

CITY OF COACHELLA
LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made as of January 24, 2024 ("Effective Date"), by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and the SUNLINE TRANSIT AGENCY joint powers agency established under the Joint Exercise of Powers Act (the "Lessee"), with reference to the following facts:

RECITALS

A. Lessor is the owner of certain real property identified as APN 778-080-021, located at 51260 Cesar Chavez Street, Coachella CA 92203, , described in more detail in attached Exhibit "A" incorporated herein by this reference (the "Premises"); and

B. Lessee desires to lease the Premises from Lessor for purposes of constructing, maintaining, and operating a transit center and providing transit services to the residents of the City of Coachella and eastern Coachella Valley; and

C. On the Premises, Lessee will construct a 484 square foot breakroom building and office building for use by SunLine Transit Agency staff, three bus shelters, drive aisles suitable for passenger buses, utilities, and hardscape and landscaping improvements in accordance with the diagram and description attached hereto as Exhibit "B" incorporated herein by this reference (the "Improvements");

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.

2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental price and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.

3. Premises. The Premises is described and depicted in Exhibit "A." Upon execution of this Lease, Lessee (in its discretion) may perform a survey of the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit "A" as the description of the Premises and shall be attached and incorporated herein as Exhibit "C." If performed, the Survey attached as Exhibit "C" to this Lease and the Survey shall control the description of the Premises thereafter.

4. Term of Lease.

4.1 Original Term. The original term of the Lease shall be for approximately thirty (30) years, commencing at 12:00 a.m. on the Effective Date and terminating at 11:59 p.m. on June 30, 2053 (the "Original Term").

4.2 Extension of Term. Following expiration of the Original Term, unless and until Lessee or Lessor delivers a Notice of Termination in accordance with Section 13, the term of this Lease shall automatically be extended by successive one (1) year periods beginning at 12:00 a.m. on July 1st of the subject year and expiring at 11:59 p.m. on June 30th of the following year (individually and collectively, the "Extended Term").

5. Rent.

5.1 Original Term Minimum Annual Rent. During the Original Term and any Extended Term of this Lease, Lessee shall pay to Lessor as annual rent the sum of One Dollar and Zero Cents (\$1.00) per year.

5.2 Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in Section 21.

6. Security Deposit. No security deposit shall be required under this Lease.

7. Utilities, Maintenance and Insurance.

7.1 Utilities. Except for utilities associated with improvements constructed by Lessor in accordance with Section 12.5 of this Lease, Lessee shall make all arrangements for and shall pay for all utilities and services furnished to the Premises or used by Lessee on the Premises, including, without limitation, electricity, telephone, water, and trash removal services, and Lessee shall pay for any and all charges for establishment or connection of utility services to the Premises.

7.2 Maintenance. Except for improvements constructed by Lessor in accordance with Section 12.5, Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including, without limitation, all maintenance of fencing, gates, shade structures, landscaping, all Improvements existing at the commencement of this Lease, and any Improvements installed or constructed by Lessee during the term of this Lease.

7.3 Insurance. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only. Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:

a. General Liability and Property Damage Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit per occurrence, ONE MILLION DOLLARS (\$1,000,000) annual aggregate, for bodily injury, property damage, products, and contractual liability coverage.

b. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the Improvements on the Premises, including, without limitation, any Improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such Improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available

and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed the amount permitted by a lender of Lessor, with a recorded interest in the Premises.

In the event any casualty results in damage to the Improvements on the Premises which are the property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

c. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor, with a recorded interest in the Premises. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.

d. Notice of Cancellation. All insurance policies shall contain a provision that such policies shall not be canceled or terminated without thirty (30) days' prior notice from the insurance company to Lessor. Lessee agrees that on or before thirty (30) days prior to expiration of any insurance policy, Lessee will deliver to Lessor written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been renewed, or deliver certificates of coverage from another good and solvent insurance company for such coverage.

8. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the leased Premises. Lessor agrees to provide at its sole cost and expense janitorial services for any and all improvements constructed by Lessor on the Premises in accordance with Section 12.5.

9. Security Alarm Monitoring Services. The Lessee agrees to provide at its sole cost and expense security alarm monitoring services for buildings existing on the leased Premises.

10. Use. Lessee shall have the exclusive right to use and occupy the Premises for purposes of constructing and maintaining the Improvements, operating the transit center, and providing transit services to the residents and visitors of the City of Coachella and the eastern Coachella Valley, and all uses incident thereto. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device. Lessor is prohibited from leasing, licensing, or authorizing the use of the Premises to any third party without prior written authorization from Lessee.

11. Hazardous Substances and Hazardous Materials.

11.1 Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.

11.2 Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. The foregoing indemnity shall apply regardless of whether or not any such Claims are contributed to by the negligence or fault of the indemnified party, by the violation of any law, statute or regulation by the indemnified party, and even if the indemnified party is strictly liable therefore. However, in the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

12. Improvements.

12.1 Consent of Lessor. Prior to making or constructing any additions, improvements, or alterations to the Improvements on the Premises, Lessee shall obtain written authorization from Lessor. Lessee may perform maintenance on the Improvements as required by Section 7.2 of this Lease without obtaining prior written authorization from Lessor.

12.2 Ownership of the Improvements. Upon the completion of the construction and installation of the Improvements on the Premises, and acceptance of the Improvements by Lessor, ownership of the Improvements shall immediately transfer to Lessor.

12.3 Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.

12.4 Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

12.5 Improvements or Alterations by Lessor. Lessor shall provide written notice to Lessee prior to making or constructing any additions, improvements, or alterations to the Improvements on the Premises. Lessor shall be responsible for the cost of constructing, operating

(including utility and janitorial costs), and maintaining any improvements constructed by Lessor on the Premises in accordance with this section.

12.6 Damage to Improvements. In the event the Improvements are damaged as a result of actions by Lessor, a third party, or a natural event for which no human is responsible, and the estimated cost of repairing the Improvement is equal to \$25,000, Lessee, in its sole and complete discretion, may choose to immediately terminate the Lease upon written notice to Lessor, relieving Lessee from any maintenance or repair obligations associated with the Improvements.

13. Termination.

13.1 Generally. Within six (6) months prior to expiration of the Original Term and at any time during any Extended Term hereof, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with six (6) months prior written notice of such termination (a "Notice of Termination").

13.2 Early Termination. During the Original Term of the Lease, Lessee/Lessor may terminate the Lease, without cause, by serving Lessor with six (6) months prior written notice of such termination.

14. Signs. Lessee shall only install transit service related signage, all signs shall be approved by the Lessor through the municipal sign approval process. All signage must meet Lessor's existing sign ordinance requirements.

15. Lessor's Consent Required. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion.

16. Assignment and Subleasing. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor for performance of all provisions of this Lease.

17. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.

18. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the gross negligence or willful misconduct of Lessor or the Lessor's employees, agents, or contractors. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the gross negligence or willful misconduct of Lessor or the Lessor's employees, agents, or contractors in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.

19. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.

20. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

21. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt or (d) on the date of confirmation if telecopied. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessor: City of Coachella
53462 Enterprise Way, Coachella, CA
92236

To Lessee: Sunline Transit Agency
Attn: CEO / General Manager
32-505 Harry Oliver Trail, Thousand Palms, CA 92276

22. Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

23. Time of Essence. Time is of the essence of this Lease.

24. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

25. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above.

LESSEE:

SUNLINE TRANSIT AGENCY
a joint powers agency established under the "Joint Exercise
of Powers Act"

By: _____

Name: _____

Title: _____

LESSOR:

THE CITY OF COACHELLA
a California municipal corporation

By: _____

Steven Hernandez, Mayor
City of Coachella

Attest:

By: _____

Angela M. Zepeda, City Clerk
City of Coachella

Approved as to Form:

By: _____

Carlos L. Campos
City Attorney
Best Best & Krieger LLP

EXHIBIT "A"

