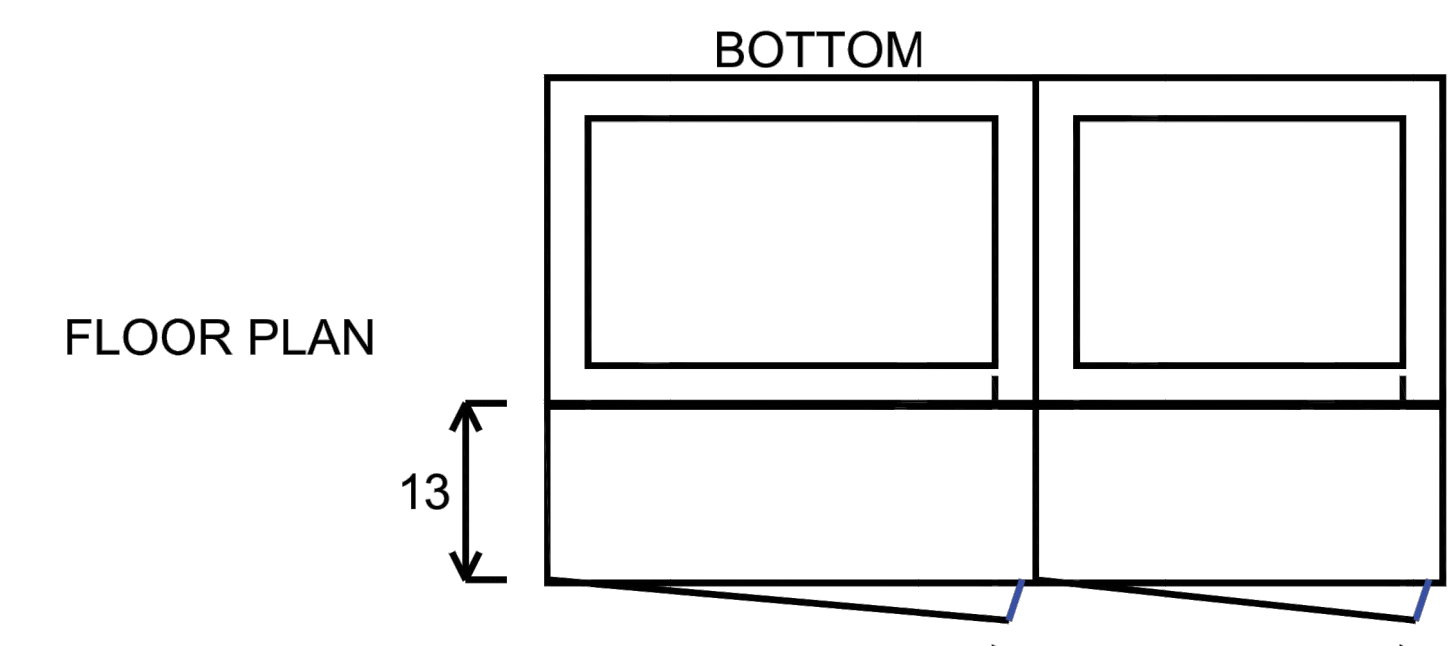


1 MCC-RTU SECTION
12 UL (NEMA) 3R RATED



FRONT VIEW

STRUCT	1	2
DEPTH	24	24
WIDTH	30	30

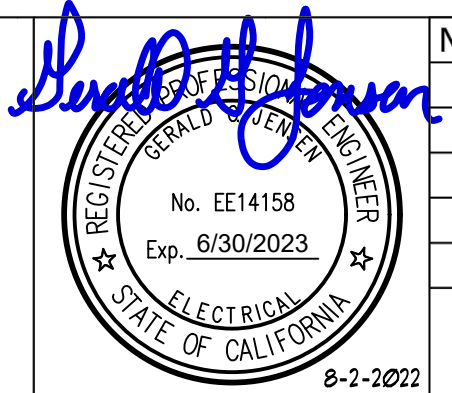


FLOOR PLAN

2 SERVICE DISCONNECT
12

48 HOURS BEFORE EXCAVATION
811
CALL UNDERGROUND SERVICE ALERT

ROMTEC UTILITIES
18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APPVD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *Mark P. Jupp* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Jupp* Administrative Engineer Date: 8-18-2022
 Approved By: *Valley D. Hoops* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED	DATE
JB	3-1-22
JB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

