UNDERGROUND SERVICE ALERT



Know what's **below.** Call before you dig.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SPECIAL NOTE:

WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR, BUT INFORMATION SO GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN, OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY BE ENCOUNTERED.

CONTRACTOR SHALL NOTIFY "USA" (UNDERGROUND SERVICE ALERT) AT 811. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION AND ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST IN THE WORK, OF CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES, AND CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WITHIN THE WORK AREA.

GRADING NOTES:

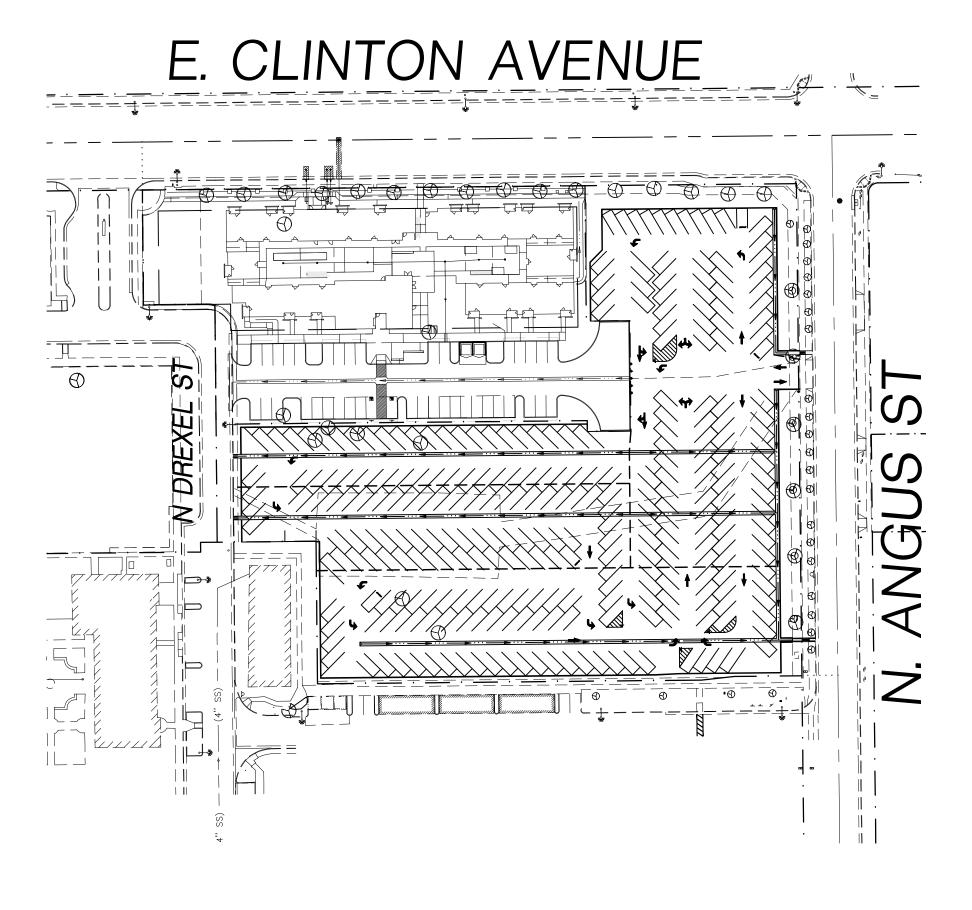
- . CONTRACTOR SHALL OBTAIN A GRADING PERMIT AND PAY THE PLAN CHECK FEE FROM THE CITY OF FRESNO BUILDING DIVISION PRIOR TO ANY GRADING.
- 2. ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS AND THE APPLICABLE PORTIONS OF THE CALIFORNIA BUILDING CODE 2016 (CBC 2016).
- 3. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) DAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
- 4. PERMITS FOR ALL REQUIRED WALLS SHALL BE OBTAINED PRIOR TO APPROVAL OF AS-GRADED PLANS. PERMITS FOR RETAINING WALLS SHALL BE OBTAINED WITHIN 30 DAYS OF GRADING PERMIT ISSUANCE.
- 5. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR DUST CONTROL FOR THE DURATION OF THE WORK. DUST CONTROL MEASURES SHALL BE FULLY AND ADEQUATELY CARRIED OUT ON WEEKDAYS, WEEKENDS AND HOLIDAYS, AND WHEN NECESSARY, BEFORE OR AFTER NORMAL WORKING HOURS.
- 6. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 2% TO ADHERE TO ADA REQUIREMENTS.
