

STANDARD LANDSCAPE & IRRIGATION NOTES
(WITHIN RIGHT-OF-WAY)
(11/14/2007)

PRIOR TO CONSTRUCTION

PERMITS/LICENSES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE CITY OF SANGER, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS WILL OBTAIN A BUSINESS LICENSE FROM THE FINANCE DEPT.
2. A GRADING PERMIT IS REQUIRED FROM THE BUILDING DEPT. PRIOR TO THE START OF GRADING.
3. ANY WORK WITHIN EXISTING STREET RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPT.
4. A BUILDING PERMIT FROM THE BUILDING DEPT. IS REQUIRED FOR GRADING, THE CONSTRUCTION OF ANY MASONRY WALL, TRASH ENCLOSURE, AND/OR RETAINING WALL, ABANDONMENT OF ANY WELL AND/OR SEPTIC TANK, AND BUILDING CONSTRUCTION.
5. THE CONTRACTORS AND/OR SUBCONTRACTORS WILL HAVE A COPY OF AN APPROVED SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT PERMIT ON-SITE AT ALL TIMES. DUST CONTROL WILL BE PROVIDED AS STIPULATED.

PROCEDURES/RESPONSIBILITIES

6. THE GENERAL CONTRACTOR WILL CONTACT THE DEVELOPMENT SERVICES DEPT. FOR A PRE-CONSTRUCTION MEETING BEFORE COMMENCING WORK. A SEPARATE PRECONSTRUCTION MEETING IS REQUIRED WITH THE LANDSCAPE AND IRRIGATION CONTRACTORS.
7. BEFORE COMMENCING WORK, THE CONTRACTOR WILL NOTIFY ALL AFFECTED UTILITY COMPANIES AND THE DEVELOPMENT SERVICES DEPT. CONCERNING THE CONTRACTOR'S INTENTION TO EXCAVATE IN THE PROXIMITY OF EXISTING FACILITIES. THE CONTRACTOR WILL NOTIFY U.S.A (1-800-227-2600) TWO DAYS PRIOR TO BEGINNING EXCAVATION.
8. WHEN CONSTRUCTION ACCESS TO OTHER PROPERTIES IS NECESSARY, THE DEVELOPER WILL OBTAIN WRITTEN AUTHORIZATION FROM ADJACENT PROPERTY OWNERS GRANTING PERMISSION. COPIES OF THESE LETTERS WILL BE PROVIDED TO THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
9. THE DEVELOPER IS RESPONSIBLE FOR ALL ACTIONS OF HIS CONTRACTORS AND SUBCONTRACTORS UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
10. **THE CONTRACTOR/SUBCONTRACTOR WILL HAVE A COMPLETE SET OF CITY APPROVED IMPROVEMENT PLANS ON-SITE AT ALL TIMES.**
11. ALL CONSTRUCTION AND IMPROVEMENTS WILL BE IN CONFORMANCE WITH CITY CODE, ORDINANCE, AND POLICY.
12. THE DEVELOPER WILL COMPLY WITH UTILITY COMPANY REQUIREMENTS.
13. ALL STORM DRAINAGE FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS, PLANS, AND WHERE APPLICABLE, THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STANDARDS.
14. ALL FILL WILL BE ENGINEERED AS RECOMMENDED BY THE SOILS ENGINEER, APPROVED BY THE CITY ENGINEER AND WILL HAVE A MINIMUM R-VALUE OF 55.
15. RELATIVE COMPACTION FOR ALL WORK MUST BE PER CITY STANDARD.
16. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OFFICIAL BENCHMARK DAMAGED BY THE CONTRACTOR WILL BE RESET AT THE DEVELOPER/CONTRACTOR'S EXPENSE. A CALIFORNIA LICENSED LAND SURVEYOR OR CIVIL ENGINEER WILL CERTIFY THE PLACEMENT/REPLACEMENT. PLACEMENT/REPLACEMENT, AS WELL AS THE INSTALLATION OF BRASS CAPS PER CITY STANDARD DRAWING ST 43, WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT'S PUBLIC IMPROVEMENTS.
17. THE DEVELOPER WILL REMOVE ALL EXISTING STRUCTURES, TREES, SHRUBS, FENCES, ETC. LOCATED WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY AND EXISTING AND/OR PROPOSED UTILITY EASEMENTS.
18. THE DEVELOPER/OWNER WILL PAY FOR ANY TESTS DEEMED NECESSARY BY THE CITY ENGINEER.
19. IF THE PROJECT SITE IS LOCATED WITHIN A FEMA IDENTIFIED FLOOD HAZARDS AREA, ALL IMPROVEMENT AND CONSTRUCTION WILL MEET NATIONAL FLOOD INSURANCE PROGRAM FLOODPLAIN MANAGEMENT REGULATIONS AND REQUIREMENTS.
20. WHEN A CONTRACTOR AND/OR OWNER OF PROPERTY PREVIOUSLY USED AS A TEMPORARY STORM DRAINAGE RETENTION BASIN APPLY FOR A CITY GRADING PERMIT, THE OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY SITE CLEAN-UP WHICH MIGHT BE REQUIRED BY LOCAL, REGIONAL, OR STATE AUTHORITIES.

