



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.beaumontca.gov

Case No. <u>PW2023-1068</u>
Receipt No. <u>R01354798</u>
Fee <u>\$3,915.00</u>
Date Paid <u>10/4/2023</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name KAYTLIN FOX Phone 602-567-7172

2. Contact's Address 2390 E. CAMELBACK ROAD, SUITE 410, PHOENIX, AZ 85016
City/State/Zip

5. Contact's E-mail KFOX@EVGRE.COM


3. Developer Name EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C. Phone 602-808-8600
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 2390 E. CAMELBACK ROAD, SUITE 410, PHOENIX, AZ 85016
City/St/Zip

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


Performance Bond for Improvements CUP2020-0046, CUP 2020-0047,
PW2020-0609 - LICX1203090

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



Print Name and Sign – Contact/Applicant 09/26/2023
Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.



Print Name and Sign – Contact/Applicant 09/26/2023
Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.



Print Name and Sign – Contact/Applicant

09/26/2023

Date

MAINTENANCE BOND

WHEREAS, the City of Beaumont (“City”), a municipal corporation, and EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C. (hereinafter “Principal”), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated 7/22/2021, and identified as Agreement to Provide Security for Improvements for Tract Map or Parcel Map or Plot Plan (CUP 2020-0046, CUP 2020-0047) PW2020-0609 is hereby referred to and made a part hereof; and:

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the Principal and GREAT AMERICAN INSURANCE COMPANY (“Surety”) admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of FIVE THOUSAND THREE HUNDRED FIFTY THREE AND 12/100 dollars (\$ 5,353.12) 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, provisions in the agreement and any alteration thereof made as therein provided, on his or its 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 of Beaumont, 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 a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a 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 of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment 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 anywise affect its obligations under 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. The Surety waives all rights of subrogation against the City or any person employed by the City.

[signatures on following page]

SIGNED AND SEALED THIS 24th DAY OF OCTOBER 2023.

(Seal)

GREAT AMERICAN INSURANCE COMPANY

SURETY

By: Jacob Motto

ATTORNEY IN FACT

JACOB MOTTO

(Name)

(Address)

2307 RIVER ROAD, STE 200
LOUISVILLE, KY 40206

By:

(Seal)

Evergreen-8th & Highland Springs, L.L.C., an Arizona limited liability company
By: Evergreen Development Company-2019, L.L.C., an Arizona limited liability company
Its: Manager
By: Evergreen Devco, Inc., a California corporation
Its: Manager

PRINCIPAL

By: Doug Leventhal

Doug Leventhal

(Name)

COO

(Title)

(Address)
2390 E CAMELBACK ROAD, STE 410
PHOENIX, AZ 85016

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

ACKNOWLEDGMENT
PRINCIPAL

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.

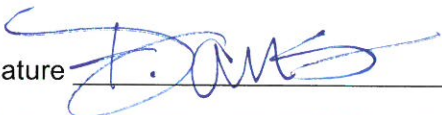
State of ARIZONA)
County of MARICOPA)

On OCTOBER 31, 2023 before me, Tracie Louise Davis
(insert name and title of the officer)

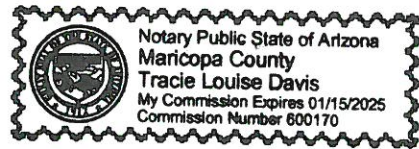
personally appeared DOUG LEVENTHAL,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 

(Seal)



GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than TWELVE

No. 0 21769

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
DEBORAH NEICHTER	SUSAN RITTER	ALL
JILL KEMP	THERESA PICKERRELL	\$100,000,000
BARBARA DUNCAN	AMY SMITH	
MARK A. GUIDRY	LEIGH MCCARTHY	
SANDRA L. FUSINETTI	JENNIFER EDWARDS	
LYNNETTE LONG	JACOB MOTTO	

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 26TH day of SEPTEMBER, 2022

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 26TH day of SEPTEMBER, 2022, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERHAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 24th day of October, 2023



Stephen C. Beraha

Assistant Secretary

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS FOR TRACT MAP
OR PARCEL MAP OR PLOT PLAN**
(CUP 2020-0046, CUP 2020-0047)
PW2020-0609

THIS AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS (“Security Agreement”) is made by and between CITY OF BEAUMONT (“CITY”) and EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C. an Arizona limited liability company (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to **CUP2020-0046, CUP 2020-0047, PW 2020-0609**, (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

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

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

AGREEMENT

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

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

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

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

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form required by California Government Code 66499.1 and attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form required by California Government Code Section 66499.2 attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

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

obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

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

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

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

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

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

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

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

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

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

11. Security for One-Year Warranty Period. DEVELOPER shall guarantee or warranty the work done pursuant to this Agreement for a period of one year after final formal acceptance of the SUBDIVISION by the City Council against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, or constructed by DEVELOPER fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications referred to herein, DEVELOPER shall without delay and without any cost to CITY, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should DEVELOPER fail to act promptly or in accordance with this requirement, DEVELOPER hereby authorizes CITY, at CITY's option, to perform the work twenty (20) days after mailing written notice of default to DEVELOPER and to DEVELOPER's surety, and agrees to pay the cost of such work by CITY. Should CITY determine that an urgency requires repairs or replacements to be made before DEVELOPER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and DEVELOPER shall pay to CITY the cost of such repairs. If no claims have been made under the warranty bond during the warranty period, City shall release the warranty bond. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

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

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

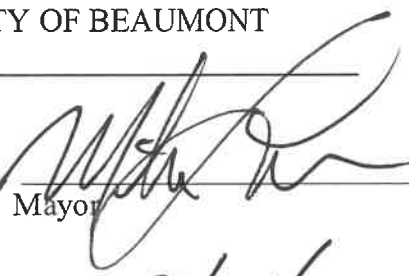
14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

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

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

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

CITY OF BEAUMONT

By: 

Mayor

Date: 9/14/21

DEVELOPER

EVERGREEN-8TH & HIGHLAND SPRINGS,
L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2019,
L.L.C., an Arizona limited liability company

Its: Manager

By: Evergreen Devco, Inc., a
California corporation

Its: Manager

By: 

Date: 7/22/21

Title: Principal

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C. (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For **CUP2020-0046, CUP 2020-0047, PW 2020-0609**, dated _____, 20___, whereby Principal agrees to install and complete certain designated public improvements itemized and described on **CUP2020-0046, CUP 2020-0047, PW 2020-0609**, 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 LEXON INSURANCE COMPANY, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Fifty Three Thousand Five Hundred Thirty One and 16/100s dollars (\$ 53,531.16) 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 July 19th, 2021.

(Seal)

LEXON INSURANCE COMPANY



SURETY

By: 
Name: Leigh McCarthy
Title: Attorney-In-Fact
Address: 2307 River Road, Suite 200
Louisville, KY 40206

(Seal)

EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C., an Arizona limited liability company
By: Evergreen Development Company-2019, L.L.C., an Arizona limited liability company
Its: Manager
By: Evergreen Devco, Inc., a California corporation
Its: Manager

PRINCIPAL

By: 
Name: Doug Leventhal
Title: Chief Operating Officer
By: 
Name: Doug Leventhal
Title: COO
Address: 2390 E Camelback Road, Suite 410
Phoenix, AZ 85016

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

EXHIBIT "B"
PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C. (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For **CUP2020-0046, CUP 2020-0047, PW 2020-0609**, 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 Fifty Three Thousand Five Hundred Thirty One and 16/100s dollars (\$ 53,531.16), 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.

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.

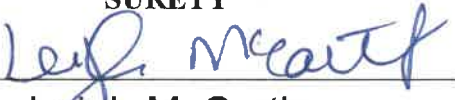
[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on July 19th, 2021.

(Seal)

LEXON INSURANCE COMPANY

SURETY

By: 
Name: Leigh McCarthy
Title: Attorney-In-Fact
Address: 2307 River Road, Suite 200
Louisville, KY 40206

(Seal)

EVERGREEN-8TH & HIGHLAND SPRINGS, L.L.C., an Arizona limited liability company
By: Evergreen Development Company-2019, L.L.C., an Arizona limited liability company
Its: Manager
By: Evergreen Devco, Inc., a California corporation
Its: Manager

PRINCIPAL

By: 
Name: Doug Leventhal
Title: Chief Operating Officer
By: _____
Name: _____
Title: _____
Address: 2390 E Camelback Road, Suite 410
Phoenix, AZ 85016

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

ACKNOWLEDGMENT
SURETY

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 Kentucky)
County of Jefferson)

On July 19, 2021 before me, Barbara A. Duncan, Notary Public
(insert name and title of the officer)

personally appeared Leigh McCarthy, Attorney-in-Fact for Lexon Insurance Company,
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.

BARBARA A. DUNCAN
Notary Public, State at Large, KY
My comm. expires June 28, 2024
Notary ID #KYNP7318

Signature *Barbara A. Duncan* (Seal)

ACKNOWLEDGMENT
PRINCIPAL

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)
County of Maricopa)

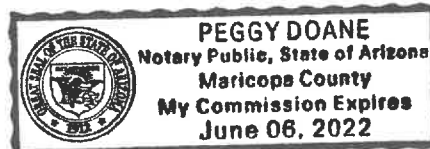
On July 23, 2021 before me, Peggy Doane / office Mgr.
(insert name and title of the officer)

personally appeared Doug Leventhal - COO,
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 Peggy Doane



(Seal)



POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation, **Endurance American Insurance Company**, a Delaware corporation, **Lexon Insurance Company**, a Texas corporation, and/or **Bond Safeguard Insurance Company**, a South Dakota corporation, each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Brook T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Barbara Duncan, Sandra L. Fusinetti, Mark A. Guidry, Jill Kemp, Lynnette Long, Amy Bowers, Deborah Neichter, Theresa Pickerrell, Sheryon Quinn, Beth Frymire, Leigh McCarthy, Michael Dix, Susan Ritter, Ryan Britt** as true and lawful Attorney(s)-in-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000.00)**.

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Endurance American Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Lexon Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Bond Safeguard Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: **RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT**; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 19th day of July, 2021

By: *Daniel S. Lurie*
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

COUNTY OF RIVERSIDE • TRANSPORTATION DEPARTMENT
PW 2020-0609 OFFSITE IMPROVEMENTS

Printed on: July 19, 2021 at 11:25 AM
Engineer's Estimate

Project Number: **PW2020-0609** Description: Improvements for 8th Street and North Highland Springs Avenue

ITEM NO.	ITEM CODE	ITEM	UNIT	ESTIMATED QUANTITY	BID	AMOUNT
1	377501	SLURRY SEAL	SQYD	2,191.00	0.50	1,095.50
2	17302	MINOR CONCRETE (CROSS-GUTTER) (CRS 209)	SQFT	284.24	6.00	1,705.44
3	17309	MINOR CONCRETE (TYPE 'D' CURB) (CRS 204)	LF	33.21	5.00	166.05
4	17312	MINOR CONCRETE (COMMERCIAL DRIVEWAY) (CRS 207A)	SQFT	1,240.80	10.00	12,408.00
5	731656	CURB RAMP DETECTIBLE WARNING SURFACE	EA	5.00	500.00	2,500.00
6	390103	ASPHALT CONCRETE (TYPE B)	TON	22.40	30.00	672.00
7	731521	MINOR CONCRETE (SIDEWALK)	SQFT	3,040.66	4.00	12,162.64
8	260201	CLASS 2 AGGREGATE BASE	CY	159.00	25.00	3,975.00
9	190101	ROADWAY EXCAVATION	CY	25.30	20.00	506.00
10	17316	MINOR CONCRETE (CURB RAMP)	EA	1.00	2,400.00	2,400.00
11	650014	18" RIENFORCED CONCRETE PIPE	LF	17.00	90.00	1,530.00
12	681022	6" PLASTIC PIPE	LF	80.00	14.00	1,120.00
13	860402	LIGHTING (CITY STREET)	EA	2.00	2,000.00	4,000.00

SUBTOTAL
Items 1 - 13

FORTY-FOUR THOUSAND, TWO HUNDRED FORTY AND SIXTY-THREE CENTS

44,240.63

"Words"

MOBILIZATION

14	999990	MOBILIZATION (ALL PREVIOUS ITEMS) [@ 10%]	LS	1.00	4,424.06	4,424.06
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CONTINGENCY

15	999994	CONTINGENCY [@ 10%]	LS	1.00	4,866.47	4,866.47
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GRAND TOTAL

FIFTY-THREE THOUSAND, FIVE HUNDRED THIRTY ONE AND SIXTEEN CENTS

53,531.16

"Words"

Scott Hoffman

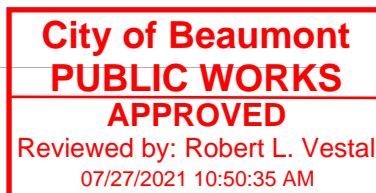
6/28/2021

Prepared by:

Bryan Nord, PE

6/28/2021

Checked by:





Exterior Storm Structure



Interior Storm Structure
1 of 5

AS-BUILT



Interior Storm Structure-1



Manhole to Storm Structure
2 of 5

AS-BUILT



Rebar Installed-1



Rebar Installed-2

AS-BUILT



Rebar Installed-3



Rebar Installed-4



Rebar Installed-5

CUT AND RETURN LOWER PART AFTER COMPLETION

CONSTRUCTION COMPLETION NOTICE

TO: Encroachment Permits
Riverside County Flood Control
and Water Conservation District
1995 Market Street
Riverside, CA 92501

Work authorized under Encroachment Permit No. 5-0-00180-3963 on November 10, 2021
(date issued)
was completed on January 19, 2022 in accordance with the permit conditions.
(date)

Remarks: _____

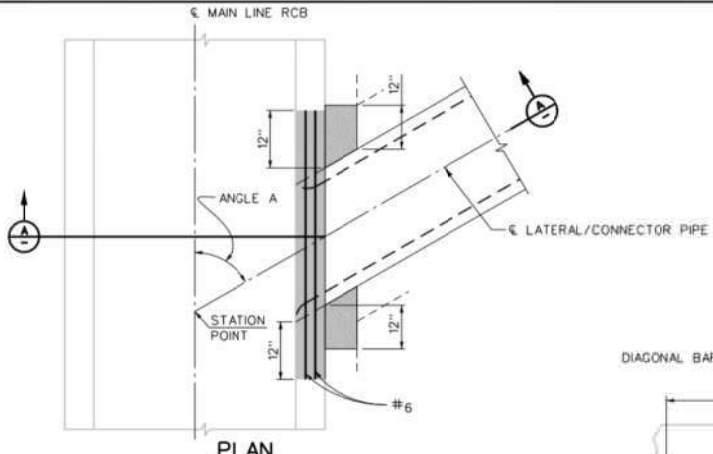
AGI General Contracting (714)934-8006

(Company and Telephone)

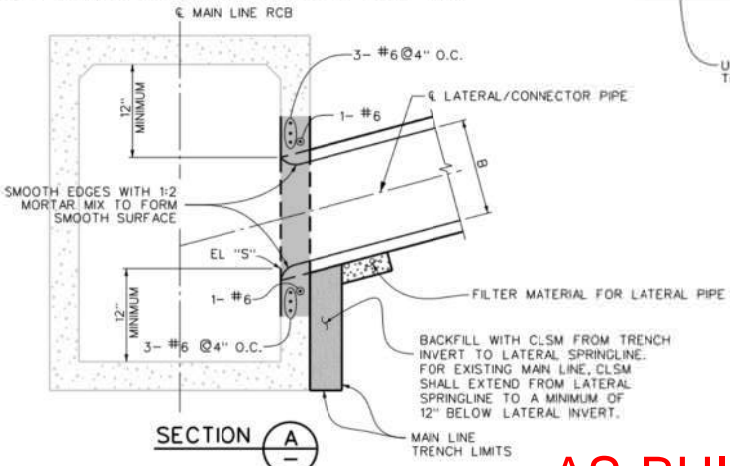
Scott Harris (Superintendent)

(Print Name and Signature)

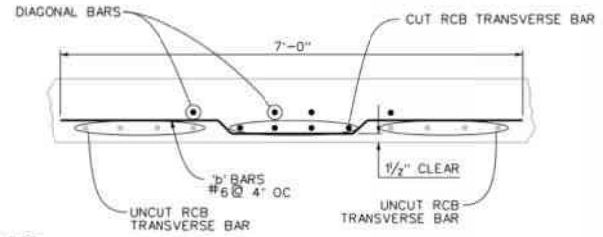
AS-BUILT



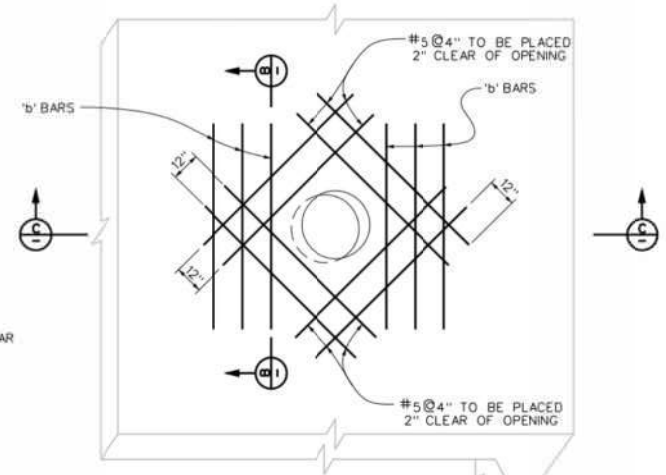
PLAN
BOX WALL ENTRANCE COLUMN SUPPORT



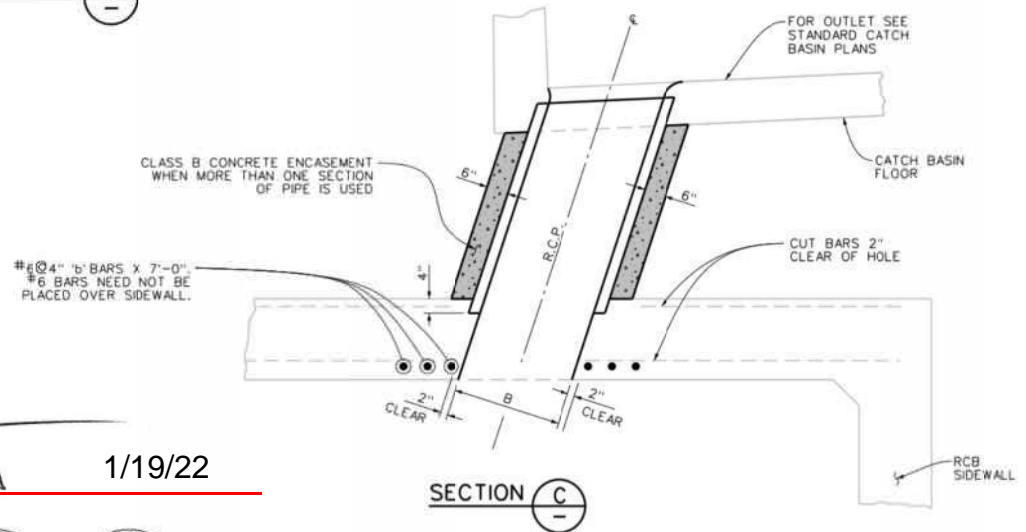
SECTION A
BOX WALL ENTRANCE COLUMN SUPPORT



SECTION B



TOP SLAB ENTRANCE
RCB REINFORCEMENT OMITTED FOR CLARITY



SECTION C

NOTES

1. LATERAL SIZE "B" = 30" OR LESS (USE JS NO.1 FOR B > 30")
2. APPLICABLE FOR NEW OR EXISTING CAST-IN-PLACE RCB MAIN LINE CONSTRUCTION; SPECIAL DESIGN REQUIRED FOR ALL CONNECTIONS INTO PRCB.
3. ANGLE A SHALL BE BETWEEN 45° AND 90°
4. ELEV. S SHALL BE SPECIFIED ON PROJECT DRAWINGS.
5. NO MORE THAN ONE OPENING SHALL BE MADE IN ANY 10'-FOOT LENGTH OF MAIN LINE RCB WITHOUT A SPECIAL STRUCTURAL DESIGN.
6. MAIN LINE REINFORCING STEEL SHALL BE CUT TO 2" CLEAR OF PIPE OPENING.
7. LATERAL OPENING SHALL NOT BE MADE WITHIN 24" OF A MAIN LINE JOINT.

AS-BUILT

[Handwritten signature]

1/19/22



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
APPROVED BY: <i>[Signature]</i>	APPROVED BY: <i>[Signature]</i>
GENERAL MANAGER/PROJECT ENGINEER	CHIEF OF DIVISION/CONSTRUCTION
DATE: 7-2-2018	DATE: 7-2-2018
P.E. NO. 59795	P.E. NO. 70555

JUNCTION STRUCTURE NO. 3
STANDARD DRAWING NUMBER JS228
SHEET 1 OF 1

AS-BUILT

L.A.C.F.C.D. STD. NO. 2-0381 (MODIFIED)

CONSTRUCTION NOTES:

Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.
 Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area.
 Failure of SCE to show all substructures will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

- FOR GENERAL SPECIFICATIONS SEE UGS GI 001.
- CONDUIT:
 - Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
 - Minimum cover on private property is 30" below finished grade, unless noted otherwise.
 - Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 AND 120.
 - For the type of conduit for this job, see UGS CD 110.1.
 - Install all risers per UGS CD 160, 161, 162 and 170.
 - Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
 - Install blank conduit plugs in all conduits terminating into Vaults, Manholes, PMH's, SOE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2.
 - Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS GI 040.
 - All conduit must be marked with the approved mandrel UGS CD 197.
- CONDUIT RADIUS REQUIREMENTS:
 - The minimum radius for bends are:
 36" for conduits 3" in diameter or smaller
 48" for conduits 4" and 5" in diameter
 60" for 6" diameter conduit.
 - The minimum radius for all mainline conduits is 12'-6" (unless noted otherwise).
- EXCAVATION AND BACKFILL:
 - Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
 - All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
 - Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
 - Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
 - Backfill with a MINIMUM of one sack per yard sand cement slurry around and over vaults and manholes per UGS GI 030, section 5.4 and around PMH's within one foot of finished grade, per UGS SS 560.1.
 - Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
 - No roots are allowed within 12 inches of direct-buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one-half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 12" above Edison cables. After this point, no rocks larger than 1 1/2" diameter are permitted.
 - All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.
- PAVING:
 - Regrading, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of regrading acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.
- STRUCTURES:
 - All substructures shall be constructed or installed to Edison specifications.
 - Install protection barriers per UGS WS 830 when required in areas exposed to traffic, per Edison Inspector.
 - All conduit lines and concrete floored substructures shall be water tight.
 - All grounding materials shall be furnished and installed by the Contractor.
- RETAINING WALLS:
 - When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.
- PERMITS:
 - All permits necessary for excavation shall be provided by the Contractor/Developer.
- ACCESS:
 - Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appendages that would obstruct the loading or unloading of equipment.
- SERVICES:
 - Meters and services shall comply with Edison Electrical Services Requirements.
 - Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.
- LOCATION:
 - The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS GI 001, section 2.2.
 - Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS GI 001, section 2.3.
- Contractor is to verify location and widths of all sidewalks and driveways prior to street light installation. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.
- SURVEY:
 - Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and inspection by Edison.
 - Grade and property line stakes must show any offset measurements.
- COORDINATION AND SUPERVISION:
 - The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.
- TELEPHONE AND OTHER UTILITY REQUIREMENTS:
 - The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.
- OWNERSHIP:
 - Developer is to deed to the Edison Company all structures shown herein except those shown as customer owned.
- WARRANTY:
 - Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and of Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.
- INSPECTION:
 - Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: GABRIEL MADRIGAL Phone: 909-835-6804
 Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

PAD FOR SURFACE-MOUNTED TRANSFORMER
 SEE UGS SS 504

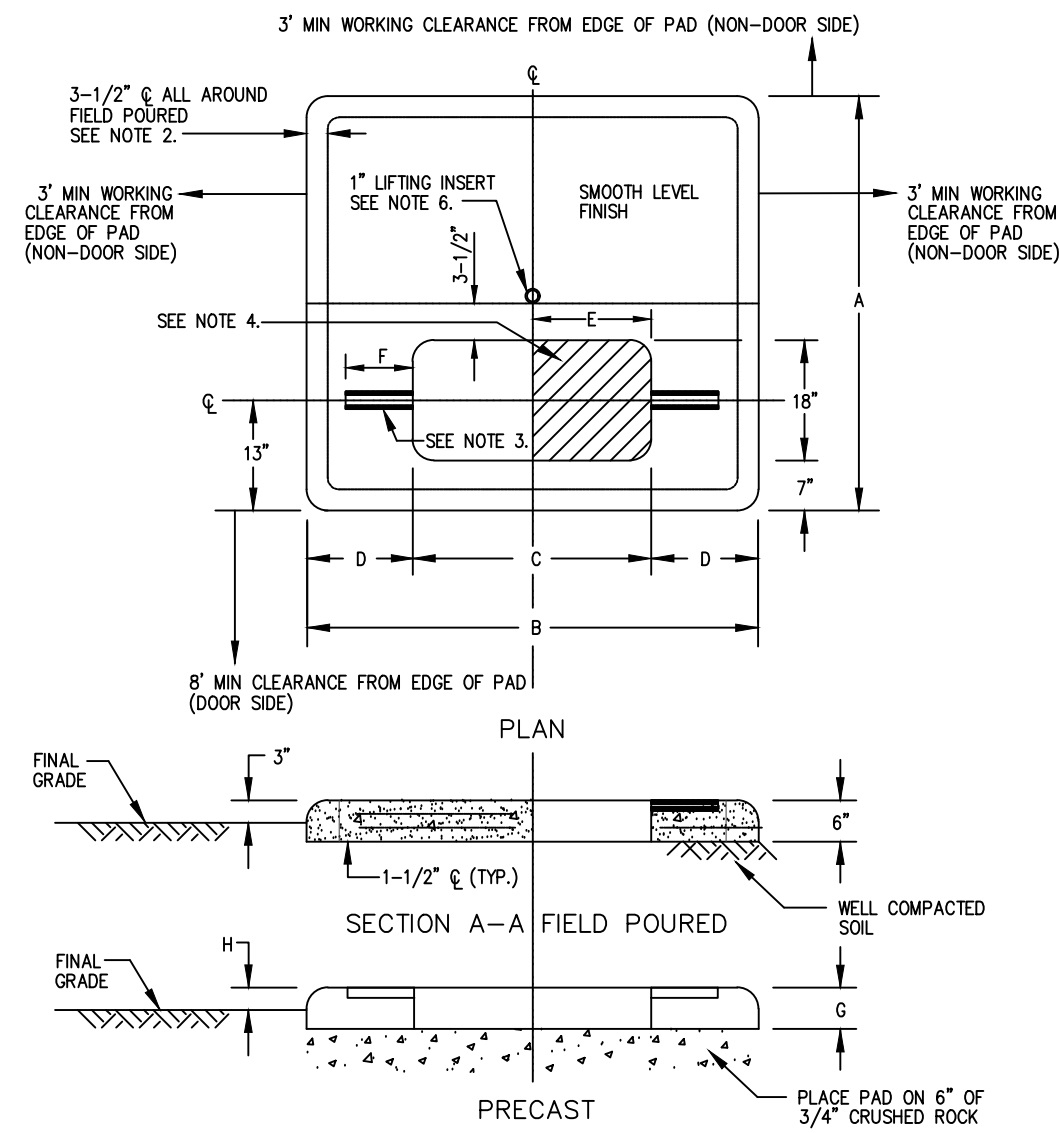


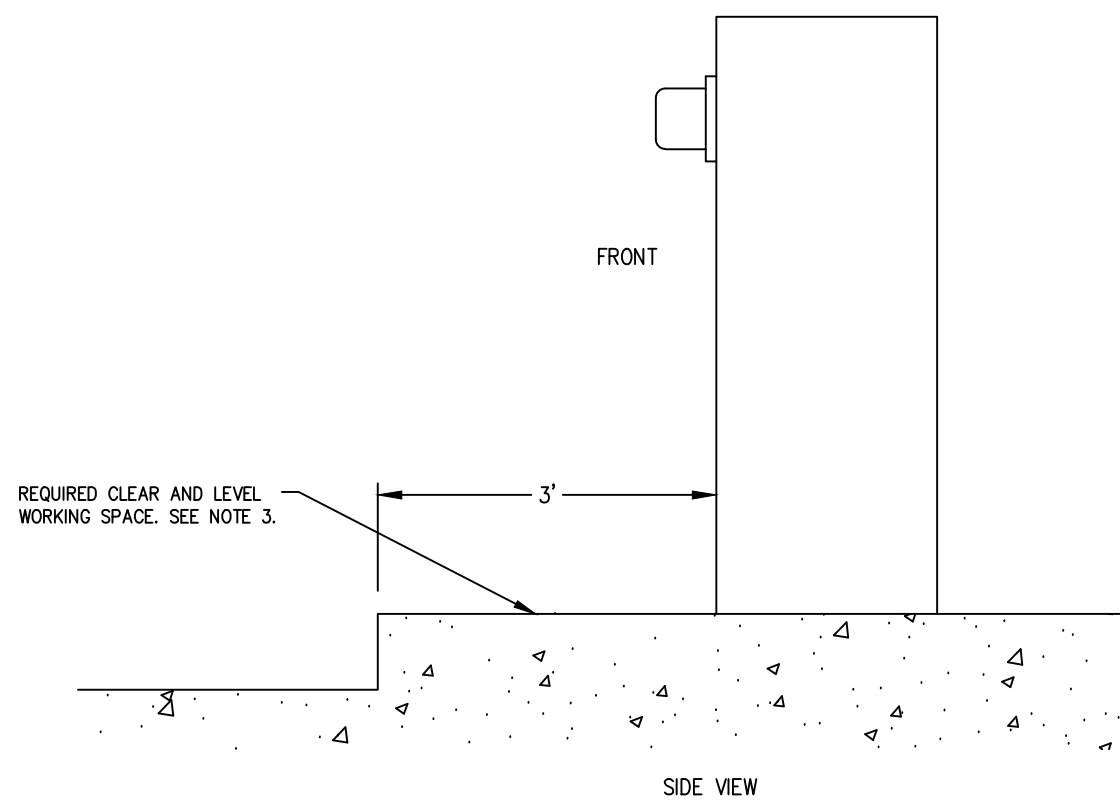
TABLE SS 504-1: Surface-Mounted Transformer Pads-Dimensions

Transformer	Pad Dimensions (in)								Weight (lb)	SAP	
	A	B	C	D	E	F	G	H			
1φ											
25 KVA-167 KVA 3φ	54	48	26	11	12	6	4	2	750	10118012	
75 KVA-500 KVA SW and Fuse	72	94	50	22	22	14	6	3	3,200	10118013	

- Note(s):
- Concrete to be 3,000 psi (minimum) at 28 days.
 - Reinforcing steel to be No. 4 bars installed in a double net. Perimeter bars to be continuous (8" minimum lap or weld).
 - Hold-down brackets to be P-3200 series unistrut (or equal).
 - Primary cables must be installed in shaded area of drawing above as far to the right as possible on single phase transformers only. On three-phase transformers primary cables must be installed in the unshaded area of drawing above as far left as possible.
 - See AC 701 for pad-mounted transformer/capacitor grounding requirements and AC 703 for approved grounding materials.
 - 1-inch listing insert to be located at center of gravity on precast pads.
 - See SS 500 for approved manufacturers.
 - The three-phase transformer shall only be used on a pad when four or fewer services are to be installed. A slab box should be used when more than four services will be installed.
 - Use a thin layer of red-crete (or equivalent) for rodent and weed control or where transformer does not fully cover opening in pad.
 - A 17" x 30" x 15" plastic handle (SAP-1017726) shall be inverted and installed under the cable opening of the pad. This will provide adequate cable slack for operation of the load-break elbows on single phase transformers only.

D43: Rev. 10/26/20

PANEL CLEARANCE
 UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
 SEE ESR 3-16



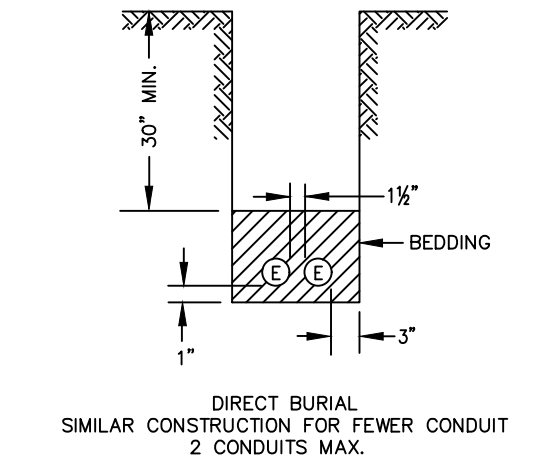
NOTES:

- A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
- SEE ESR-5 FOR METER-MOUNTING HEIGHT REQUIREMENTS. METER MOUNTING HEIGHT WILL BE MEASURED FROM THE STANDING AND WORKING SPACE TO THE CENTERLINE OF THE METER(S).
- WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET; THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER DOOR(S) OF THE SWITCHBOARD NEAR OR ENCLOSURE WHEN INSTALLED; IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF SIX (6) FEET THREE (3) INCHES BE EXCEEDED.
- TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB OR OTHER SUITABLE PERMANENT HARD SURFACE, ACCEPTABLE TO THE COMPANY, MUST BE USED.
- FOR SWITCHBOARDS ABOVE BODY, FIVE-FOOT MINIMUM OF CLEAR AND LEVEL STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR, AND SIDE OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

16.12 PROTECTIVE BARRIERS FOR SERVICE EQUIPMENT
 BARRIER POSTS ARE USED TO PROTECT THE METER AND SERVICE EQUIPMENT, AS WELL AS PERSONNEL, FROM VEHICULAR CONTACT, AND TO PROHIBIT ENCROACHMENT INTO THE WORKING SPACE.
 (FOR EXAMPLE: LOADING ZONES, DRIVEWAYS, CONGESTED AREAS, OFF STREET PARKING, AND SO ON).
 THE CUSTOMER SHALL PROVIDE AND INSTALL "NON-REMOVABLE" BARRIERS TO PROVIDE THE PROPER SAFE WORKING CLEARANCES WHERE THE WORKSPACE IS EXPOSED TO VEHICULAR OR OTHER HAZARDOUS CONDITIONS. METERS WILL NOT BE SET UNTIL THE BARRIERS HAVE BEEN INSTALLED.

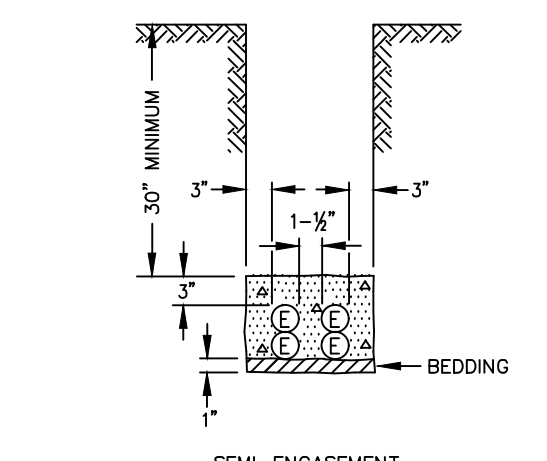
D99: 10/26/20

TYPICAL CONDUIT BANK SECTION
 SEE UGS CD 120



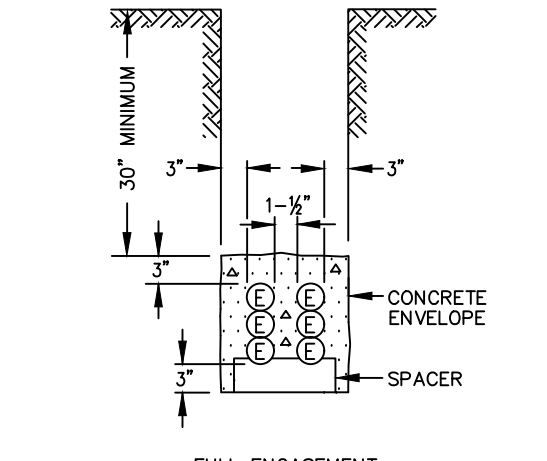
D81: Rev. 09/23/09

TYPICAL CONDUIT BANK SECTION
 SEE UGS CD 120



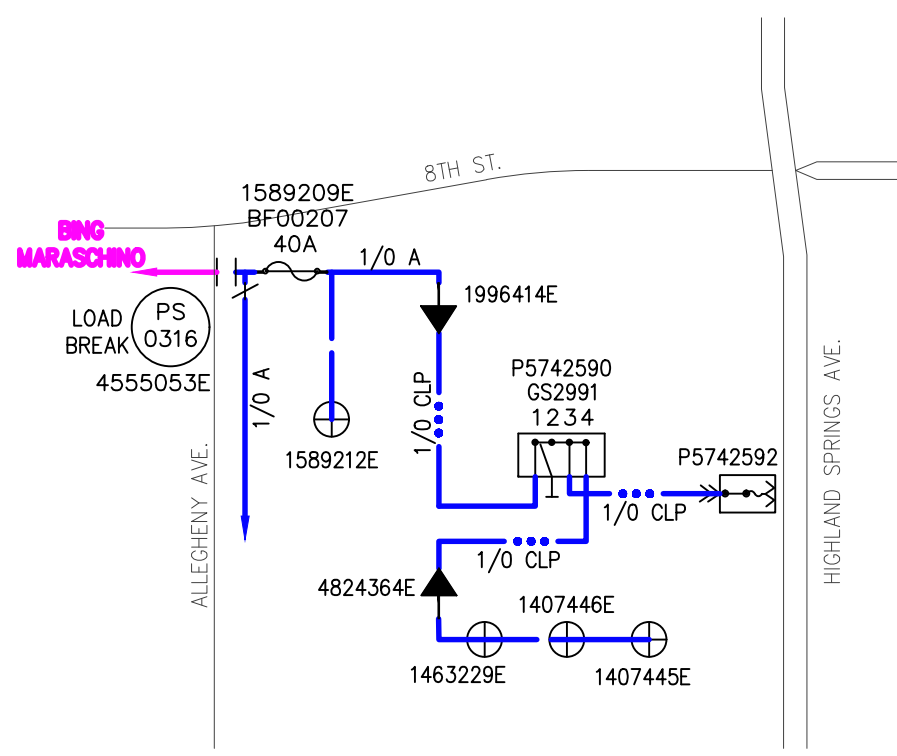
D73: Rev. 09/23/09

TYPICAL CONDUIT BANK SECTION
 SEE UGS CD 120

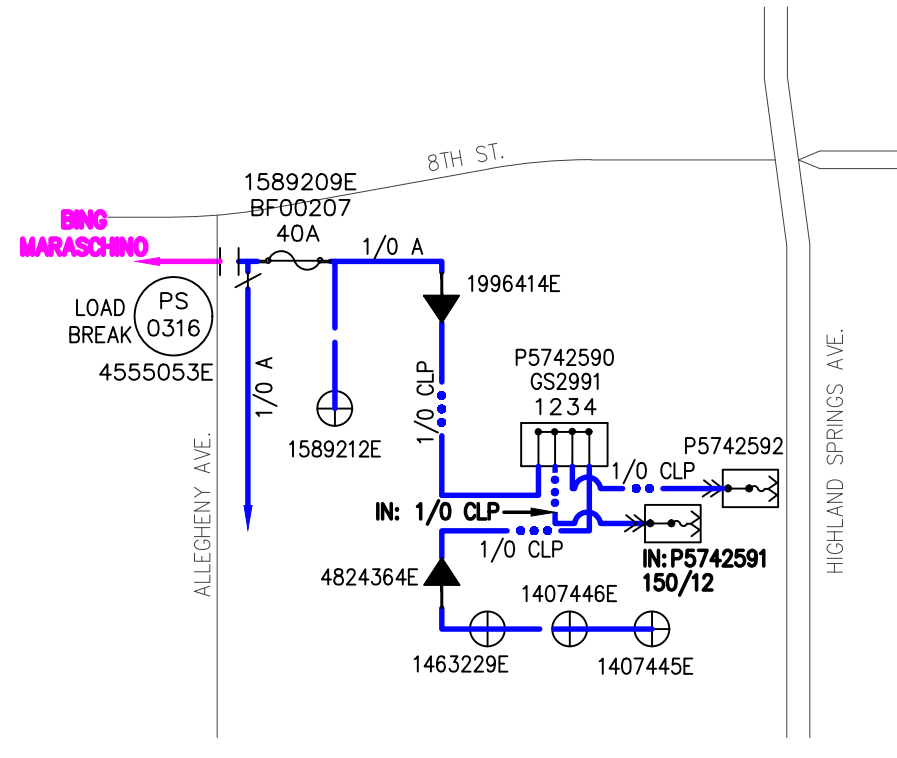


D72: Rev. 09/23/09

EXISTING SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB



PROPOSED SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB

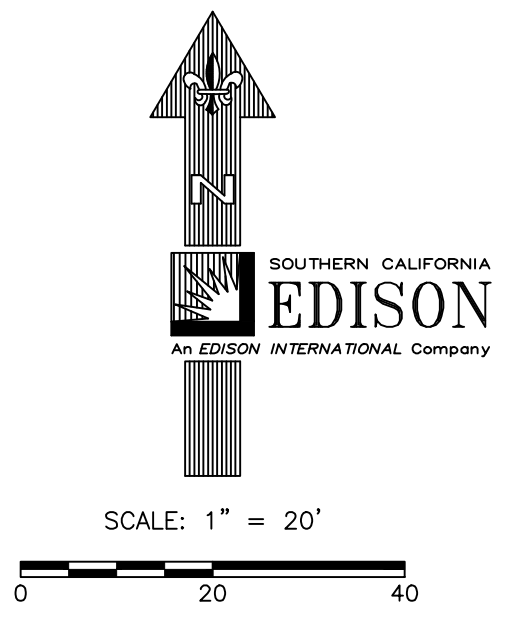


PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
PWRD 88 REQUIRED	<input type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>
PERMIT TYPE: _____	
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input type="checkbox"/>
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	<input type="checkbox"/>
CSD 140 (TLM) REQ'D	<input type="checkbox"/>
DIG ALERT APP	<input checked="" type="checkbox"/>
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	<input type="checkbox"/>
UTILQUEST NOTIFIED	<input type="checkbox"/>

D124: Rev. 06/17/21

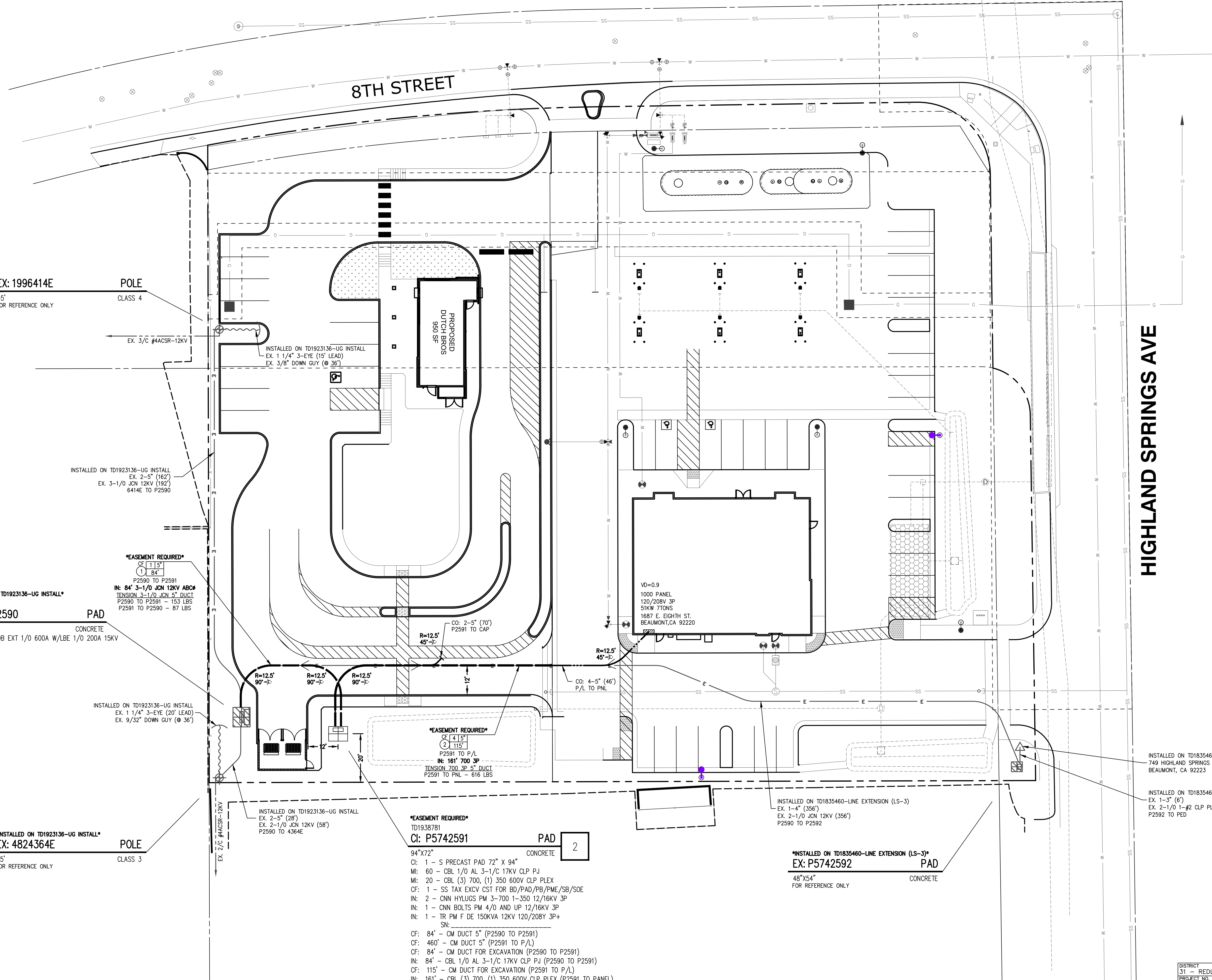
UNDERGROUND SERVICE ALERT
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 For Underground Locating
 Two Working Days Before You Dig