- 7. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 2% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE FROM THE FOUNDATION, THEN A SWALE THAT RUNS PARALLEL TO THE FOUNDATION MAY BE USED AND WILL BE REQUIRED TO BE A MINIMUM SLOPE 2% WITHIN 10 FEET OF THE BUILDING FOUNDATION. ALL OTHER SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5%. IN ADDITION, THE CITY OF FRESNO PERMITS CONCRETE CHANNELS WITH 0.2% MIN. SLOPE WITHIN 10' OF THE BUILDING ENVELOPE AS AN ALTERNATIVE TO THE 2% MIN. SLOPE REQUIREMENT WHEN LOT LINES OR PHYSICAL OBSTRUCTIONS EXIST.
- 8. THE SITE SHALL HAVE AN OVERALL MINIMUM SLOPE OF 0.5% TO AN APPROVED DRAINAGE FACILITY.
- 9. NO PERMANENT ON-SITE WATER RETENTION IS ALLOWED.
- 10. NO SURFACE DRAINAGE SHALL BE PERMITTED ONTO ADJACENT PROPERTIES.
- 11. ANY SURVEY MONUMENTS WITHIN THE AREA OF WORK SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- 12. GRADING NEXT TO ADJACENT PROPERTIES, WHERE DIFFERENCES EXCEED ONE (1) FOOT IN ELEVATION, SHALL CONFORM TO CITY STANDARD OR A RECORDED SLOPE EASEMENT FROM ADJOINING PROPERTY OWNERS AFFECTED SHALL BE PROVIDED. DIFFERENCES IN ELEVATION LESS THAN ONE (1) FOOT SHALL REQUIRE, AT A MINIMUM, A RETAINING BOARD (1"x12") MADE OF REDWOOD OR APPROVED EQUAL, TO BE USED TO RETAIN ALL SOIL ON THE PROPERTY BEING DEVELOPED OR ADJACENT TO THE DEVELOPMENT DEPENDING ON WHICH PROPERTY HAS HIGHER GRADES.
- 13. ANY RETAINING WALL AND/OR FENCE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OF A MASONRY DESIGN AND CONSTRUCTION. A BUILDING PERMIT WILL BE REQUIRED FOR ANY RETAINING WALL/FENCE, BLOCK WALL OR WOOD
- 14. THE GRADING CONTRACTOR SHALL REMOVE ALL ORGANIC MATTER, DEBRIS, AND OTHER DELETERIOUS MATERIAL FROM THE SITE.
- 15. ESTIMATED EARTHWORK QUANTITIES:

