

## Section 1 - Purpose and Definitions

### 1.1 Purpose

The purpose of these Design and Construction Standards is to provide direction in the application of public and private improvements and to establish minimum standards for the design, construction, inspection, and acceptance of improvements within the City of Gridley. These standards apply to improvements which are to be dedicated to the public and accepted by the City for ownership, operation, or maintenance, as well as certain private improvements constructed within existing or future public rights of way or easements.

These standards are intended to promote coordinated development, protect public health and safety, and ensure that improvements are designed and constructed in a manner consistent with the physical conditions, infrastructure needs, and long-term maintenance responsibilities of the City of Gridley.

The following physical characteristics of the City of Gridley require special design and construction consideration:

1. Flat grades
2. High groundwater table year round
3. Unstable soils below the groundwater table
4. Storm Drain outlet restrictions from agricultural drainage channels

The City of Gridley's Public Works department is particularly concerned about:

1. Accurate establishment of grades
2. Watertightness of pipelines and structures
3. Adequate construction and safety procedures regarding shoring, bracing and dewatering of all excavations
4. Building pad elevations established above potential high water elevations, with adequate lot grading to the back of sidewalk
5. Storm Drain detention facilities designed to limit peak flows
6. Drinking water system back flow prevention and cross connection controls.

### 1.2 Definitions

- A. **Applicant** – Shall mean the Developer or the Engineer of record acting on behalf of the Developer. Engineer of record
- B. **Approved Plans** – Shall mean all plans prepared for construction of improvements, reviewed, approved and signed by the necessary departments within the City of Gridley.
- C. **City** – Shall mean the City of Gridley and its applicable departments.
- D. **City Engineer** – Shall mean the City Engineer, Public Works Director, or their authorized designee acting on behalf of the City of Gridley.
- E. **Engineer of record** – Shall mean any person or persons, firm, partnerships, or corporation legally authorized to practice civil, mechanical, geotechnical, electrical engineering or other

engineering disciplines in the State of California who prepares or submits improvement plans and specification to the City of Gridley for approval.

- F. **Contractor** – Shall mean any person, persons, firm, partnerships, or corporation or combination thereof, licensed to perform the type of work involved, who has entered into a contract with any person, corporation or company, their legal representatives for the construction of any improvements, or portion of improvements with the City of Gridley.
- G. **Developer** – Shall mean any persons, firm partnership, corporation or combination thereof, financially responsible for the work involved.
- H. **Development** – Shall mean the act or process of any construction on properties as well as subdivision improvement.
- I. **Fire Department** – Shall mean the Fire Department of the City of Gridley.
- J. **Fire Flow** – Shall mean the required flow rate of a water supply, measured at 20 pounds per square inch residual pressure that is available for firefighting.
- K. **Geotechnical Engineer** – Shall mean a professional engineer, licensed by the State of California to practice soils engineering.
- L. **Improvements** – Shall mean streets, alleys, sidewalks, curbs, gutters, driveways, water mains, sanitary sewer facilities, storm drainage facilities, detention basins, canals, street lighting, public utilities, landscaping, irrigation, parks, fences, walls, and other facilities to be constructed or installed by the Developer within an existing or future public right of way or easement, or any improvement subject to City plan review or inspection.
- M. **Laboratory** – Shall mean any testing agency or testing firm which has been approved by the Department of Public Works.
- N. **California MUTCD** – Shall mean the “California Manual on Uniform Traffic Control Devices” as adopted by the California Department of Transportation, latest edition.
- O. **Relative Compaction** – Shall mean the degree of compaction of soil expressed as a percentage of the maximum dry density determined in accordance with ASTM D1557, latest edition, unless otherwise approved by the City Engineer.
- P. **Soils Report** – Shall mean a report as prepared by any person or persons, firm, partnership, or corporation legally licensed to prepare “Soils Reports” in the State of California.
- Q. **Standard Details** – Shall mean the standard details as set forth in the Standard Specifications and Details approved by the City Engineer and as amended.
- R. **Standard Specifications** – Also referred to in this document as Standards.

### 1.3 Design and Construction Practices

Any items or situations not included in these standard specifications shall be designed and constructed in accordance with accepted engineering practice, the State of California “Highway Design Manual”, the State of California Standard Plans, the State of California Standard Specifications, the “California Manual on Uniform Traffic Control Devices”, the State of California Department of Transportation Standard Specifications and Plans, and as specified by the City Engineer.

Any questions regarding the Standards shall be directed to Public Works, the City Engineer, or the Public Works Director.