DESCRIPTION OF PREMISES

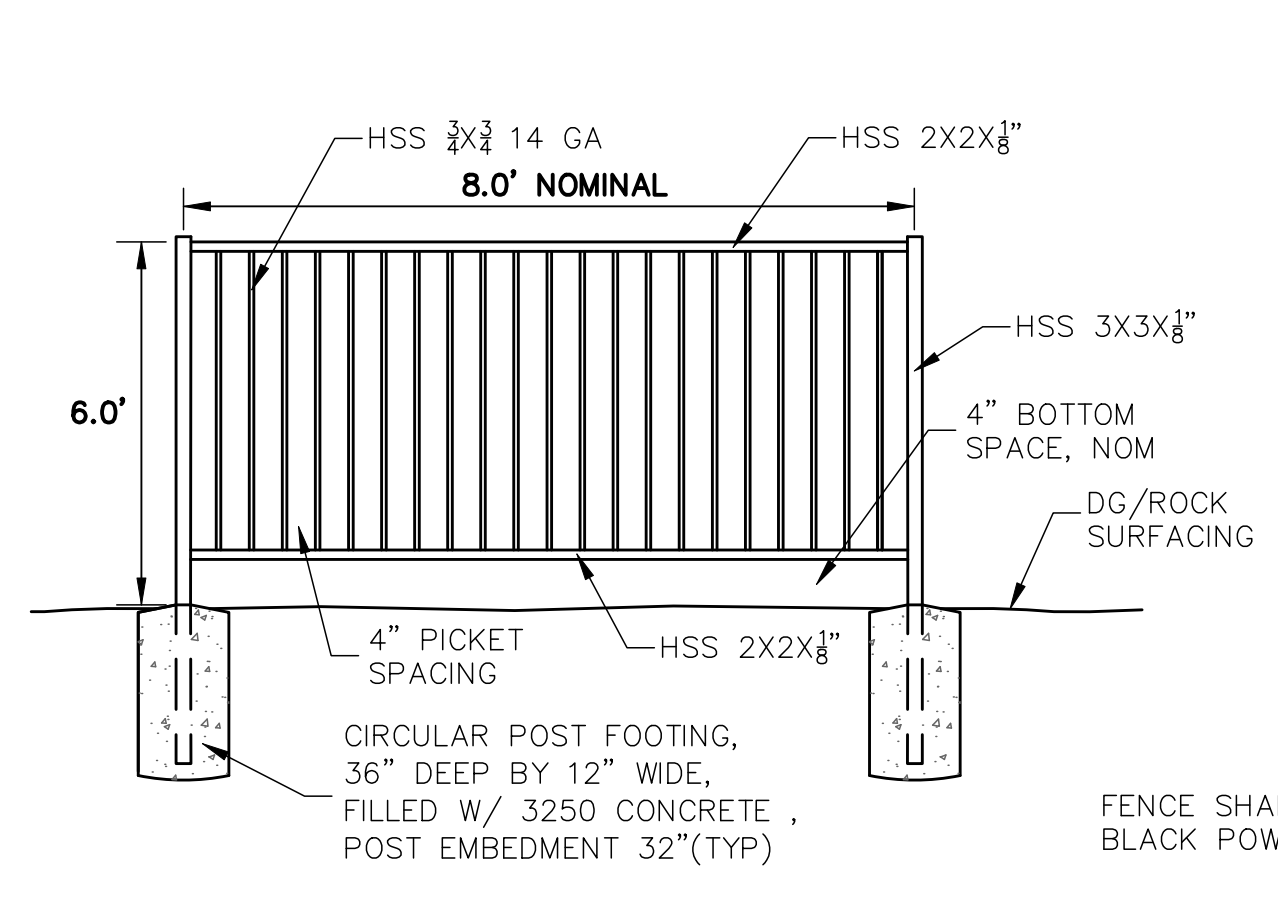
General Information



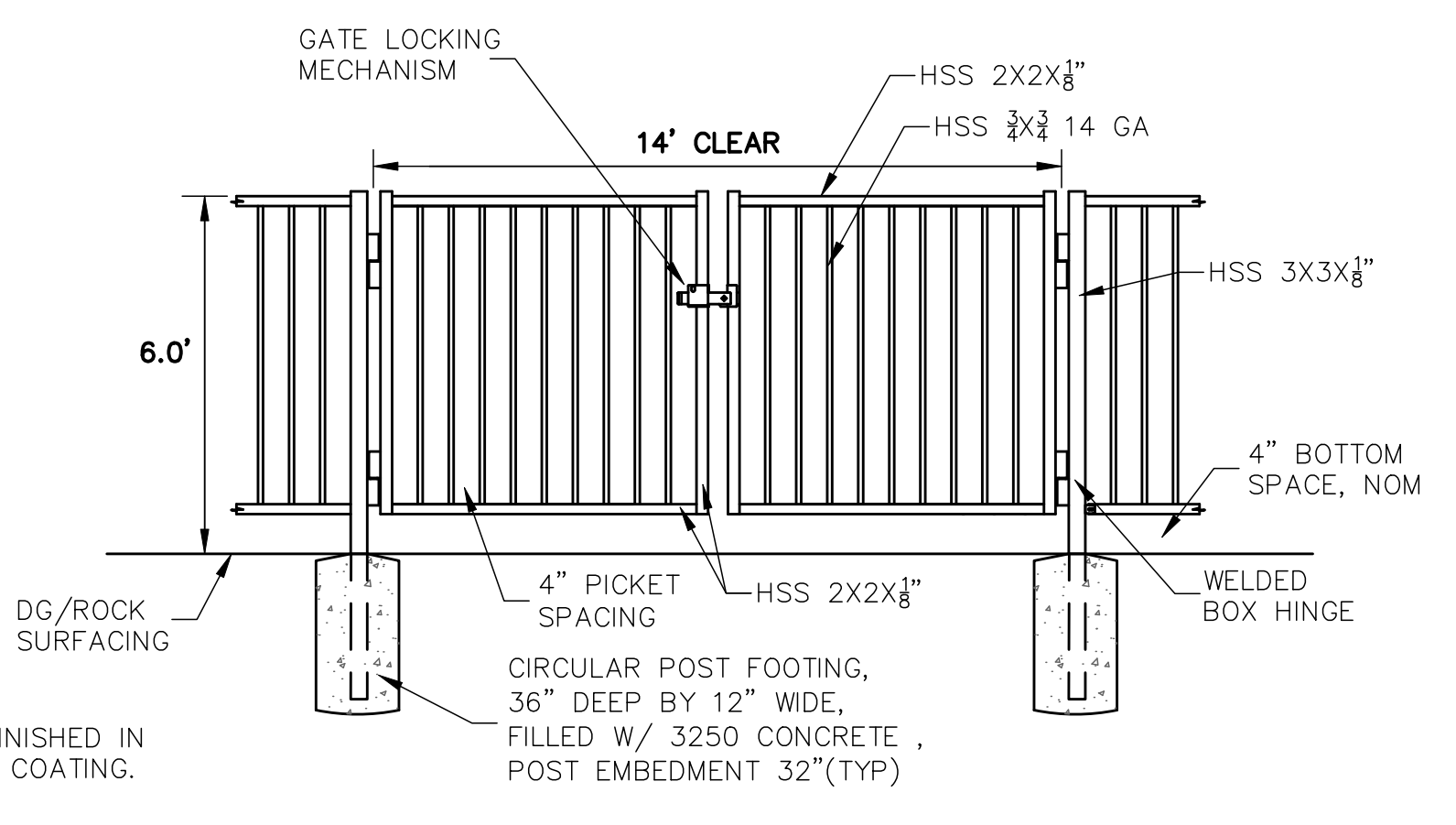
Property ID Number (PIN/APN)	778080021
Owner	City of Coachella
Property Address	- No Situs -
Property Type	Government Property
Tax Rate Area (TRA)	012-018 COACHELLA
Approximate Lot Size	37,462 SqFt / 0.860 acres
Legal Description	Acres 0.86000000 AcreageQualCode ML Lot 10-P LotType L MapPlatB 004 MapPlatP 053 SubdivisionName COACHELLA LAND amp

Exhibit "B"

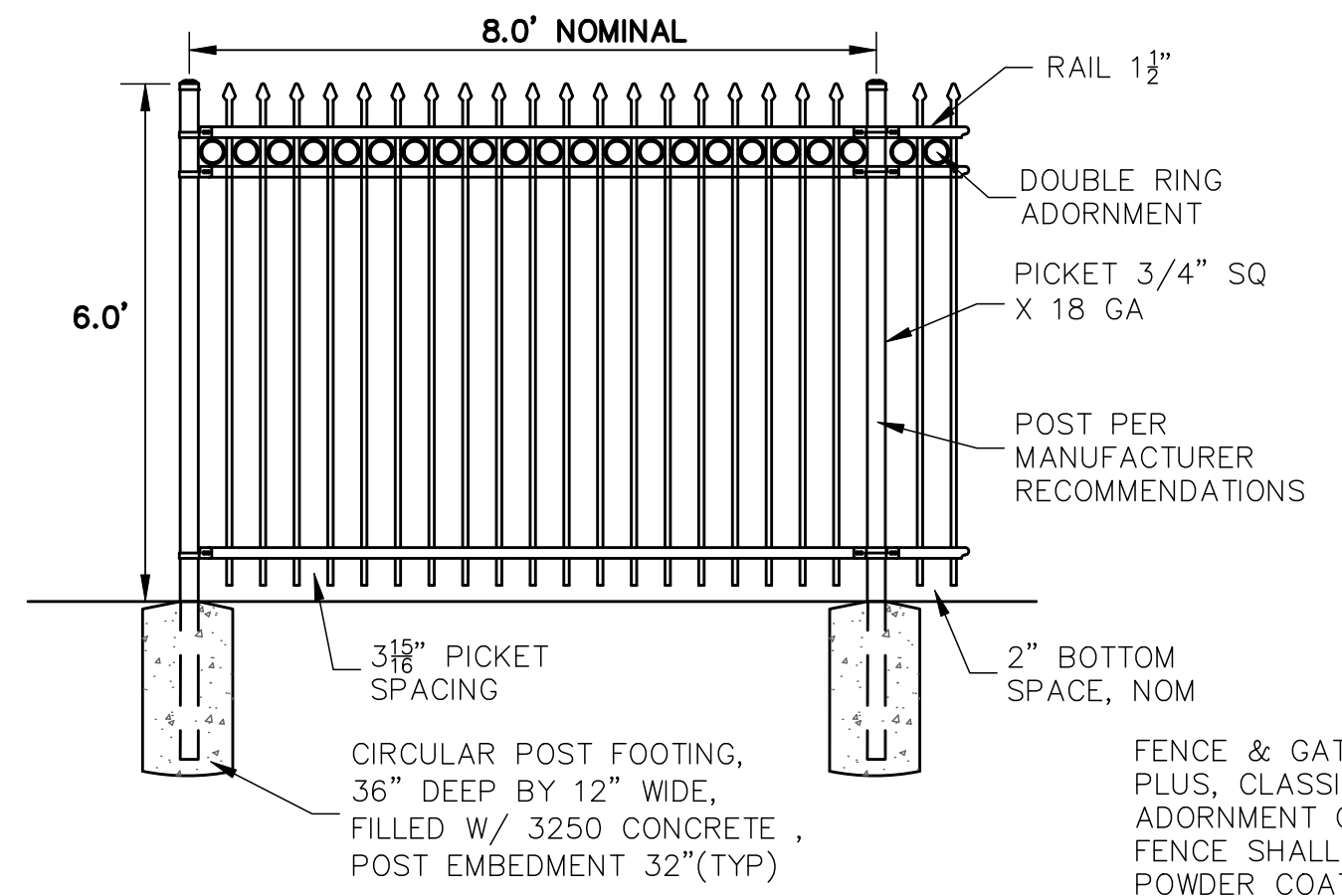
IMPROVEMENTS



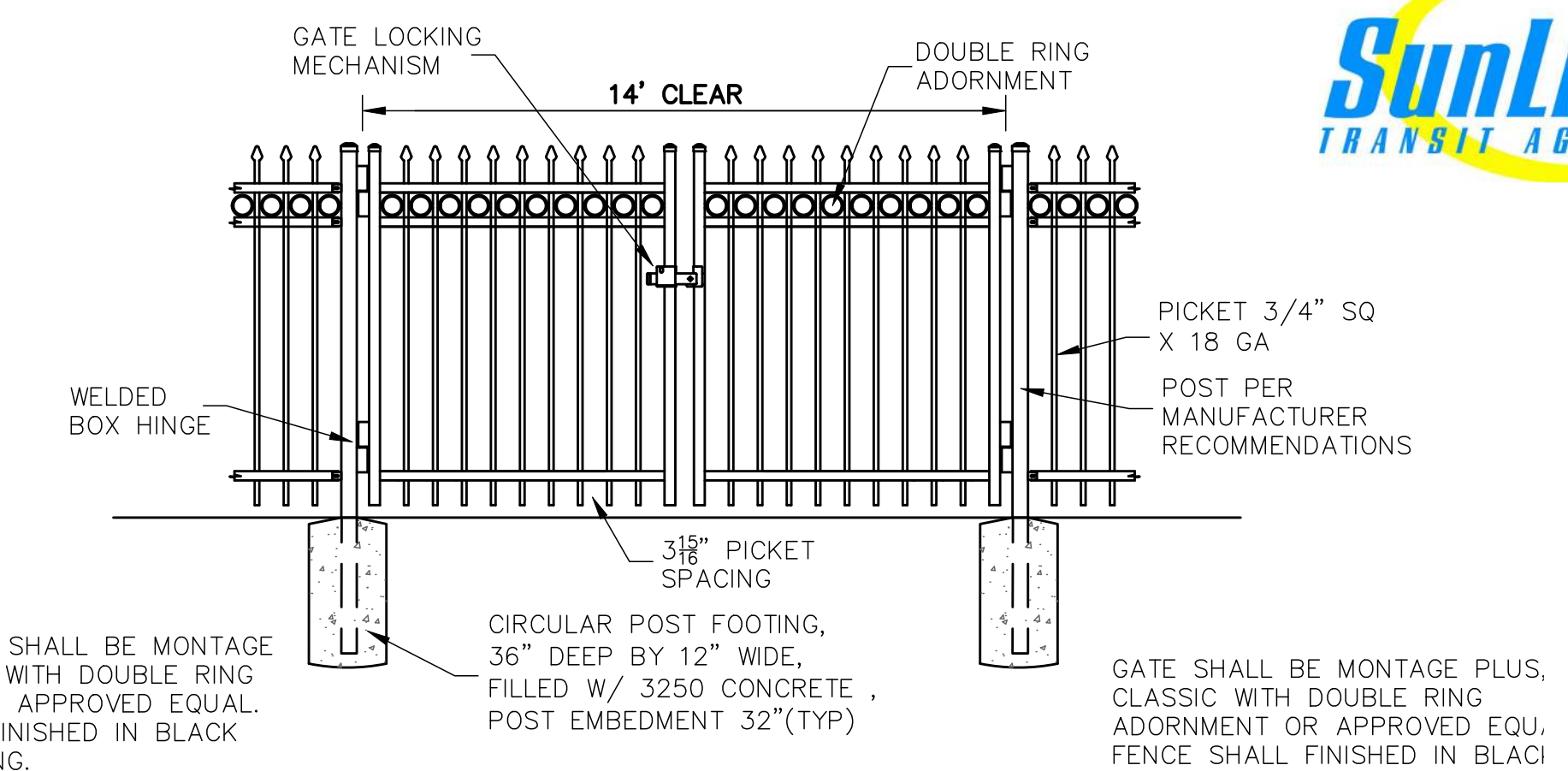
40 Τ ΟΥΟΕΣΑΟΠΟΟΑΠΟΝΑΟΟΕΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ



48 Τ ΟΥΟΕΣΑΟΠΟΟΑΠΟΝΑΟΟΕΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ



40 Τ ΟΥΟΕΣΑΟΠΟΟΑΠΟΝΑΟΟΕΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ



48 Τ ΟΥΟΕΣΑΟΠΟΟΑΠΟΝΑΟΟΕΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

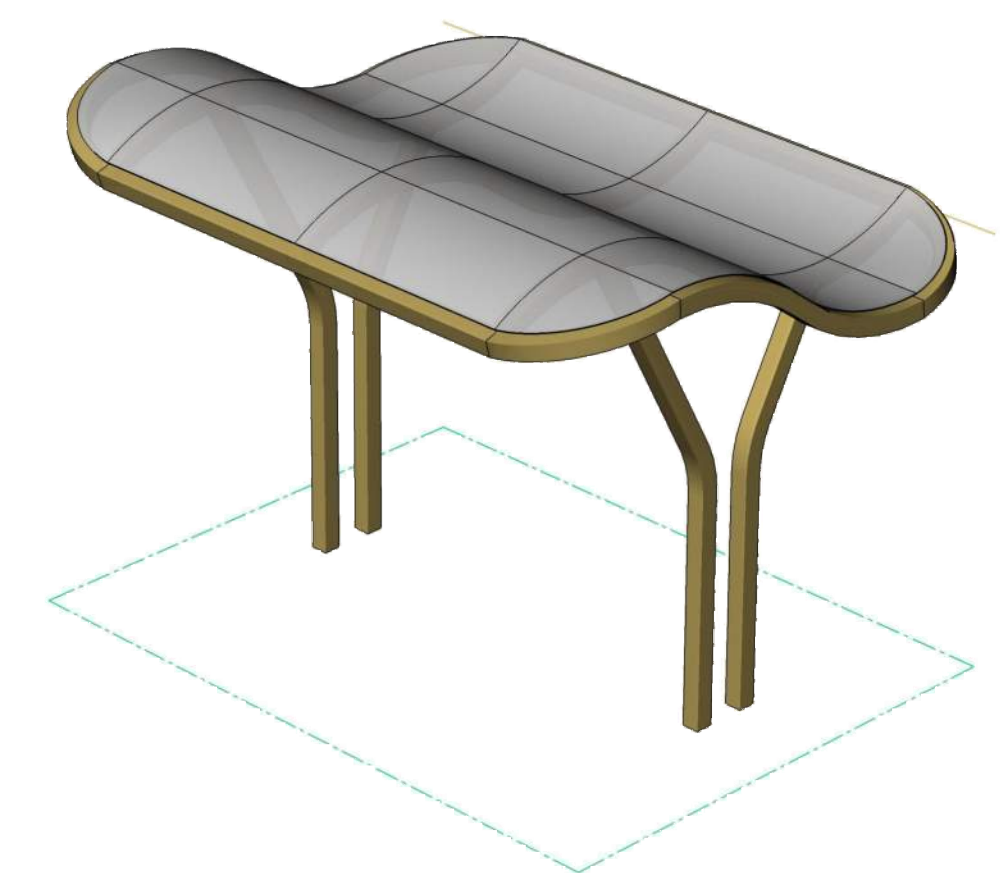
1. Architectural Review 21-13 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. All plans, as shown, are considered nonconceptual, subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

Architectural Design

7. The applicant shall include project architectural design modifications prior to building permit submittal that include:
 - a. Ensuring sufficient window and door recesses on breakroom building.
 - b. Add stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns to the breakroom building.
 - c. Incorporate date palm tree with the landscape design and substitute trees and plants with the types recommended in the Pueblo Viejo design guidelines.
 - d. Remove existing retention basin chain link fence and replace with decorative wrought iron fencing.
 - e. Utilize decorative window grilles and incorporate light green window color.
 - f. Add decorative lighting to the breakroom building.
8. Utilize two-piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridge line, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to reach tile.
9. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
10. Any proposed trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burretec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.

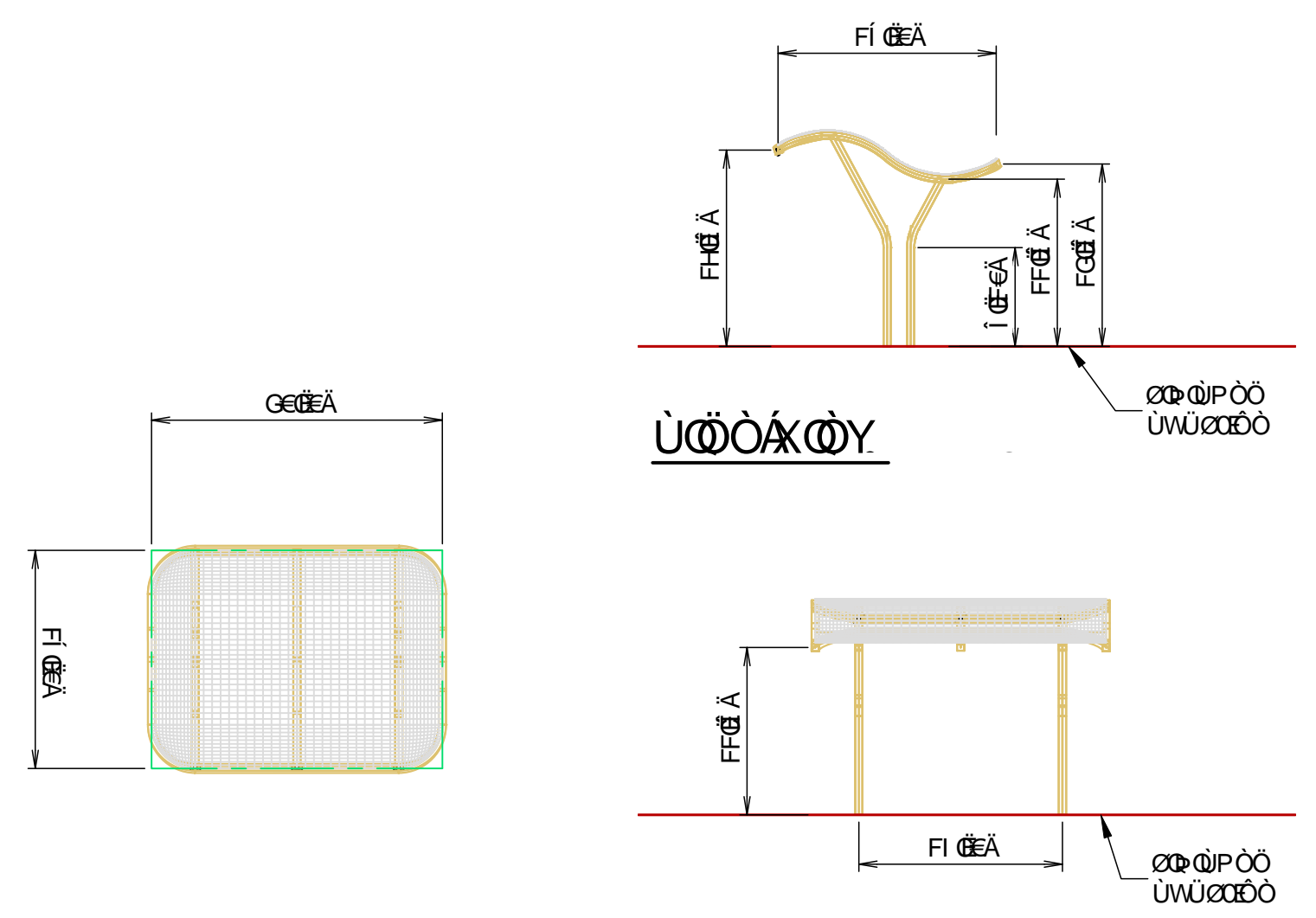
Public Realm/Streetscape

11. Setback the sidewalk along Cesar Chavez Street along landscape areas to create a landscape parkway to separate pedestrian traffic from street and allow for shade from afternoon sun and reduce heat island effect. Alternatively, place tree grates in proposed sidewalk area consistent with Pueblo Viejo Design Guidelines (page 4-180) that reduce heat island effect and provide shade from afternoon sun.
 12. Widen 6-foot sidewalk areas to 8 feet to enhance pedestrian access.
- Landscaping
13. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
 14. Add trees and plants at the retention basin between fencing and curb.
 15. Decomposed granite for landscape areas shall be a minimum of inch.
 16. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
 17. Combination of date palms and shade trees shall be incorporated into the landscape design which shall include Hong Kong Orchid or Chinese Elm trees, which are eligible trees in the Pueblo Viejo design guidelines. Plants shall be substituted with the succulents, shrubs, and perennials recommended in the Pueblo Viejo design guidelines.
 18. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy/project completion.



ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

45 ΓΕΓΗ ΕΑΥΡΑΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ



ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

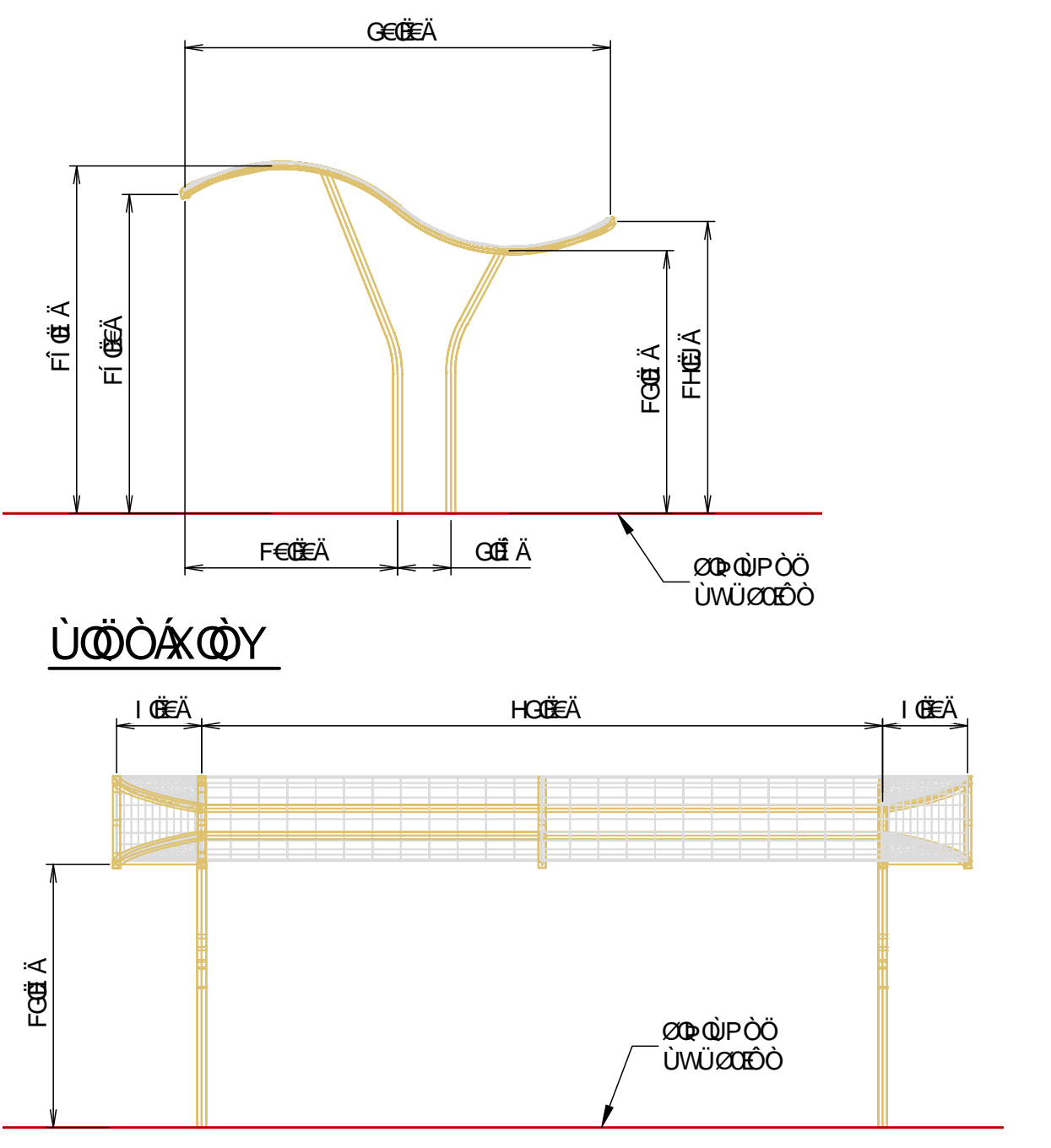
G<589'GHF I7HIF9'BCH9G

FOOTINGS FOR THE SHADE STRUCTURES AND FULL REBAR CAGES SHALL BE DRILLED, SET AND POURED AS PER MANUFACTURER'S SPECIFICATIONS. THE SMALLER STRUCTURE SHALL HAVE 2 FOOTINGS WITH A MINIMUM 30" DIAMETER, 5' DEEP WITH A REBAR CAGE PER THE FINAL ENGINEERING DRAWINGS. THE LARGER STRUCTURES SHALL HAVE 2 FOOTINGS EACH WITH A MINIMUM 36" DIAMETER, 5' DEEP WITH A REBAR CAGE PER THE FINAL ENGINEERING DRAWINGS.

DRAWINGS PROVIDED ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENTS NOR CONNECTION DETAILS HAVE BEEN DEPICTED. ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK. CONTRACTOR TO PROVIDE FINAL ENGINEERING DRAWINGS FOR THE NOTED SHADE STRUCTURES IN ACCORDANCE WITH THE DETAILS HEREON AND THE SPECIFICATIONS.

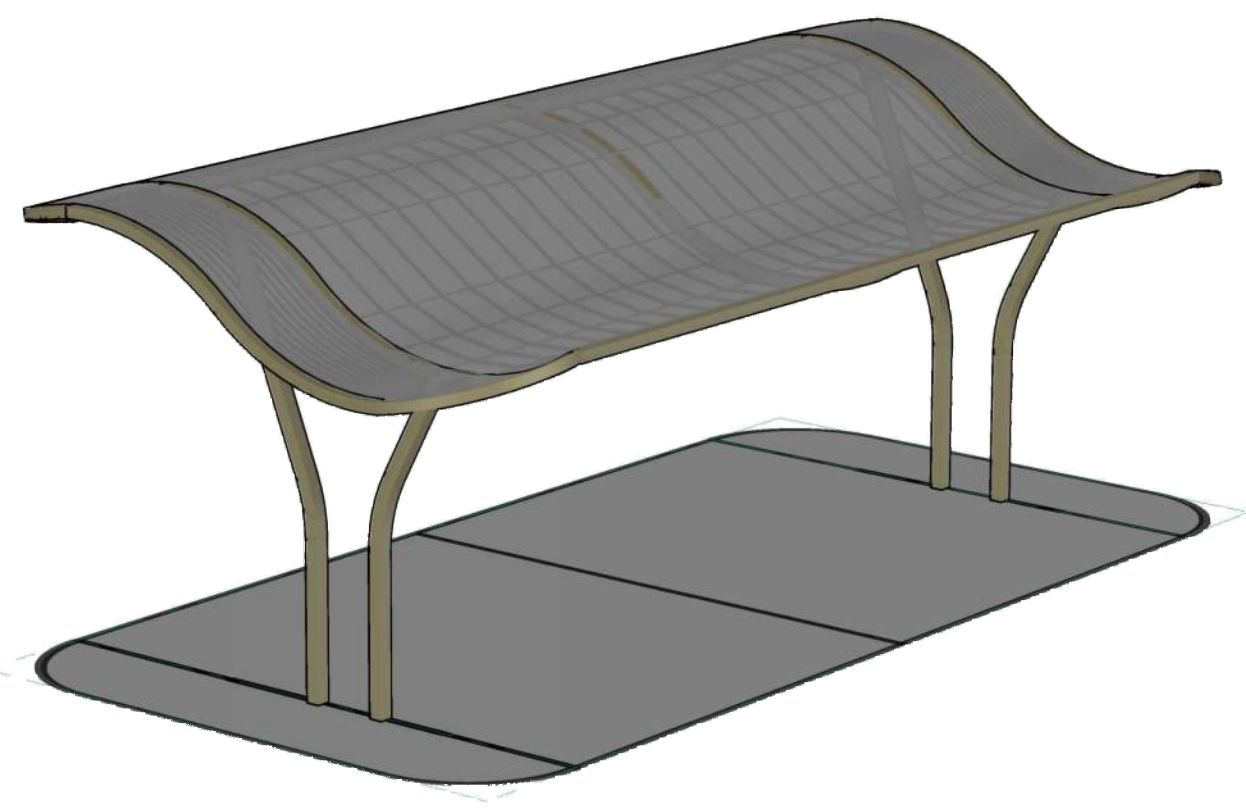
FOR PRODUCT INFORMATION ON MANUFACTURING AND INSTALLATION CONTACT USA SHADE AND FABRIC STRUCTURES, ASHLEY DONDE @ 760.250.7824, 800.966.5005 OR ASHLEY.DONDE@USA-SHADE.COM, USA SHADE STRUCTURE DRAWING NUMBER CON-JAN-079-22, PAGES 1002 (SMALL) & 1003 (LARGE).

DUE TO THE CUSTOM NATURE OF THE SHADE STRUCTURES, NO ALTERNATES OR SUBSTITUTIONS WILL BE PERMITTED.



ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ



ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

45 ΓΕΓΗ ΕΑΥΡΑΠΟΟΑΠΕΣΑΕΕ
ΠΥΒΑΥΑΙΟΟΕΣΟ

DIG ALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

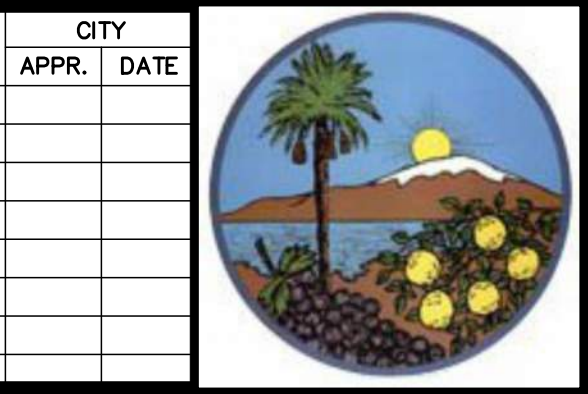
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD83 + 500 FEET

DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLANTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH ORB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY ORB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD. (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTIGUOUS OPERATING GPS BASE STATION STATIONS P491 AND P491, (EPOCH 2017.50) COORDINATES), AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC), BEING: **NORTH 78° 59' 35.49" WEST.**

ENGINEER	DATE	REVISIONS	CITY	DATE
BY	DATE		APPR.	DATE



APPROVED FOR CONSTRUCTION:

ANDREW R. SIMMONS R.C.E. 72888

DATE: 03/08/2023

EXP. 06/30/2024



HEPTAGON SEVEN

QUALITY, DEDICATION & EXPERIENCE

PREPARED UNDER THE DIRECT SUPERVISION OF:

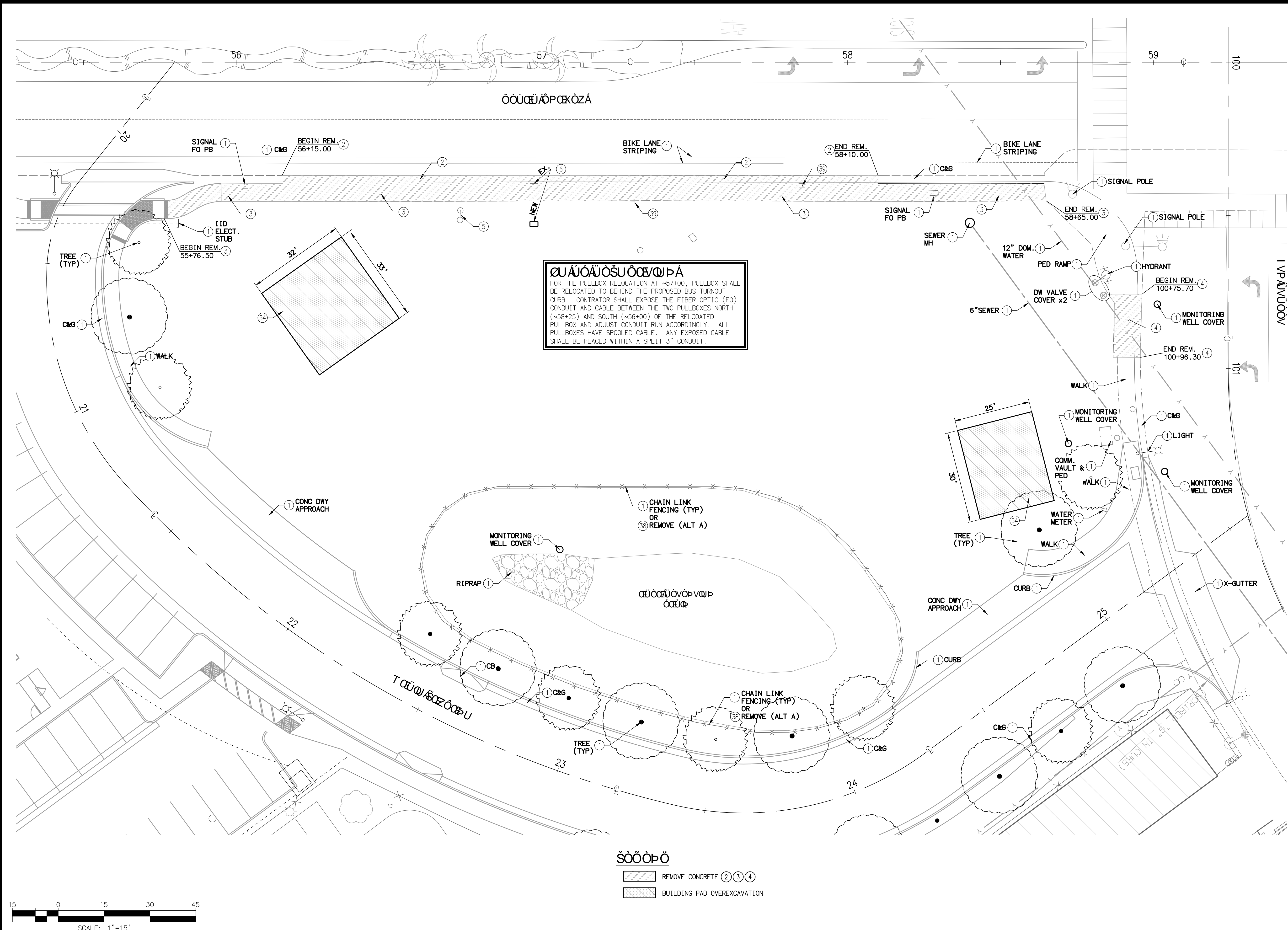
BRADLEY DONAIS, R.C.E. 68828

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ

ΟΥΠΟΘΩΠΥΑΥΑΙΟΟΕΠΟΟΑΠΕΣΑΕΕ



ΟΔΟΥ ΑΠΟΚΡΟΖΑ
 FOR THE PULLBOX RELOCATION AT ~57+00, PULLBOX SHALL BE RELOCATED TO BEHIND THE PROPOSED BUS TURNOUT CURB. CONTRACTOR SHALL EXPOSE THE FIBER OPTIC (FO) CONDUIT AND CABLE BETWEEN THE TWO PULLBOXES NORTH (~58+25) AND SOUTH (~56+00) OF THE RELOCATED PULLBOX AND ADJUST CONDUIT RUN ACCORDINGLY. ALL PULLBOXES HAVE SPOOLED CABLE. ANY EXPOSED CABLE SHALL BE PLACED WITHIN A SPLIT 3" CONDUIT.