EXCAVATION $\underline{2,000}$ C.Y.

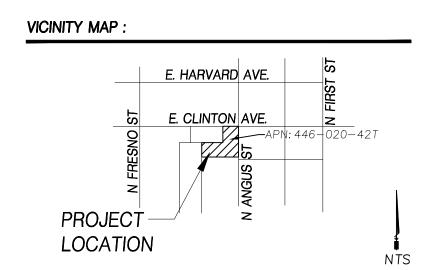
- 16. ALL FILL TO BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, INCLUDING UNDER SIDEWALKS. PAVEMENT AREAS, CURBS AND VALLEY GUTTERS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, PER ASTM-D1557-91.
- 17. PROVIDE COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ALL LOOSE FILLS, PAVEMENT SECTIONS, TRENCH BACKFILL, AND RETAINING WALL BACKFILLS.
- 18. THE OWNER ACKNOWLEDGES THE CITY'S APPROVAL OF THIS GRADING PLAN DOES NOT EXPRESS OR IMPLY THE SITE IS FREE OF CONTAMINANTS OR HAZARDOUS MATERIALS OR THAT THE CITY IS RESPONSIBLE OR LIABLE, IN ANY WAY, FOR THE CLEANUP OF
- 19. THE CITY SHALL BE PROVIDED WITH AN "AS-GRADED" PLAN, CERTIFIED BY A REGISTERED ENGINEER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. A "HOLD ON OCCUPANCY" WILL BE IN EFFECT UNTIL SUCH TIME AS THIS DEVELOPMENT IS CERTIFIED "AS GRADED" BY THE ENGINEER OF RECORD.
- 20. 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 & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT COINCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.
- 21. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 22. GRADING AND FILLING WILL NOT ALTER OR DIVERT EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTY AND WILL NOT CAUSE DRAINAGE TO OCCUR TOWARD ANY EXISTING BUILDING (S). ALL SITE GRADING SHALL COMPLY WITH THE 2013 CALIFORNIA
- 23. ALL EXISTING OVERHEAD AND/OR ANY NEW UTILITY FACILITIES LOCATED ONSITE OR WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CIVIL ENGINEER IN WRITING.
- 24. ALL REQUIRED RETAINING WALLS AND BLOCK WALLS WILL NEED TO BE FINALED BEFORE AS-GRADE CAN BE APPROVED.
- 25. RECOMMENDATIONS AS OUTLINED IN SOILS REPORT PREPARED BY _ __, SHALL BECOME REQUIREMENT FOR SITE NO. XXX-XXXXX, DATED __ PREPARATION, GRADING AND DEVELOPMENT.
- 26. A SEPARATE GRADING PERMIT WILL BE REQUIRED FOR PHASED PROJECTS. IF GRADING IS NOT COMPLETED PER APPROVED GRADING PLAN, ANY BUILDINGS NOT GRANTED A "SAFE-TO-OCCUPY" WILL REQUIRE A SEPARATE SUBMITTAL AND APPROVAL.
- 27. ALL ON-SITE UTILITY IMPROVEMENTS ARE TO BE PRIVATE.
- 28. A POST-CONSTRUCTION ELEVATION CERTIFICATION IS REQUIRED TO BE REVIEWED AND APPROVED PRIOR TO OCCUPANCY.

CITY OF FRESNO

PLANS FOR VETERANS PARKING LOT P18-02655



SHEET INDEX:				
SHEET	NO.	<u>DESCRIPTION</u>		
1		COVER SHEET		
2		GRADING PLAN		
3		DETAIL SHEET		
4		EROSION CONTROL SHEET		



THE SITE IS LOCATED IN FEMA FLOOD ZONE 'X' "SHADED" (0.2% FLOOD HAZARD CHANCE) PER THE COMMUNITY MAP 060048 06019C1570H, EFFECTIVE ON

- 1. CONTRACTOR SHALL NOTIFY FMFCD CONSTRUCTION MANAGER AT (559)456-3292 PRIOR TO CONNECTING TO ANY STORM DRAIN FACILITY.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, DATED APRIL 1, 2011 AND REVISIONS THERETO.

