

# IMPERIAL BEACH, CALIFORNIA

## 10TH STREETSCAPE IMPROVEMENTS PROJECT

### CITY OF IMPERIAL BEACH NOTES

- THE APPROVAL OF THE PLANS BY THE CITY OF IMPERIAL BEACH DOES NOT AUTHORIZE THE CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERE TO (16 USC SECTION 1531 ET. SEQ.).
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-227-2600, TWO DAYS BEFORE YOU DIG.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS, WHICH ARE DISTURBED, OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A LAND SURVEYOR OR AN AUTHORIZED CIVIL ENGINEER. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL BENCHMARKS ARE TO BE DISTURBED OR DESTROYED, THE CITY OF IMPERIAL BEACH PUBLIC WORKS DIRECTOR (JUAN LARIOS) MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PRE-CONSTRUCTION MEETING WITH THE CITY OF IMPERIAL BEACH PUBLIC WORKS DEPARTMENT (619) 423-8311.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT GRADING AND OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD, REGIONAL WATER CONTROL BOARD SAN DIEGO REGION AND THE CITY OF IMPERIAL BEACH MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- ISSUANCE OF THE CITY'S NOTICE TO PROCEED SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, OR OTHER AGENCIES. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES OF ANY APPLICABLE STATE/FEDERAL AGENCY.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER AND APPROVED BY THE ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY OF IMPERIAL BEACH.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR AND THE CHANGE IS REQUIRED BY THE ENGINEER.
- WHEN PERFORMING EXCAVATION WORK, CARE MUST BE TAKEN NOT TO ALLOW ANY DEBRIS TO ENTER ANY EXISTING SANITARY SEWER MANHOLES OR STORM DRAINS. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DEBRIS THAT HAS ENTERED MANHOLES AND STORM DRAINS FROM HIS CONSTRUCTION AND WILL HAVE TO REMOVE SAME.
- CONTRACTOR SHALL COORDINATE HIS SCHEDULE WITH THE CITY OF IMPERIAL BEACH PUBLIC WORKS AND EDCO DISPOSAL (619) 287-7555 FOR TRASH COLLECTION IN CONJUNCTION WITH CONSTRUCTION WORK.
- CONTRACTOR SHALL LOCATE ALL UTILITIES WITHIN LIMITS OF WORK PRIOR TO CONSTRUCTION. FOR LOCATIONS OF UTILITIES CONTACT:  
 COX CABLE TV 1-800-262-1122  
 SAN DIEGO GAS & ELECTRIC CO. 1-800-411-7343  
 AT&T 1-800-288-2020  
 CALIFORNIA AMERICAN WATER CO. 1-619-522-6400  
 IMPERIAL BEACH PUBLIC WORKS (SEWER) 1-619-423-8311
- THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY, AT&T, COX, AND CAL-AM PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH COMPANY REPRESENTATIVES. FOR LOCATION OF ELECTRIC CABLES, GAS PIPING, WATER LINES AND TELECOMMUNICATION CABLES AND APPURTENANCES, CONTACT UNDERGROUND SERVICE ALERT: 1-800-422-4133. ALSO, REFER TO CITY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF IMPERIAL BEACH PUBLIC WORKS DEPARTMENT INSPECTOR 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. (TELEPHONE NUMBER: 619-423-8311).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION OF STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, AND 2018 THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS (SDRSD).
- PAVEMENT SECTIONS SHOWN ARE TO BE VERIFIED BY "R" VALUE TESTS (TEST METHOD NO. CALIFORNIA 301) AND PAVEMENT DESIGN REPORT, TO BE SUBMITTED BY SOILS ENGINEER, FOR CITY ENGINEER'S APPROVAL.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS, OR SURFACING OF THE STREETS AND SHALL BE MARKED FOR EASY LOCATION. THE ENGINEER OF WORK SHALL CERTIFY ALL IMPROVEMENTS TO WITHIN 0.1 FEET OF THE DESIGN.
- SOILS REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE ENGINEER OF WORK AND THE CITY ENGINEER BY THE SOILS ENGINEER OF RECORD, WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH EARTHWORK SPECIFICATIONS AND CITY OF IMPERIAL BEACH SPECIFICATIONS AND GRADING ORDINANCE.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL MANUAL AND SUPPLEMENTS (CALTRANS TRAFFIC CONTROL MANUAL); AND TRAFFIC CONTROL WARNING SIGNS, LIGHTS, AND DEVICES SHALL CONFORM TO THE 2010. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD 2014, INCLUDING REVISIONS OF THE FHWA'S MUTCD 2003), DEPARTMENT OF TRANSPORTATION, DIVISION OF TRAFFIC OPERATIONS. THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN, FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING IMPROVEMENTS INCLUDING CURBS AND GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY PUBLIC WORKS INSPECTOR, INCLUDING NECESSARY SAW-CUTTING, REMOVAL, REPLACEMENT, AND INSTALLING APPLICABLE JOINTS.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING-UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY; AND, NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS OR SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE PUBLIC WORKS DIRECTOR.

### CIP S22107



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VICINITY MAP  
NO SCALE

THESE DRAWINGS HAVE BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THESE DRAWINGS ARE NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 9/12/2024 BY: NICHOLAS J. OLESKOWICZ, PE

### 10TH STREETSCAPE IMPROVEMENTS PROJECT TITLE SHEET

CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 1 OF 22 SHEETS		W.O. NO. CIP S22-107
FOR CITY ENGINEER _____ DATE _____		DIVISION HEAD _____
DESCRIPTION	BY	APPROVED
ORIGINAL	KH	
AS-BUILT	KH	9/12/24
		NAD 83 COORDINATES
		LAMBERT COORDINATES
CONTRACTOR FORDYCE CONST.	DATE STARTED 01/08/24	S22-107- 1 -D
INSPECTOR PAUL MACIAS	DATE COMPLETED 07/31/24	

**UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA**  
 ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE.

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1-(800)-422-4133.



DIAL TOLL FREE  
**811**  
AT LEAST TWO DAYS  
BEFORE YOU DIG

ENGINEER OF WORK:  
**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
 401 B Street, Suite 600, San Diego, California 92101  
 Phone: 619.234.9411 / www.kimley-horn.com

*Nicholas J. Oleskowitz*  
 NICHOLAS J. OLESKOWICZ R.C.E. 89464



9/12-2024  
DATE

**AS-BUILT**

Plotted By: Sobierojaki, Alex Sheet Set: Kha Layout: Layout1 September 09, 2024 04:28:21pm \\SND\PP01\CA\_SND1\SND\_MUN\19524\3012 - 10th Streetscape Improvements\Design\Plan Sheets\243012-CV.dwg

**LEGEND - EXISTING**

DESCRIPTION	SYMBOL
RIGHT OF WAY	-----
EXISTING WATER LINE	-----W-----
EXISTING SEWER LINE	-----S-----
EXISTING GAS LINE	-----G-----
EXISTING POWER POLE	○----->
EXISTING ELECTRICAL PULL BOX	□
EXISTING WATER METER	⊞
EXISTING SIGN	+
EXISTING BOLLARD	•
EXISTING WATER VALVE	⊗
EXISTING NATURAL GAS VALVE	⊗
EXISTING FIRE HYDRANT	⊗
EXISTING MONUMENT	⊗
EXISTING CONTOUR LINE	---100---
EXISTING FENCE	---x---
EXISTING RETAINING WALL	=====
EXISTING ELEVATION	(xx.xx)

**DEMOLITION NOTES**

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTION TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THE ENFORCEMENT.

- UNLESS OTHERWISE SHOWN ON PLANS, CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS WITHIN THE PROJECT GRADING LIMITS AND REMOVE ALL IMPEDANCES FOR THE PROPOSED FACILITIES.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND HORIZONTAL/VERTICAL LOCATION OF ALL UTILITIES WITHIN THE PROJECT AREA THAT MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT ANY UTILITIES SHOWN TO BE RELOCATED BY OTHERS HAVE BEEN RELOCATED AND ARE NO LONGER IN CONFLICT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY REMAINING UTILITY CONFLICTS PRIOR TO THE START OF ANY DEMOLITION WORK.
- THE CONTRACTOR SHALL MAINTAIN EXISTING ELECTRICAL CIRCUITS FOR EQUIPMENT NOT REMOVED DURING DEMOLITION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION FOR ALL AREAS NOT REMOVED DURING CONSTRUCTION.
- EXISTING WATER METERS AND FIRE HYDRANTS SHALL REMAIN IN OPERATION UNTIL NEW SYSTEMS ARE OPERATIONAL. SEE IMPROVEMENT PLANS.
- THE LIMITS OF FULL DEPTH PAVEMENT REHABILITATION (AC & AB) ARE SHOWN FOR BIDDING PURPOSES ONLY. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD WITH THE PROJECT CONSTRUCTION MANAGER PRIOR TO COMMENCING FULL DEPTH PAVEMENT DEMOLITION OPERATIONS.
- IF A PRIVATE WALL FOOTING IS EXPOSED DURING DEMOLITION THAT WILL CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF WORK IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL VEGETATION, SHRUBS AND TREES IDENTIFIED WITH "PROTECT IN PLACE" ON THE DEMOLITION AND IMPROVEMENT PLANS.
- ANY IRRIGATION THAT IS REMOVED DURING THE REMOVAL AND DISPOSAL OF VEGETATION SHALL BE CAPPED IN A MANNER THAT THE REMAINING PORTIONS OF THE SYSTEM ARE NOT COMPROMISED.
- CONTRACTOR SHALL NOT IMPACT OVERHEAD UTILITY LINES AT ANYTIME DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING THE OVERHEAD UTILITY LINES PRIOR TO MOBILIZATION AND CONSTRUCTION.
- IF SDG&E POLE IS SUBJECT TO BE COMPROMISED, REFER TO SDG&E OVERHEAD ELECTRICAL STANDARD ON PAGE 372 FOR TEMPORARY POLE SUPPORT.
- EXISTING IRRIGATION LATERAL LINES, HEADS, WIRING AND ALL OTHER ASSOCIATED EQUIPMENT IMPACTED BY THE PROJECT CONSTRUCTION SHALL BE CAREFULLY CUT, CAPPED AND RELOCATED TO EXISTING LANDSCAPE AREAS. PRIOR TO COMPLETION, CONTRACTOR SHALL ENSURE THAT ALL EXISTING IRRIGATION SYSTEMS IMPACTED ARE IN FULL WORKING ORDER WITH COMPLETE HEAD TO HEAD COVERAGE INCLUDING NO OVERSPRAY ONTO HARDSCAPE SURFACES. ANY IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN LIKE KIND BY THE CONTRACTOR.
- PROPOSED SAWCUT OF CONCRETE FACILITIES SHOULD BE REPLACED FROM JOINT TO JOINT.

**LEGEND - PROPOSED**

DESCRIPTION	SDRSD STANDARD DWG/DETAIL	SYMBOL
PROPOSED SAWCUT	-	-----
PROPOSED FLOWLINE	-	----->-----
DAYLIGHT LINE	-	-----
PROPOSED CONTOUR	-	-----
GRADE BREAK	-	-----GB-----
PROPOSED ELEVATION	-	xx.xx
PROPOSED CONCRETE (INCLUDES SIDEWALKS AND OTHER SURFACES)	G-07, 09, 10, & G-12	▒
PROPOSED CONCRETE DRIVEWAY	G-14B	▒
PROPOSED AC PAVEMENT SECTION	-	▒
PROPOSED LANDSCAPING	-	▒
PROPOSED CURB RAMP TYPE 'A'	G-27	▒
PROPOSED CURB RAMP TYPE 'D'	G-31	▒
PROPOSED PCC CURB & GUTTER	G-02	▒
PROPOSED PCC CURB	G-01	▒
PROPOSED CONCRETE GRAVITY RETAINING WALL (TYPE A)	C-09, C-10	▒
PROPOSED PEDESTRIAN PROTECTIVE RAILING AND HANDRAIL	M-24, M-25	▒
PROPOSED GREEN GUTTER BMP	-	▒
PROPOSED WATER LINE	-	-----W-----

**SPECIAL NOTES**

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK.

- CONTRACTOR AGREES THAT HE 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, ENGINEER AND GEOLOGIST HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING FACILITIES (ABOVE GROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK. VERIFY THAT ANY UTILITIES SHOWN TO BE RELOCATED BY OTHERS HAVE BEEN RELOCATED AND ARE NO LONGER IN CONFLICT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY REMAINING UTILITY CONFLICTS PRIOR TO THE START OF ANY DEMOLITION WORK.
- CONTRACTOR SHALL IDENTIFY ALL VALVES, MANHOLES, AND SURVEY MONUMENTS IN THE AREAS OF WORK PRIOR TO COMMENCING WORK AND SHALL PROTECT THOSE FACILITIES IN-PLACE. ANY SUCH FACILITIES DISTURBED BY THE CONTRACTOR SHALL BE RESET AND/OR ADJUSTED AS DIRECTED BY THE ENGINEER AND FACILITY OWNER AT CONTRACTOR'S SOLE COST AND EXPENSE, INCLUDING ALL COSTS OF RESETTING OR ADJUSTING PERFORMED BY THE FACILITY OWNER.
- WORK PERFORMED WITHOUT BENEFIT OF TESTING AND/OR INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S SOLE EXPENSE.
- THE EXISTING LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES THAT MAY NOT BE SHOWN. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY IN VERIFYING THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES, AND DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE DESIGN ENGINEER IMMEDIATELY.
- NEITHER THE CITY NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN A CONTINUOUS ADA ACCESSIBLE ROUTE FOR ALL PEDESTRIANS, INCLUDING THE DISABLED AND BICYCLISTS AT ALL TIMES DURING CONSTRUCTION. WHEN EXISTING PEDESTRIAN FACILITIES ARE DISRUPTED, THE TEMPORARY FACILITIES SHALL BE DETECTABLE AND INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING PEDESTRIAN FACILITY.
- SIDEWALK WEAKENED PLANE JOINTS ARE REQUIRED EVERY 5 FEET EACH WAY AND SHALL BE IN ACCORDANCE WITH REGIONAL STANDARD DRAWING G-09 AND THESE PLANS. EXPANSION JOINTS ARE REQUIRED EVERY 15 FEET AND SHALL BE IN ACCORDANCE WITH REGIONAL STANDARD DRAWING G-10 AND THESE PLANS. THEY SHALL BE PLACED IN A STRAIGHT LINE, COMPLETELY THROUGH THE CONCRETE TO THE SUBGRADE AND TO EACH EDGE OF PAVING. CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE 2018 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
- CONSTRUCTION EXPANSION JOINTS IN CURB AND GUTTER AT RETURNS AND AT DRIVEWAY INTERSECTIONS ARE REQUIRED PER SDRSD G-9 AND G-10.
- PATCHING OF SIDEWALK IS NOT PERMITTED.
- DAMAGED, GOUGED, BROKEN, OR GRAFFITI-MARKED SECTIONS OF CURBS, GUTTERS OR SIDEWALKS SHALL BE REMOVED AND REPLACED.
- A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK (TYPICALLY 5 FEET X 5 FEET). FOR SIDEWALKS EXCEEDING 5 FEET WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.
- ALL WATER VALVE CANS AND RISERS ON THE CITY'S OPERATIONAL SYSTEM WILL BE ADJUSTED TO GRADE.
- ALL SEWER MANHOLES ON THE CITY'S OPERATIONAL SYSTEM WILL BE ADJUSTED TO GRADE.
- LANDSCAPING SHALL BE REPLACED WITH IN-KIND (SOD, ROCK MULCH, ETC.) AS SHOWN ON PLANS.
- SIDEWALK TRANSITION PANEL TO BE BUILT TO EXISTING JOINT.
- PROPOSED CONCRETE CROSS GUTTER, SIDEWALK, GUTTER PAN, AND ALLEY APRON SHALL BE DOWELED TO EXISTING CONCRETE STRUCTURES PER THE SDRSD G-10, WITH 18" LONG NUMBER 4 REBARS SPACED AT 24" ON CENTER.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
ASTM	AMERICAN SOCIETY OF TESTING MATERIAL
AVE	AVENUE
BC	BEGIN HORIZONTAL CURVE
BEG	BEGIN
BFP	BACKFLOW PREVENTER
BMP	BEST MANAGEMENT PRACTICE
CA	CALIFORNIA
CAL AM	CALIFORNIA AMERICAN WATER
CL	CENTERLINE
CLR	CLEAR
CLSM	CONTROLLED LOW STRENGTH MATERIALS
℄	CENTERLINE
CONC	CONCRETE
C&G	CURB AND GUTTER
DIA	DIAMETER
E	EASTING
EB	EASTBOUND
EC	END HORIZONTAL CURVE
ECAB	ELECTRIC CABINET
EG	EXISTING GRADE
ELEC	ELECTRICAL
EPB	ELECTRIC PULL BOX
ESM	ENGINEERED SOIL MEDIA
EX	EXISTING
EXIST	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GAL	GALLON
GPM	GALLONS PER MINUTE
GB	GRADE BREAK
GV	GAS VALVE
GUY	GUY WIRE
HT	HEIGHT
ICV	IRRIGATION CONTROL VALVE
I.D.	IDENTIFICATION
IE OR INV	INVERT ELEVATION
I.N.	INCHES
L	LENGTH, LEFT
LF	LINEAR FEET
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MM	MILLIMETER
MOD	MODIFIED
MV	MASTER VALVE
N	NORTHING
NE	NORTHEAST
NO.	NUMBER
NTS	NOT TO SCALE
O.P.	ON CENTER
OHE	OVERHEAD ELECTRIC
PCC	POINT OF COMPOUND CURVE, PORTLAND CEMENT CONCRETE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVMT	PAVEMENT
QC	QUICK COUPLING
QTY	QUANTITY
R	RADIUS, RIGHT
RCV	REMOTE CONTROL VALVE
RT	RIGHT
R/W	RIGHT OF WAY
S	SEWER
SCH	SCHEDULE
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWING
SF	SQUARE FEET
SNS	STREET NAME SIGN
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TD	TOP OF DRAIN
TR	TOP OF RAMP
TYD	TYPICAL
UD	UNDERDRAIN
W	WATER
WM	WATER METER
WV	WATER VALVE

**DESIGN ENGINEER'S NOTES**

- THE TERM "DESIGN ENGINEER" USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
- THE DESIGN ENGINEER WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
- THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

**UNSUITABLE SUBGRADE**

- IF SUBGRADE COMPACTION PER SECTION 7 OF THE SPECIAL PROVISIONS CANNOT BE REACHED AFTER TRUE COMPACTION EFFORT IS PLACED, 8" OF UNSUITABLE SUBGRADE SHALL BE REMOVED AND LEVELED, A STABILIZING GRID MATERIAL SUCH AS TENSAR TX-7, MIRAFI HP370, OR APPROVED EQUAL, SHALL BE PLACED, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, ON THE NEW SUBGRADE AND 8" SECTION OF RECYCLED CLASS II BASE SHALL BE PLACED IN TWO 4" LIFTS AND COMPACTED TO 95%.
- AT ALL EDGES OF THE STABILIZING GRID MATERIAL, THERE SHOULD BE AN OVERLAP OF 12" OF THE STABILIZING GRID MATERIAL.

