

# PUBLIC WORKS CONDITIONS OF APPROVAL

PROJECT NO. PL22-0075 (SITE APPROVAL) & PL24-0080 (TM 20634)

DATE: May 14, 2025 PC MEETING DATE: May 21, 2025

PROJECT DESCRIPTION: Orbis Commercial Center

PROJECT LOCATION: NWC Euclid Avenue (SR-83) & Schaefer Avenue

APPLICANT: Clark Schaefer Partners, LLC PROJECT ENGINEER: Isidro Abreo

PRIOR TO THE FOUR MAJOR DEVELOPMENT EVENTS, THE APPLICANT SHALL SATISFY AND FULFILL ALL CONDITIONS OUTLINED BELOW. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE DEEMED JUST CAUSE FOR REVOCATION OF PROJECT APPROVAL BY THE PLANNING COMMISSION. HOWEVER, THE PUBLIC WORKS DIRECTOR SHALL HAVE THE AUTHORITY TO APPROVE MINOR DEVIATIONS IN THE CONDITIONS OF APPROVAL AND ALL PLANS, INCLUDING THE CONSTRUCTION DRAWINGS.

**1.0 PRIOR TO MAP RECORDATION (FOR TM 20634):**

- 1.1 Provide a preliminary Title Report no older than 60 days.
- 1.2 Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.
- 1.3 Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>Fern Avenue<sup>(1)</sup></u>	<u>52'</u>	<u>East</u>
<u>Schaefer Avenue<sup>(1)</sup></u>	<u>53'</u>	<u>North</u>
<u>Euclid Avenue<sup>(1)(3)</sup></u>	<u>Varies<sup>(2)</sup></u>	<u>West</u>

- (1) Include corner cut-offs at the northeast corner of the Fern Ave & Schaefer Ave intersection and at the northwest corner of the Euclid Ave & Schaefer Ave intersection.
- (2) Street dedication ranges between 100 feet and 113 feet along the frontage on Euclid Ave.
- (3) Additional street dedication or an easement deed is required along the property's frontage to the north (A.P.N.1052-581-04) for the construction of public improvements on Euclid Ave. Those improvements include but are not limited to sidewalk, the project driveway, parkway landscape, curb, gutter, street paving, and utilities.

- 1.3b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 1.4 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 1.5 Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

Reviewed/Approved By: J.P. Date: 5/14/25

- 1.6 Prepare and record a Covenant & Agreement for the two proposed contiguous parcels, which will include the storage facility building and the retail/food shops building. These parcels are proposed to share a common boundary and structural walls. The Covenant & Agreement shall establish the rights, responsibilities, and obligations of all current and future parties with an interest in either or both parcels. At a minimum, the document shall address the terms and conditions for the sale transaction of one or both of the subject parcels. The document shall also be reviewed and approved by the City prior to recordation.
- 1.7 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.8. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.8 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.9 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-1.
- 1.10 Submit a list of proposed street names for the main driveway (new signalized intersection) for the project to the Street Naming Committee for name(s) selection.
- 1.11 Comply with all applicable requirements of the City Municipal Code.
- 1.12 Provide a Pedestrian Accessibility Plan that labels and indicates the path location and conceptual design of the following structures and facilities:
  - a. Sidewalks and walks (public right of way sidewalk, walks within the development);
  - b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City's Policy on Accessible Pedestrian Facilities);
  - c. Pedestrian crossings at driveways;
  - d. Crosswalks (marked, unmarked, signalized); and
  - e. Path of travel from right-of-way to recreation facilities (parks, restrooms) and each feature pad area or commercial building pad.
- 1.13 The Pedestrian Accessibility Plan requested in 1.12 should clearly indicate structures that are proposed with this site and future per other phases and/or site plans. Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards.
- 1.14 Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities.
  - a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
    - i. sidewalks/walks
      - a. On Fern Ave, Schaefer Ave, and Euclid Ave.
    - ii. shared-use paths/multi-purpose paths
    - iii. curb ramps
      - a. Two (2) directional curb ramps at the northeast corner of Fern Ave and Schaefer Ave.