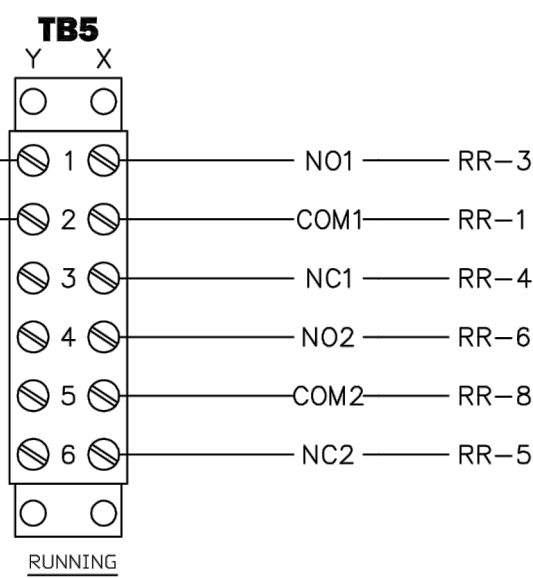
CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
SERVICE DISCONNECT & JUNCTION BOX

I.D.
S.A.
W.O.
C.O.
COORD.
SHT. 15 OF 18
FILE NO. **3442**
E-6

SCALE: AS NOTED
0 1"

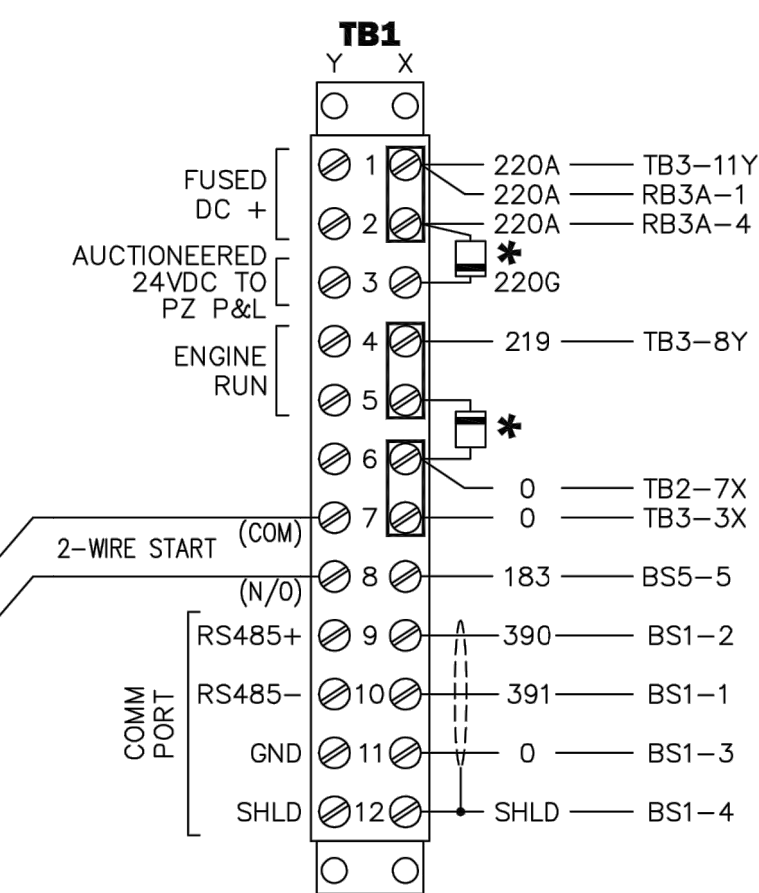
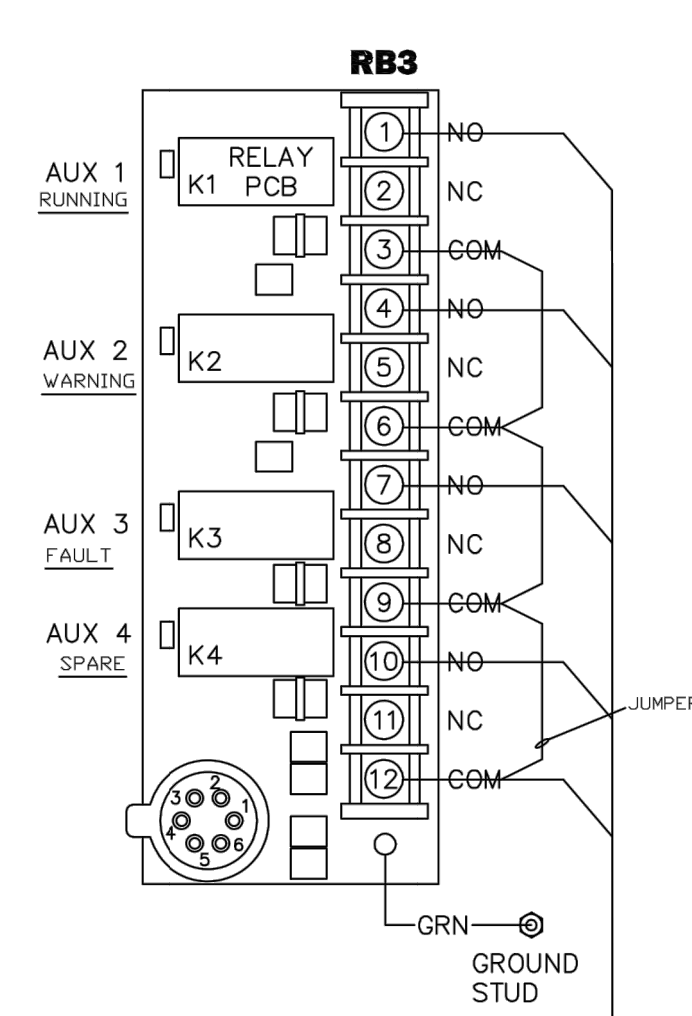
GENERAC GENERATOR

