

Basic Gov (Sales Force) #
File #

**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.

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.

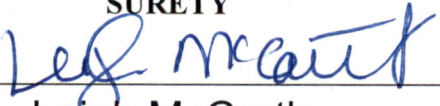
[signatures on following page]

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

(Seal)

LEXON INSURANCE COMPANY

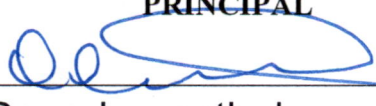

SURETY

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: *Leigh McCarthy*
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: *Doug Leventhal*
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.

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

WITNESS my hand and official seal.

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)

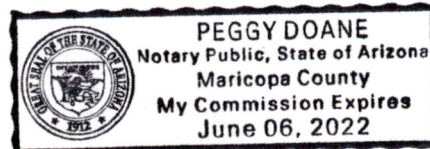
On July 23, 2021 before me, Peggy Doane / office Mgr.
(insert name and title of the officer)

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.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

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
 Prepared by:

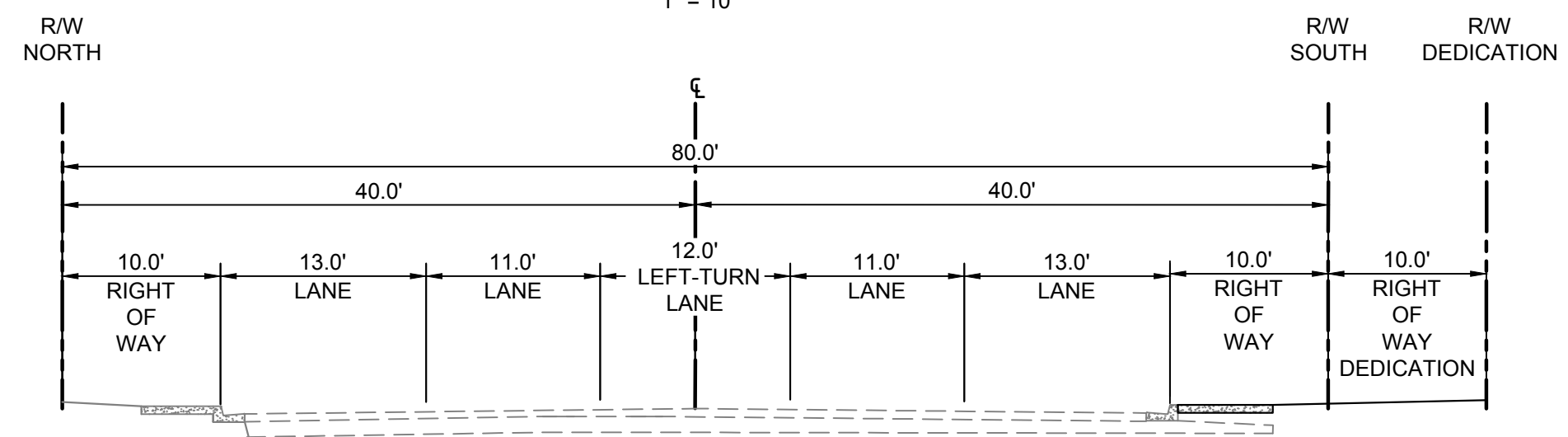
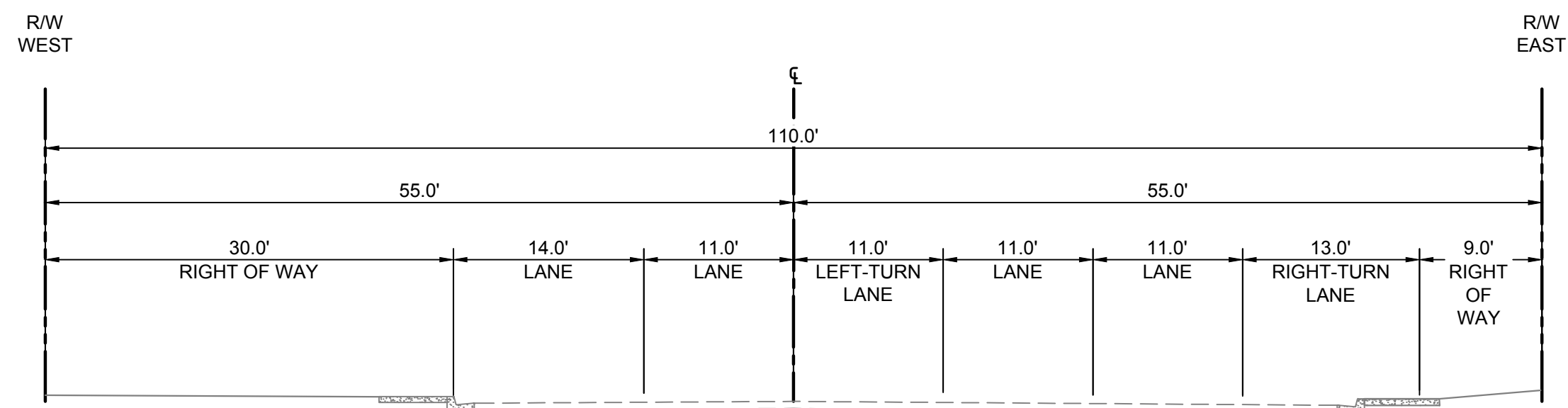
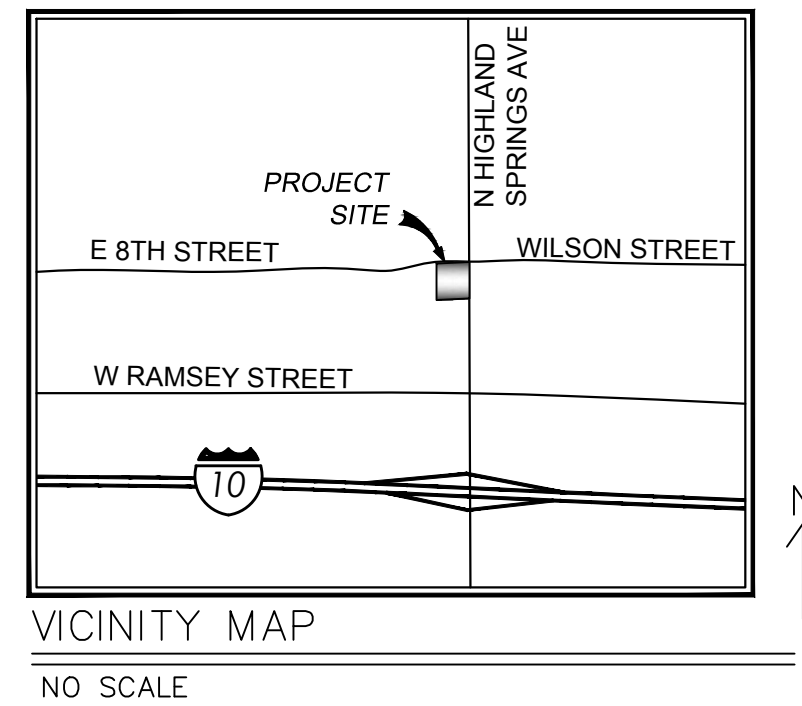
6/28/2021

Bryan Nord, PE
 Checked by:

6/28/2021



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
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SITE ADDRESS

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

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

ASSESSORS PARCEL NO.

