

CITY OF REEDLEY

DESIGN STANDARDS

APPENDIX B

STANDARD TITLE BLOCK SIGNATURE LINES:

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH CITY OF REEDLEY ORDINANCES, STANDARDS AND DESIGN CRITERIA, AND THAT THEY INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE PUBLIC WORKS DIRECTOR AND CITY ENGINEER, PLANNING COMMISSION AND CITY COUNCIL.

I AM RESPONSIBLE FOR ALL CALCULATIONS AND DRAWINGS ON THESE PLANS ANY ERRORS, OMISSIONS, OR VIOLATIONS OF THOSE ORDINANCES, STANDARDS AND DESIGN CRITERIA SHALL BE CORRECTED DURING CONSTRUCTION.

(Add California Registered Engineers Name and RCE No.)

DATE

APPROVED IN CONCEPT:
CITY OF REEDLEY

BRUCE WEBBER, RCE 43156
CITY ENGINEER

DATE

ROCKY ROGERS
PUBLIC WORKS DIRECTOR

DATE

If applicable the following signature lines will be required on the cover of construction improvement plans:

APPROVED IN CONCEPT:
ALTA IRRIGATION DISTRICT

CHRIS KAPHIEM, DISTRICT MANAGER

DATE

APPROVED IN CONCEPT:
COUNTY OF FRESNO

(Approval is limited to those portions that are located within the County of Fresno road right-of-way)

PUBLIC WORKS DEPARTMENT

DATE

NOTE:

An encroachment permit is required for any work to be performed in the County of Fresno road right-of-way. Contact the County Permit Engineer at (559)262-4107 to obtain the permit. If an encroachment permit has not been obtained within 12 months of the approval date of these plans, additional review and revisions to the plans may be required before the permit is issued.

STANDARD GENERAL NOTES:

1. Contractor shall contact Underground Service Alert and the City of Reedley Public Works Department for location of underground utilities at least 48 hours prior to commencement of construction.
Telephone: (USA) 1-800-227-2600
(City of Reedley) 559-637-4200, extension 214
2. It shall be the Contractor's responsibility to notify the Engineer of any differences in location of existing utilities from that shown, or any conflicts with the design before continuing work in that area.
3. Should it appear that the work to be done, or any matter relative thereto is not sufficiently detailed or explained on these plans, the Contractor shall contact (*insert design engineer firm name*) at (*insert phone number*) for further explanations as may be necessary.
4. It shall be the Contractor's responsibility to locate all existing services or utilities onsite or that come onto this site whether shown on these plans or not. Services that are to be used for new service connections, shall be checked for conditions of service (i.e. is the service in good enough condition to be used?) And both horizontal and vertical locations (See Note 2).
5. All work shall be to City of Reedley Standards and Specifications dated August 2001, unless specifically indicated otherwise on the plans.
6. Sidewalks shall not be poured until all water meter boxes and services have been inspected by the City of Reedley and any necessary street signs have been installed.
7. A grading permit shall be required from the City of Reedley Building Official, at 559-637-4200, extension 225 before any grading is begun.
8. Any work within existing street right-of-way will require an encroachment permit from the City of Reedley Public Works Department, 559-637-4200, extension 214.
9. The Contractor shall contact the City of Reedley at 559-637-4200, extension 214 for a preconstruction meeting before commencing any work.
10. Any dirt or debris tracked onto City streets by this project shall be swept up by the end of the each day to the satisfaction of the City of Reedley.
11. Dust control shall be provided as required in accordance with the City of Reedley Standard Specifications.
12. All curb and gutter shall be water tested under the direction and in the presence of the City of Reedley Public Works Inspector prior to any street operation.
13. Sewer mains must be installed and tested per City of Reedley Standard Specifications.