RELAY LOCATED IN HIGH VOLTAGE CUSTOMER CONNECTION PANEL

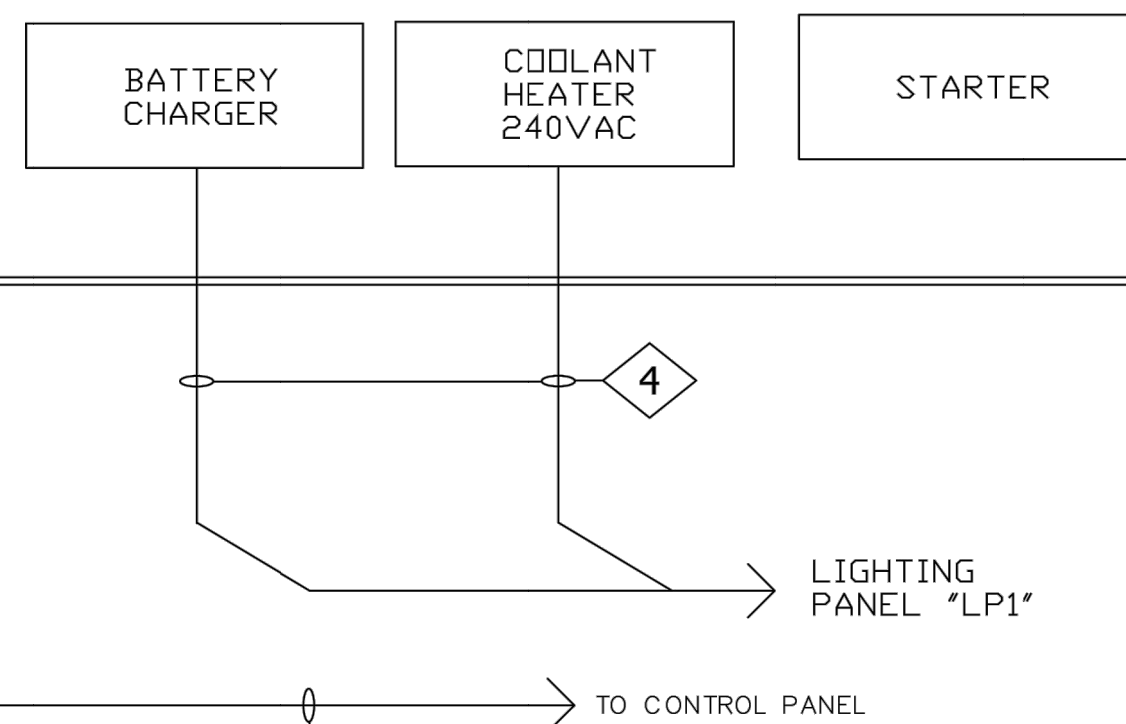


NOTE:
FOR FIELD WIRING TO CUSTOMER CONNECTIONS
(TERMINAL STRIPS AND RELAY BOARD)
MAXIMUM WIRE SIZE: #14 AWG
RECOMMENDED TIGHTENING TORQUE: 12 LB-IN