**10TH STREETSCAPE IMPROVEMENTS PROJECT  
LEGEND AND GENERAL NOTES**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 2 OF 22 SHEETS

W.O. NO. CIP S22-107

ENGINEER OF WORK:

**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com



*Nicholas J. Oleskowicz*  
NICHOLAS J. OLESKOWICZ R.C.E. 89464

09-12-2024  
DATE

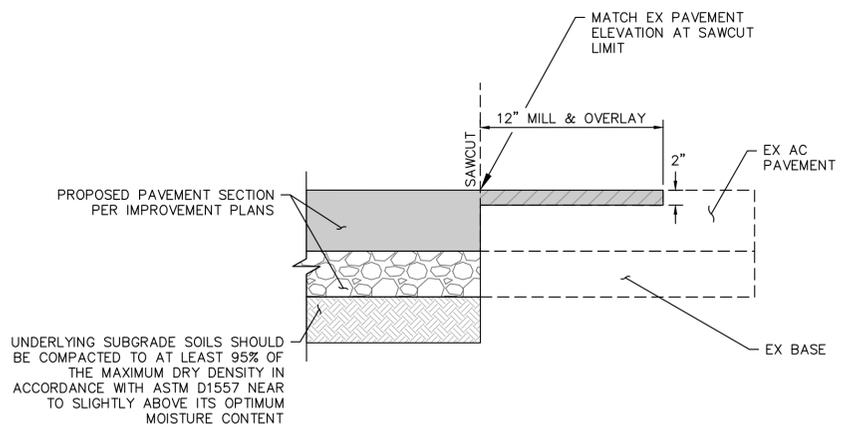
FOR CITY ENGINEER		DATE			DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILED	
ORIGINAL	KH				DESIGN ENGINEER
AS-BUILT	KH		9/12/24		NAD 83 COORDINATES
					LAMBERT COORDINATES

CONTRACTOR FORDYCE CONST. DATE STARTED 01/08/24  
INSPECTOR PAUL MACIAS DATE COMPLETED 07/31/24

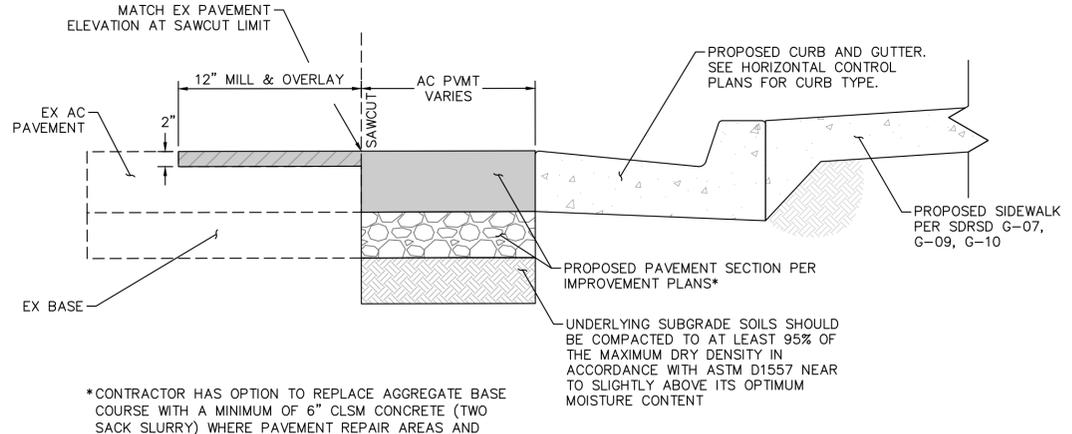
**S22-107- 2 -D**

**AS-BUILT**

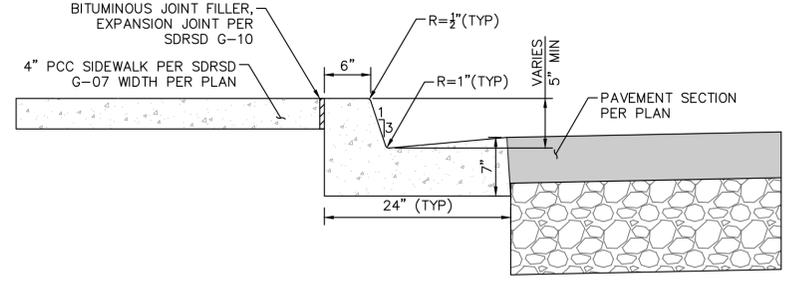
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**A ROADWAY SAWCUT AND SLOT PATCH DETAIL**  
NOT TO SCALE

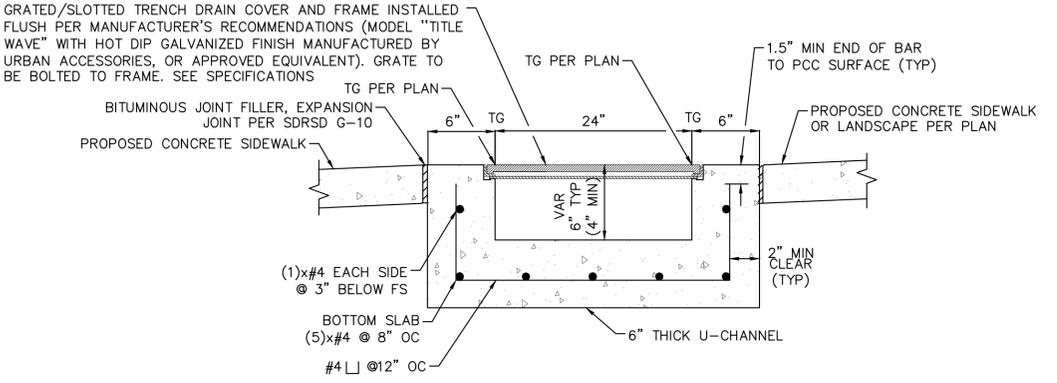


**B VARIABLE HEIGHT CURB AND GUTTER DETAIL**  
NOT TO SCALE

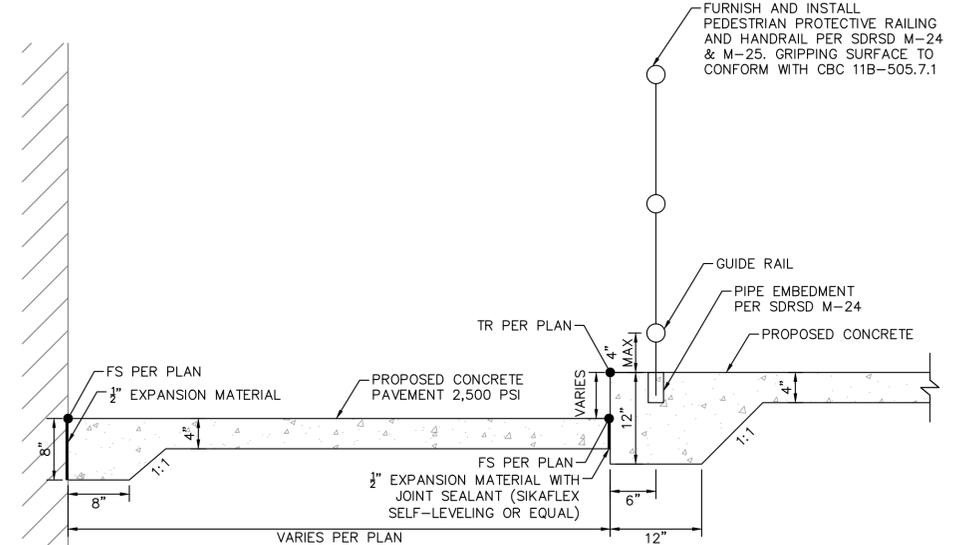


NOTES:  
1. CONCRETE SHALL BE 520-C-2500.  
2. SEE SDRSD G-09 AND G-10 FOR JOINTING DETAILS.

**E CURB TRANSITION DETAIL**  
NOT TO SCALE

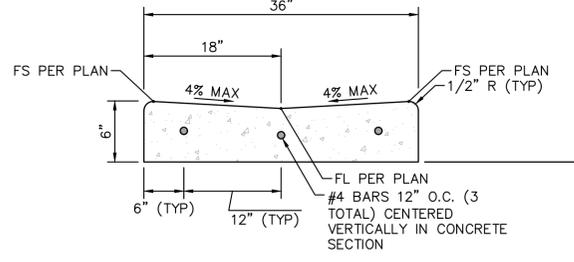


**SECTION: SINGLE TRENCH DRAIN WITHIN SIDEWALK**



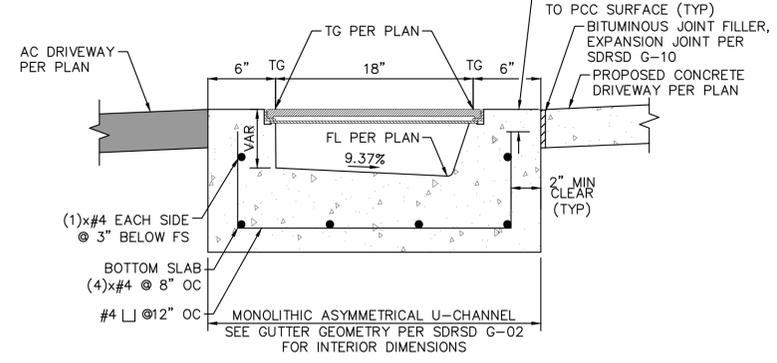
**D ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE

NOTES:  
1. CONCRETE SHALL BE 520-C-2500.  
2. SEE SDRSD G-09 AND G-10 FOR JOINTING DETAILS.



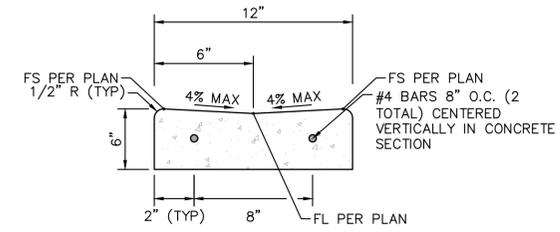
NOTES:  
1. CONCRETE SHALL BE 560-C-3250.  
2. SUBGRADE PREPARATION PER GEOTECHNICAL RECOMMENDATIONS.  
3. PCC SURFACE SLOPE TO BE 1.5% MAX AT ACCESSIBLE PARKING STALLS. TRANSITION BETWEEN 1.5% AND 4% TO TAKE PLACE OUTSIDE ACCESSIBLE PARKING STALL, TRANSITION LENGTH TO BE 2' MINIMUM.

**F 3 FT RIBBON GUTTER DETAIL**  
NOT TO SCALE



**SECTION: SINGLE TRENCH DRAIN AT DRIVEWAY**

**C TRENCH DRAIN DETAILS**  
NOT TO SCALE



**G 1 FT RIBBON GUTTER DETAIL**  
NOT TO SCALE

NOTES:  
1. CONCRETE SHALL BE 560-C-3250.  
2. SUBGRADE PREPARATION PER GEOTECHNICAL RECOMMENDATIONS.

**10TH STREETSCAPE IMPROVEMENTS PROJECT CONSTRUCTION DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 3 OF 22 SHEETS  
W.O. NO. CIP S22-107

ENGINEER OF WORK:  
**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com  
*Nicholas J. Oleskovicz*  
NICHOLAS J. OLESKOWICZ R.C.E. 89464

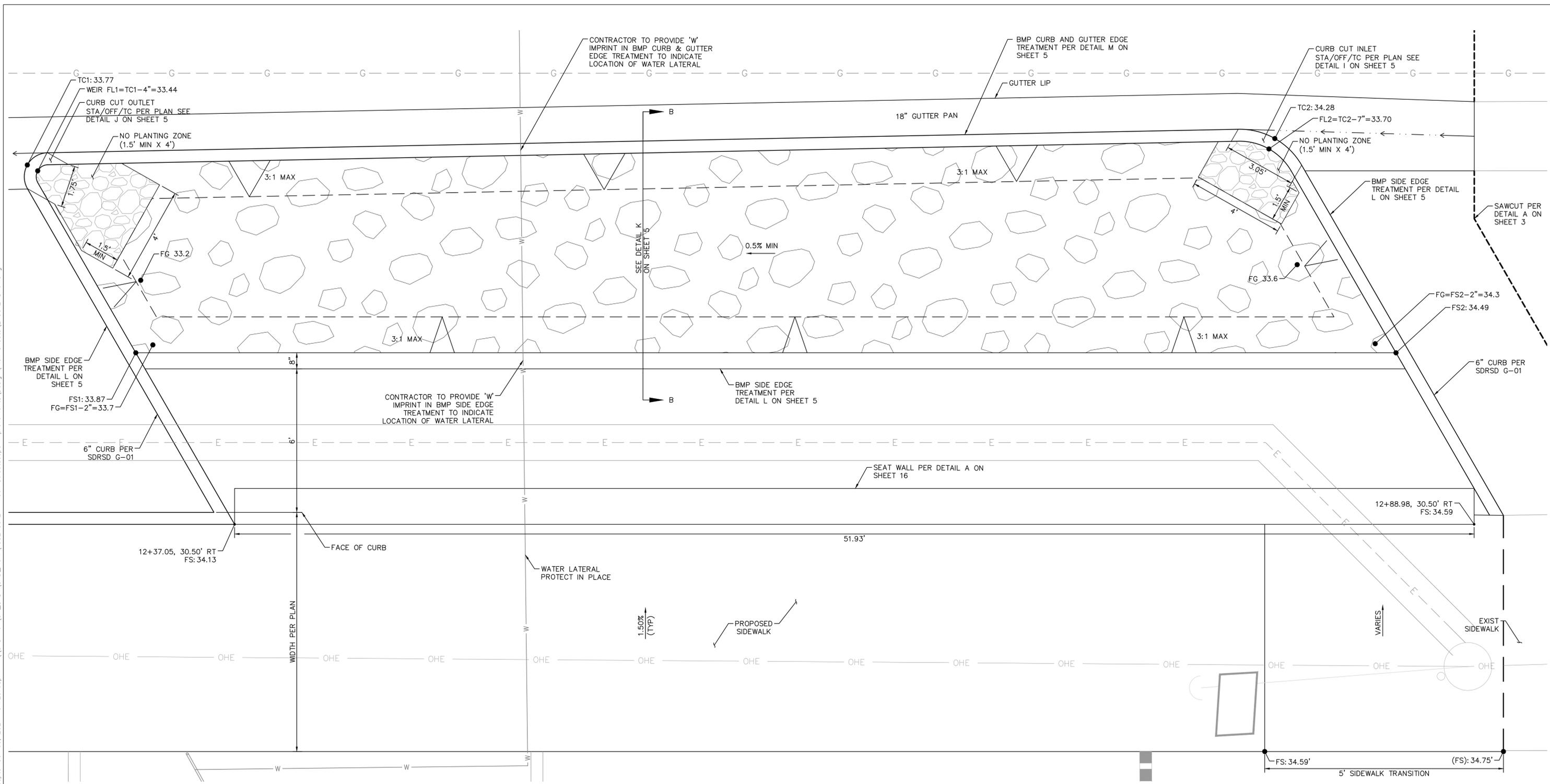


FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**AS-BUILT**  
S22-107- 3-D

Plotted By: Sobierojski, Alex Sheet Set: KHA Layout: DT02 September 09, 2024 04:29:08pm \\SNDFF01\CA\_SND1\SND\_MUN\195243012 - 10th Streetscape Improvements\Design\Plan Sheets\243012-DT01.dwg



**(H) GREEN GUTTER BMP: PLAN VIEW**  
NOT TO SCALE

**10TH STREETSCAPE IMPROVEMENTS PROJECT  
CONSTRUCTION DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 4 OF 22 SHEETS

W.O. NO. CIP S22-107

ENGINEER OF WORK:  
**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
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*Nicholas J. Oleskovicz*  
NICHOLAS J. OLESKOWICZ R.C.E. 89464

09-12-2024  
DATE

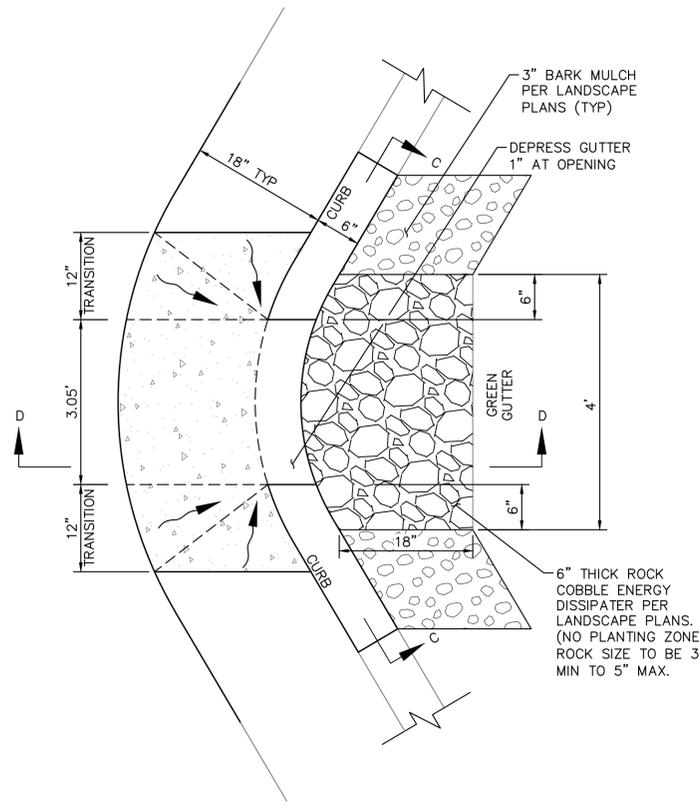
FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

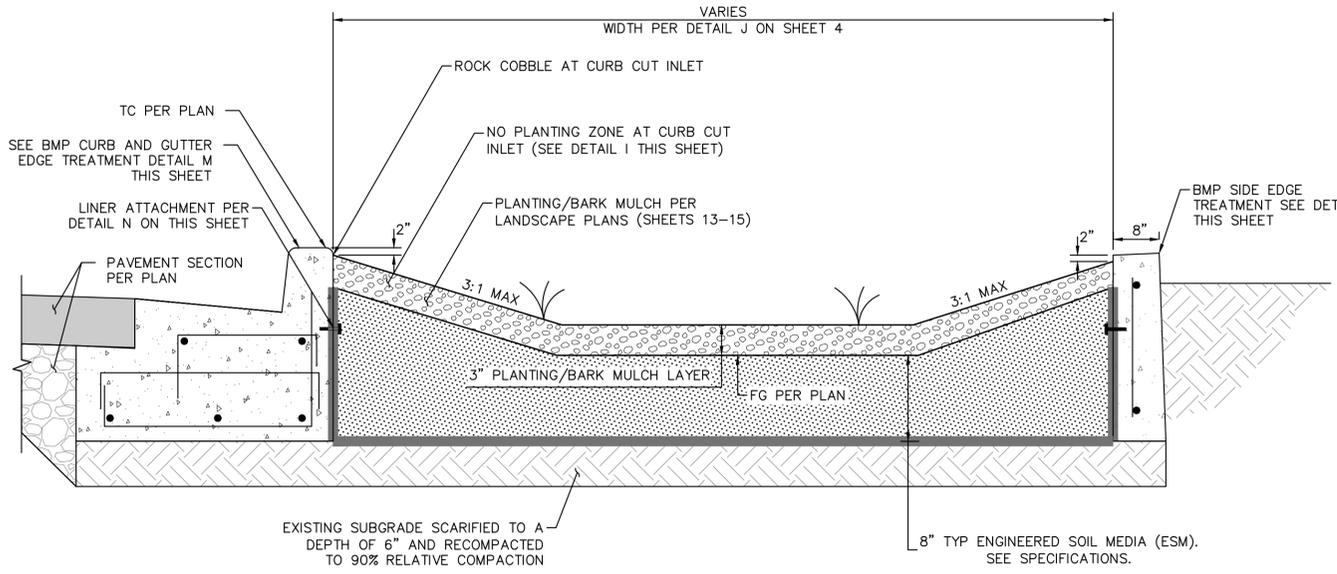
**S22-107- 4 -D**

**AS-BUILT**

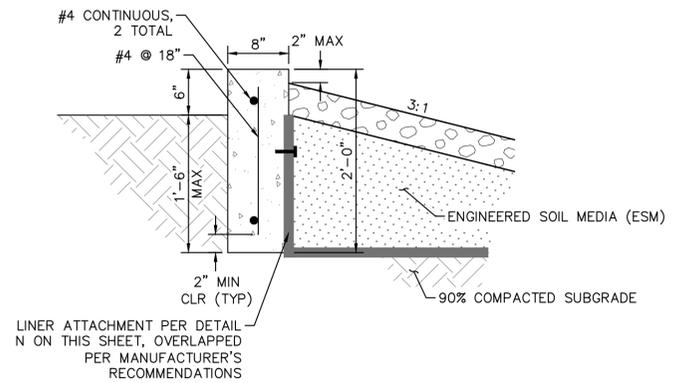
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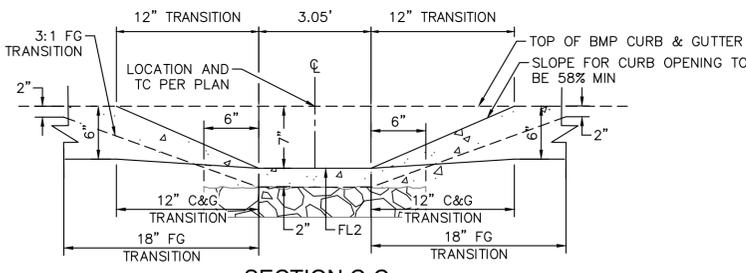
PLAN VIEW



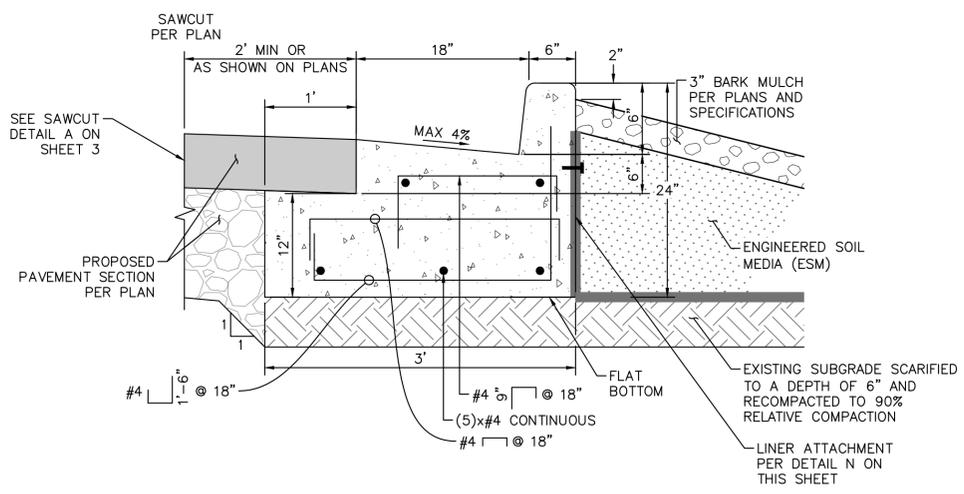
**K** GREEN GUTTER BMP SECTION B-B NOT TO SCALE