- b. One directional curb ramp at the northeast corner of New Driveway and Schaefer Ave
  - c. One directional curb ramp at the southeast corner of New Driveway and Schaefer Ave
  - d. Two (2) directional curb ramps at the northwest corner of Euclid Ave and Schaefer Ave.
  - iv. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
  - v. driveway approaches crossings
    - a. Two (2) on Fern Ave.
    - b. One (1) on Schaefer Ave
    - c. Two (2) on Euclid Ave
  - vi. parking space (onsite, no on-street parking)
- b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
- c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.15 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.
- 2.0 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/ PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS:**
- 2.1 Record Tract Map No. 20634 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 2.2 All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the project engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch x 8 1/2-inch standard format.
- 2.3 Provide a focused parking and circulation study comprising the project access/egress, internal circulation and project parking analyses. The study is subject to the review and approval of the City Traffic Engineer.
- 2.4 Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impacts resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage-mitigating measures.

- 2.5 Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.
- 2.6 Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 2.7 Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection into a private sewer main that is tributary to the City's main sewer. In addition, a sampling Wye will be designed and installed on a stubbed-out sewer lateral connection into the main sewer for each industrial building in this development.
- 2.8 Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public improvements shall include, but not be limited to, the following: (Please coordinate and verify all requirements with the project engineer.)

	<u>Street Names</u>		
	Fern Avenue <sup>(1)</sup>	Schaefer Avenue	Euclid Avenue <sup>(1)(8)</sup>
Curb & Gutter (Offset from Centerline)		X(36')	X(84'-98') <sup>(2)</sup>
Sidewalk (Width)	X(6')	X(8')	X(5')
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) <sup>(3)</sup>	X <sup>(3)</sup>	X	X
Asphalt Concrete Overlay	X	X	X
Driveways (# of dwys) <sup>(4)</sup>	X(2)	X(1)	X(2)
Street Lights <sup>(5)</sup>	X	X	X
Median Island and Landscaping	X <sup>(6)</sup>		X <sup>(7)</sup>
Parkway Landscaping <sup>(9)</sup>	X	X	X
Striping and Traffic Controls <sup>(10)</sup>	X	X	X
Traffic Signal/Signal Modification	X <sup>(11)</sup>	X <sup>(12)</sup>	X <sup>(13)</sup>
Traffic Signal Interconnect <sup>(14)</sup>			X
Sewer <sup>(15)</sup>	X		
Storm Drain <sup>(16)</sup>		X	X
Domestic Water <sup>(17)</sup>	X	X	X
Recycled Water			
Fire Hydrants as required by CVIFD <sup>(18)</sup>	X	X	X

- (1) All pedestrian facilities along the project frontage shall be made accessible per the City's Policy on Accessible Pedestrian Facilities. All existing public street improvements not up to current standards shall be remediated. This includes, but is not limited to, the removal and/or repair of any substandard or broken curb, gutter, sidewalks, pedestrian push buttons, crosswalks, and/or curb ramps.
- (2) An additional southbound right-turn lane is required to provide access to the two new driveways on Euclid Ave. The extent of this lane is between the northerly property line of APN 1052-581-04 and the new driveway closest to the Euclid Ave & Schaefer Ave intersection.
- (3) Grind and overlay or replacement of the existing street paving shall be required on Fern Avenue, Schaefer Ave, and Euclid Ave along the project frontage from the edge of pavement to the centerline of the streets. This will be based on the R-value and existing pavement condition of said streets as determined by core samples and the extent of any proposed utility improvements. Based on the extent