419-150-034

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

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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 S
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 ONSITE 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		CITY

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:	PRINCIPAL ENGINEER	DATE:
APPROVED BY:	CITY ENGINEER	DATE:

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

TITLE SHEET

SHEET
 1
 OF 9 SHEETS
 FILE NO:

GRADING NOTES

1. 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.
2. NO WORK SHALL COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
3. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION /GRADING.
4. 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.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. NO FILL SHALL BE PLACED ON EXITING GROUND THAT HAS NOT BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
7. MAXIMUM CUT AND FILL SLOPE = 2: 1 EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. 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.
9. PROVIDE A 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
10. PROVIDE A BROW DITCH DESIGNED TO HANDLE 100 YR STORM FLOWS ALONG THE TOP OF CUT SLOPES.
11. 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.
12. NO OBSTRUCTION OF FLOODPLAIN OR NATURAL WATER COURSES SHALL BE PERMITTED.
13. 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.
14. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10'.
15. 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
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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".
22. 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.
23. 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 PERMITTES.
24. 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
26. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL A SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
27. 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.
28. 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.
29. 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

1. 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.
2. CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR MUST NOTIFY THE CITY OF BEAUMONT AT (951) 769-8520 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
10. CONTRACTOR MUST PROVIDE CONSTRUCTION SCHEDULE TO THE CITY OF BEAUMONT AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
11. CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
12. 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.
13. 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.
14. IT SHALL BE THE CONTRACTOR'S 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
21. 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.
22. THE CONTRACTOR SHALL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
23. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
24. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE)
25. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
26. 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, THE 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

1. 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.
2. CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
3. 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.
4. 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 PERMITTEES.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR MUST NOTIFY THE CITY OF BEAUMONT AT (951) 769-8520 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
10. CONTRACTOR MUST PROVIDE CONSTRUCTION SCHEDULE TO THE CITY OF BEAUMONT AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
11. CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
12. CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLANS.
13. THE CONTRACTOR SHALL VERIFY, BY POT HOLING, THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
14. 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.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES.
16. ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
17. ALL ELEVATIONS SHOWN ARE TO THE INVERTS OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
18. 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.
19. ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
20. STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE--CENTERLINE--INTERSECTION STATION.
21. 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.
22. ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
23. 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.
24. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (J5 229) UNLESS OTHERWISE NOTED.
25. PIPE BEDDING SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DWG. M 815
26. "V" IS THE DEPTH OF INLET AT THE CATCH BASINS MEASURED FROM THE TOP OF THE CURB TO THE INVERT OF CONNECTOR PIPE.
27. HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
28. 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.
29. CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE.
30. 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.
31. 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.
32. 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 *[Signature]* AND DATE 5/19/2021

"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 40FT." [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

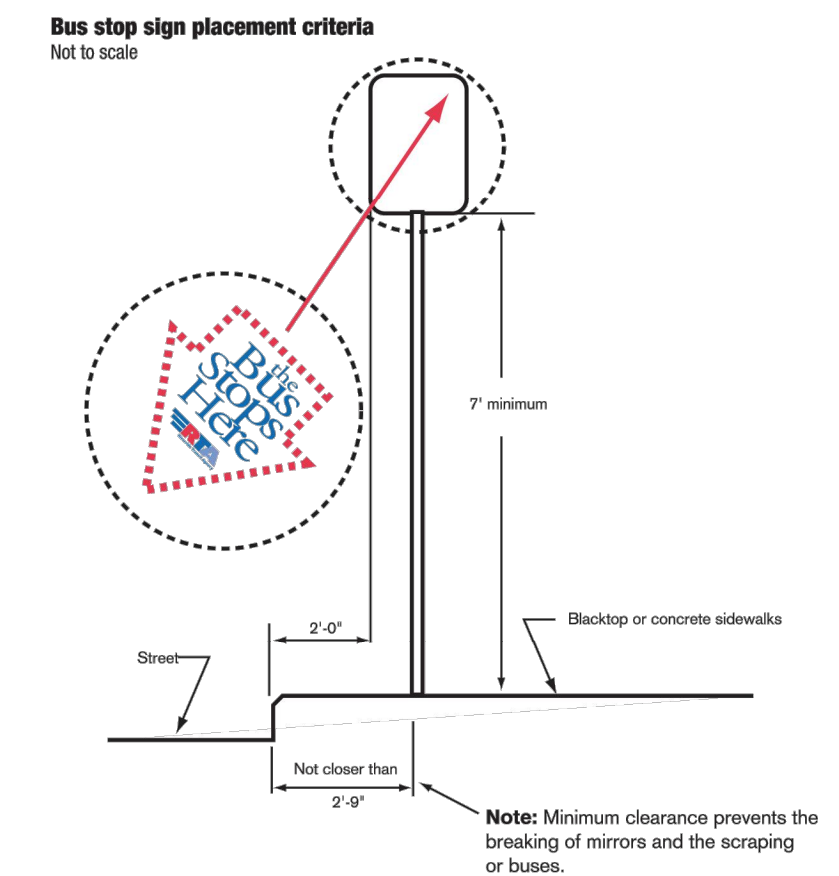
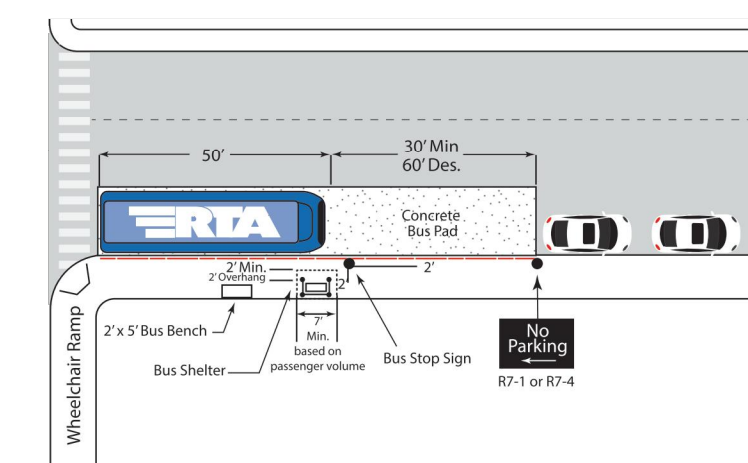