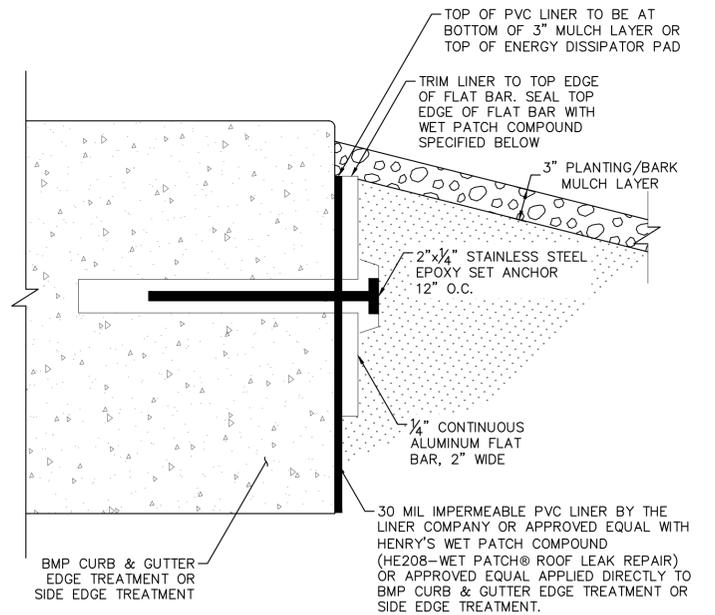
**L** BMP SIDE EDGE TREATMENT DETAIL NOT TO SCALE



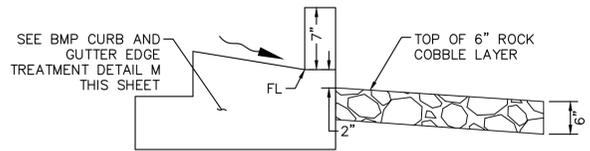
SECTION C-C



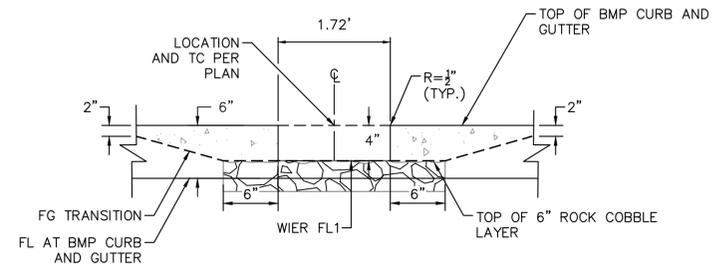
**M** BMP CURB AND GUTTER EDGE TREATMENT DETAIL NOT TO SCALE



**N** LINER ATTACHMENT DETAIL NOT TO SCALE



**I** CURB CUT INLET DETAIL NOT TO SCALE



**J** CURB CUT OUTLET DETAIL NOT TO SCALE

10TH STREETSCAPE IMPROVEMENTS PROJECT CONSTRUCTION DETAILS

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 5 OF 22 SHEETS

FOR CITY ENGINEER		DATE		DIVISION HEAD	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	KH				DESIGN ENGINEER
AS-BUILT	KH		9/12/24		NAD 83 COORDINATES
					LAMBERT COORDINATES

ENGINEER OF WORK:  
**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
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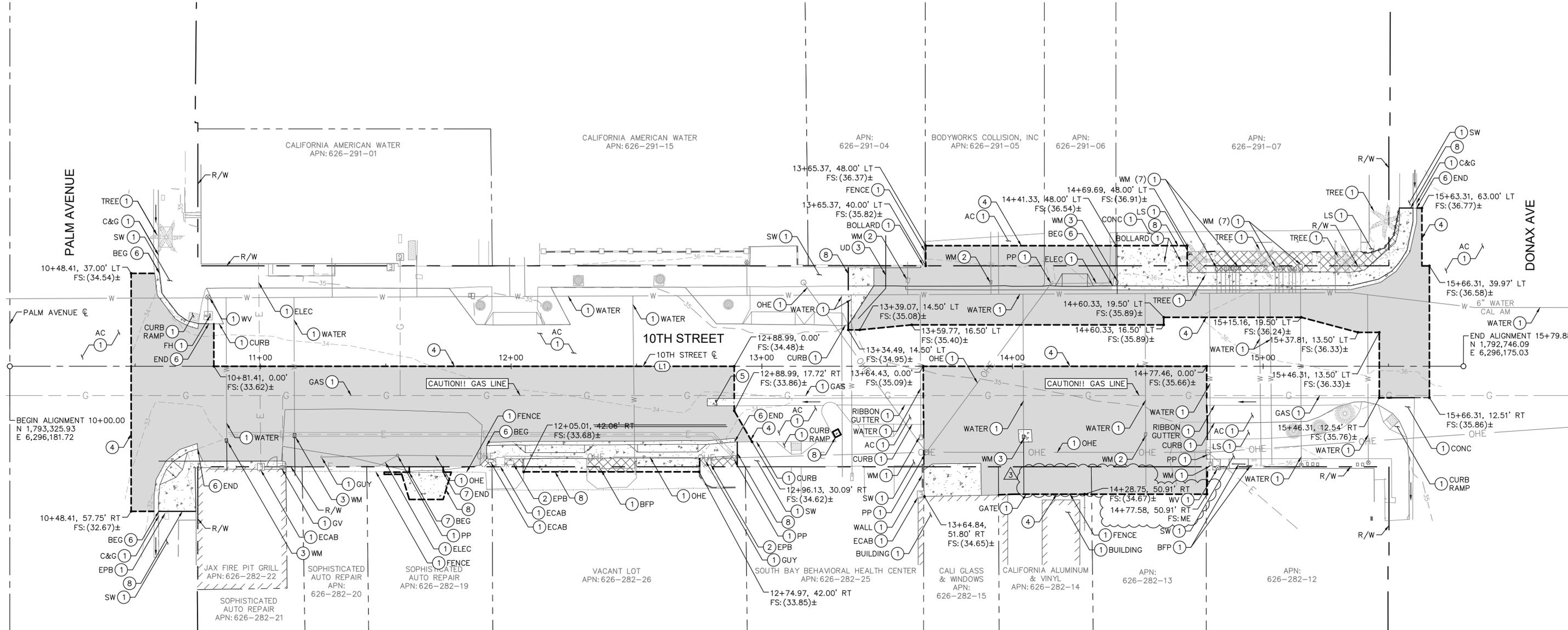
NICHOLAS J. OLESKOWICZ R.C.E. 89464

09-12-2024 DATE

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**AS-BUILT**

Plotted By: Sobierojak, Alex Sheet Set: KHA Layout: Layout1 September 09, 2024 04:29:45pm \\SNDFFP01\CA\_SND1\SND\_MUN\195243012 - 10th Streetscape Improvements\Design\Plan Sheets\243012-DM.dwg



**LEGEND**

- CONCRETE REMOVAL (INCLUDES CURB & GUTTER, SIDEWALKS, DRIVEWAYS, CROSS GUTTERS, CURB RAMPS, AND OTHER CONCRETE SURFACING IN CONFLICT WITH THE PROPOSED IMPROVEMENTS).
- FULL DEPTH ASPHALT PAVEMENT, BASE COURSE REMOVAL, AND GEOTEXTILE FABRIC (IF ENCOUNTERED).
- REMOVE VEGETATION, DEBRIS, AND OTHER MATERIAL IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- DIRECTION OF FLOW
- DAYLIGHT LINE
- SAWCUT

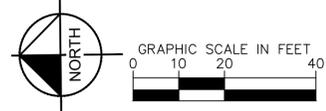
**DEMOLITION NOTES**

1. PROTECT IN PLACE
2. ADJUST TO FINISHED GRADE
3. RELOCATE PER IMPROVEMENT PLANS
4. SAWCUT PER DETAIL A ON SHEET 3
5. REMOVE PORTION OF EXISTING RIBBON GUTTER
6. REMOVE EXISTING CONCRETE CURB OR CURB AND GUTTER
7. REMOVE EXISTING GATE AND PORTION OF EXISTING FENCE
8. CONCRETE SAWCUT AND LIMITS OF CONCRETE REMOVAL

**GENERAL DEMOLITION NOTES**

1. VERIFY THE EXISTENCE AND HORIZONTAL/VERTICAL LOCATION OF ALL UTILITIES WITHIN THE PROJECT AREA THAT MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. VERIFY THAT ANY UTILITIES SHOWN TO BE RELOCATED BY OTHERS HAVE BEEN RELOCATED AND ARE NO LONGER IN CONFLICT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY REMAINING UTILITY CONFLICTS PRIOR TO THE START OF ANY DEMOLITION WORK.
2. REFER TO SIGNING AND MARKING PLANS FOR DISPOSAL, RELOCATION, OR NEW INSTALLATION OF ALL PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT.
3. REFER TO LIGHTING AND ELECTRICAL PLAN FOR DISPOSAL, RELOCATION, OR NEW INSTALLATION OF ALL LIGHTING AND ELECTRICAL EQUIPMENT.
4. ALL STATIONS AND OFFSETS SHOWN ON PLANS ARE BASED ON 10TH STREET CL.
5. UNLESS OTHERWISE NOTED HEREIN FOR DEMOLITION, ALL UTILITIES AND IMPROVEMENTS SHALL BE PROTECTED IN PLACE.

XX	LENGTH	BEARING
L1	579.88'	S0°39'38"W



**10TH STREETSCAPE IMPROVEMENTS PROJECT  
DEMOLITION PLAN**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 6 OF 22 SHEETS

ENGINEER OF WORK:

**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com



NICHOLAS J. OLESKOWICZ R.C.E. 89464

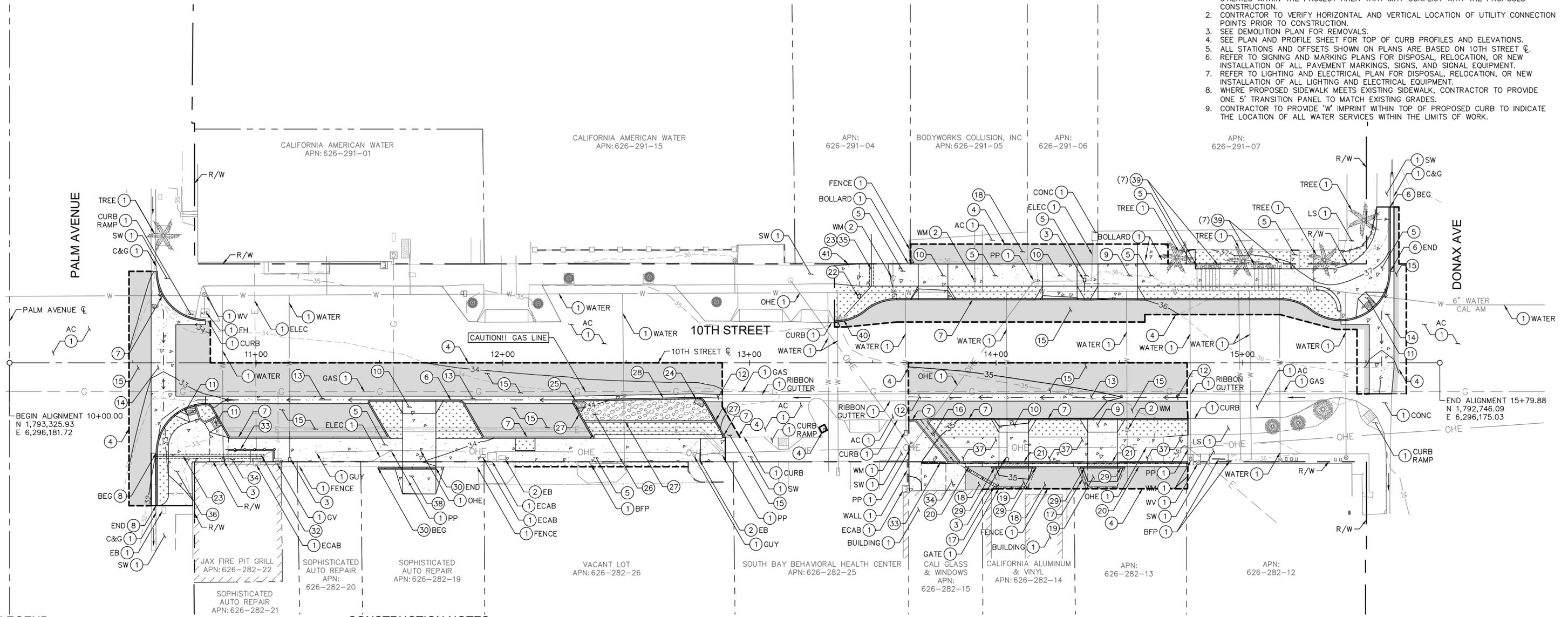
09-12-2024 DATE

FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			
AS-BUILT	KH		9/12/24	
				NAD 83 COORDINATES
				LAMBERT COORDINATES
CONTRACTOR: FORDYCE CONST.		DATE STARTED: 01/08/24		S22-107- 6 -D
INSPECTOR: PAUL MACIAS		DATE COMPLETED: 07/31/24		

**AS-BUILT**

**GENERAL IMPROVEMENT NOTES**

1. CONTRACTOR TO VERIFY THE EXISTENCE AND HORIZONTAL/VERTICAL LOCATION OF ALL UTILITIES WITHIN THE PROJECT AREA THAT MAY CONFLICT WITH THE PROPOSED CONSTRUCTION.
2. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
3. SEE DEMOLITION PLAN FOR REMOVALS.
4. SEE PLAN AND PROFILE SHEET FOR TOP OF CURB PROFILES AND ELEVATIONS.
5. ALL STATIONS AND OFFSETS SHOWN ON PLANS ARE BASED ON 10TH STREET C.
6. REFER TO SIGNING AND MARKING PLANS FOR DISPOSAL, RELOCATION, OR NEW INSTALLATION OF ALL PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT.
7. REFER TO LIGHTING AND ELECTRICAL PLAN FOR DISPOSAL, RELOCATION, OR NEW INSTALLATION OF ALL LIGHTING AND ELECTRICAL EQUIPMENT.
8. WHERE PROPOSED SIDEWALK MEETS EXISTING SIDEWALK, CONTRACTOR TO PROVIDE ONE 5' TRANSITION PANEL TO MATCH EXISTING GRADES.
9. CONTRACTOR TO PROVIDE 'W' IMPRINT WITHIN TOP OF PROPOSED CURB TO INDICATE THE LOCATION OF ALL WATER SERVICES WITHIN THE LIMITS OF WORK.

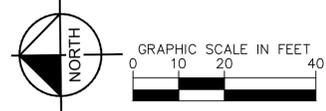


**LEGEND**

- NEW CONCRETE (INCLUDES SIDEWALKS AND OTHER CONCRETE SURFACES)
- ASPHALT PAVEMENT SECTION
- LANDSCAPE (PER LANDSCAPE PLANS)
- TRUNCATED DOMES PER SDRSD G-30 (YELLOW COLOR SHALL CONFORM TO TABLE IV OF FEDERAL STANDARDS 595B)
- GREEN GUTTER BMP
- DIRECTION OF FLOW
- GRADE BREAK
- DAYLIGHT LINE
- SAWCUT
- PEDESTRIAN PROTECTIVE RAILING AND HANDRAIL
- LIMITS OF SDRSD D-27 THICKENED SIDEWALK UNDERDRAIN PIPE

**CONSTRUCTION NOTES**

1. PROTECT IN PLACE
2. ADJUST TO FINISHED GRADE
3. CONTRACTOR TO COORDINATE WITH CAL AM FOR RELOCATION OF WATER METER AND LATERAL. WORK TO BE COMPLETED BY CAL AM
4. SAWCUT PER DETAIL A ON SHEET 3
5. CONSTRUCT 4" INTEGRALLY COLORED CONCRETE SIDEWALK PER SDRSD G-07, G-09, & G-10
6. CONSTRUCT 6" TYPE G CURB AND GUTTER PER SDRSD G-02
7. CONSTRUCT 6" CURB PER SDRSD G-01
8. CONSTRUCT 8" TYPE H CURB AND GUTTER PER SDRSD G-02
9. CONSTRUCT 5.5" THICK RESIDENTIAL DRIVEWAY PER SDRSD G-14B (WIDTH PER PLAN)
10. CONSTRUCT 7.5" THICK COMMERCIAL DRIVEWAY PER SDRSD G-14B (WIDTH PER PLAN)
11. CONSTRUCT TYPE A CURB RAMP PER SDRSD G-27, MODIFIED PER STAKING DETAILS ON SHEETS 9-11
12. 5' MINIMUM TRANSITION TO EXISTING. ELEVATIONS PER STAKING DETAILS ON SHEETS 9-11
13. CONSTRUCT 3' RIBBON GUTTER PER DETAIL F ON SHEET 3. TRANSITION TO TIE IN TO EXISTING. DOWEL TO EXISTING GUTTER.
14. CONSTRUCT CONCRETE CROSS GUTTER PER SDRSD G-12, TRANSITION TO TIE IN TO EXISTING
15. CONSTRUCT 5" AC PAVEMENT OVER 8" RECYCLED CLASS II BASE, OVER STABILIZING GRID MATERIAL SUCH AS TENSAR TX-7 OR APPROVED EQUAL
16. CONSTRUCT TRENCH DRAIN WITH 24" GRATE PER DETAIL C ON SHEET 3
17. CONSTRUCT 1' RIBBON GUTTER PER DETAIL G ON SHEET 3
18. MILL AND OVERLAY (2" MIN) EXISTING AC TO ENCOURAGE POSITIVE DRAINAGE
19. CONSTRUCT ASPHALT CONCRETE DRIVEWAY. ELEVATIONS AND GRADES PER STAKING DETAILS
20. CONSTRUCT VARIABLE HEIGHT CURB AND GUTTER PER DETAIL B ON SHEET 3 AND PER STAKING DETAILS SHEET
21. CONSTRUCT TRENCH DRAIN WITH 18" GRATE PER DETAIL C ON SHEET 3
22. CONTRACTOR TO COORDINATE WITH CAL AM FOR INSTALLATION OF 3/4" WATER METER AND BACKFLOW ASSEMBLY. WORK TO BE COMPLETED BY CAL AM
23. FURNISH AND INSTALL 3" DIAMETER SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27
24. CONSTRUCT CURB CUT INLET PER DETAIL I ON SHEET 5
25. CONSTRUCT CURB CUT OUTLET PER DETAIL J ON SHEET 5
26. CONSTRUCT GREEN GUTTER BMP PER DETAIL H ON SHEET 4
27. CONSTRUCT BMP SIDE EDGE TREATMENT PER DETAIL L ON SHEET 5
28. CONSTRUCT BMP CURB AND GUTTER EDGE TREATMENT PER DETAIL M ON SHEET 5
29. CONSTRUCT CURB TRANSITION PER DETAIL E ON SHEET 3
30. CONSTRUCT NEW GATE GUIDE TRACK TO MEET PROPOSED ELEVATIONS. REMOVE AND RE-INSTALL EXISTING GATE. MODIFY LATCH AND LOCKING ASSEMBLY AS NEEDED TO RETURN GATE TO FULL FUNCTIONALITY.
32. INSTALL NDS SPEE-D BASIN SINGLE OUTLET ROUND POLISHED BRASS KIT OR APPROVED EQUAL
33. FURNISH AND INSTALL PEDESTRIAN PROTECTIVE RAILING AND HANDRAIL PER SDRSD M-24 & M-25. GRIPPING SURFACE TO CONFORM WITH CBC 11B-505.7.1
34. CONSTRUCT ACCESSIBLE RAMP WITH 4" PCC SIDEWALK PER DETAIL D ON SHEET 3. ELEVATIONS PER STAKING DETAILS
35. JOIN EXISTING 4" SD PIPE WITH 4"x3" REDUCER AT LIMITS OF WORK NEAR BACK OF SIDEWALK
36. CONSTRUCT 4" STANDARD GREY CONCRETE SIDEWALK PER SDRSD G-07, G-09, & G-10
37. CONSTRUCT 4" INTEGRALLY COLORED CONCRETE SIDEWALK PER SDRSD G-07. JOINTING AND SCORING TO MATCH ADJACENT SIDEWALK IMPROVEMENTS
38. CONSTRUCT 7.5" THICK COMMERCIAL CONCRETE DRIVEWAY SLAB. ELEVATIONS, DIMENSIONS, AND GRADES PER STAKING DETAILS
39. CONTRACTOR TO COORDINATE WITH CAL AM FOR WATER SERVICE REPLACEMENT. WORK TO BE COMPLETED BY CAL AM
40. CONSTRUCT 4" CURB CUT OUTLET
41. CONSTRUCT PERVIOUS CONCRETE PAVEMENT WITH UNDERDRAIN