- of the storm drain improvements for this project, the full extent of the Fern Ave and Schaefer Ave intersection will also be included. All paving requirements will be at the discretion of the City Engineer.
- (4) The proposed driveways shall be constructed per City of Chino Standard No. 250 with 5-ft minimum sidewalks. Truncated domes are to be provided where the driveway approach is signalized or stop controlled, per ADA requirements.
  - (5) Streetlights on Fern Ave, Schaefer Ave and Euclid Ave shall be designed and constructed for public use using Southern California Edison's LS-2 rate plan.
  - (6) Modify the existing median on Fern Avenue, near the north property line, to provide a turn pocket for southbound left turns into the project and allow for westbound left turns from the project. Note: The existing median has an opening precisely in line with the northerly property line that would need to accommodate the southbound left and westbound left turning movements.
  - (7) A southbound left turn lane pocket is required at the Euclid Avenue & Schaefer Ave intersection. This lane requires a median to be constructed between the left-turn lane and the adjacent southbound through lane. The length of the median will be from the Euclid Ave & Schaefer intersection to just north of the new project driveway to enforce a right-in/right-out-only access at the new driveway closest to the intersection. The final design of this turn lane shall be designed and constructed to the satisfaction of the City Engineer. The street improvements shall be designed in conformance with Caltrans Highway Design Manual standards and specifications.
  - (8) Euclid Avenue is designated as a Major Arterial with a raised median with curbs and landscaping. In lieu of constructing said median improvements and installing landscape and irrigation systems, the developer shall pay an "in-lieu" fee to the City for the City to construct in the future.
  - (9) The property owner is responsible for the parkway landscape maintenance. Parkway landscape and irrigation must be installed along the project frontage on Fern Ave, Schaefer Ave, and Euclid Ave.
  - (10) New signing & striping is required at the new signalized intersection at the new driveway & Schaefer Ave. Both the Fern Ave & Schaefer and the Euclid Ave & Schaefer Ave intersections require restriping to accommodate the new curb ramps, sidewalks, and crosswalks. The City Traffic Engineer will determine the limits of the signing & striping.
  - (11) Modify the existing traffic signal on Fern Ave and Schaefer Avenue to accommodate the new curb ramps and corresponding pedestrian push buttons.
  - (12) A new signal is required at the new project driveway and Schaefer Avenue, between Fern Ave and Euclid Ave. Refer to Condition 1.13 for corresponding street improvements at the intersection, including those on the south side of Schaefer Ave.
  - (13) Modify the existing traffic signal on Euclid Ave and Schaefer Avenue to accommodate a modified southbound left turn pocket lane, new crosswalks, and curb ramps with corresponding pedestrian push buttons.
  - (14) As directed by the City Traffic Engineer, install conduit and pull boxes along the project frontage to accommodate future traffic signal fiber optics.
  - (15) A new public sewer lateral is to be constructed on Fern Ave, in line with the new drive aisle near the northern property line. The extent of this public line is from the point of connection to the City main and the proposed sewer monitoring manhole at the R.O.W./property line. The proposed onsite sewer lines shall be private. Refer to Condition 2.15 for private utility maintenance requirements.
  - (16) A new storm drain line is being proposed along Schaefer Ave, connecting with the city's existing storm drain main line at the Fern Ave & Schaefer Ave intersection. These improvements will require updating the City's Master Plan of Drainage, as indicated in Condition 2.23.
  - (17) Multiple water meters and service laterals constructed proposed on Schaefer Ave and one on Euclid Ave. Refer to City of Chino Std. 415A&B for 3" or larger meters. Water lines that go from the meter to the structures shall be private. Refer to Condition 2.15 for private utility maintenance requirements.

(18)The applicant/property owner shall be solely responsible for any future maintenance and repair of fire service laterals at the project site in accordance with City Code, Chapters 13.04.175 and 13.12.150.

- 2.9 All improvements shall comply with federal, state, and local accessibility regulations and standards. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.
- 2.10 Obtain design and plan approval from appropriate utility companies for undergrounding all overhead (dry) utility lines adjoining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. To accommodate the public improvements on Schaefer Avenue, relocation of the existing poles is required, in addition to the undergrounding of utility lines. Power lines exceeding the 34.5kV threshold can remain above ground with the relocated poles.
- 2.11 Prepare and submit a sewer collection system analysis to determine if downstream facilities are adequate to handle the proposed development. The analysis will evaluate the proposed point(s) of connection and determine if there are any system deficiencies or needed improvements in order for the proposed development to be connected to the City's sanitary sewer collection system.
- 2.12 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code, Chapter 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.
- Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Chapter 3.40.080(B) or 3.45.080(B).
- 2.13 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at [http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml)
- 2.14 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing

impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.