DISTRICT	31 - REDLANDS	PROJ. MGR.	PLANNER	SALMON, DAVID	DESIGNER	MOWERY, CHRISTOPHER
PROJECT NO.	2161978	SERVICE REQUEST	MSR NO.	1936781-LINE EXTENSION	ASSOC DESIGN	
CIRCUIT / VOLTAGE	NAPOLEON 12KV	CIRCUIT CODE	PRODUCT-3		ASSOC DESIGN	
SUB / PG NO.	MARASCHINO					
INVENTORY MAP		L.P.A. NO.				
TYPE		DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #

PROPOSED CONSTRUCTION (LOCATION)
 LINE EXTENSION
 1687 E. EIGHTH ST.
 BERDMONT

AS-BUILT



HIGHLAND SPRINGS AVE

8TH STREET

EX: 1996414E
45' FOR REFERENCE ONLY
POLE CLASS 4

EX: P5742590
7'x8' CONCRETE
PAD
IN: 3 - JJ DB EXT 1/0 600A W/LBE 1/0 200A 15KV

EX: 4824364E
45' FOR REFERENCE ONLY
POLE CLASS 3

EX: P5742591
94'x72' CONCRETE
PAD
IN: 1 - S PRECAST PAD 72" X 94"
IN: 60 - CBL 1/0 AL 3-1/C 17KV CLP PJ
IN: 20 - CBL (3) 700, (1) 350 600V CLP PLEX
IN: 1 - SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 2 - CNN HYLUGS PM 3-700 1-350 12/16KV 3P
IN: 1 - CNN BOLTS PM 4/0 AND UP 12/16KV 3P
IN: 1 - TR PM F DE 150KVA 12KV 120/208Y 3P+ SN
CF: 84' - CM DUCT 5" (P2590 TO P2591)
CF: 460' - CM DUCT 5" (P2591 TO P/L)
CF: 84' - CM DUCT FOR EXCAVATION (P2590 TO P2591)
IN: 84' - CBL 1/0 AL 3-1/C 17KV CLP PJ (P2590 TO P2591)
CF: 115' - CM DUCT FOR EXCAVATION (P2591 TO P/L)
IN: 161' - CBL (3) 700, (1) 350 600V CLP PLEX (P2591 TO PANEL)
IN: 1 - MTR XRANGE CT BAR TO 600/5 120/208 3P 4W

T.L.M. DATA: 5742591

SIZE	KVA	CUST	% LOAD
EXIST.	N/A		%
PROP.	150	.60	1.25 %

VD=0.9
1000 PANEL
120/208V 3P
51KW 7TONS
1687 E. EIGHTH ST.
BEAUMONT, CA 92220

EX: P5742592
48'x54' FOR REFERENCE ONLY
PAD CONCRETE

INSTALLED ON TD1835460-LINE EXTENSION (LS-3)
749 HIGHLAND SPRINGS AVE.
BEAUMONT, CA 92223

INSTALLED ON TD1835460-LINE EXTENSION (LS-3)
EX. 1-3" (6')
EX. 2-1/0 1-#2 CLP PLEX (6')
P2592 TO PED

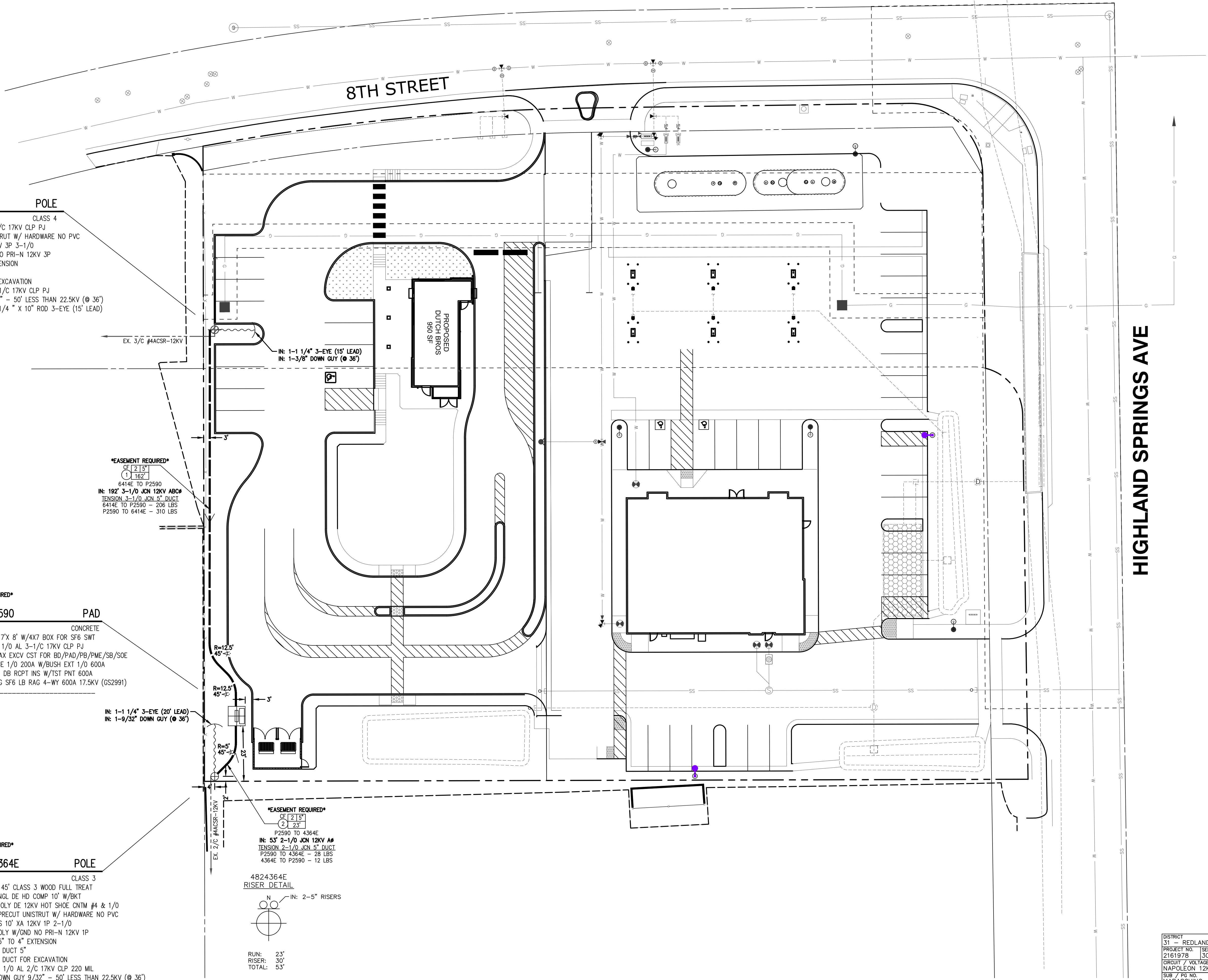


SOUTHERN CALIFORNIA
EDISON
AN EDISON INTERNATIONAL COMPANY

SCALE: 1" = 20'

DISTRICT 31 - REDLANDS	PROJ. MGR. PHONE	PLANNER SALMON, DAVID PHONE 951-201-1990	DESIGNER MOWERY, CHRISTOPHER
PROJECT NO. 2161978	SERVICE REQUEST 3056878	MSR NO. 1938781-LINE EXTENSION	ASSOC DESIGN
CIRCUIT / VOLTAGE NAPOLEON 12KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PG NO. MARASCHINO	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP	I.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) LINE EXTENSION 1687 E. EIGHTH ST. BEAUMONT	
TYPE	DATE	APPROVED BY	CHECKED BY
		DRAWN BY	PAX #
Southern California Edison Company			

AS-BUILT



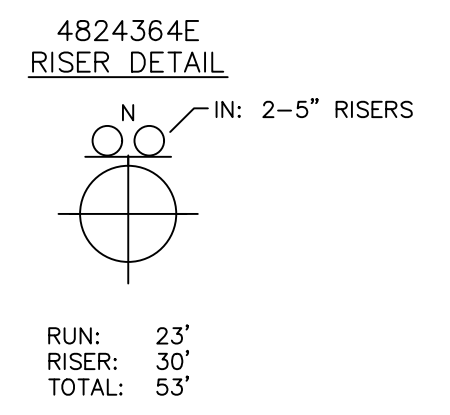
EASEMENT REQUIRED
 TD1923136
EX: 1996414E POLE
 CLASS 4
 45'
 MI: 40 - CBL 1/0 AL 3-1/C 17KV CLP PJ
 IN: 1 - RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
 IN: 1 - PH CS 10" XA 12KV 3P 3-1/0
 IN: 1 - SA POLY W/GND NO PRI-N 12KV 3P
 IN: 1 - RSR 5" TO 4" EXTENSION
 CF: 324' - CM DUCT 5"
 CF: 162' - CM DUCT FOR EXCAVATION
 IN: 192' - CBL 1/0 AL 3-1/C 17KV CLP PJ
 IN: 1 - AG DOWN GUY 3/8" - 50' LESS THAN 22.5KV (Ø 36")
 IN: 1 - AG 24" CR PLT 1 1/4" X 10" ROD 3-EYE (15' LEAD)

EASEMENT REQUIRED
 DE [215']
 1 162'
 6414E TO P2590
 IN: 192' 3-1/0 JCN 12KV ABCØ
 TENSION 3-1/0 JCN 5" DUCT
 6414E TO P2590 - 206 LBS
 P2590 TO 6414E - 310 LBS

EASEMENT REQUIRED
 TD1923136
CI: P5742590 PAD
 CONCRETE
 7'x8'
 CI: 1 - S SB 7'x 8' W/4X7 BOX FOR SF6 SWT
 MI: 40 - CBL 1/0 AL 3-1/C 17KV CLP PJ
 CF: 1 - SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
 IN: 5 - JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
 IN: 2 - JJ DE DB RCPT INS W/TST PNT 600A
 IN: 1 - SW UG SF6 LB RAG 4-WY 600A 17.5KV (GS2991)
 SN:

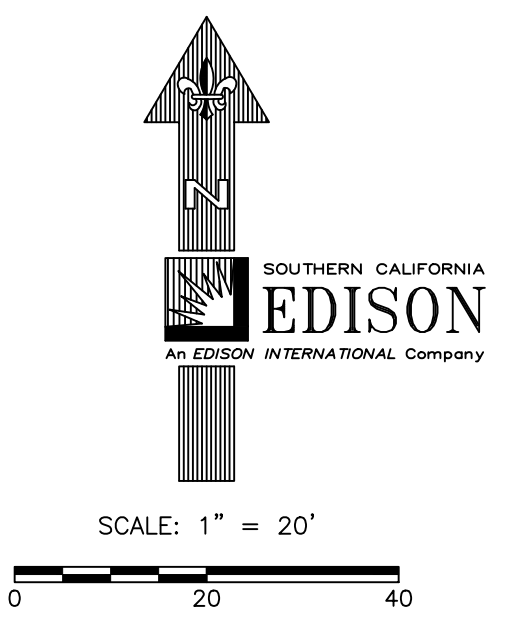
EASEMENT REQUIRED
 TD1923136
IN: 4824364E POLE
 CLASS 3
 45'
 IN: 1 - POLE 45' CLASS 3 WOOD FULL TREAT
 IN: 1 - XA SNGL DE HD COMP 10" W/BKT
 IN: 2 - INS POLY DE 12KV HOT SHOE CNTM #4 & 1/0
 IN: 1 - RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
 IN: 1 - PH CS 10" XA 12KV 1P 2-1/0
 IN: 1 - SA POLY W/GND NO PRI-N 12KV 1P
 IN: 1 - RSR 5" TO 4" EXTENSION
 CF: 46' - CM DUCT 5"
 CF: 23' - CM DUCT FOR EXCAVATION
 IN: 53' - CBL 1/0 AL 2/C 17KV CLP 220 MIL
 IN: 1 - AG DOWN GUY 9/32" - 50' LESS THAN 22.5KV (Ø 36")
 IN: 1 - AG 24" CR PLT 1 1/4" X 10" ROD 3-EYE (20' LEAD)

EASEMENT REQUIRED
 DE [215']
 2 23'
 P2590 TO 4364E
 IN: 53' 2-1/0 JCN 12KV AP
 TENSION 2-1/0 JCN 5" DUCT
 P2590 TO 4364E - 28 LBS
 4364E TO P2590 - 12 LBS



HIGHLAND SPRINGS AVE

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DISTRICT 31 - REDLANDS	PROJ. MGR. PHONE	PLANNER Salmon, David PHONE 951-201-1990	DESIGNER MOWERY, CHRISTOPHER
PROJECT NO. 2161978	SERVICE REQUEST 3056878	MSR NO. 1923136-RULE 20C-UG INSTALL	ASSOC DESIGN
CIRCUIT / VOLTAGE NAPOLEON 12KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PG NO. MARASCHINO	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP	L.P.A. NO. E6031-412016189	PROPOSED CONSTRUCTION (LOCATION) RULE 20C-UG INSTALL S/O 8TH ST. W/O HIGHLAND SPRINGS AVE.	
TYPE	DATE	APPROVED BY	CHECKED BY
		DRAWN BY	PAX #

AS-BUILT

CONSTRUCTION NOTES:

Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.

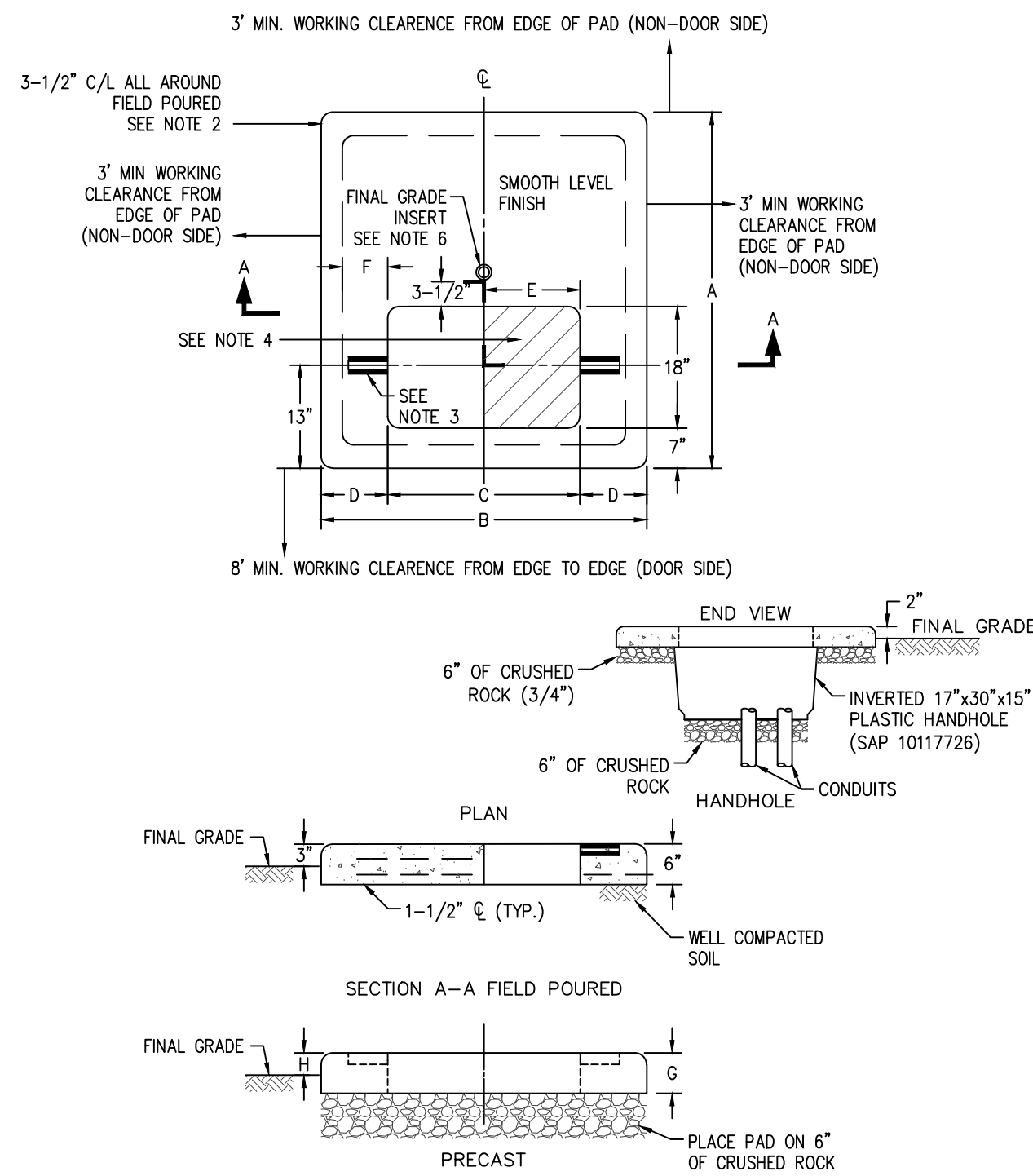
Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area. Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

- FOR GENERAL SPECIFICATIONS SEE UGS QI 001.
- CONDUIT:
 - Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
 - Minimum cover on private property is 30" below finished grade, unless noted otherwise.
 - Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 AND 120.
 - For the type of conduit for this job, See UGS CD 110.1.
 - Install all risers per UGS CD 160, 161, 162 and 170.
 - Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
 - Install blank conduit plugs in all conduits terminating into vaults, manholes, FWH's, SOE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2.
 - Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS QI 040.
 - All conduit must be mandrelled with the approved mandrel UGS CD 197.
- CONDUIT RADIUS REQUIREMENTS:
 - The minimum radius for bends are:
 - 36" for conduits 3" in diameter or smaller
 - 48" for conduits 4" and 5" in diameter
 - 60" for 6" diameter conduit
 - The minimum radius for all mainline conduits is 12'-6" (unless noted otherwise).
- EXCAVATION AND BACKFILL:
 - Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
 - All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
 - Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
 - Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
 - Backfill with a MINIMUM of one sack per yard sand cement slurry ground and over vaults and manholes per UGS QI 030, section 6.4 and around FWH's within one foot of finished grade, per UGS SS 590.1.
 - Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
 - No rocks are allowed within 12 inches of direct-buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one-half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 1' above Edison cables. After this point, no rocks larger than 1 1/2" diameter are permitted.
 - All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.
- PAVING:
 - Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.
- STRUCTURES:
 - All substructures shall be constructed or installed to Edison specifications.
 - Install protection barriers per UGS MS 830 when required in areas exposed to traffic, per Edison Inspector.
 - All conduit lines and concrete floored substructures shall be water tight.
 - All grounding materials shall be furnished and installed by the Contractor.
- RETAINING WALLS:
 - When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.
- PERMITS:
 - All permits necessary for excavation shall be provided by the Contractor/Developer.
- ACCESS:
 - Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appurtenances that would obstruct the loading or unloading of equipment.
- SERVICES:
 - Meters and services shall comply with Edison Electrical Services Requirements.
 - Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.
- LOCATION:
 - The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS QI 001, section 2.2.
 - Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS QI 001, section 2.3.
- CONTRACTOR IS TO VERIFY LOCATION AND WIDTHS OF ALL SIDEWALKS AND DRIVEWAYS PRIOR TO STREET LIGHT INSTALLATION. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.
- SURVEY:
 - Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and inspection by Edison. Grade and property line stakes must show any offset measurements.
- COORDINATION AND SUPERVISION:
 - The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.
- TELEPHONE AND OTHER UTILITY REQUIREMENTS:
 - The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.
- OWNERSHIP:
 - Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.
- WARRANTY:
 - Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.
- INSPECTION:
 - Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: GABRIEL MADRIGAL Phone: 909-835-6804
 Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

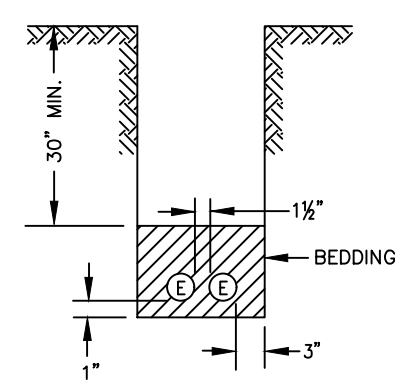
PAD FOR SURFACE-MOUNTED TRANSFORMER
 48"x 54"
 (1Ø-25KVA THROUGH 167KVA)
 SEE UGS SS 504



- Note(s)
- Concrete to be 3,000 psi (minimum) at 28 days.
 - Reinforcing steel to be no. 4 bars installed in a double net, perimeter bars to be continuous (8 inch minimum lap or weld).
 - Hold-down brackets to be p-200 series unistrut (or equal).
 - Primary cables must be installed in shaded area of drawing above as far to the right as possible on single phase transformers only. On three-phase transformers primary cables must be installed in the unshaded area of drawing above as far left as possible.
 - See AC 701 for pad-mounted transformer/capacitor grounding requirements and AC 703 for approved grounding materials.
 - 1-inch listing insert to be located at center of gravelly on precast pads.
 - See SS 500 for approved manufacturers.
 - The three-phase transformer shall only be used on a pad when four or fewer services are to be installed. A slab box should be used when more than four services will be installed.
 - Use a thin layer of red-crete (or equivalent) for rodent and weed control or where transformer does not fully cover opening in pad.
 - A 17" x 30" x 15" plastic handhole (sap 10117726) shall be inverted and installed under the cable opening of the pad. This will provide adequate cable slack for operation of the load-break elbows on single phase transformers only.

D33: Rev. 06/08/20

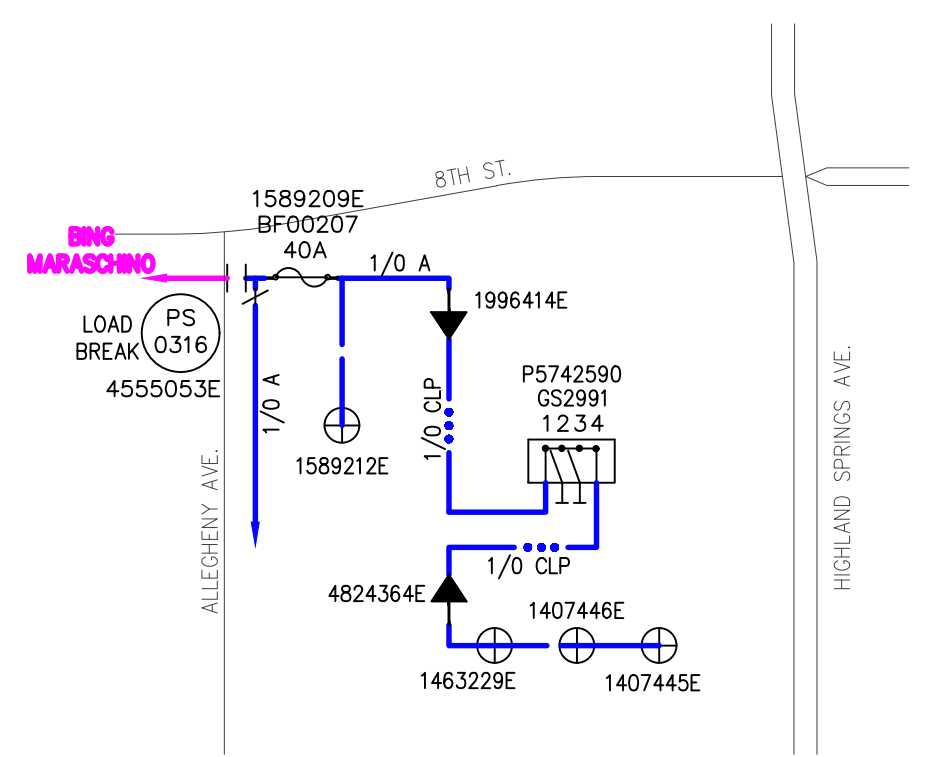
TYPICAL CONDUIT BANK SECTION
 SEE UGS CD 120



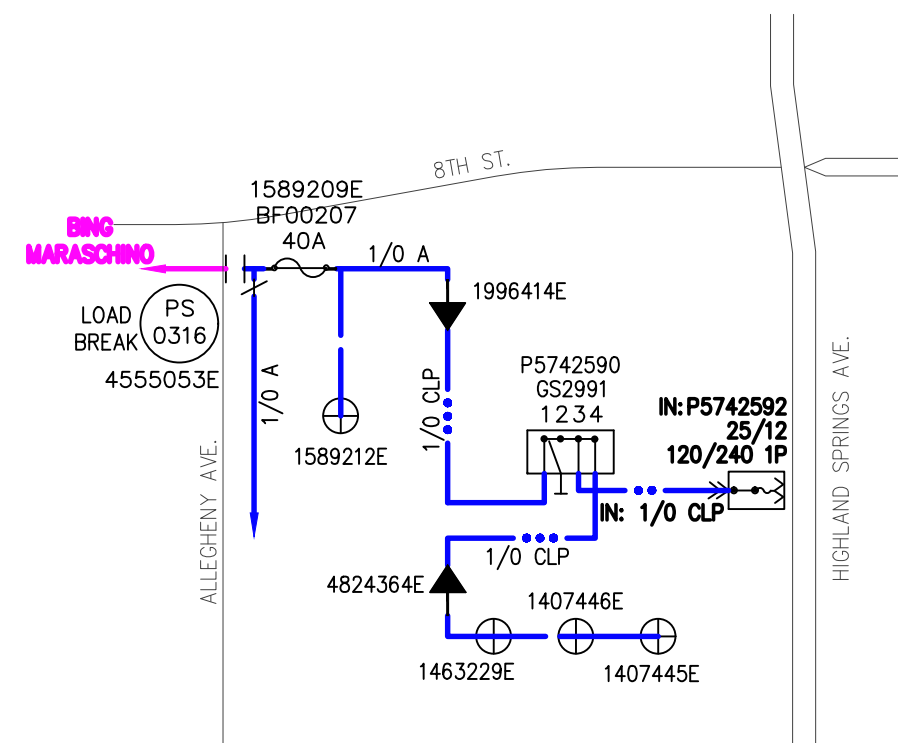
DIRECT BURIAL
 SIMILAR CONSTRUCTION FOR FEWER CONDUIT
 2 CONDUITS MAX.

D81: Rev. 09/23/09

EXISTING SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB



PROPOSED SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB



PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
PWRD 88 REQUIRED	<input type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input type="checkbox"/>
PERMIT REQUIRED	<input checked="" type="checkbox"/>
PERMIT TYPE: LANE CLOSURE	
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input checked="" type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input type="checkbox"/>
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	<input checked="" type="checkbox"/>
CSD 140 (TM) REQ'D	<input type="checkbox"/>
DIG ALERT APP	<input type="checkbox"/>
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	<input type="checkbox"/>
UTILIQUEST NOTIFIED	<input type="checkbox"/>

D124: Rev. 06/17/21

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D10: Rev. 05/28/20



SCALE: 1" = 20'

DISTRICT	31 - REDLANDS	PROJ. MGR.	PHONE	PLANNER	SALMON, DAVID	DESIGNER	MOWERY, CHRISTOPHER
PROJECT NO.	2161978	SERVICE REQUEST	3056878	MSR NO.	1835460	PRODUCT-1	LINE EXTENSION
CIRCUIT / VOLTAGE	NAPOLEON 12KV	CIRCUIT CODE	GPS	PRODUCT-2		PRODUCT-3	
SUB / PG NO.	MARASCHINO						
INVENTORY MAP		L.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION)	749 HIGHLAND SPRINGS AVE.		
TYPE		DATE		APPROVED BY		CHECKED BY	
				DRAWN BY		PAX #	
				SHEET			
				Southern California Edison Company			

AS-BUILT

EX: 1996414E
45'
FOR REFERENCE ONLY

POLE
CLASS 4

EX. 3/C #4ACSR-12KV

INSTALLED ON TD1923136-UG INSTALL
EX. 1 1/4" 3-EYE (15' LEAD)
EX. 3/8" DOWN GUY (Ø 36')

INSTALLED ON TD1923136-UG INSTALL
EX. 2-5" (162')
EX. 3-1/0 JCN 12KV (192')
6414E TO P2590

INSTALLED ON TD1923136-UG INSTALL
TD1835460
EX: P5742590

PAD

7'x8' CONCRETE
MI: 40 - CBL 1/0 AL 2/C 17KV CLP 220 MIL
IN: 2 - JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
CF: 356" - CM DUCT 2 1/2" TO 4" (P2590 TO P2592)
CF: 356" - CM DUCT FOR EXCAVATION (P2590 TO P2592)
IN: 356" - CBL 1/0 AL 2/C 17KV CLP 220 MIL (P2590 TO P2592)

INSTALLED ON TD1923136-UG INSTALL
EX. 1 1/4" 3-EYE (20' LEAD)
EX. 9/32" DOWN GUY (Ø 36')

INSTALLED ON TD1923136-UG INSTALL
EX: 4824364E

POLE
CLASS 3

45'
FOR REFERENCE ONLY

INSTALLED ON TD1923136-UG INSTALL
EX. 2-5" (28')
EX. 2-1/0 JCN 12KV (58')
P2590 TO 4364E

EASEMENT REQUIRED

CF 114"
Ø 356"
P2590 TO P2592
IN: 356" 2-1/0 JCN 12KV #6
TENSION 2-1/0 JCN 4" DUCT
P2590 TO P2592 - 923 LBS(OVERMAX)
P2592 TO P2590 - 522 LBS

EASEMENT REQUIRED

TD1835460
CI: P5742592 PAD

48"x54" CONCRETE
CI: 1 - S PRECAST * PAD 48 X 54 W/17X30X15 HH
MI: 12 - CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX
CF: 1 - SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 2 - JJ LBE 1/0 200A 12KV
IN: 1 - TR PM F DE 25KVA 12KV 120/240 1P
SN: _____
CF: 6" - CM DUCT 2 1/2" TO 4"
MI: 6" - CM DUCT FOR EXCAVATION
IN: 6" - CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX
IN: 1 - MTR KWH 30A 120/240 1P 3W

T.L.M. DATA: P5742592
SIZE KVA CUST % LOAD
EXIST. N/A
PROP. 25 2 1 8.00 %

HIGHLAND SPRINGS AVE

VD=0
100 PED-SL
120/240V 1P
2KW 2TONS
INSTALL ON
TD#1835460
(PER ESR-3)
749 HIGHLAND SPRINGS AVE
BEAUMONT, CA 92223

EASEMENT REQUIRED

CF 113"
Ø 356"
P2592 TO PED
IN: 6" 1/0 1P
TENSION 1/0 1P 3" DUCT
P2592 TO PED - 1 LBS



SCALE: 1" = 20'

DISTRICT 31 - REDLANDS	PROJ. MGR. PHONE	PLANNER SALMON, DAVID PHONE 951-201-1990	DESIGNER MOWERY, CHRISTOPHER
PROJECT NO. 2161978	SERVICE REQUEST 3056878	MSR NO. 1835460	PRODUCT-1 LINE EXTENSION
CIRCUIT / VOLTAGE NAPOLEON 12KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PG NO. MARASCHINO	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP	I.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) LINE EXTENSION 749 HIGHLAND SPRINGS AVE. BEAUMONT	
TYPE	DATE	APPROVED BY	CHECKED BY
		DRAWN BY	PAX #
Southern California Edison Company			

AS-BUILT

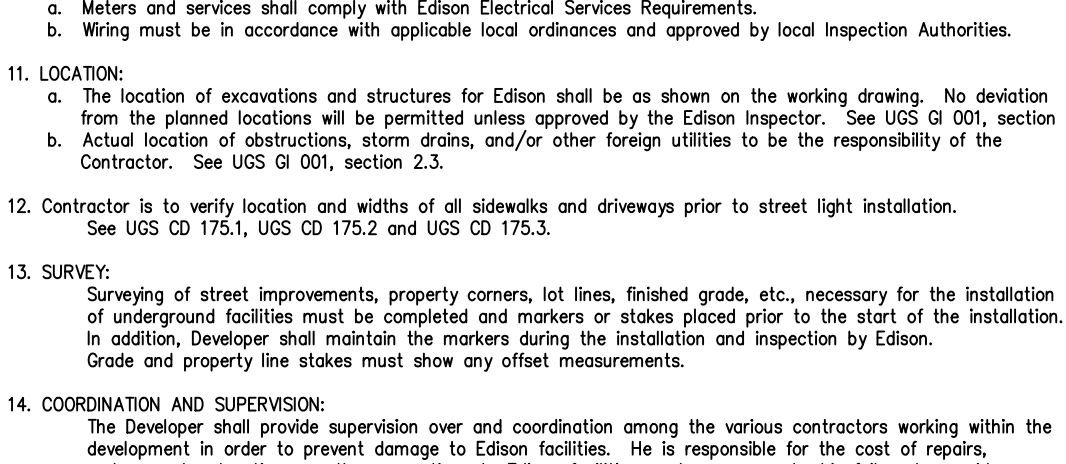
CONSTRUCTION NOTES:
 Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.
 Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area.
 Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

- FOR GENERAL SPECIFICATIONS SEE UGS G 001.
- CONDUIT:**
 - Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
 - Minimum cover on private property is 30" below finished grade, unless noted otherwise.
 - Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 and 120.
 - For the type of conduit for this job, see UGS CD 110.1.
 - Install all risers per UGS CD 160, 161, 162 and 170.
 - Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
 - Install blank conduit plugs in all conduits terminating into Vault, Manhole's, F.W.R.'s, SDE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2.
 - Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS G 040.
 - All conduit must be mandrelled with the approved mandrel UGS CD 197.
- CONDUIT RADIUS REQUIREMENTS:**
 - The minimum radius for bends are:
 30" for conduits 3" in diameter or smaller
 48" for conduits 4" and 5" in diameter
 60" for 6" diameter conduit
 - The minimum radius for all sweeps of all mainline conduits is 12'-6" (unless noted otherwise).
- EXCAVATION AND BACKFILL:**
 - Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
 - All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
 - Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
 - Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
 - Backfill with a minimum of one sack per yard sand cement slurry ground and over vaults and manholes per UGS G 030, section 6.4 and around F.W.R.'s within one foot of finished grade, per UGS SS 590.1.
 - Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
 - No rocks are allowed within 12 inches of direct-buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one-half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 12" above Edison cables. After this point, no rocks larger than 12" diameter are permitted.
 - All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.
- PAVING:**
 - Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.
- STRUCTURES:**
 - All substructures shall be constructed or installed to Edison specifications.
 - Install protection barriers per UGS MS 830 when required in areas exposed to traffic, per Edison Inspector.
 - All conduit lines and concrete floored substructures shall be water tight.
 - All grounding materials shall be furnished and installed by the Contractor.
- RETAINING WALLS:**
 - When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical scope requirements.
- PERMITS:**
 - All permits necessary for excavation shall be provided by the Contractor/Developer.
- ACCESS:**
 - Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appearances that would obstruct the loading or unloading of equipment.
- SERVICES:**
 - Meters and services shall comply with Edison Electrical Services Requirements.
 - Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.
- LOCATION:**
 - The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS G 001, section 2.2.
 - Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS G 001, section 2.3.
- Contractor is to verify location and widths of all sidewalks and driveways prior to street light installation. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.
- SURVEY:**
 - Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and installation by Edison. Grade and property line stakes must show any offset measurements.
- COORDINATION AND SUPERVISION:**
 - The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other connections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.
- TELEPHONE AND OTHER UTILITY REQUIREMENTS:**
 - The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.
- OWNERSHIP:**
 - Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.
- WARRANTY:**
 - Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.
- INSPECTION:**
 - Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: GABRIEL MADRIGAL Phone: 909-835-6804
 Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

EQUIPMENT SLAB BOX
 7'x 8' PAD W/4'x 7'x 5' BOX
 SEE UGS SS 537



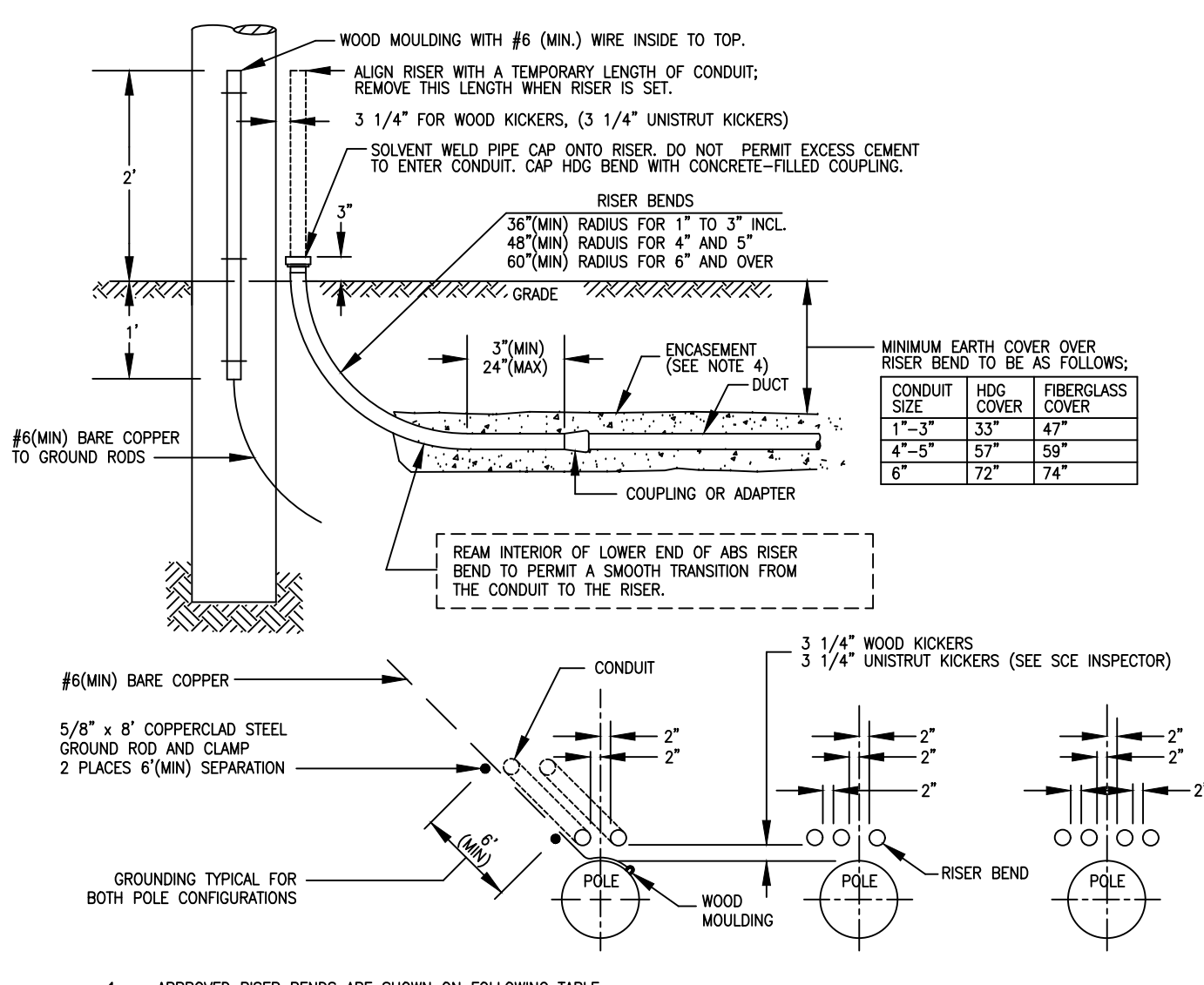
REF: DUG CR 110.2
 038: REV. 02/18/11

INSTALLATION NOTES:

- INSTALL BOX SO THE SLIMP IS LOCATED UNDER PERSONNEL OPENING.
- PAD AND SLAB BOX WILL BE SET LEVEL. SLAB BOX WILL BE PLACED ON 6 INCH (MINIMUM) COMPACTED ROCK BASE TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE IN FLOOR. PAD OVERHANG TO REST ON UNDISTURBED EARTH OR WELL COMPACTED BACKFILL TO PREVENT SUBSIDENCE.
- MASTIC SEALANT IS REQUIRED AT SEAMS.
- TOP SURFACE OF PAD WILL BE SET 3 INCHES ABOVE FINISH GRADE.
- ATTACH PAD TO BOX WITH ANCHOR BRACKETS AND BOLTS AS FURNISHED AND RECOMMENDED BY PRECAST CONCRETE MANUFACTURER.
- AN 8 FOOT (MINIMUM) CLEARANCE IS REQUIRED ON DOOR SIDE OF SWITCH PAD FOR OPERATION.
- PROTECTION BARRIERS WILL BE INSTALLED IF PAD IS EXPOSED TO VEHICULAR TRAFFIC PER MC 830.

D04: Rev. 10/26/20

POLE RISER BEND FOR RISER ON KICK BLOCKS
 SEE UGS CD 161



1. APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE:

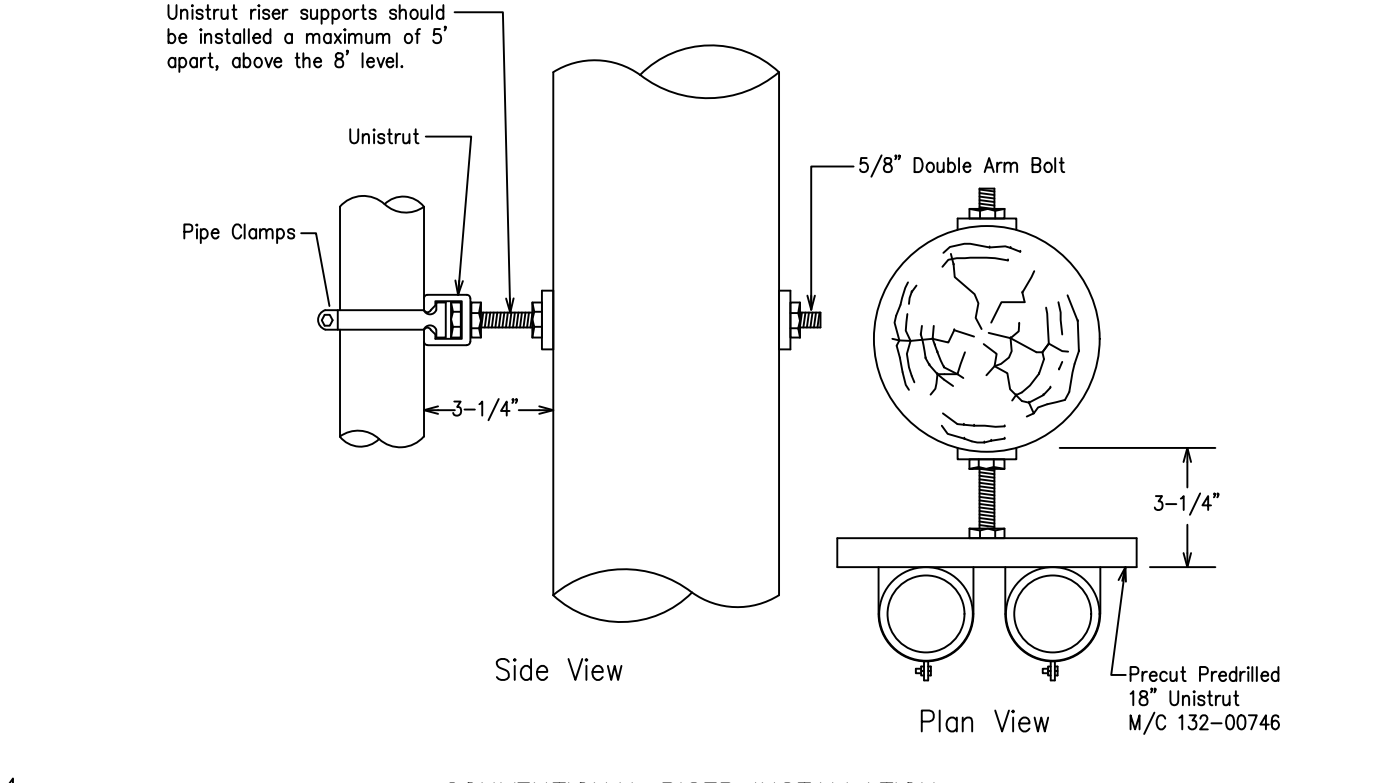
MATERIAL	SIZE					
	1" - 1/2"	2" - 1/2"	3"	4"	5"	6"
HDG	X	X	X	X	X	X
FIBERGLASS				X	X	X

NOTE: 6" HDG OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDG RISER BENDS.

- THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS RISER BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLERS. ALSO INCLUDED IS A 4" LONG 3/4", 4", 5" OR 6" SCHEDULE 80 PVC STUB-OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 166 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
- TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6" MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TOPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2" ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY THE CONTRACTOR. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
- ENCASMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
- SCHEDULE 80 PVC BENDS MAY BE SUBSTITUTED FOR FIBERGLASS BENDS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

D78A: REV. 01/09/12

RISER INSTALLATION USING UNISTRUT
 SEE DUG CR 110.2



NOTE(S):
 1. All notes pertaining to Figure CR 110-1.1 (Sheet 1) construction on scope CR 110.1 also apply to risers supported by a unistrut.

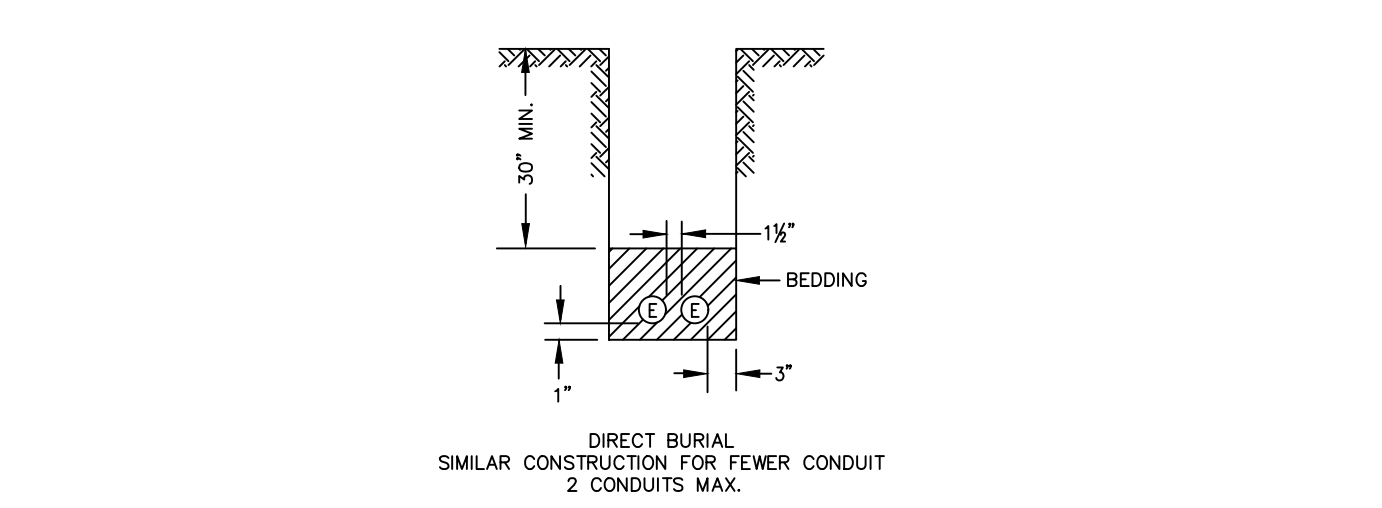
- APPLICATION: The unistrut shown in Figure CR 110-5 (Sheet 3) is the preferred method where multiple risers are required.
- MATERIAL:

TABLE CR 110-2: Unistrut Pipe Clamps

Conduit Size (in)	Material Code
1	622-04052
2	133-48248
2.5	133-48214
3	133-00025
4	133-00017
5	133-48008
6	132-00746

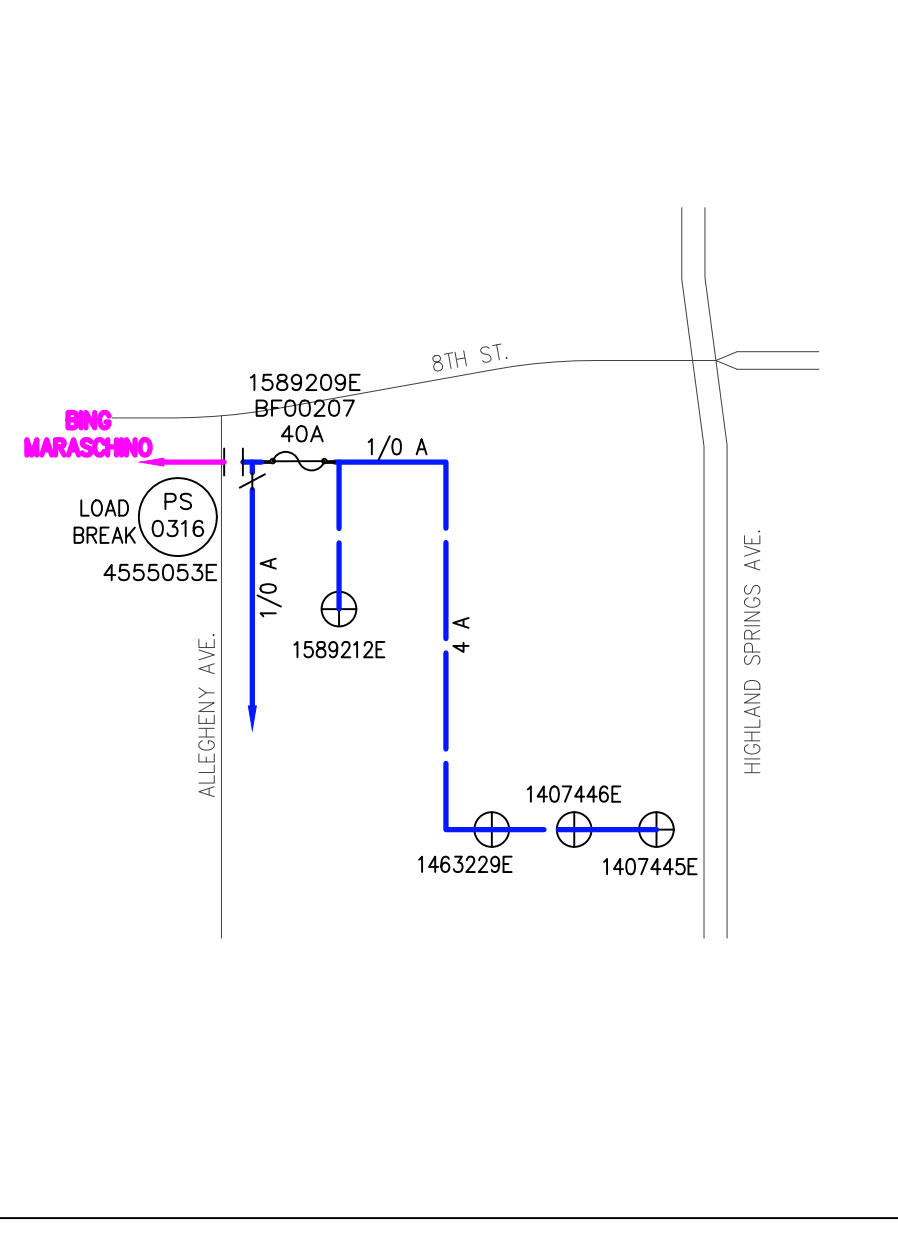
REF: DUG CR 110.2
 038: REV. 02/18/11

TYPICAL BANK SECTION
 SEE UGS CD 120

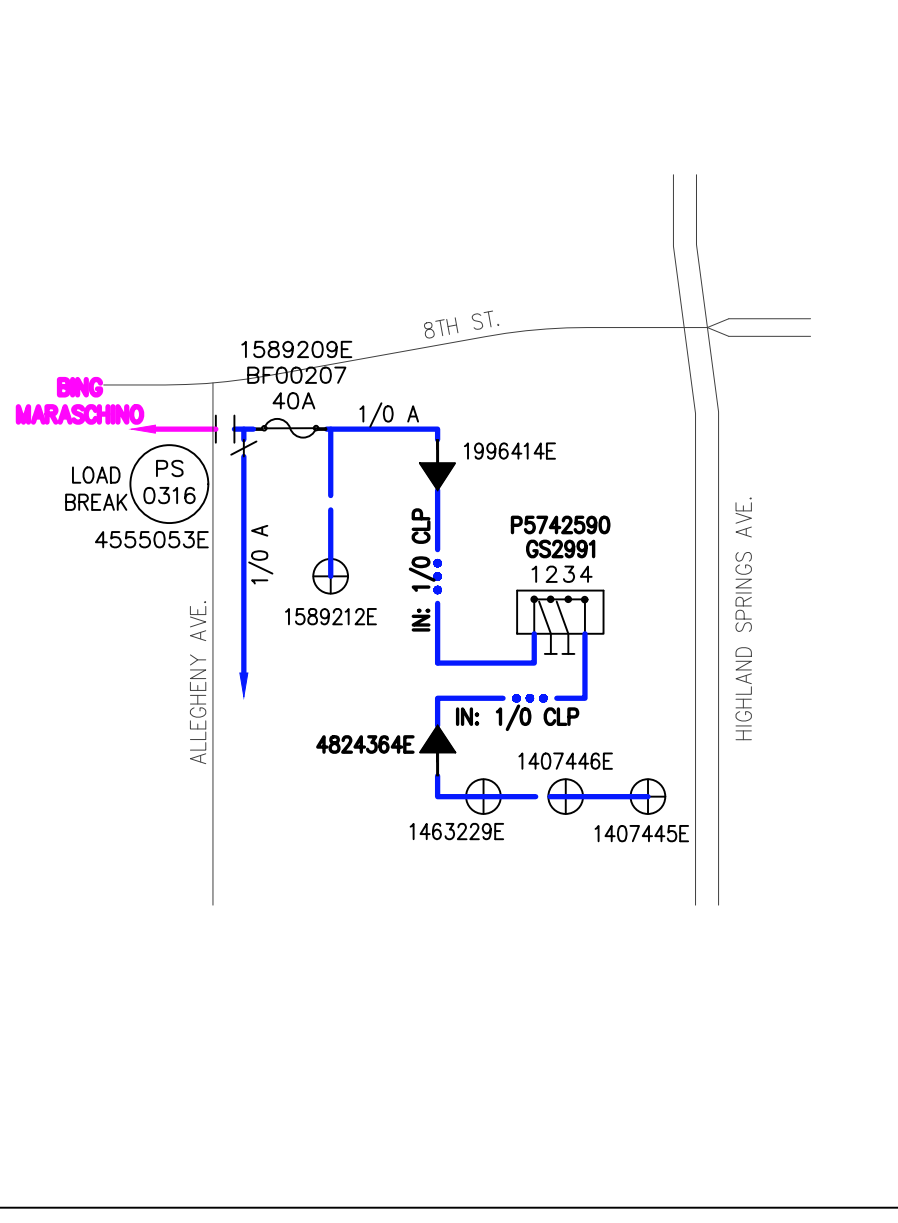


D81: Rev. 09/23/20

EXISTING SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB



PROPOSED SINGLE LINE
 NAPOLEON 12KV % MARASCHINO SUB



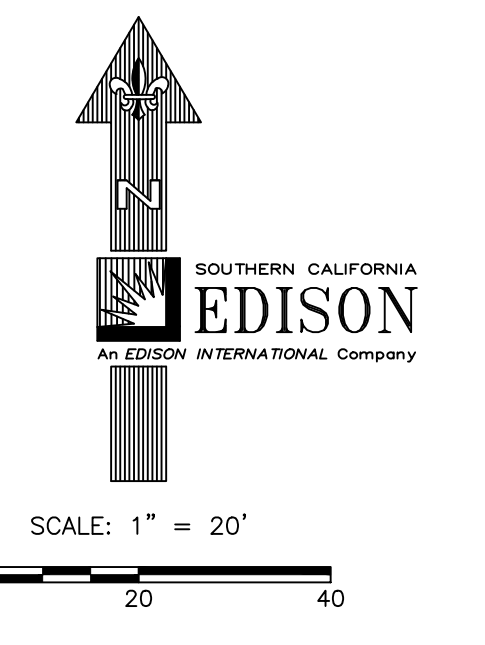
PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
PWRD 88 REQUIRED	<input type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>
PERMIT TYPE:	<input type="checkbox"/>
OUTAGE DATE:	<input type="checkbox"/>
TIME:	<input type="checkbox"/>
TRAFFIC CONTROL REQUIRED	<input type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input type="checkbox"/>
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	<input checked="" type="checkbox"/>
CSD 140 (TLM) REQ'D	<input type="checkbox"/>
DIG ALERT APP	<input type="checkbox"/>
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	<input type="checkbox"/>
UTILIQUEST NOTIFIED	<input type="checkbox"/>

018: Rev. 06/17/21

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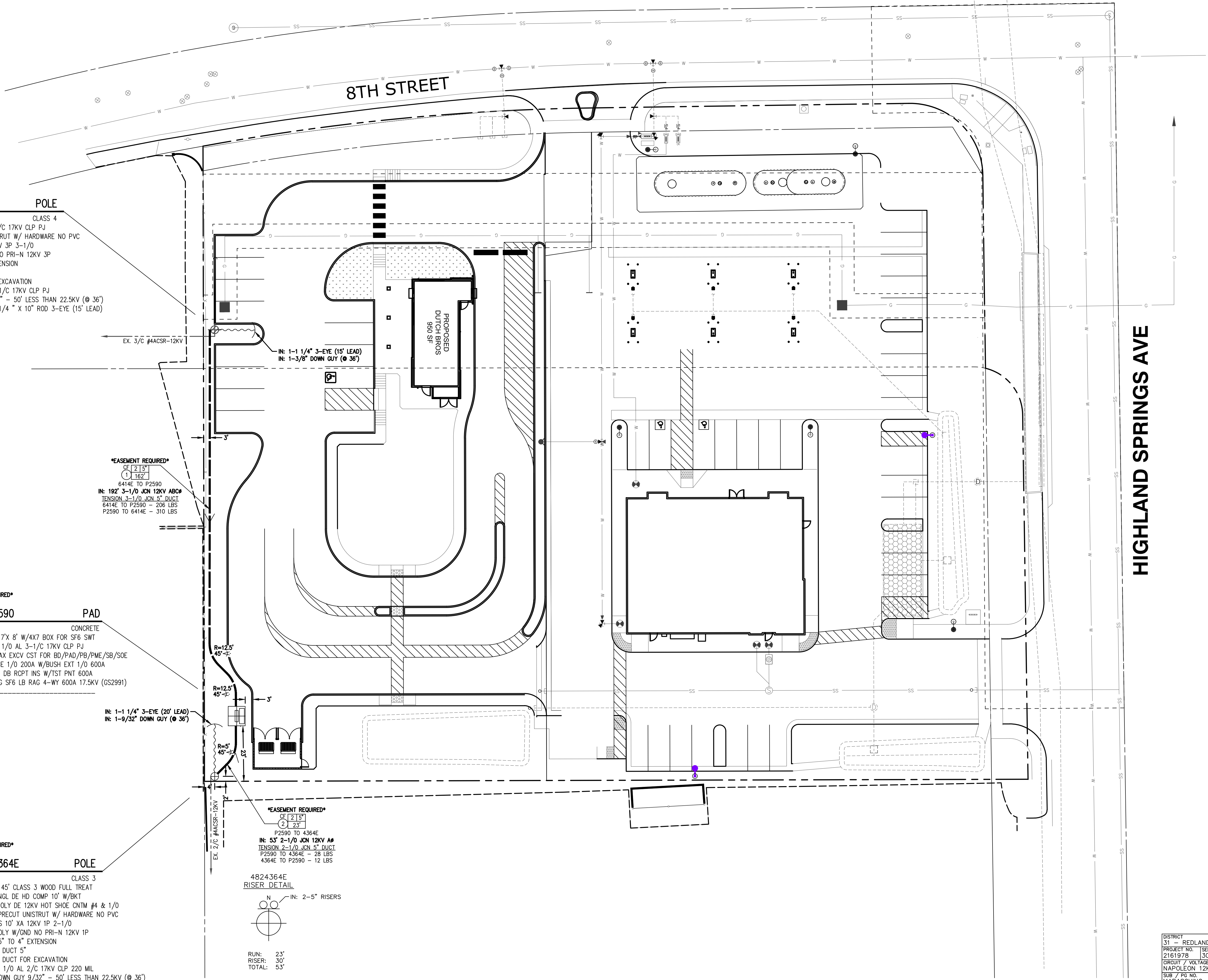
018: Rev. 05/28/20



SCALE: 1" = 20'
 0 20 40

DISTRICT	31 - REDLANDS	PROJ. MGR.	PLANNER	Salmon, David	DESIGNER	MOWERY, CHRISTOPHER
PROJECT NO.	2161978	SERVICE REQUEST	MSR NO.	1923136-RULE 20C-UG INSTALL	ASSOC DESIGN	
CIRCUIT / VOLTAGE	NAPOLEON 12KV	GPS	PRODUCT-1	PRODUCT-2	ASSOC DESIGN	
SUB / PG NO.	MARASCHINO	CIRCUIT CODE	PRODUCT-3		ASSOC DESIGN	
INVENTORY MAP		L.P.A. NO.	E6031-412016189	PROPOSED CONSTRUCTION (LOCATION)		
				RULE 20C-UG INSTALL		
				S/O 8TH ST. W/O HIGHLAND SPRINGS AVE.		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET

AS-BUILT



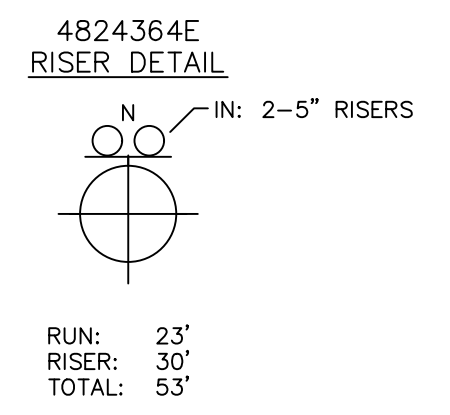
EASEMENT REQUIRED
 TD1923136
EX: 1996414E POLE
 CLASS 4
 45'
 MI: 40 - CBL 1/0 AL 3-1/C 17KV CLP PJ
 IN: 1 - RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
 IN: 1 - PH CS 10" XA 12KV 3P 3-1/0
 IN: 1 - SA POLY W/GND NO PRI-N 12KV 3P
 IN: 1 - RSR 5" TO 4" EXTENSION
 CF: 324' - CM DUCT 5"
 CF: 162' - CM DUCT FOR EXCAVATION
 IN: 192' - CBL 1/0 AL 3-1/C 17KV CLP PJ
 IN: 1 - AG DOWN GUY 3/8" - 50' LESS THAN 22.5KV (Ø 36")
 IN: 1 - AG 24" CR PLT 1 1/4" X 10" ROD 3-EYE (15' LEAD)

EASEMENT REQUIRED
 DE [215']
 1 162'
 6414E TO P2590
 IN: 192' 3-1/0 JCN 12KV ABCØ
 TENSION 3-1/0 JCN 5" DUCT
 6414E TO P2590 - 206 LBS
 P2590 TO 6414E - 310 LBS

EASEMENT REQUIRED
 TD1923136
CI: P5742590 PAD
 CONCRETE
 7'x8'
 CI: 1 - S SB 7'x 8' W/4X7 BOX FOR SF6 SWT
 MI: 40 - CBL 1/0 AL 3-1/C 17KV CLP PJ
 CF: 1 - SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
 IN: 5 - JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
 IN: 2 - JJ DE DB RCPT INS W/TST PNT 600A
 IN: 1 - SW UG SF6 LB RAG 4-WY 600A 17.5KV (GS2991)
 SN:

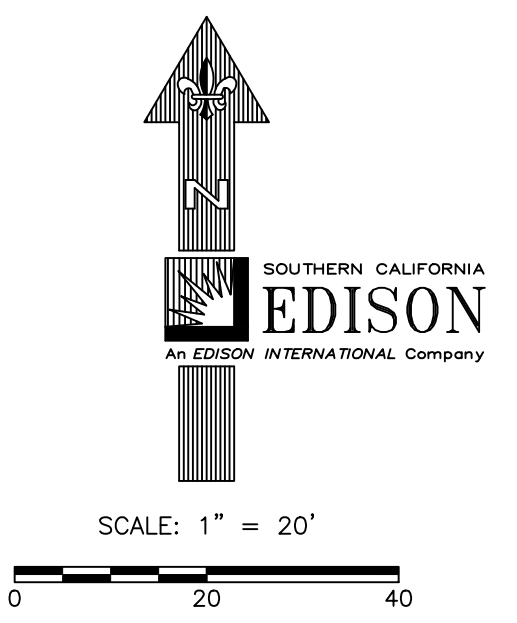
EASEMENT REQUIRED
 TD1923136
IN: 4824364E POLE
 CLASS 3
 45'
 IN: 1 - POLE 45' CLASS 3 WOOD FULL TREAT
 IN: 1 - XA SNGL DE HD COMP 10" W/BKT
 IN: 2 - INS POLY DE 12KV HOT SHOE CNTM #4 & 1/0
 IN: 1 - RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
 IN: 1 - PH CS 10" XA 12KV 1P 2-1/0
 IN: 1 - SA POLY W/GND NO PRI-N 12KV 1P
 IN: 1 - RSR 5" TO 4" EXTENSION
 CF: 46' - CM DUCT 5"
 CF: 23' - CM DUCT FOR EXCAVATION
 IN: 53' - CBL 1/0 AL 2/C 17KV CLP 220 MIL
 IN: 1 - AG DOWN GUY 9/32" - 50' LESS THAN 22.5KV (Ø 36")
 IN: 1 - AG 24" CR PLT 1 1/4" X 10" ROD 3-EYE (20' LEAD)

EASEMENT REQUIRED
 DE [215']
 2 23'
 P2590 TO 4364E
 IN: 53' 2-1/0 JCN 12KV AØ
 TENSION 2-1/0 JCN 5" DUCT
 P2590 TO 4364E - 28 LBS
 4364E TO P2590 - 12 LBS



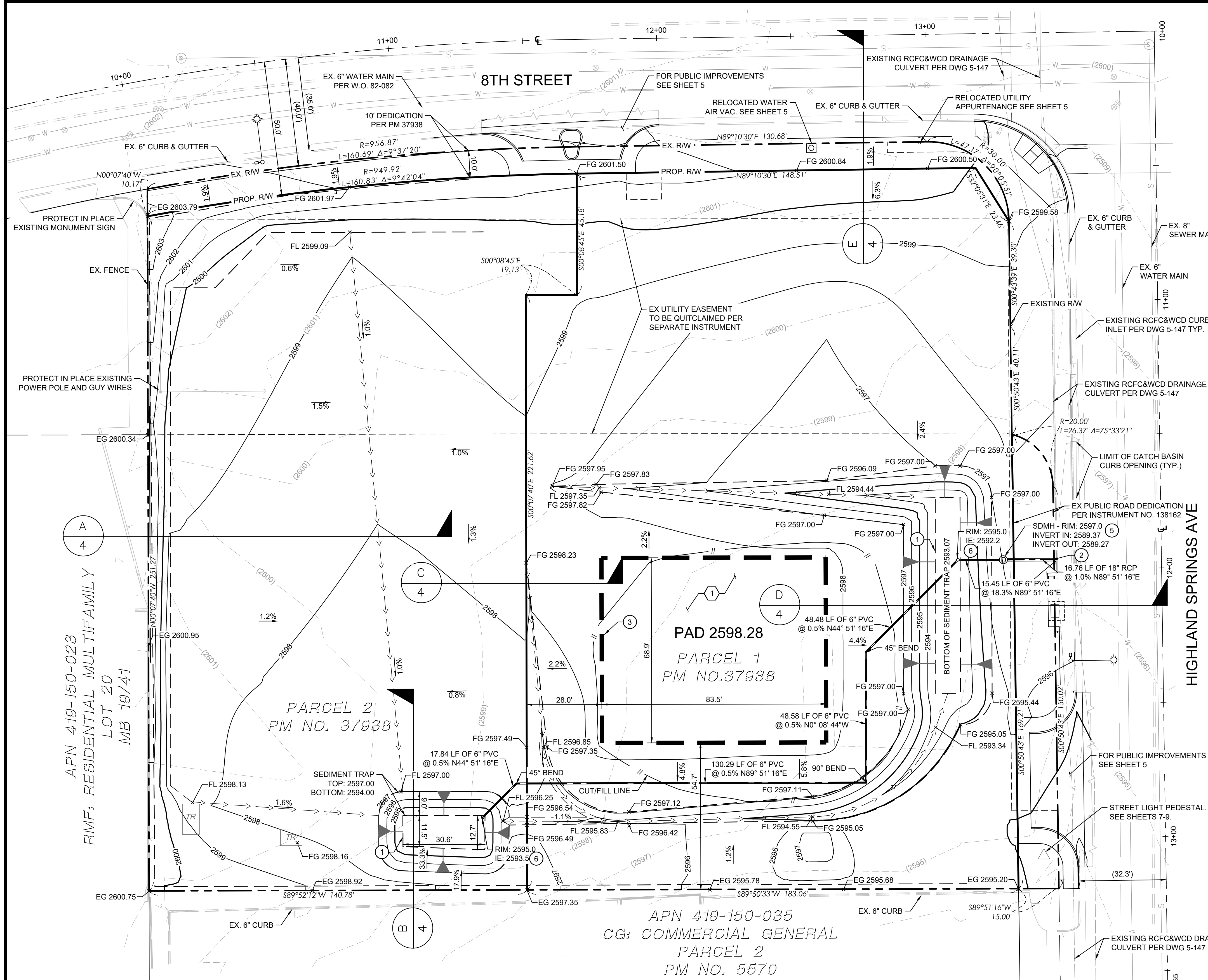
HIGHLAND SPRINGS AVE

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DISTRICT 31 - REDLANDS	PROJ. MGR. PHONE	PLANNER Salmon, David PHONE 951-201-1990	DESIGNER MOWERY, CHRISTOPHER
PROJECT NO. 2161978	SERVICE REQUEST 3056878	MSR NO. 1923136-RULE 20C-UG INSTALL	ASSOC DESIGN
CIRCUIT / VOLTAGE NAPOLEON 12KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PG NO. MARASCHINO	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP	L.P.A. NO. E6031-412016189	PROPOSED CONSTRUCTION (LOCATION) RULE 20C-UG INSTALL S/O 8TH ST. W/O HIGHLAND SPRINGS AVE.	
TYPE	DATE	APPROVED BY	CHECKED BY
		DRAWN BY	PAX #

AS-BUILT



SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

GRADING NOTES

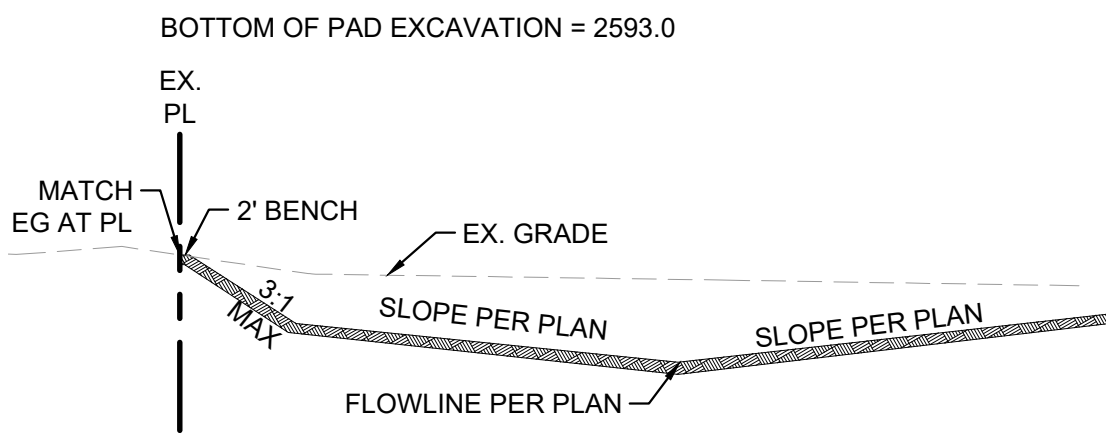
- CONSTRUCT SEDIMENT TRAP PER CASQA DETAIL SE-3
- CONNECT 18" RCP TO CATCH BASIN. SEE DETAIL 1 HEREON.
- BUILDING PAD IN ACCORDANCE WITH GEOTECHNICAL REPORT NO. 3-220-0008 BY SALEM ENGINEERING GROUP, DATED JANUARY 31, 2020.
- CONSTRUCT STORM DRAIN CONNECTION PER RCFC&WCD STD. DWG. NO. JS228 - JUNCTION STRUCTURE NO. 3
- JENSEN PRECAST 36-INCH INNER DIAMETER STORM DRAIN MANHOLE.
- 6" PVC OVERFLOW RISER. RIM PER PLAN. CONTRACTOR TO INSTALL NDS ATRIUM DRAIN PART NO. 80 AT RIM ELEVATION
- INSTALL 18" RCP 1350-D, CLASS III, WITH BELL AND SPIGOT WATER TIGHT CONNECTIONS. TRENCHING AND BEDDING PER RCFC & WCD STD DWG M815 PER 'RCP PAY LINE NORMAL CONDITION'
- INSTALL RED VALVE TIDE FLEX 'CHECKMATE' INLINE CHECK VALVE. 10" INSIDE DIAMETER WITH UPSTREAM CLAMP

LEGEND

- EXISTING PROPERTY LINE / R/W
- PROPOSED PROPERTY LINE / R/W
- CENTERLINE
- PROPOSED STORM DRAIN
- (XXXX) EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- GB --- GRADE BREAK
- // --- CUT/FILL (DAYLIGHT) LINE
- FS XXX.XX --- PROPOSED SPOT ELEVATION
- FS (XXX.XX) --- EXISTING SPOT ELEVATION
- X.XX% --- PROPOSED SLOPE
- (X.XX%) --- EXISTING SLOPE

OVEREXCAVATION NOTES

- REFERENCE GEOTECHNICAL REPORT NO. 3-220-0008 BY SALEM ENGINEERING GROUP, DATED JANUARY 31, 2020 FOR FURTHER OVEREXCAVATION AND RECOMPACTION INSTRUCTIONS.
- OVEREXCAVATE AND RECOMPACT 4 FEET BELOW EXISTING GRADE OR 2 FEET BELOW PROPOSED FOOTING BOTTOM, WHICHEVER IS GREATER. LIMITS OF OVEREXCAVATION AND RECOMPACTION SHALL EXTEND 5 FEET LATERALLY BEYOND LIMITS OF OUTER EDGES OF PROPOSED FOOTINGS.



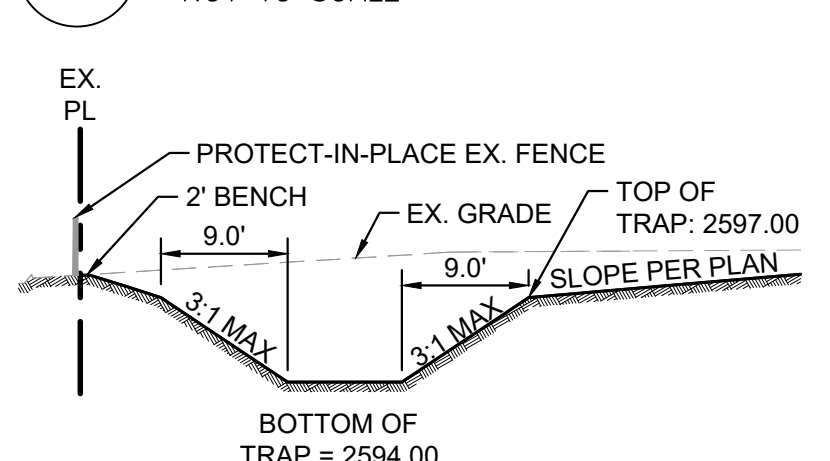
CBC NOTES

- "THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%." [CBC 1808.7.4]
- "THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE-UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%-SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING." [CBC 1804.4]

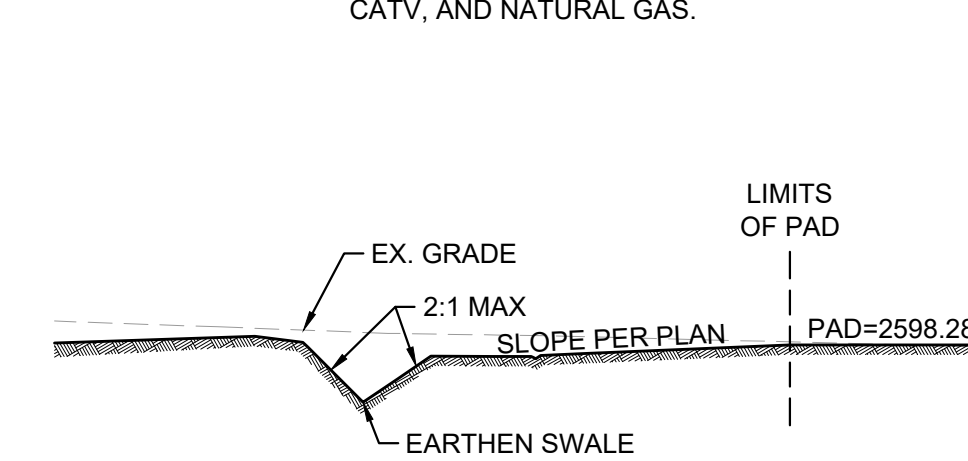
ENGINEERING NOTES

- UTILITIES ARE SHOWN FOR COORDINATION PURPOSE ONLY. REFER TO FRANCHISE UTILITY APPROVALS FOR DETAILS REGARDING ELECTRICAL, CATV, AND NATURAL GAS.

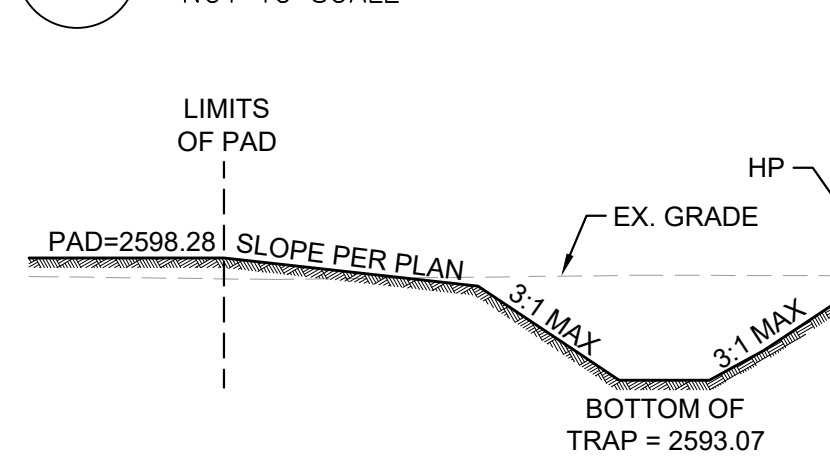
SECTION A



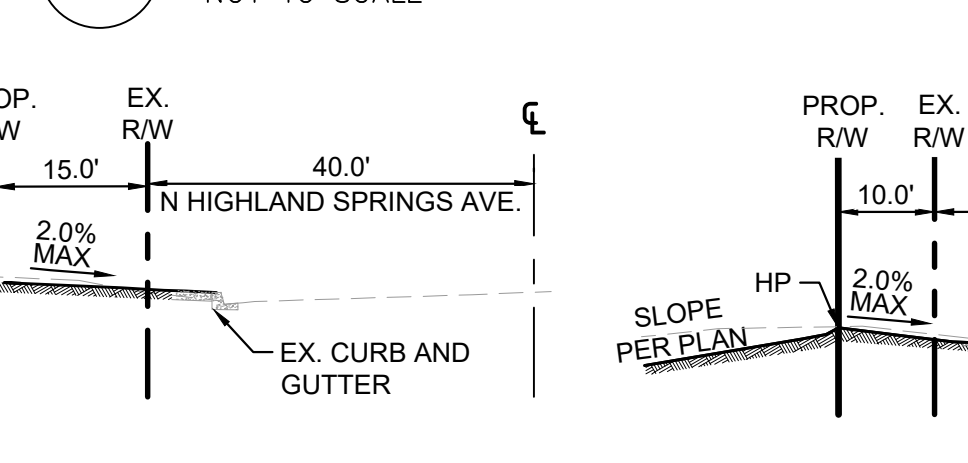
SECTION B



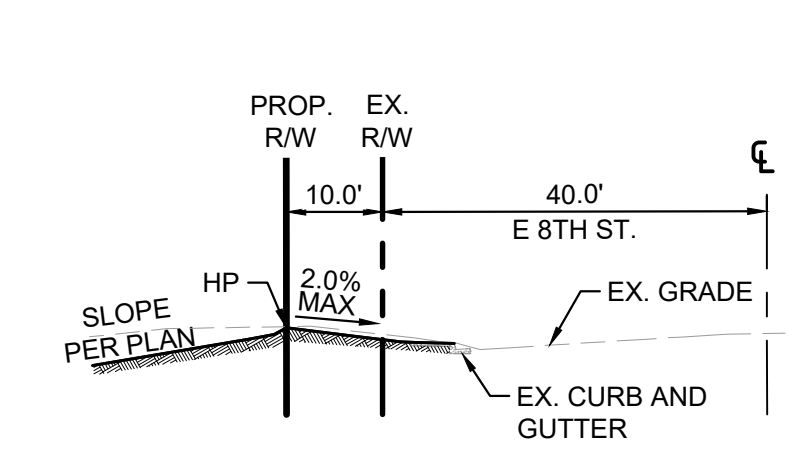
SECTION C



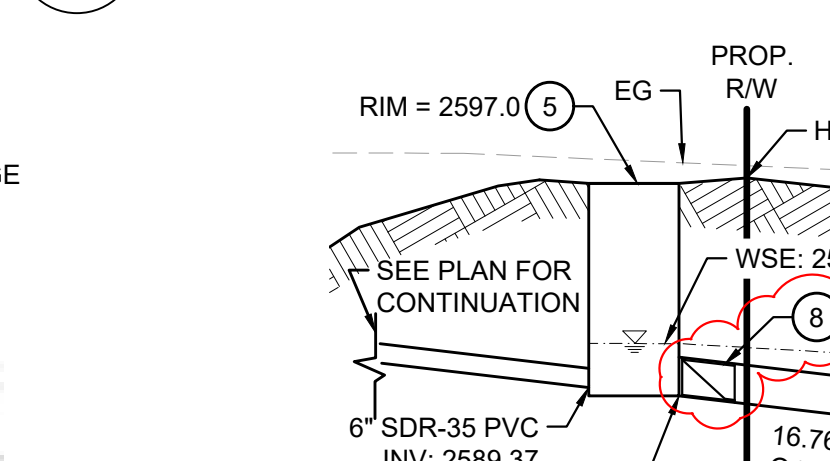
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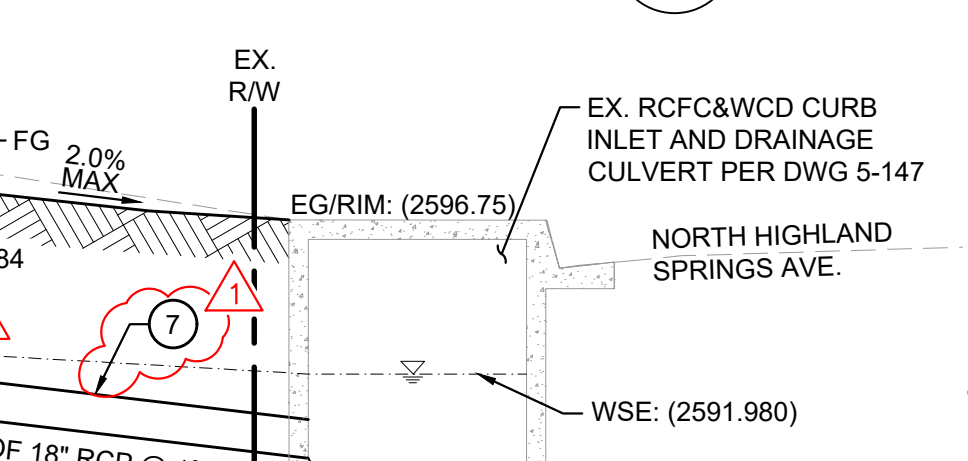
SECTION E



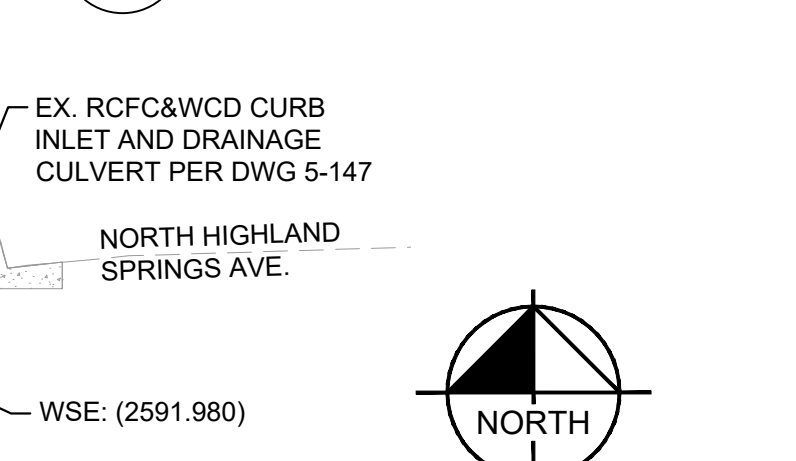
SECTION F



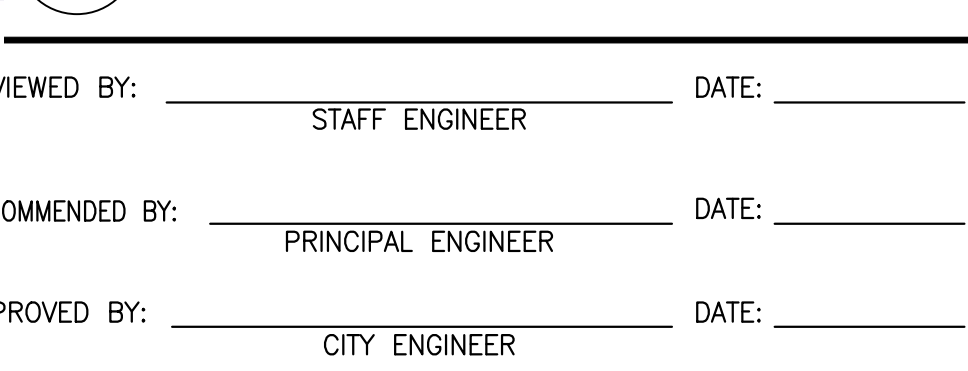
SECTION G



SECTION H



DETAIL 1



SEDIMENT TRAP SIZING CALCULATION

	SETTLING ZONE / SEDIMENT STORAGE VOLUME REQUIRED							
	AREA (SF)	CASQA SE-3 SETTLING VOLUME (CY/AC)	CASQA SE-3 STORAGE VOLUME (CY/AC)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	PONDING DEPTH (FT)	INFILTRATION RATE (IN/HR)	DRAW DOWN TIME (HR)
PARCEL 1	47,342	67	33	2934	3103	1.93	0.39	59
PARCEL 2	36,701	67	33	2275	2532	2.25	0.39	69

AS-BUILT

1/19/22

DIGALERT

Call 2 Working Days Before You Dig! 811

BENCHMARK: NO. 07.A.82

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".