ENGINEER OF WORK:

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*Nicholas J. Oleskovicz*  
 NICHOLAS J. OLESKOWICZ R.C.E. 89464



09-12-2024  
 DATE

**10TH STREETSCAPE IMPROVEMENTS PROJECT IMPROVEMENT PLAN**

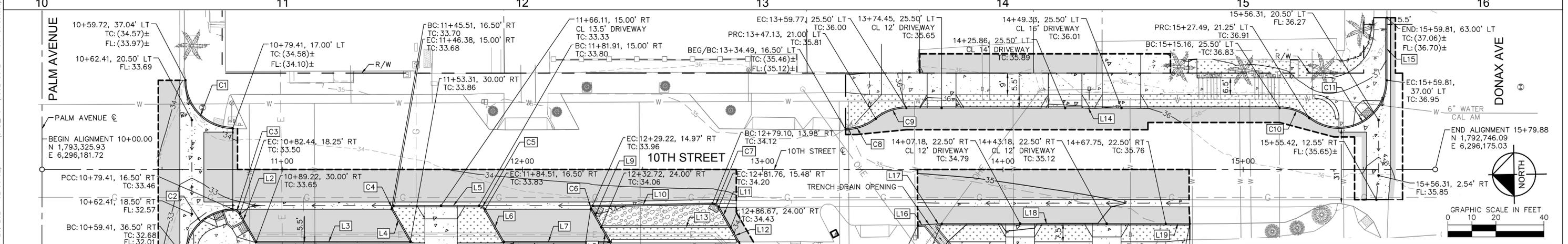
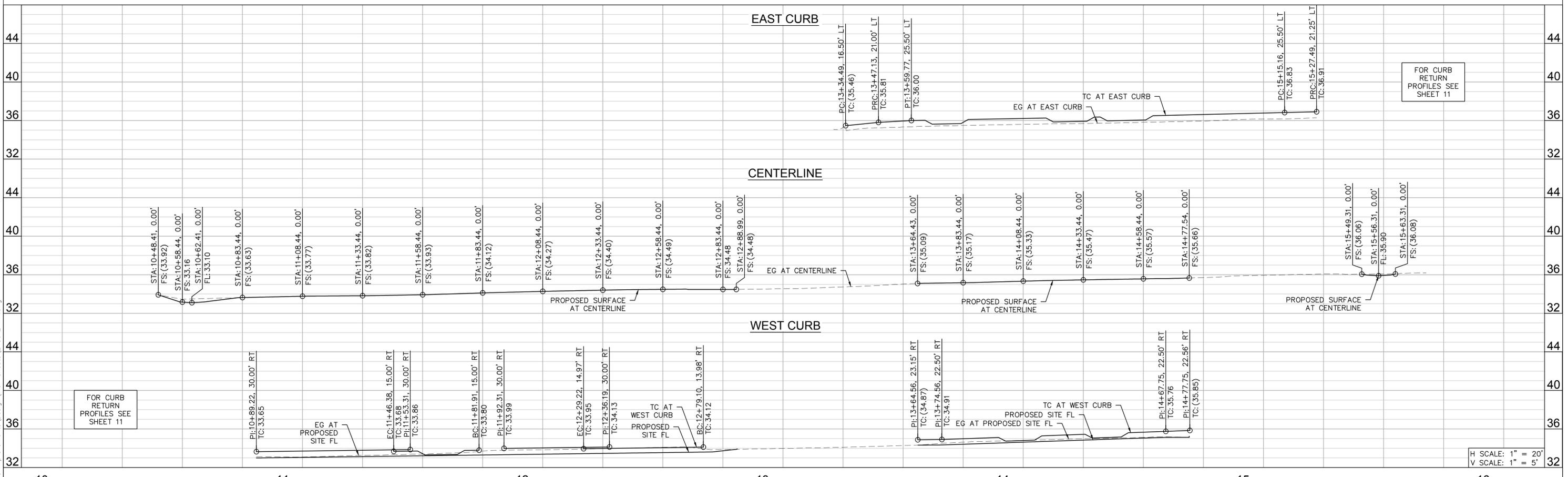
CITY OF IMPERIAL BEACH, CALIFORNIA  
 ENGINEERING DEPARTMENT  
 SHEET 7 OF 22 SHEETS

FOR CITY ENGINEER		DATE		DIVISION HEAD	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	KH				DESIGN ENGINEER
AS-BUILT	KH		9/12/24		NAD 83 COORDINATES
					LAMBERT COORDINATES
CONTRACTOR FORDYCE CONST.		DATE STARTED 01/08/24		S22-107- 7 -D	
INSPECTOR PAUL MACIAS		DATE COMPLETED 07/31/24			

**AS-BUILT**

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Plotted By: Reich, Henry Sheet Set: K10 Layout: PLAN AND PROFILE September 26, 2024 02:30:52pm K:\SND\_MUNI\195243012 - 10th Streetscape Improvements\Design\Plan Sheets\243012-PP.dwg



CURB DATA					
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS	
C1	Δ=90° 00' 00"	20.0'	31.42'	6" CURB PER SDRSD G-01	
C2	Δ=90° 00' 00"	20.0'	31.42'	6" TO 8" CURB TRANSITION	
C3	Δ=60° 00' 00"	3.5'	3.67'	6" CURB PER SDRSD G-01	
C4	Δ=120° 00' 00"	1.0'	2.09'	6" CURB PER SDRSD G-01	
C5	Δ=60° 00' 00"	3.0'	3.14'	6" CURB PER SDRSD G-01	
C6	Δ=118° 52' 14"	1.0'	2.07'	BMP C&G EDGE TREATMENT PER DETAIL M ON SHEET 5	
C7	Δ=61° 07' 46"	3.0'	3.20'	BMP C&G EDGE TREATMENT PER DETAIL M ON SHEET 5	
C8	Δ=39° 11' 42"	20.0'	13.68'	6" CURB PER SDRSD G-01	
C9	Δ=39° 11' 42"	20.0'	13.68'	6" CURB PER SDRSD G-01	
C10	Δ=38° 02' 51"	20.0'	13.28'	6" CURB PER SDRSD G-01	

CURB DATA					
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS	
C11	Δ=128° 02' 51"	20.0'	44.70'	6" CURB PER SDRSD G-01	
L1	S 89°20'22" E		21.25'	8" C&G PER SDRSD G-02	
L2	S 60°39'38" W		13.57'	6" CURB PER SDRSD G-01	
L3	S 0°39'38" W		64.09'	6" CURB PER SDRSD G-01	
L4	N 60°39'38" E		15.59'	6" CURB PER SDRSD G-01	
L5	S 0°39'38" W		35.54'	6" C&G PER SDRSD G-02	
L6	S 60°39'38" W		15.59'	6" CURB PER SDRSD G-01	
L7	S 0°39'38" W		43.88'	6" CURB PER SDRSD G-01	
L8	N 60°39'38" E		6.93'	6" CURB PER SDRSD G-01	
L9	N 60°39'38" E		8.70'	BMP SIDE EDGE TREATMENT PER DETAIL L ON SHEET 5	

CURB DATA					
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS	
L10	S 0°28'08" E		49.89'	BMP C&G EDGE TREATMENT PER DETAIL M ON SHEET 5	
L11	S 60°39'38" W		9.83'	BMP SIDE EDGE TREATMENT PER DETAIL L ON SHEET 5	
L12	S 60°39'38" W		7.07'	6" CURB PER SDRSD G-01	
L13	S 0°39'38" W		53.95'	BMP SIDE EDGE TREATMENT PER DETAIL L ON SHEET 5	
L14	S 0°39'38" W		155.39'	6" CURB PER SDRSD G-01	
L15	S 89°20'22" E		26.00'	6" C&G PER SDRSD G-02	
L16	S 3°02'18" E		3.43'	6" CURB PER SDRSD G-01	
L17	S 3°02'18" E		4.15'	6" CURB PER SDRSD G-01	
L18	S 0°39'38" W		93.19'	6" CURB PER SDRSD G-01	
L19	S 0°58'45" W		10.00'	6" CURB PER SDRSD G-01	

CURB DATA					
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS	
L20	S 0°39'38" W		15.35'	VARIABLE HEIGHT CURB AND GUTTER PER DETAIL B ON SHEET 3	
L21	S 0°39'38" W		12.00'	TRENCH DRAIN WITH 18" GRATE PER DETAIL C ON SHEET 3	
L22	S 0°39'38" W		24.00'	VARIABLE HEIGHT CURB AND GUTTER PER DETAIL B ON SHEET 3	

CURB DATA				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L23	S 0°39'38" W		12.00'	TRENCH DRAIN WITH 18" GRATE PER DETAIL C ON SHEET 3
L24	S 0°39'38" W		28.57'	VARIABLE HEIGHT CURB AND GUTTER PER DETAIL B ON SHEET 3

### 10TH STREETSCAPE IMPROVEMENTS PROJECT PLAN AND PROFILE

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 8 OF 22 SHEETS

FOR CITY ENGINEER		DATE		DIVISION HEAD	
DESCRIPTION	BY	APPROVED	DATE	FILED	
ORIGINAL	KH				DESIGN ENGINEER
AS-BUILT	KH		9/12/24		NAD 83 COORDINATES
					LAMBERT COORDINATES

ENGINEER OF WORK:

**Kimley-Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com

*Nicholas J. Oleskowicz*  
NICHOLAS J. OLESKOWICZ R.C.E. 89464

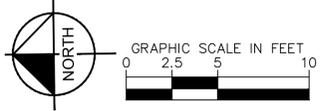
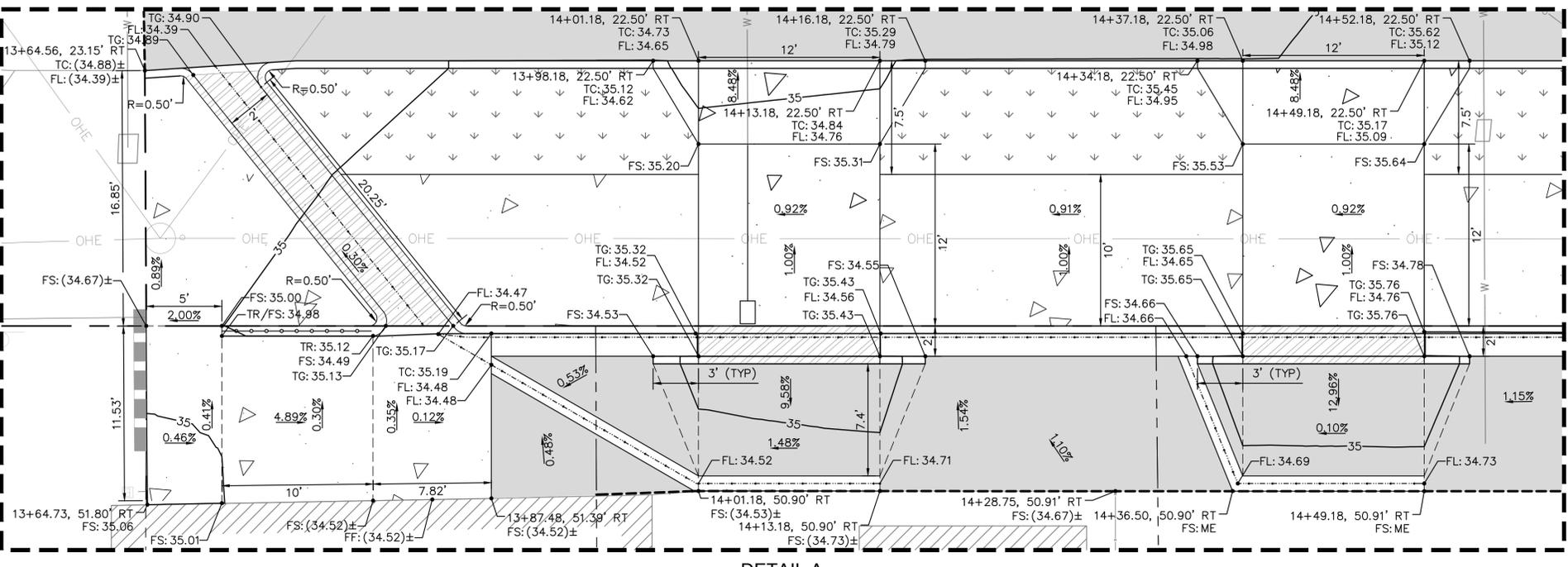
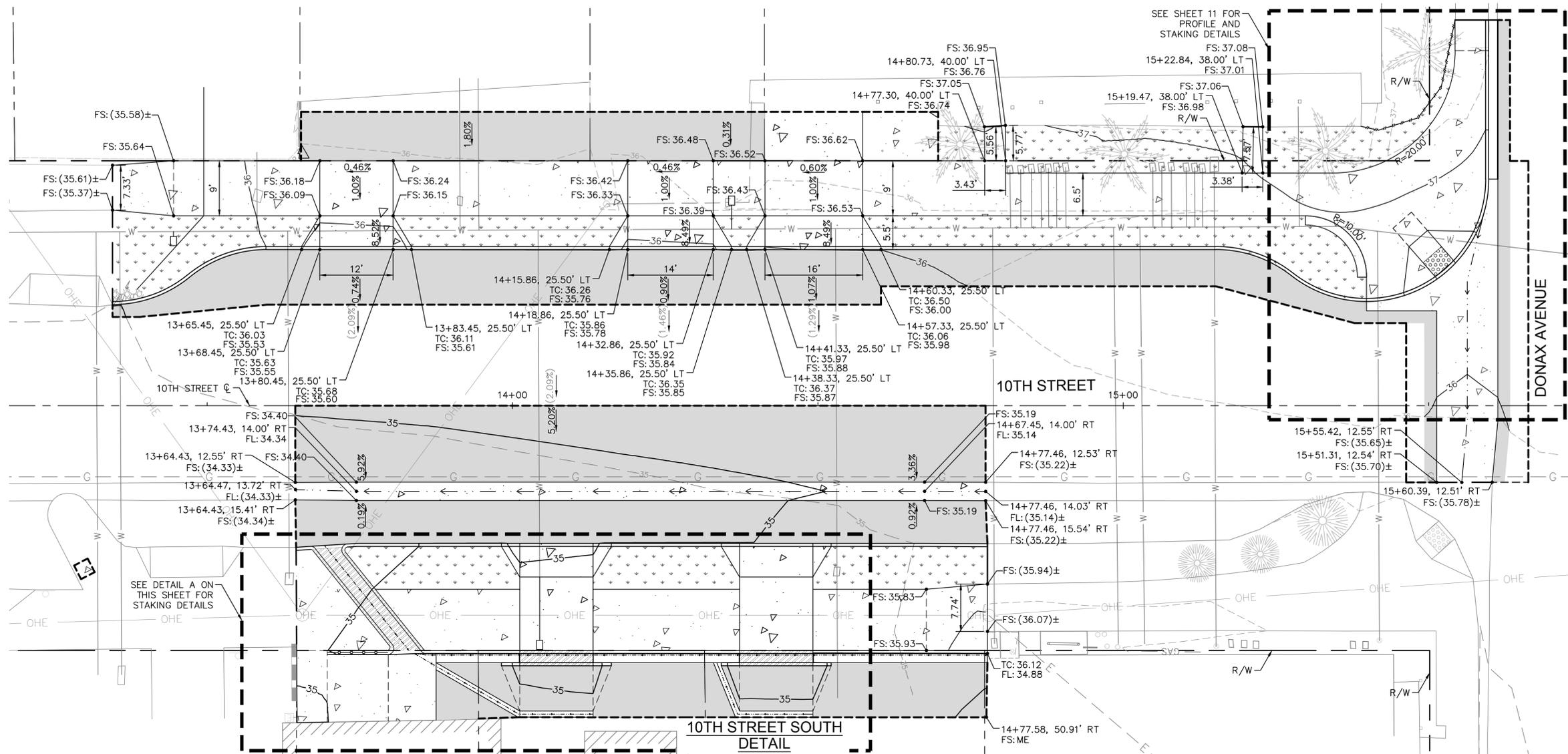
99-12-2024  
DATE



CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**AS-BUILT** S22-107- 8 -D

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**10TH STREETSCAPE IMPROVEMENTS PROJECT  
STAKING DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 9 OF 22 SHEETS

W.O. CIP S22-107

FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

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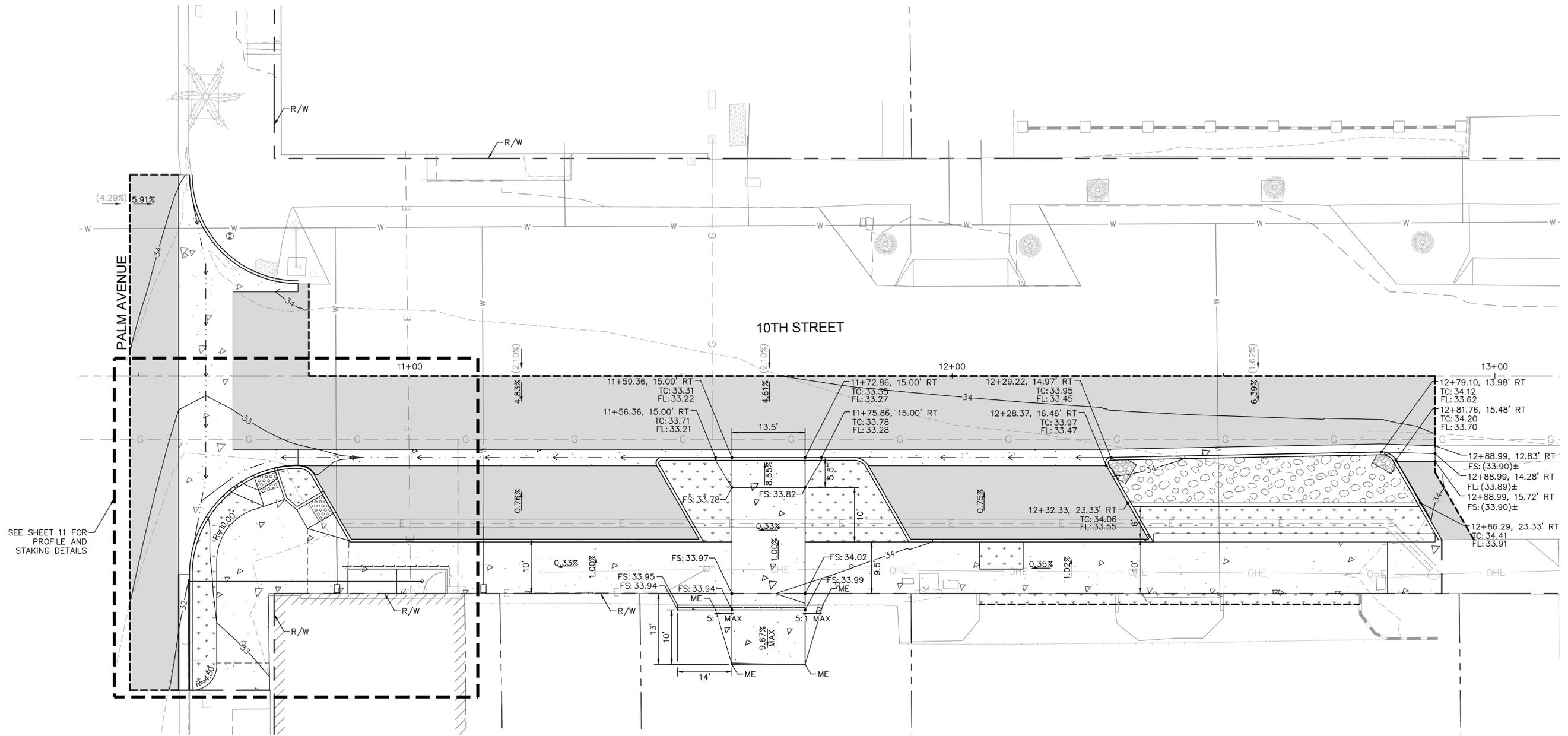
09-12-2024  
DATE

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**S22-107- 9 -D**

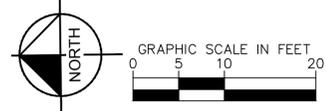
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SEE SHEET 11 FOR PROFILE AND STAKING DETAILS