DURING CONSTRUCTION

GRADING/GENERAL CONSTRUCTION WORK

21. GRADING/CONSTRUCTION INCLUDING START UP OF EQUIPMENT WILL NOT BEGIN BEFORE 7:00 A.M. NOR EXTEND BEYOND 10:00 P.M. MONDAY THROUGH SATURDAY AND 8:00 A.M. TO 10:00 P.M. ON SUNDAYS. PRIOR AUTHORIZATION MUST BE OBTAINED FROM THE CITY ENGINEER FOR ANY WORK (INCLUDING UNDERGROUND) OCCURRING ON WEEKENDS AND HOLIDAYS.
22. ALL GRADING WILL COMPLY WITH CALIFORNIA BUILDING CODE, CURRENT EDITION.
23. **IF THE CONTRACTOR OR SUBCONTRACTOR OCCASIONS A BREAK OR DISRUPTION TO UTILITY SERVICE, HE/SHE SHOULD IMMEDIATELY CONTACT;**
 - a. **WATER/SEWER: MONDAY THRU THURSDAY 7 A.M. – 5:30 P.M. CITY OF SANGER PUBLIC WORKS DEPT @ 559-876-6300 X 1200 BETWEEN 5:31 P.M. AND 6:59 A.M. CALL THE POLICE DISPATCHER @ 559-875-8521. FRIDAY THRU MONDAY CALL THE POLICE DISPATCHER @ 559-875-8521**
 - b. **ELECTRIC: CALL P.G.E. @ 1-800-743-5000**
 - c. **COMMUNICATIONS: CALL VERIZON @ 1-800-483-1000**
24. ALL PAVEMENT, CONCRETE, TRASH, VEGETABLE MATTER, AND DEBRIS WILL BE REMOVED FROM THE SITE AND NOT INCORPORATED INTO ANY FILL.
25. ASPHALT RUBBLE AND/OR CONCRETE WILL BE DISPOSED OF IN AN APPROPRIATE LANDFILL FACILITY OR SOME OTHER METHOD ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR. THE DEVELOPER WILL PRESENT EVIDENCE OF SUCH DISPOSAL TO THE CITY PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS.
26. ANY IMPORT OF SOIL REQUIRES CITY ENGINEER APPROVAL *PRIOR TO HAUL AND/OR PLACEMENT.*
27. STAKING ELEVATION (INCLUDING PADS AND FINISH FLOOR) IS THE RESPONSIBILITY OF THE OWNER AND PROJECT ENGINEER. THE PROJECT ENGINEER WILL SUBMIT 1 STAMPED, SIGNED VELUM COPY AND 1 STAMPED, SIGNED ELECTRONIC COPY OF A GRADING AND DRAINAGE PLAN "RECORD MAP" PRIOR TO CITY ACCEPTANCE OF IMPROVEMENT AND/OR FINAL OCCUPANCY ON ANY HOME.
28. IF THE PROJECT SITE IS WITHIN A FEMA IDENTIFIED FLOOD ZONE, AN "ELEVATION CERTIFICATE" MUST BE COMPLETED FOR EACH STRUCTURE PRIOR TO AN ELECTRICAL CLEARANCE. ONE COPY OF THIS CERTIFICATE WILL BE SUBMITTED TO THE CITY ENGINEER, ANOTHER COPY TO THE CHIEF BUILDING OFFICIAL.
29. PRIOR TO POURING ANY CONCRETE IN RIGHT-OF-WAY, THE PROJECT ENGINEER MUST SUPPLY THE CHIEF BUILDING OFFICIAL AND THE CITY ENGINEER WITH PAD CERTIFICATION IN LETTER OR PLAN FORM.
30. IF SUSPECTED HUMAN REMAINS ARE FOUND, ALL CONSTRUCTION WILL CEASE. THE DEVELOPER OR HIS REPRESENTATIVE WILL CONTACT THE FRESNO COUNTY CORONER AND ADVISE THE CITY OF SANGER ENGINEER. IF THE CORONER CONCLUDES THAT THE REMAINS ARE HUMAN BUT ARCHEOLOGICAL, THE DEVELOPER OR HIS REPRESENTATIVE WILL CONTACT THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (805-644-2289) FOR A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. A PROJECT ARCHEOLOGICAL ASSESSMENT WILL BE CONDUCTED, THE SITE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY OF SANGER CONCERNING SITE INVESTIGATIONS, AVOIDANCE, AND/OR PRESERVATION. FOLLOWING THE SUBMISSION OF THIS ANALYSIS TO THE CITY OF SANGER, THE CITY ENGINEER WILL ADVISE THE DEVELOPER AS TO HOW AND WHEN CONSTRUCTION MAY PROCEED.
31. UNLESS OTHERWISE DIRECTED BY CITY APPROVED PLANS, ANY WELLS LOCATED IN AREAS TO BE GRADED WILL BE ABANDONED PER CITY STANDARD W-9. A CITY BUILDING PERMIT IS REQUIRED.
32. UNLESS OTHERWISE DIRECTED BY CITY APPROVED PLANS, ANY SEPTIC TANK, LEACH FIELD, OR RELATED FACILITIES LOCATED IN AREAS TO BE GRADED WILL BE ABANDONED PER COUNTY OF FRESNO HEALTH DEPT. STANDARDS. A BUILDING PERMIT IS REQUIRED.