ΥΠΟΛΟΙΠΩΝ ΟΡΓΑΝΩΣΕΩΝ
 SITE GRADING OPERATIONS
 ALL SURFACE IMPROVEMENTS, DEBRIS OR VEGETATION INCLUDING GRASS, TREES, AND WEEDS ON THE SITE AT THE TIME OF GRADING OPERATIONS SHALL BE REMOVED FROM THE CONSTRUCTION AREA. PLANT ROOT BALLS SHALL BE COMPLETELY REMOVED AND ORGANIC STRIPPING SHALL BE HAULED FROM THE SITE AND SHALL NOT BE USED AS FILL MATERIAL.

THERE ARE SEVERAL GROUNDWATER MONITORING WELLS LOCATED THROUGHOUT THE SITE AS PART OF AN ENVIRONMENTAL EVALUATION OF THE EXISTING GAS STATION TO THE NORTH OF THE PROJECT. CARE SHALL BE TAKEN AS TO NOT DISTURB THE WELLS DURING CONSTRUCTION.

PRIOR TO PLACEMENT OF ANY FILL MATERIAL, THE TOP 12" OF THE EXISTING SURFACE SHALL BE REMOVED AND THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 8", UNIFORMLY MOISTURE CONDITIONED TO ~2% OVER OPTIMUM MOISTURE AND RECOMPACTED TO AT LEAST 90% MAXIMUM DENSITY. NATIVE SOILS MAY BE USED FOR MASS GRADING, PLACED IN 6" MAXIMUM LIFTS, UNIFORMLY MOISTURE CONDITIONED TO AT LEAST 2% OVER OPTIMUM MOISTURE AND RECOMPACTED TO AT LEAST 95% MAX DENSITY.

BUILDING PAD OVEREXCAVATION
 THE EXISTING GROUND WITHIN THE PROPOSED BUILDING PAD AREAS SHALL BE REMOVED TO 48" BELOW ORIGINAL GRADE OR 24" BELOW THE LOWEST FOUNDATION GRADE, WHICHEVER IS DEEPER, EXTENDING 5 FEET BEYOND ALL EXTERIOR WALLS INCLUDING ADJACENT CONCRETE. EXPOSED SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 8", UNIFORMLY MOISTURE CONDITIONED TO ~2% OVER OPTIMUM MOISTURE AND RECOMPACTED TO AT LEAST 95% MAXIMUM DENSITY.

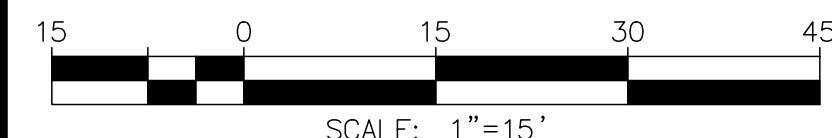
DRIVE AISLE & BUS TURNOUT
 IN ALL VEHICLE DRIVE AREAS INCLUDING THE BUS TURNOUT, THE GROUND SURFACE SHALL BE OVER EXCAVATED TO A DEPTH OF 12", UNIFORMLY MOISTURE CONDITIONED TO ~2% OVER OPTIMUM MOISTURE AND RECOMPACTED TO AT LEAST 95% MAXIMUM DENSITY.

SIDEWALK & HARDSCAPE AREAS
 IN AREAS OTHER THAN THE BUILDING PAD WHICH ARE TO RECEIVE CONCRETE SLABS, THE GROUND SURFACE SHALL BE OVER EXCAVATED TO A DEPTH OF 12", UNIFORMLY MOISTURE CONDITIONED TO ~2% OVER OPTIMUM MOISTURE AND RECOMPACTED TO AT LEAST 90% MAXIMUM DENSITY.

UTILITY TRENCH BACKFILL
 ONSITE SOIL FREE OF DEBRIS, VEGETATION AND OTHER DELETERIOUS MATTER MAY BE SUITABLE FOR USE AS UTILITY TRENCH BACKFILL. BACKFILL FOR ALL TRENCH CONDITIONS SHALL BE PLACED IN LAYERS NOT MORE THAN 6", UNIFORMLY MOISTURE CONDITIONED TO ~2% OVER OPTIMUM MOISTURE AND MECHANICALLY COMPACTED TO AT LEAST 90% MAXIMUM DENSITY EXCEPT FOR THE TOP 12" OF THE TRENCH, WHICH SHALL BE COMPACTED TO AT LEAST 95%.

A COPY OF THE GEOTECHNICAL REPORT CAN BE FOUND WITH THE BID DOCUMENTS.

- ΟΡΓΑΝΩΣΗ ΥΠΟΛΟΙΠΩΝ**
- ① PROTECT IN PLACE
 - ② REMOVE CURB & GUTTER
 - ③ REMOVE SIDEWALK
 - ④ REMOVE DRIVEWAY, INCLUDING GUTTER PAN, & SIDEWALK
 - ⑤ SALVAGE & REINSTALL STREET SIGN (2 POST)
 - ⑥ RELOCATE FO SIGNAL INTERCONNECT CONDUIT, CABLE & PULL BOX
 - ③⑧ REMOVE CHAIN LINK FENCE (ALT A)
 - ③⑨ REMOVE SIGNAL LOOP PULL BOX
 - ⑤④ 6" CL 11 CMB, 2' BEYOND BUILDING FOOTPRINT



ΣΧΗΜΑΤΑ

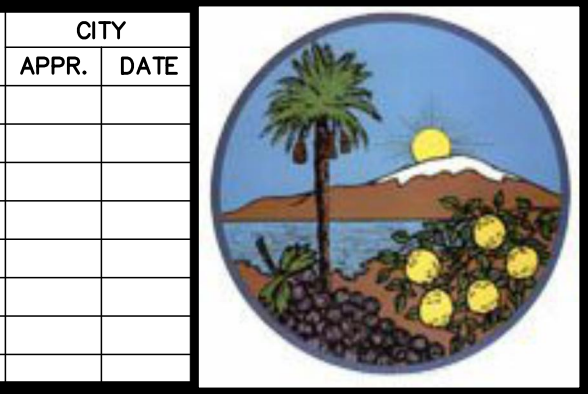
- REMOVE CONCRETE ②③④
- BUILDING PAD OVEREXCAVATION

ΔΙΓΑΛΕΡΤ
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BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD83 + 500 FEET
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ENGINEER	DATE	REVISIONS	CITY	APPR.	DATE
BY	DATE				

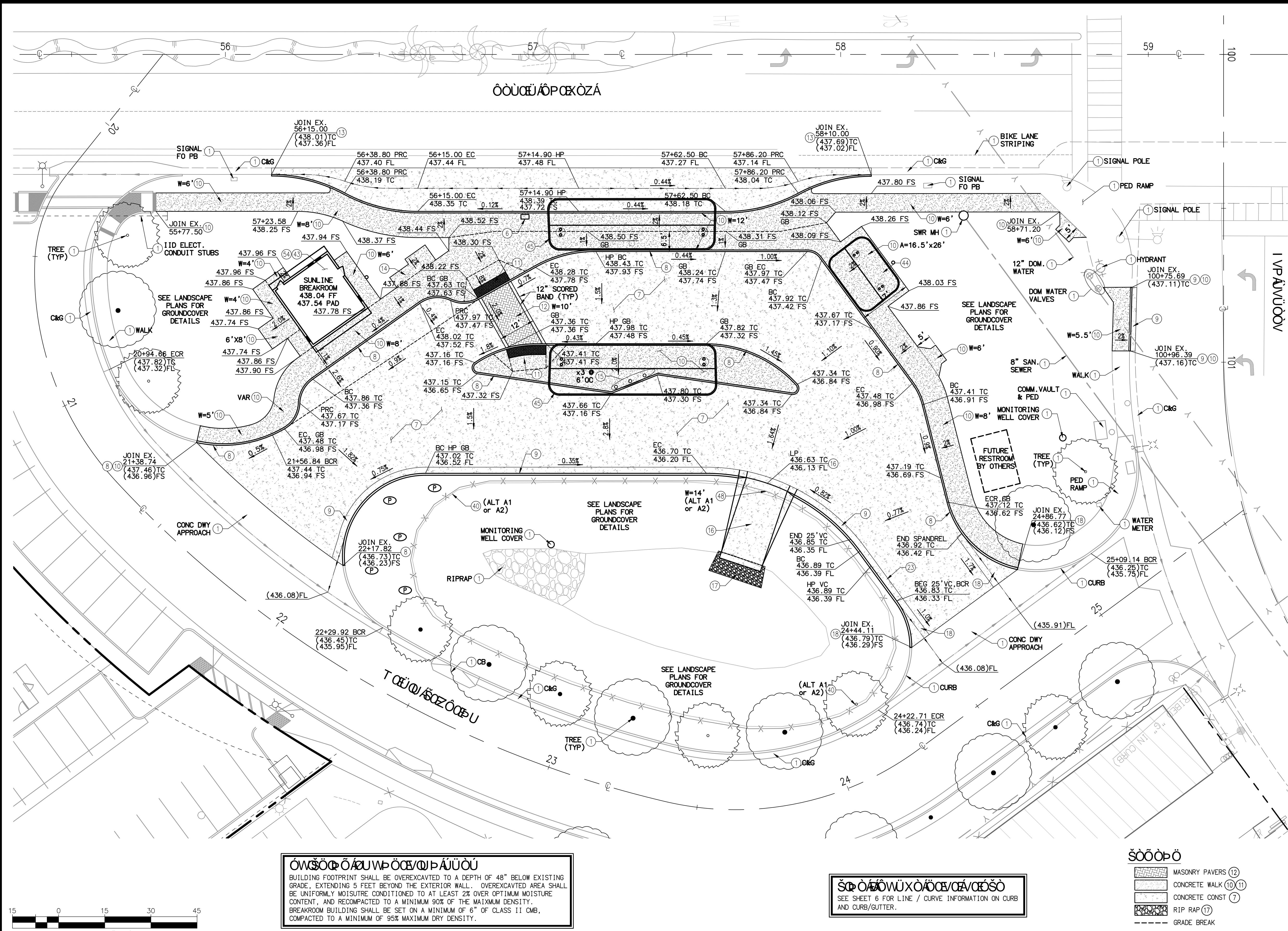


ΟΡΓΑΝΩΣΗ ΥΠΟΛΟΙΠΩΝ
 APPROVED FOR CONSTRUCTION:
 ANDREW R. SIMMONS R.C.E. 72868
 DATE: 03/08/2023
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HEPTAGON SEVEN
 QUALITY, DEDICATION & EXPERIENCE
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 BRADLEY DONAIS, R.C.E. 68828
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 ΥΠΕΡ ΣΧΕΔΙΑΣΜΟΥ
 ΟΥΔΕΠ ΟΣΣΟΝ ΑΥΤΩΝ ΟΥΔΕ ΠΡΩΤΟ
 ΥΠΟΛΟΙΠΩΝ ΟΥΔΕ ΑΥΤΩΝ
 W/SQYAJSCB
 DATE