FIGURE 18: BUS STOP WITH PASSENGER AMENITIES

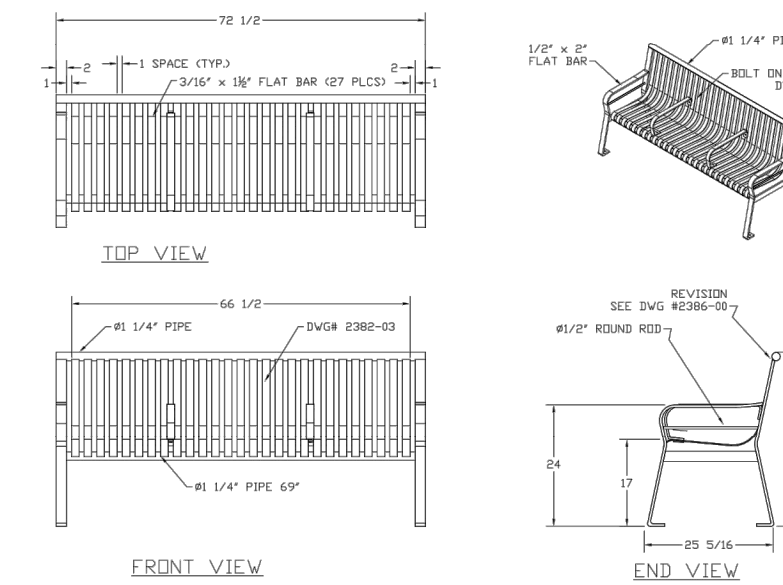
Summary of Dimensions For Bus Stop Amenities



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		REVISIONS		CITY

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

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

[Signature] 05-12-2021
DATE

REVIEWED BY: _____ STAFF ENGINEER _____ DATE: _____

RECOMMENDED BY: _____ PRINCIPAL ENGINEER _____ DATE: _____

APPROVED BY: _____ CITY ENGINEER _____ DATE: _____

WJD#: **8 33C393742**

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

SHEET
2
OF **9** SHEETS
FILE NO:

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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

NOTES AND DETAILS

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES

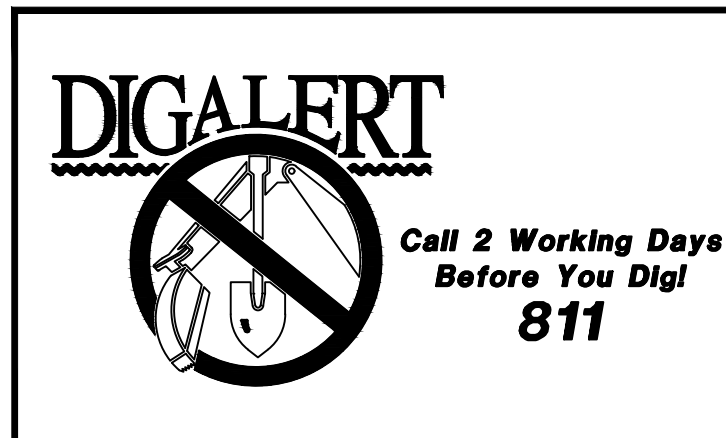
1. STANDARDS AND PLANS:
ALL CONSTRUCTION AND PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF BEAUMONT, STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND UNLESS SHOWN OR SPECIFIED OTHERWISE, WITH THE LATEST EDITIONS OF THE STATE ("CALTRANS") STANDARD 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. EARTHWORK 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		R E V I S I O N S		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: _____
JOB NUMBER: _____

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

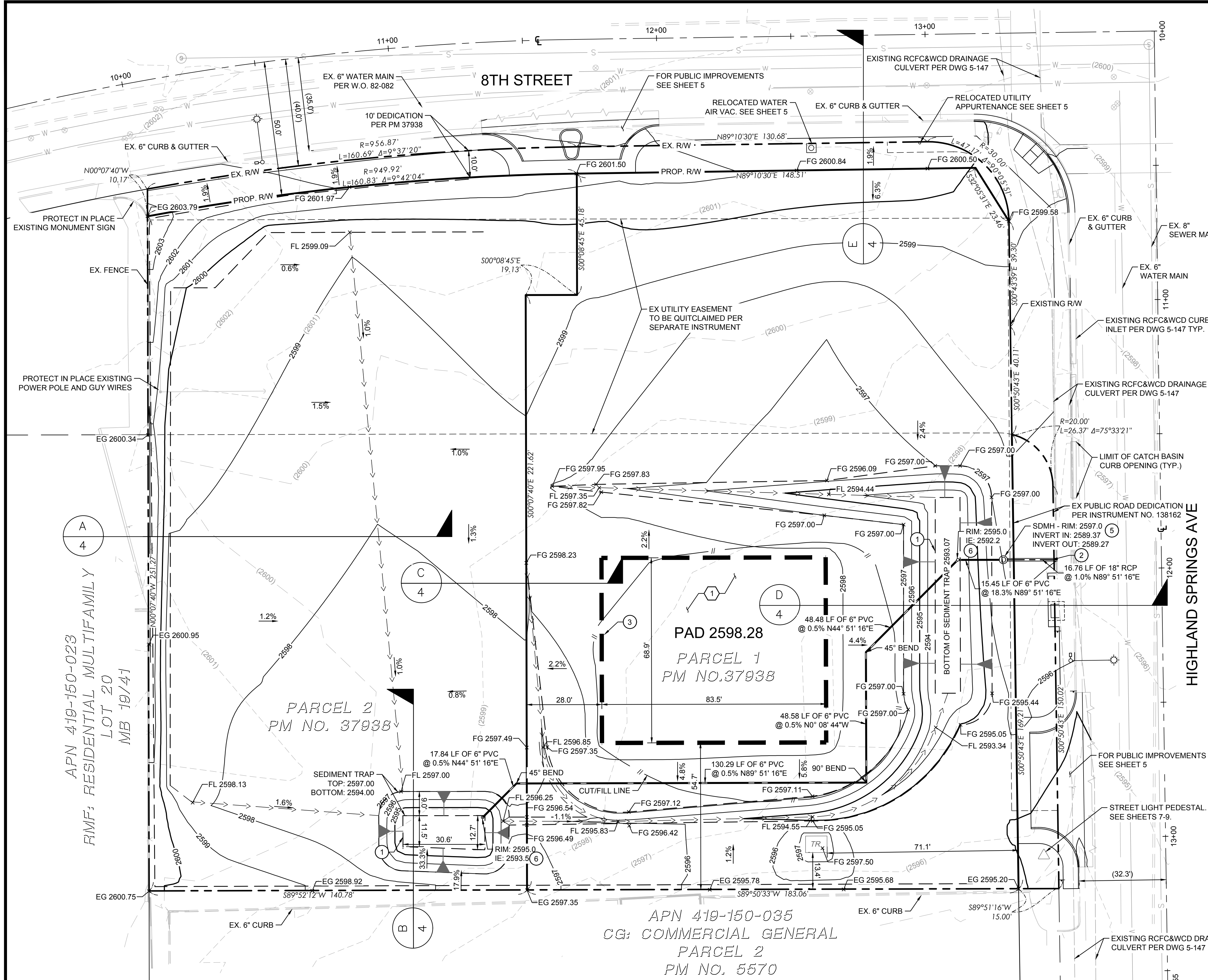
REVIEWED BY: _____ STAFF ENGINEER DATE: _____
RECOMMENDED BY: _____ PRINCIPAL ENGINEER DATE: _____
APPROVED BY: _____ CITY ENGINEER DATE: _____