10TH STREET NORTH  
DETAIL



10TH STREETSCAPE IMPROVEMENTS PROJECT  
STAKING DETAILS

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 10 OF 22 SHEETS

W.O. NO. CIP S22-107

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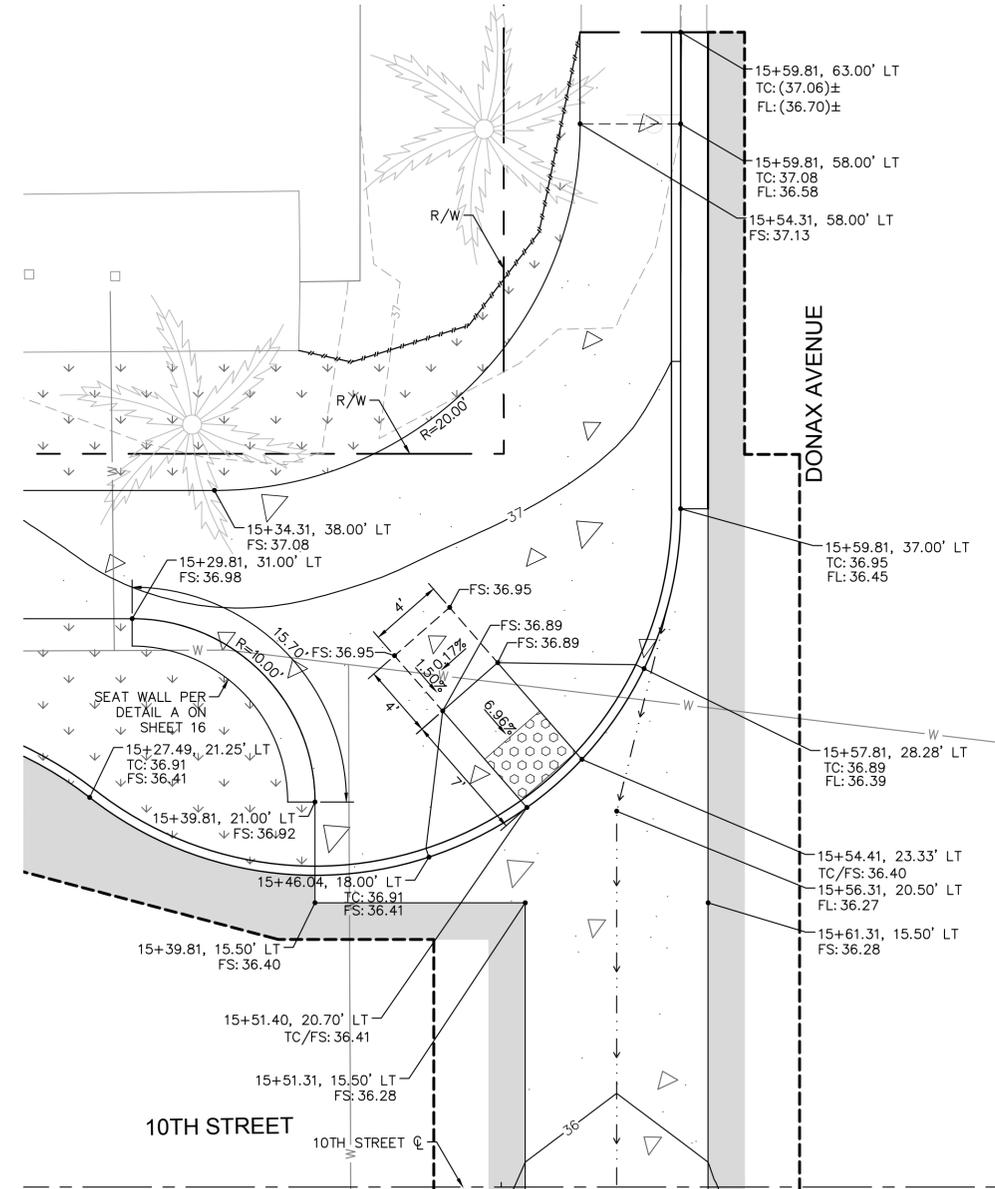
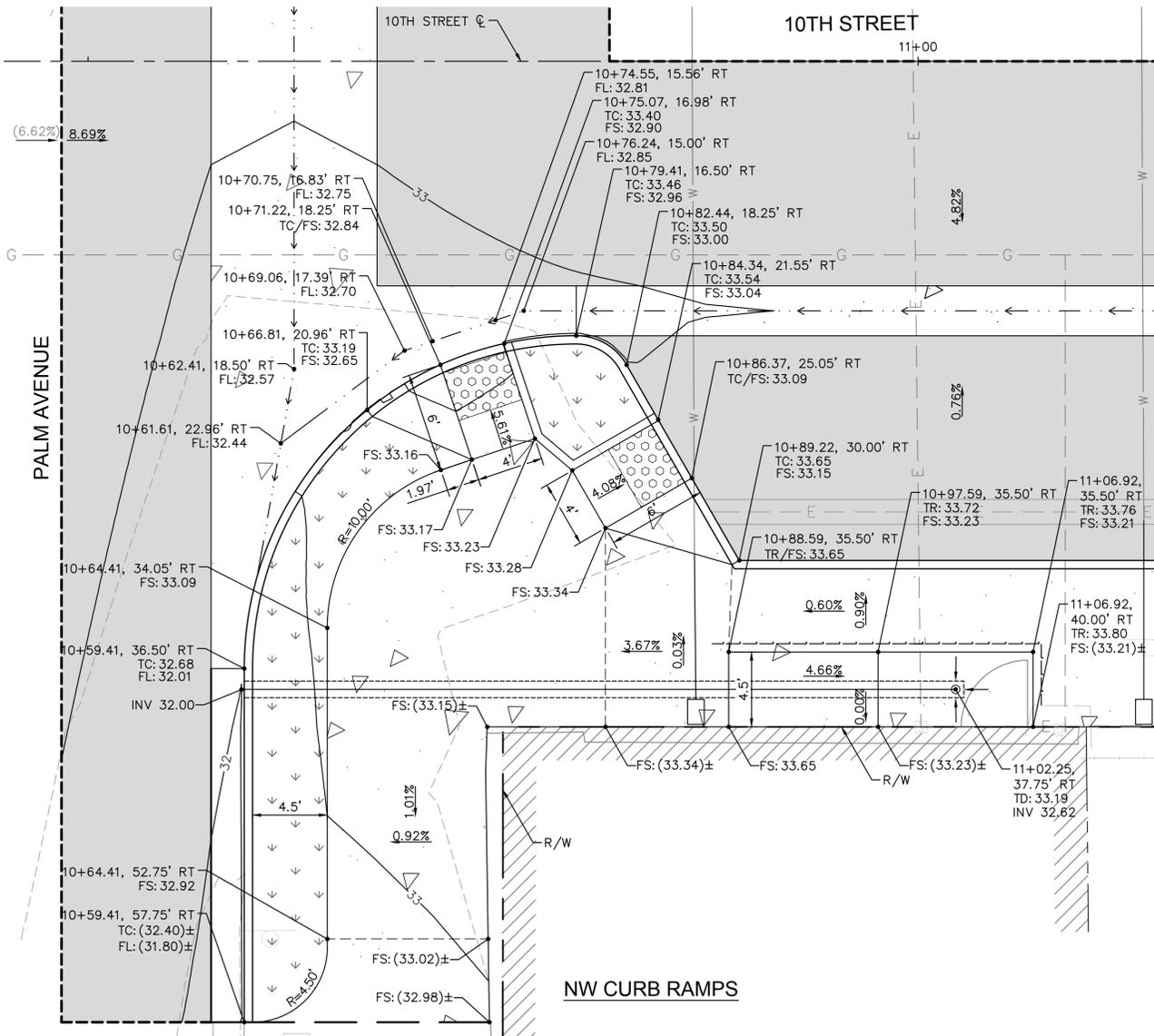
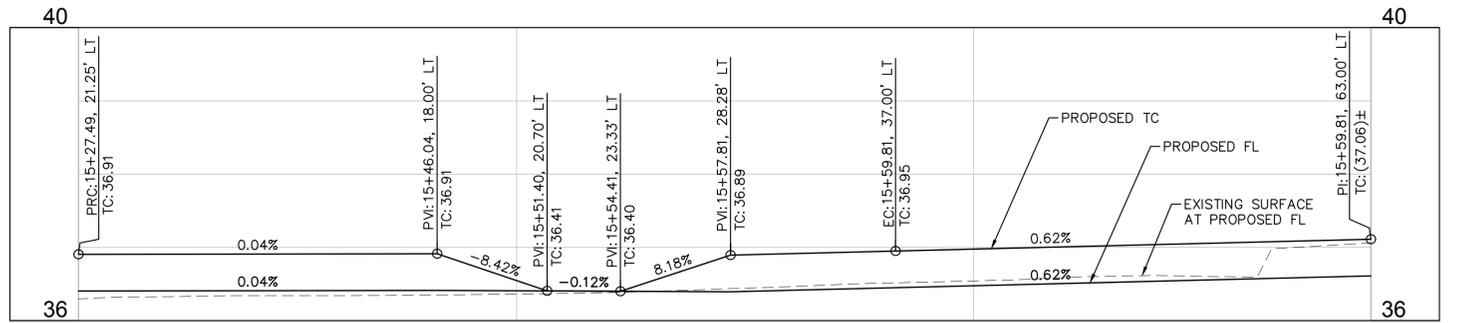
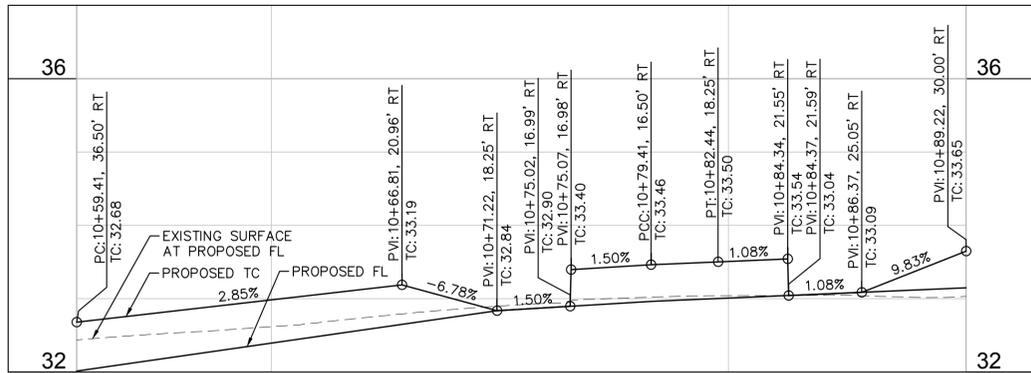
09-12-2024  
DATE

FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

S22-107- 10-D

AS-BUILT



NW CURB RAMPS

SE CURB RAMP

10TH STREETSCAPE IMPROVEMENTS PROJECT STAKING DETAILS

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 11 OF 22 SHEETS

W.O. NO. CIP S22-107

FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

S22-107- 11-D

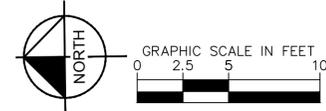
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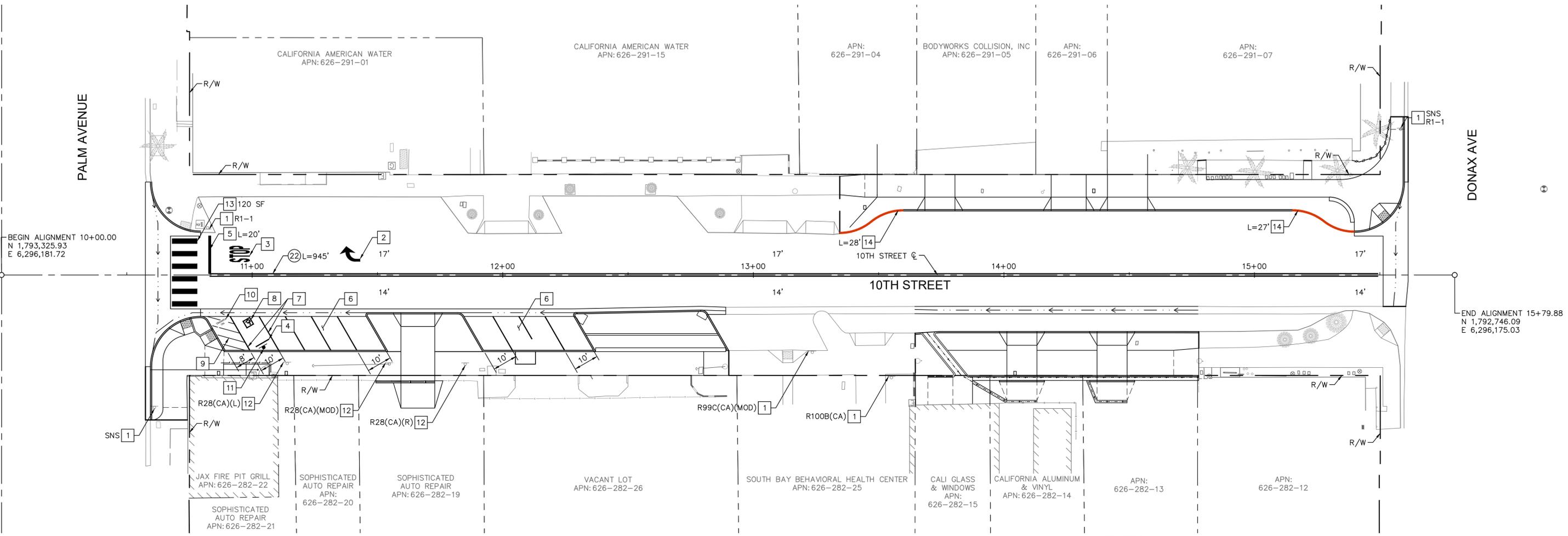


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DATE



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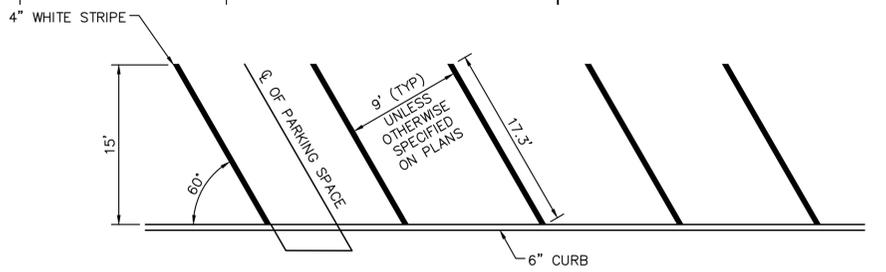
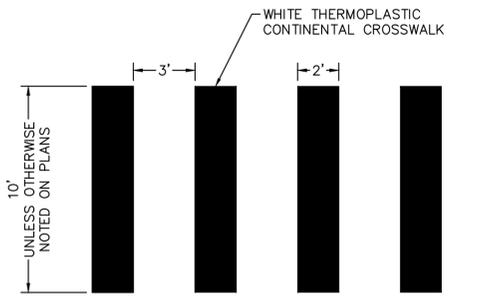
-  PROPOSED SIGN
- $XX'$  NEW LANE WIDTH OR LENGTH OF NEW STRIPING
-  STRIPING DETAIL PER LATEST CALTRANS STANDARD PLANS
-  TYPE IV ARROW PER CALTRANS STANDARD PLAN A24A
-  "STOP" PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24D
-  DISABLED PARKING PAVEMENT SYMBOL PER SDRSD M-29

**SIGNING AND MARKING NOTES**

- 1 PROTECT IN PLACE
- 2 FURNISH AND INSTALL TYPE IV ARROW MARKING PER CALTRANS STANDARD PLAN A24A
- 3 FURNISH AND INSTALL "STOP" PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24D
- 4 INSTALL 6' PRE-CAST CONCRETE WHEEL STOP
- 5 INSTALL 12" LIMIT LINE PER CALTRANS STANDARD PLAN A24E. LIMIT LINE SHALL BE A MINIMUM 4' AWAY FROM CROSSWALK MARKING
- 6 FURNISH AND INSTALL ANGLED PARKING PER DETAIL ON THIS SHEET
- 7 FURNISH AND INSTALL 4" BLUE STRIPE AT PERIMETER OF ADA ACCESS AISLES OR ADA PARKING STALL
- 8 FURNISH AND INSTALL DISABLED PARKING PAVEMENT SYMBOL PER SDRSD M-29
- 9 FURNISH AND INSTALL WHITE STRIPES AT 36" MAX ON CENTER AT 45-DEGREE ANGLE
- 10 WITHIN LOADING AND UNLOADING ACCESS AISLE, PAINT THE WORDS "NO PARKING" IN WHITE, 12" HIGH LETTERS MINIMUM. NO STRIPING THROUGH TEXT
- 11 FURNISH AND INSTALL VAN-ACCESSIBLE PARKING SIGN PER SDRSD M-28A AND M-28B
- 12 SIGN TO BE REMOVED AND RELINQUISHED TO CITY
- 13 INSTALL WHITE CONTINENTAL CROSSWALK PER DETAIL ON THIS SHEET
- 14 PAINT CURB RED

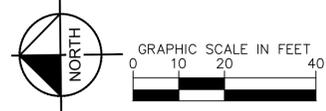
**STRIPING DETAILS**

- 22 INSTALL TWO-DIRECTIONAL NO PASSING PATTERN (DETAIL 22) PER CALTRANS STANDARD PLAN A20A



**GENERAL NOTES**

1. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC.



ENGINEER OF WORK:

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 NICHOLAS J. OLESKOWICZ R.C.E. 89464



09-12-2024  
DATE

**10TH STREETSCAPE IMPROVEMENTS PROJECT  
SIGNING AND MARKING PLAN**

CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 12 OF 22 SHEETS				W.O. NO. CIP S22-107
FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			
AS-BUILT	KH		9/12/24	
				NAD 83 COORDINATES
				LAMBERT COORDINATES
CONTRACTOR: FORDYCE CONST.		DATE STARTED: 01/08/24		<b>S22-107- 12-D</b>
INSPECTOR: PAUL MACIAS		DATE COMPLETED: 07/31/24		

**AS-BUILT**

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
<b>TREES</b>						
	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	36" BOX	10-12' HT. X 5-6' SPR.	2.5" CAL.	MODERATE
	5	EXISTING TREE / TO REMAIN	-	-	-	-
	3	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	36" BOX	10-12' HT. X 5-6' SPR.	3" CAL.	MODERATE
<b>SHRUBS</b>						
	230	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH	5 GAL.	3' O.C.		LOW
	82	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	3' O.C.		LOW
<b>GROUND COVERS</b>						
	95	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL.	2' O.C.		LOW
<b>INERTS</b>						
	481 SF	CRUSHED ROCK / 3" DEPTH MIN.	-	-	-	-
	430 LF	ROOT CONTROL BARRIER	-	-	-	-
	2,512 SF	WOOD BARK MULCH (3" DEPTH)	-	-	-	-

**LEGEND**

SYMBOL	DESCRIPTION	QTY
	BENCH (SEE SPECIFICATIONS)	6
	TRASH RECEPTACLE (SEE SPECIFICATIONS)	2
	SEAT WALL SEE DETAIL	70 LF
	TREE GRATE SEE SPECIFICATIONS	1

**GENERAL LANDSCAPE NOTES**

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
- ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
- BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
- EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
- IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
- LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
- ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
- ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF WOOD BARK MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6" DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
- PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
- ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
- ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

RANDALL A. KOFF JR, LLA 6633

**LANDSCAPE ARCHITECT NOTES**

- THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
- THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
- THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

**10TH STREETSCAPE IMPROVEMENTS PROJECT  
LANDSCAPE NOTES**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 13 OF 22 SHEETS

W.O. NO. CIP S22-107

ENGINEER OF WORK:

**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com



RANDALL KOFF P.L.A. 6633

09-12-2024  
DATE

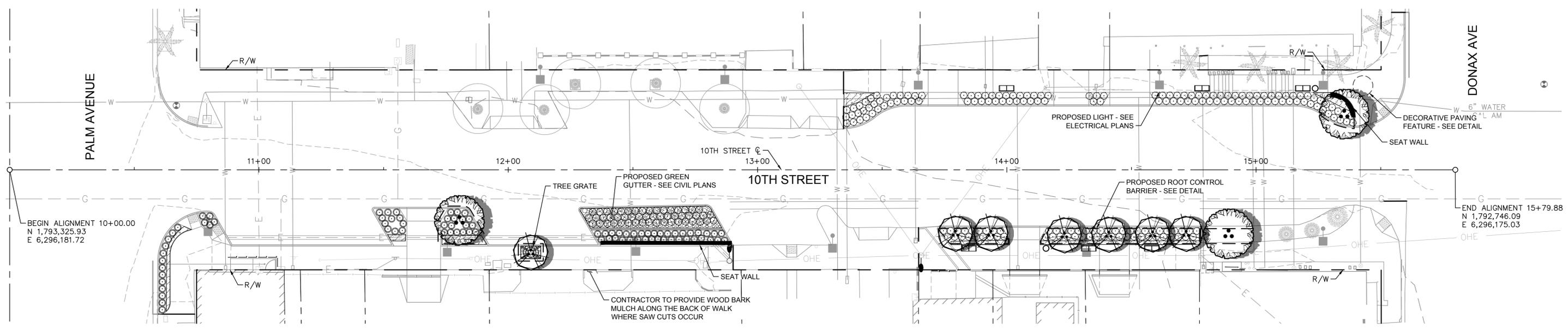
FOR CITY ENGINEER	DATE	DIVISION HEAD
DESCRIPTION	BY	APPROVED
ORIGINAL	KH	
AS-BUILT	KH	9/12/24