14. The cost of all repeat testing required for acceptance of the work shall be fully borne by the contractor.
15. The Developer shall obtain written authorization from any adjacent property owner giving him permission to enter his property for the purposes of constructing the improvements delineated on these plans and transitions thereto. The Developer shall provide the City of Reedley Public Works Director with a copy prior to start of work.
16. All power poles, etc., in the street right-of-way are to be removed prior to paving.
17. It shall be the responsibility of the Developer to remove all existing structures, trees, shrubs, etc., that are on the existing or proposed right-of-way lines. Encroaching on existing or proposed street easements or, encroaching on existing or proposed utility easements.
18. During the site construction, any public streets fronting the project shall be kept clean of any construction or landscaping debris and shall not be used as a storage area for equipment, materials or other construction items.
19. All weather access shall be provided to all areas of the development during all phases of building to the satisfaction of the City of Reedley Fire Department.
20. Project Engineer shall certify asphaltic concrete pavement prior to acceptance, contact, (insert name of responsible engineering firm and phone number), 24 hours prior to placing of base rock and asphaltic concrete pavement and submit the certification to the City of Reedley Public Works Inspector.
21. Underground contractor to raise manholes, valve covers and set Survey Monument Wells after paving. Position of Survey Monument Wells to be established by Engineer.
22. It is the responsibility of the Contractor to flag or cause to be flagged all front lot corners prior to the trenching for utilities. The Contractor shall cause, and be responsible for, the replacement of any such lot corners that have been disturbed or destroyed during aforesaid trenching.
23. Contractor shall install Centerline Monuments per City of Reedley Std Plan ST-9 at street centerline intersections indicated on these plans. Engineer will provide Brass Caps to Contractor. Engineer will set 2' x 2' swing ties, after paving is completed, upon Contractors request. Engineer shall mark centerline points and stamp Engineer's license number on brass Cap after Monuments are set by Contractor.
24. An encroachment permit is required for any work to be performed in the County of Fresno road right-of-way. Contact the County Permit Engineer at (559)262-4107 to obtain the permit. If an encroachment permit has not been obtained within 12 months of the approval date of these plans, additional review and revisions to the plans may be required before the permit is issued.

STANDARD GRADING NOTES:

1. Provide a minimum of 2% slope for a minimum of 5' away from building pad for drainage.
2. No water shall drain to adjacent property.
3. Inspected by the engineer, all grading shall comply with Appendix Chapter 33 of the 2001 Uniform California Building Code.
4. Estimated grading quantities:

_____ Cut Cubic Yards

_____ Fill Cubic Yards

Note: Estimated grading quantities are “in place” no shrinkage has been taken into account. Estimated grading quantities are shown for permit purposes only. The contractor is responsible for final bid quantities.

5. Onsite grading and paving inspection and certification shall be performed by the project engineer. Contractor shall notify the engineer two working days prior to beginning construction.
6. An “as-graded” plan shall be submitted to the City of Reedley upon completion of grading.
7. Provide compaction reports for all loose fills prepared by an approved testing agency as required.
8. A hold on occupancy will be in effect until, such time as this development is certified “as-graded” by the engineer of record.
9. Recommendations as outlined in the preliminary soils report as prepared by (*insert name of firm*), Soil Report No. _____, Dated _____) shall become requirements for this development.
10. The overall building site shall have a minimum slope of 0.5%, in all areas, to an approved drainage facility or a public street.
11. Any vertical cut or fill differential equal to or greater than twelve (12) inches between adjacent properties shall be supported by an approved retaining wall. Grading plan check fee to be paid prior to plan approval.
12. All lots shall have all side and rear lot swales installed and operational prior to occupancy.
13. All undeveloped lots with cross slopes of 0.25% or greater shall have swales constructed on

low side of lot prior to granting occupancy to any adjacent lower lot. Swales of undeveloped lots shall be installed to prevent drainage to cross onto developed lot. Swales shall be neat in appearance and in conformance with plan details. Cost of installing swales shall be borne by developed lot owner.

14. All site clearing, excavations, fills, and grading shall be done under the direction of a Geo-Technical Engineer or his qualified representative at all times. A soils investigation report and a report of satisfactory placement of fill, both acceptable to the building official, shall be submitted.
15. All required walls and retaining walls require separate building permits from the City of Reedley Building Official in addition to the grading permit.
16. Permits for all required walls shall be obtained prior to approval of the as-graded plans, permits for retaining walls shall be obtained within 30 days of grading permit issuance.
17. No permanent on-site water retention is allowed unless otherwise approved by the City Engineer and/or Public Works Director.
18. Slope shall not be steeper than two horizontal to one vertical unless a soils engineering report stating that the site has been investigated and giving an opinion that a steeper slope will be stable and not create a hazard to public or private property.
19. Construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, must secure a stormwater discharge permit in compliance with the U.S.E.P.A.'s NPDES regulations (CPR Parts 122-124, Nov. 1990). The permit must be secured by filing a notice of intent for the state general permit for construction activity with the state water resources control board prior to the start of construction. Copies of the state general permit and notice of intent are available at the Fresno Metropolitan Flood Control District. It shall be the contractor's responsibility to insure that this permit is filed by the owner. The contractor shall develop a storm water pollution prevention plan for grading operations.
20. No building permits will be issued until such time as this development is certified "as-graded" by the engineer of record.
21. Following stripping / demolition operations, the exposed subgrade under proposed building pad, flat work and pavement areas shall be scarified a minimum of 12" and recompacted as engineered fill to design grade.
22. Adjacent lot pad elevations greater than 0.3' to be benched at rough grading.
23. This grading plan is for approval of on-site elevations only. The elevations shown within the public right of way require separate public works department approval.