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:



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

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.

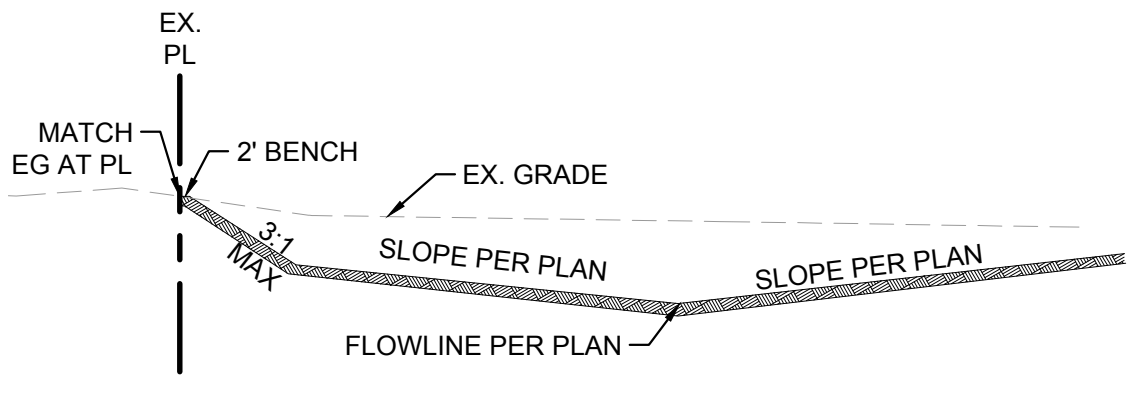
BOTTOM OF PAD EXCAVATION = 2593.0

LEGEND

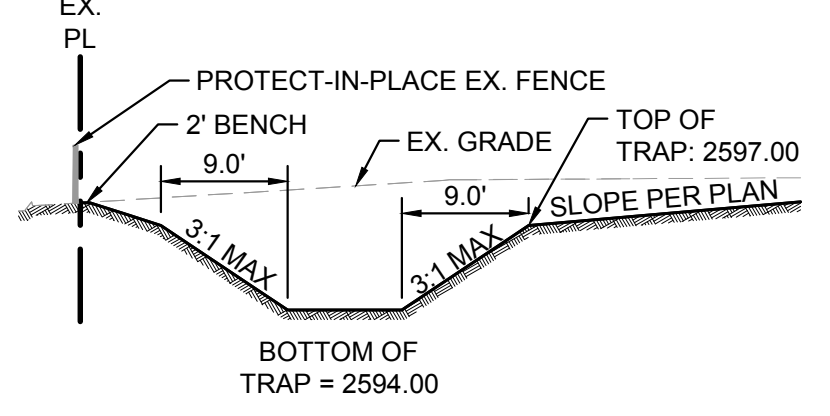
- EXISTING PROPERTY LINE / R/W
- PROPOSED PROPERTY LINE / R/W
- CENTERLINE
- PROPOSED STORM DRAIN
- (XXXX) EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- GB --- GRADE BREAK
- // --- CUT/FILL (DAYLIGHT) LINE
- FS XXX.XX --- PROPOSED SPOT ELEVATION
- FS (XXX.XX) --- EXISTING SPOT ELEVATION
- X.XX% --- PROPOSED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

CBC NOTES

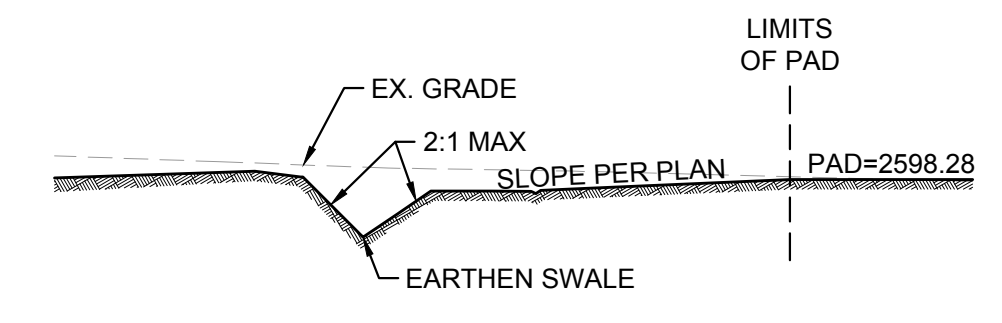
1. "THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%." (CBC 1808.7.4)
2. "THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE 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)