POST GRADING

33. THE DEVELOPER/APPLICANT WILL SUBMIT TO THE CITY A CERTIFICATION THAT GRADING HAS BEEN COMPLETED IN ACCORDANCE WITH CITY APPROVED PLANS. THIS CERTIFICATION WILL BE PREPARED, STAMPED, DATED, AND SIGNED BY A CALIFORNIA LICENSED CIVIL ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT. THE DEVELOPER/APPLICANT WILL ALSO SUBMIT TO THE CITY A GEOTECHNICAL REPORT PREPARED, STAMPED, DATED, AND SIGNED BY A CALIFORNIA LICENSED GEOTECHNICIAN WHICH ATTESTS TO COMPACTION.

WATER, SEWER, ELECTRIC, COMMUNICATIONS

34. PRIOR TO THE USE OF ANY COMBUSTIBLE MATERIALS ON-SITE, WATER MAINS AND FIRE HYDRANTS WILL BE INSTALLED AND OPERABLE.
35. WATER MAIN(S) WILL BE INSTALLED AND TESTED PER CITY STANDARDS AND POLICIES.

36. ALL CONNECTIONS TO EXISTING WATER MAINS WILL BE WET TIES UNLESS OTHERWISE NOTED ON CITY APPROVED PLANS.
37. THE CONTRACTOR/SUBCONTRACTOR WILL NOT CLOSE ANY EXISTING WATER VALVE EXCEPT IN CASE OF A BROKEN WATER LINE. IN SUCH CASE, HE WILL NOTIFY THE DEPT. OF PUBLIC WORKS IMMEDIATELY. IF A WATER LINE BREAK OCCURS MONDAY THROUGH THURSDAY BETWEEN 5:30 P.M. AND 7:00 A.M. OR, ON FRIDAY, SATURDAY, OR SUNDAY, HE WILL CALL THE POLICE DISPATCHER AT 875-8521.
38. A MINIMUM ONE FOOT SEPARATION BETWEEN WATER AND SEWER LINES WILL BE MAINTAINED.
39. ELECTRICAL SERVICE SECONDARY SPLICE BOXES WILL BE SUBSURFACE TYPE. SECONDARY SERVICE PEDESTALS ARE NOT ACCEPTABLE.
40. NO SIDEWALK WILL BE POURED UNTIL WATER METER BOXES AND SERVICES HAVE BEEN INSPECTED BY THE CITY AND ANY NECESSARY STREET SIGNS INSTALLED.
41. ALL FACILITIES (NEW AND OLD) AFFECTED BY PROJECT CONSTRUCTION WILL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS. THIS INCLUDES SEWER, STORM DRAIN, WATER, AND COMMUNICATIONS MANHOLES, VALVE CAPS, LIDS, CLEAN-OUTS, ETC.

BLOCK WALLS AND LANDSCAPING