ELEV. 2678.277 U.S. SURVEY FEET (1982)

SP	BY	MARK	RCFC PLAN CHECK COMMENTS	DESCRIPTION	APPR. DATE	DATE	JOB NUMBER:
				REVISIONS			

Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
BRYAN C. NORD
No. 87326
CIVIL
STATE OF CALIFORNIA

DATE: 05-12-2021

REVIEWED BY: _____ DATE: _____

STAFF ENGINEER

RECOMMENDED BY: _____ DATE: _____

PRINCIPAL ENGINEER

APPROVED BY: _____ DATE: _____

CITY ENGINEER

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

WDID#: 8 33C393742

PW2020-0609

CITY OF BEAUMONT, CALIFORNIA

ROUGH GRADING PLANS FOR:

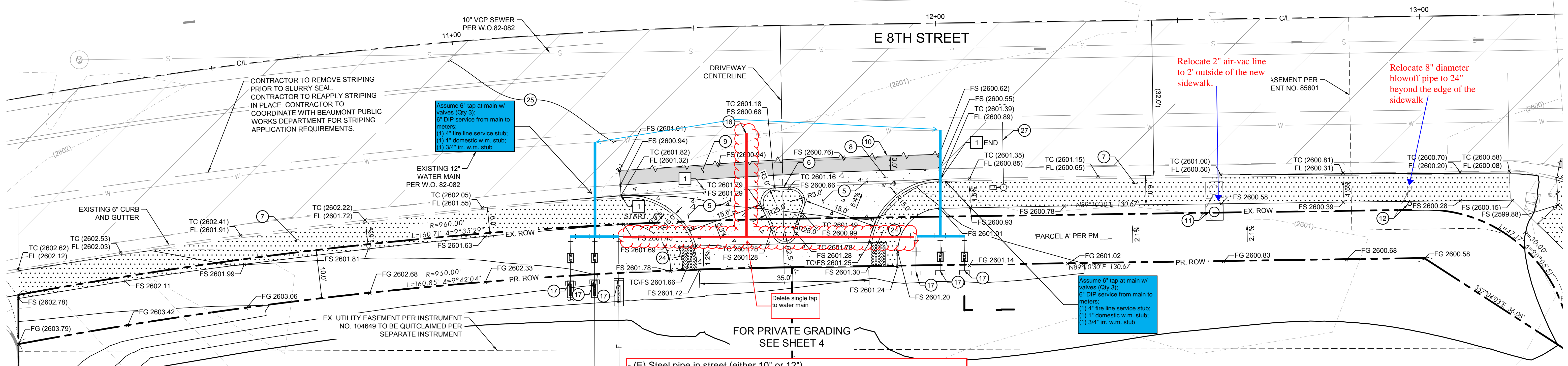
TPM NO. 37938, CUP 2020-046 & 047

SHEET 4

OF 9 SHEETS

FILE NO:

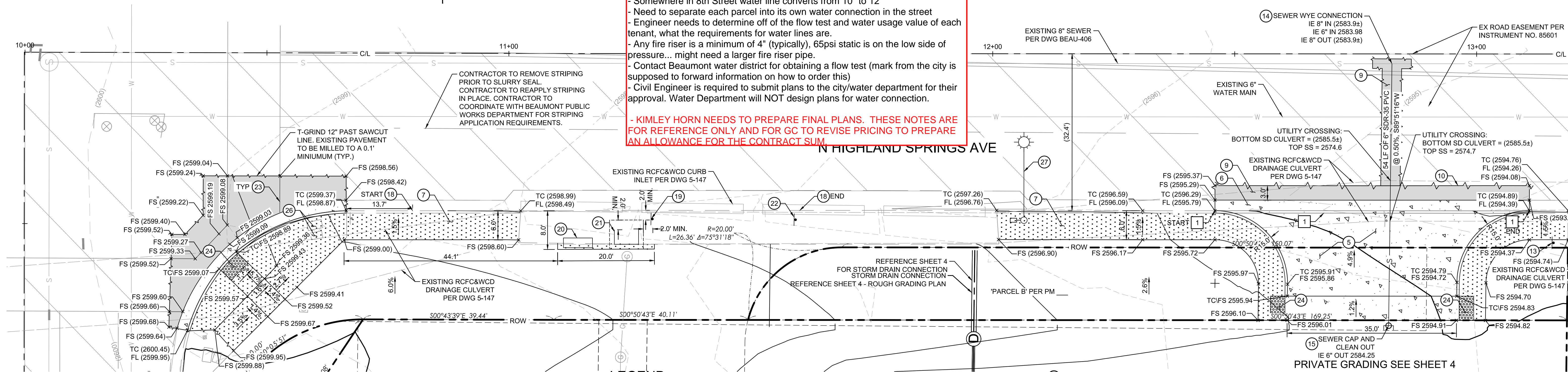
AS-BUILT



E 8TH STREET PUBLIC IMPROVEMENTS
SCALE: 1"=10'

(E) Steel pipe in street (either 10" or 12")
 - Need welded tee installed
 - Line in needs to be outside of the driveway
 - Assumed approximately a 65psi static water pressure
 - Tee needs (3) valves around for installation
 - Need to order flow test for confirmation on pressures
 - Somewhere in 8th Street water line converts from 10" to 12"
 - Need to separate each parcel into its own water connection in the street
 - Engineer needs to determine off of the flow test and water usage value of each tenant, what the requirements for water lines are.
 - Any fire riser is a minimum of 4" (typically), 65psi static is on the low side of pressure... might need a larger fire riser pipe.
 - Contact Beaumont water district for obtaining a flow test (mark from the city is supposed to forward information on how to order this)
 - Civil Engineer is required to submit plans to the city/water department for their approval. Water Department will NOT design plans for water connection.

- KIMLEY HORN NEEDS TO PREPARE FINAL PLANS. THESE NOTES ARE FOR REFERENCE ONLY AND FOR GC TO REVISE PRICING TO PREPARE AN ALLOWANCE FOR THE CONTRACT SUM.



N HIGHLAND SPRINGS AVE PUBLIC IMPROVEMENTS
SCALE: 1"=10'

GENERAL NOTES

- CONTRACTOR MUST START AT DOWNSTREAM MOST CONNECTION WHEN INSTALLING SEWER AND STORM DRAIN. CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES BETWEEN THE PLANS AND ON SITE CONDITIONS BE DISCOVERED.

LEGEND

- COMMERCIAL DRIVEWAY
8" PCC CLASS "2" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 207A
- SIDEWALK
4" PCC CLASS "B" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 401
- CRACK FILL AND SLURRY COAT.
- FULL DEPTH ASPHALT REPLACEMENT
MATCH IN KIND
- ROW / PROPERTY BOUNDARY
- C/L
- SAWCUT LINE

CONSTRUCTION NOTES

- CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STD. NO. 207A
- CONSTRUCT 6" TYPE D CURB PER COUNTY OF RIVERSIDE STD. NO. 204
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401
- CONSTRUCT CROSSGUTTER PER COUNTY OF RIVERSIDE STD. NO. 209
- 3' FULL DEPTH AC SLOT PATCH. MATCH IN KIND
- REMOVE AND REPLACE EXISTING WATER AIR VAC PER SEPARATE PERMIT
- EXIST. UTILITY APPURTENANCE TO BE RELOCATED

- RELOCATE SPEED LIMIT SIGN
- CONSTRUCT 6" SEWER LATERAL CONNECTION PER COUNTY OF RIVERSIDE STD. NO. 600
- SEWER CONTINUATION PER SEPARATE PERMIT. SEWER CLEANOUT PER EMWD STD DWG SB-52
- PROPOSED WATER SERVICE PER SEPARATE PERMIT
- WATER CAP. PER SEPARATE PERMIT
- PAINT CURB RED PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- INSTALL RIVERSIDE TRANSIT AGENCY BUS STOP SIGN PER RTA BUS STOP GUIDELINES FIGURE 17, SEE DETAIL B SHEET 2
- INSTALL 2' X 6' BUS BENCH PER RTA BUS STOP GUIDELINES FIGURE 19, SEE DETAIL C SHEET 2

- INSTALL RIVERSIDE TRANSIT AGENCY BUS SHELTER PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- INSTALL MUTCD R7-1 "NO PARKING" SIGN WITH RIGHT ARROW PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- 12" WHITE PAVEMENT MARKING. MATCH IN KIND
- DETECTABLE WARNING STRIP PER COUNTY OF RIVERSIDE STD. NO. 403
- 8TH STREET HALF-WIDTH IMPROVEMENT NOT REQUIRED IF COMPLETED BY NORTH DEVELOPER. DEVELOPER/CONTRACTOR TO COORDINATE WITH CITY AND DEVELOPER ON NORTH SIDE OF 8TH STREET.
- ADJUST ELECTRICAL BOXES LID TO GRADE

DEMO NOTES

- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER



BENCHMARK: NO. 07.A.82
 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
 ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Kimley Horn
 401 B STREET, SUITE 600,
 SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 DATE: _____
 JOB NUMBER: _____



REVIEWED BY: _____	DATE: _____
RECOMMENDED BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 ROUGH GRADING PLANS FOR:
 TPM NO. 37938, CUP 2020-046 & 047

SHEET
 5
 OF 8 SHEETS
 FILE NO:

PUBLIC IMPROVEMENT **AS-BUILT**

PW2020-0609

BEAUMONT-CHERRY VALLEY WATER DISTRICT

WATER GENERAL NOTES

- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER FACILITIES AND RECYCLED WATER FACILITIES AND PREPARATION OF WATER SYSTEM PLANS; LATEST REVISION, AND THE ADOPTED ADDENDUMS THERE TO.
- WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE INDICATED, ALL PIPES SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL PIPES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE.
- FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE STATE OF CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (TELEPHONE 811 / 800-227-2600) FOR LOCATION OF ALL UNDERGROUND UTILITIES TWO WORKING DAYS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. 1-1 (1-2) AND SHALL BE TYPE JONES 3765 6"x4"x2.5"x2.5" OUTLET.
- CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
- NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
- NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
- EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN INDICATING THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
- FIRE FLOW FOR THIS PROJECT IS 1500 GPM AT 20 PSI RESIDUAL
- CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY, WHICHEVER HAS JURISDICTION.
- CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
- AIR AND VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE. 2" AIR VALVE PIPING SHALL BE TAPE WRAPPED PER NOTE 17.
- CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, PLATE 6-3, AND PLATE 12. ALL COPPER SERVICES SHALL BE INSTALLED WITH TAPE WRAP OR WITH POLYETHYLENE ENCASEMENT.
- CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
- CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM.
- CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
- CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH THE RIVERSIDE COUNTY FIRE DEPARTMENT "GUIDELINES FOR FIRE HYDRANT MARKINGS" LATEST REVISION.
- ALL FIRE HYDRANT BARRELS ARE TO BE CHROME YELLOW WITH TOPS AND NOZZLE CAPS PAINTED WITH THE FOLLOWING CAPACITY-INDICATING COLOR SCHEME; CLASS-A GREEN.
- ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' TO ANY WATER SERVICE LATERAL.
- ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
- BASIS OF WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED RECORD DRAWINGS AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS TWO (2) WORKING DAYS PRIOR TO HYDRO TESTING OF PIPELINES.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT INTERSECT THE PLATES IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. D-2 FOR ALL VALVE LOCATIONS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL FURNISH DISTRICT WITH PROJECT SPECIFIC MATERIALS OF CONSTRUCTION SUBMITTALS (IN PDF FORMAT) FOR REVIEW APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL KEEP AND MAINTAIN AT THE JOB SITE ONE (1) SET OF RECORD DRAWINGS. CONTRACTOR SHALL MARK ON DRAWINGS ALL CHANGES IN PROJECT CONDITIONS, LOCATIONS, CONFIGURATIONS AND ANY DEVIATIONS WHICH MAY VARY FROM THE DRAWINGS. THESE MASTER RECORD DRAWINGS SHALL BE MAINTAINED AND UP TO DATE DURING THE PROGRESS OF WORK. RECORD DRAWINGS SHALL BE ACCESSIBLE TO THE DISTRICT AT ALL TIMES DURING CONSTRUCTION AND A COPY OF SAID RECORD DRAWINGS SHALL BE DELIVERED TO THE DISTRICT UPON COMPLETION OF THE WORK.
- ALL MECHANICAL FITTINGS TO BE RESTRAINED.
- ALL HYDRANT TEES SHALL BE MECHANICAL JOINT X FLANGE OUTLET.

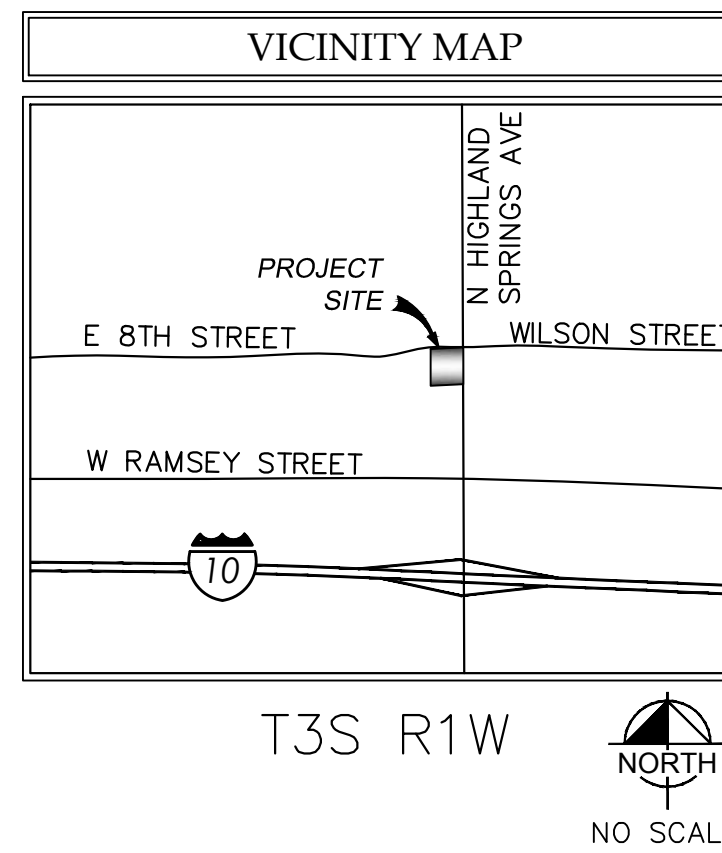
WATER GENERAL NOTES

- ALL JOINTS TO BE RESTRAINED SHALL BE WITH US PIPE, "FIELD LOK 350", MEGA LOKS (IF MECHANICAL JOINT), MCWANE, SURE STOP 350 GASKETS, OR DISTRICT APPROVED EQUAL.
- ALL HYDRANT, DRAIN AND BLOW OFF LATERALS SHALL BE RESTRAINED JOINTS.
- INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES AND ELBOWS (HORIZONTAL AND VERTICAL) AS A MINIMUM.
- ALL PROPOSED 4-INCH BLOW-OFF AND AIR VACUUM VALVE ASSEMBLIES AT INTERFACE CONNECTIONS ARE TEMPORARY.
- DOMESTIC WATER SHALL BE A MINIMUM PRESSURE CLASS 350 D.I.P. UNDER STORM DRAIN CROSSINGS, A 20-FT LENGTH D.I.P. AND STEEL SLEEVE SHALL BE CENTERED UNDER STORM DRAIN SUCH THAT NO WATER MAIN JOINTS ARE WITHIN 4-FT OF THE OUTSIDE DIAMETER OF THE STORM DRAIN. THE VERTICAL CLEAR SEPARATION SHALL BE A MINIMUM OF 1 FOOT.

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

OFF-SITE WATER IMPROVEMENT PLANS
TENTATIVE PARCEL MAP NO. 37938
E 8TH STREET AND N HIGHLAND SPRINGS AVE.
BEAUMONT, CA
PZ: 2750



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	DOMESTIC, FIRE, AND IRRIGATION SERVICE PLAN
3	DOMESTIC, FIRE, AND IRRIGATION DETAILS & STANDARDS
4	DOMESTIC, FIRE, AND IRRIGATION DETAILS & STANDARDS

APPLICANT'S ENGINEER CERTIFICATE

THIS CERTIFIES THAT ON JULY 15TH, 2021, I HAVE REVIEWED THE PLANS OF DOMESTIC WATER SYSTEM FOR THIS TRACT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALL IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR DOMESTIC USE.

THE DISTRIBUTION SYSTEM AND TRANSMISSION MAINS AT THE POINT OF SUPPLY TO THIS TRACT ARE ADEQUATE TO SUPPLY WATER TO ALL SECTIONS OF THE TRACT IN ACCORDANCE WITH SECTION 5-21 OF THE ABOVE QUOTED STANDARDS.

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM IS IN ACCORDANCE WITH THE REQUIREMENTS PRESCRIBED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

[Signature]
DATE: 1/21/2022
JOHN POLLOCK, PE
RCE 86160, EXP 12/31/2022

DISTRICT ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO EVERY LOT IN THIS TRACT IN ACCORDANCE WITH THE PURE WATER LAWS OF THE STATE OF CALIFORNIA.

DISTRICT ENGINEER _____ DATE _____

CITY OF BEAUMONT
FIRE DEPARTMENT APPROVAL: _____ DATE: _____
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT
REVIEWED BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
JEFFREY HART, DIRECTOR OF PUBLIC WORKS

Kimley-Horn
401 B STREET, SUITE 800, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

[Signature]
DATE: 1/21/22
JOHN POLLOCK, R.C.E. NO. 86160, EXP 12/31/2022

DOMESTIC WATER

- | | QTY/UNIT |
|---|----------|
| (W1) INSTALL WATER METER BOX PER BCVWD STANDARD, PLATE 12 WITH 1" SERVICE LINE PER BCVWD STANDARD, PLATE 6-3. CAP WATER LATERAL AT METER LOCATION. WATER METER INSTALLED BY FUTURE TENANT | 2 EA. |
| (W2) BACKFLOW PREVENTION DEVICE TO BE INSTALLED BY FUTURE TENANT | 2 EA. |
| (W3) INSTALL 6" DIP DOMESTIC WATER LATERAL SERVICE. SERVICE TRENCH PER BCVWD STANDARD, PLATE 6-2. CONTRACTOR TO CONFIRM SIZE, LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION | 43 LF. |
| (W4) INSTALL TEE WITH THRUST BLOCK PER BCVWD STANDARD, PLATE 11-1 (SIZE PER PLAN) | 1 EA. |
| (W5) INSTALL 4" DIP BLIND FLANGE | 1 EA. |
| (W6) RELOCATE EXISTING 2" WATER AIR VAC AND INSTALL 2' BEHIND PROPOSED SIDEWALK PER BCVWD STANDARDS, PLATE 5-1 | 1 EA. |
| (W7) EXISTING 8" BLOWOFF PIPE TO BE RELOCATED 2' BEHIND PROPOSED SIDEWALK PER BCVWD STANDARDS, PLATE 3-2 | 1 EA. |
| (W8) INSTALL 4" FLGD x FLGD DIP SPOOL, 8- FEET LONG | 8 LF. |
| (W9) INSTALL 90° BEND WITH THRUST BLOCK PER BCVWD STANDARD, PLATE 11-1 (SIZE PER PLAN) | 1 EA. |

FIRE WATER

- | | QTY/UNIT |
|---|----------|
| (F1) 6" FIRE BACKFLOW PREVENTION DEVICE TO BE INSTALLED PER SEPARATE PRIVATE UNDERGROUND FIRE PLANS (SEPARATE PERMIT) | 1 EA. |
| (F2) CONNECT TO EXISTING 12" STEEL WATER MAIN, OBTAIN CONNECTION PERMITS FROM LOCAL WATER AUTHORITY. CONNECT TO EXISTING WATER MAIN PER DETAIL A, SHEET 4 | 1 EA. |
| (F3) INSTALL GATE VALVE PER BCVWD STANDARD, PLATE 2. SIZE PER PLAN | 3 EA. |
| (F4) REFER TO PRIVATE UNDERGROUND FIRE PLANS FOR CONTINUATION (SEPARATE PERMIT) | 1 EA. |

IRRIGATION WATER

- | | QTY/UNIT |
|---|----------|
| (I1) INSTALL WATER METER BOX PER BCVWD STANDARD, PLATE 12 WITH 1" SERVICE LINE PER BCVWD STANDARD, PLATE 6-3. CAP WATER LATERAL AT METER LOCATION. WATER METER INSTALLED BY FUTURE TENANT | 2 EA. |
| (I2) BACKFLOW PREVENTION DEVICE TO BE INSTALLED BY FUTURE TENANT | 2 EA. |

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE PER PM NO. 37938
- CENTER LINE
- EASEMENT
- PROPOSED SANITARY SEWER PIPE
- PROPOSED FIRE WATER PIPE
- PROPOSED WATER PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER PIPE
- EXISTING SEWER PIPE
- EXISTING STORM DRAIN LINE
- POINT OF CONNECTION (© BLDG)
- PIPE END CAP
- GATE VALVE
- PIPE BEND AND THRUST BLOCK
- TEE AND THRUST BLOCK
- BACK FLOW PREVENTION DEVICE
- METER BOX
- EXISTING BLOW OFF VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PRIVATE FIRE HYDRANT

ABBREVIATIONS

- ACP --- ASBESTOS-CEMENT PIPE
- BCVWD --- BEAUMONT-CHERRY VALLEY WATER DISTRICT
- CL --- CENTERLINE
- DIP --- DUCTILE IRON PIPE
- (E) --- EXISTING
- FLGD --- FLANGED
- GV --- GATE VALVE
- (P) --- PROPOSED
- PE --- PLAIN END
- MJ --- MECHANICAL JOINT
- R/W --- RIGHT-OF-WAY
- STA --- STATION
- STL --- STEEL

NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDED. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ALL UTILITIES OR STRUCTURES NOT NOTED ON THESE PLANS BEFORE STARTING WORK.
- QUANTITIES SHOWN ON THESE PLANS ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

Plotted By: Hoffman, Scott. Sheet: Set: 8TH & HIGHLAND Layout: COVER January 21, 2022 11:08:14am K:\SND_LDEV\7-Eleven\3 Riverside 8th & Highland - 41640\Design\BCVWD_8th and Highland-BCVWD-Domestic-Fire-Irrigation.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DIGALERT
Call 2 Working Days Before You Dig
811

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR IS BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO. 5570 RECORDED OCTOBER 9, 1973 AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

SRH	MARK	DESCRIPTION	APPR.	DATE
		SHIFT EASTERN CONNECTION TO MAIN 8' EAST		
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		R E V I S I O N S		CITY

Kimley-Horn
401 B STREET, SUITE 800, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

[Signature]
DATE: 1/21/22
JOHN POLLOCK, R.C.E. NO. 86160, EXP 12/31/2022

DESIGN BY: SP
DRAWN BY: SRH
CHECKED BY: JP
SCALE: AS SHOWN
DATE: 1/20/22
JOB NUMBER: 1045933

BEAUMONT-CHERRY VALLEY WATER DISTRICT
RIVERSIDE COUNTY, CALIFORNIA

CITY OF BEAUMONT, CALIFORNIA
OFF-SITE WATER IMPROVEMENT PLANS
E 8TH STREET & HIGHLAND SPRINGS AVE

PZ: 2750

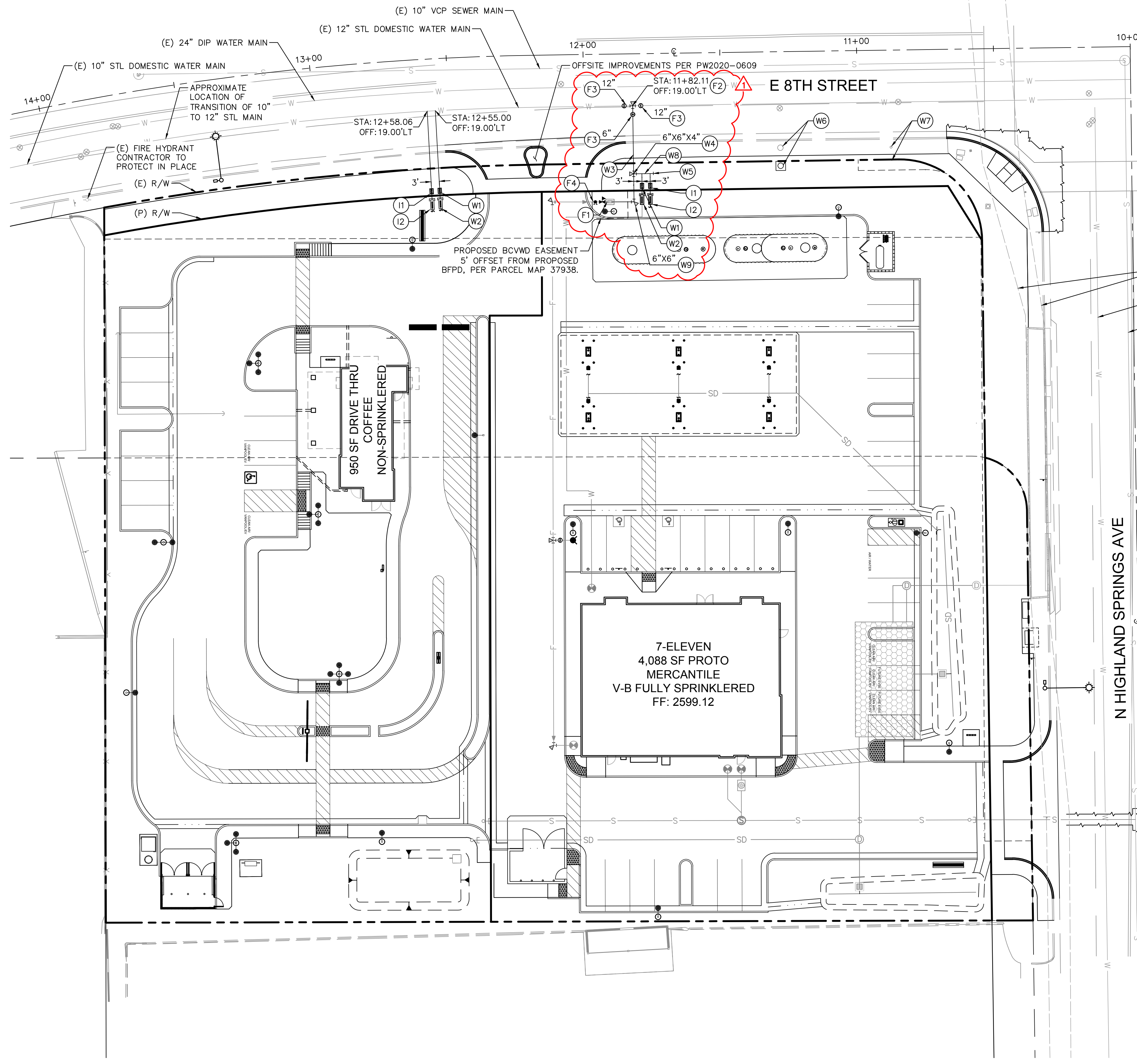
SHEET
1
OF 4 SHEETS
FILE NO.:

COVER SHEET

APPROVED BY: _____ DATE: _____
MARK B. SWANSON, DISTRICT ENGINEER (R.C.E. NO. 72332)

AS-BUILT

Sheet: Set: 8TH & HIGHLAND Layout: DOMESTIC January 21, 2022 10:58:08am K:\SND_LOEVA\Eleven\8th & Highland - 1045933 - 41640\Design\BCVWD\8th & Highland - BCVWD - Domestic Fire Irrigation.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY NOTES

1. SEE ARCHITECTURAL/MEP PLANS FOR ALL UTILITY CONNECTIONS INTO THE BUILDING
2. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
3. FRANCHISE UTILITIES PREPARED BY PROVIDERS. CONTRACTOR TO COORDINATE INSTALLATIONS, REQUIREMENTS AND ROUTING WITH PROVIDER
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MIN. COVER, UNLESS OTHERWISE APPROVED BY THE DISTRICT.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

DOMESTIC WATER

- (W1) INSTALL WATER METER BOX PER BCVWD STANDARD, PLATE 12 WITH 1" SERVICE LINE PER BCVWD STANDARD, PLATE 6-3. CAP WATER LATERAL AT METER LOCATION. WATER METER INSTALLED BY FUTURE TENANT
- (W2) BACKFLOW PREVENTION DEVICE TO BE INSTALLED BY FUTURE TENANT
- (W3) INSTALL 6" DIP DOMESTIC WATER LATERAL SERVICE. SERVICE TRENCH PER PER BCVWD STANDARD, PLATE 6-2. CONTRACTOR TO CONFIRM SIZE, LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION
- (W4) INSTALL TEE WITH THRUST BLOCK PER BCVWD STANDARD, PLATE 11-1 (SIZE PER PLAN)
- (W5) INSTALL 4" DIP BLIND FLANGE
- (W6) RELOCATE EXISTING 2" WATER AIR VAC AND INSTALL 2' BEHIND PROPOSED SIDEWALK PER BCVWD STANDARDS, PLATE 5-1 AND PLATE 12
- (W7) EXISTING 8" BLOWOFF PIPE TO BE RELOCATED 2' BEHIND PROPOSED SIDEWALK PER BCVWD STANDARDS, PLATE 3-2
- (W8) INSTALL 4" FLGD x FLGD DIP SPOOL, 8- FEET LONG
- (W9) INSTALL 90° BEND WITH THRUST BLOCK PER BCVWD STANDARD, PLATE 11-1 (SIZE PER PLAN)

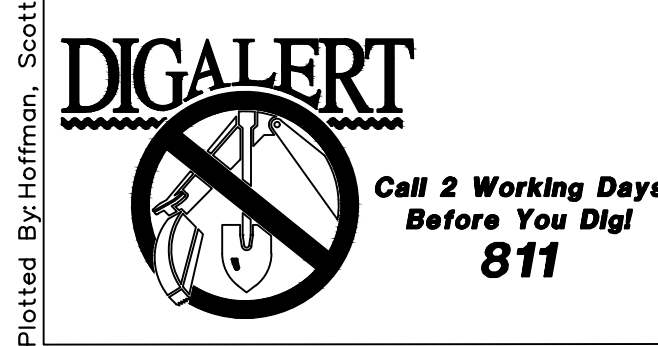
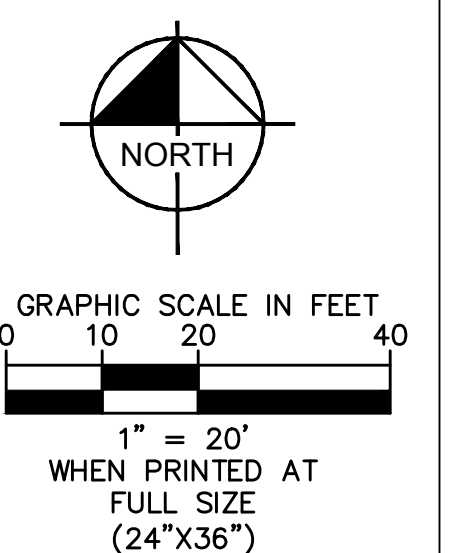
FIRE WATER

- (F1) 6" FIRE BACKFLOW PREVENTION DEVICE TO BE INSTALLED PER SEPARATE PRIVATE UNDERGROUND FIRE PLANS (SEPARATE PERMIT)
- (F2) CONNECT TO EXISTING 12" STEEL WATER MAIN, OBTAIN CONNECTION PERMITS FROM LOCAL WATER AUTHORITY. CONNECT TO EXISTING WATER MAIN PER DETAIL A, SHEET 4
- (F3) INSTALL GATE VALVE PER BCVWD STANDARD, PLATE 2. SIZE PER PLAN
- (F4) REFER TO PRIVATE UNDERGROUND FIRE PLANS FOR CONTINUATION (SEPARATE PERMIT)

IRRIGATION WATER

- (I1) INSTALL WATER METER BOX PER BCVWD STANDARD, PLATE 12 WITH 1" SERVICE LINE PER BCVWD STANDARD, PLATE 6-3. CAP WATER LATERAL AT METER LOCATION. WATER METER INSTALLED BY FUTURE TENANT
- (I2) BACKFLOW PREVENTION DEVICE TO BE INSTALLED BY FUTURE TENANT

- (E) R/CFC&WCD DRAINAGE CULVERT PER DWG 5-147
- (E) 12" ACP WATER MAIN
- (E) 8" SEWER MAIN



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR IS BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO. 5570 RECORDED OCTOBER 3, 1973 AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

BENCHMARK:
 CITY OF BEAUMONT BENCHMARK NO. 07.A.82
 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
 ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
SRH	▲	SHIFT EASTERN CONNECTION TO MAIN 8' EAST		
		REVISIONS		

Kimley-Horn
 401 B STREET, SUITE 800, SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

JOHN POLLOCK, R.C.E. NO. 86160, EXP 12/31/2022



DESIGN BY: SP
 DRAWN BY: SRH
 CHECKED BY: JP
 SCALE: AS SHOWN
 DATE: 1/20/22
 JOB NUMBER: 1045933

APPROVED BY: MARK B. SWANSON, DISTRICT ENGINEER (R.C.E. NO. 72332) DATE:

BEAUMONT-CHERRY VALLEY WATER DISTRICT
 RIVERSIDE COUNTY, CALIFORNIA

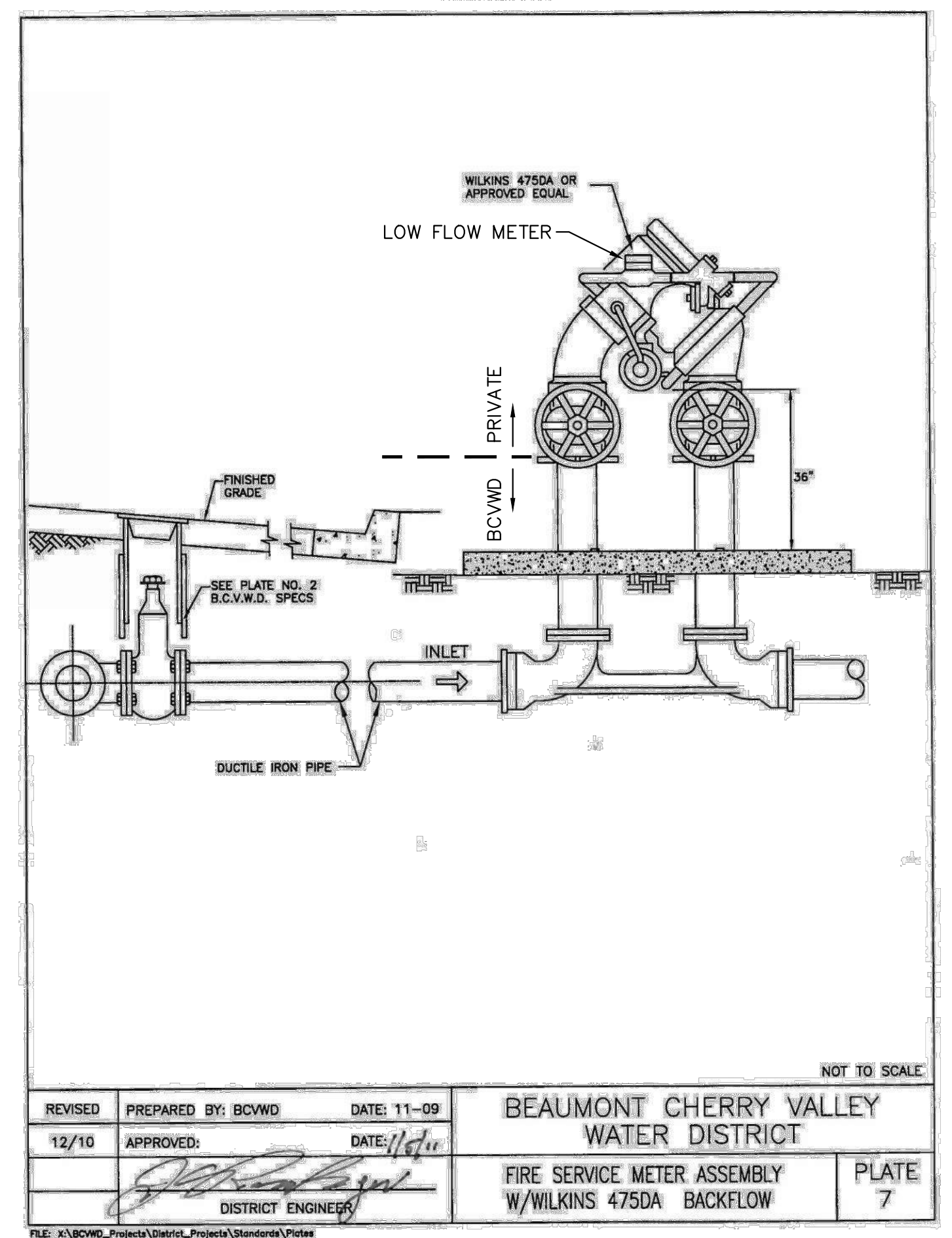
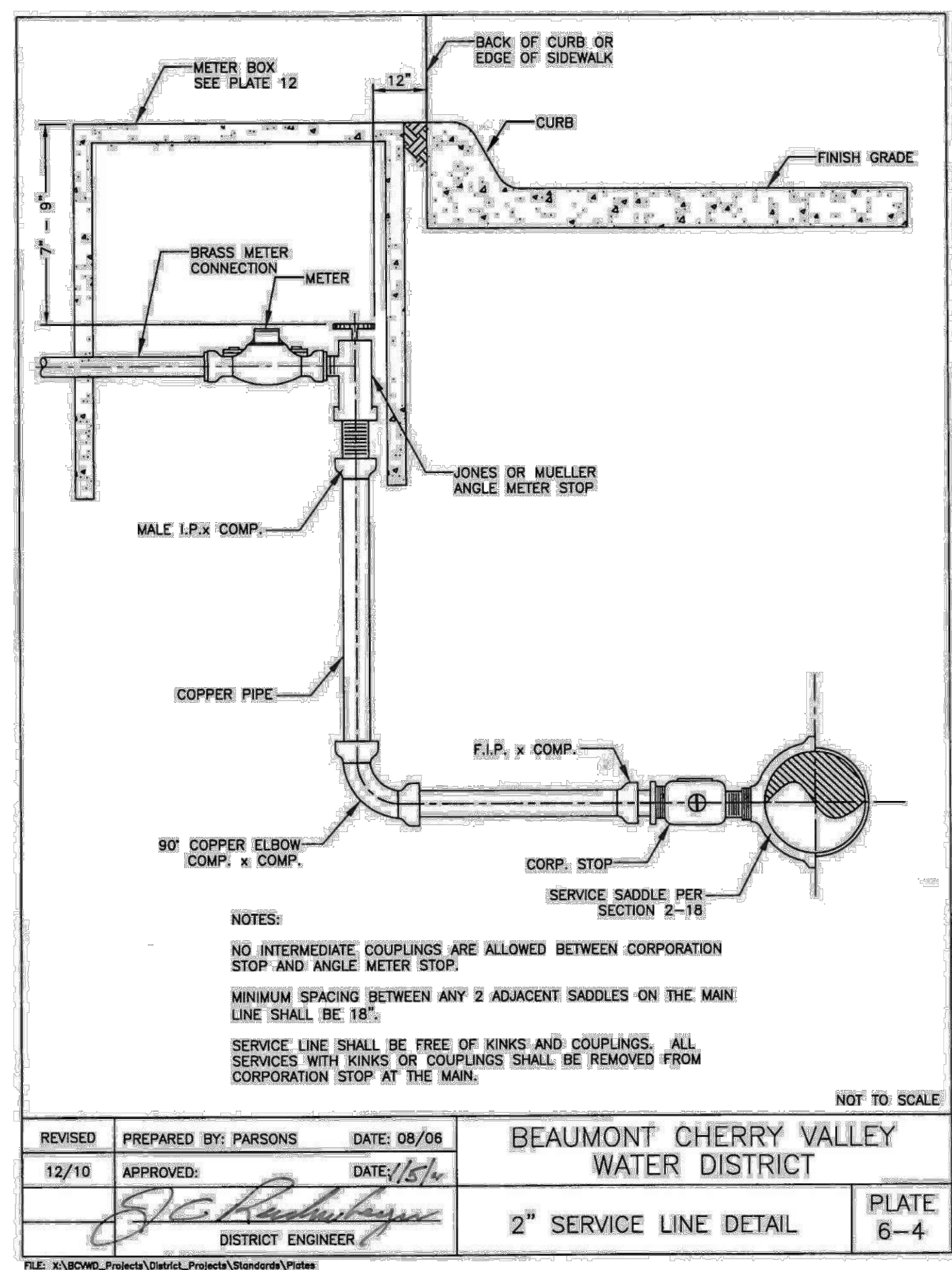
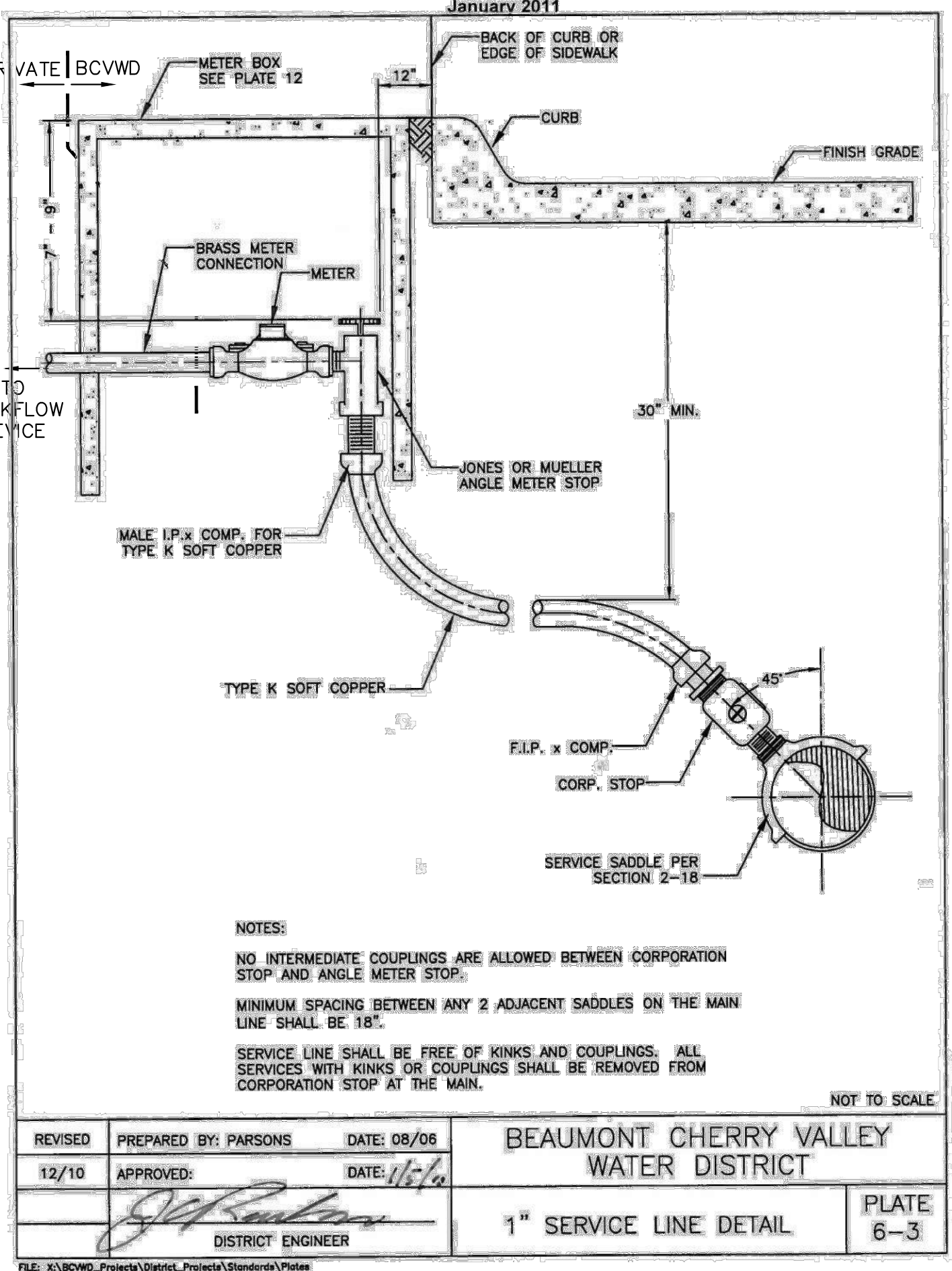
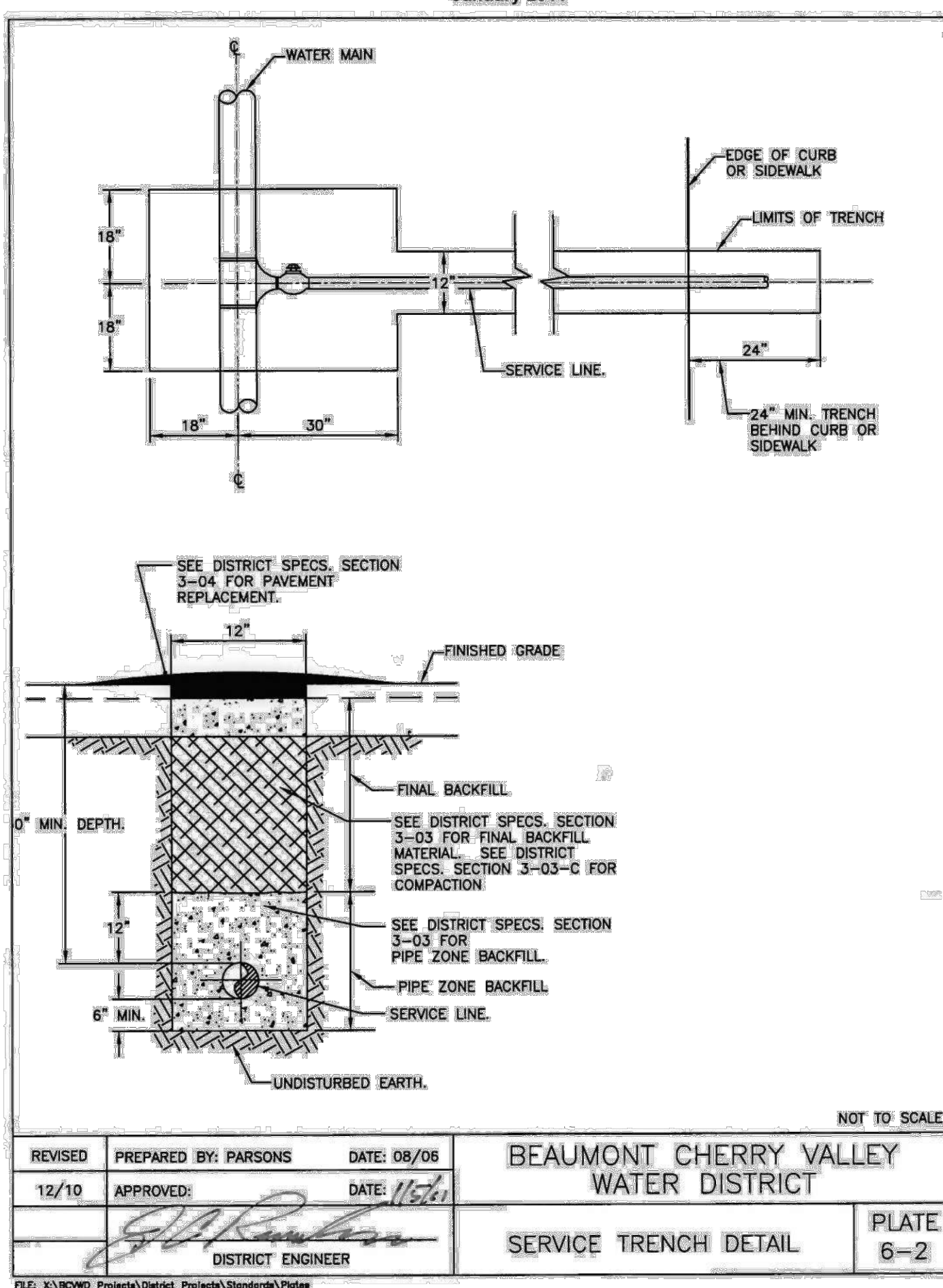
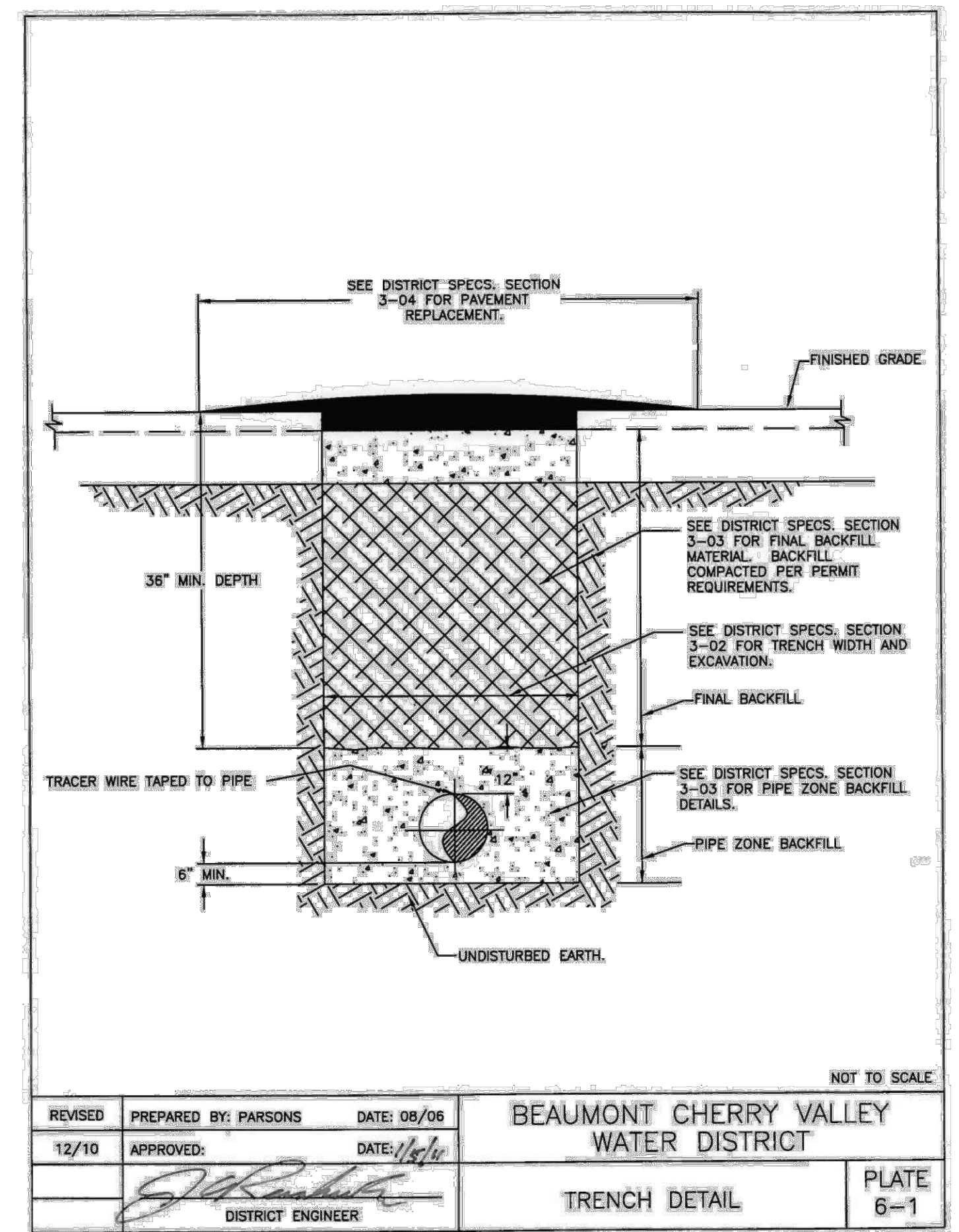
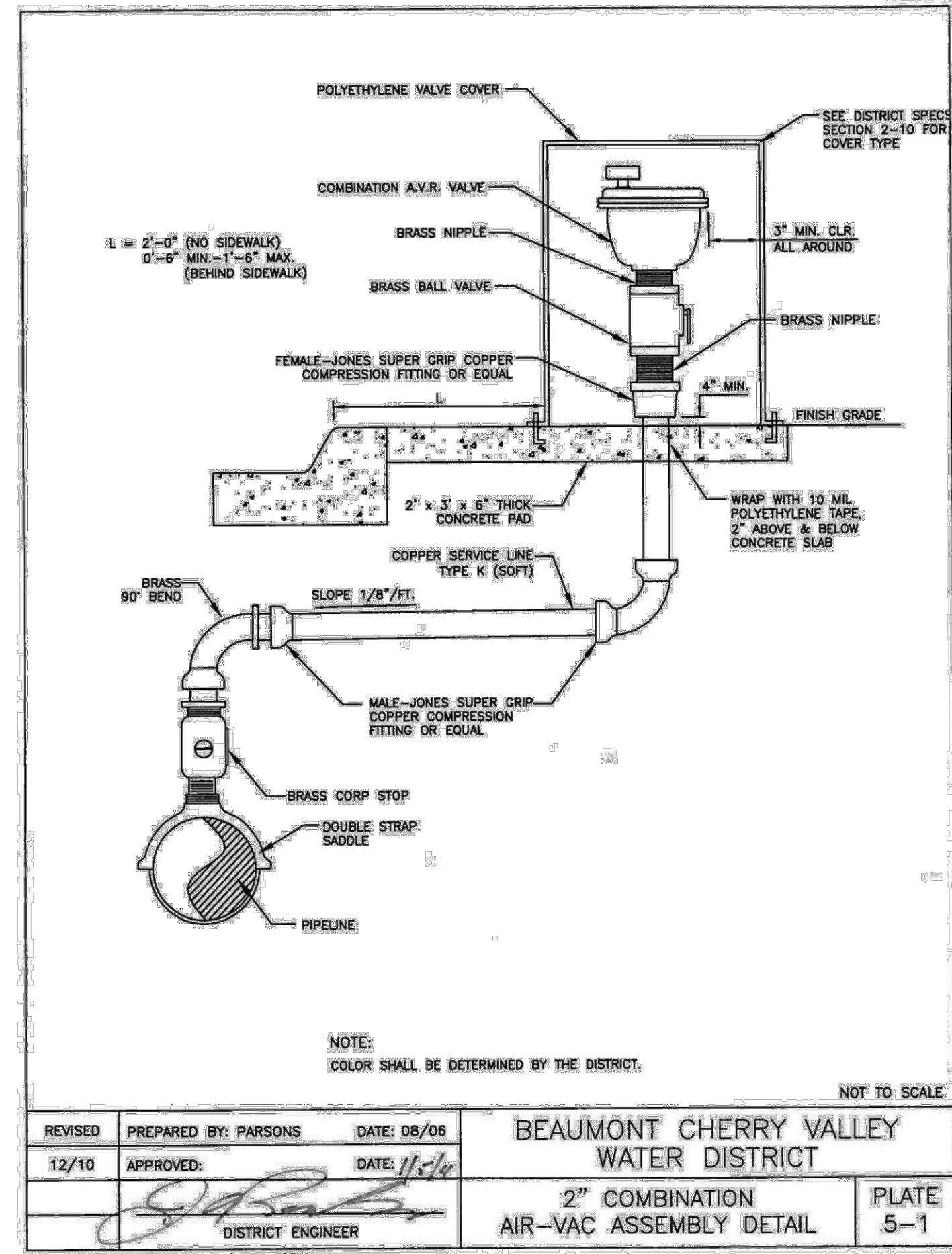
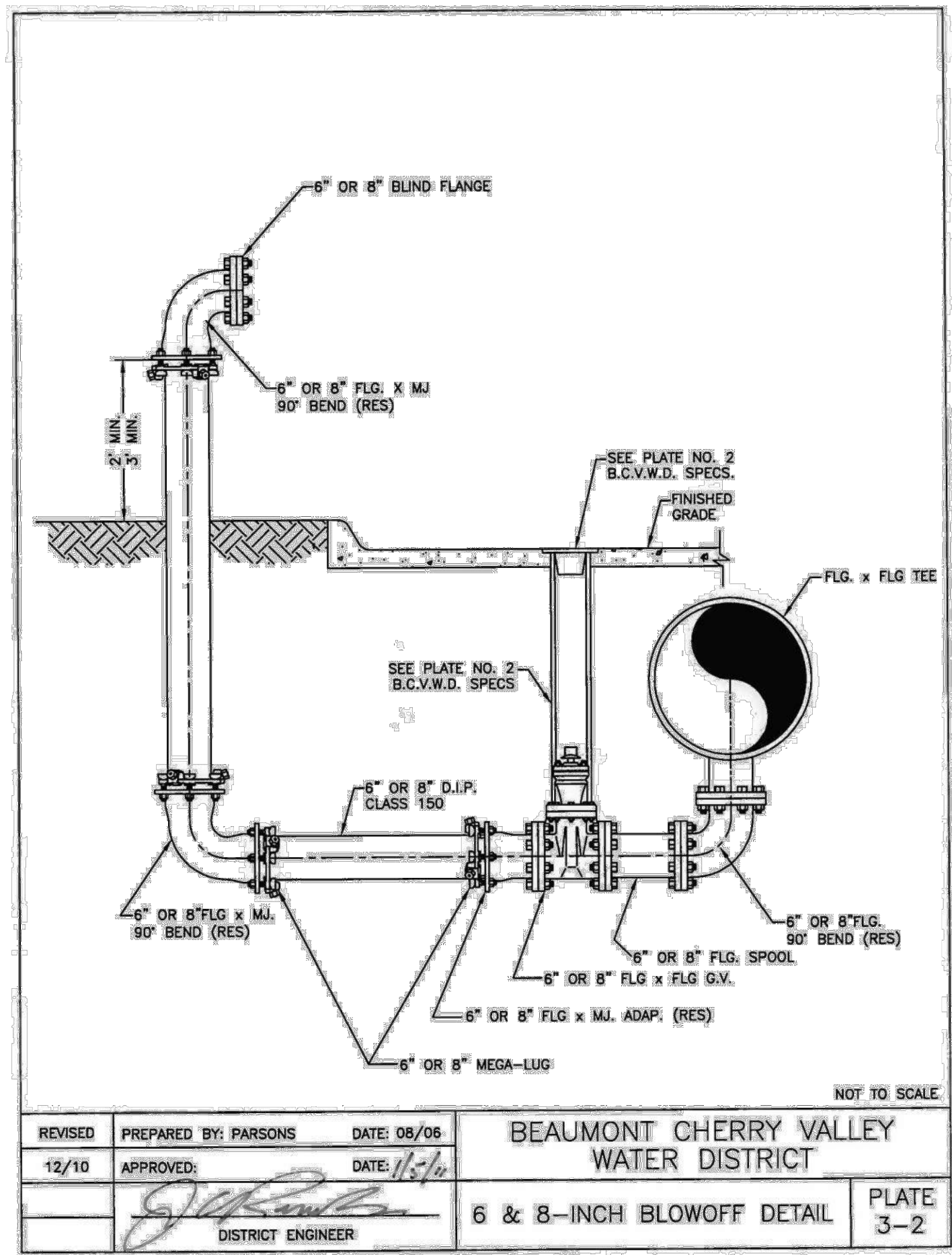
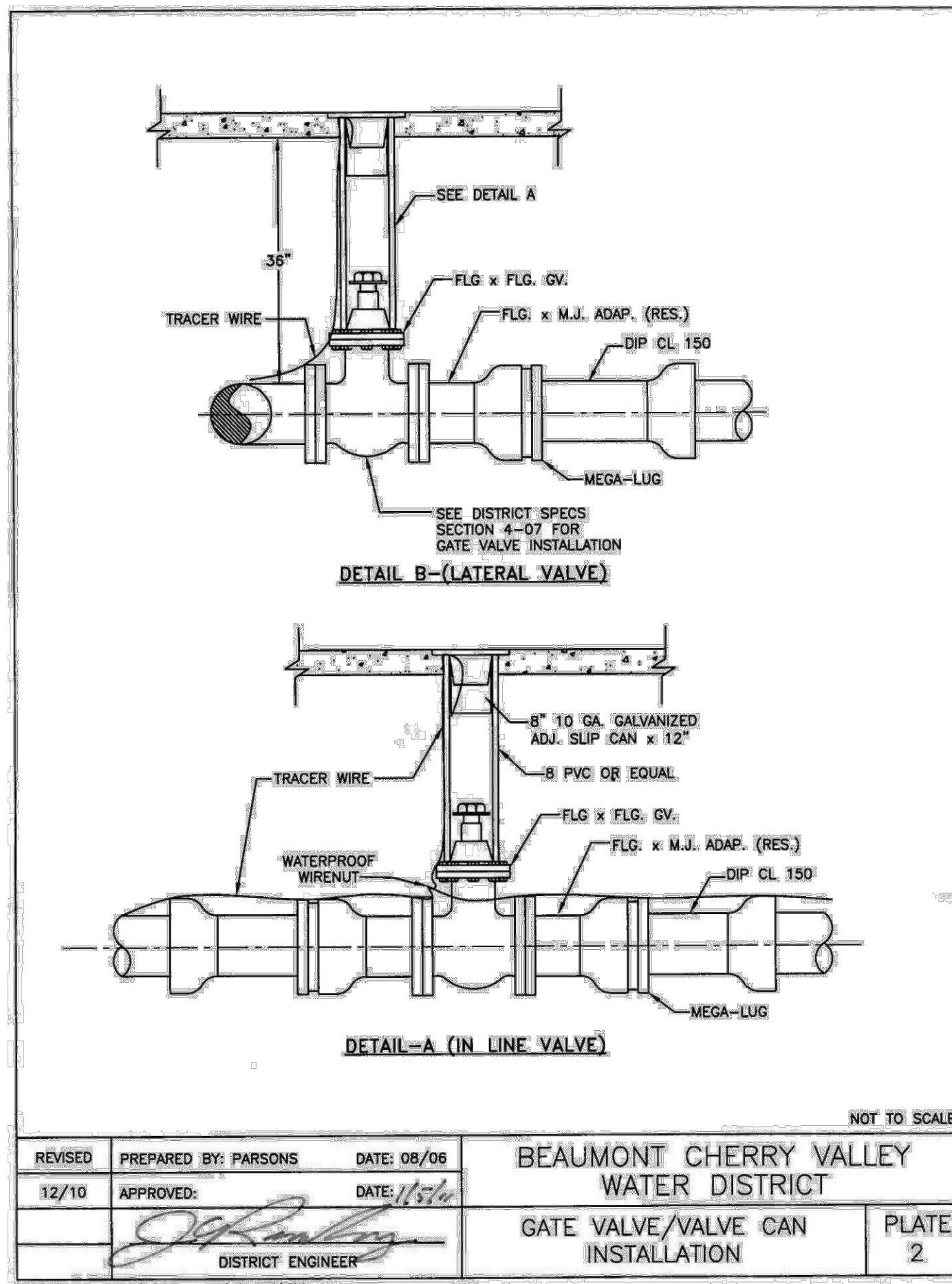
CITY OF BEAUMONT, CALIFORNIA
 OFF-SITE WATER IMPROVEMENT PLANS
 E 8TH STREET & HIGHLAND SPRINGS AVE

DOMESTIC, FIRE, AND IRRIGATION SERVICE PLAN

PZ: 2750
 SHEET
 2
 OF 4 SHEETS
 FILE NO.:

AS-BUILT

Sheet Set: 8TH & HIGHLAND Layout: DETAILS January 21, 2022 11:26:29am K:_RND_DEVT-Seven\z Riverside_8th & Highland - 1045933 - 41640\Design\BCVWD\8th and Highland\BCVWD-Domestic\Fire\Irrigation.dwg
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BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR IS BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO. 5570 RECORDED OCTOBER 9, 1973 AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BENCHMARK:
 CITY OF BEAUMONT BENCHMARK NO. 07.A.82
 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION, 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
 ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
SRH	▲	SHIFT EASTERN CONNECTION TO MAIN 8" EAST		
ENGINEER		REVISIONS	CITY	

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JOHN POLLOCK, R.C.E. NO. 86160, EXP 12/31/2022



DESIGN BY: SP
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 DATE: 1/20/22
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BEAUMONT-CHERRY VALLEY WATER DISTRICT
 RIVERSIDE COUNTY, CALIFORNIA

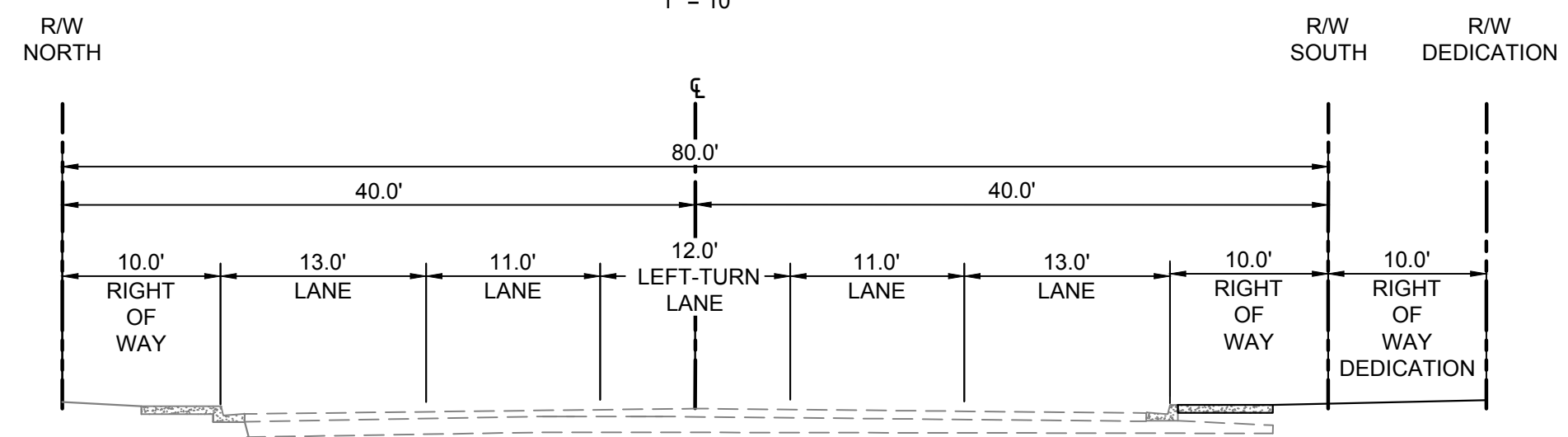
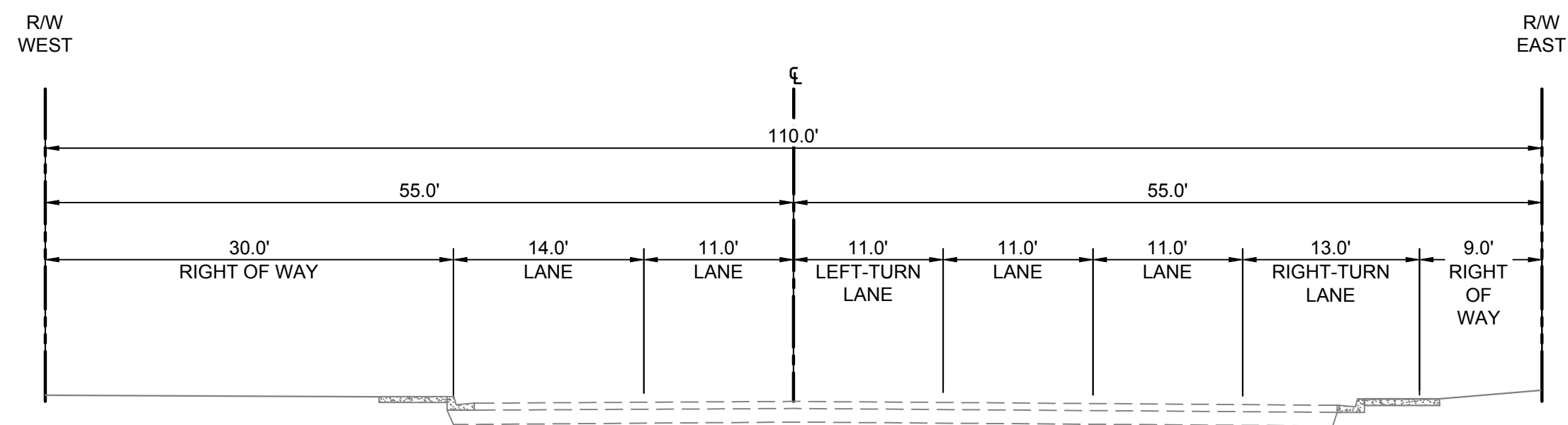
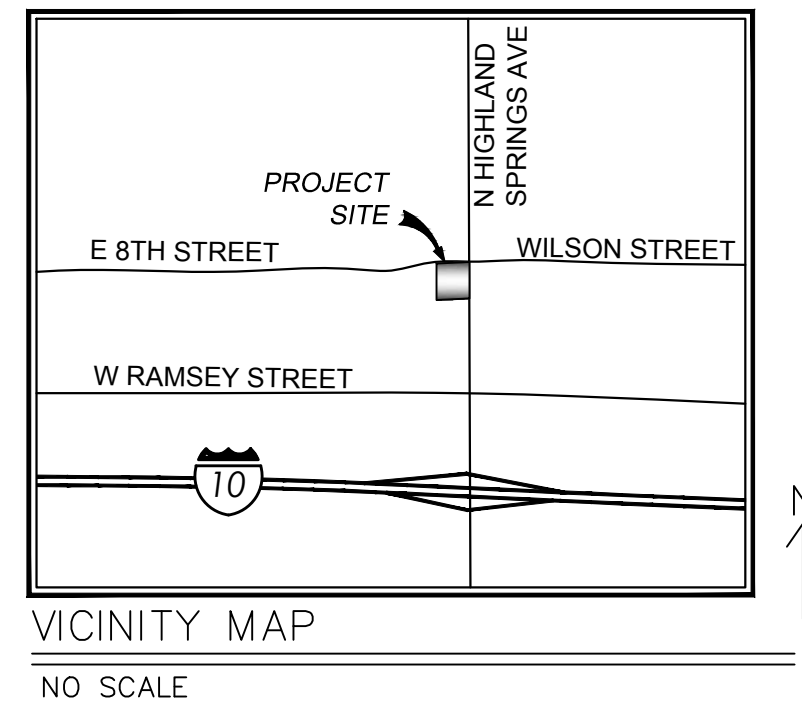
APPROVED BY: MARK B. SWANSON, DISTRICT ENGINEER (R.C.E. NO. 72332)
 DATE:

CITY OF BEAUMONT, CALIFORNIA
 OFF-SITE WATER IMPROVEMENT PLANS
 E 8TH STREET & HIGHLAND SPRINGS AVE
 DOMESTIC, FIRE, AND IRRIGATION
 DETAILS & STANDARDS

PZ: 2750
 SHEET
 3
 OF 4 SHEETS
 FILE NO.:

AS-BUILT

GRADING AND IMPROVEMENT PLANS FOR: TENTATIVE PARCEL MAP NO. 37938, CUP 2020-046, 047 CITY OF BEAUMONT, CA 92223



OWNER/APPLICANT

OWNER EVERGREEN - 8TH & HIGHLAND SPRING, L.L.C. 2390 EAST CAMELBACK RD, SUITE 410 PHOENIX, AZ 85016	APPLICANT EVERGREEN - 8TH & HIGHLAND SPRING, L.L.C. KAYTLIN FOX 2390 EAST CAMELBACK RD, SUITE 410 PHOENIX, AZ 85016 KFOX@EVGRE.COM 602-808-8600
---	--

SITE ADDRESS

PARCEL 1 (7-11):
1687 E EIGHTH STREET, BEAUMONT, CA 92223

ASSESSORS PARCEL NO.

419-150-034

PARCEL 2 (QSR):
1675 E EIGHTH STREET, BEAUMONT, CA 92223

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 5570, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

SHEET INDEX

SHEET DESCRIPTION	SHEET #
TITLE SHEET	1
GENERAL NOTES	2
PRIVATE ENGINEER NOTES	3
ROUGH GRADING PLAN	4
PUBLIC IMPROVEMENTS	5
EROSION CONTROL	6
LIGHTING PLAN TITLE SHEET	7
STREET LIGHT DETAILS & CIRCUIT DIAGRAM	8
STREET LIGHT POWER PLAN	9

ZONING

CC - COMMUNITY COMMERCIAL

EARTHWORK RESULTS

CUT (CU. YD.):	4350
FILL (CU. YD.):	240
NET CUT (CU. YD.):	4110
GROSS NET AREA (AC)	2.08
DISTURBED AREA (AC)	2.08

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR(S)

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF BEAUMONT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Bryan Nord
BRYAN NORD, R.C.E. NO. 87326
05-12-2021
DATE



LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
CONTOUR	100
FLOW LINE SLOPE	X XX%
SPOT ELEVATION	X XX 100.00
PRIVATE STORM DRAIN LIMIT OF PAD	[Symbol]
STORM DRAIN CLEAN OUT	[Symbol]
SILT FENCE	[Symbol]
GRAVEL BAGS	[Symbol]
CONSTRUCTION ENTRANCE	[Symbol]
INLET PROTECTION	[Symbol]
SAMPLING LOCATION	[Symbol]

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE / RIGHT-OF-WAY	R/W
CENTERLINE EASEMENT	[Symbol]
LOT LINE	[Symbol]
FENCE	X X
GAS PIPE	G G
CONTOUR	100
SEWER PIPE	S W
WATER PIPE	W W
CONCRETE	[Symbol]
AC PAVEMENT	[Symbol]
LANDSCAPE	[Symbol]
SIDEWALK	[Symbol]
CRACK FILL AND SLURRY COAT	[Symbol]

SCOPE OF WORK PROPOSED

THE PROJECT PROPOSES THE GRADING, CONSTRUCTION OF A BUILDING PAD, AND PUBLIC IMPROVEMENTS FOR A PROPOSED CONVENIENCE STORE, GASOLINE SERVICE STATION, AND DRIVE-THRU RESTAURANT. THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.

- BEAUMONT MUNICIPAL CODE.
- FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461. FLOOD CONTROL FACILITIES: THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STANDARDS FOR FLOOD CONTROL FACILITIES. SANITARY SEWER FACILITIES: THE EASTERN MUNICIPAL WATER DISTRICT'S STANDARDS FOR SANITARY SEWER FACILITIES. ALL OTHER PUBLIC WORKS: THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
- THIS SET OF PLANS.
- PLANNING APPROVAL NUMBERS PP2020-0276, CUP2020-0046, CUP2020-047, PW2020-0007 (TPM37938), & ENV2020-0012, DATED OCTOBER 8, 2020.
- SOILS REPORT AND RECOMMENDATIONS BY SALEM ENGINEERING GROUP, INC. PROJECT NO. 3-220-0008, DATED JANUARY 31, 2020.
- PARCEL 1 AND PARCEL 2 TO SUBMIT FINAL WATER QUALITY MANAGEMENT PLAN AND DRAINAGE REPORT WITH PRECISE GRADING AND ON-SITE IMPROVEMENT PLANS.

APPLICABLE CODES

- THE FOLLOWING CODES AND REGULATIONS ARE APPLICABLE TO THIS PROJECT:
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE - CALGREEN
 - CITY OF BEAUMONT MUNICIPAL CODE

WDID#: 8 33C393742

PW2020-0609



BENCHMARK: NO. 07.A.82

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".

ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		

DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	2/17/22
APPR. DATE:	
JOB NUMBER:	

Kimley»Horn

401 B STREET, SUITE 600,
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

Bryan Nord
BRYAN NORD, R.C.E.
05-12-2021
DATE

REVIEWED BY:	STAFF ENGINEER	DATE:	
RECOMMENDED BY:	<i>[Signature]</i> PRINCIPAL ENGINEER	DATE:	02/24/2022
APPROVED BY:	<i>[Signature]</i> CITY ENGINEER	DATE:	02/25/2022

CITY OF BEAUMONT, CALIFORNIA
ROUGH GRADING PLANS FOR:
TPM NO. 37938, CUP 2020-046 & 047

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

550 E. 6TH ST
BEAUMONT, CA 92223
TEL: (951) 769-8520
FAX: (951) 769-8526

SHEET
1
OF 9 SHEETS
FILE NO:
3371A

AS-BUILT

GRADING NOTES

- ALL GRADING SHALL CONFORM TO THE CITY OF BEAUMONT ORDINANCES, CURRENT ADOPTED CALIFORNIA BUILDING CODE, APPENDIX J, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, "LATEST EDITION" AND RECOMMENDATIONS OF THE SOILS ENGINEER.
- NO WORK SHALL COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION /GRADING.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE AND EROSION CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER, SEDIMENT TRANSPORTATION, AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- NO FILL SHALL BE PLACED ON EXISTING GROUND THAT HAS NOT BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
- MAXIMUM CUT AND FILL SLOPE = 2:1 EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT.
- PROVIDE A 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- PROVIDE A BROW DITCH DESIGNED TO HANDLE 100 YR STORM FLOWS ALONG THE TOP OF CUT SLOPES.
- MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL IS LESS THAN 10'. 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOE OF CUT OR FILL SLOPES.
- NO OBSTRUCTION OF FLOODPLAIN OR NATURAL WATER COURSES SHALL BE PERMITTED.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE SHALL CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS, PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10'.
- CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH CITY OF BEAUMONT REQUIREMENTS PRIOR TO FINAL GRADING INSPECTION
- ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PLANTED WITH APPROVED GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10' OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO A GRASS MIX GROUND COVER. SLOPES EQUAL TO OR GREATER THAN 4' IN VERTICAL HEIGHT SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM COMPLETE WITH AN APPROPRIATE BACKFLOW PREVENTION DEVICE PER CITY REQUIREMENTS.
- IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED, AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED GEOTECHNICAL ENGINEER OR GEOLOGIST PRIOR TO PLACEMENT OF FILL MATERIAL.
- ALL GRADING SHALL BE CONTINUOUSLY OBSERVED BY A COMPETENT SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
- A FINAL GEOTECHNICAL REPORT OF COMPLETION OF THE ROUGH GRADING, STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN, SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF BUILDING PERMITS. CERTIFICATIONS SHALL INCLUDE LINE GRADES, ELEVATIONS, AND LOCATION OF CUT/FILL SLOPES.
- A LAND SURVEYOR OR ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING SHALL SUBMIT A PAD CERTIFICATION FOR ALL PADS. THE ELEVATION WITH RESPECT TO MEAN SEA LEVEL SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
- A GEOTECHNICAL ENGINEER OR GEOLOGIST SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT A FINAL GEOTECHNICAL REPORT OF COMPLETION OF FINAL GRADING STATING SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING".
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT, GRIT, OIL, AND GREASE TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND BEAUMONT'S DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO DAYS BEFORE DIGGING AT 8-1-1 AND THE FOLLOWING UTILITY OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY CONSTRUCTION OR GRADING:
 a. CITY OF BEAUMONT 951.769.8520
 b. AT&T 800.892.0123
 c. SOUTHERN CALIFORNIA GAS COMPANY 800.427.2000
 d. BEAUMONT CHERRY VALLEY WATER DISTRICT 951.845.9581
 e. EDISON 800.409.2365
 f. SPECTRUM 855.900.6880
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL A SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF SEDIMENT, DEBRIS AND OTHER NUISANCES AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE CONSTRUCTION.
- ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LIMIT OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.

STREET IMPROVEMENT NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREENBOOK, LATEST EDITION, AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS CO-PERMITTEE WITH R.C.F.C. & W.C.D.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
- CONTRACTOR SHALL BE THE RESPONSIBILITY TO INSTALL AND MAINTAIN DURING CONSTRUCTION, REGULATORY GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY OF BEAUMONT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
- CONTRACTOR SHALL BE THE RESPONSIBLE TO OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
- CONTRACTOR MUST NOTIFY THE CITY OF BEAUMONT AT (951) 769-8520 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST PROVIDE CONSTRUCTION SCHEDULE TO THE CITY OF BEAUMONT AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE TO APPLY TO THE RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMITEE NUMBER ON THE PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- CONTRACTOR SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY

- TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
 - ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
 - ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
 - PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
 - ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
 - THE CONTRACTOR SHALL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
 - STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
 - INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
 - FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.

STORM DRAIN NOTES

- CONTRACTOR SHALL CONSTRUCT THE DRAINAGE IMPROVEMENT SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESIGN MANUAL STANDARD DRAWINGS, RECENT EDITION, THE SSPWC "LATEST EDITION", AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
- CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS CO-PERMITTEE WITH R.C.F.C. & W.C.D.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND DIRT, OIL, AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITEES.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
- CONTRACTOR SHALL BE THE RESPONSIBILITY TO INSTALL AND MAINTAIN DURING CONSTRUCTION, REGULATORY GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY OF BEAUMONT.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
- CONTRACTOR SHALL BE THE RESPONSIBLE TO OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
- CONTRACTOR MUST NOTIFY THE CITY OF BEAUMONT AT (951) 769-8520 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST PROVIDE CONSTRUCTION SCHEDULE TO THE CITY OF BEAUMONT AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
- CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLANS.
- THE CONTRACTOR SHALL VERIFY, BY POT HOLING, THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
- CONTRACTOR SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES.
- ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN ARE TO THE INVERTS OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
- STORM DRAIN PROFILES CONTAIN CALL-OUTS AND REFERENCE TO INTERSECTING STORM DRAIN LINES. INTERSECTIONS OF THESE JUNCTIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS TO OBTAIN INVERT ELEVATIONS FROM THE RESPECTIVE PROFILE OF THE INTERSECTING PIPE.
- ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE-CENTERLINE-INTERSECTION STATION.
- ALL PIPE LENGTHS ARE HORIZONTAL PROJECTIONS (NOT TRUE LENGTHS OF PIPE) AND ARE THE BASIS OF THE ESTIMATES OF QUANTITIES. THE CONTRACTOR SHALL DETERMINE THE TRUE QUANTITY OF PIPE REQUIRED FOR THIS PROJECT PRIOR TO PLACING THE ORDER.
- ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6 INCHES OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
- PIPE BEDDING SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DWG. M 815
- "V" IS THE DEPTH OF INLET AT THE CATCH BASINS MEASURED FROM THE TOP OF THE CURB TO THE INVERT OF CONNECTOR PIPE.
- HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
- ALL BACKFILL AND BEDDING AROUND STRUCTURES AND PIPES SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT RELATIVE COMPACTION EXCEPT WHERE SUCH MATERIAL IS PLACED UNDER EXISTING PAVED ROADWAYS. THE TOP 3 FEET, MEASURED FROM THE FINISH PAVING, SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
- CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND PER LATEST CITY STANDARD AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. FOR PAVEMENT OVERLAY, 0.10" MIN. FOR FULL LANE WIDTH IS REQUIRED.
- ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, STORM DRAINS.
- ALL SURVEY MONUMENTS SHALL BE REPLACED AS REQUIRED. MONUMENTS SHALL BE TIED OUT PRIOR TO CONSTRUCTION AND REPLACED UPON COMPLETION OF CONSTRUCTION.

APPLICABLE CODES

"EVERY EXCAVATION ON A SITE LOCATED 5 FT OR LESS FROM THE STREET AND ALLEY LOT LINE SHALL BE ENCLOSED WITH A BARRIER NOT LESS THAN 6 FT IN HEIGHT. [CBC 3306.9]"

"ALL OF THE GRADING PROCEDURES, RECOMMENDATIONS, AND SPECIFICATIONS THAT ARE INDICATED ON THE GEOTECHNICAL REPORT NO.3-220-0008, DATED JANUARY 31, 2020, PREPARED BY SALEM ENGINEERING GROUP MUST BE ADHERED TO."

"THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS PROVIDED IN THE SOIL REPORT DATED JANUARY 31, 2020."
SIGNATURE _____ AND DATE _____

"PRIOR TO REQUESTING A FOUNDATION INSPECTION FROM THE DEPARTMENT OF BUILDING AND SAFETY, THE SOILS ENGINEER SHALL INSPECT AND APPROVE

THE FOUNDATION EXCAVATIONS".

"THE FILL MATERIAL SHALL NOT INCLUDE ORGANIC OR OTHER DELETERIOUS MATERIALS." [CBC J107.4]

"NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 3", OR AS INDICATED IN THE SOIL REPORT, (WHICHEVER IS SMALLER), IN ANY DIMENSION SHALL BE INCLUDED IN FILLS." [CBC J107.4]

"ALL FILL MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12" IN DEPTH, OR AS INDICATED IN THE SOIL REPORT, WHICHEVER IS MORE CONSERVATIVE." [CBC J107.5]

"THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL." [CBC J107.2]

"THE REQUIRED PERMANENT EROSION CONTROL DEVICES AND/OR METHODS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTIONS." [CBC J101.11]

"PROVIDE BENCHING WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL (20%) AND THE DEPTH OF THE FILL EXCEEDS 5'. AND MUST BE IN ACCORDANCE WITH CBC FIGURE J107.3. A KEY SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH." [CBC J107.3]

"BUILDING TO HAVE A LEVEL SETBACK FROM ASCENDING SLOPES EXCEEDING 3:1 (H:V) A MINIMUM OF H/2 BUT NEED NOT EXCEED 15 FT." [CBC 1808.7.1, FIGURE 1808.7.1]

"FOUNDATION TO BE SETBACK FROM DESCENDING SLOPES EXCEEDING 3:1 (H:V) A MINIMUM OF H/3 BUT NEED NOT EXCEED 40 FT." [CBC 1808.7.2, FIGURE 1808.7.1]

"ALL GRADED CUT OR FILL SLOPES SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (50%)." [CBC J106.1, J107.6]

"TOE OF CUT OR FILL SLOPES SHALL NOT BE NEARER TO A SITE PROPERTY LINE THAN ONE-FIFTH THE HEIGHT OF THE FILL, WITH A MINIMUM 2 FT. AND A MAXIMUM 10 FT." [CBC J108.2, FIGURE J108.1]

"TOP OF CUT OR FILL SLOPE SHALL NOT BE NEARER TO A SITE PROPERTY LINE THAN ONE-FIFTH THE HEIGHT OF THE SLOPE, WITH A MINIMUM 2 FT. AND A MAXIMUM 10 FT." [CBC J108.2, FIGURE J108.1]

FIGURE 17: BUS STOP SIGN PARAMETERS

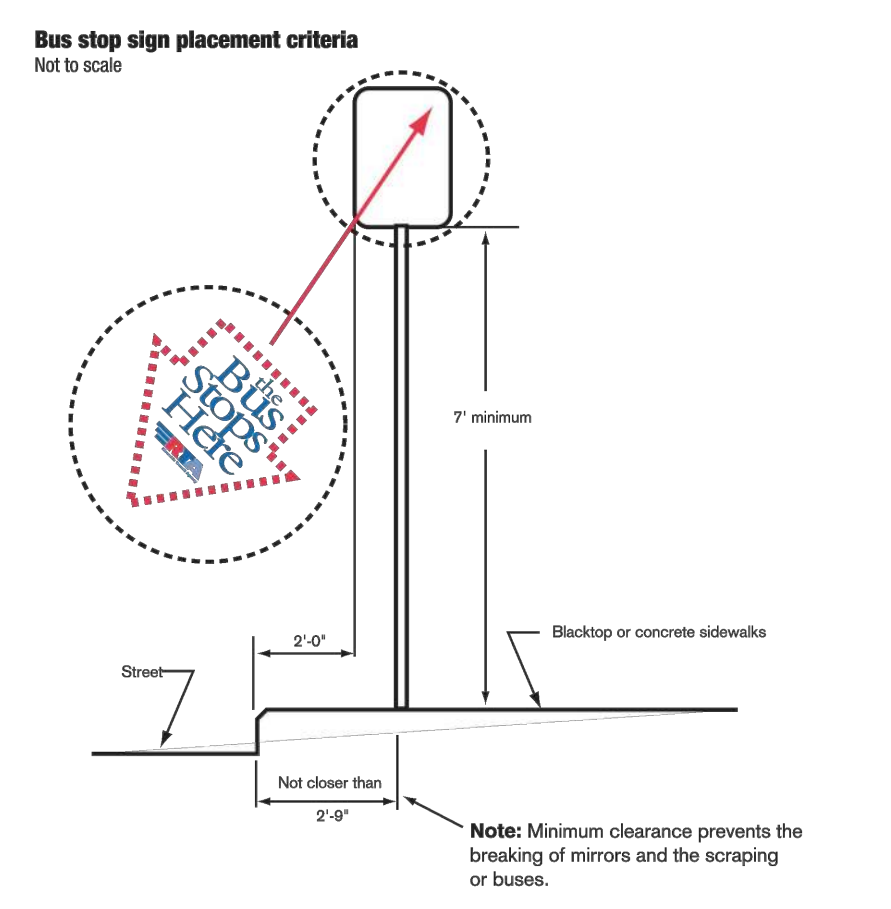
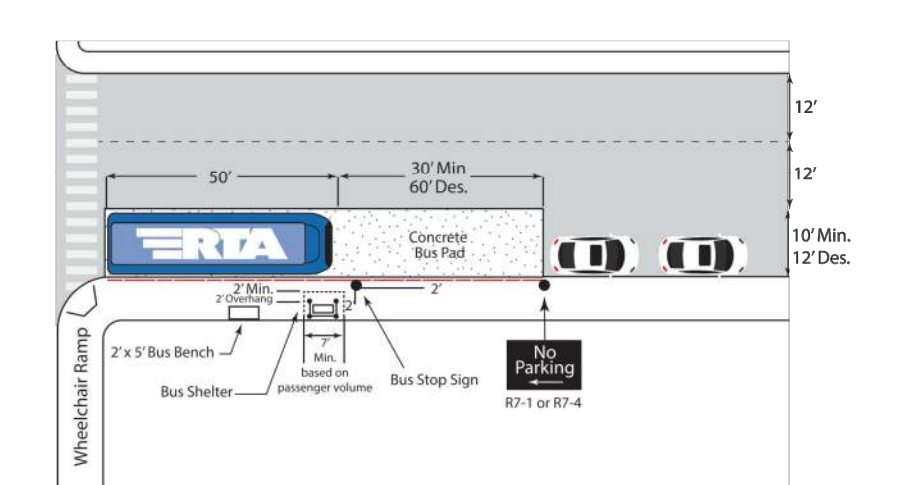


FIGURE 18: BUS STOP WITH PASSENGER AMENITIES

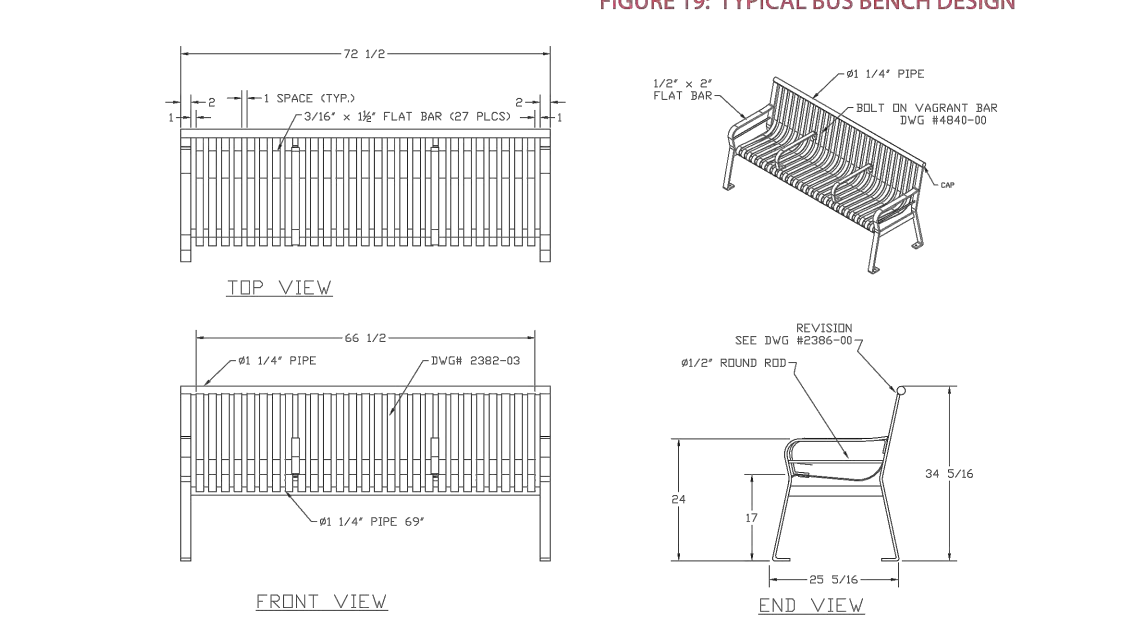
Summary of Dimensions For Bus Stop Amenities



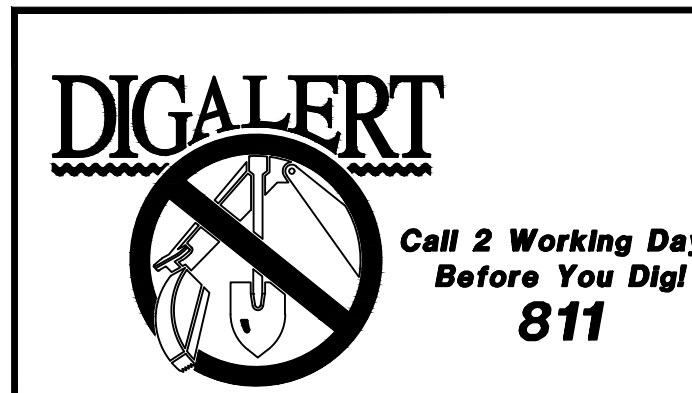
A BUS STOP LAYOUT DETAIL NOT TO SCALE

B BUS STOP SIGN DETAIL NOT TO SCALE

FIGURE 19: TYPICAL BUS BENCH DESIGN



C BUS BENCH DETAIL NOT TO SCALE



BENCHMARK: NO. 07.A.82
 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
 ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		RELOCATION OF BUS STOP REMOVAL OF CROSS GUTTER DETAIL, & SEWER MANHOLE AT SS MAIN CONNECTION		2/17/22
		REVISIONS		

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: AS SHOWN
 DATE: 2/17/22
 JOB NUMBER: _____

Kimley»Horn
 401 B STREET, SUITE 600,
 SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

BRYAN NORD
 R.C.E. 05-12-2021
 DATE

REVIEWED BY: _____ DATE: _____
 STAFF ENGINEER

RECOMMENDED BY: _____ DATE: 02/24/2022
 PRINCIPAL ENGINEER

APPROVED BY: _____ DATE: 02/25/2022
 CITY ENGINEER

WDID#: 8 33C393742 PW2020-0609

CITY OF BEAUMONT, CALIFORNIA
 ROUGH GRADING PLANS FOR:
 TPM NO. 37938, CUP 2020-046 & 047

SHEET 2 OF 9 SHEETS
 FILE NO: 3371A

NOTES AND DETAILS

AS-BUILT

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES

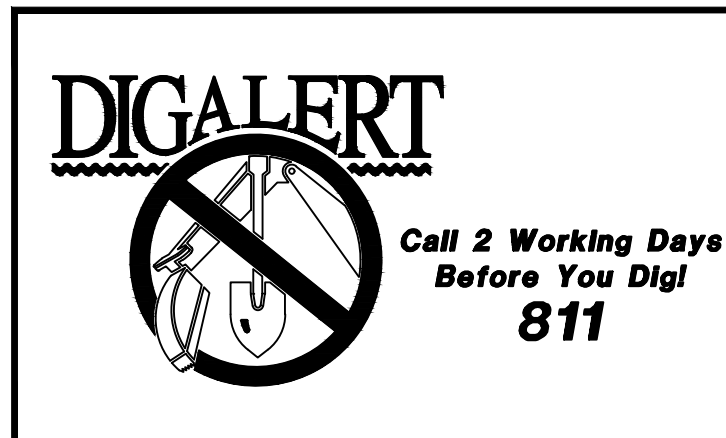
1. STANDARDS AND PLANS:
ALL CONSTRUCTION AND PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF BEAUMONT, STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND UNLESS SHOWN OR SPECIFIED OTHERWISE, WITH THE LATEST EDITIONS OF THE STATE ("CALTRANS") STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL.
IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.
WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
2. EXISTING UTILITIES AND COORDINATION OF WORK:
THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. KIMLEY-HORN AND ASSOCIATES, INC., HERINAFTER DESIGNATED AS THE ENGINEER, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE SAID FIRM TO HAVE A REPRESENTATIVE PRESENT.
THE CITY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 1-800-227-2600.
3. CONFLICTS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.
4. CONTROL POINTS AND SURVEY MONUMENTS:
CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS AND THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY OWNER TO THE ENGINEER.
5. OBSTRUCTIONS:
THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT.
ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.
TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY GRADING INSPECTOR. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITH THE DRIP LINE OF A TREE TO BE REMOVED SHALL BE BY GRINDING METHOD TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE EXISTING OR PROPOSED WHICH EVER IS DEEPER.
ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.
6. PUBLIC SAFETY AND TRAFFIC CONTROL:
CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, PRIOR TO BEGINNING ANY EXCAVATION.
PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5: MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES). SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
7. ENCROACHMENT PERMITS:
UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM THE CITY, COUNTY, CALTRANS AND ALL OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.
8. EARTHWORK:
A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PER GEOTECH REPORT AND ALL ADDENDUMS, AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN.
B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES.
C. EARTH-WORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL DEGRADING.
D. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
E. THE CONTRACTOR SHALL UTILIZE DUST CONTROL STANDARDS CONSISTENT WITH CITY OF BEAUMONT STANDARDS.
F. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 4:1, REFER TO THE RATION OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN". ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
G. TO ACCOMMODATE TRENCH SPOIL, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF STREETS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE CITY.
H. ALLOWABLE GRADING TOLERANCE IS PLUS OR MINUS 0.10 FOOT OF THE ELEVATIONS SHOWN HEREON.
I. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE PRIOR TO RAINY SEASON, THEN THE CONTRACTOR SHALL:
IA. PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
IB. GRADE GUTTER SAG POINTS TO DRAIN.
IC. PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
IH. CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
II. CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE CITY ENGINEER.
J. THE TOP 6 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.