LEGEND:

	EXISTING SECTION LINE	AP	ANGLE POINT
	EXISTING CENTER LINE	BLDG	BUILDING
·	EXISTING PROPERTY LINE	С	CONCRETE
· ·	EXISTING RIGHT-OF-WAY LINE	CATV	CABLE TELEVISION
========	EXISTING CURB & GUTTER	CL	CENTER LINE
	PROPOSED CURB & GUTTER	ELB	ELECTRIC BOX
	EXISTING EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
(W)	EXISTING WATER LINE	FD	FINISH DIRT
(SD)	EXISTING STORM DRAIN LINE	FF	FINISH FLOOR
——— SD ———	PROPOSED STORM DRAIN LINE	FH	FIRE HYDRANT
(SS)	EXISTING SEWER LINE	FL	FLOWLINE
(IRR)	EXISTING IRRIGATION LINE	FNC	FENCE
	SAWCUT LINE	GB	GRADE BREAK
	GRADE BREAK	GW	GUY WIRE
\otimes	EXISTING WATER VALVE	HP	HINGE POINT
	EXISTING FIRE HYDRANT	LIP	LIP OF GUTTER
•	EXISTING WATER METER	OG	ORIGINAL GROUND
	EXISTING SANITARY SEWER MANHOLE	Р	PAVEMENT
	EXISTING STORM DRAIN MANHOLE	PL	PROPERTY LINE
	PROPOSED STORM DRAIN MANHOLE	PP	POWER POLE
		RET	RETURN
	EXISTING STORM DRAIN INLET	R/W	RIGHT-OF-WAY LINE
	PROPOSED STORM DRAIN INLET	\$	SLOPE
	EVICTING CIDEET HOUT	SDMH	STORM DRAIN MANHOLE
Πα	EXISTING STREET LIGHT	SL	SECTION LINE
	PROPOSED STREET LIGHT	SSMH	SANITARY SEWER MANHOLE
UP	EXISTING UTILITY POLE	SW TC	SIDEWALK TOP OF CURB
TRP	EXISTING TRANSFORMER POLE	TELB	
PP		TELR	TELEPHONE BOX TELEPHONE RISER
	EXISTING POWER POLE	TOE	TOE OF SLOPE
AP AP	EXISTING ANCHOR POLE	TOP	TOP OF SLOPE
	EXISTING TREE	TP	TELEPHONE POLE
	EXISTING HANDICAP RAMP	v _P	VENT PIPE/STAND PIPE
″		WM	WATER METER
	EXISTING DRIVE APPROACH	WV	WATER VALVE

BENCHMARK:

FRESNO CITY BM 970

BRASS CAP ON CURB, WEST RETURN, SOUTHWEST CORNER OF PERRIN & WILLOW ELEVATION = 373.203 FEET

SITE ADDRESS: 2243 N ANGUS ST FRESNO, CA 93703

Property owner

FRESNO HOUSING AUTHORITY 1331 FULTON MALL FRESNO, CA 93721

APN: 446-020-42T

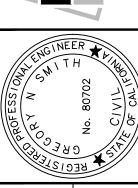
SITE AREA:

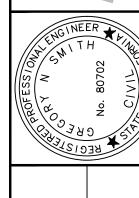
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FMFCD APPROVAL IS LIMITED TO: 1. ONSITE DRAINAGE AREA BOUNDARIES 2. LOCATION OF DRAINAGE ENTRY INTO PUBLIC STREETS

AS-GRADE PLANS, FINAL SOILS REPORT (IF APPLICABLE) AND COMPACTION REPORTS ARE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO RECEIVING A "FINAL". A "SAFE-TO-OCCUPY" CAN BE GRANTED BUT WILL REQUIRE A \$15,000.00 CASH DEPOSIT. THE DEPOSIT WILL BE FULLY REFUNDED ONCE THE "AS-GRADE" HAS BEEN APPROVED AND ALL OTHER HOLDS HAVE BEEN CLEARED FOR THE ENTIRE PROJECT. DEPOSITS ARE TYPICALLY REFUNDED FROM THE FINANCE DEPARTMENT IN THE FORM OF A CHECK APPROXIMATELY 1 WEEK AFTER THE REFUND IS REQUESTED. THERE WILL BE A ONE-TIME \$60.00 HANDLING FEE FOR THE "SAFE-TO-OCCUPY" TRANSACTION SHOULD IT BE REQUESTED.

Ref. & Rev.







Ch. By: Scale: As Noted