- ΟΥΠΕΡΥΠΩΝΩΝ ΠΡΑΞΕΩΝ**
- 1 PROTECT IN PLACE
 - 2 RELOCATE FO SIGNAL INTERCONNECT CONDUIT, CABLE & PULL BOX
 - 3 CONST. 6" CONC. w/ FIBER MESH OVER 8" CMB
 - 4 CONST. 6" TYPE D CURB OVER 6" AB PER COC STD S-10
 - 5 CONST. 6" C&G OVER 6" AB PER COC STD S-7
 - 6 CONST. SIDEWALK (WIDTH PER PLAN) OVER 2" SAND & PLASTIC PER COC STD S25.1
 - 7 CONST. CURB RAMP CASE 1 TYPE 2 PER SPPWC STD 111-5
 - 8 CONST. CROSSWALK w/ TRAFFIC RATED INTERLOCKING PAVERS (ANGELUS TUSCAN TUMBLER) PER DETAIL ON SHEET 2
 - 9 CONST. BUS TURNOUT PER RCTD STD 814
 - 10 F&I BIKE REPAIR STAND & PUMP, BLACK
 - 11 F&I METAL BOLLARD PER DETAIL ON SHEET 2
 - 12 CONST. CONC. CURB OPENING w/ SPILLWAY PER DETAIL ON SHEET 2
 - 13 RIPRAP CLASS III PER DETAIL ON SHEET 2
 - 14 CONST. PARTIAL CONC. SPANDREL PER DETAIL ON SHEET 2
 - 15 F&I IID SECONDARY PULL BOX
 - 16 F&I METAL FENCE PER DETAIL ON SHEET 3 (ALT A1 OR A2)
 - 17 F&I PRE-FAB BREAKROOM BUILDING & EQUIPMENT PER DETAILS ON SHEETS 11 & A01-A07
 - 18 F&I SHADE STRUCTURE (15'x20') PER DETAILS ON SHEET 3
 - 19 F&I SHADE STRUCTURE (20'x40') PER DETAILS ON SHEET 3
 - 20 F&I 14" METAL GATE PER DETAIL ON SHEET 3 (ALT A1 OR A2)
 - 21 6" CL II CMB, 2' BEYOND BUILDING FOOTPRINT

ΟΥΠΕΡΥΠΩΝΩΝ ΟΣΦΡΥΠΩ

FOR ALL NEW CONCRETE ADJACENT TO EXISTING CONCRETE PAVEMENT, THE CONTRACTOR SHALL INSTALL A 3/4" DOWEL BAR EMBEDDED A MINIMUM OF 12" INTO BOTH THE NEW AND EXISTING CONCRETE. DOWEL BARS SHALL BE SPACED AT 24" O.C., AND SHALL BE PLACED NO CLOSER THAN 12" FROM A WEAKENED PLANE JOINT.

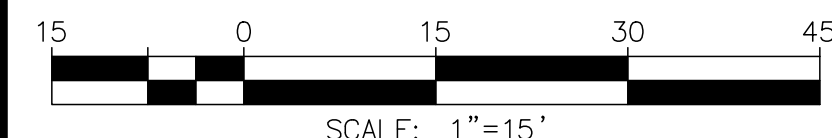
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BUILDING FOOTPRINT SHALL BE OVEREXCAVATED TO A DEPTH OF 48" BELOW EXISTING GRADE, EXTENDING 5 FEET BEYOND THE EXTERIOR WALL. OVEREXCAVATED AREA SHALL BE UNIFORMLY MOISTURE CONDITIONED TO AT LEAST 2% OVER OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM 90% OF THE MAXIMUM DENSITY. BREAKROOM BUILDING SHALL BE SET ON A MINIMUM OF 6" OF CLASS II CMB, COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.

ΣΦ ΟΑΦ ΟΥ Χ ΟΑΦ ΟΕ/ΟΕ/ΟΕ ΣΟ

SEE SHEET 6 FOR LINE / CURVE INFORMATION ON CURB AND CURB/GUTTER.

- ΣΟΦ Ο Π Ο**
- MASONRY PAVERS 12
 - CONCRETE WALK 10/11
 - CONCRETE CONST 7
 - RIP RAP 17
 - GRADE BREAK



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BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD83 + 500 FEET

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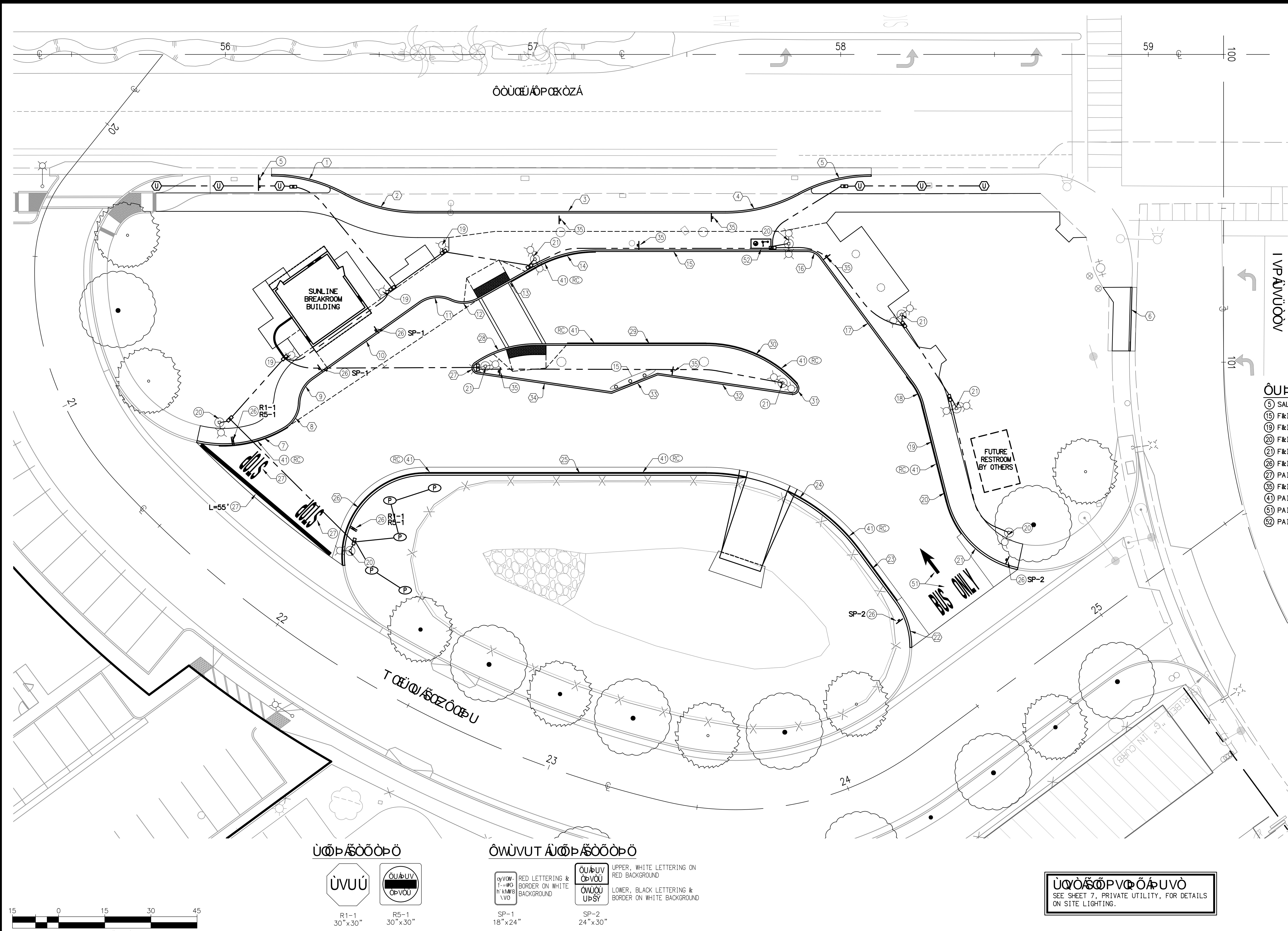
DATE: 03/08/2023

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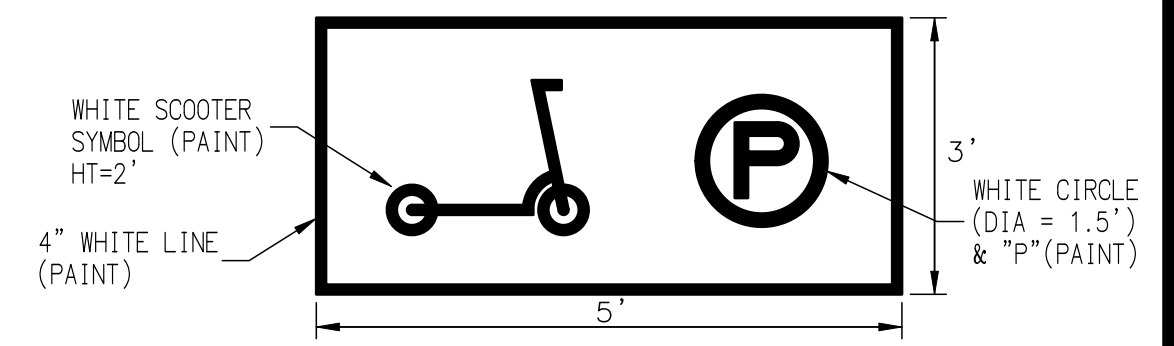
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UPCOPIABLE



ΥΠΟΦΩΤΙΣΜΟΣ ΟΔΩΝ ΚΑΙ ΠΑΡΚΙΝΓΙΑΣ

- Ⓜ PAINT TOP & FACE OF CURB, RED (41)
- ⊕ EXISTING SIGN (ONE POST)
- ⊖ PROPOSED SIGN (ONE POST)
- ⊖⊖ RELOCATED SIGN (TWO POSTS)



Ⓜ ΟΧΗΜΑΤΑ ΜΟΝΟ ΤΥΠΟΥ ΒΟΥΣ
NOT TO SCALE

ΟΥΡΑΝΩΝ ΠΑΡΚΙΝΓΙΑΣ

- Ⓜ SALVAGE & REINSTALL STREET SIGN (2 POST)
- Ⓜ F&I METAL BOLLARD PER DETAIL ON SHEET 2
- Ⓜ F&I PARKING LOT LIGHT, POST TYPE PER DETAIL ON SHEET 10
- Ⓜ F&I PARKING LOT LIGHT, SINGLE HEAD MAST, PER DETAIL ON SHEET 10
- Ⓜ F&I PARKING LOT LIGHT, DUAL HEAD MAST, PER DETAIL ON SHEET 10
- Ⓜ F&I POST & SIGN(S)
- Ⓜ PAINT LONG STOP BAR & 2-"STOP" PAVEMENT MARKINGS PER PLAN
- Ⓜ F&I POST AND INSTALL SUNLINE FURNISHED SIGN
- Ⓜ PAINT TOP & FACE OF CURB, RED
- Ⓜ PAINT "BUS ONLY" PAVEMENT MARKING & TYPE I ARROW (10') PER PLAN
- Ⓜ PAINT SCOOTER PARKING AREA PER DETAIL ON SHEET 6