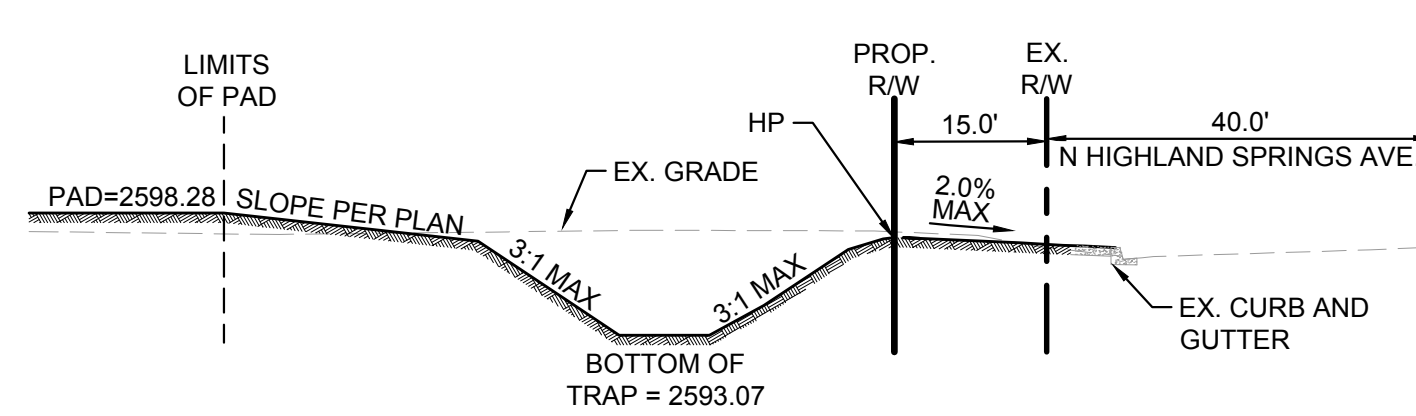
SECTION A
NOT TO SCALE



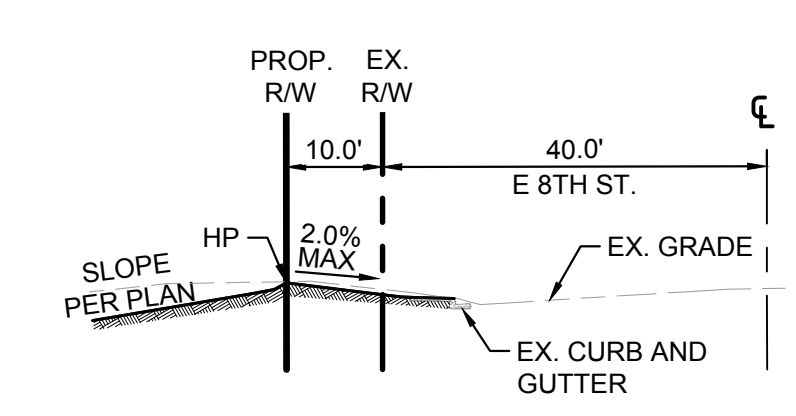
SECTION B
NOT TO SCALE



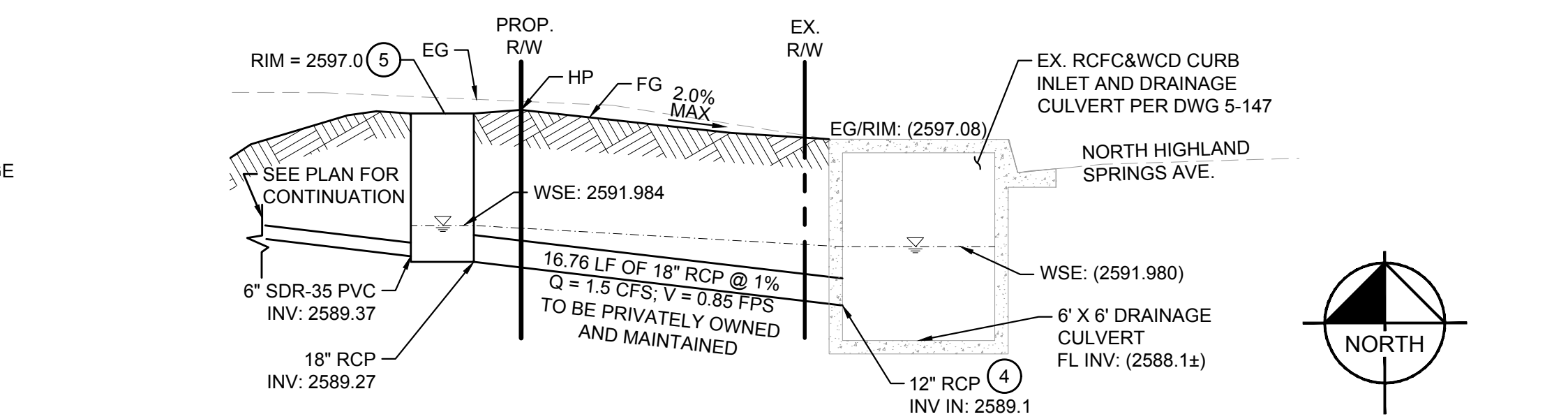
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



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)	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



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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

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BRYAN NORD
 R.C.E.

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 PRINCIPAL ENGINEER

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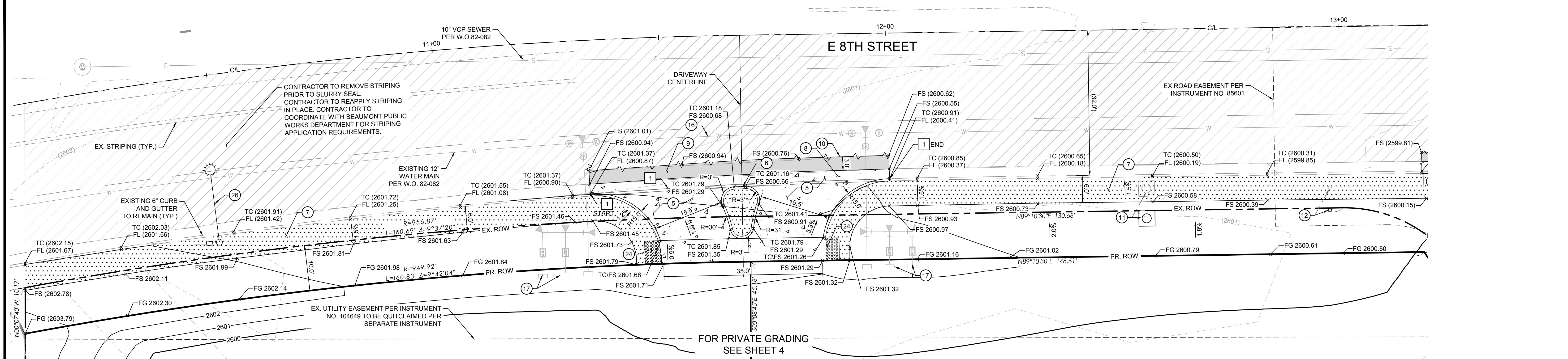
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

