

OFF-SITE NOTES:

DO NOT REDUCE LETTERING SIZE – Must be 1/10” minimum on drawings

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE, 2007 AND ALL APPLICABLE ADDENDA.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS, AND DOES NOT SUBROGATE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT. ANY AND/OR ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
3. CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
5. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE "NOTICE TO PROCEED" WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY.
6. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 165, SACRAMENTO —PHONE 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCH). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE (CITY DATUM) OF ALL UNDERGROUND IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO, AND IN CONSIDERATION, OF THE CITY'S ACCEPTANCE OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.

10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
11. IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
12. COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER UTILITY LINE TRENCHES SHALL BE INCLUDED IN THE BID PRICE. TRENCHES SHALL BE BACKFILLED AND PAVEMENT SHALL BE REPLACED PER CITY DETAIL T-80. PAVEMENT SHALL BE REPLACED IN KIND (MINIMUM OF 4" AC ON 12" AB) AS DETERMINED IN THE FIELD BY THE CITY INSPECTOR. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE RESTORED (IN THERMOPLASTIC).
13. PAVEMENT REPAIR NECESSARY DUE TO SUBSIDENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR
14. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL ROUND CORNERS UNLESS OTHERWISE SHOWN. RAMPS SHALL COMPLY WITH THE MOST RECENT CITY STANDARD RAMP DETAILS, WHICH ARE AVAILABLE FROM THE CITY INSPECTOR.
15. PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
16. ALL TAPS 24 INCHES AND SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
17. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
18. UNLESS OTHERWISE APPROVED, DRAIN PIPE MATERIAL SHALL BE EITHER REINFORCED CONCRETE PIPE CONFORMING TO ASTM, DESIGNATION C76 Class III, IV, V OR PVC SDR-35 OR AS SPECIFIED ON PLANS. USE RCP CLASS III OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, AND CLASS 150 CEMENT MORTAR LINED DUCTILE IRON PIPE CONFORMING TO AWWA C151 ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE)
19. DI INLET LEADS SHALL BE RCP CLASS III OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, PVC C-900 CLASS 150 OR RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV OR PVC C-900 BOTH ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, OR DUCTILE IRON PIPE ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE)
20. SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.
21. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF A.B.S. PIPE PER CITY STANDARD DRAWINGS S-260 AND S-265, UNLESS OTHERWISE NOTED ON THE PLANS.

22. ALL SEWER SERVICES SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED.
23. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: 2010, SECTION 25.
24. THE CONTRACTOR SHALL VIDEO RECORD ALL DRAIN AND SEWER PIPES PER CITY STANDARD SPECIFICATIONS.
25. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND DRAIN SYSTEMS PRIOR TO VIDEO RECORDING. THESE SYSTEMS SHALL BE FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
26. A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORM WATER PERMIT UNIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
27. IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
28. CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
29. CONSTRUCT SURVEY MONUMENT WELL PER STD. DWG. T-350 AT LOCATIONS INDICATED ON THE FINAL MAP.
30. CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.
31. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

**OPTIONAL NOTES TO BE USED IF APPLICABLE:
(ADD NUMBERS AND APPEND TO GENERAL NOTES)**

THE EXACT WIDTH OF EXISTING PAVEMENT TO BE SALVAGED SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.

EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.

THE EXACT LIMITS OF PAVEMENT OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.

EXACT LIMITS OF CURB AND GUTTER, SIDEWALK, DRIVEWAY, AND PAVEMENT REMOVAL AND RECONSTRUCTION SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.

SIX INCH (6") PERFORATED TUBING USED FOR SUBDRAINS SHALL BE CORRUGATED POLYETHYLENE TUBING CONFORMING TO ASTM F405 AND SHALL BE INSTALLED WHERE SHOWN ON THE PLANS WITH SLOPE TO MATCH GUTTER FLOW LINE. TUBING SHALL BE INSTALLED 2'-0" MINIMUM BELOW GUTTER FLOW LINE.