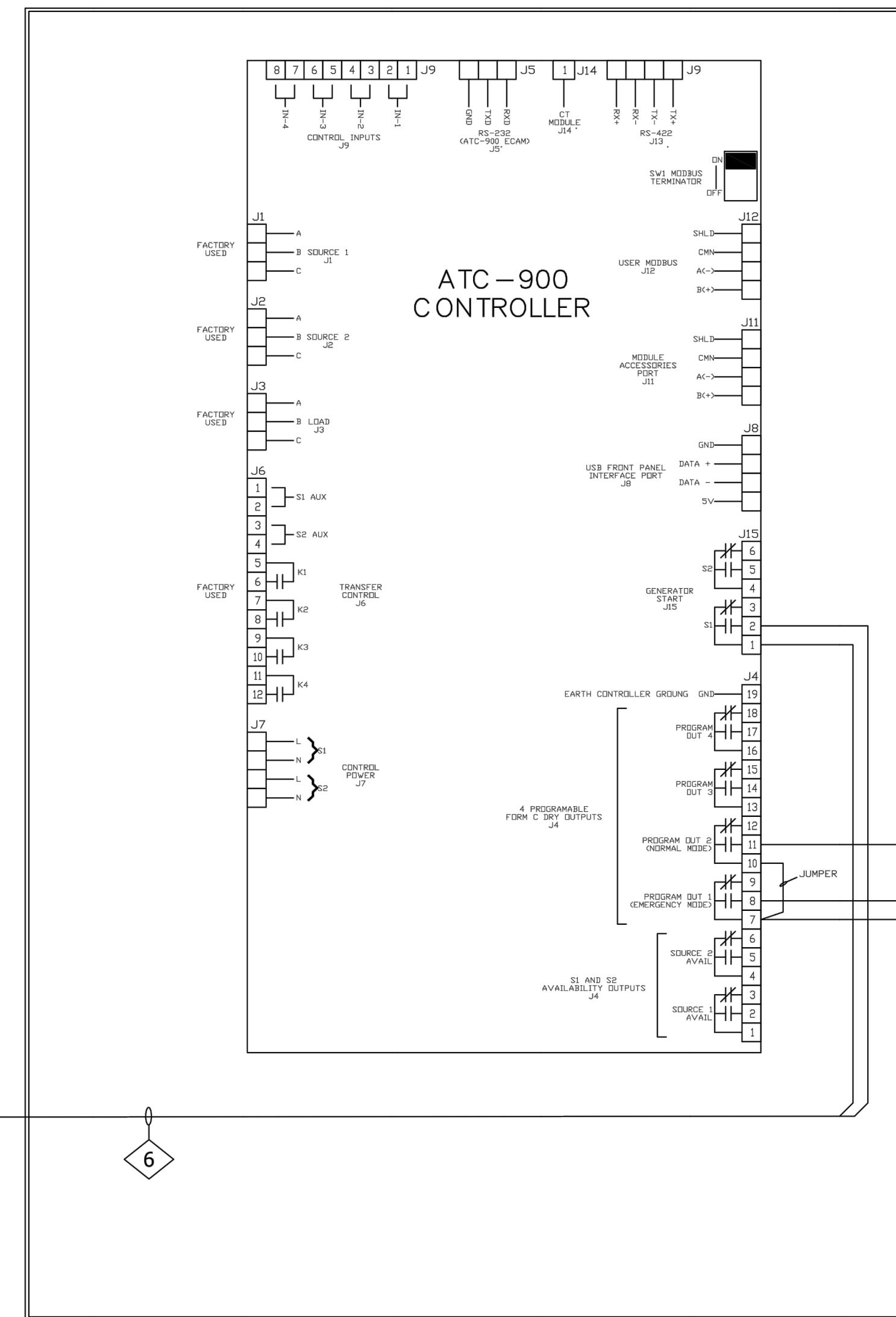
COMPONENTS LOCATED IN LOW VOLTAGE CUSTOMER CONNECTION PANEL



*NOTE: 6A, 600V DIODE LINE OF DIODE (CATHODE) MUST BE ORIENTATED THE SAME AS IN THE DRAWING.

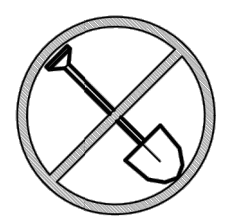


AUTOMATIC TRANSFER SWITCH UTILITY TO GENSET



- CONTACTS RATED: 3 AMPS AT 30 VDC OR 120V MAX.
- TRANSFER SWITCH SHOWN CLOSED TO NORMAL
- CONTRACTOR TO SUPPLY AND INSTALL 120V RECEPTACLE FOR POWERING THE COOLANT HEATER AND BATTERY CHARGER..

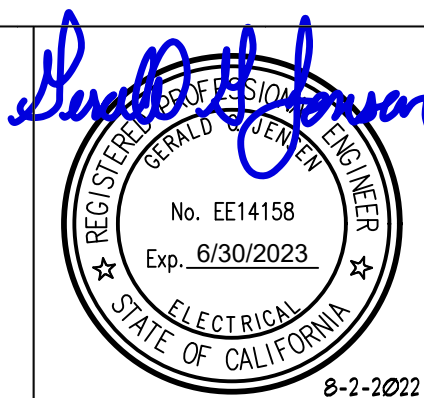
1 GENERATOR CONNECTION DIAGRAM
13



48 HOURS BEFORE EXCAVATION
811
CALL UNDERGROUND SERVICE ALERT



18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APPV'D
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: <i>Mark P. Jappone</i> Staff Engineer	Date: 8-18-2022
Recommended for Approval By: <i>Mark P. Jappone</i> Administrative Engineer	Date: 8-18-2022
Approved By: <i>William D. Harris</i> City Engineer / Director of Public Works	Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

SCALE: AS NOTED
0 1"