- K. EXISTING ASPHALT PAVEMENT MAY BE USED AS FILL MATERIAL ONLY AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD. ALL DELETERIOUS MATERIAL AND REBAR MUST BE REMOVED. AC PLACEMENT INFILL CAN ONLY BE PLACED UNDERNEATH PARKING AREAS AND CANNOT BE PLACED UNDERNEATH OR DOWNSTREAM OF INFILTRATION BASIN.
9. PIPELINES
ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.
THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
10. ADJUSTING MANHOLES, VALVE AND MONUMENT BOXES:
THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE, ALL EXISTING UTILITY STRUCTURES, INCLUDING MANHOLES AND VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
12. STORM DRAIN SYSTEM:
A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.
B. STORM DRAIN PIPE SHALL BE HDPE, UNLESS OTHERWISE SHOWN ON PLAN, AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.
D. TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.
13. PRESERVATION OF PROPERTY:
TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE-GUARDS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
14. DEMOLITION:
EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA ARE INTENDED TO BE SHOWN AND SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED/RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

PRIVATE ENGINEER'S CIVIL UTILITY NOTES

15. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
16. CONTRACTOR SHALL NOTIFY THE UTILITIES AUTHORITY INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
17. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
18. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAIN AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
20. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
21. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF WATER AND SEWER LINES.
22. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
23. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
24. WATER FOR FIREFIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
25. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS LEVEL WITH FINISH GRADES IN PAVED AND UNPAVED AREAS.
26. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS/INVERTS, EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS AND BOLLARDS.
27. TRACER WIRE SHALL BE INSTALLED ON ALL WATER, SEWER AND RECLAIMED WATER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE CONTINUITY OF THE WIRE.

WDID#: 8 33C393742 PW2020-0609



BENCHMARK: NO. 07.A.82
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		RELOCATION OF BUS STOP, REMOVAL OF CROSS GUTTER DETAIL, & SEWER MANHOLE AT SS MAIN CONNECTION		2/17/22
R E V I S I O N S				

Kimley»Horn
401 B STREET, SUITE 600,
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
AS SHOWN _____
DATE: 2/17/22
JOB NUMBER: _____

BRYAN NORD
R.C.E. 05-12-2021
DATE

REVIEWED BY: _____ STAFF ENGINEER DATE: _____
RECOMMENDED BY: *[Signature]* PRINCIPAL ENGINEER DATE: 02/24/2022
APPROVED BY: *[Signature]* CITY ENGINEER DATE: 02/25/2022

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

550 E. 6TH ST
BEAUMONT, CA 92223
TEL: (951) 769-8520
FAX: (951) 769-8506

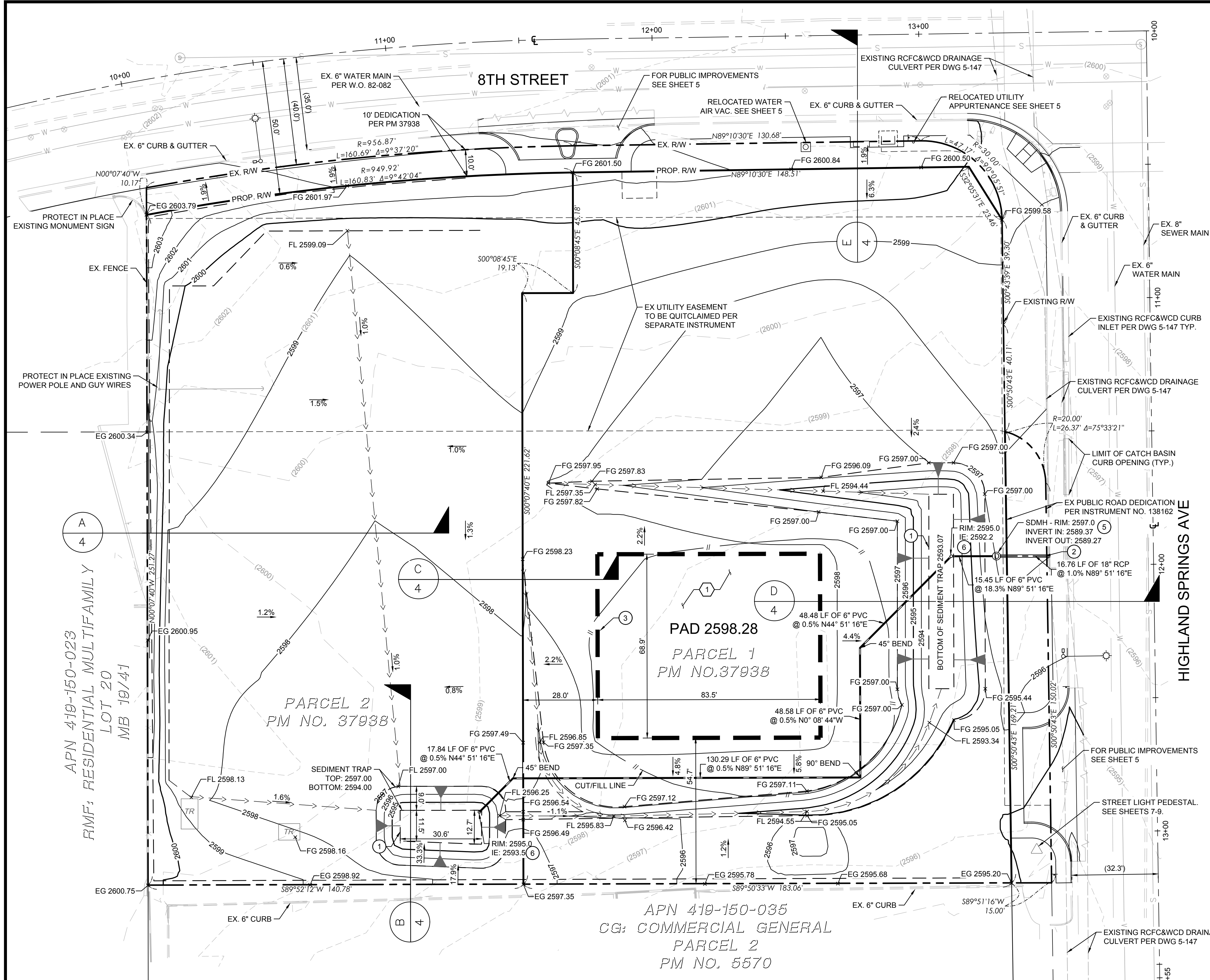
CITY OF BEAUMONT, CALIFORNIA
ROUGH GRADING PLANS FOR:
TPM NO. 37938, CUP 2020-046 & 047

PRIVATE ENGINEER NOTES

SHEET
3
OF 9 SHEETS
FILE NO:
3371A

AS-BUILT

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION



GRADING NOTES

- 1 CONSTRUCT SEDIMENT TRAP PER CASQA DETAIL SE-3
- 2 CONNECT 18" RCP TO CATCH BASIN. SEE DETAIL 1 HEREON.
- 3 BUILDING PAD IN ACCORDANCE WITH GEOTECHNICAL REPORT NO. 3-220-0008 BY SALEM ENGINEERING GROUP, DATED JANUARY 31, 2020.
- 4 CONSTRUCT STORM DRAIN CONNECTION PER RCF&WCD STD. DWG. NO. JS228 - JUNCTION STRUCTURE NO. 3
- 5 JENSEN PRECAST 36-INCH INNER DIAMETER STORM DRAIN MANHOLE.
- 6 6" PVC OVERFLOW RISER. RIM PER PLAN. CONTRACTOR TO INSTALL NDS ATRIUM DRAIN PART NO. 80 AT RIM ELEVATION
- 7 INSTALL 18" RCP 1350-D, CLASS III, WITH BELL AND SPIGOT WATER TIGHT CONNECTIONS. TRENCHING AND BEDDING PER RCF&WCD STD DWG M815 PER 'RCP PAY LINE NORMAL CONDITION'
- 8 INSTALL RED VALVE TIDE FLEX 'CHECKMATE' INLINE CHECK VALVE. 10" INSIDE DIAMETER WITH UPSTREAM CLAMP

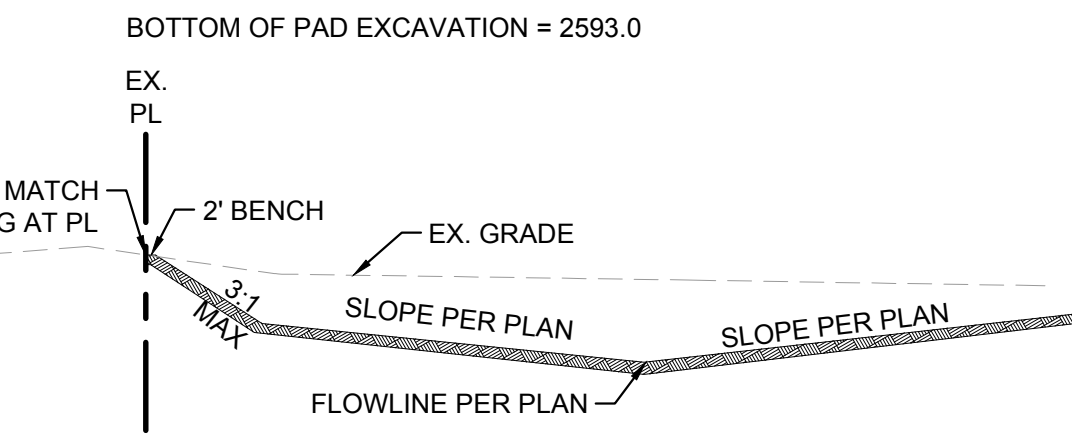
LEGEND

- EXISTING PROPERTY LINE / R/W
- PROPOSED PROPERTY LINE / R/W
- CENTERLINE
- PROPOSED STORM DRAIN
- (XXXX) EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- GB --- GRADE BREAK
- // --- CUT/FILL (DAYLIGHT) LINE
- FS XXX.XX --- PROPOSED SPOT ELEVATION
- FS (XXX.XX) --- EXISTING SPOT ELEVATION
- XX.XX% --- PROPOSED SLOPE
- (X.XX%) --- EXISTING SLOPE

OVEREXCAVATION NOTES

REFERENCE GEOTECHNICAL REPORT NO. 3-220-0008 BY SALEM ENGINEERING GROUP, DATED JANUARY 31, 2020 FOR FURTHER OVEREXCAVATION AND RECOMPACTION INSTRUCTIONS.

- 1 OVEREXCAVATE AND RECOMPACT 4 FEET BELOW EXISTING GRADE OR 2 FEET BELOW PROPOSED FOOTING BOTTOM, WHICHEVER IS GREATER. LIMITS OF OVEREXCAVATION AND RECOMPACTION SHALL EXTEND 5 FEET LATERALLY BEYOND LIMITS OF OUTER EDGES OF PROPOSED FOOTINGS.



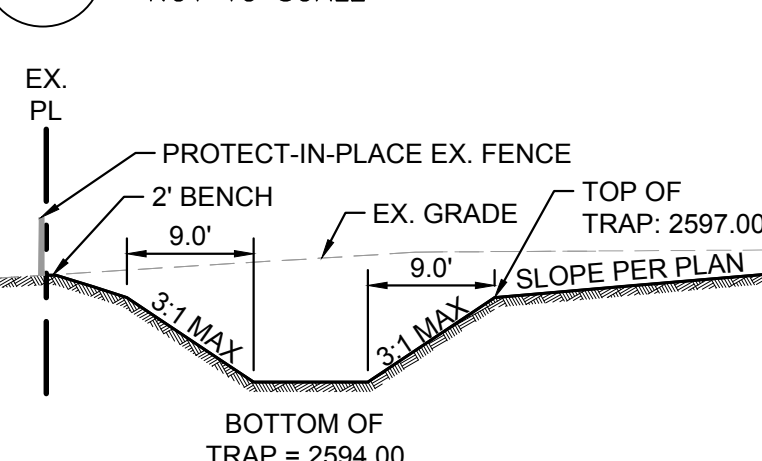
CBC NOTES

- 1 "THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%." [CBC 1808.7.4]
- 2 "THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE-UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%-SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING." [CBC 1804.4]

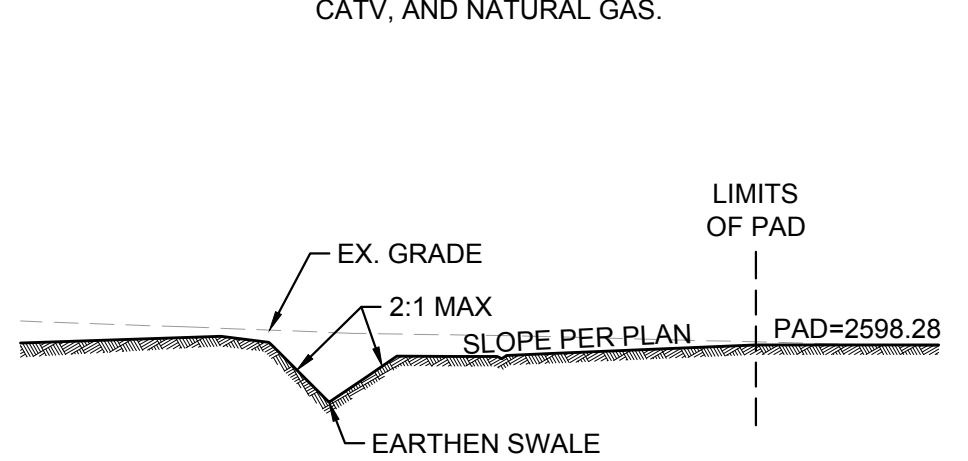
ENGINEERING NOTES

- 1 UTILITIES ARE SHOWN FOR COORDINATION PURPOSE ONLY. REFER TO FRANCHISE UTILITY APPROVALS FOR DETAILS REGARDING ELECTRICAL, CATV, AND NATURAL GAS.

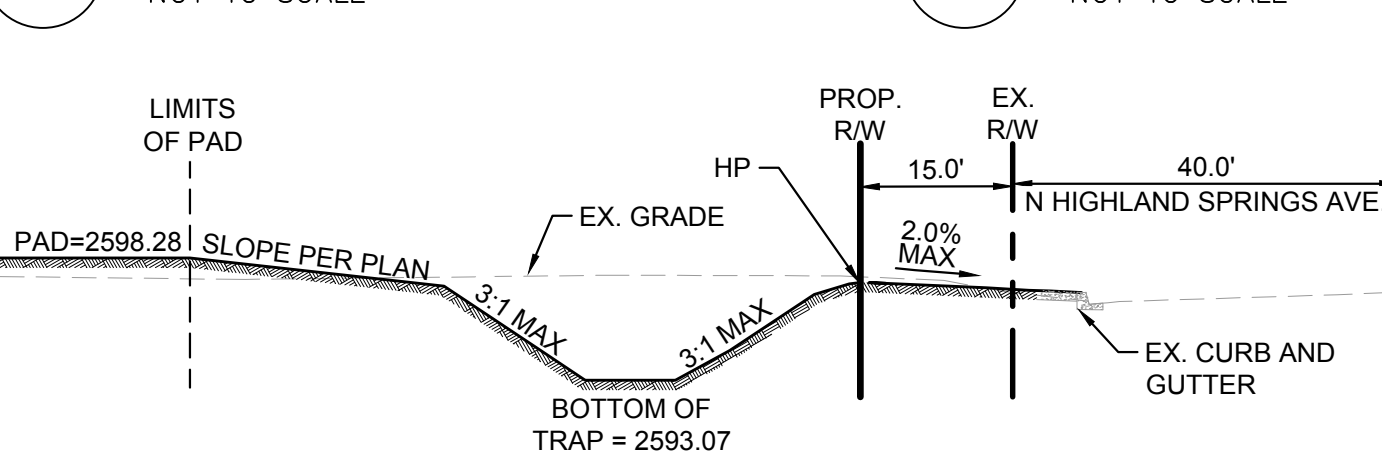
A SECTION A



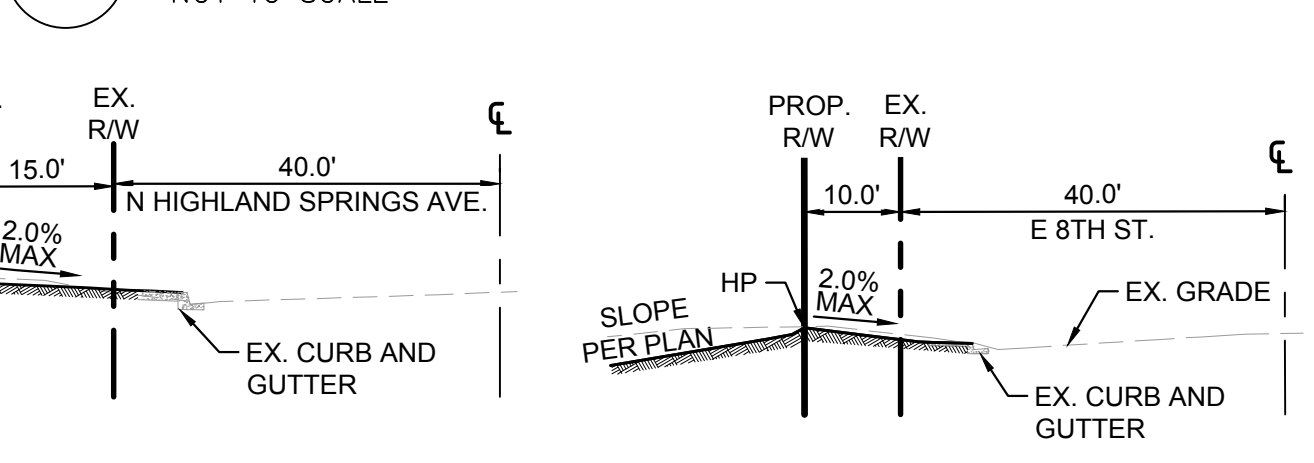
C SECTION C



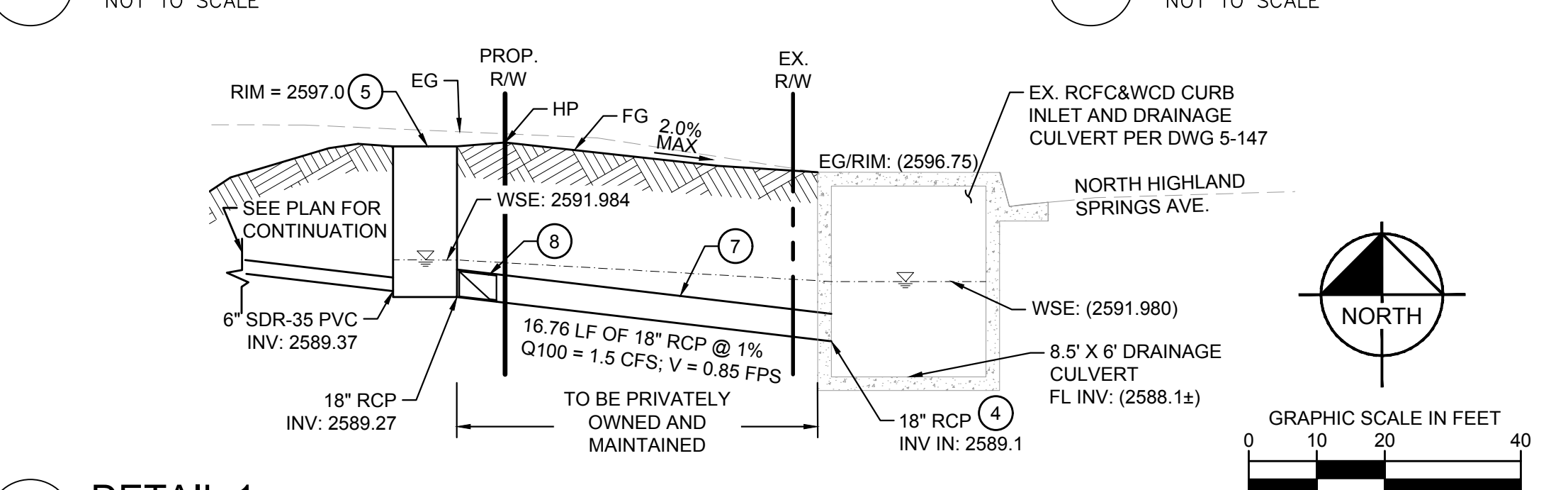
B SECTION B



E SECTION E



D SECTION D



1 DETAIL 1

NOT TO SCALE

SEDIMENT TRAP SIZING CALCULATION

SETTLING ZONE / SEDIMENT STORAGE VOLUME REQUIRED							
	AREA (SF)	CASQA SE-3 SETTLING VOLUME (CY/AC)	CASQA SE-3 STORAGE VOLUME (CY/AC)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	PONDING DEPTH (FT)	DRAW DOWN TIME (HR)
PARCEL 1	47,342	67	33	2934	3103	1.93	59
PARCEL 2	36,701	67	33	2275	2532	2.25	69



BENCHMARK: NO. 07.A.82
 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
 ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Kimley»Horn
 401 B STREET, SUITE 600,
 SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 AS SHOWN _____
 DATE: 2/17/22
 JOB NUMBER: _____

BRYAN NORD
 R.C.E. 05-12-2021
 DATE

REVIEWED BY: _____ DATE: _____
 STAFF ENGINEER

RECOMMENDED BY: _____ DATE: 02/24/2022
 PRINCIPAL ENGINEER

APPROVED BY: _____ DATE: 02/25/2022
 CITY ENGINEER

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

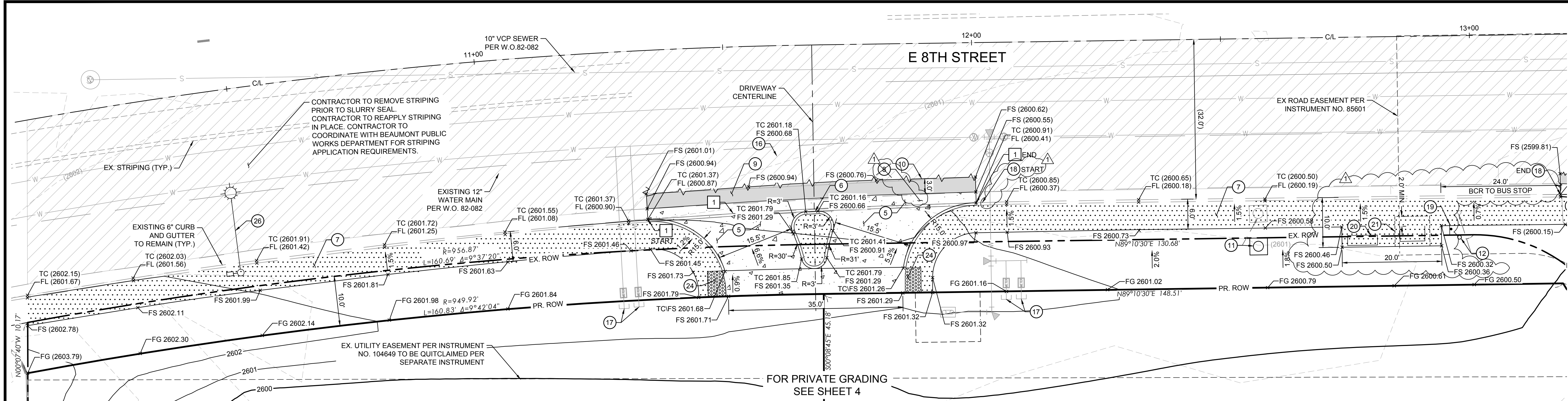
WDID#: 8 33C393742 PW2020-0609

CITY OF BEAUMONT, CALIFORNIA
 ROUGH GRADING PLANS FOR:
 TPM NO. 37938, CUP 2020-046 & 047

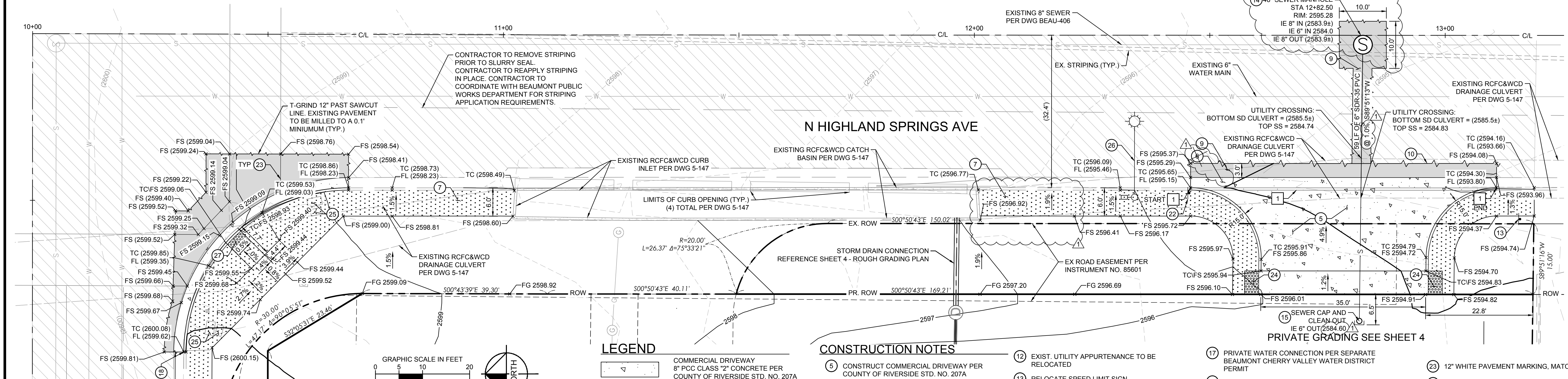
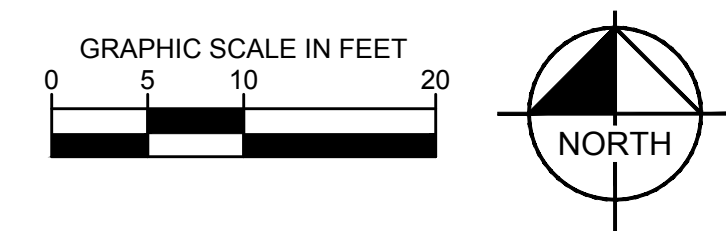
ROUGH GRADING PLAN

SHEET
 4
 OF 9 SHEETS
 FILE NO:
 3371A

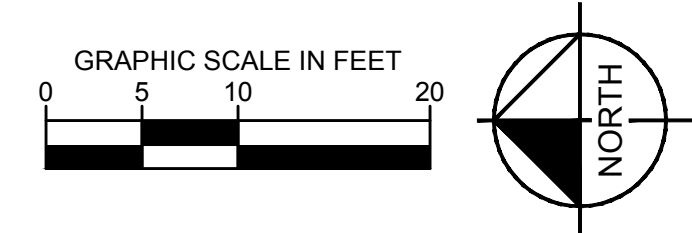
AS-BUILT



E 8TH STREET PUBLIC IMPROVEMENTS
SCALE: 1"=10'



N HIGHLAND SPRINGS AVE PUBLIC IMPROVEMENTS
SCALE: 1"=10'



- GENERAL NOTES**
- CONTRACTOR MUST START AT DOWNSTREAM MOST CONNECTION WHEN INSTALLING SEWER AND STORM DRAIN. CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES BETWEEN THE PLANS AND ON SITE CONDITIONS BE DISCOVERED.
 - PUBLIC SYSTEMS AND ANY PROPOSED WORK WITHIN THE PUBLIC RIGHT OF WAY IS NOT A PART OF THE CITY OF BEAUMONT, DEPARTMENT OF BUILDING AND SAFETY REVIEW OR APPROVAL.

LEGEND

- COMMERCIAL DRIVEWAY
8" PCC CLASS "2" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 207A
- SIDEWALK
4" PCC CLASS "B" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 401
- CRACK FILL AND SLURRY COAT.
- FULL DEPTH ASPHALT REPLACEMENT
MATCH IN KIND
- EX. ROW / PROPERTY BOUNDARY
- PROPOSED LOT LINE PER PM 37983
- C/L
- SAWCUT LINE

CONSTRUCTION NOTES

- CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STD. NO. 207A
- CONSTRUCT 6" TYPE D CURB PER COUNTY OF RIVERSIDE STD. NO. 204
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401
- CONSTRUCT CROSSGUTTER PER COUNTY OF RIVERSIDE STD. NO. 209
- 3" FULL DEPTH AC SLOT PATCH. MATCH IN KIND
- SAWCUT EXIST. PAVEMENT
- REMOVE AND REPLACE EXISTING WATER AIR VAC PER SEPARATE PERMIT
- EXIST. UTILITY APPURTENANCE TO BE RELOCATED
- RELOCATE SPEED LIMIT SIGN
- CONSTRUCT 48" SEWER MANHOLE PER EMWD STD DWG SB-53. SAWCUT AND REPLACE FULL DEPTH AC PAVEMENT, SIZE PER PLAN. CONTRACTOR TO MATCH EXISTING AC AND BASE SECTION, PER EMWD STD DWG SB-181. CONCRETE COLLAR AND MANHOLE COVER PER BEAUMONT STANDARD SB-61M. PAVING AND TRENCH RESTORATION PER BEAUMONT PUBLIC WORKS STANDARDS, DATED AUGUST 11, 2021.
- SEWER CONTINUATION PER SEPARATE PERMIT. SEWER CLEANOUT PER EMWD STD DWG SB-52
- PROPOSED WATER SERVICE PER SEPARATE PERMIT
- PRIVATE WATER CONNECTION PER SEPARATE BEAUMONT CHERRY VALLEY WATER DISTRICT PERMIT
- PAINT CURB RED PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- INSTALL RIVERSIDE TRANSIT AGENCY BUS STOP SIGN PER RTA BUS STOP GUIDELINES FIGURE 17, SEE DETAIL B SHEET 2
- INSTALL 2' X 6' BUS BENCH PER RTA BUS STOP GUIDELINES FIGURE 19, SEE DETAIL C SHEET 2
- INSTALL RIVERSIDE TRANSIT AGENCY BUS SHELTER PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- INSTALL MUTCD R7-1 "NO PARKING" SIGN WITH RIGHT ARROW PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- 12" WHITE PAVEMENT MARKING, MATCH IN KIND
- DETECTABLE WARNING STRIP PER COUNTY OF RIVERSIDE STD. NO. 403
- ADJUST ELECTRICAL BOXES LID TO GRADE
- STREET LIGHT PER SHEETS 7-9
- CURB RAMP CASE A PER COUNTY OF RIVERSIDE STD. NO. 403

DEMO NOTES

- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER

RFI 010 - Commercial Driveway

WDID#: 8 33C393742 PW20-0609



BENCHMARK: NO. 07.A.82
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

Kimley»Horn
401 B STREET, SUITE 600,
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
AS SHOWN
DATE: 2/17/22
JOB NUMBER: _____

BRYAN NORD
R.C.E. 05-12-2021 DATE



REVIEWED BY: _____ DATE: _____
STAFF ENGINEER

RECOMMENDED BY: _____ DATE: 02/24/2022
PRINCIPAL ENGINEER

APPROVED BY: _____ DATE: 02/25/2022
CITY ENGINEER

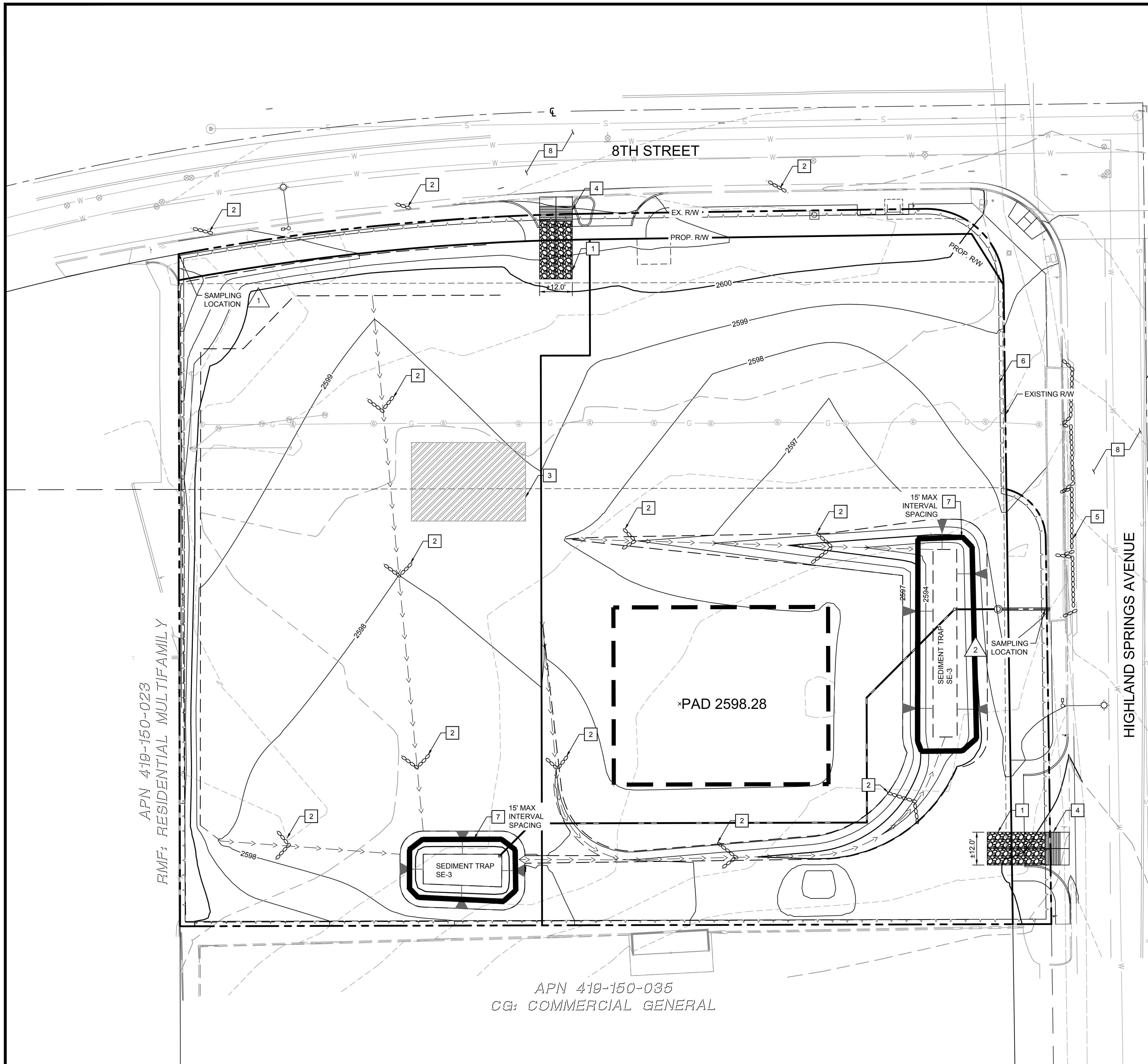
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
ROUGH GRADING PLANS FOR:
TPM NO. 37938, CUP 2020-046 & 047

SHEET
5
OF 9 SHEETS
FILE NO: 3371A

PUBLIC IMPROVEMENT

AS-BUILT



LEGEND

- RIGHT-OF-WAY
- EASEMENT LINE
- ROAD CENTERLINE
- SILT FENCE
- PROPOSED STORM DRAIN LINE (>12" Ø)
- CONSTRUCTION ENTRANCE
- MATERIAL STORAGE AND DELIVERY, EQUIPMENT STORAGE AREA, STOCKPILE AREA, SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE, AND EQUIPMENT STORAGE AREA
- FLOW LINE
- GRAVEL BAGS
- FIBER ROLLS
- SEDIMENT TRAP
- PROPOSED MANHOLE
- TESTING LOCATION

- ### EROSION CONTROL CONSTRUCTION NOTES
1. INSTALL CONSTRUCTION ENTRANCE PER CASQA DETAIL TC-1
 2. INSTALL CHECK DAM PER CASQA DETAIL SE-4
 3. STAGING AREA PER CASQA DETAILS NS-8, NS-9, NS-10, WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-8, WM-9, WM-10
 4. INSTALL ENTRANCE/OUTLET TIRE WASH PER CASQA DETAIL TC-3
 5. INSTALL INLET PROTECTION PER CASQA DETAIL SE-10
 6. SILT FENCE ON P/L SHOWN WITH A 4' OFFSET FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT STAKE FROM AUTOCAD. CONTRACTOR TO VERIFY PROPERTY LINE CONDITIONS PRIOR TO CONSTRUCTION. PER CASQA DETAIL SE-1
 7. INSTALL FIBER ROLLS PER CASQA DETAIL SE-5
 8. STREET SWEEPING AND VACUUMING PER CASQA DETAIL SE-7

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

- ### BMP NOTES
- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:
- EC-1, SCHEDULING
 - EC-2, PRESERVATION OF EXISTING VEGETATION
 - EC-4, HYDROSEED
 - EC-7, GEOTEXTILES AND MATS
 - EC-15, SOIL PREPARATION/ROUGHENING
 - WE-1, WIND EROSION CONTROL
 - NS-1, WATER CONSERVATION PRACTICES
 - NS-3, PAVING AND GRINDING OPERATIONS
 - NS-6, ILLICIT CONNECTION/DISCHARGE
 - NS-7, POTABLE WATER/IRRIGATION
 - NS-12, CONCRETE CURING
 - NS-13, CONCRETE FINISHING

- ### EROSION CONTROL NOTES
1. ALL GRADED DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY A STRUCTURE, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS AFTER ALL GRADING ACTIVITY IS COMPLETE WITHIN PROJECT LIMITS.
 2. CONSTRUCTION OF THE SEDIMENT TRAP ON EACH PARCEL IS NOT REQUIRED FOR THE COMPLETION OF THIS PERMIT, IF THE PRECISE GRADING AND IMPROVEMENT PERMIT OR BUILDING PERMIT FOR SUCH PARCEL IS WITHIN 30-DAYS OF PERMIT ISSUANCE.
 3. INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1
 4. HYDROSEEDING PROCEDURES SHALL BE AS FOLLOWS:
 - SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
 - FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
 - A WETTING AGENT CONSISTING OF 99 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
 - EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

GRAPHIC SCALE IN FEET: 0, 10, 20, 40

NORTH

WDID#: 8 33C393742 PW2020-0609

APN 419-150-023
RMF: RESIDENTIAL MULTIFAMILY

APN 419-150-035
CG: COMMERCIAL GENERAL

BENCHMARK: NO. 07.A.82
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
		RELOCATION OF BUS STOP, REMOVAL OF CROSS GUTTER DETAIL, & SEWER MANHOLE AT SS MAIN CONNECTION		2/17/22

Kimley»Horn
401 B STREET, SUITE 600,
SAN DIEGO, CA 92101
PHONE: 619-234-9411
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DESIGN BY: _____
DRAWN BY: _____
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BRYAN NORD
R.C.E. 05-12-2021 DATE

REVIEWED BY: _____ DATE: _____
STAFF ENGINEER

RECOMMENDED BY: _____ DATE: 02/24/2022
PRINCIPAL ENGINEER

APPROVED BY: _____ DATE: 02/25/2022
CITY ENGINEER

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

550 E. 6TH ST
BEAUMONT, CA 92223
TEL: (951) 769-8520
FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
ROUGH GRADING PLANS FOR:
TPM NO. 37938, CUP 2020-046 & 047

SHEET
6
OF 9 SHEETS
FILE NO:
3371A

EROSION CONTROL

AS-BUILT

STREET LIGHT GENERAL NOTES

THE FOLLOWING SPECIFICATIONS APPLY TO ALL STREET LIGHTING IN THE CITY, ON ALL PUBLIC AND PRIVATE ROADWAYS. THE CITY HAS ADOPTED THE SOUTHERN CALIFORNIA EDISON (SCE) RATE STANDARDS; SCHEDULED RATES LS-3 AND LS-2. LS-3 IS A METERED SYSTEM WITH A SPECIAL RATE. THIS RATE SCHEDULE IS FOR COLLECTOR ROADS, SECONDARY ROADS, ARTERIAL ROADS AND HIGHWAYS. THE STREET LIGHTING SYSTEM IS OWNED, OPERATED AND MAINTAINED BY THE CITY. IT MAY BE COMBINED WITH THE SPRINKLER CONTROLLER METER PEDESTAL. IN MOST CASES, LS-2 IS AN UN-METERED SYSTEM WITH A PER UNIT RATE. THIS RATE IS FOR RESIDENTIAL ROADS WITHIN A SUBDIVISION OR COMMUNITY AND WILL BE FED FROM THE NEAREST POINT OF CONTACT WITH SCE. THE FOLLOWING REQUIREMENTS WILL BE REQUIRED FOR ALL STREET LIGHTING SYSTEMS:

- A. ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR;
- B. ALL INSPECTIONS SHALL BE BY THE CITY OF BEAUMONT;
- C. ALL NEW INSTALLATIONS OF STREET LIGHTS UTILIZING PREVIOUSLY APPROVED PLANS SHALL UTILIZE LED TYPE LUMINARIES;
- D. ALL REPLACEMENT OR RECONSTRUCTION OF EXISTING STREET LIGHTS SHALL UTILIZE LED TYPE LUMINARIES.