## **Section 2 - General Requirements**

### **2.1 Plans by an Appropriate Engineer**

All plans and specifications for improvements, private and public, which are to be accepted for maintenance by the City, and plans and specifications for private on-site drainage, sewer, water, and grading, shall be prepared by an engineer licensed in the State of California, of the appropriate branch of engineering covering the work submitted.

Plans shall include the items outlined in Section 3 – Plan Sheet Requirements.

### **2.2 Accepted Plans**

Complete plans and specifications for all proposed streets, street names, bikeways, grading, drainage facilities, sewerage, water distribution systems, industrial developments, commercial developments, and subdivisions, including any necessary dedications, easements, and right of entry, shall be electronically submitted to the City for approval. The approval shall be substantiated by the signature of the required City representatives and issuance of a permit and to the beginning of construction of any such improvements. The City Engineer shall order any contractor to cease work on any project if said contractor does not have properly approved plans in possession.

### **2.3 Work in City Right of Way and Easements**

No work shall be done within the City right of way and easements without approved plans and/or encroachment permits issued by the City. All necessary bonds and insurances shall be approved prior to the approval of the plans or issuance of an encroachment permit. Any construction that impacts traffic shall require a Construction Area Traffic Control Device Plan per the most current version of the (CAMUTCD) developed by a licensed traffic control engineer and approved by the City Engineer.

### **2.4 Submission of Improvement Plans**

The following are the procedures and requirements when submitting Improvement Plans to the City of Gridley for Review. Incomplete submittals will not be accepted.

Improvement plans will be accepted only after the following conditions are met:

#### **A. Development Projects**

The projects which have been approved by the City, and are not proceeding under appeal or normal process to the City Council, may be submitted after the City approves the project and the Conditions of Approval are available from the Planning Division.

#### **B. Subdivision**

Rough Grading or improvements plans including parcel or subdivision maps may be submitted upon approval of the tentative map by the City and after the Conditions of Approval are available. The submittal package shall be electronically submitted as a whole directly to the City, at: [planningdept@gridley.ca.us](mailto:planningdept@gridley.ca.us).

### **2.5 Submission of Site Development, Grading, and Improvement Plans**

The following are the City's requirements for application of a grading permit, and site development application. Plans shall be submitted to the City Engineer at the time the application is made for a construction permit. Bring Application packet to the Public Works Department during normal business hours on a USB drive with files and a completed application summary form including the following checklist.

Each Submittal shall include the following:

- ☐ One (1) copy of the Soils report.
- ☐ An itemized Engineer's cost estimate for all improvements to be constructed within public right of ways or easements, or any other improvements for which the City provides plan check and inspection services. All cost estimates shall include a ten (10) percent contingency. The cost estimate shall also include all public landscaping improvements.
- ☐ Payment of plan check and inspection fee deposit shall be submitted with the submission of plans. Fees are based on the Cities most current master fee schedule.
- ☐ One (1) copy of the drainage report indicating the method of calculation, the Stormwater Quality Design and Maintenance Plan, site water shed map, and the 10- and 100-year storm drainage calculations based on Butte County's Storm Drain Program and these specifications.
- ☐ An electronic copy of the Clerk's notice of approval for the Use permit and list of the Conditions of approval.
- ☐ An electronic copy of the approved tentative map and or site plan.
- ☐ For projects with a total disturbed area of less than one (1) acre; submit an erosion and sedimentation control plan in accordance with these specifications and details.
- ☐ For projects with a total disturbed area equal to or greater than one (1) acre; submit the State WDID associated with the project's Storm Water Pollution Prevention Plan (SWPPP). Ensure the WDID status is active and accessible within the State Water Resources Control Board's SMARTS system. A Copy of the SWPPP or WQCP shall be provided to the City.
- ☐ An electronic AutoCAD file of the project improvements. The initial submittal of the AutoCAD file will occur during the 2<sup>nd</sup> Plan check submittal. The file will be reviewed for content and format. Each subsequent submittal shall include an updated AutoCAD file for review. The final plan submittal of the AutoCAD file will occur after the final plan check, prior to the City signing off the approved plans. Failure to submit the AutoCAD file may delay final plan approval.

For tenant improvement projects, plans shall be routed through the City. Any improvements within right of way, easements, or any construction that would require temporary placement of equipment or material within the public right of way or easements shall require the Developer or the Contractor to obtain an encroachment permit from the City.