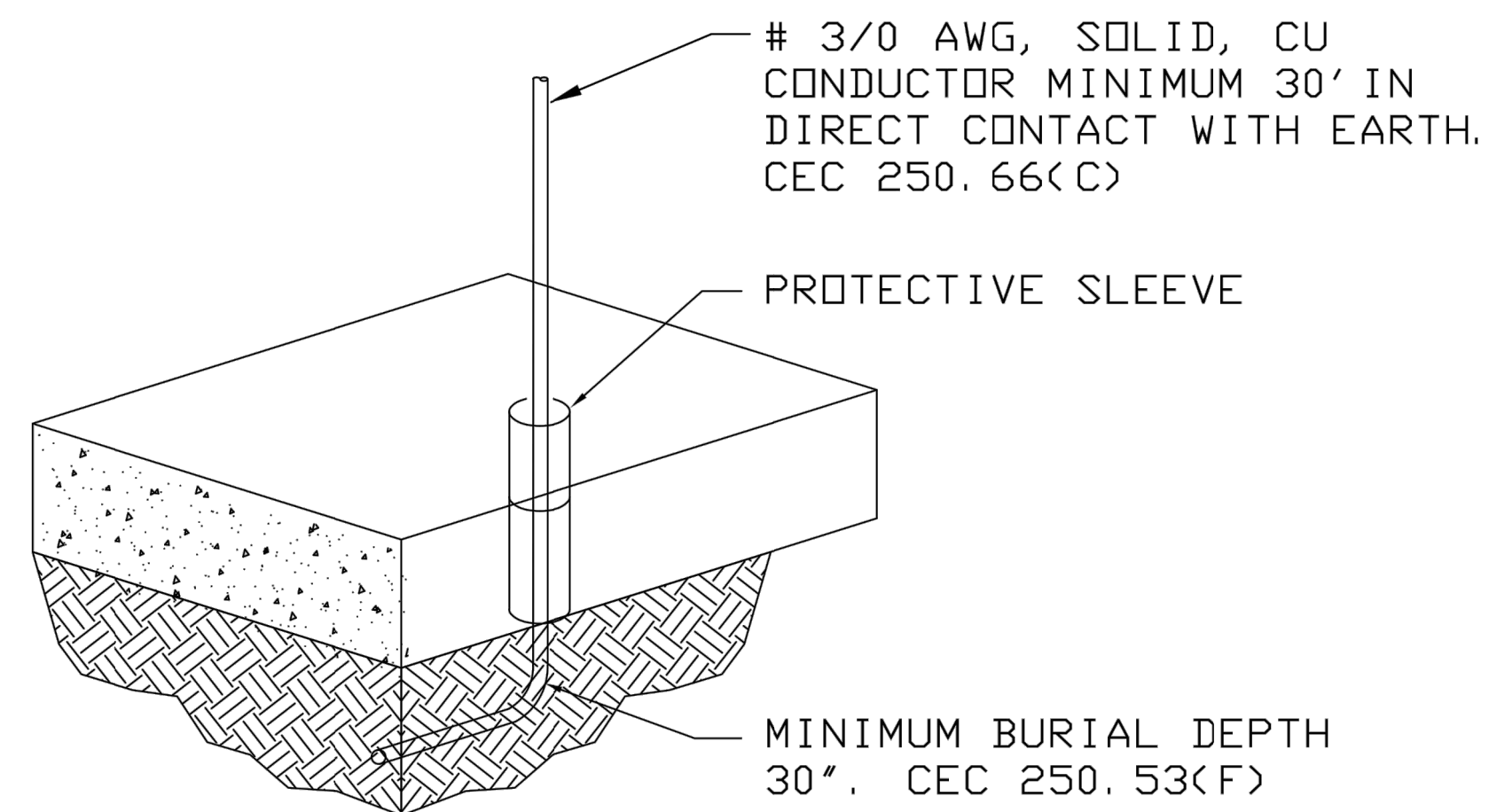
DESIGNED	DATE
JB	3-1-22
JB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA

FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462

GENERATOR
CONNECTION DETAIL

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT. 16 OF 18	
FILE NO.	3442
E-7	



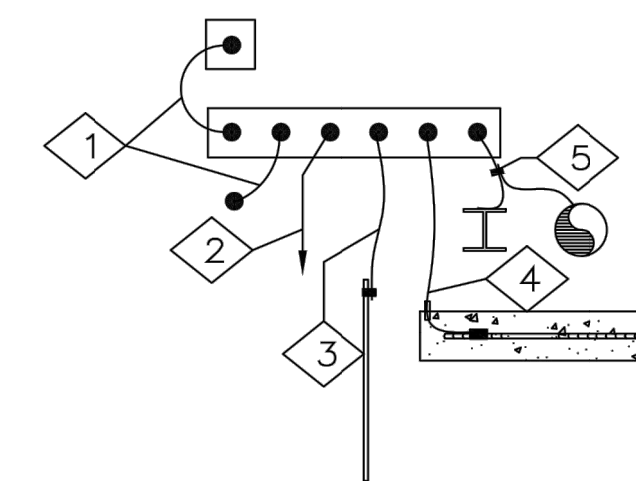
1
14

GROUND RING SERVICE GROUND

GENERAL NOTE

INSTALL SERVICE GROUND AND SUPPLEMENTARY GROUND AS DETAILED.