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

NAD 83 COORDINATES  
LAMBERT COORDINATES  
**S22-107- 13-D**

**AS-BUILT**

Plotted By: Reich, Henry Sheet Set: KHA Layout: LANDSCAPE PLAN September 26, 2024 02:59:13pm \\SNDFF01\CA\_SND\195243012 - 10th Streetscape Improvements\Design\Plan\_Sheets\243012-LS.dwg

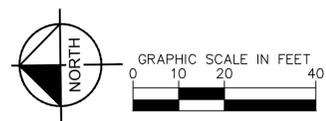


**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS
<b>TREES</b>						
	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	36" BOX	10-12' HT. X 5-6' SPR.	2.5" CAL.	MODERATE
	5	EXISTING TREE / TO REMAIN	-	-	-	-
	3	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	36" BOX	10-12' HT. X 5-6' SPR.	3" CAL.	MODERATE
<b>SHRUBS</b>						
	230	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH	5 GAL.	3" O.C.		LOW
	82	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	3" O.C.		LOW
<b>GROUND COVERS</b>						
	95	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL.	2" O.C.		LOW
<b>INERTS</b>						
	481 SF	CRUSHED ROCK / 3" DEPTH MIN.	-	-	-	-
	430 LF	ROOT CONTROL BARRIER	-	-	-	-
	2,512 SF	WOOD BARK MULCH (3" DEPTH)	-	-	-	-

**LEGEND**

SYMBOL	DESCRIPTION	QTY
	BENCH (SEE SPECIFICATIONS)	6
	TRASH RECEPTACLE (SEE SPECIFICATIONS)	2
	SEAT WALL (SEE DETAIL)	70 LF
	TREE GRATE (SEE SPECIFICATIONS)	1



**10TH STREETSCAPE IMPROVEMENTS PROJECT  
LANDSCAPE PLAN**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 14 OF 22 SHEETS

ENGINEER OF WORK:

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Phone: 619.234.9411 / www.kimley-horn.com

*Randall Koff*  
RANDALL KOPFF P.L.A. 6633

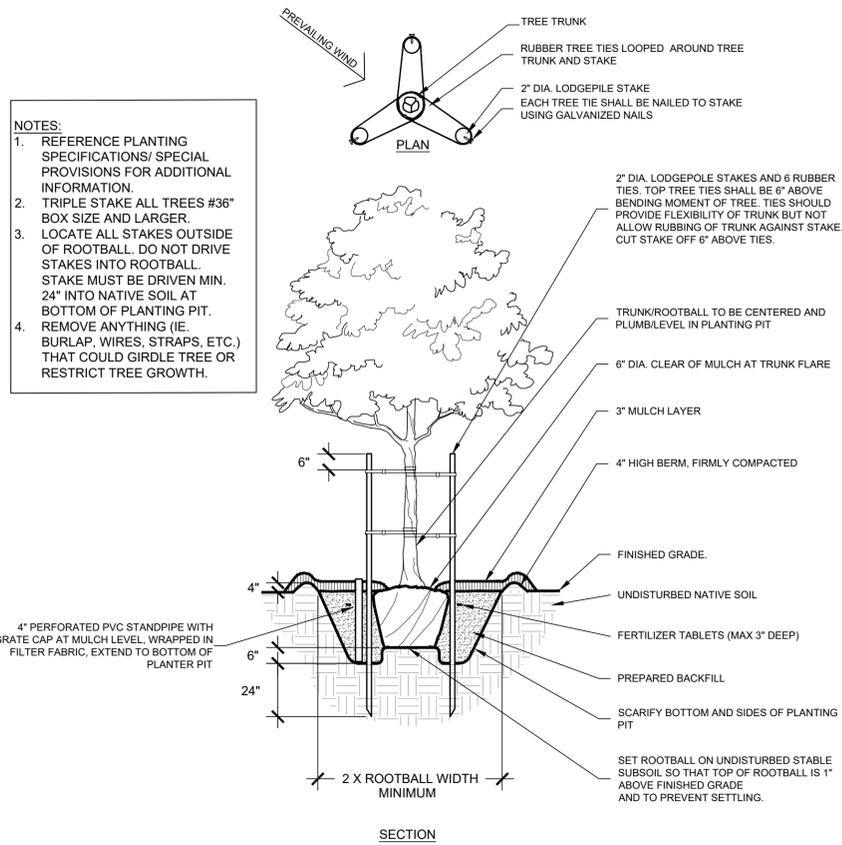


09-12-2024  
DATE

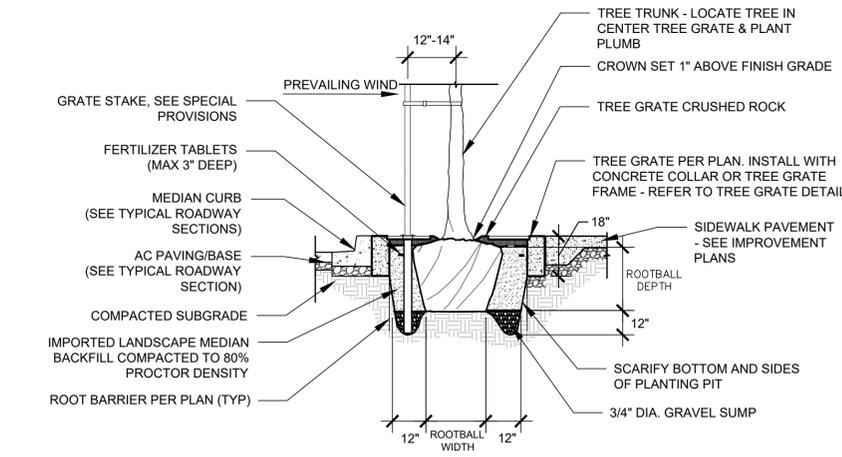
CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 14 OF 22 SHEETS				W.O. NO. CIP S22-107
FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			
AS-BUILT	KH		9/12/24	
				NAD 83 COORDINATES
				LAMBERT COORDINATES
CONTRACTOR	FORDYCE CONST.	DATE STARTED	01/08/24	<b>S22-107- 14-D</b>
INSPECTOR	PAUL MACIAS	DATE COMPLETED	07/31/24	

**AS-BUILT**

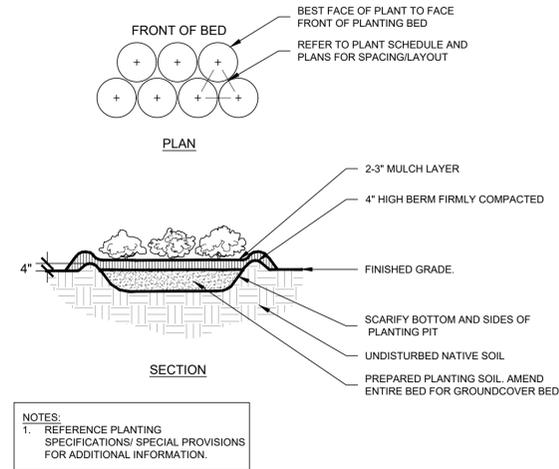
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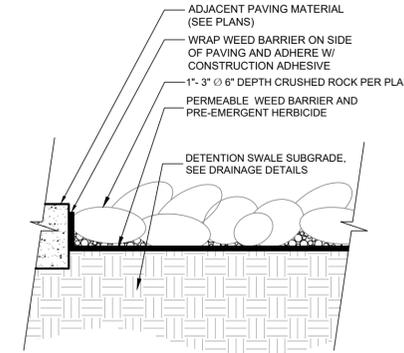
**A 36" AND LARGER BOX TREE PLANTING** NTS



**B TYPICAL SHRUB PLANTING** NTS

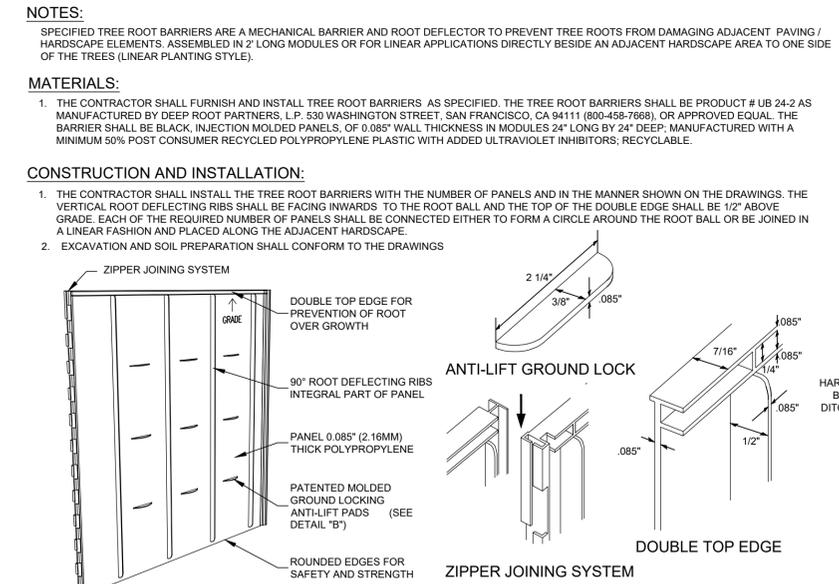


**C TYPICAL GROUNDCOVER PLANTING** NTS

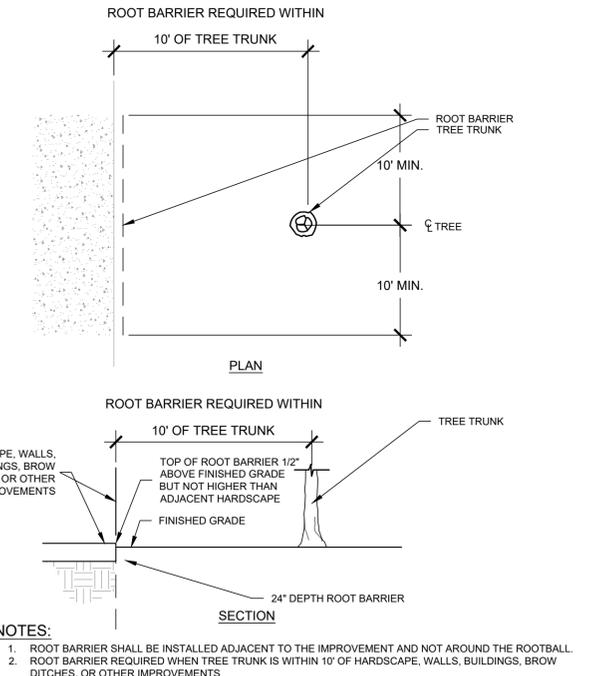


**D CRUSHED ROCK** NTS

**E TYPICAL TREE PLANTING IN TREE GRATE** NTS



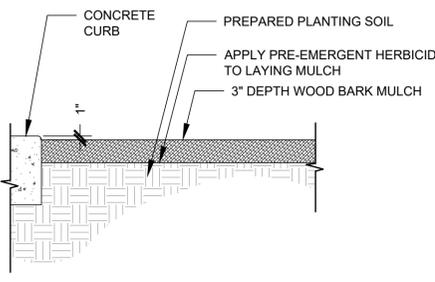
**F ROOT CONTROL BARRIER** NTS



**G WOOD BARK MULCH** NTS



**H CRUSHED ROCK** NTS



**I WOOD BARK MULCH** NTS

ENGINEER OF WORK:  
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RANDALL KOPFF P.L.A. 6633 DATE 09-12-2024

**10TH STREETSCAPE IMPROVEMENTS PROJECT LANDSCAPE DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA  
 ENGINEERING DEPARTMENT  
 SHEET 15 OF 22 SHEETS

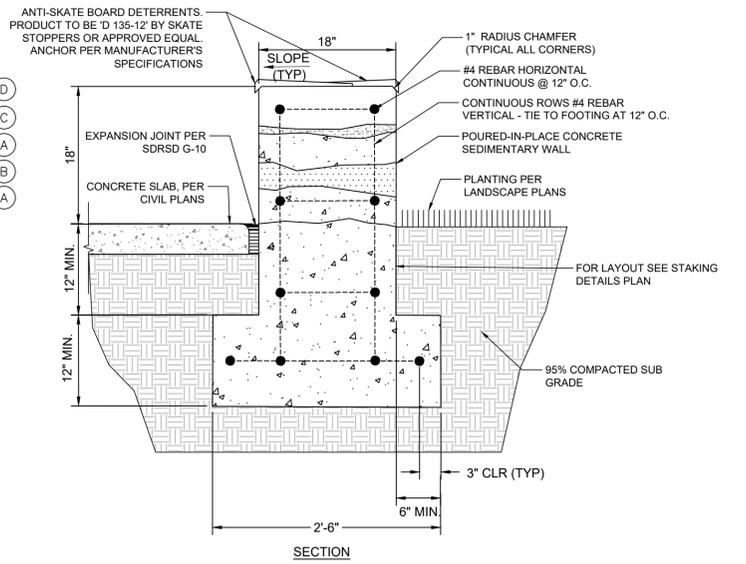
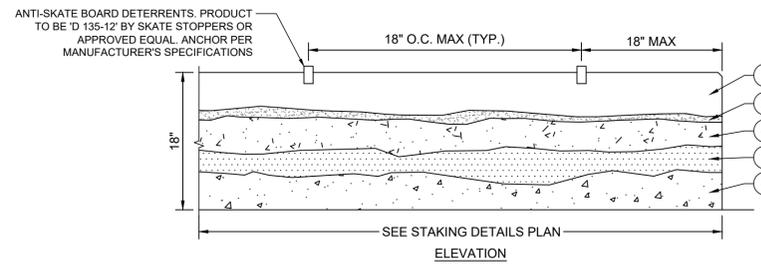
FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
 INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**AS-BUILT**

W.O. NO. CIP S22-107

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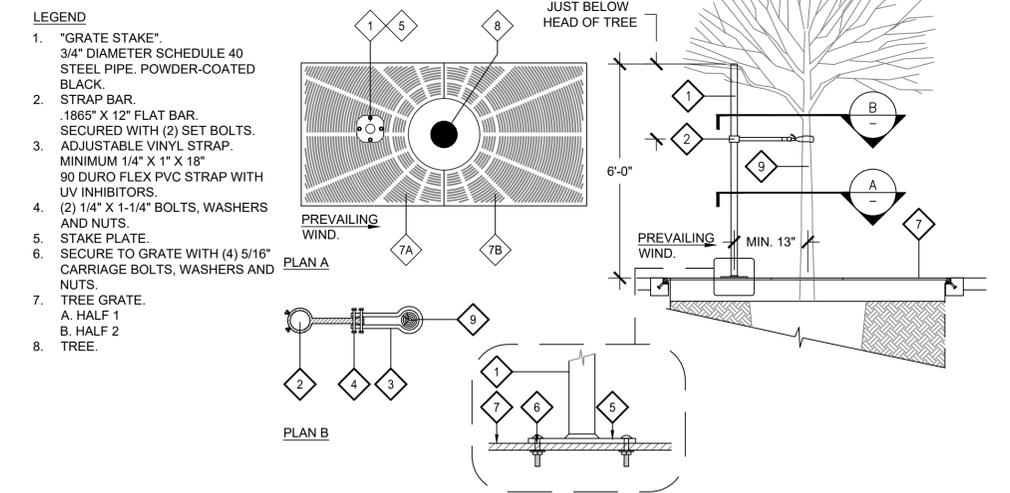
- ELEVATION**
- SECTION**
- LEGEND**
- (A) NATURAL GRAY CONCRETE WITH 30% EMBEDDED COBBLE (SOUTHWEST BOULDER AND STONE) "MEXICAN BEACH PEBBLES, MIXED" 2"-3") OR APPROVED EQUAL.
  - (B) INTEGRAL COLOR CONCRETE (DAVIS "SEQUOIA SAND") WITH 60% EMBEDDED PEBBLES AND SHELLS (SOUTHWEST BOULDER AND STONE "CRIVA PEBBLES, SEASHORE BLEND") OR APPROVED EQUAL.
  - (C) 100% COBBLE LAYER (SOUTHWEST BOLDER AND STONE "SANTA FE COBBLE 1"-2") OR APPROVED EQUAL.
  - (D) NATURAL GRAY COLOR CONCRETE WITH 30% EMBEDDED SEA SHELLS (SOUTHWEST BOULDER AND STONE "SEA SHELLS") OR APPROVED EQUAL.
  - (E) NATURAL GRAY COLOR CONCRETE
- NOTE:**
- DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH STRUCTURAL REVIEW AND CERTIFICATION REQUIRED PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO PROVIDE LINEAR SAMPLE PANEL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION SEE SPECIFICATIONS.

**A SEAT WALL** NTS



- LEGEND**
- (A) LITHOMOSAIC TILES OR APPROVED EQUAL. COLOR VARIES. 1/8" SPACING MAXIMUM. 75% TILE COVERAGE.
- NOTES:**
- DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - FINAL ORIENTATION TO BE DETERMINED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO PROVIDE 4' X 4' SAMPLE PANEL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - CONCRETE BASE TO BE STANDARD GRAY WITH A SMOOTH FINISH.

**B DECORATIVE PAVING FEATURE** NTS



- LEGEND**
- "GRATE STAKE". 3/4" DIAMETER SCHEDULE 40 STEEL PIPE. POWDER-COATED BLACK.
  - STRAP BAR. 1/8" X 1/2" FLAT BAR. SECURED WITH (2) SET BOLTS.
  - ADJUSTABLE VINYL STRAP. MINIMUM 1/4" X 1" X 18" 90 DURO FLEX PVC STRAP WITH UV INHIBITORS.
  - (2) 1/4" X 1-1/4" BOLTS, WASHERS AND NUTS.
  - STAKE PLATE.
  - SECURE TO GRATE WITH (4) 5/16" CARRIAGE BOLTS, WASHERS AND NUTS.
  - TREE GRATE. A. HALF 1 B. HALF 2
  - TREE.

**C TREE GRATE STAKE** NTS

10TH STREETSCAPE IMPROVEMENTS PROJECT  
URBAN DESIGN DETAILS

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 16 OF 22 SHEETS

W.O. NO. CIP S22-107

ENGINEER OF WORK:  
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Phone: 619.234.9411 / www.kimley-horn.com



RANDALL KOFF P.L.A. 6633 DATE 09-12-2024

FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			DESIGN ENGINEER
AS-BUILT	KH		9/12/24	NAD 83 COORDINATES
				LAMBERT COORDINATES

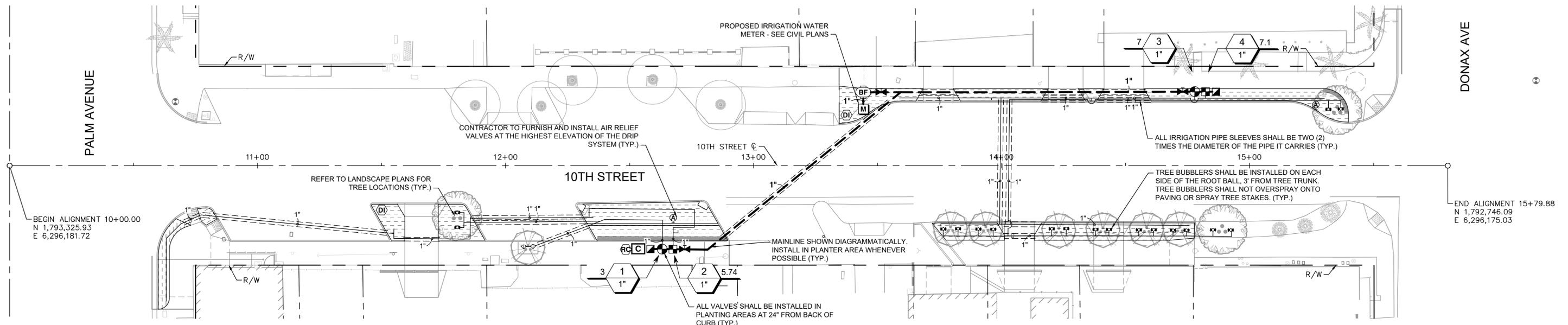
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INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**S22-107- 16-D**

**AS-BUILT**

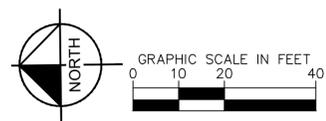
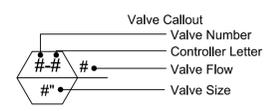


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**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER PROS-PRS30-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25= 25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	2	30		HAYWARD TRUE UNION TB SERIES SHUT OFF VALVE. NORMALLY OPEN. SIZE TO MATCH MAINLINE DIA.	3
	HUNTER PROS-PRS30-06-CV-PCN FLOOD BUBBLER, 6IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE.	18	15		ZURN 350 1" 3/4IN. - 2IN. DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER W/ EZSWAP.	1
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	2			DIG CORPORATION LEIT 4008 EIGHT STATIONS OPERATE WITH A MASTER VALVE OR PUMP START. SELF-CONTAINED WATER MANAGEMENT IRRIGATION CONTROLLER THAT HARNESSSES SOLAR AS A POWER SOURCE. SUSTAINABLE.	1
	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.	2			HUNTER RAIN-CLIK-NO RAIN SENSOR, WITH CONDUIT INSTALLATION, NORMALLY OPEN, MOUNT AS NOTED	1
	HUNTER ECO-ID-12 ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	2			WATER METER 3/4" IRRIGATION WATER METER - SEE CIVIL PLANS	1
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	2,886 S.F.			IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,172 L.F.
	HUNTER IBV-DC 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH DC LATCHING SOLENOID FACTORY INSTALLED OPTION.	2			IRRIGATION MAINLINE: PVC SCHEDULE 40	277.4 L.F.
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT	2			PIPE SLEEVE: PVC SCHEDULE 40	539.3 L.F.