FILTER FABRIC USED FOR SUBDRAINS SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED JULY, 1992, SECTION 88. FABRIC LINING TO BE COMPLETELY AROUND TUBING TRENCH AND COMPLETELY OVERLAPPED ON THE TOP SIDE OF TRENCH.

CONTROLLED DENSITY FILL (CDF) SHALL BE USED IN LIEU OF CONCRETE ENCASEMENT AS SPECIFIED IN THESE PLANS AND SHALL CONFORM TO STANDARD DRAWING S-250. MAXIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 150 PSI. SUBMIT LOAD TICKETS AND TEST RESULTS.

IF STORM DRAIN PIPE SIZES SHOWN ON THESE PLANS ARE NOT AVAILABLE, THE NEXT LARGER PIPE DIAMETER SHALL BE INSTALLED, PROVIDED THAT THE DEPARTMENT OF UTILITIES APPROVES THE REVISION.

ALL DRAINAGE MAINS AND SERVICES WHICH ARE STUBBED OUT FOR FUTURE USE SHALL BE PLUGGED OR CAPPED AS FOLLOWS:

- A. RCP 12" AND SMALLER SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG;
- B. RCP 15" AND LARGER SHALL BE PLUGGED WITH BRICK AND MORTAR;
- C. PVC PIPE SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG.

CONSTRUCT SURVEY MONUMENT AND THEIR WELLS PER CITY STD. DWG. T-350 AT LOCATIONS DETERMINED BY THE CITY AND SHOWN ON THE FINAL MAP.

COMPACTION OF TRENCH BACKFILL BY MEANS OF JETTING IS NOT PERMITTED.

GUTTER SLOPES FROM FLOWLINE TO LIP SHALL BE FIVE (5) PERCENT BETWEEN ROUND CORNER CURB RETURNS. THE FIVE (5) PERCENT SLOPE SHALL BE TRANSITIONED TO THE STANDARD GUTTER SLOPE OVER A DISTANCE OF THREE (3) TO FIVE (5) FEET, AS DIRECTED IN THE FIELD BY RESIDENT ENGINEER. THE GUTTER SLOPE ADJACENT TO HANDICAP RAMPS SHALL IN NO CASE BE GREATER THAN FIVE (5) PERCENT.

USE THE FOLLOWING NOTE FOR LOCAL AND MINOR COLLECTOR STREETS ONLY:
TOP (FINAL) LIFT OF AC SHALL BE ½-INCH MIX

STRIPING AND SIGNING GENERAL NOTES (THESE NOTES ARE PLACED ON THE FIRST SHEET OF THE STRIPING PLAN IF REQUIRED. IF NO STRIPING PLAN IS REQUIRED, PLACE ANY APPLICABLE NOTES AS ADDITIONAL GENERAL NOTES)

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH: CITY OF SACRAMENTO DESIGN & PROCEDURES MANUAL, DATED SEPTEMBER 1990, CITY STANDARD SPECIFICATIONS, DATED JUNE 2007, CALTRANS STANDARD PLANS 2010 EDITION, AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2012 EDITION.
2. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
3. ALL EXISTING SIGNING, STRIPING, AND MARKINGS TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
4. EXACT POSITION AND LOCATION OF ALL ROADSIDE SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
5. REMOVAL OF EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY SANDBLASTING OR OTHER APPROVED GRINDING METHOD.
6. CROSSWALKS SHALL BE 12 FEET WIDE INCLUDING THE 12" SOLID PAVEMENT MARKINGS AND SHALL BE WHITE UNLESS OTHERWISE NOTED.
7. ALL SIGNING AND STRIPING WORK SHALL BE COORDINATED WITH THE ELECTRICAL WORK AS DIRECTED BY THE ENGINEER.
8. LANE WIDTHS ADJACENT TO CURBS ARE MEASURED TO THE FACE OF CURB.