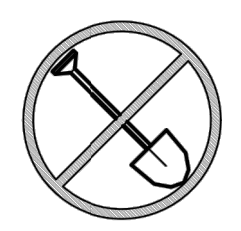
KEYED NOTES



- 1 #3/0 CU MAIN BONDING JUMPER AND SYSTEM BONDING JUMPER PER CEC 250.28(D)
- 2 #3/0 CU GROUNDING ELECTRODE SYSTEM JUMPER PER CEC 250.52(A)(1,2 AND 4).
- 3 #6 CU TO ROD, PIPE, OR PLATE ELECTRODES PER CEC 250.66(A)
- 4 #3/0 CU TO CONCRETE ENCASED ELECTRODE PER CEC 250.52(A)(3) AND 250.66(B)
- 5 WHERE REQUIRED, BOND PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC 250.104

2
14

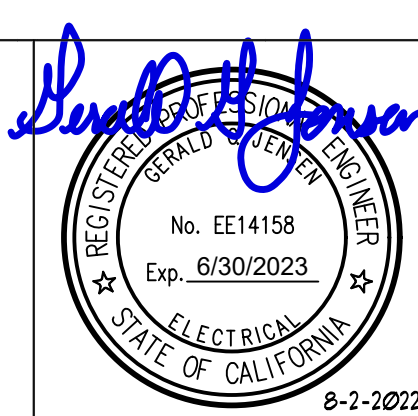
GROUNDING/BONDING DETAIL



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE
ALERT



18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APPVD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *Mark P. Johnson* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Johnson* Administrative Engineer Date: 8-18-2022
 Approved By: *William D. Harts* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DESIGNED	DATE
JB	3-1-22
JB	3-16-22

SCALE: AS NOTED
 0 1"

CITY OF BEAUMONT PUBLIC WORKS
 RIVERSIDE COUNTY, CALIFORNIA

FAIRWAY CANYON - PHASE 4
 SEWAGE LIFT STATION - TRACT 31462
**GROUNDING/BONDING
 DETAIL**

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT.	17 OF 18
FILE NO.	3442
E-8	

V:\Inventor\Projects\A - Job Folders\California\Fairway Canyon\Fairway Canyon - Drawings.dwg

GENERAL INFORMATION

- ELECTRICAL SERVICE - 480V, 3 PHASE, 4 WIRE
- PUMPS - (2) 72HP, 460V, 3PH, 78 FLA, DUPLEX CONFIGURATION
- PUMP MODEL - FLYGT, NP3202SH
- PRIMARY CONTROLLER - COMPACTLOGIXS CONFIGURED FOR DUPLEX OPERATION
- DEVICE MOUNTING - INNER DOOR
- PANEL MOUNTING - FLOOR MOUNT

LEVEL SENSING

- PRIMARY LEVEL SENSING - ULTRASONIC TRANSDUCER WIRED FOR INTRINSICALLY SAFE
- MODEL - SIEMENS XPS15 WITH HYDRORANGER 200 CONTROLLER

PUMP CONFIGURATION

- MANUFACTURER - FLYGT
- MODEL - NP3202SH
- HP - 72
- NP FLA - 78
- DUPLEX
- CABLE DIA. - 1.45

CONTROL PANEL

- NEMA 3R, PAINTED STEEL, 90"H X 161.5"W X 28.1"D
- MULTI-STRUCTURE MOTOR CONTROL CENTER
- MAIN DISCONNECT CIRCUIT BREAKER WITH LOCKOUT PROVISIONS
- PHASE MONITOR RELAY
- TRANSIENT VOLTAGE SURE PROTECTION
- HOA SELECTOR SWITCHES
- RUN & FAULT INDICATOR LIGHTS
- ELAPSED TIME METERS
- SOFT STARTERS
- INNER DOOR MOUNTED DEVICES
- UL LISTED

CONTROL OPTIONS

- ALARM BEACON
- COLOR HMI

COMMUNICATIONS

- PEPLINK MAX BR1 MINI LTE; MAX-BR1-MINI-LTE-US-T
- PEPWAVE FAILOVER LICENSE; MAX-BR1-MINI-LC-FS
- FREEWAVE ZUMLINK Z9-PE RADIO