WDID#: 8 33C393742 PW20-0609

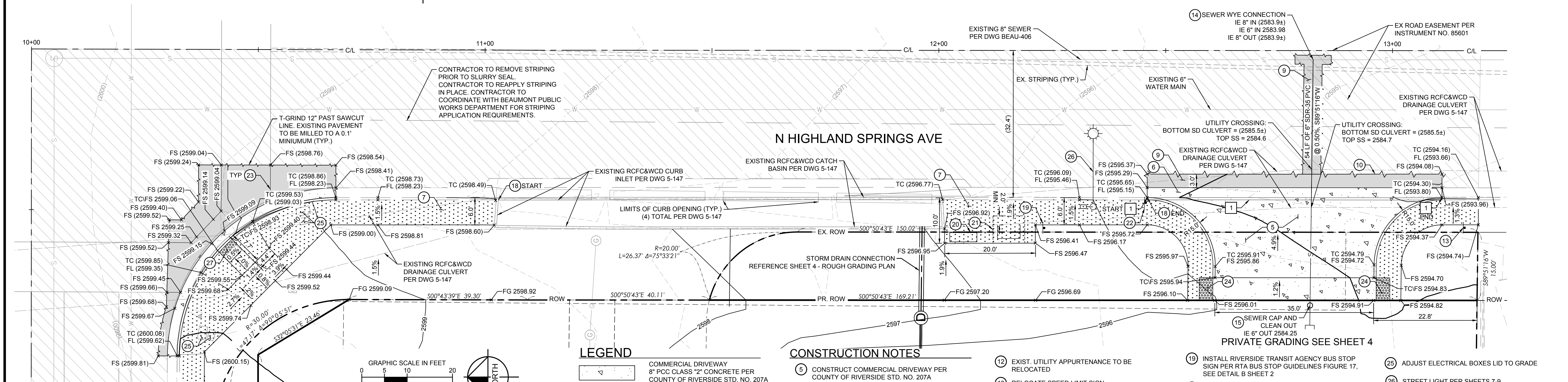
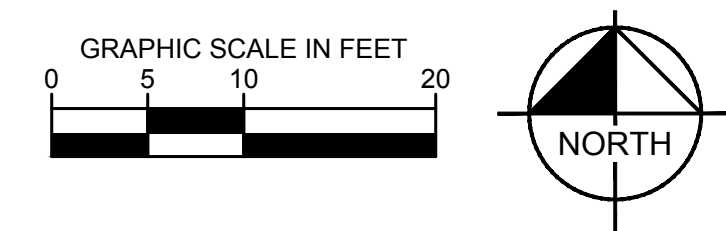
CITY OF BEAUMONT, CALIFORNIA
 ROUGH GRADING PLANS FOR:
 TPM NO. 37938, CUP 2020-046 & 047

ROUGH GRADING PLAN

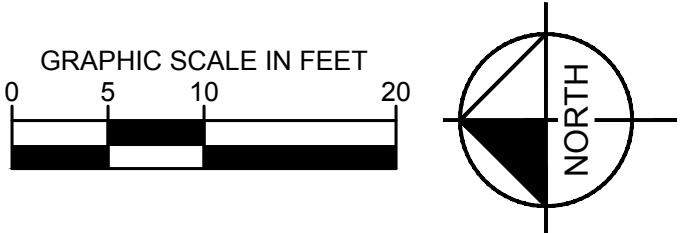
SHEET
 4
 OF 9 SHEETS
 FILE NO:



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
- 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
- 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



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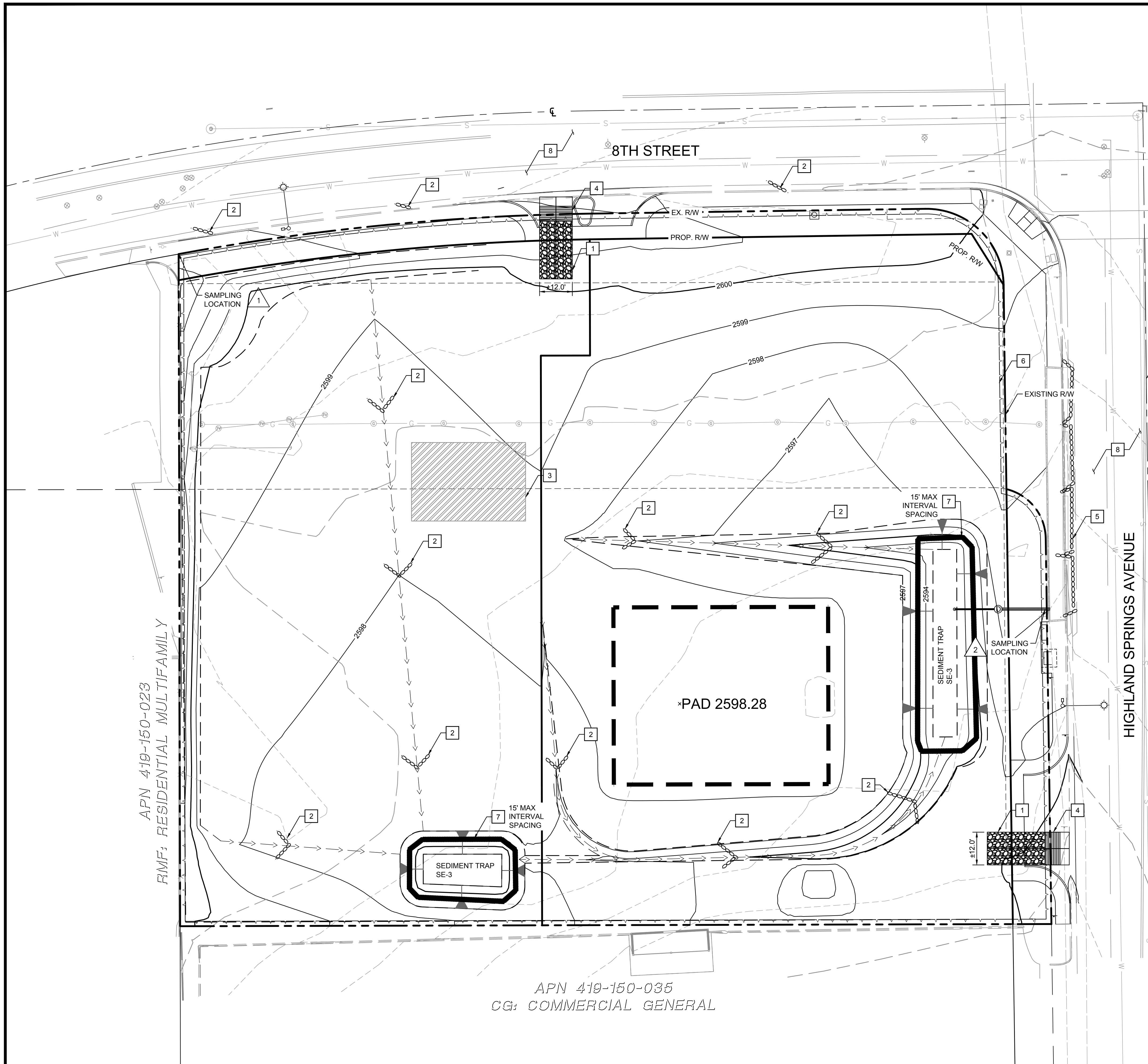
REVIEWED BY: _____ DATE: _____
STAFF ENGINEER
RECOMMENDED BY: _____ DATE: _____
PRINCIPAL ENGINEER
APPROVED BY: _____ DATE: _____
CITY ENGINEER
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

WDID#: 8 33C393742 PW2020-0609

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

PUBLIC IMPROVEMENTS

SHEET
5
OF 9 SHEETS
FILE NO:



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 98 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.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WDID#: 8 33C393742 PW2020-0609

APN 419-150-023
RMF: RESIDENTIAL MULTIFAMILY

APN 419-150-035
CG: COMMERCIAL GENERAL

DIGALERT
Call 2 Working Days
Before You Dig!
811

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Bryan Nord
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R.C.E.