## **2.6 Submission of Final and Parcel Maps**

Final and parcel maps may be submitted for review upon the approval of the tentative map by the City. The following are the requirements:

- ☐ An electronic copy of the final or parcel map

- ☐ Payment of map checking fees
- ☐ Boundary, Centerline, and parcel survey closure calculations that include error of closure
- ☐ Preliminary Title Report dated within six months.
- ☐ One (1) AutoCAD file of the parcel or final map submitted.
- ☐ Any additional information/documentation as required.

## 2.7 Resubmittal Requirements

All resubmittals shall be electronically delivered to the City. The subject line of the email containing the resubmittal shall read, "City of Gridley –[Resubmittal #] [Project Name.]" All resubmittals shall include the following:

### A. Response to Comment Matrix

Response to comments matrix; all comments shall be populated into an excel spreadsheet and each comment shall be assigned a number. All comments shall be addressed within the excel sheet along with acknowledgement of the correction, or if a comment is not specifically addressed on the plans, a written explanation shall be provided stating why the comment was not addressed.

### B. Plans and other Documentation

An electronic copy of the latest plan submittal in .pdf format. One (1) AutoCAD file of the project improvements, and any additional documentation or materials as requested by the Plan checker.

**Any additional changes or revisions made to the plans other than those required by the City shall require the Applicant to bring those revisions or alterations to the attention of the City. Failure to do so may result in delays. Any additional review past the second plan check, or due to incomplete submittals, changes, and revisions will incur additional department review fees.**

## 2.8 Plan Acceptance and Expiration

Acceptance for construction will be given to the plan set after all necessary changes, corrections, or additions have been made as required by the City, the Owner/Developer has paid the remainder of the total plan check and inspection fees and posted all required bonds and insurances, and a permit has been issued.

The Engineer of record shall deliver to the City a minimum of three (3) sets of 24x36 prints from the accepted plan file for permit issuance prior to scheduling a pre-construction meeting.

**No plans will be considered approved, nor will construction be authorized until the plan set has received the appropriate permit.**

Permits issued become null and void if the construction of work authorized by the permit is not commenced within six (6) months from the date of such permit, or if the construction of work authorized is suspended or abandoned for a period of six (6) months at any time after the work is commenced. At such time, the plans shall be subject to review by the City to determine conformance with current City standards.

Plan reviews that remain inactive for six (6) months may be deemed expired by the City. The project may, at the discretion of the City Engineer be granted a six (6) month extension or deemed expired. A maximum of one (1) extension may be granted.

## **2.9 Improvement Plan Revisions and Submittals During Construction**

Should changes occur during construction; such changes shall be subject to the approval of the City. To receive approval the engineer of record shall provide an electronic copy of the proposed changes with clouded notation or denoted by delta revision symbols. Following review and approval of proposed change, the proposed and stamped changes shall be distributed to the Owner and Contractor.

When construction is completed within the Right of Way for utilities and or streets that the City will be responsible for ownership and maintenance, the design or engineer of record shall forward all approved submittals to the City Engineer to keep for record. If the City Engineer determines that the Engineer of Record approved a submittal for a material that is not acceptable according to the City standards, the City Engineer holds the right to refuse the submittal. These submittals shall be sent over to the City Engineer in a timely manner, to prevent the installation of inappropriate materials. The City Engineer reserves the right to review said submittals for 7 working days..

## **2.10 Record (As-Built) Plans**

The Contractor/Developer shall keep an accurate record of all approved deviations from the plans and shall provide a .pdf electronic file, AutoCAD electronic file, full size, and 11x17 bond copies of the as-built plans prior to final acceptance of the completed improvements. Each sheet of the plans shall be marked "As-Built" or "Record Drawing."

## **2.11 Inspections**

Requests for inspections shall be given a minimum 48 hours in advance. Any improvement constructed without inspection as provided above or constructed contrary to the order or instruction of the City Engineer will be deemed as not complying with the City standards and specifications.

Upon completion of any improvements and prior to requesting final inspection, the area shall be thoroughly cleaned of all rubbish, excess material and equipment and all portions of the work shall be left in a neat and orderly condition satisfactory by the City Engineer.

The Contractor will be notified in writing as to any particular defects or deficiencies to be remedied. The Contractor shall proceed to correct all defects of deficiencies as soon as possible, and a second inspection shall be made for final acceptance.

## **2.12 Submittal of Lot Line Adjustments**

The following shall be submitted to the City prior to recordation of a lot line adjustment:

- ☐ An electronic copy of the property boundary description with an exhibit map. These sheets must have at least ½" inch of margin along all sides to meet conditions of the County Recorder's Office.
- ☐ One (1) AutoCAD file of the property boundary description.