ENGINEER OF WORK:  
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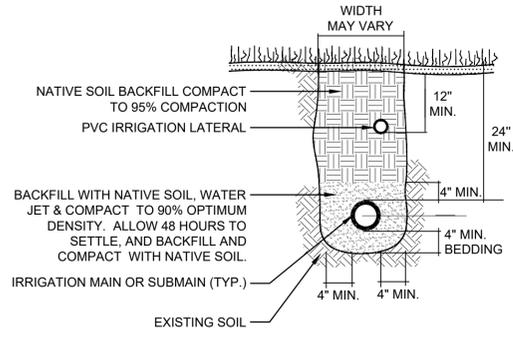
09-12-2024 DATE

**10TH STREETSCAPE IMPROVEMENTS PROJECT IRRIGATION PLAN**

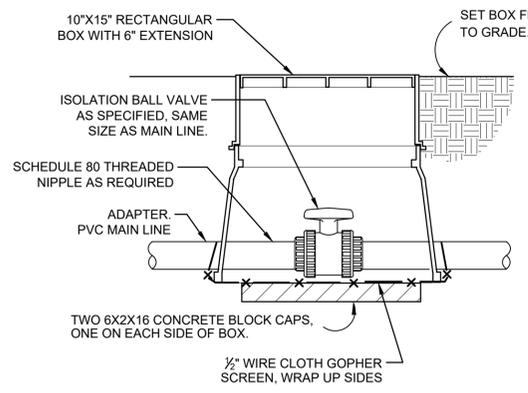
CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 18 OF 22 SHEETS				W.O. NO. CIP S22-107
FOR CITY ENGINEER		DATE		DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KH			
AS-BUILT	KH		9/12/24	
				NAD 83 COORDINATES
				LAMBERT COORDINATES
CONTRACTOR FORDYCE CONST.		DATE STARTED 01/08/24		<b>S22-107- 18-D</b>
INSPECTOR PAUL MACIAS		DATE COMPLETED 07/31/24		

**AS-BUILT**

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**A TRENCHING DETAIL** N.T.S.

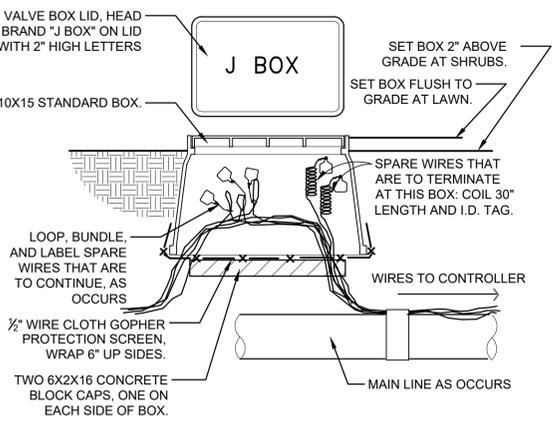


**B SHUT OFF VALVE** N.T.S.

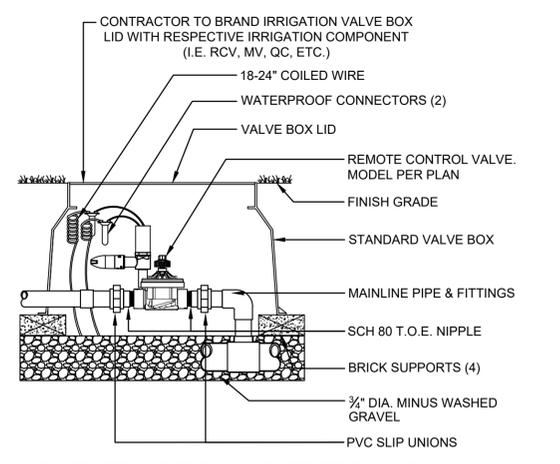


- NOTES:**
- ONE CONNECTOR HANDLES #10 AWG, #12 AWG AND #14 AWG WIRES.
  - WIRE CONNECTORS WILL ACCEPT THREE WIRE OR TWO WIRE CONNECTIONS.
  - WIRE CONNECTOR SHALL BE 3M DBR/DBY OR KING BROS.

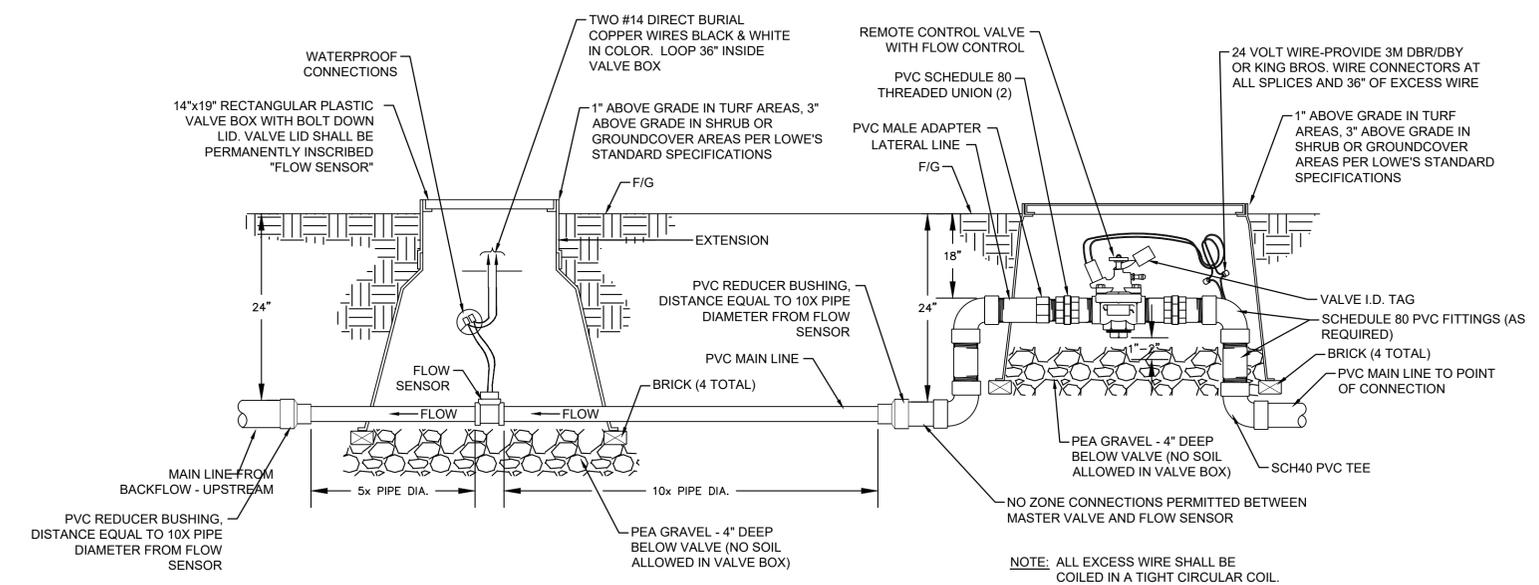
**C WIRE CONNECTION** N.T.S.



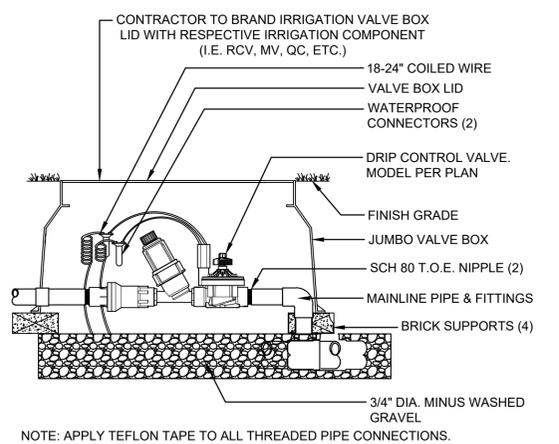
**D WIRE BUNDLE JUNCTION BOX** N.T.S.



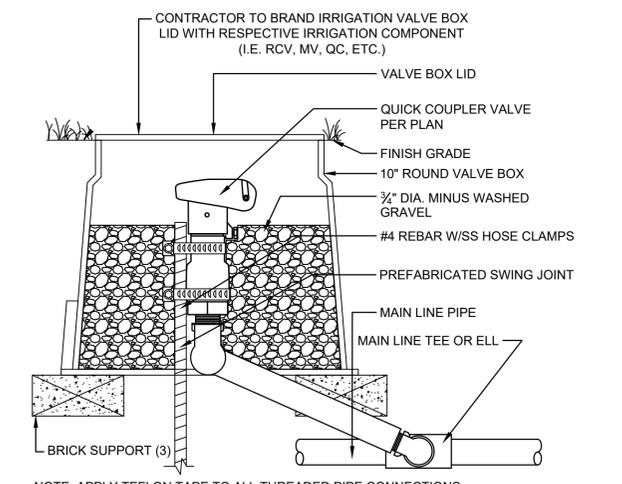
**E ICV GLOBE VALVE** N.T.S.



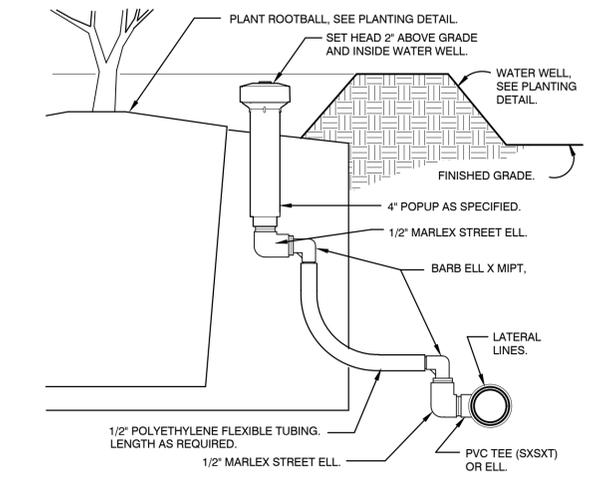
**F FLOW SENSOR AND MASTER REMOTE CONTROL VALVE INSTALLATION** N.T.S.



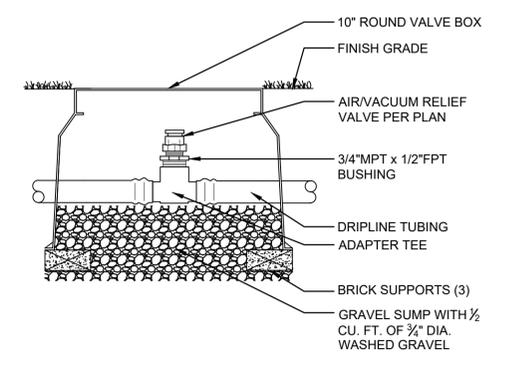
**G DRIP CONTROL ZONE KIT** N.T.S.



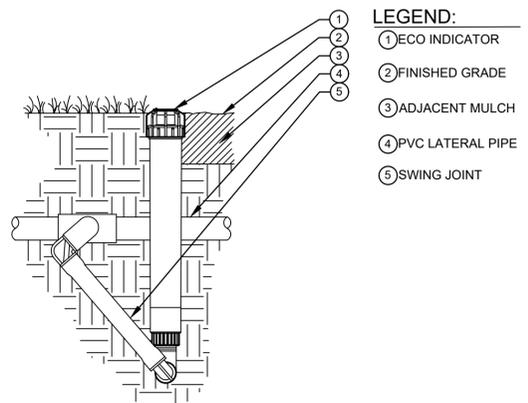
**H QUICK COUPLER VALVE** N.T.S.



**I POPUP BUBBLER AT PLANT PIT** 3" = 1'-0" IR-KH-04



**J DRIP AIR RELIEF VALVE** N.T.S.



**K ECO-INDICATOR ON SWING JOINT** N.T.S.

ENGINEER OF WORK:  
**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
 401 B Street, Suite 600, San Diego, California 92101  
 Phone: 619.234.9411 / www.kimley-horn.com



09-12-2024  
 DATE

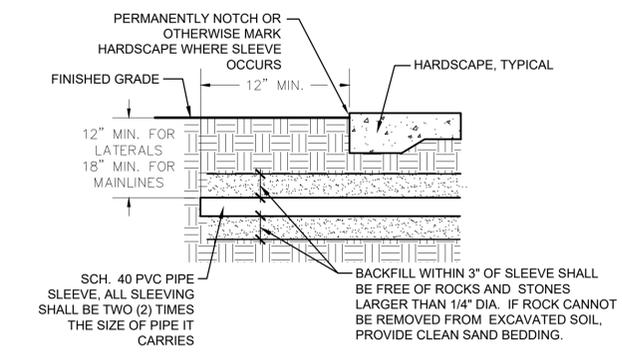
**10TH STREETSCAPE IMPROVEMENTS PROJECT IRRIGATION DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 19 OF 22 SHEETS				W.O. NO. CIP S22-107
FOR CITY ENGINEER	DATE	DIVISION HEAD		
DESCRIPTION	BY	APPROVED	DATE	
ORIGINAL	KH			
AS-BUILT	KH	9/12/24		
NAD 83 COORDINATES				
LAMBERT COORDINATES				
CONTRACTOR: FORDYCE CONST.	DATE STARTED: 01/08/24	S22-107- 19-D		
INSPECTOR: PAUL MACIAS	DATE COMPLETED: 07/31/24			

**AS-BUILT**

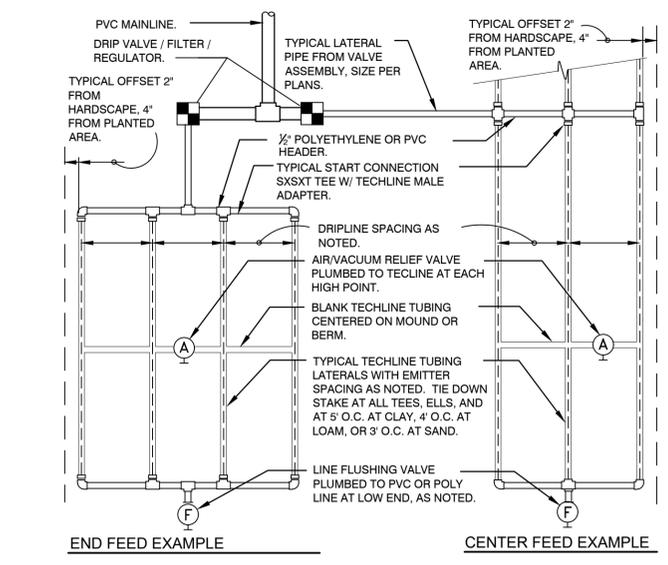
Plotted By: Reich, Henry Sheet Set: KHO Layout: IRRIGATION DETAILS (2) September 26, 2024 02:55:12pm \\Sndfp01\ca\_snd\m\95243012 - 10th Streetscape Improvements\Design\Plan Sheets\243012-IR.dwg

**L PIPE SLEEVE**



N.T.S.

**M TYPICAL NETAFIM TECHLINE REQUIREMENTS**



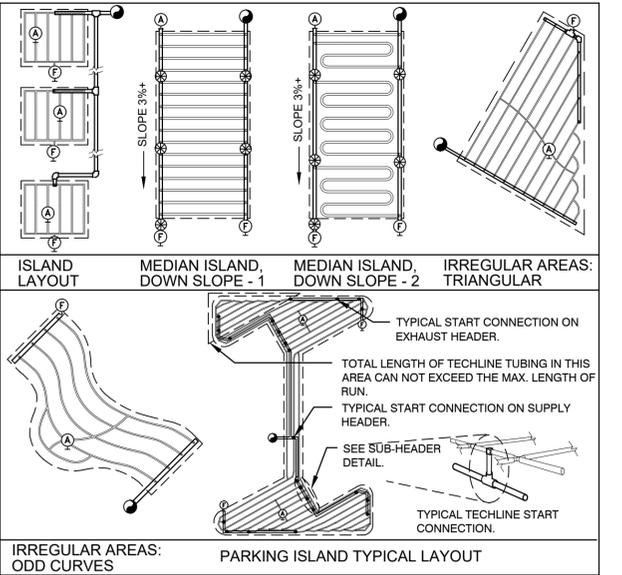
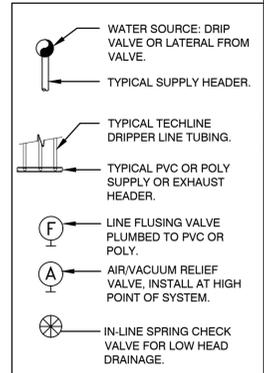
- SLOPED CONDITION NOTES:**
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
  2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
  3. TECHLINE NORMAL SPACING WITHIN THE TOP 1/2 OF SLOPE.
  4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM 1/2 OF THE SLOPE.
  5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/2 ON A SEPARATE VALVE.

**TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)**

DRIPPER SPACING	12"			18"			24"		
	0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9	
15	292	233	175	410	322	247	405	308	
25	397	321	238	558	438	335	553	423	
35	486	365	279	656	514	394	649	497	
45	520	407	311	732	574	439	725	555	

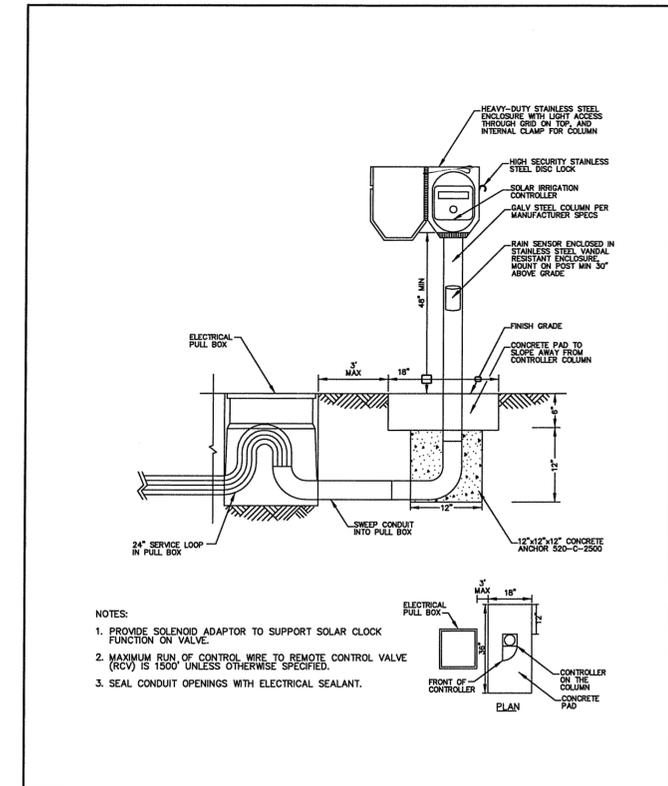
**TECHLINE FLOW PER 100 FEET**

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77



N.T.S.

**N IRRIGATION CONTROLLER**



Revision	By	Approved	Date
ORIGINAL	KA	T. Stanton	10/11
Update	KA	N. Botta	11/11
Reviewed	KA	N. Botta	10/15

**SAN DIEGO REGIONAL STANDARD DRAWING**

**SOLAR IRRIGATION CONTROLLER**

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

*Michael Stanton* 12/11/2015  
Chairperson R.C.E. 19248 Date

DRAWING NUMBER **I-19**

N.T.S.