9. TRAFFIC SIGNS SHALL BE INSTALLED BEHIND THE SIDEWALK WHEN THE SIDEWALK IS IMMEDIATELY ADJACENT TO THE CURB. SIGNS SHALL BE INSTALLED BETWEEN THE CURB AND SIDEWALK WHEN THE SIDEWALK IS DETACHED. SIGNS IN PEDESTRIAN AREAS SHALL HAVE A CLEARANCE FROM THE GROUND OF AT LEAST SEVEN FEET. IF THIS CLEARANCE REQUIREMENT IS NOT SATISFIED AFTER THE INSTALLATION OF ADDITIONAL SIGN PANELS, CONTRACTOR SHALL INSTALL A NEW SIGN POST.
10. ALL ROADWAY SIGNS (REGULATORY, WARNING, GUIDE, SCHOOL ZONE SIGNS AND OBJECT MARKERS) SHALL INCLUDE ASTM TYPE XI SHEETING. FOR ALL OTHER SIGNS, USE ASTM TYPE II SHEETING. SCHOOL ZONE SIGNAGE SHALL BE FLUORESCENT YELLOW-GREEN WHERE YELLOW IS INDICATED IN THE MUTCD.
11. MOUNT SIGNS USING BANDING ON SIGNAL AND STREET LIGHT POLES WHERE FEASIBLE. SEE ELECTRICAL PLANS FOR POLE LOCATIONS.
12. CONTRACTOR SHALL VERIFY WITH THE ENGINEER THE EXACT STREET NAME AND STREET ADDRESS FOR PLACEMENT ON STREET NAME SIGNS PRIOR TO ORDERING SIGNS.
13. ALL SIGNS REGULATING PARKING SHALL BE DOUBLE SIDED AND SIDE MOUNTED.
14. AT NEW SIGNALIZED LOCATIONS, REMOVE EXISTING STOP SIGNS, STOP LEGENDS AND STANCHIONS AT THE TIME SIGNAL IS TURNED ON.

MANDATORY NOTES: GRADING

DO NOT REDUCE LETTERING SIZE

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
2. CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED: JUNE, 2007 AND ALL APPLICABLE ADDENDA.
3. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOIL AND GEOLOGICAL INVESTIGATION PREPARED BY (NAME OF FIRM AND DATE OF REPORT).
4. ALL SLOPE BANKS ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
5. MAXIMUM TOLERANCE FROM PAD ELEVATIONS SHALL BE +/- 0.2'.
6. ANY GRADING OPERATIONS OUTSIDE OF SUBDIVISION BOUNDARY SHALL REQUIRE A RIGHT-OF-ENTRY.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE (ORD.NO.93-068).
8. NO GRADING, TRENCHING, CUTTING AND/OR FILLING WITHIN THE DRIP LINE OF THOSE TREES, DESIGNATED ON THE SITE PLAN FOR PRESERVATION, SHALL OCCUR. NO ACTIONS SHALL BE TAKEN THAT WILL HARM THE HEALTH, VITALITY OR LONGEVITY OF THOSE TREES IDENTIFIED ON THE SITE PLAN FOR PRESERVATION.

MANDATORY NOTES: LANDSCAPING

DO NOT REDUCE LETTERING SIZE

LANDSCAPE MAINTENANCE:

1. THE DEVELOPER / OWNER IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING A MINIMUM 6 MONTHS UPON COMPLETION OF INSTALLATION OF LANDSCAPING.
2. THE DEVELOPER'S / OWNER/S MAINTENANCE PERIOD STARTS FROM THE DATE NOTICE OF COMPLETION IS ISSUED.
3. THE DURATION OF MAINTENANCE PERIOD SHALL BE PER THE SUBDIVISION AGREEMENT.
4. THE MAINTENANCE PERIODS WILL BE A MINIMUM OF SIX MONTHS OR A MAXIMUM OF 2 YEARS FROM NOTICE OF COMPLETION.
5. FOR STREETSCAPES THAT ARE INDEPENDENT FROM SUBDIVISIONS, MAINTENANCE PERIODS WILL BEGIN AT NOTICE OF COMPLETION.
6. THE CITY WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE DURING THE MONTHS OF JANUARY OR JULY.
7. THE DEVELOPER / OWNER SHALL NOTIFY THE ASSIGNED CITY INSPECTOR TO SCHEDULE FINAL INSPECTION WITH CITY STREETSCAPES ONE MONTH PRIOR TO CITY ACCEPTANCE.