NO	BEARING/DELTA	RADIUS	LENGTH	DESCRIPTION
1	Δ=28°23'29"	50.00	24.78	BUS TURNOUT CURB
2	Δ=28°21'18"	50.00	24.74	BUS TURNOUT CURB
3	N00°13'00"E	---	100.00	BUS TURNOUT CURB
4	Δ=28°17'47"	50.00	24.69	BUS TURNOUT CURB
5	Δ=28°20'14"	49.95	24.71	BUS TURNOUT CURB
6	N88°14'57"W	---	20.70	6" C&G
7	Δ=42°22'25"	40.00	29.58	6" CURB
8	Δ=57°58'18"	10.00	10.12	6" CURB
9	Δ=52°40'09"	10.00	9.19	6" CURB
10	N35°08'29"W	---	42.68	6" CURB
11	Δ=60°09'19"	10.00	10.50	6" CURB
12	Δ=54°12'10"	10.00	9.46	6" CURB
13	N29°11'20"W	---	21.20	6" CURB
14	Δ=29°24'20"	40.00	20.53	6" CURB
15	N00°13'00"E	---	68.77	6" CURB
16	Δ=53°39'58"	5.00	4.68	6" CURB
17	N53°52'58"E	---	50.73	6" CURB
18	Δ=22°03'10"	20.00	7.70	6" CURB
19	N75°56'08"E	---	24.52	6" CURB
20	N75°56'08"E	---	8.04	6" C&G
21	Δ=35°53'39"	30.00	33.45	6" CURB SPANDREL
22	Δ=35°57'37"	25.00	16.13	6" CURB SPANDREL
23	N53°51'06"E	---	20.15	6" C&G
24	Δ=53°39'02"	62.00	58.06	6" C&G
25	N00°12'04"E	---	91.31	6" C&G
26	Δ=96°15'16"	27.00	45.36	6" C&G
27	Δ=137°20'38"	2.00	4.79	6" CURB
28	Δ=34°22'53"	35.00	21.00	6" CURB
29	N00°13'00"E	---	55.47	6" CURB
30	Δ=47°45'11"	40.00	33.34	6" CURB
31	Δ=140°31'18"	2.00	4.91	6" CURB
32	N08°29'29"E	---	44.05	6" CURB
33	N21°35'12"W	---	16.16	6" CURB
34	N08°29'29"E	---	44.10	6" CURB

ΥΠΟΦΩΤΙΣΜΟΣ

Ⓜ R1-1 30"x30"

Ⓜ R5-1 30"x30"

ΟΥΡΑΝΩΝ ΠΑΡΚΙΝΓΙΑΣ

Ⓜ SP-1 18"x24"

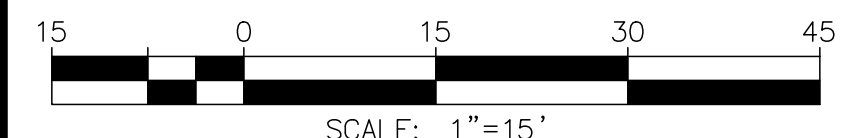
Ⓜ SP-2 24"x30"

Ⓜ RED LETTERING & BORDER ON WHITE BACKGROUND

Ⓜ UPPER, WHITE LETTERING ON RED BACKGROUND

Ⓜ LOWER, BLACK LETTERING & BORDER ON WHITE BACKGROUND

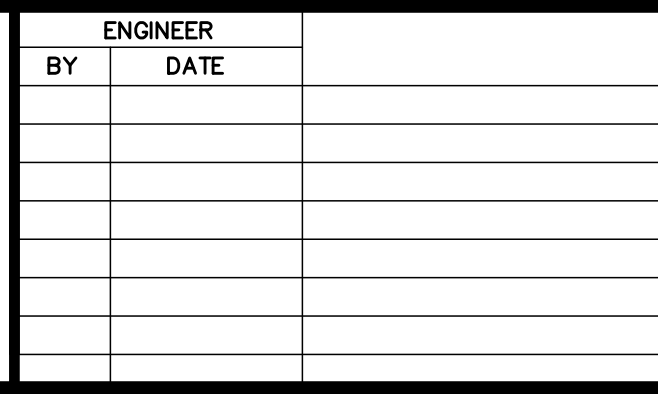
ΥΠΟΦΩΤΙΣΜΟΣ ΟΔΩΝ
SEE SHEET 7, PRIVATE UTILITY, FOR DETAILS ON SITE LIGHTING.



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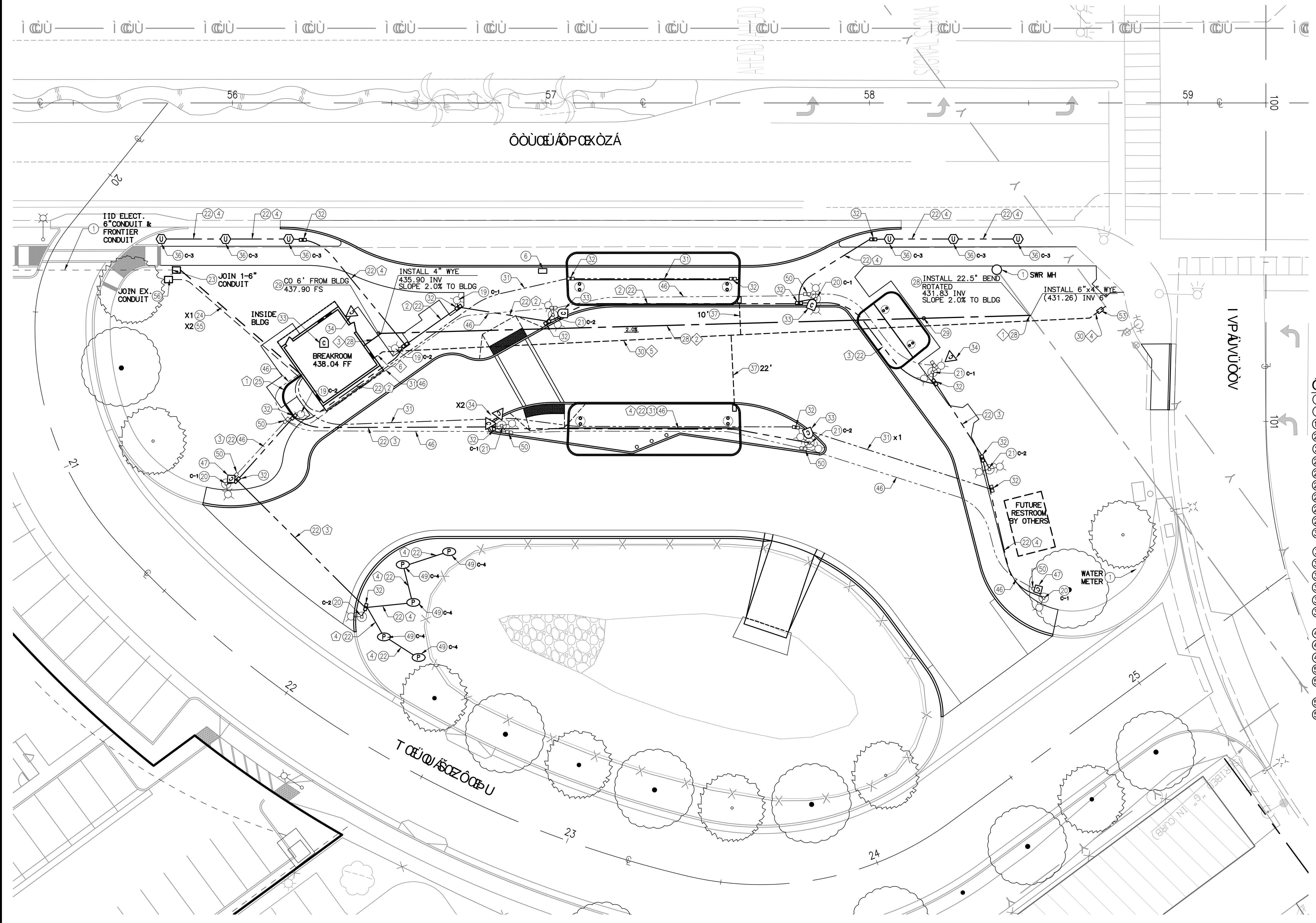
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ΩΡΥΘΑΝΩΝ ΟΡΘΩΣΕ
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ΠΥΛΩΝ ΠΑΡΚΙΝΓΙΑΣ ΚΑΙ ΟΥΡΑΝΩΝ ΠΑΡΚΙΝΓΙΑΣ
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ΟΥΡΩΝ/ΒΑ ΩΦΘ

- 1 2" C 8# & 1#8 GND
- 2 1.5" C 6# & 1#8 GND
- 3 1.5" C 4# & 1#8 GND
- 4 1.5" C 2# & 1#8 GND

ΣΟΦΟΡΟ

- 33 360° SECURITY CAMERA
- 34 WV SECURITY CAMERA
- 47 PTZ SECURITY CAMERA
- 36 SHADE TREE UPLIGHT
- 49 PALM TREE RING LIGHT

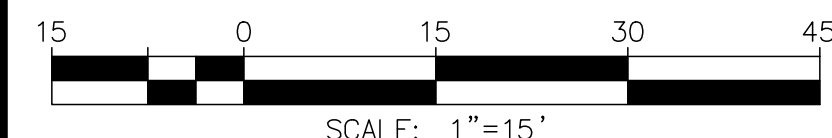
Y CΕ/ΟΥΛΟΥ ΟΥΔΕΙΣ	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N08°51'08"E	---	0.48'	6" PVC SEWER
2	N01°23'29"W	---	203.48'	6" PVC SEWER
3	N35°08'29"W	---	6.78'	6" PVC SEWER
4	N36°07'02"W	---	6.20'	3/4" DW SERVICE
5	N02°32'02"W	---	226.00'	3/4" DW SERVICE
6	N35°08'29"W	---	3.81'	3/4" DW SERVICE

ΟΥΡΥΝΥΩΝΩΡΑΥΟ

- 1 PROTECT IN PLACE
- 6 RELOCATE FO SIGNAL INTERCONNECT CONDUIT, CABLE & PULL BOX
- 19 F&I PARKING LOT LIGHT, POST TYPE PER DETAIL ON SHEET 10
- 20 F&I PARKING LOT LIGHT, SINGLE HEAD MAST, PER DETAIL ON SHEET 10
- 21 F&I PARKING LOT LIGHT, DUAL HEAD MAST, PER DETAIL ON SHEET 10
- 22 F&I 1.5" PVC CONDUIT & CONDUCTORS FOR SITE LIGHTING
- 23 F&I IID SECONDARY PULL BOX
- 24 F&I 2" SCH 40 PVC CONDUIT (IID)
- 25 F&I 2" SCH 40 PVC CONDUIT & CONDUCTORS FOR SITE LIGHTING
- 28 F&I 4" SDR-26 PVC SEWER LATERAL W/ BENDS & WYES PER COC STD. D-11
- 29 F&I 6" SEWER CLEAN OUT PER COC STD D-1
- 30 F&I 3/4" PVC SDR-21 DOMESTIC WATER SERVICE W/ BENDS PER COC STD W-8
- 31 F&I 1.5" PVC CONDUIT W/ PULL ROPE (FUTURE USE)
- 32 F&I PULL BOX (PCC) PER SPPWC STD 513-3 (ELECT)
- 33 F&I 360° SECURITY CAMERA & MOUNTING BRACKETS, PANASONIC WV-S4550L
- 34 F&I WV SECURITY CAMERA & MOUNTING BRACKETS, PANASONIC WV-S1531LN
- 36 F&I LANDSCAPE UPLIGHT PER DETAIL ON SHEET 10
- 37 F&I 3/4" PVC SDR-21 DOMESTIC WATER SERVICE W/ BENDS, END CAP & VALVE BOX (2 LOCATIONS)
- 46 F&I 1.5" PVC CONDUIT W/ CAT 5 DATA CABLE
- 47 F&I PTZ SECURITY CAMERA & MOUNTING BRACKETS, PANASONIC WV-S6530N
- 49 F&I PALM TREE RING LIGHT PER DETAILS ON SHEET 10
- 50 F&I PULL BOX (PCC) PER SPPWC STD 513-3 (DATA)
- 53 F&I 3/4" METER, METER BOX & 3/4" BACKFLOW PREVENTER PER COC STD'S W-6 & W-8, W/ COPPER PIPE FROM MAIN TO METER
- 55 F&I 3" SCH 40 PVC CONDUIT (FRONTIER)
- 56 INSTALL FRONTIER FURNISHED 2'X3' HANDHOLE