- 2.15 Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 2.16 Convey ownership of all onsite water wells that may exist to the City and convert to monitoring wells as directed by the City's Public Works Environmental staff and Water Utilities Supervisor. Prepare and record any necessary easements to provide the City with access to the monitoring wells. Any existing water wells that cannot be feasibly converted to monitoring wells shall be destroyed (per City Standard No. 465).
- 2.17 City staff shall determine the type of water (potable or recycled) to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.
- 2.18 All public street corners shall have a minimum curb radii per City Municipal Code, Chapter 19.06 and City Standards and Specifications.
- 2.19 Provide adequate sight distance (per City Standard No. 865) for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 2.20 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans, and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.
- 2.21 The developer shall be responsible for the modification of traffic signals at the Fern Ave & Schaefer Ave and Euclid Ave & Schaefer Ave intersections. During construction, the developer shall be responsible for any damages attributed to the construction of related public improvements and shall coordinate with the Transportation Division and the City's designated traffic signal maintenance company for technical support of the traffic signal during construction until such time as the City accepts the improvements to the satisfaction of the City Engineer.
- 2.22 Comply with all requirements of the Traffic Impact Analysis (TIA) dated June 13, 2024 including participation in fair share contributions and construction of required improvements and mitigation measures as shown on the Mitigation Monitoring and Reporting Program, to mitigate impacts.
- 2.23 Provide an addendum to the City of Chino's Master Plan of Drainage (MPD) to include the proposed storm drain line that is required for this project, which will connect to the City's existing storm drain line under System 82. Include an analysis of cost impacts to the system and provide updated system drawings to "slip sheet" them into the MPD.

### **3.0 PRIOR TO REQUEST AND RELEASE OF ANY OCCUPANCY PERMITS:**

- 3.1 Construct and secure Public Works Department approval of all public facilities enumerated under Section 2.8 above (per Resolution No. 88-23).
- 3.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Municipal Code, Chapter 13.32.
- 3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the development will be annexed to the City's Landscape and Street Lighting Maintenance Assessment District before transfer of property title and completion and acceptance of all public improvements.

- 3.4 Distribute for signature of all buyers, the information and disclosure notice announcing that the project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.
- 3.5 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 3.6 Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.
- 3.7 Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 3.8 Pay all remaining applicable fees pursuant to City Municipal Code.

**4.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:**

- 4.1 Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.2 Submit to the City a letter from the surveyor indicating monuments required for the map have been set and they have been fully paid for their services.
- 4.3 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an e-transmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

**CITY OF CHINO  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION**

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PROJECT NO. PL22-0075 (SA) & PL24-0080 (TM 20634)

PROJECT ENGINEER: Isidro Abreo

DATE: 5/14/2025

**A COPY OF THIS CHECKLIST MUST BE PROVIDED ALONG WITH A COMPLETED PLAN CHECK REVIEW APPLICATION TO THE ENGINEERING TECHNICIAN WHEN MAKING AN APPOINTMENT FOR FIRST PLAN CHECK SUBMITTAL**

- Copy of Development Engineering Division Conditions of Approval
- Plan Check Fee Calculation Form
- Maps (Subdivision Only)
- Preliminary Title Report (no older than six months) (Subdivision Only)
- Closure Calculations (Subdivision Only)
- Referenced Maps (Subdivision Only)
- Preliminary Soils Report (no older than sixty days)
- Lot line adjustment certificate
- Lot merger
- Right-of-way dedication
- Rough Grading Plan
- Precise Grading Plan
- Storm Drain Plan- *New public storm drain line on Schaefer Ave*
- Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- Street Improvement Plan
- Cross-sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond the limits of improvements
- Sewer Plan- *Revise record drawings to add the sewer service lateral and monitoring manhole*
- Domestic Water Plan- *Revise record drawings to add the water service laterals and meters*
- Street Light Plan
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plan
- Traffic Signal Interconnect Plan- *Euclid Avenue*
- Traffic Signal Plan- *New signal plan for 'New Driveway' and Schaefer Ave*
- Traffic Signal Mod Plan- *Revise existing signal plan for Fern Ave & Schaefer Ave*
- Traffic Signal Mod Plan- *Revise existing signal plan for Euclid Ave & Schaefer Ave*
- Water Quality Management Plan
- Construction Management Plan