STREET LIGHT STYLES
 THE CITY USES THREE GENERAL STYLES OF STREET LIGHTS: MISSION BELL, POST-TOP AND COBRA HEAD. THE MISSION BELL STYLE GENERALLY CONSISTS OF A BRONZE METAL POLE, BRONZE ORNATE METAL ARM AND A DECORATIVE BELL-SHAPED LUMINAIRE. THIS STYLE IS USED IN CERTAIN SUBDIVISIONS, COMMUNITIES AND SELECT ROADS. THE MISSION BELL STYLE SHALL ONLY BE INSTALLED WHEN IT IS APPROVED BY PLANNING AS PART OF A DEVELOPMENT OR IF IT IS REPLACING A SIMILAR STYLE STREET LIGHT. THE POST-TOP STYLE IS AN ORNATE CONCRETE POLE WITH A DECORATIVE GLASS ACORN-SHAPED LUMINAIRE MOUNTED DIRECTLY TO THE POLE. THE COBRA HEAD STYLE GENERALLY CONSIST OF A CONCRETE POLE, METAL ARM AND A FLAT GRAY LUMINAIRE. THIS STYLE IS USED THROUGHOUT THE CITY AND IS THE STANDARD STREET LIGHT FOR DEVELOPMENT. UNLESS PRIOR APPROVAL IS OBTAINED FROM PLANNING OR THE COBRA HEAD IS NOT CONSISTENT WITH IMMEDIATELY SURROUNDING STREET LIGHTS, THE COBRA HEAD STYLE SHALL BE INSTALLED.

COBRA HEAD STYLE
 COBRA HEAD STREET LIGHT LUMINARIES SHALL BE AS FOLLOWS:
 STREET CLASS WATTS* LUMEN* GE EVOLVE CATALOG**
 RESIDENTIAL 15 1800 ERL1-0-02-B3-27-A-GRAY-L
 RESIDENTIAL CUL-DE-SAC 15 1800 ERL1-0-02-D3-27-A-GRAY-L
 COLLECTOR 41 4600 ERL1-0-05-B3-27-A-GRAY-L
 SECONDARY 90 8400 ERL1-0-09-C3-27-A-GRAY-L
 MAJOR 90 9600 ERLH-0-10-C3-30-A-GRAY-L
 ARTERIAL 90 9600 ERLH-0-10-C3-30-A-GRAY-L

*= WATTAGE AND LUMEN VALUES ARE FOR GE EVOLVE PRODUCTS. APPROVED ALTERNATIVES SHALL BE WITHIN VALUE ±10% OF THE VALUES STATED.
 **= IF LUMINAIRE IS NOT AVAILABLE OR DISCONTINUED, THE CITY ENGINEER SHALL RECOMMEND A REPLACEMENT FOR EACH STREET CLASS.

- A. LUMEN MAINTENANCE AT 50,000 HOURS OF LIFE SHALL BE NO LESS THAN 88% OF INITIAL LUMEN OUTPUT;
- B. LUMINARIES SHALL BE DARK SKY APPROVED.
- C. COLOR TEMPERATURE AND CRI: 2700K COLOR TEMPERATURE FOR RESIDENTIAL THROUGH SECONDARY STREET CLASS AND 3000K FOR MAJOR AND ARTERIAL STREET CLASS.

ALL POLES WILL BE OCTAGONAL CONCRETE TAPERED POLES WITH A NATURAL ROCK FINISH. THE COLOR FOR ALL PERIMETER STREETS WILL BE "BLACK AND WHITE (GRAY)". ON INTERIOR STREETS THE BUILDER CAN SELECT THE STREET LIGHT COLOR OR USE THE BASIC CITY COLOR OF "BLACK AND WHITE (GRAY)". EACH POLE WILL HAVE AN ACCESS DOOR IN THE BASE TO FACILITATE WIRING. ALL ARMS ARE TO BE HOT DIPPED GALVANIZED STEEL OR ALUMINUM WITH A RAIN CAP. COLORED ARMS MAY BE BAKED POWDER COATING. ARMS WILL HAVE A TWO-INCH MOUNTING PIPE FOR THE LUMINAIRE. POLES MUST HAVE A MINIMUM 80 MILES PER HOUR WIND FACTOR AND SUSTAIN A 1.3 GUST FACTOR. THE APPROVED MANUFACTURER IS AMERON, INC. ALL POLES WILL BE IDENTIFIED ON THE POLE LABEL WITH THE LETTERS "BMT" TO SIGNIFY THEY ARE PART OF THE CITY OF BEAUMONT STREET LIGHTING SYSTEM. POLE SIZES ARE AS FOLLOWS:

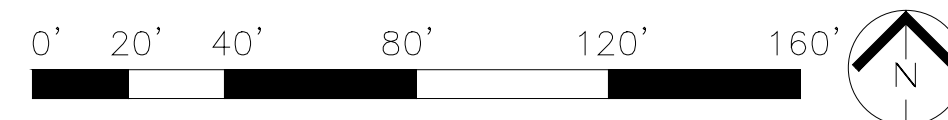
STREET CLASS	POLE HEIGHT (FT)	ARM LENGTH (FT)	ARM HEIGHT (FT)	LUMINAIRE MOUNT HEIGHT (FT)	AMERON	CONTEMPORARY SERIES
RESIDENTIAL	23	6	3	26	1C123	1C123
RESIDENTIAL CUL-DE-SAC	23	6	3	26	1C123	1C123
COLLECTOR	31	12	5	36	1C431	1C431
SECONDARY	31	12	5	36	1C431	1C431
MAJOR	31	12	5	36	1C431	1C431
ARTERIAL	31	12	5	36	1C431	1C431

ANY WORK SHOWN ON THE PLANS TO BE DONE IN THE RIGHT OF WAY IS NOT REVIEWED BY THE DEPARTMENT OF BUILDING AND SAFETY. PROPOSED WORK IN THE RIGHT OF WAY IS TO BE REVIEWED & APPROVED BY THE CITY OF BEAUMONT, ENGINEERING DEPARTMENT. IF SHOWN ON THE PLANS, PLEASE STATE THE FOLLOWING NOTE ON THE PLANS: "PUBLIC SYSTEMS AND ANY PROPOSED WORK IN PUBLIC RIGHT OF WAYS ARE NOT PARTS OF THE CITY OF BEAUMONT, DEPARTMENT OF BUILDING AND SAFETY REVIEW OR APPROVAL"

QTY LEGEND

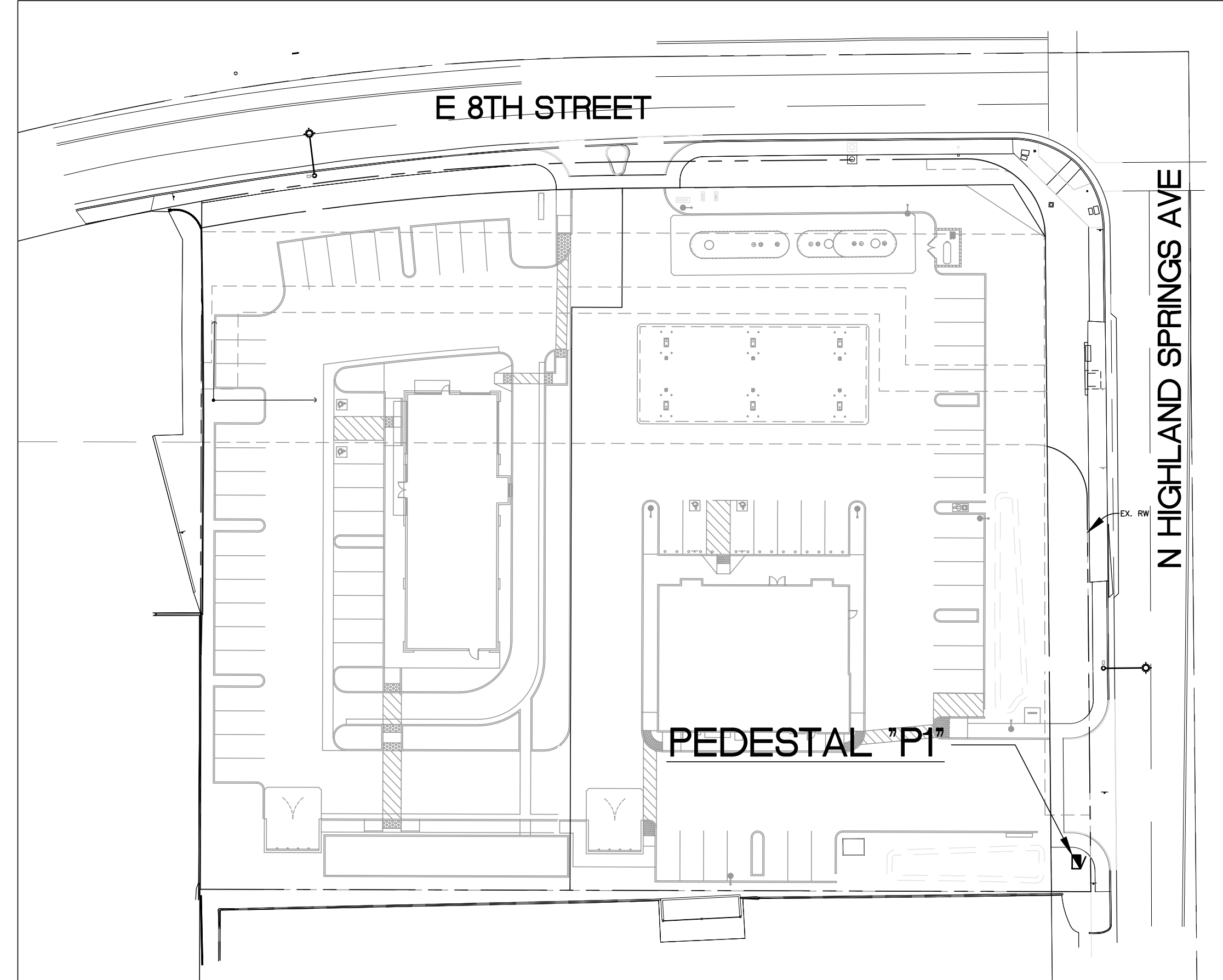
- 2 NEW 90W STREET LIGHT
- 1 SERVICE PEDESTAL

INDEX MAP



**PUBLIC STREET LIGHTING IMPROVEMENT PLANS FOR:
 8TH & HIGHLAND SPRINGS
 CITY OF BEAUMONT**

SHEET 3



STREET LIGHT GENERAL NOTES (CONT'D)

POLE BASES
 ALL POLES WILL HAVE A THIRTY-INCH ROUND OR SQUARE IN-GROUND BASE WITH A DEPTH OF FORTY-EIGHT (48) INCHES FROM TOP OF CURB, AND A MINIMUM FORTY-TWO (42) INCHES OF CONCRETE BASE DEPTH. THERE WILL BE FOUR (4) ONE-INCH ANCHOR BOLTS THIRTY-SIX (36) INCHES LONG WITH A FOUR-INCH TURN. WASHERS WILL BE INSTALLED ABOVE AND BELOW THE ONE-INCH POLE-MOUNTING FLANGE. ANCHOR BOLTS, WASHERS AND NUTS WILL ALL BE HOT DIPPED GALVANIZED STEEL PER POLE MANUFACTURER SPECIFICATIONS. ALL POLES ARE TO BE PLACED BEHIND THE CURB WITH A CENTER OF POLE MEASUREMENT OF EIGHTEEN (18) INCHES FROM THE FACE OF CURB TO THE CENTER OF POLE. IN PROJECTS WITH A "ROLLED" CURB OR A "WEDGE" CURB STREETLIGHT MAY BE PLACED BEHIND THE SIDEWALK IF NECESSARY. CONCRETE FOR POLE BASES SHALL BE A PUBLIC WORKS DESIGN MIX WITH TEST STRENGTH OF 3250 PSI. WIRING TO POLE.

WIRING TO POLE WILL BE TWO (2) #12 THWN STRANDED (ONE (1) RED AND ONE (1) BLACK) RUN DOWN THROUGH POLE, IN ONE-INCH SCHEDULE 40 PVC UNDERGROUND TO AN ELEVEN (11) INCHES WIDE BY SEVENTEEN (17) INCHES LONG BY TWELVE-INCH DEEP CONCRETE HAND HOLE WITH CONCRETE COVER MARKED "STREET LIGHTS" BEHIND THE SIDEWALK OR NEXT TO THE POLE, IN THE SIDEWALK. THE PULL BOXES SHALL BE J&R CONCRETE PRODUCT NO. E3-1/2 SERIES (OR EQUAL) FOR NON-TRAFFIC AREAS AND J&R CONCRETE PRODUCT NO. E3-1/2-T SERIES W/ H-20 WHEEL LOADING COVER PER CALTRANS SPECIFICATIONS (OR EQUAL) FOR TRAFFIC AREAS. ALL PULL BOXES SHALL HAVE LOCKS FOR THE COVERS. INSTALL A #6 COPPER WIRE THROUGH THE ONE-INCH PVC AND GROUND BELOW THE TOP WASHER ON ONE OF THE POLE FLANGES WITH ONE-INCH THREADED NUTS. IN THE SAME BOX PROVIDE 2 FUSETRON GEB-II FUSE HOLDERS WITH FIVE (5) AMP 250-VOLT MIDGET FUSES ON THE POWER CONDUCTORS (BLACK AND RED). ALL FUSE HOLDERS SHALL BE TAPED WITH A FIFTY PERCENT (50%) OVERLAY, AND A MINIMUM OF THREE (3) LAYERS. TWO (2) COATINGS OF "SCOTCH COAT" SHALL BE APPLIED TO ALL TAPED CONNECTIONS, FOR WATERPROOFING. AT THE LUMINAIRE LEAVE TWELVE (12) INCHES OF SLACK WIRE AS A SERVICE LOOP. ALL WIRE SHALL BE COPPER.

THE MAIN WIRING.
 SYSTEM SHALL BE A MINIMUM OF ONE-INCH SCHEDULE 40 PVC RUN BEHIND THE CURB OR SHALL BE TRENCHED WITH A MINIMUM DEPTH OF EIGHTEEN (18) INCHES, IN THE PARKWAY AND TWENTY-FOUR (24) INCHES UNDER ANY STREET, OR BE FOUR (4) INCHES BELOW FOUR (4) INCHES OF CONCRETE. AT ALL TIMES THERE MUST BE A ONE-INCH SEPARATION BETWEEN THE INSTALLED CONDUIT AND THE CONCRETE ABOVE IT. ON REGULAR CURB INSTALLATIONS, WITH CUT OUT OR DEPRESSED DRIVEWAY APPROACHES, CONDUITS RUN BEHIND THE CURB MUST NOT BE INSTALLED IN THE APPROACH POUR. A NO. E3-1/2 PULL BOX SHALL BE PLACED BEHIND THE SIDEWALK AT EACH POLE AND PLACED IN LONG RUNS AT A DISTANCE NOT TO EXCEED THREE HUNDRED (300) FEET. THE SAME PULL BOXES WILL BE USED FOR STREET CROSSINGS AND BRANCH WIRING TERMINATIONS. A PULL BOX MUST BE INSTALLED ON AT LEAST ONE SIDE OF EACH STREET CROSSING, AND ALL STREET CROSSING SHALL BE RUN AT A NINETY-DEGREE ANGLE WITH THE MAIN FLOW OF THE STREET. ALL MAIN WIRING BETWEEN THE STREET LIGHTS, AND THE METER WILL BE ONE (1) #8 THWN BLACK, ONE (1) #8 THWN RED, AND ONE (1) #8 THWN GREEN. MIDBLOCK LIGHTS ARE FED BY ONE (1) #8 THWN BLUE, AND ONE (1) #8 THWN YELLOW, IN THE SAME CONDUIT. ALL TERMINATIONS AND SPLICES WILL HAVE EPOXY SEAL PACKS INSTALLED ON EACH CONNECTION IN THE PULL BOXES. ALL TERMINATIONS WILL BE MADE UP WITH 3M BRAND BLUE WIRE NUTS. GROUND WIRES DO NOT REQUIRE EPOXY SEAL PACKS. ALL WIRE SHALL BE COPPER. WHEN WIRE NUTS ARE USED IN THE LUMINAIRE INSTALLATION THEY MUST BE SECURELY TAPED. ALL WIRING SHALL BE #8 TO THREE (3) OR MORE POLES. WHEN WIRING UNDER THE LS-2 SYSTEM WITH TWO (2) POLES OR LESS THE WIRE SHALL BE #12 TO THE HAND HOLES AND TO THE POINT OF CONTACT. USE APPROVED FUSE HOLDERS AT POINT OF CONTACT WITH SCE. THE CIRCUITRY AND VOLTAGE DROP.

ON THE WIRE, SHALL NOT EXCEED FIVE PERCENT (5%) TO THE LAST LIGHT ON THE RUN OR IN ANY CIRCUMSTANCE. THE #8 THWN WIRE WILL HAVE A BREAKER RATED AT FORTY (40) AMPS AND BE A TWO-POLE RATED BREAKER. IF A LARGE NUMBER OF LIGHTS ARE FED OFF ONE (1) PEDESTAL AND IT IS NECESSARY TO RUN TWO (2) RADIAL CIRCUITS, INSTALL A SECOND FORTY- AMP TWO-POLE BREAKER TO FEED THE SECOND SET OF LIGHTS. THE MAIN SWITCHING OF ALL LIGHTS WILL BE THE PHOTOCELL AT EACH LIGHT. WIRE MUST BE OVERSIZED TO ALLOW FOR VOLTAGE DROP. USE #6 THWN OR #4 THWN WHEN NECESSARY. CIRCUIT DESIGNS ARE ABOUT THREE THOUSAND (3,000) PLUS FEET FOR #8 THWN WIRE AND MAY EXTEND TO OVER FOUR THOUSAND (4,000) FEET DEPENDING ON CONNECTED LOAD. THE METER PEDESTAL AND POINT OF CONTACT.

THE METER PEDESTAL SHALL BE CALTRANS TYPE III-BF (MYERS MEUG16-100/200 OR EQUAL). INSTALLATION OF THE METER PEDESTAL SHALL BE PER CALTRANS REVISED STANDARD PLAN RSP ES-2E OR AS APPROVED BY CITY ENGINEER. THE METER PEDESTAL SHALL BE RATED 120/240 - ONE (1) PHASE THREE-WIRE AND HAVE FOUR (4) JAWS. THE MINIMUM AMPERAGE WILL BE ONE HUNDRED (100). THE MAXIMUM AIC RATING IS 10,000AIC. IF THE NUMBER OF LIGHTS ON ONE (1) CIRCUIT EXCEEDS THE CAPACITY OF THE BREAKER, ADD A SECOND ONE. IF THE NUMBER OF LIGHTS EXCEEDS A LOAD OF 100 AMPS, USE A 200-AMP METER WITH THE SAME SPECIFICATIONS. THE METER PEDESTAL WILL BE FED FROM THE NEAREST SCE PULL BOX WITH THREE-INCH SCHEDULE 40 PVC, VERIFY LOCATION WITH THE AREA SCE PLANNER. IF THERE IS A LANDSCAPE SPRINKLER CLOCK, WHICH CONTROLS SOLENOIDS ONLY, NO BOOSTER PUMPS, IT MAY BE ADDED TO THE STREET LIGHT METER PEDESTAL. THIS SAVES THE NEED FOR TWO (2) DIFFERENT METERS. ALL METER PEDESTALS REQUIRE THREE (3) ONE-INCH PVC NINETY-DEGREE STUB OUTS FOR FUTURE WIRING OF LIGHTING OR SPRINKLER TIMING CLOCKS. THE METER PEDESTAL IS ONLY REQUIRED WITH LS-3 STREET LIGHTS. UNDER LS-2 THE POINT OF CONTACT IS THE NEAREST AVAILABLE SCE POWER, A HAND HOLE, TRANSFORMER PAD OR OTHER JUNCTION POINT. WHEN REQUIRED THE SCE METER COORDINATION, SCE SERVICE APPLICATION, SCE FEES, CITY OF BEAUMONT ELECTRICAL PERMIT AND THE CITY OF BEAUMONT SERVICE ACCOUNT SETUP IS THE RESPONSIBILITY OF THE CONTRACTOR. THE POINT OF CONTACT FOR THE LS-2 STREET LIGHTS SHALL BE INTERCONNECTED WITH SCE WITH TWO-INCH SCHEDULE 40 PVC, WITH TWENTY-FOUR-INCH RADIUS SWEEPS, THIRTY (30) INCHES OF COVER, AND A 3/8-INCH PULL ROPE. FUSES SHALL BE INSTALLED IN THE POINT OF CONTACT PULL BOX, SCE WILL PROVIDE #2 WIRE TO THE FIRST HANDHOLE. A 5/8-INCH COPPER-CLAD GROUND ROD WILL BE INSTALLED IN THE POINT OF CONTACT HAND HOLE AND THE #8 GROUND WIRE WILL CLAMPED TO THE ROD WITH A "FOOTBALL OR ACORN STYLE" GROUND CLAMP.

INSPECTION.
 THE DEVELOPER SHALL PROVIDE THE CITY INSPECTOR WITH AN ONSITE SIGNED SET OF PLANS FOR INSPECTION PURPOSES. ALL SITES SHALL HAVE "DIG ALERT" CALLED FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION AND ENCROACHMENT PERMITS FROM THE CITY WHEN NECESSARY.

DECLARATION OF ENGINEER OF RECORD

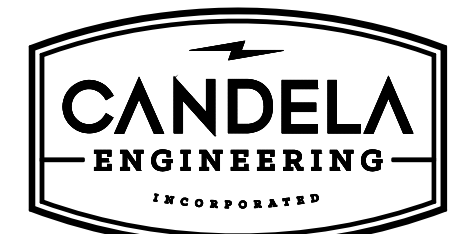
I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. I ASSUME FULL RESPONSIBILITY FOR ALL ASPECTS OF THE DESIGN OF IMPROVEMENTS. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF BEAUMONT, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PROCEDURES, POLICES, AND ORDINANCES; (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS; AND, (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. TO THE FULL EXTENT PERMITTED BY LAW, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DEMANDS, CAUSES OF THE ACTION, LIABILITY, LOSS, DAMAGE, OR INJURY TO PROPERTY OF PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENT ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

BRIAN R. OVERLEY R.E.E. #20627 DATE
 LICENSE NUMBER EX. DATE 3/31/22

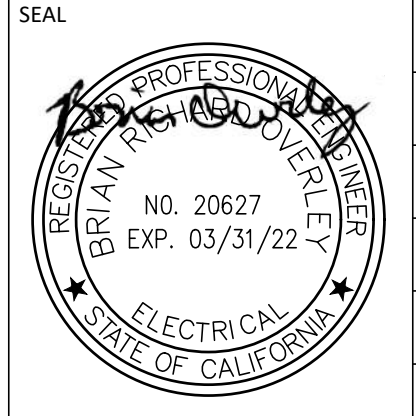
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED.



BY	MARK	DESCRIPTION	APPR.	DATE
		RELOCATION OF BUS STOP, REMOVAL OF CROSS GUTTER DETAIL, & SEWER HANDBOLE AT SS MAIN CONNECTION		2/17/22
		REVISIONS		



LIGHTING DESIGN | ELECTRICAL ENGINEERING
 27201 Calle Juanita
 Dana Point, CA 92624
 Ph: 949.201.1333
 candelaengineering.com



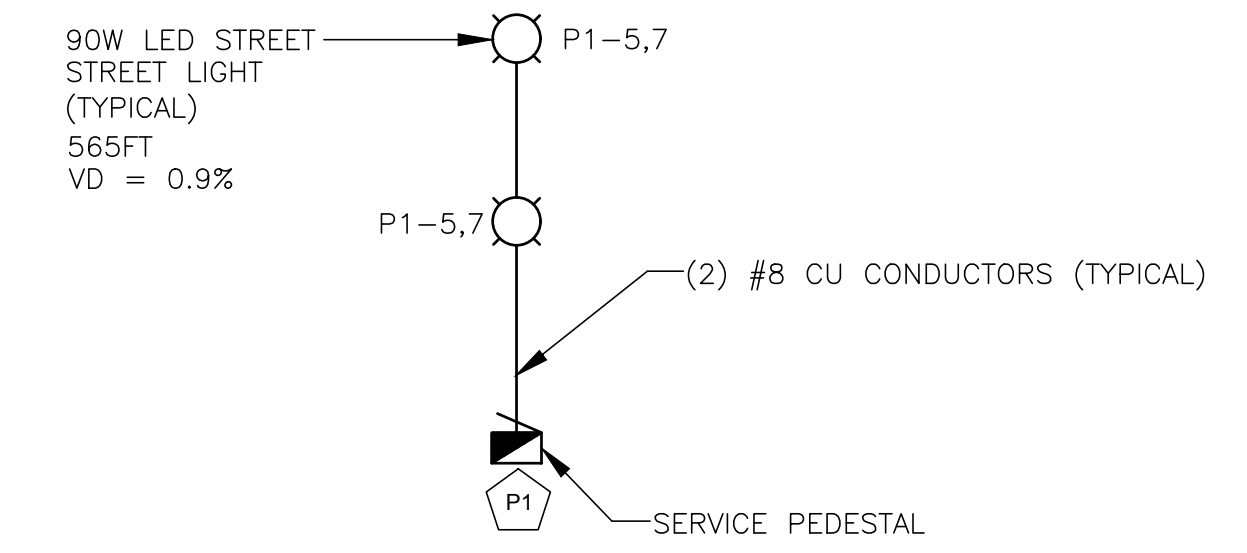
DESIGN BY: RB
 DRAWN BY: RB
 CHECKED BY: DD
 SCALE: AS SHOWN
 DATE: 5/18/2021
 JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
 Staff Engineer
 Recommended for Approval By: _____ Date: 02/24/2022
 Administrative Engineer
 Approved By: _____ Date: 02/25/2022
 City Engineer/Director of Public Works

CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:
 SHEET 7
 OF 9 SHEETS
 FILE NO: 3371A
TITLE SHEET

AS-BUILT

PANEL SCHEDULE - "SP1"											
MOUNTING: FREESTANDING			VOLTAGE: 120/240			BUS RAITING: 100A					
TYPE: SERVICE PEDESTAL			PHASE: 1			AIC: 42 KAIC SERIES RATED					
ENCLOSURE : NEMA 3-R			WIRES: 3			DISTRIBUTION: 12/12					
			MAIN: 100A/2P								
CKT	DESCRIPTION	TRIP	NOTE	A	B	DESCRIPTION	NOTE	TRIP	CKT		
1	SERVICE DISCONNECT	100A/2P		-	1.00	LIGHTING CONTROL CIRCUIT		15A/1P	2		
3	240V.			0.94	0.00				4		
5	STREET LIGHTING	20A/2P		0.94	0.00				6		
7	240V.			0.00	1.00				8		
9									10		
11									12		
				AMPS PER LINE:	2.94	0.94					
				SUBTOTAL KVA:	0.47	0.47	KVA @ 125% (LCL)				
				TOTAL MINIMUM FEEDER SIZE (AMPS):	2.42	0.58	KVA (TOTAL FEEDER)				



(2) 90W FIXTURES = 0.75 AMPS @ 240V
CIRCUIT DIAGRAM SP1-5,7

CONTEMPORARY OCTAGONAL BASE PLATE POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GRADE	OVERALL POLE LENGTH	BASE O.D. (ACROSS FLATS)	BOLT CIRCLE	GROUND LINE MOMENT (ft-lbs)	POLE WEIGHT (lbs)
1C128	28'-0"	28'-3"	9"	12-1/2"	27,400	1,240

***F* LEVEL POLE CONFIG CODES**

OPTION CLASS	ENTRY	INFO
COATING	1	
HH COVER	45209	
DOOR SCREWS	STD	

***P* LEVEL POLE CONFIG CODES**

OPTION CLASS	ENTRY	INFO
MIX	37	
FINISH	3	
BASE PLATE	45984	NOTE 10
POLE TOP CONFIG.	MOD90	

() POLES REQUIRED, EACH WITH:
 (1) 8" SINGLE ALUMINUM PIPE ARM ASSEMBLY (P/N: 1AP8A)
 (4) 1" x 3/8" x 4" ASTM F1554 GR 36 GALVANIZED ANCHOR BOLTS (P/N: 75766)

NOTES:
 1. MIX (3731): LA BLACK & WHITE, EXPOSED AGGREGATE FINISH WITH AMERSHIELD ANTI-GRAFFITI COATING.
 2. ASTM C-150 TYPE III GRAY CEMENT.
 3. Fc @ 28 DAYS=6,000 PSI, USING SPUN CYLINDER TEST.
 4. Fc @ 28 DAYS=5,000 PSI, USING ASTM C-31 CYLINDER TEST.
 5. POLES MANUFACTURED TO ASTM C-1089-13 SPECIFICATIONS.
 6. PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
 7. BASEPLATE (ASTM A36) IS FULLY PRESTRESSED WITH (8) 5/16" DIA PRESTRESSING CABLES (ASTM A416).
 8. OCTAGONAL ARM BRACKET MAY BE ROTATED & SET TO ALIGN WITH ANY OF THE POLE'S OCTAGONAL FLATS PER THE CUSTOMER'S REQUIREMENTS.
 9. THE POLE (A TOP MOUNT SINGLE LMA) DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A SINGLE ALUMINUM PIPE LUMINAIRE ARM (NOT TO EXCEED 8' LENGTH, 2.5 SQ FT EPA & 25 LBS. ARM & CAN COMBINED) WITH ARM HOLDING A SINGLE LUMINAIRE (NOT TO EXCEED 2.5 SQ FT EPA & 50 LBS) PER THE 2013 AASHTO L78-6 USING A 90 MPH WIND ZONE (3-SECOND GUSTS) CRITERIA FOR STREET LIGHT POLES. PLEASE CONTACT & ADVISE MANUFACTURER IF INTENDED LOADING EXCEEDS THESE VALUES. *POLE IS LOCATED IN A SPECIAL WIND REGION, PURCHASER TO VERIFY REQUIRED WIND SPEED.*
 10. POLE SHOWN IS SUITABLE FOR CAPPED BASEPLATE (ENCASED IN CONCRETE). OTHERWISE, OTHER NON-CAPPED INSTALLATION REQUIRES A GALVANIZED BASEPLATE.

REV	DATE	DESCRIPTION	BY	APPR

APPROVED BY _____ **DATE** _____

Ameron POLE PRODUCTS
 www.ameronpoles.com

HIGHLAND SPRINGS AVE & 8TH
BEAUMONT, CA
1C128 POLE WITH 8' SINGLE ARM ASSEMBLY

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO NATIONAL OILWELL VARCO. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF NATIONAL OILWELL VARCO.

DRAWN: JMW	DATE: 3/25/21	APPR: _____	DATE: _____
DRAWING NUMBER: 2103-054	REVISION SHEET: -	1 OF 1	SCALE: NTS



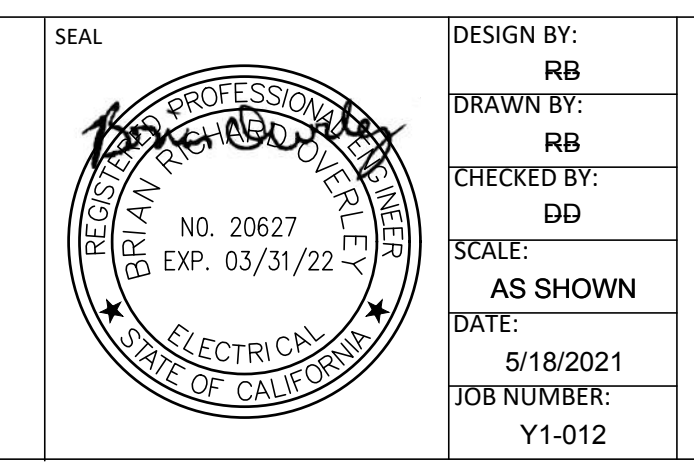
BENCHMARK: _____

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE

RELOCATION OF BUS STOP, REMOVAL OF CROSS GUTTER DETAIL, & SEWER HANDBOLE AT SS MAIN CONNECTION

2/17/22



DESIGN BY: RB
 DRAWN BY: RB
 CHECKED BY: DD
 SCALE: AS SHOWN
 DATE: 5/18/2021
 JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
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 Administrative Engineer

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 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

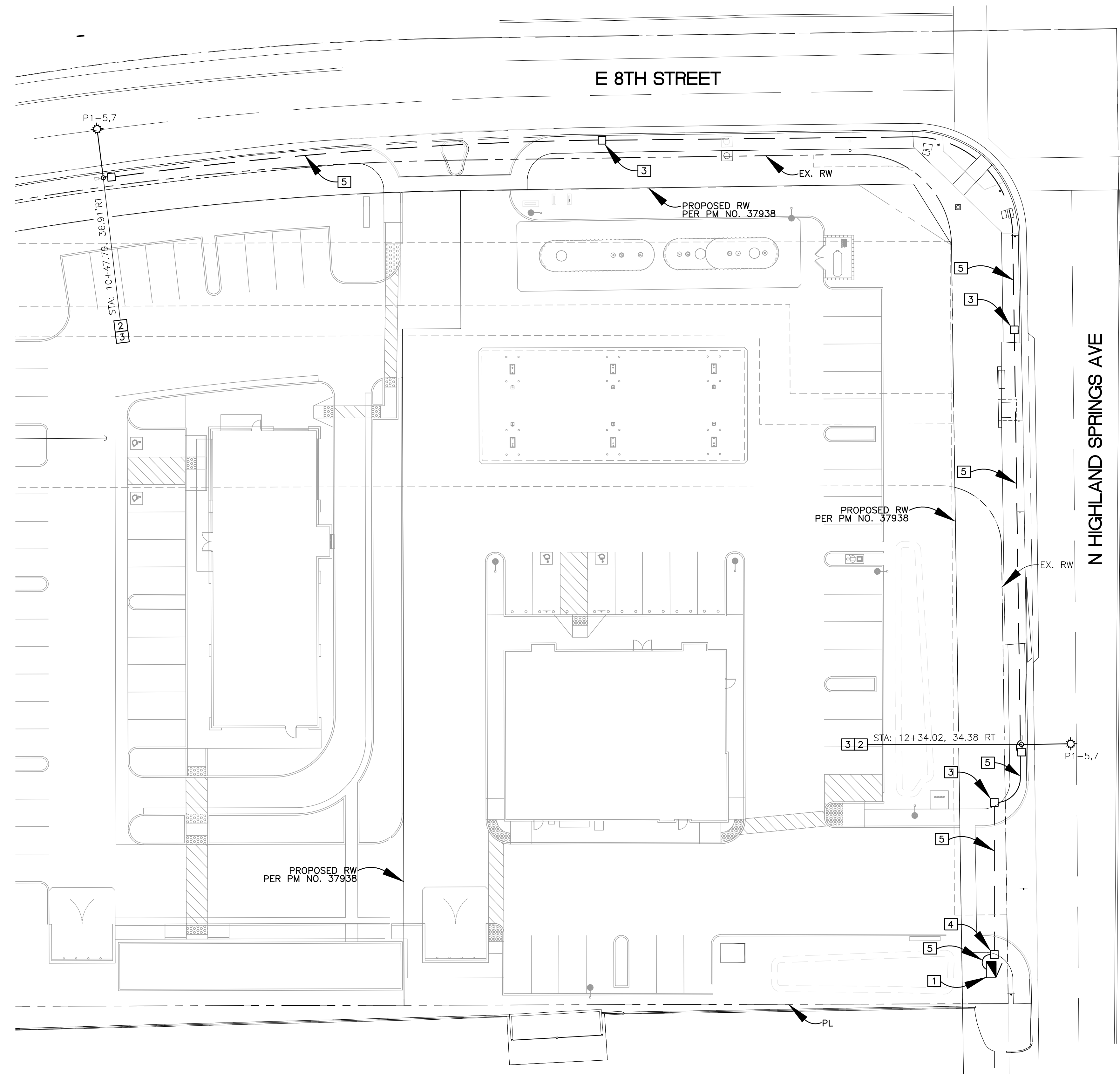
550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:

STREET LIGHT DETAILS AND CIRCUIT DIAGRAMS

SHEET 8 OF 9 SHEETS
 FILE NO: 3371A

AS-BUILT



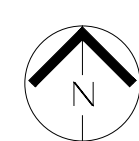
LEGEND

○— NEW 90W STREET LIGHT

CONSTRUCTION NOTES

- 1 FURNISH AND INSTALL ELECTRICAL SERVICE PEDESTAL PER CITY OF BEAUMONT STD., 120/240V, 1PH, 3W, 100 AMP MAIN. METER PEDESTAL SHALL BE CALTRANS TYPE III-BF (MYERS MEUG16-100/200 OR EQUAL).
- 2 FURNISH AND INSTALL 240 VOLT, 90 WATT LED STREET LIGHT PER CITY OF BEAUMONT STD. INSTALL #E3-1/2 CONCRETE PULLBOX BEHIND THE SIDEWALK AT EACH POLE.
- 3 FURNISH AND INSTALL #E3-1/2 CONCRETE UNDERGROUND PULL BOX PER CITY OF BEAUMONT STD.
- 4 FURNISH AND INSTALL #5E CONCRETE UNDERGROUND PULL BOX WITH FURNISH AND INSTALL (2) 2" SCHEDULE 80 PVC UNDERGROUND CONDUIT
- 5 FURNISH AND INSTALL 2" SCHEDULE 80 PVC UNDERGROUND CONDUIT (2) #8 THWN-2 CU & (1) #8 CU GND

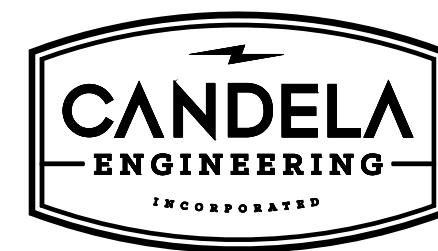
0' 40' 80' 120' 160'



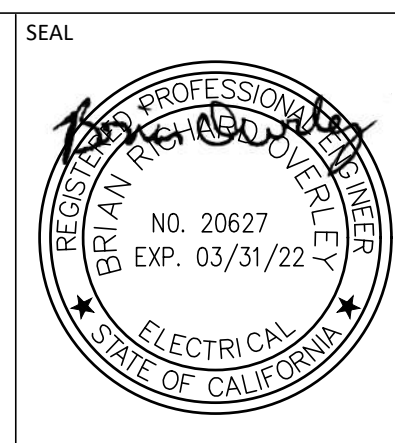
BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
		RELOCATION OF BUS STOP, REMOVAL OF CROSS GUTTER DETAIL, & SEWER HANDBOLE AT SS MAIN CONNECTION		2/17/22
ENGINEER		REVISIONS		CITY



LIGHTING DESIGN | ELECTRICAL ENGINEERING
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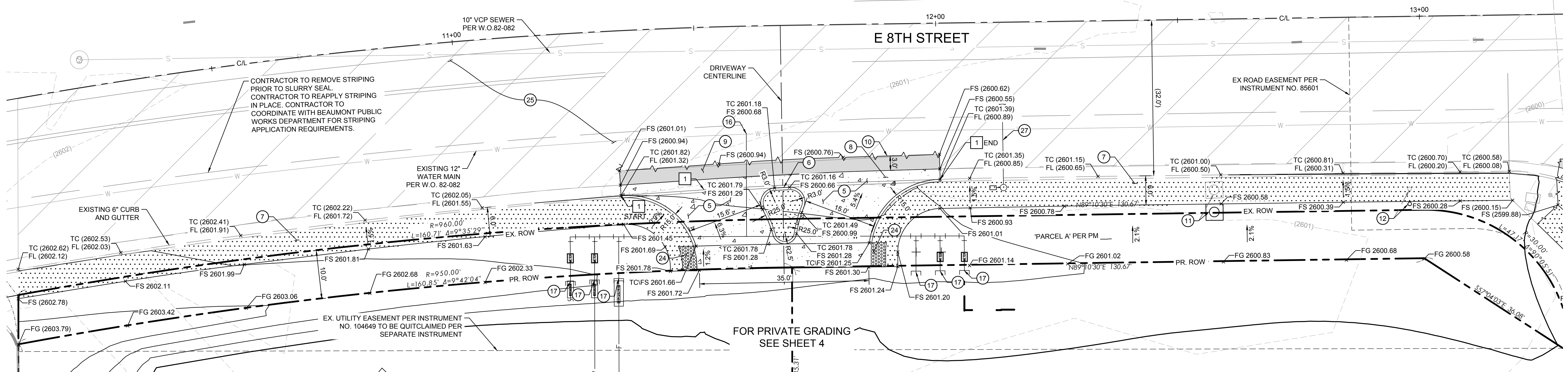
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 City Engineer/Director of Public Works
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8500 FAX: (951) 769-8526

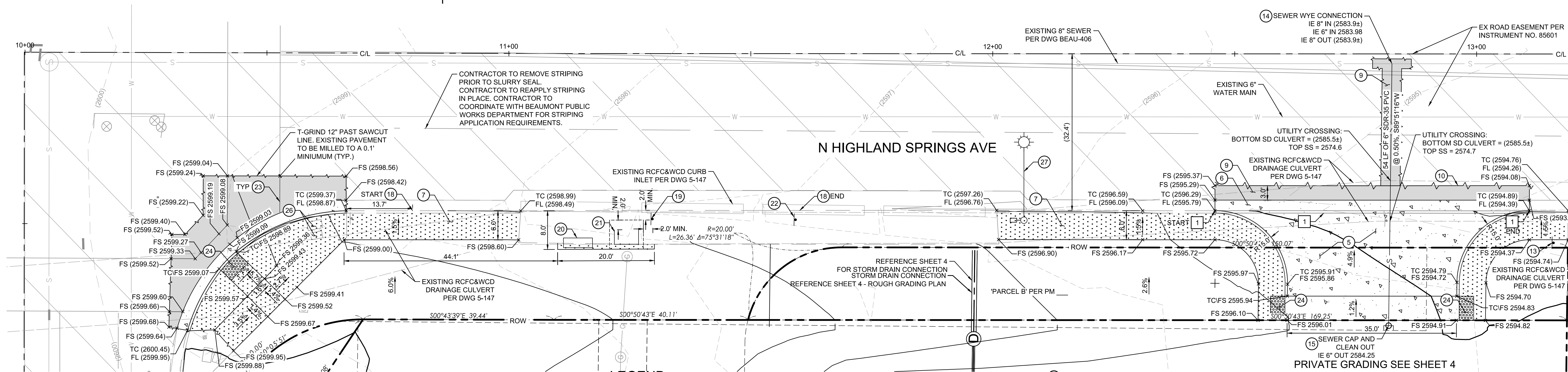
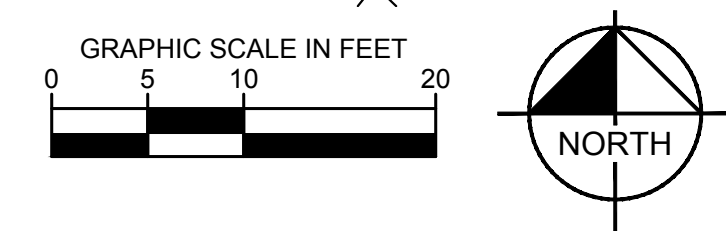
CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:
STREET LIGHT POWER PLAN

SHEET
 9
 OF 9 SHEETS
 FILE NO:
 3371A

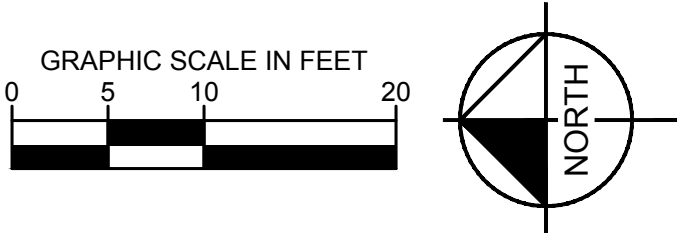
AS-BUILT



E 8TH STREET PUBLIC IMPROVEMENTS
SCALE: 1"=10'



N HIGHLAND SPRINGS AVE PUBLIC IMPROVEMENTS
SCALE: 1"=10'



GENERAL NOTES

- CONTRACTOR MUST START AT DOWNSTREAM MOST CONNECTION WHEN INSTALLING SEWER AND STORM DRAIN. CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES BETWEEN THE PLANS AND ON SITE CONDITIONS BE DISCOVERED.