ΟΥΡΩΝ/ΔΟΥΡΑΥΟ
 FOR IID SERVICE LINE CONDUIT SEE THE IID PLAN INCLUDED IN THE PROJECT SPECIFICATIONS. ALL OTHER ELECTRICAL CONDUIT (SITE LIGHTING AND FUTURE ELECTRICAL NEEDS) SHALL BE BURIED A MINIMUM OF 18" BELOW HARD FINISHED SURFACE AND 24" BELOW NON CONCRETE SURFACES. DATA CONDUIT SHALL BE A MINIMUM OF 18" BELOW FINISHED SURFACE.

ΥΠΟΣΟΡΥΟΑΥΟ
 SITE AND EXTERIOR BUILDING LIGHTING SHALL BE IN CONFORMANCE WITH THE DETAIL ON SHEET 10, OR APPROVED EQUAL. FOR PRODUCT INFORMATION CONTACT STEVE KLINE @ KSS LIGHTING & CONTROL 909.793.9554 OR @ STEVE@KSSLIGHTING.COM.



DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



BENCHMARK:
 CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD83 + 500 FEET
 DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLASTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH CURB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY CURB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD., (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).
BASE OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTIGUOUS OPERATING GPS BASE STATION STATIONS P491 AND P491, (EPOCH 2017.50) COORDINATES), AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRS), BEING: **NORTH 78° 59' 35.48" WEST.**

ENGINEER		REVISIONS	CITY	
BY	DATE		APPR.	DATE



ΟΥΡΑΥΟΠΟΣΣΕ
 APPROVED FOR CONSTRUCTION:
Castro R. Estrada DATE: **2.27.23**
 CASTRO ESTRADA
 ANDREW R. SIMMONS R.C.E. 72868 DATE: 03/08/2023 EXP. 06/30/2024



HEPTAGON SEVEN
 QUALITY, DEDICATION & EXPERIENCE
 PREPARED UNDER THE DIRECT SUPERVISION OF:
Bradley J. Donais
 BRADLEY DONAIS, R.C.E. 68828

ΟΥΡΑΥΟΠΟΣΣΕ
 ΥΠΟΣΟΡΥΟΑΥΟ
 ΟΥΡΩΝ/ΔΟΥΡΑΥΟ
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 ΟΥΡΩΝ/ΔΟΥΡΑΥΟ

UPC04BUE
 I
 FF
 UP000V

CATALOG NUMBER: PAE-PT-RSA-5F-12'6"-BCWO-1820-XX

PT - POST TOP

SHAFT CROSS SECTION
5" DIA. x 7/16" WALL THICKNESS

TWO PIECE CAST ALUMINUM BASE COVER

ANCHOR BOLTS
Anchor bolts are fabricated from hot rolled steel bar with minimum yield strength of 50,000 psi. These are hot dip galvanized in accordance to ASTM-A-153.

BASE PLATE
10" B.C.
10" SQ.

SPECIFICATIONS			
Housing:	Corrosion resistant, cast A356 aluminum alloy, .188" min. wall thickness.		
Acorn:	Clear injection molded prismatic lens.		
Pole:	Fluted, durable corrosion resistant cast aluminum base with hand hole and cover. The pole shall be 5" dia. x 3/16" wall thickness, extruded 6063-T6 aluminum alloy.		
Finish:	Polyester powder fuse coating, (specify color)		

PLSC PACIFIC LIGHTING & STANDARDS COMPANY
LYNWOOD, CA 92596

SALES PERSON: JOHN MOORE	DATE: 06/08/21	CATALOG NUMBER: PAE-PT-RSA-5F-12'6"-BCWO-1820-XX
DRAWN BY: JOSEPH	CHECKED:	PROJECT NAME: KSS LIGHTING; STEVE
APPROVED:	CUSTOMER:	
TYPE: NONE	SCALE: NONE	PAGE 1 OF 1

19 **ÚUUVÁŠOPVÁUŠOÁOVČES**
PUNVÁUÁOČSO

CATALOG NUMBER: AF-TD-1A-BC-RSA-5F-22-BCWO-1820-XX

1A - SINGLE ARM

TOP SHAFT CROSS SECTION
4.9" Ø

BOTTOM SHAFT CROSS SECTION
6" Ø

TWO PIECE CAST ALUMINUM BASE COVER

ANCHOR BOLTS
Anchor bolts are fabricated from hot rolled steel bar with minimum yield strength of 50,000 psi. These are hot dip galvanized in accordance to ASTM-A-153.

BASE PLATE
10" B.C.
10" SQ.

SPECIFICATIONS			
Housing:	Corrosion resistant, cast A356 aluminum alloy, .188" min. wall thickness.		
Lens:	Tear drop clear textural polycarbonate.		
Arm:	Extruded and Cast aluminum.		
Pole:	Fluted Round Tapered Aluminum. Fabricated from 6063 extruded tubing, heat treated to produce a T6 temper. The anchor base shall be cast from a 356 alloy aluminum heat treated to a T6 condition. The base telescopes and pole shaft are circumferentially welded top and bottom.		
Finish:	Polyester powder fuse coating, (specify color)		

PLSC PACIFIC LIGHTING & STANDARDS COMPANY
LYNWOOD, CA 92596

SALES PERSON: JOHN MOORE	DATE: 06/08/21	CATALOG NUMBER: AF-TD-1A-BC-RSA-5F-22-BCWO-1820-XX
DRAWN BY: JOSEPH	CHECKED:	PROJECT NAME: KSS LIGHTING; STEVE
APPROVED:	CUSTOMER:	
TYPE: NONE	SCALE: NONE	PAGE 1 OF 1

20 **ÚOŠOÁOVČAT ČEVÁČET ÁJUŠOÁOVČES**
PUNVÁUÁOČSO

PALM TREE FIXTURE ASSEMBLY (SEE DETAIL HEREON)

SUPPORT CONDUIT TO THE TREE EVERY 3'

MANUFACTURER SUPPLIED CABLES

PULL BOX

GROUND SURFACE

TRUNK

15' MIN.

2" Ø

(2) 1/2" I.P. THREADED HOLES

REMOVABLE TOP AND BOTTOM COVER WITH HIGH TEMPERATURE SILICONE GASKETS

ALL STAINLESS STEEL HARDWARE

SEE ELECTRICAL PLAN SHEET FOR CONDUIT/WIRE SIZING & ROUTING

ÚOŠOÁOVČAT ČEVÁČET ÁJUŠOÁOVČES
NOT TO SCALE

49 **ÚOŠOÁOVČAT ČEVÁČET ÁJUŠOÁOVČES**
NOT TO SCALE

CATALOG NUMBER: AF-TD-2A-BC-RSA-5F-22-BCWO-1820-XX

1A - SINGLE ARM

TOP SHAFT CROSS SECTION
4.9" Ø

BOTTOM SHAFT CROSS SECTION
6" Ø

TWO PIECE CAST ALUMINUM BASE COVER

ANCHOR BOLTS
Anchor bolts are fabricated from hot rolled steel bar with minimum yield strength of 50,000 psi. These are hot dip galvanized in accordance to ASTM-A-153.

BASE PLATE
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Finish:	Polyester powder fuse coating, (specify color)		

PLSC PACIFIC LIGHTING & STANDARDS COMPANY
LYNWOOD, CA 92596

SALES PERSON: JOHN MOORE	DATE: 08/03/22	CATALOG NUMBER: AF-TD-2A-BC-RSA-5F-22-BCWO-1820-XX
DRAWN BY: JOSEPH	CHECKED:	PROJECT NAME: KSS LIGHTING; STEVE
APPROVED:	CUSTOMER:	
TYPE: NONE	SCALE: NONE	PAGE 1 OF 1

21 **ÚOŠOÁOVČAT ČEVÁČET ÁJUŠOÁOVČES**
PUNVÁUÁOČSO

DI@6CL'BCH9
WHERE PROPOSED LIGHTING ELEMENTS ARE WITHIN 3 FEET OF EACH OTHER, CONTRACTOR TO PROVIDE ONE PULL BOX AT SAID LOCATION. ALL OTHER LIGHTING ELEMENTS WILL REQUIRE A STANDALONE PULL BOX.

G-H9@-; <H-B; BCH9
SITE AND EXTERIOR BUILDING LIGHTING SHALL BE IN CONFORMANCE WITH THE DETAILS HEREON, OR APPROVED EQUAL. FOR PRODUCT INFORMATION CONTACT STEVE KLINE @ KSS LIGHTING & CONTROL 909.793.9554 OR @ STEVE@KSSLIGHTING.COM.

5B7<CF>'6C@HG
CONTRACTOR SHALL FURNISH & INSTALL ALL SITE LIGHTING ANCHOR "J" BOLTS.

SECTION A-A

CONCRETE
3250 PSI @ 28 DAYS MIN.

SULFATE RESISTANT TYPE V P.C. CONCRETE

BASE COVER

FINISHED SURFACE

UNDISTURBED SOIL TYP. OR COMPACTED FILL INSPECTED BY A SOILS ENGINEER

J-BOLTS BY POLE SUPPLIER

#3 TIES @ 9" O.C. TYP. U.O.N.

6 #6 VERTICAL (60 KSI)

#3 HOOP TIES

3" CLR. (TYP.)

12" LAP

1'-6" MIN.

1'-0" SPACING (TYP.)

3'-0"

3" CLR

2'-0"

3" CLR

5'-6"

3'-6" MIN.

UNDISTURBED SOIL TYP. OR COMPACTED FILL INSPECTED BY A SOILS ENGINEER

J-BOLTS BY POLE SUPPLIER

#3 TIES @ 9" O.C. TYP. U.O.N.

6 #6 VERTICAL

1'-0" SPACING (TYP.)

3" CLR

2'-0"

3" CLR

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UNDISTURBED SOIL TYP. OR COMPACTED FILL INSPECTED BY A SOILS ENGINEER

J-BOLTS BY POLE SUPPLIER

#3 TIES @ 9" O.C. TYP. U.O.N.

6 #6 VERTICAL

1'-0" SPACING (TYP.)

3" CLR

2'-0"

3" CLR

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Exhibit "C"

SURVEY OF LEASED PREMISES

TP

4th STREET

SITE BOUNDARY

SITE BOUNDARY

CESAR CHAVEZ

MARIO LAZCANO

SCALE 1"=20'

SUNLINE HUB, COACHELLA, CA