42. THE DEVELOPER WILL PAINT OR SEAL ALL BLOCK WALLS CONSTRUCTED WHICH FACE STREETS. IF PAINTED, THE COLOR WILL BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OR HIS DESIGNEE. THE DEVELOPER WILL SUPPLY THE CITY WITH A 5 GALLON CAN OF THIS PAINT AND MIX INSTRUCTIONS. IN THE EVENT THAT THE DEVELOPER PREFERS TO COAT THE WALLS WITH A CLEAR PROTECTIVE SEAL, HE OR SHE WILL USE THE PRODUCT RECOMMENDED BY THE DEVELOPMENT SERVICES DIRECTOR OR HIS DESIGNEE.
43. ALL TREES PLANTED WITHIN RIGHT-OF-WAY, 10 FEET FROM ANY PAVED SURFACE, WILL INCLUDE CITY APPROVED ROOT BARRIERS.
44. 72 HOURS BEFORE PLANTING WITHIN RIGHT-OF-WAY, THE DEVELOPER WILL NOTIFY THE DEVELOPMENT SERVICES DIRECTOR OR HIS DESIGNEE.
45. ANY PLANT SUBSTITUTION (VARIATIONS FROM THE CITY APPROVED LANDSCAPE PLAN) MUST HAVE PRIOR APPROVAL FROM THE DEVELOPMENT SERVICES DIRECTOR OR HIS DESIGNEE.
46. TREES PLANTED WITHIN RIGHT-OF-WAY MUST BE 30 FEET FROM INTERSECTIONS AND STREET LIGHTS, 10 FEET FROM ABOVE GROUND UTILITY APPURTENANCES SUCH AS TRANSFORMER BOXES, METER BOXES, ETC.
47. ALL QUESTIONS ABOUT IRRIGATION CONTROLLER SPECIFICATIONS, WIRING, AND VALVE REQUIREMENTS MAY BE DIRECTED TO GREG IRELAND, CITY CONSULTANT, AT 559-916-1984. INPRPLNSTANDARD DETAIL PLAN NOTES
48. PRIOR TO CITY ACCEPTANCE, THE DEVELOPER MUST SUBMIT CITY APPROVED CERTIFICATION FOR FLOWTRONEX FLOBOY PRE-FABRICATED BOOSTER PUMP AND RAINMASTER CONTROLLER(S).

POST CONSTRUCTION

49. AS-BUILT PLANS ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ALL MATERIALS AND WORK CONTAINED WITHIN THE APPROVED IMPROVEMENT PLANS. THIS WILL INCLUDE A SET OF REPRODUCIBLE PLANS WITH WET STAMP, DATE, AND SIGNATURE OF A CALIFORNIA LICENSED CIVIL ENGINEER OR SURVEYOR AND, A SUBMISSION OF CITY APPROVED AUTOCAD PLANS.

File: standard landscape and irrigation notes