LEGEND

- COMMERCIAL DRIVEWAY
8" PCC CLASS "2" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 207A
- SIDEWALK
4" PCC CLASS "B" CONCRETE PER COUNTY OF RIVERSIDE STD. NO. 401
- CRACK FILL AND SLURRY COAT.
- FULL DEPTH ASPHALT REPLACEMENT
MATCH IN KIND
- ROW / PROPERTY BOUNDARY
- C/L
- SAWCUT LINE

CONSTRUCTION NOTES

- CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STD. NO. 207A
- CONSTRUCT 6" TYPE D CURB PER COUNTY OF RIVERSIDE STD. NO. 204
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401
- CONSTRUCT CROSSGUTTER PER COUNTY OF RIVERSIDE STD. NO. 209
- 3' FULL DEPTH AC SLOT PATCH. MATCH IN KIND
- PAINT CURB RED PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- REMOVE AND REPLACE EXISTING WATER AIR VAC PER SEPARATE PERMIT
- EXIST. UTILITY APPURTENANCE TO BE RELOCATED

RELOCATE SPEED LIMIT SIGN

- CONSTRUCT 6" SEWER LATERAL CONNECTION PER COUNTY OF RIVERSIDE STD. NO. 600
- SEWER CONTINUATION PER SEPARATE PERMIT. SEWER CLEANOUT PER EMWD STD DWG SB-52
- PROPOSED WATER SERVICE PER SEPARATE PERMIT
- WATER CAP. PER SEPARATE PERMIT
- INSTALL RIVERSIDE TRANSIT AGENCY BUS STOP SIGN PER RTA BUS STOP GUIDELINES FIGURE 17, SEE DETAIL B SHEET 2
- INSTALL 2' X 6' BUS BENCH PER RTA BUS STOP GUIDELINES FIGURE 19, SEE DETAIL C SHEET 2

INSTALL RIVERSIDE TRANSIT AGENCY BUS SHELTER PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2

- INSTALL MUTCD R7-1 "NO PARKING" SIGN WITH RIGHT ARROW PER RTA BUS STOP GUIDELINES FIGURE 18, SEE DETAIL A SHEET 2
- 12" WHITE PAVEMENT MARKING, MATCH IN KIND
- DETECTABLE WARNING STRIP PER COUNTY OF RIVERSIDE STD. NO. 403
- 8TH STREET HALF-WIDTH IMPROVEMENT NOT REQUIRED IF COMPLETED BY NORTH DEVELOPER. DEVELOPER/CONTRACTOR TO COORDINATE WITH CITY AND DEVELOPER ON NORTH SIDE OF 8TH STREET.
- ADJUST ELECTRICAL BOXES LID TO GRADE

DEMO NOTES

- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER



BENCHMARK: NO. 07.A.82
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".
ELEV. 2678.277 U.S. SURVEY FEET (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Kimley»Horn
401 B STREET, SUITE 600,
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
DATE: _____
JOB NUMBER: _____

BRYAN NORD
R.C.E.



REVIEWED BY: _____	DATE: _____
RECOMMENDED BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
ROUGH GRADING PLANS FOR:
TPM NO. 37938, CUP 2020-046 & 047

SHEET
5
OF 8 SHEETS
FILE NO:

PUBLIC IMPROVEMENT **AS-BUILT**

PW2020-0609

STREET LIGHT GENERAL NOTES

THE FOLLOWING SPECIFICATIONS APPLY TO ALL STREET LIGHTING IN THE CITY, ON ALL PUBLIC AND PRIVATE ROADWAYS. THE CITY HAS ADOPTED THE SOUTHERN CALIFORNIA EDISON (SCE) RATE STANDARDS: SCHEDULED RATES LS-3 AND LS-2. LS-3 IS A METERED SYSTEM WITH A SPECIAL RATE. THIS RATE SCHEDULE IS FOR COLLECTOR ROADS, SECONDARY ROADS, ARTERIAL ROADS AND HIGHWAYS. THE STREET LIGHTING SYSTEM IS OWNED, OPERATED AND MAINTAINED BY THE CITY. IT MAY BE COMBINED WITH THE SPRINKLER CONTROLLER METER PEDESTAL. IN MOST CASES, LS-2 IS AN UN-METERED SYSTEM WITH A PER UNIT RATE. THIS RATE IS FOR RESIDENTIAL ROADS WITHIN A SUBDIVISION OR COMMUNITY AND WILL BE FED FROM THE NEAREST POINT OF CONTACT WITH SCE. THE FOLLOWING REQUIREMENTS WILL BE REQUIRED FOR ALL STREET LIGHTING SYSTEMS:

- A. ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR;
 - B. ALL INSPECTIONS SHALL BE BY THE CITY OF BEAUMONT;
 - C. ALL NEW INSTALLATIONS OF STREET LIGHTS UTILIZING PREVIOUSLY APPROVED PLANS SHALL UTILIZE LED TYPE LUMINARIES;
 - D. ALL REPLACEMENT OR RECONSTRUCTION OF EXISTING STREET LIGHTS SHALL UTILIZE LED TYPE LUMINARIES.
- STREET LIGHT STYLES
THE CITY USES THREE GENERAL STYLES OF STREET LIGHTS: MISSION BELL, POST-TOP AND COBRA HEAD. THE MISSION BELL STYLE GENERALLY CONSISTS OF A BRONZE METAL POLE, BRONZE ORNATE METAL ARM AND A DECORATIVE BELL-SHAPED LUMINAIRE. THIS STYLE IS USED IN CERTAIN SUBDIVISIONS, COMMUNITIES AND SELECT ROADS. THE MISSION BELL STYLE SHALL ONLY BE INSTALLED WHEN IT IS APPROVED BY PLANNING AS PART OF A DEVELOPMENT OR IF IT IS REPLACING A SIMILAR STYLE STREET LIGHT. THE POST-TOP STYLE IS AN ORNATE CONCRETE POLE WITH A DECORATIVE GLASS ACORN-SHAPED LUMINAIRE MOUNTED DIRECTLY TO THE POLE. THE COBRA HEAD STYLE GENERALLY CONSIST OF A CONCRETE POLE, METAL ARM AND A FLAT GRAY LUMINAIRE. THIS STYLE IS USED THROUGHOUT THE CITY AND IS THE STANDARD STREET LIGHT FOR DEVELOPMENT. UNLESS PRIOR APPROVAL IS OBTAINED FROM PLANNING OR THE COBRA HEAD IS NOT CONSISTENT WITH IMMEDIATELY SURROUNDING STREET LIGHTS, THE COBRA HEAD STYLE SHALL BE INSTALLED.

COBRA HEAD STREET LIGHT LUMINARIES SHALL BE AS FOLLOWS:

STREET CLASS	WATTS*	LUMEN**	GE EVOLVE CATALOG**
RESIDENTIAL	15	1800	ERL1-0-02-B3-27-A-GRAY-L
RESIDENTIAL CUL-DE-SAC	15	1800	ERL1-0-02-D3-27-A-GRAY-L
COLLECTOR	41	4600	ERL1-0-05-B3-27-A-GRAY-L
SECONDARY	90	8400	ERL1-0-09-C3-27-A-GRAY-L
MAJOR	90	9600	ERLH-0-10-C3-30-A-GRAY-L
ARTERIAL	90	9600	ERLH-0-10-C3-30-A-GRAY-L

*= WATTAGE AND LUMEN VALUES ARE FOR GE EVOLVE PRODUCTS. APPROVED ALTERNATIVES SHALL BE WITHIN VALUE ±10% OF THE VALUES STATED.
 **= IF LUMINAIRE IS NOT AVAILABLE OR DISCONTINUED, THE CITY ENGINEER SHALL RECOMMEND A REPLACEMENT FOR EACH STREET CLASS.
 A. LUMEN MAINTENANCE AT 50,000 HOURS OF LIFE SHALL BE NO LESS THAN 88% OF INITIAL LUMEN OUTPUT;
 B. LUMINARIES SHALL BE DARK SKY APPROVED.
 C. COLOR TEMPERATURE AND CRI: 2700K COLOR TEMPERATURE FOR RESIDENTIAL THROUGH SECONDARY STREET CLASS AND 3000K FOR MAJOR AND ARTERIAL STREET CLASS.

POLES
ALL POLES WILL BE OCTAGONAL CONCRETE TAPERED POLES WITH A NATURAL ROCK FINISH. THE COLOR FOR ALL PERIMETER STREETS WILL BE "BLACK AND WHITE (GRAY)". ON INTERIOR STREETS THE BUILDER CAN SELECT THE STREET LIGHT COLOR OR USE THE BASIC CITY COLOR OF "BLACK AND WHITE (GRAY)". EACH POLE WILL HAVE AN ACCESS DOOR IN THE BASE TO FACILITATE WIRING. ALL ARMS ARE TO BE HOT DIPPED GALVANIZED STEEL OR ALUMINUM WITH A RAIN CAP. COLORED ARMS MAY BE BAKED POWDER COATING. ARMS WILL HAVE A TWO-INCH MOUNTING PIPE FOR THE LUMINAIRE. POLES MUST HAVE A MINIMUM 80 MILES PER HOUR WIND FACTOR AND SUSTAIN A 1.3 GUST FACTOR. THE APPROVED MANUFACTURER IS AMERON, INC. ALL POLES WILL BE IDENTIFIED ON THE POLE LABEL WITH THE LETTERS "BMT" TO SIGNIFY THEY ARE PART OF THE CITY OF BEAUMONT STREET LIGHTING SYSTEM. POLE SIZES ARE AS FOLLOWS:

STREET CLASS	POLE HEIGHT (FT)	ARM LENGTH (FT)	ARM HEIGHT (FT)	LUMINAIRE MOUNT HIGHT (FT)	AMERON	CONTEMPORARY SERIES
RESIDENTIAL	23	6	3	26		1C123
RESIDENTIAL CUL-DE-SAC	23	6	3	26		1C123
COLLECTOR	31	12	5	36		1C431
SECONDARY	31	12	5	36		1C431
MAJOR	31	12	5	36		1C431
ARTERIAL	31	12	5	36		1C431

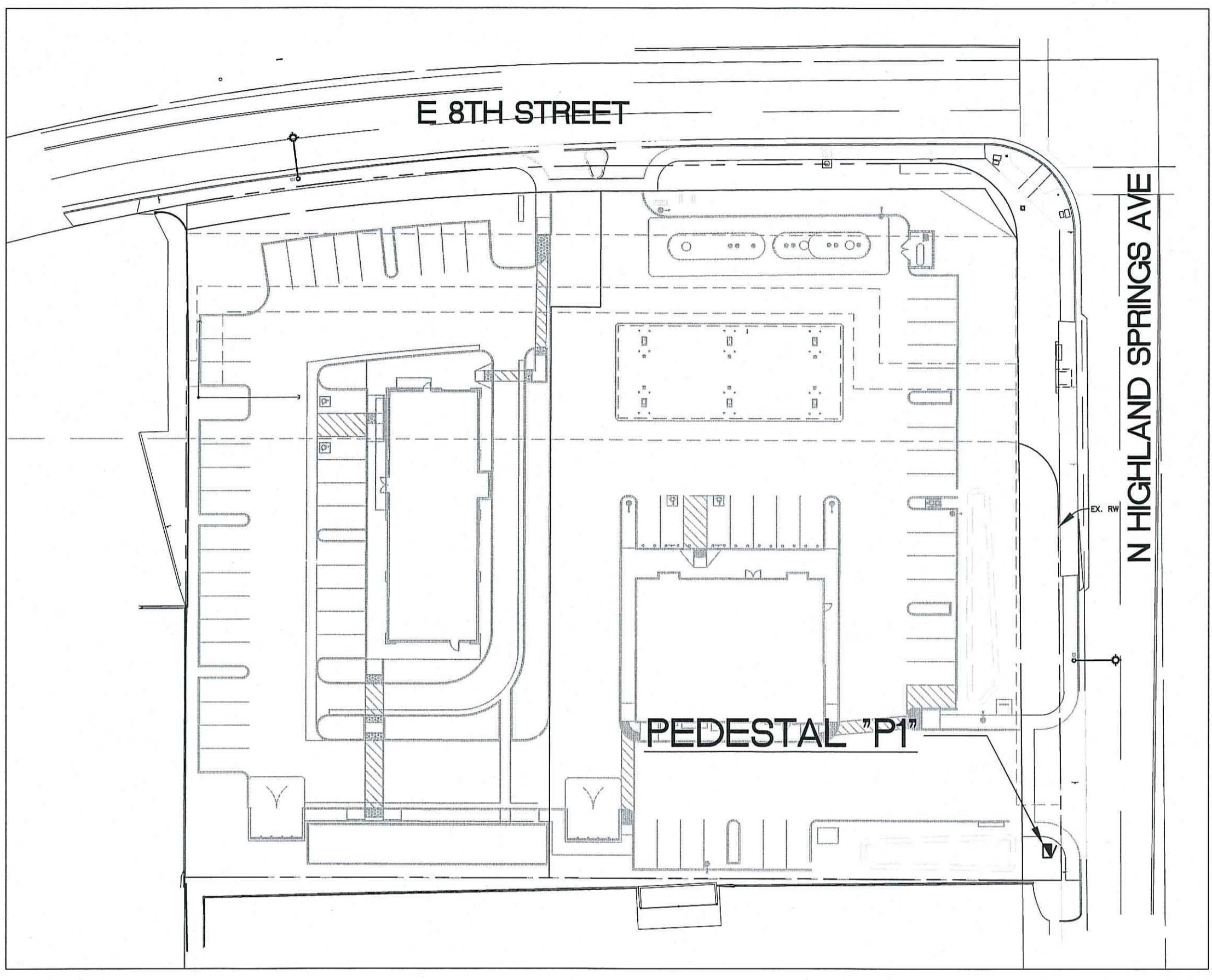
PUBLIC SYSTEMS AND ANY PROPOSED WORK IN PUBLIC RIGHT OF WAYS ARE NOT PARTS OF THE CITY OF BEAUMONT, DEPARTMENT OF BUILDING AND SAFETY REVIEW OR APPROVAL

**PUBLIC STREET LIGHTING IMPROVEMENT PLANS FOR:
8TH & HIGHLAND SPRINGS
CITY OF BEAUMONT**

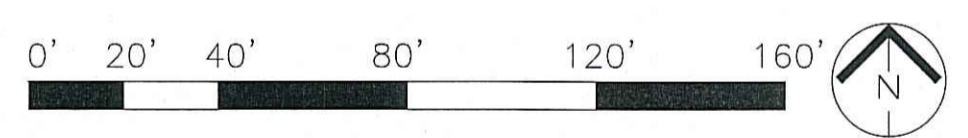
STREET LIGHT GENERAL NOTES (CONT'D)

POLE BASES
ALL POLES WILL HAVE A THIRTY-INCH ROUND OR SQUARE IN-GROUND BASE WITH A DEPTH OF FORTY-EIGHT (48) INCHES FROM TOP OF CURB, AND A MINIMUM FORTY-TWO (42) INCHES OF CONCRETE BASE DEPTH. THERE WILL BE FOUR (4) ONE-INCH ANCHOR BOLTS THIRTY-SIX (36) INCHES LONG WITH A FOUR-INCH TURN. WASHERS WILL BE INSTALLED ABOVE AND BELOW THE ONE-INCH POLE MOUNTING FLANGE. ANCHOR BOLTS, WASHERS AND NUTS WILL ALL BE HOT DIPPED GALVANIZED STEEL PER POLE MANUFACTURER SPECIFICATIONS. ALL POLES ARE TO BE PLACED BEHIND THE CURB WITH A CENTER OF POLE MEASUREMENT OF EIGHTEEN (18) INCHES FROM THE FACE OF CURB TO THE CENTER OF POLE. IN PROJECTS WITH A "ROLLED" CURB OR A "WEDGE" CURB STREETLIGHT MAY BE PLACED BEHIND THE SIDEWALK IF NECESSARY. CONCRETE FOR POLE BASES SHALL BE A PUBLIC WORKS DESIGN MIX WITH TEST STRENGTH OF 3250 PSI. WIRING TO POLE.
 WIRING TO POLE WILL BE TWO (2) #12 THWN STRANDED (ONE (1) RED AND ONE (1) BLACK) RAN DOWN THROUGH POLE, IN ONE-INCH SCHEDULE 40 PVC UNDERGROUND TO AN ELEVEN (11) INCHES WIDE BY SEVENTEEN (17) INCHES LONG BY TWELVE-INCH DEEP CONCRETE HAND HOLE WITH CONCRETE COVER MARKED "STREET LIGHTS" BEHIND THE SIDEWALK OR NEXT TO THE POLE, IN THE SIDEWALK. THE PULL BOXES SHALL BE J&R CONCRETE PRODUCT NO. E3-1/2 SERIES (OR EQUAL) FOR NON-TRAFFIC AREAS AND J&R CONCRETE PRODUCT NO. E3-1/2-T SERIES W/ H-20 WHEEL LOADING COVER PER CALTRANS SPECIFICATIONS (OR EQUAL) FOR TRAFFIC AREAS. ALL PULL BOXES SHALL HAVE LOCKS FOR THE COVERS. INSTALL A #6 COPPER WIRE THROUGH THE ONE-INCH PVC AND GROUND BELOW THE TOP WASHER ON ONE OF THE POLE FLANGES WITH ONE-INCH THREADED NUTS. IN THE SAME BOX PROVIDE 2 FUSETRON GEB-II-II FUSE HOLDERS WITH FIVE (5) AMP 250-VOLT MIDGET FUSES ON THE POWER CONDUCTORS (BLACK AND RED). ALL FUSE HOLDERS SHALL BE TAPED WITH A FIFTY PERCENT (50%) OVERLAY AND A MINIMUM OF THREE (3) LAYERS. TWO (2) COATINGS OF "SCOTCH COAT" SHALL BE APPLIED TO ALL TAPED CONNECTIONS, FOR WATERPROOFING. AT THE LUMINAIRE LEAVE TWELVE (12) INCHES OF SLACK WIRE AS A SERVICE LOOP. ALL WIRE SHALL BE COPPER.
 THE MAIN WIRING.
 SYSTEM SHALL BE A MINIMUM OF ONE-INCH SCHEDULE 40 PVC RUN BEHIND THE CURB OR SHALL BE TRENCHED WITH A MINIMUM DEPTH OF EIGHTEEN (18) INCHES, IN THE PARKWAY AND TWENTY-FOUR (24) INCHES UNDER ANY STREET, OR BE FOUR (4) INCHES BELOW FOUR (4) INCHES OF CONCRETE. AT ALL TIMES THERE MUST BE A ONE-INCH SEPARATION BETWEEN THE INSTALLED CONDUIT AND THE CONCRETE ABOVE IT. ON REGULAR CURB INSTALLATIONS, WITH CUT OUT OR DEPRESSION DRIVEWAY APPROACHES, CONDUITS RUN BEHIND THE CURB MUST NOT BE INSTALLED IN THE APPROACH POUR. A NO. E3-1/2 PULL BOX SHALL BE PLACED BEHIND THE SIDEWALK AT EACH POLE AND PLACED IN LONG RUNS AT A DISTANCE NOT TO EXCEED THREE HUNDRED (300) FEET. THE SAME PULL BOXES WILL BE USED FOR STREET CROSSINGS AND BRANCH WIRING TERMINATIONS. A PULL BOX MUST BE INSTALLED ON AT LEAST ONE SIDE OF EACH STREET CROSSING, AND ALL STREET CROSSING SHALL BE RUN AT A NINETY-DEGREE ANGLE WITH THE MAIN FLOW OF THE STREET. ALL MAIN WIRING BETWEEN THE STREET LIGHTS, AND THE METER WILL BE ONE (1) #8 THWN BLACK, ONE (1) #8 THWN RED, AND ONE (1) #8 THWN GREEN. MIDBLOCK LIGHTS ARE FED BY ONE (1) #8 THWN BLUE, AND ONE (1) #8 THWN YELLOW, IN THE SAME CONDUIT. ALL TERMINATIONS AND SPLICES WILL HAVE EPOXY SEAL PACKS INSTALLED ON EACH CONNECTION IN THE PULL BOXES. ALL TERMINATIONS WILL BE MADE UP WITH 3M BRAND BLUE WIRE NUTS. GROUND WIRES DO NOT REQUIRE EPOXY SEAL PACKS. ALL WIRE SHALL BE COPPER. WHEN WIRE NUTS ARE USED IN THE LUMINAIRE INSTALLATION THEY MUST BE SECURELY TAPED. ALL WIRING SHALL BE #8 TO THREE (3) OR MORE POLES. WHEN WIRING UNDER THE LS-2 SYSTEM WITH TWO (2) POLES OR LESS THE WIRE SHALL BE #12 TO THE HAND HOLES AND TO THE POINT OF CONTACT. USE APPROVED FUSE HOLDERS AT POINT OF CONTACT WITH SCE. THE CIRCUITRY AND VOLTAGE DROP
 ON THE WIRE, SHALL NOT EXCEED FIVE PERCENT (5%) TO THE LAST LIGHT ON THE RUN OR IN ANY CIRCUMSTANCE. THE #8 THWN WIRE WILL HAVE A BREAKER RATED AT FORTY (40) AMPS AND BE A TWO-POLE RATED BREAKER. IF A LARGE NUMBER OF LIGHTS ARE FED OFF ONE (1) PEDESTAL AND IT IS NECESSARY TO RUN TWO (2) RADIAL CIRCUITS, INSTALL A SECOND FORTY-AMP TWO-POLE BREAKER TO FEED THE SECOND SET OF LIGHTS. THE MAIN SWITCHING OF ALL LIGHTS WILL BE THE PHOTOCELL AT EACH LIGHT. WIRE MUST BE OVERSIZED TO ALLOW FOR VOLTAGE DROP. USE #6 THWN OR #4 THWN WHEN NECESSARY. CIRCUIT DESIGNS ARE ABOUT THREE THOUSAND (3,000) PLUS FEET FOR #8 THWN WIRE AND MAY EXTEND TO OVER FOUR THOUSAND (4,000) FEET DEPENDING ON CONNECTED LOAD.
 THE METER PEDESTAL AND POINT OF CONTACT.
 THE METER PEDESTAL SHALL BE CALTRANS TYPE III-BF (MYERS MEUG16-100/200 OR EQUAL). INSTALLATION OF THE METER PEDESTAL SHALL BE PER CALTRANS REVISED STANDARD PLAN RSP ES-2E OR AS APPROVED BY CITY ENGINEER. THE METER PEDESTAL SHALL BE RATED 120/240 - ONE (1) PHASE THREE-WIRE AND HAVE FOUR (4) JAWS. THE MINIMUM AMPERAGE WILL BE ONE HUNDRED (100). THE MAXIMUM AIC RATING IS 10,000AIC. IF THE NUMBER OF LIGHTS ON ONE (1) CIRCUIT EXCEEDS THE CAPACITY OF THE BREAKER, ADD A SECOND ONE. IF THE NUMBER OF LIGHTS EXCEEDS A LOAD OF 100 AMPS, USE A 200-AMP METER WITH THE SAME SPECIFICATIONS. THE METER PEDESTAL WILL BE FED FROM THE NEAREST SCE PULL BOX WITH THREE-INCH SCHEDULE 40 PVC. VERIFY LOCATION WITH THE AREA SCE PLANNER. IF THERE IS A LANDSCAPE SPRINKLER CLOCK, WHICH CONTROLS SOLENOIDS ONLY, NO BOOSTER PUMPS, IT MAY BE ADDED TO THE STREET LIGHT METER PEDESTAL. THIS SAVES THE NEED FOR TWO (2) DIFFERENT METERS. ALL METER PEDESTALS REQUIRE THREE (3) ONE-INCH PVC NINETY-DEGREE STUB OUTS FOR FUTURE WIRING OF LIGHTING OR SPRINKLER TIMING CLOCKS. THE METER PEDESTAL IS ONLY REQUIRED WITH LS-3 STREET LIGHTS. UNDER LS-2 THE POINT OF CONTACT IS THE NEAREST AVAILABLE SCE POWER, A HAND HOLE, TRANSFORMER PAD OR OTHER JUNCTION POINT. WHEN REQUIRED THE SCE METER COORDINATION, SCE SERVICE APPLICATION, SCE FEES, CITY OF BEAUMONT ELECTRICAL PERMIT AND THE CITY OF BEAUMONT SERVICE ACCOUNT SETUP IS THE RESPONSIBILITY OF THE CONTRACTOR. THE POINT OF CONTACT FOR THE LS-2 STREET LIGHTS SHALL BE INTERCONNECTED WITH SCE WITH TWO-INCH SCHEDULE 40 PVC, WITH TWENTY-FOUR-INCH RADIUS SWEEPS, THIRTY (30) INCHES OF COVER, AND A 3/8-INCH PULL ROPE. FUSES SHALL BE INSTALLED IN THE POINT OF CONTACT PULL BOX. SCE WILL PROVIDE #2 WIRE TO THE FIRST HANDHOLE. A 5/8-INCH COPPER-CLAD GROUND ROD WILL BE INSTALLED IN THE POINT OF CONTACT HAND HOLE AND THE #8 GROUND WIRE WILL CLAMPED TO THE ROD WITH A "FOOTBALL OR ACORN STYLE" GROUND CLAMP.
 INSPECTION.
 THE DEVELOPER SHALL PROVIDE THE CITY INSPECTOR WITH AN ONSITE SIGNED SET OF PLANS FOR INSPECTION PURPOSES. ALL SITES SHALL HAVE "DIG ALERT" CALLED FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION AND ENCROACHMENT PERMITS FROM THE CITY WHEN NECESSARY.

SHEET 3



INDEX MAP



QTY	LEGEND
2	NEW 90W STREET LIGHT
1	SERVICE PEDESTAL

DECLARATION OF ENGINEER OF RECORD
 I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. I ASSUME FULL RESPONSIBILITY FOR ALL ASPECTS OF THE DESIGN OF IMPROVEMENTS. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF BEAUMONT, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PROCEDURES, POLICES, AND ORDINANCES; (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS; AND (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. TO THE FULL EXTENT PERMITTED BY LAW, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DEMANDS, CAUSES OF THE ACTION, LIABILITY, LOSS, DAMAGE, OR INJURY TO PROPERTY OF PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENT ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

Brian R. Overley
 BRIAN R. OVERLEY
 R.E.E. #20627
 LICENSE NUMBER
 EX. DATE 3/31/22
 7/2/2021
 DATE

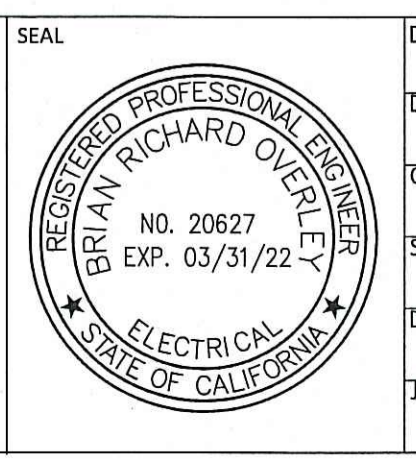
As Built
 Date: 6-7-22
 Project: 6678
 Signature: *[Signature]*

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



BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

ELEV. 0000.00, NGVD 29



DESIGN BY: RB
 DRAWN BY: RB
 CHECKED BY: DD
 SCALE: AS SHOWN
 DATE: 5/18/2021
 JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
 Recommended for Approval By: *[Signature]* Date: 07/26/2021
 Approved By: *[Signature]* Date: 07/28/2021
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 SCE: 6th St
 Beaumont, CA 92623
 TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:
TITLE SHEET
 SHEET 1
 OF 4 SHEETS
 FILE NO: 3371

Received 6/27/22 AS BUILT

PANEL SCHEDULE - "SP1"

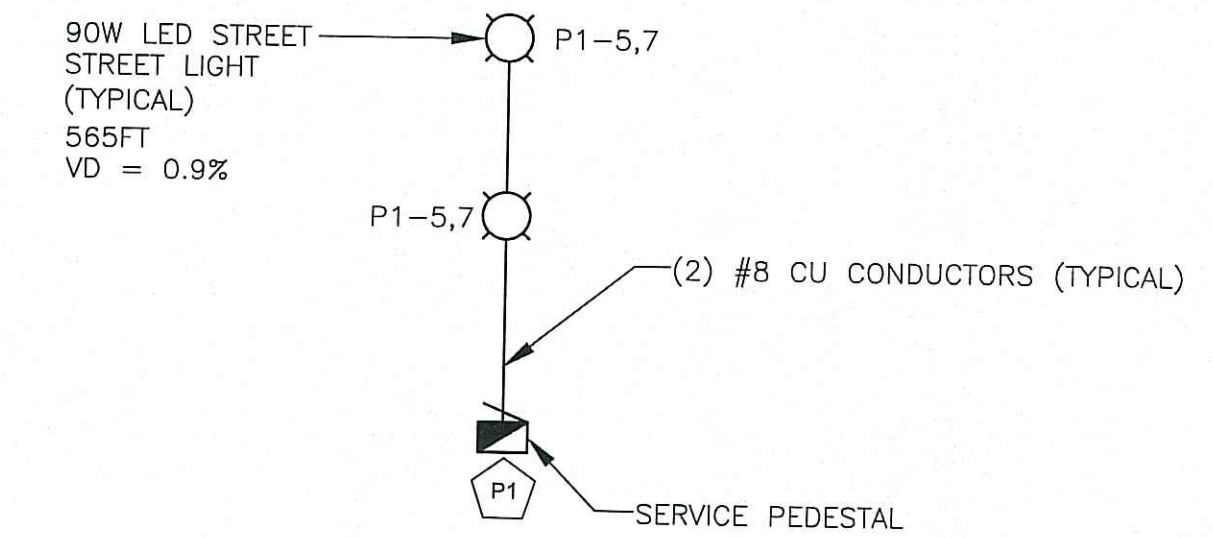
MOUNTING: FREESTANDING
TYPE: SERVICE PEDESTAL
ENCLOSURE : NEMA 3-R

VOLTAGE: 120/240
PHASE: 1
WIRES: 3
MAIN: 100A/2P

BUS RAITING: 100A
AIC: 42 KAIC SERIES RATED
DISTRIBUTION: 12/12

CKT	DESCRIPTION	TRIP	NOTE	A	B	DESCRIPTION	NOTE	TRIP	CKT
1	SERVICE DISCONNECT	100A/2P		1.00				15A/1P	2
3	240V.				0.00	LIGHTING CONTROL CIRCUIT			4
5	STREET LIGHTING	20A/2P		0.94	0.00				6
7	240V.				0.94				8
9				0.00	1.00				10
11					0.00				12
				AMPS PER LINE:	2.94	0.94			
				SUBTOTAL KVA:	0.47	0.47	KVA @ 125% (LCL)		
				TOTAL MINIMUM FEEDER SIZE (AMPS):	2.42	0.58	KVA (TOTAL FEEDER)		

NOTES:



(2) 90W FIXTURES = 0.75 AMPS @ 240V
CIRCUIT DIAGRAM SP1-5.7

REMOVABLE ALUMINUM OCT. DOMED TOP CAP WITH MOUNTING HARDWARE

NUTS, WASHERS, & ROD PLATE (HOLD-DOWN WASHER) ALL INCLUDED WITH POLE

TOP MOUNT LMA ASSEMBLY

(STANDARD MOD90 POLE TOP) (4) 1/2"-13UNC STUDS GALV. STEEL WITH HEX NUTS & WASHERS @ 90° APART ON A 3-11/16" DIA. BOLT CIRCLE

1-1/2" ± 1/4" STUD PROJECTION

1/2"-13UNC STUDS (45° (TYP.))

1-7/8 ± 5/8" I.D. RACEWAY

6" OCT. POLE TOP (ACROSS FLATS) WITH 1-7/8" ± 5/8" I.D. RACEWAY

2-3/8" DIA. ALUMINUM PIPE SHOWN @ 270° FOR CLARITY

5'-0" ± 1"

12'-0" ± 1"

5'-0" ± 1"

LUMINAIRE MOUNTING HEIGHT 36'-0"

31'-0" POLE HEIGHT ABOVE GRADE

31'-3" POLE OVERALL LENGTH

180°

90°

0" HANDHOLE

SPUNCAST, PRESTRESSED CONCRETE POLE

Almeron
TYPE 1C431
DATE MFG DATE
BMT SLC

FRAME STAMP DETAIL
(MODSM) STAMP HANDHOLE FRAME WITH "BMT SLC"

(4) 1" x 3/8" x 4" ANCHOR BOLTS ASTM F1554 GR. 55, GALVANIZED (P/N: 42026E OR EQUIVALENT BY OTHERS) DEFAULT ANCHOR BOLTS SHOWN; FOUNDATION DESIGN IS BY OTHERS. SPECIFIC FOUNDATION DESIGNS MAY REQUIRE ALTERNATIVE BOLTING REQUIREMENTS

NON-SHRINK GROUT (BY OTHERS)

BASE DETAIL

45° (TYP.)

11-1/2" TO 12-1/2" DIA. BOLT CIRCLE

3-3/4 ± 1/2" I.D. CONDUIT RACEWAY

12" SQ. NOM. x 1" PL. ASTM A36 STL

(4) 1-1/4" DIA. x 1-3/4" LG. SLOTS

10-5/16" OCT.

BASE PLATE DETAIL

REV	DATE	DESCRIPTION	BY	APPR

"F" LEVEL CONFIG CODES			"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.	OPTION CLASS	ENTRY	INFO.
COATING	1		MIX	37	
HH COVER	45209		FINISH	3	
DOOR SCRS	STD		BASE PLATE	45346	NOTE#9
MISC. MOD	MODSM		POLE TOP CON.	MOD90	

CONTEMPORARY OCTAGONAL BASE PLATE POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GRADE	OVERALL POLE LENGTH	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT (ft.-lbs.)	POLE WEIGHT (lbs.)
1C431	31'-0"	31'-3"	12-1/2"	10-5/16"	33,700	1,700

() POLES REQUIRED, EACH WITH:
(1) SINGLE 12" STEEL TAPERED ARM ASSEMBLY (P/N: 1AP12A)
(4) 1" x 3/8" x 4" GR. 55 ANCHOR BOLTS (P/N: 42026E)

NOTES:

- MIX (3731): LA BLACK & WHITE, EXPOSED AGGREGATE FINISH WITH AMERSHIELD ANTI-GRAFFITI COATING.
- ASTM C-150 TYPE III GRAY CEMENT.
- Fc @ 28 DAYS = 6,000 PSI, USING SPUN CYLINDER TEST.
- Fc @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
- POLES MANUFACTURED PER ASTM C-1089-13 SPECIFICATIONS.
- PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
- TOP MOUNT LMA IS DESIGNED TO ROTATE TO ANY DESIRED ORIENTATION ON THE OCTAGONAL FLATS PER CUSTOMER'S REQUIREMENTS.
- THE SINGLE TOP MOUNT STEEL TAPERED LMA ASSEMBLY (NOT TO EXCEED 12' LENGTH, 3.5 SQ. FT. EPA, 45 LBS (TAPERED TUBE & CAN COMBINED)) DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A LUMINAIRE (NOT TO EXCEED 1.5 SQ. FT. EPA, 40 LBS. MAX); THE POLE DEPICTED IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY THE TOP MOUNT LMA & THE LUMINAIRE AS DESIGNED PER THE 2013 AASHTO L75-6 USING A 90MPH WIND ZONE (3-SECOND GUSTS) CRITERIA FOR STREET LIGHT POLES. PLEASE CONTACT & ADVISE MANUFACTURER IF THE INTENDED LOADING EXCEEDS THESE VALUES. **POLE IS LOCATED IN SPECIAL WIND REGION, PURCHASER TO VERIFY REQUIRED WIND SPEED.**
- POLE SHOWN IS SUITABLE FOR CAPPED BASEPLATE (ENCASED IN CONCRETE), OTHERWISE, OTHER NON-CAPPED INSTALLATION REQUIRES A GALVANIZED BASEPLATE.

APPROVED BY: **Almeron POLE PRODUCTS** **NOV**
www.ameronpoles.com
CITY OF BEAUMONT
BEAUMONT, CA
1C431 POLE WITH 1AP12A LMA ASSY.

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO NATIONAL GILWELL WARE; IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF NATIONAL GILWELL WARE.

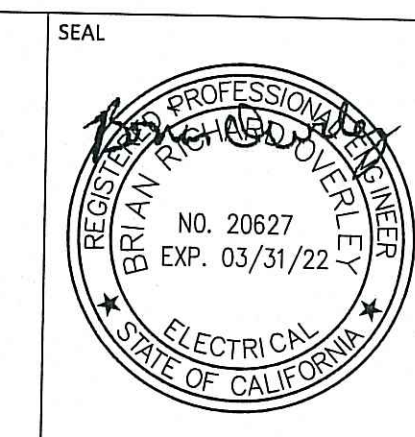
DRAWN: CMR DATE: 7/21 APPR: DATE:
DRAWING NUMBER: 2107-004 REVISION SHEET: 1 OF 1 SCALE: NTS

As Built
Date: 6/22
Proj: 1607B
Sign: [Signature]



BENCHMARK:
ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



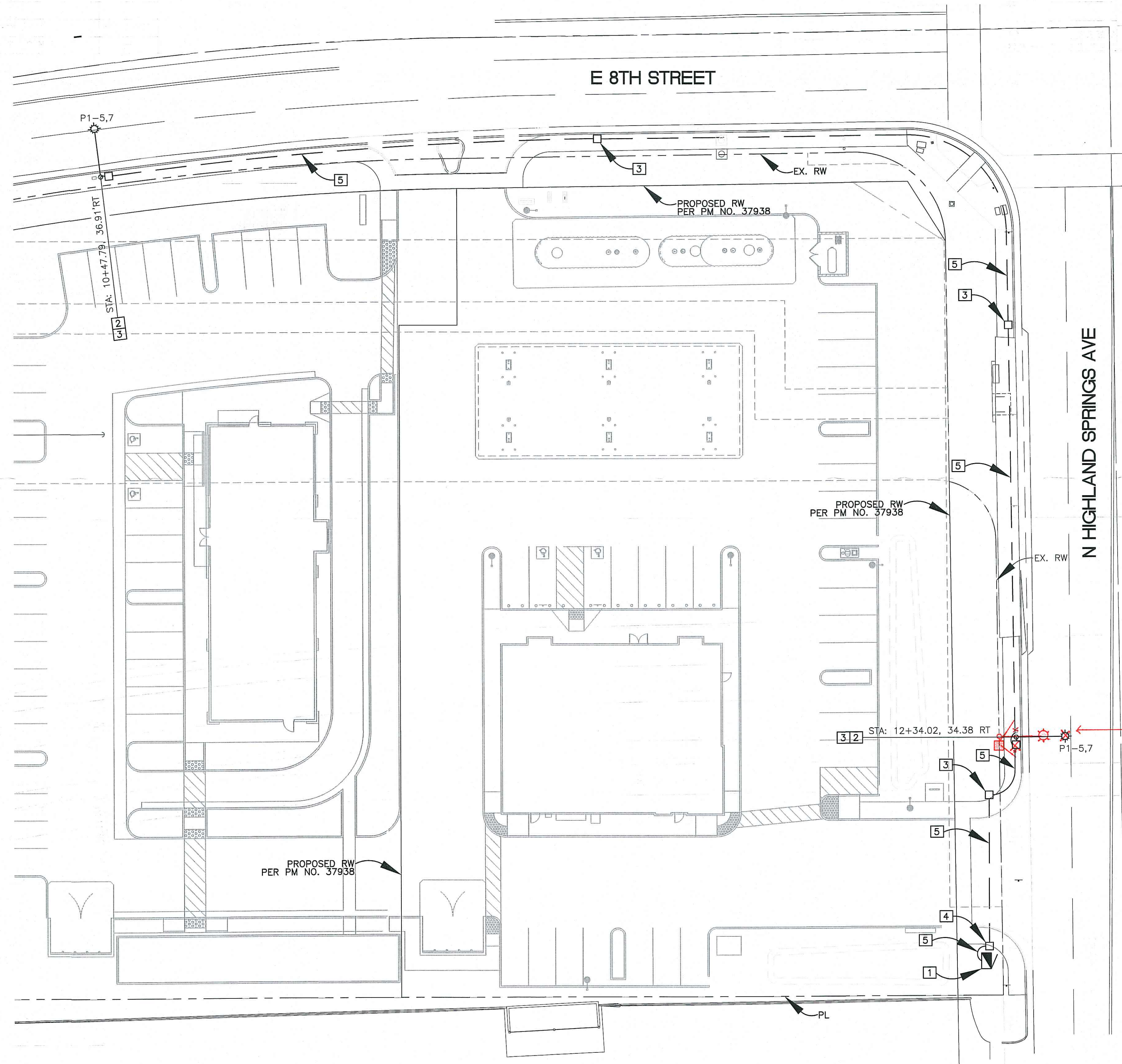
DESIGN BY: RB
DRAWN BY: RB
CHECKED BY: DB
SCALE: AS SHOWN
DATE: 7/18/2021
JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
Recommended for Approval By: [Signature] Date: 07/26/2021
Approved By: [Signature] Date: 07/28/2021

CITY OF BEAUMONT, CALIFORNIA
STREET LIGHT PLANS FOR:
STREET LIGHT DETAILS AND CIRCUIT DIAGRAMS
SHEET 2 OF 4 SHEETS
FILE NO: 3371

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550C, 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

AS-BUILT
Received 09/01/21 AGI Bid Set



LEGEND

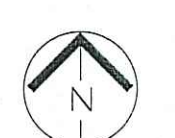
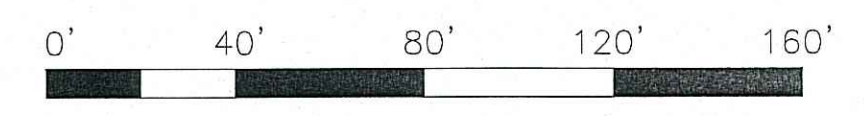
○— NEW 90W STREET LIGHT

CONSTRUCTION NOTES

- 1 FURNISH AND INSTALL ELECTRICAL SERVICE PEDESTAL PER CITY OF BEAUMONT STD.. 120/240V, 1PH, 3W, 100 AMP MAIN. METER PEDESTAL SHALL BE CALTRANS TYPE III-BF (MYERS MEUG16-100/200 OR EQUAL).
- 2 FURNISH AND INSTALL 240 VOLT, 90 WATT LED STREET LIGHT PER CITY OF BEAUMONT STD. INSTALL #E3-1/2 CONCRETE PULLBOX BEHIND THE SIDEWALK AT EACH POLE.
- 3 FURNISH AND INSTALL #E3-1/2 CONCRETE UNDERGROUND PULL BOX PER CITY OF BEAUMONT STD.
- 4 FURNISH AND INSTALL #5E CONCRETE UNDERGROUND PULL BOX WITH FURNISH AND INSTALL (2) 2" SCHEDULE 80 PVC UNDERGROUND CONDUIT
- 5 FURNISH AND INSTALL 2" SCHEDULE 80 PVC UNDERGROUND CONDUIT (2) #8 THWN-2 CU & (1) #8 CU GND

MOVED BEHIND SIDEWALK DUE TO EXISTING UTILITIES

As Built
 Date: 06-17-22
 Project: 1667B
 Signat: [Signature]



BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

LIGHTING DESIGN | ELECTRICAL ENGINEERING
 27201 Calle Juanita
 Dana Point, CA 92624
 Ph. 949.201.1333
 candelaengineering.com

SEAL

DESIGN BY: RB
 DRAWN BY: RB
 CHECKED BY: DD
 SCALE: AS SHOWN
 DATE: 7/18/2021
 JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
Staff Engineer
 Recommended for Approval By: [Signature] Date: 07/26/2021
Administrative Engineer
 Approved By: [Signature] Date: 07/28/2021
City Engineer/Director of Public Works
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:
STREET LIGHT POWER PLAN

S H E E T
 3
 OF 4 SHEETS
 FILE NO: 3371

Received 07/28/2021 AS BUILT