ENGINEER OF WORK:

**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
401 B Street, Suite 600, San Diego, California 92101  
Phone: 619.234.9411 / www.kimley-horn.com



RANDALL KOFF P.L.A. 6633

09-12-2024 DATE

**10TH STREETSCAPE IMPROVEMENTS PROJECT IRRIGATION DETAILS**

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 20 OF 22 SHEETS

W.O. NO. CIP S22-107

FOR CITY ENGINEER	DATE	DIVISION HEAD
DESCRIPTION	BY	APPROVED
ORIGINAL	KH	9/12/24
AS-BUILT	KH	9/12/24
		NAD 83 COORDINATES
		LAMBERT COORDINATES

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

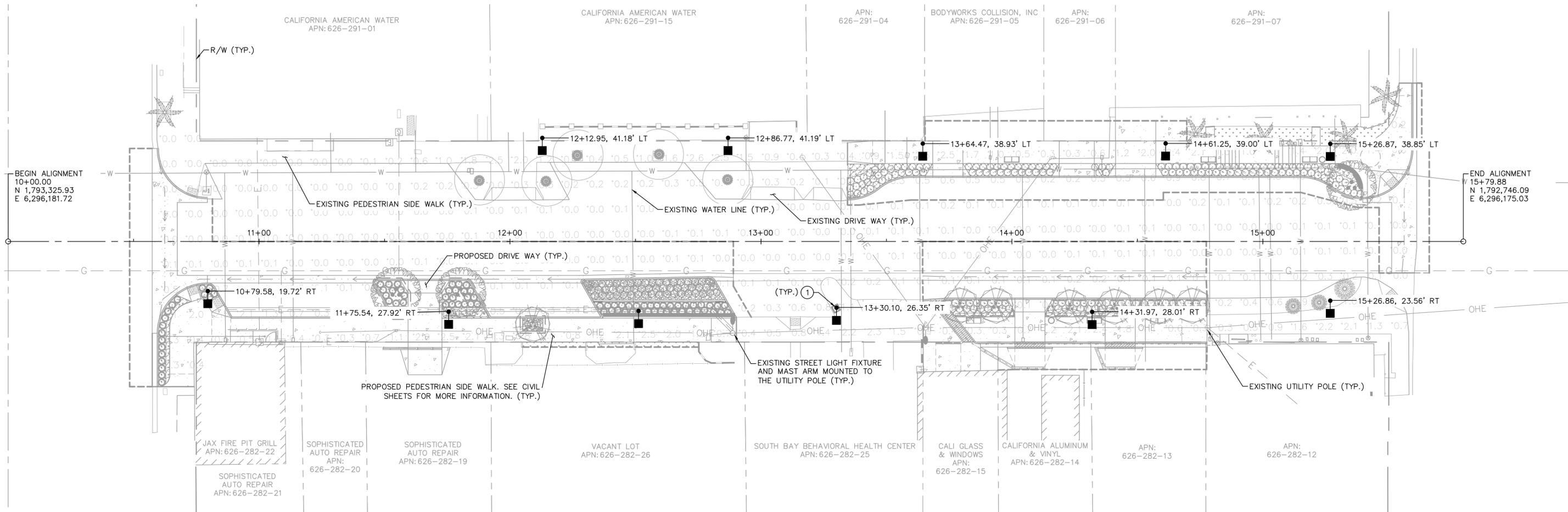
**AS-BUILT**

**ELECTRICAL GENERAL NOTES**

1. THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.
2. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (1) COMPLETE BOUND COPY OF ALL OWNER APPROVED SUBMITTALS AND ALL OPERATION AND MAINTENANCE MANUALS
4. CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION.
6. HOLES, CAVITIES, TRENCHES, AND DEPRESSIONS RESULTING FROM THE REMOVAL OF STRUCTURES OR OBSTRUCTIONS, EXCEPT IN AREAS TO BE EXCAVATED, SHALL BE BACKFILLED WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698, D-2922 AND D-3017. SURPLUS EXCAVATION MATERIALS SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.

**LEGEND**

- (X) CONSTRUCTION NOTE
- PROPOSED SOLAR LIGHT POLE SEE LIGHTING LEGEND FOR FURTHER INFORMATION
- EXISTING STREET LIGHT FIXTURE AND MAST ARM MOUNTED ON UTILITY POLE



**CONSTRUCTION NOTES**

1. FURNISH AND INSTALL (1) NEW LIGMAN LIGHTING SOLAR LIGHTING FIXTURE AND POLE MODEL #USOL-20011-UHAM-20021-SO-20-T2-30. POLE SHALL BE 16.8' CONFIGURATION WITH FURNISHED BASE PLATE. UNDERGROUND FOUNDATION AND ANCHORING TO BE PROVIDED BY CONTRACTOR PER TYPE 15 CALTRANS STANDARD PLAN ES-6A AND ES-7N, BASE PLATE AND ANCHOR BOLTING PER MANUFACTURER SPECIFICATIONS. CONTRACTOR SHALL SUBMIT UNDERGROUND FOUNDATION AND ANCHORING SHOP DRAWINGS PRIOR TO CONSTRUCTION. SEE SOLAR LIGHT POLE FOUNDATION EXHIBIT ON SHEET 22 FOR REFERENCE.

**LIGHTING LEGEND**

SYMBOL	QTY	TYPE	DESCRIPTION	MOUNTING TYPE	WATTAGE	MOUNTING HEIGHT	DESCRIPTION
■	11	SOLAR AREA LIGHT POLE	PROPOSED LIGMAN LIGHTING, 5738 LUMEN, TYPE 2 LUMINAIRE MODEL #USOL-20011-UHAM-20021-SO-20-T2-30	POLE MOUNTED	20	18 FT	SINGLE

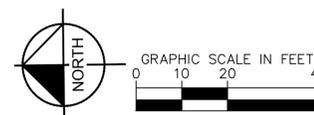
**DESIGN CRITERIA\***

PEDESTRIAN WALKWAY
ILLUMINANCE (Fc)
AVERAGE = 0.5
AVG/MIN = 5:1

\*PERIESNA LIGHTING HANDBOOK 10TH EDITION, TABLE 11-2 RECOMMENDED DESIGN CRITERIA FOR WALKWAYS WITHIN PUBLIC ROAD RIGHT OF WAY

**CALCULATION SUMMARY**

PEDESTRIAN WALKWAY WEST	PEDESTRIAN WALKWAY EAST
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 1.12	AVERAGE = 1.31
AVG/MIN = 3.73	AVG/MIN = 4.37



ENGINEER OF WORK:

**Kimley»Horn** Kimley-Horn and Associates, Inc. ©2023  
 401 B Street, Suite 600, San Diego, California 92101  
 Phone: 619.234.9411 / www.kimley-horn.com

*Pete Syntax*  
 PETE SYNTAX R.C.E. 20371  
 DATE 09-12-2024



**10TH STREETSCAPE IMPROVEMENTS PROJECT  
 ELECTRICAL & PHOTOMETRIC  
 SITE PLAN**

CITY OF IMPERIAL BEACH, CALIFORNIA  
 ENGINEERING DEPARTMENT  
 SHEET 21 OF 22 SHEETS

FOR CITY ENGINEER	DATE	DIVISION HEAD
DESCRIPTION	BY	APPROVED
ORIGINAL	KH	9/12/24
AS-BUILT	KH	9/12/24
DESIGN ENGINEER		NAD 83 COORDINATES
LAMBERT COORDINATES		

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
 INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**S22-107- 21-D**

**AS-BUILT**

Plotted By: Douglass, Sterling Sheet Set: Kth Layout: LIGHTING AND ELECTRICAL PLAN September 11, 2024 11:44:02am K:\SND\MUNI\195243012 - 10th Streetscape Improvements\Design\Plan Sheets\24-3012-Ph.dwg

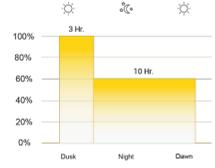
**USOL-20011**  
Solar PV Pole 2 • Vertically Integrated Solar Panels



Powder coated galvanized steel light column clad with hexagonal vertical solar PV panels  
Pole & luminaire features

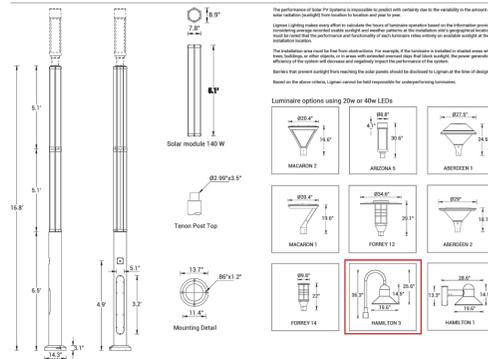
- Solar modules consist of monocrystalline high-efficiency photovoltaic cells
- Lithium Iron Phosphate (LiFePO4) battery
- Dimming range 0-100%
- Different dimming scenarios are available: Step dimming, Dusk to dawn, Five-stage night mode, Custom hours
- Optional integrated temperature & motion sensors
- Remote solar charger programmer can be ordered as an accessory

Product code	System	Solar module power	Battery	20w Luminaire	30w Luminaire	40w Luminaire	60w Luminaire	80w Luminaire
USOL-20011	17watt	2x140 W	32x14.5Ah	12.9Ah	17.8Ah	23.8Ah	35.7Ah	47.6Ah

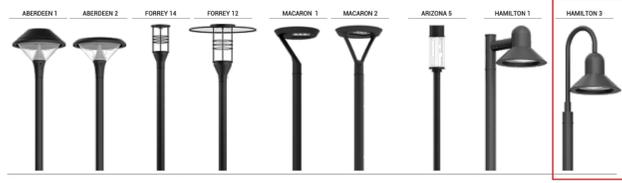


Solar module power	2x140 W
Battery	12V 32x14.5Ah
Pole Diameter	88.5"
Luminaires operating 100 %	20 W (12-13 hours)
	40 W (6-7 hours)
Finish	2.99
Steel Pole Wall Thickness	1.5"
Height	16.8'
Assembled Weight	370 lbs

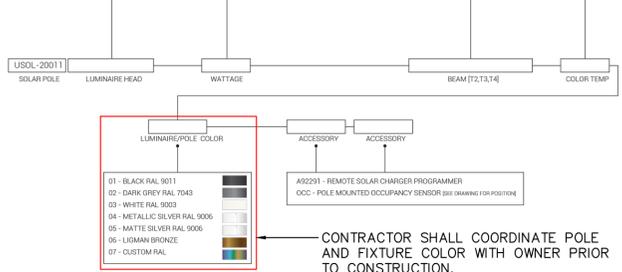
Standard: 2 stage step-dimming, occupancy dimming and sensor.



**USOL-20011**  
Solar PV Pole 2 • Vertically Integrated Solar Panels



Product code	Lamp	Wattage	Lumen	EEC	Weight	Beam	T2	T3	T4	Color Temp
ABERDEEN 1	UABA-20001-SO-20	24 LED	20 W	2738 lm	A++	25.3 lb	142°x99°	142°x72°	102°x63°	W 27   30   40
ABERDEEN 2	UABA-20001-SO-40	24 LED	40 W	5477 lm	A++	25.3 lb	142°x99°	142°x72°	102°x63°	W 27   30   40
FORREY 14	UFOR-20022-SO-20	1 COB	20 W	1907 lm	A+	29.7 lb	142°x100°	132°x103°	137°x117°	W 27   30   40
FORREY 12	UFOR-20042-SO-20	1 COB	20 W	1907 lm	A+	37.4 lb	142°x100°	132°x103°	137°x117°	W 27   30   40
MACARON 1	UMC-20002-SO-20	24 LED	20 W	2550 lm	A++	29.7 lb	130°x61°	119°x86°	102°x73°	W 27   30   40
MACARON 2	UMC-20002-SO-40	24 LED	40 W	5100 lm	A++	29.7 lb	130°x61°	119°x86°	102°x73°	W 27   30   40
ARIZONA 5	UAAR-21052-SO-40	16 LED	40 W	4201 lm	A++	17.8 lb	142°x92°	137°x65°	95°x64°	W 27   30   40
HAMILTON 1	UHAM-20001-SO-20	24 LED	20 W	2965 lm	A++	31 lb	137°x54°	120°x94°	108°x70°	W 27   30   40
HAMILTON 3	UHAM-20021-SO-20	24 LED	40 W	5738 lm	A++	31 lb	137°x54°	120°x94°	108°x70°	W 27   30   40



The solar calculations done by Ligman for project locations are subject to approval and have been made with information provided by others at time of request. Ligman Lighting USA cannot be held responsible for product performance based on independent design done to determine the structure's building. These drawings will not be used for any other engineering or construction purposes. See any other engineering or construction documents for details.

LIGMANUSA.COM | 503.645.0500

**USOL-20011**  
Solar PV Pole 2 • Vertically Integrated Solar Panels



Seamless vertical solar PV module integration

Seamless vertical integration is a clean efficient method to integrate solar photovoltaic technology into column lighting systems. Using this method, large flat solar panels are not fixed on top of the lighting column or system, but instead are placed around the lighting pole itself. This seamlessly integrates the technology aesthetically without compromising the efficiency, adding value to both designers and end users.

Vertical integration is more wind-resistant, reducing wind-loads and minimizing the need for more expensive pole foundations. It also provides a reduced maintenance burden with the reduction of dirt build up on the photovoltaic surfaces requiring both less frequent and easier cleaning. The vertical wrap-around panels receive light more evenly and efficiently from the sun and sky during the course of daylight hours, even in darker climates and seasons.

**360° Full day charging**  
6 slim solar sections are fixed tightly onto a hexagon frame which ensures 55% of solar panel will face sunshine at any time of the day no onsite orientation is needed.

**Modular installation**  
The cylindrical solar PV module is based on modular design concept for easy installation and maintenance.

**Patented design**  
The cylindrical solar PV module is designed based on advanced concepts and manufactured to high standards. PCT pre-registration was processed in 180 countries to protect key markets.

**Design aesthetics**  
The module system is the real answer to design aesthetics, providing a compact and fully integrated green energy solution to the pole.

Hidden compartment for batteries

The pole is supplied with a compartment and shelving to facilitate the installation of batteries and controller.

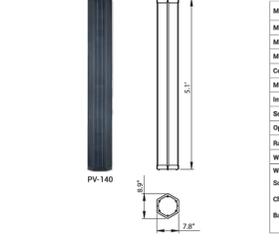
To simplify installation and maintenance the controller and batteries are installed in the base section of the pole and are hidden with a flush-mounted cover that follows the contour of the pole and secured with tamper-proof screws.



**Strong wind resistance**  
The cylindrical design reduces the wind load area and each module is directly fastened to the pole by 12 screws for better wind resistance. Ideal for very windy regions.

**Anti snow covering**  
Cylindrical solar PV modules are mounted vertically, preventing build up of snow and dirt. This ensures that enough power can be generated even in very snowy climates.

**Easy to clean**  
Less dust will fall on the surface than on a regular solar panel. Maintenance workers can clean it easily standing on the ground with an extending low-pressure hose brush or spray cleaner. This results in higher work efficiency and reduced maintenance cost.



Model number	PV-140
Maximum power	140 W
Maximum power voltage	18V
Maximum power current	7.78A
Cell type	Monocrystalline
Material	Aluminum + Tempered glass
International protection standard rate	IP65
Solar cell efficiency	>20.5%
Operating temperature	-40°C ~ +80°C
Rated life-time	>20 years
Weight	61.3 lbs
Warranty	5 Years
Solar array & Ligman manufactured product	5 Years
Charge Controller	2000 Cycles, 5 year back-to-back manufacturer warranty
Battery (Made in USA)	2000 Cycles, 5 year back-to-back manufacturer warranty

**USOL-20011**  
Solar PV Pole 2 • Vertically Integrated Solar Panels



Lithium Iron phosphate (LiFePO4) battery

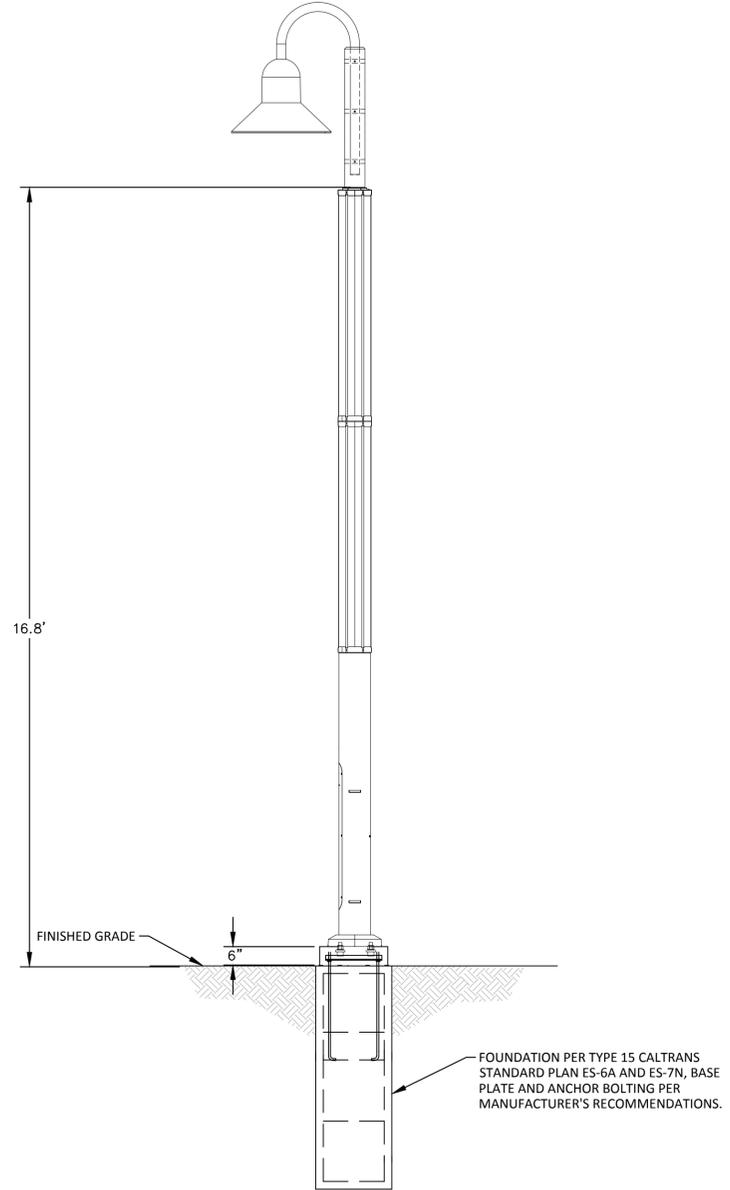
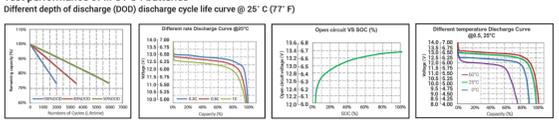
- Using lithium iron phosphate cell technology, superior safety
- Thousands of cycles, 100% DOD, under normal conditions.
- Built-in automatic protection for over-charge, over-discharge, over-current and over-temperature.
- Free of maintenance
- Internal cell balancing
- Lighter weight: About 40% ~ 50% of the weight of a comparable lead acid battery
- Wider temperature range: -20°F ~ 120°F



General specifications

Size	7.12" x 3.03" x 6.57"
Weight	6.4lbs
Voltage & Capacity	12 V 23 Ah 276 Wh
Storage Capacity	23 Ampere Hours
Terminals	F12 Terminals, Bolt Size - M5
Lifespan/Lifecycles	Up to 90% capacity for 2,000 cycles in recommended conditions.
Operating Temperature	-20°F min, +120°F max environmental operating temps. Avoid below 32°F
Discharge	24 A max continuous 60 A max 10-second pulse 9.0 V max discharge 11.0 V max recommended discharge
Charge	15 A max
Safe & Reliable	Includes active BMS protection circuit that handles cell balancing, low voltage cutoff, high voltage cutoff, short circuit protection and temperature protection for increased performance and longer life.

Test performance of LiFe PO4 batteries



**B SOLAR LIGHT POLE FOUNDATION EXHIBIT**

**A SOLAR LIGHT POLE AND FIXTURE CUTSHEETS**

10TH STREETSCAPE IMPROVEMENTS PROJECT  
LIGHTING CUTSHEETS

CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 22 OF 22 SHEETS

FOR CITY ENGINEER		DATE		DIVISION HEAD	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	KH				DESIGN ENGINEER
AS-BUILT	KH		9/12/24		NAD 83 COORDINATES
					LAMBERT COORDINATES

ENGINEER OF WORK:  
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Pete Syntax  
PETE SYNTAX R.C.E. 20371

9/12/2024  
DATE

CONTRACTOR: FORDYCE CONST. DATE STARTED: 01/08/24  
INSPECTOR: PAUL MACIAS DATE COMPLETED: 07/31/24

**AS-BUILT**

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