05-12-2021
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REVIEWED BY: _____ DATE: _____
STAFF ENGINEER

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PRINCIPAL ENGINEER

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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

EROSION CONTROL

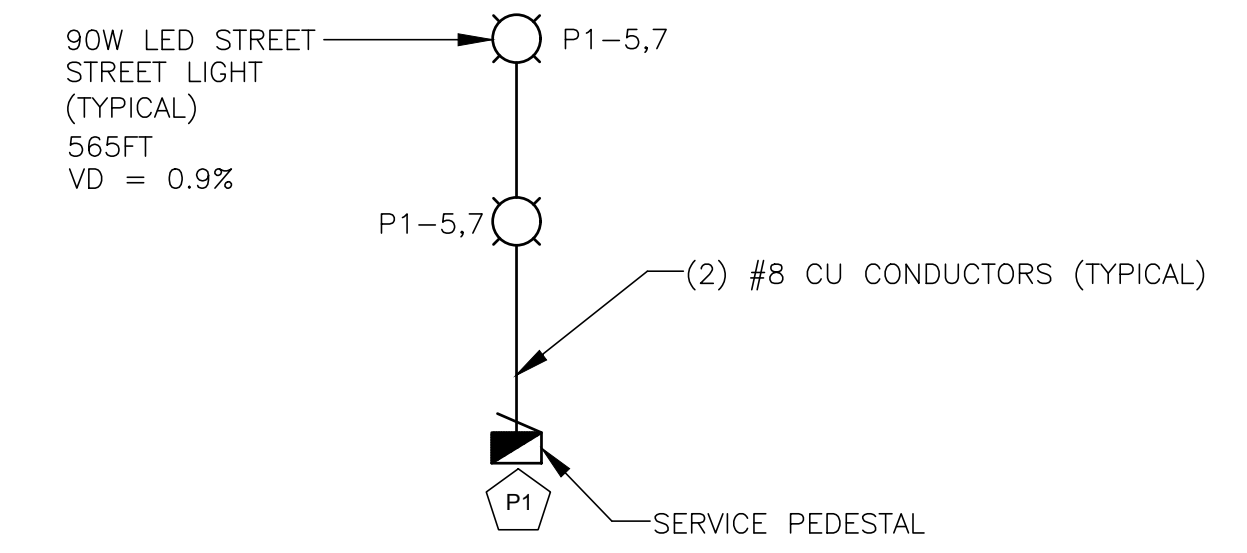
SHEET
6
OF 9 SHEETS
FILE NO:

PANEL SCHEDULE - "SP1"

MOUNTING: FREESTANDING		VOLTAGE: 120/240		BUS RATING: 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)			

NOTES:



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

REV DATE DESCRIPTION BY APPR

OPTION CLASS	ENTRY	INFO.	OPTION CLASS	ENTRY	INFO.
COATING	I		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 DESIGN-NATION	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

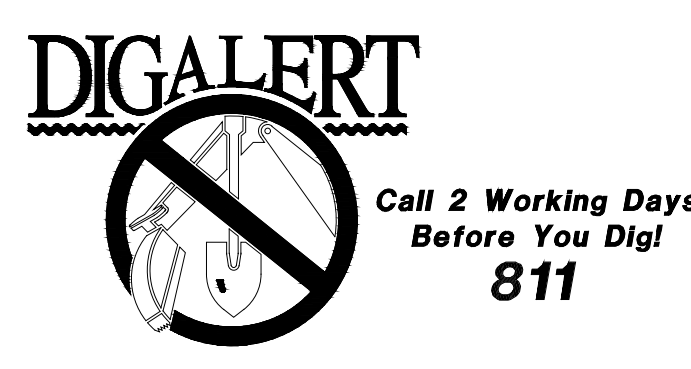
NOTES:
 1. MIX (373): LA BLACK & WHITE, EXPOSED AGGREGATE FINISH WITH AMERSHIELD ANTI-GRAFFITI COATING.
 2. ASTM C-150 TYPE III GRAY CEMENT.
 3. Fc @ 28 DAYS = 6,000 PSI, USING SPUN CYLINDER TEST.
 4. Fc @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
 5. POLES MANUFACTURED PER ASTM C-1089-13 SPECIFICATIONS.
 6. PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
 7. TOP MOUNT LMA IS DESIGNED TO ROTATE TO ANY DESIRED ORIENTATION ON THE OCTAGONAL PLATS PER CUSTOMER'S REQUIREMENTS.
 8. 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 LTS-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.**
 9. POLE SHOWN IS SUITABLE FOR CAPPED BASEPLATE (ENCASED IN CONCRETE), OTHERWISE, OTHER NON-CAPPED INSTALLATION REQUIRES A GALVANIZED BASEPLATE.

APPROVED BY DATE

Ameron POLE PRODUCTS
 www.ameronpoles.com
 CITY OF BEAUMONT
 BEAUMONT, CA
 1C431 POLE WITH 1AP12A LMA ASSY.

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.

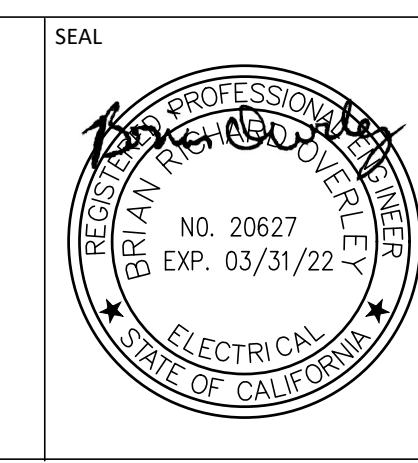
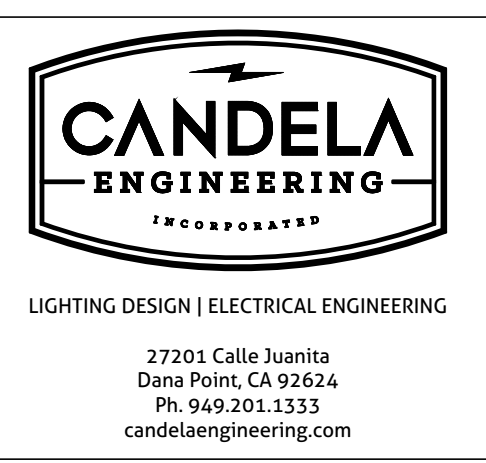
DRAWN: CMR DATE: 7/21 APPR: DATE:
 DRAWING NUMBER: 2107-004 REVISION SHEET: 1 OF 1 SCALE: NTS