JUNCTION BOX

- DISCONNECT STAND WITH TERMINAL BLOCKS FOR PUMP TERMINATION
- DESCRIPTION - 30"H X 30"W X 8"D NEMA 4X STAINLESS STEEL

GENERATOR

- MODEL - SG200
- 200 kW
- VOLTAGE - 480V, 3PH, 4W
- FUEL - NATURAL GAS
- ENCLOSURE - SOUND ATTENUATED LEVEL II

AUTOMATIC TRANSFER SWITCH

- MODEL - 600A, ATC-900
- VOLTAGE - 480V, 3PH, 4W
- ENCLOSURE - MCC SECTION "5F"

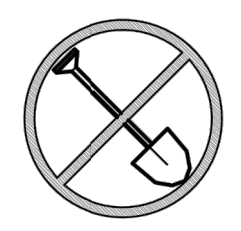
ELECTRICAL INSTALLATION RECOMMENDATIONS

THE FOLLOWING INFORMATION IS A RECOMMENDATION ONLY. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO REVIEW ALL AS BUILT SYSTEM INFORMATION AND MAKE THE INSTALLATION AS PER THE CALIFORNIA ELECTRICAL CODE (CEC).

INSTALL ALL BRANCH CIRCUIT AND/OR FEEDER OVERCURRENT PROTECTION DEVICES IN ACCORDANCE WITH THE CEC.

TABLE 1

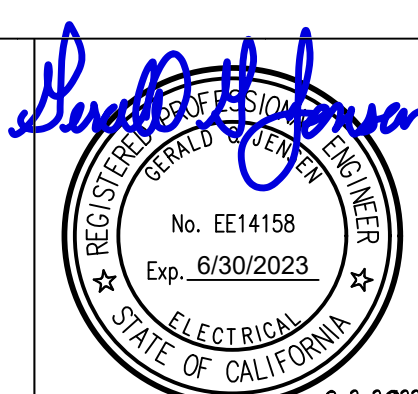
CABLE DIAMETERS			
DEVICE	HP	POWER DIA.	CONTROL DIA.
PUMP 1	72	1.45	N/A
PUMP 2	72	1.45	N/A
TRANSDUCER			.315
FLOATS			.25



48 HOURS
BEFORE EXCAVATION
811
CALL UNDERGROUND
SERVICE
ALERT



18240 NORTH BANK ROAD
ROSEBURG, OREGON
(541) 496-9678



NO.	DATE	INI.	DESCRIPTION	APP'VD
1	2/11/2022	KB	PER COMMENTS THRU 3-15-22	3-16-22
2	4/6/2022	KB	72HP, 3600 RPM PUMPS	4-7-22
3	4/22/2022	KB	PRODUCTION LAUNCH PREP	4-22-22
4	6/1/2022	KB	MINOR CORRECTIONS/CLARIFICATIONS	6-1-22
5	7/27/2022	KB	EDIT TITLE BLOCK / SIGNATURES	7-27-22

REFERENCES
EMWD SMALL SEWAGE LIFT STATION GUIDELINES, STANDARD DRAWINGS, AND SPECIFICATIONS. JUNE 21, 2021

Reviewed By: *Mark P. Jorgensen* Staff Engineer Date: 8-18-2022
 Recommended for Approval By: *Mark P. Jorgensen* Administrative Engineer Date: 8-18-2022
 Approved By: *William D. Harts* City Engineer / Director of Public Works Date: 08/24/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED	DATE
JB	3-1-22
JB	3-16-22
TRACED	
CHECKED	
SUBMITTED	

SCALE: AS NOTED
0 ——— 1"

CITY OF BEAUMONT PUBLIC WORKS
RIVERSIDE COUNTY, CALIFORNIA
FAIRWAY CANYON - PHASE 4
SEWAGE LIFT STATION - TRACT 31462
ELECTRICAL SYSTEM SUMMARY

I.D.	
S.A.	
W.O.	
C.O.	
COORD.	
SHT. 18 OF 18	
FILE NO.	3442
E-9	