BENCHMARK:

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: 7/18/2021
 JOB NUMBER: Y1-012

Reviewed By: _____ Date: _____
 Staff Engineer

Recommended for Approval By: _____ Date: _____
 Administrative Engineer

Approved By: _____ Date: _____
 City Engineer/Director of Public Works

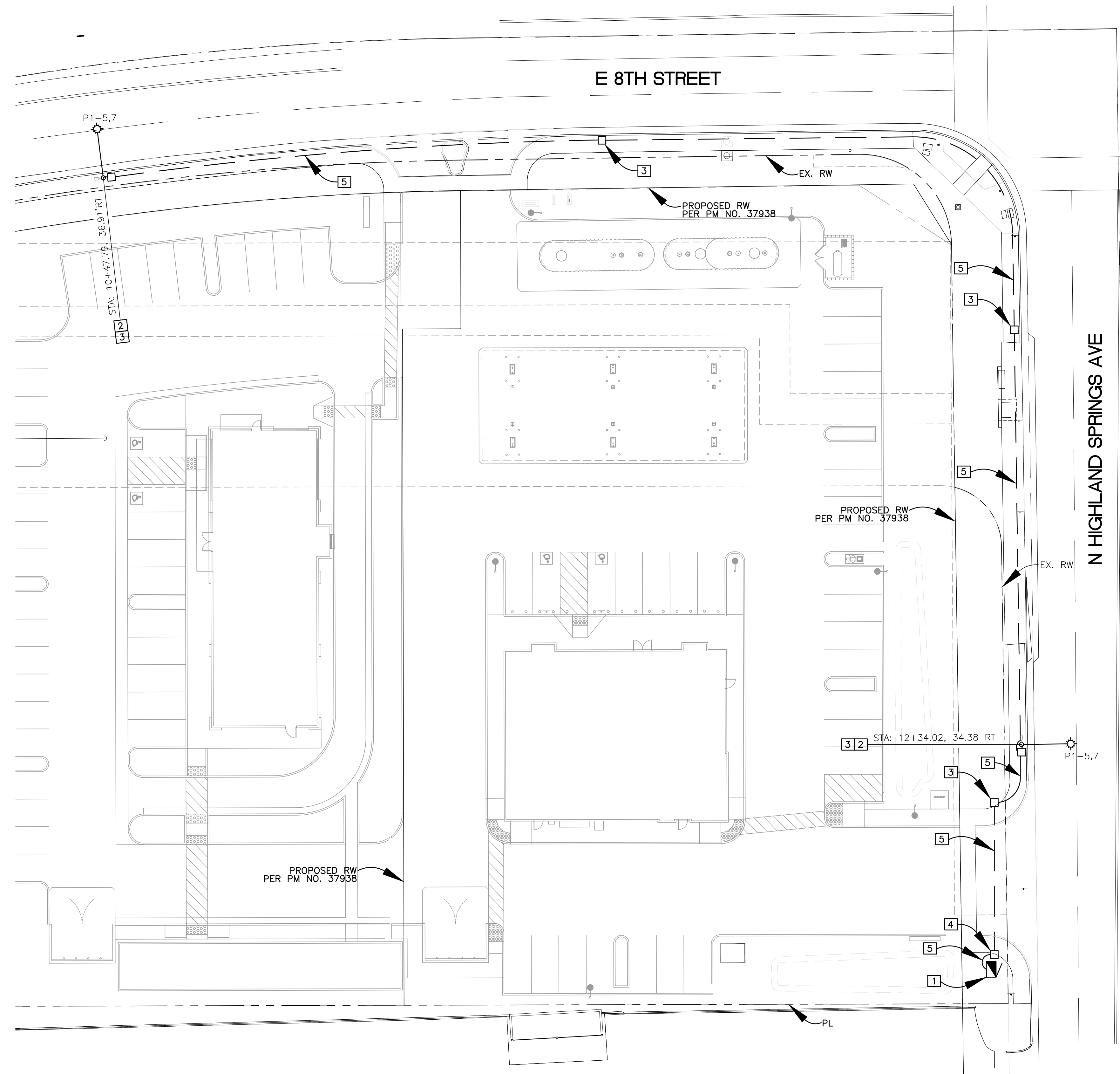
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8500 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
 STREET LIGHT PLANS FOR:

STREET LIGHT DETAILS AND CIRCUIT DIAGRAMS

SHEET
 2
 OF 4 SHEETS
 FILE NO:

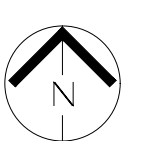


LEGEND

○— NEW 90W STREET LIGHT

CONSTRUCTION NOTES

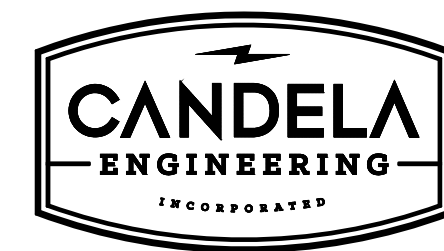
- 1 FURNISH AND INSTALL ELECTRICAL SERVICE PEDESTAL PER CITY OF BEAUMONT STD., 120/240V, 1PH, 3W, 100 AMP MAIN. METER PEDESTAL SHALL BE CALTRANS TYPE III-BF (MYERS MEUG16-100/200 OR EQUAL).
- 2 FURNISH AND INSTALL 240 VOLT, 90 WATT LED STREET LIGHT PER CITY OF BEAUMONT STD. INSTALL #E3-1/2 CONCRETE PULLBOX 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



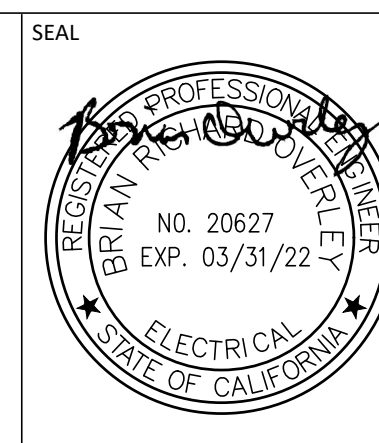
BENCHMARK:

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



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: _____ Date: _____
 Administrative Engineer
 Approved By: _____ Date: _____
 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

SHEET
3
 OF 4 SHEETS
 FILE NO:

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 Beaumont, CA 92223
 TEL: (951) 769-8500 FAX: (951) 769-8526