- ☐ An electronic copy of the boundary survey closure calculations for the resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice Land Surveying.
- ☐ Deeds to convey interest in the affected properties.
- ☐ Preliminary title report no older than six (6) months for all properties involved. One (1) copy of the Conditions Approval.
- ☐ Signed Owner Consent.



## **Section 3 - Plan Sheet Requirements**

### **3.1 General**

Public Improvement Plans shall be prepared for public improvements required of subdivisions and all other work performed within City right-of-ways or easements that is in excess of minor work. For the purposes of this section, minor work shall consist generally of the construction, or the removal and replacement of curbs, gutters, sidewalks, or driveways, minor street widening, connecting to existing water, sewer or storm drainage facilities adjacent to site development and utility rated work.

The following requirements apply to the form of Public Improvement Plans.

### **3.2 Plan and Profile Sheets**

All improvement plans shall be clearly and legibly drawn in ink on 24"x36" Arch D or 24"x34" ANSI D size paper. Sheets shall have 1 ½ inch wide clear margin at the left edge with a 1-inch-wide margin on all other edges, or as otherwise approved by the City Engineer.

#### **A. Drafting Standards.**

All linework shall be neat, clearly legible, and opaque to light. Letters and numerals shall have a minimum height of 1/8 inch and be well formed and sharp. Numerals showing profile elevations shall not be bisected by station grid lines. Dimension lines shall be terminated by a sharp solid arrowhead.

#### **B. Scale**

Horizontal scale shall be 1 inch = 20, 40 or 50 feet and shown as a scale bar beneath the north arrow. Vertical scale shall be 1 inch= 2, 4, or 5 feet.

#### **C. Title Block**

A title block must be shown on each sheet within the set of drawings and shall show the subdivision or project name, sheet title, sheet number, date, scale and Engineer of record's name, signature and license number. The title block shall be placed along the lower edge or right edge of the sheet.

#### **D. Orientation**

All plan sets shall be oriented with the North arrow pointing either to the top or right edge of the plan sheet.

### **3.3 Title or General Information Sheet**

Each set of Improvement Plans shall have a Title or General Information Sheet. This sheet shall be sheet 1 of the plans and shall include the following:

- ☐ A vicinity map drawn to a convenient scale, preferably not less than 1 inch = 2000 feet. The North arrow must point to the top of the sheet\*
- ☐ A North arrow and scale\*
- ☐ Sewer or storm drainage network\*
- ☐ Index of sheets\*
- ☐ A signature block for the City Engineer\*

- ☐ Utility information block\*
- ☐ Block for City Project Number and Date Improvements Completed\*
- ☐ The entire subdivision or parcel drawn to a scale of not less than 1 inch= 200 feet, or as approved by the City Engineer. The map shall provide the following:
  - Streets and street names of all streets within or contiguous to the project
  - Adjacent subdivisions or parcels properly identified including names, lot lines and lot numbers.
  - All property lines
  - City limit line
- ☐ Legend of symbols
- ☐ The most current version of the City General Notes (Attachment A)
- ☐ Typical street sections including TI and R values
- ☐ Temporary and permanent benchmarks with description, the engineer of record shall contact the City for the location and elevation of the nearest official benchmark. Datum information.\*
- ☐ Any California Environmental Quality Act (CEQA) Mitigation measures that apply to the project.
- ☐ Approval from other jurisdictions with signatory boxes , such as Caltrans, Reclamation Districts, etc

Improvement plans consisting of fewer than 4 sheets, shall not include a title sheet, but instead show all of the above information on the plans. If a title sheet is not required those items shown with an (\*) shall be shown on the first sheet.

### **3.4 Street Plan and Profile Sheets**

The following requirements are for all plans submitted to the City for review and approval.

#### **A. Plan View**

The plan view of each street to be improved shall be shown on separate sheets and shall include existing improvements and contours/elevations within 100 feet of the project boundary, proposed improvements and future improvements, if known. Proposed improvements shall include sidewalks, curbs, gutter, driveways, sewer mains, water mains, sewer lateral locations, storm drains, manholes, valves, fire hydrants, fencing, barricades, monuments, survey stationing, signal pull boxes, signal poles, hardscape features, curve data for all curves along centerline and curb returns and distinct elevations along the face of the curb at all beginning and ends of curves and at all curb returns.

In addition, right-of-way lines, easement lines, and City limit lines (if applicable) shall be shown. Call outs on the plans to City Standards shall reference the Drawings where these are shown. Callouts for non-standard improvements shall reference the detail, including sheet number, which provides the construction specifics. Other data may be required as specified by the City Engineer. The survey stationing shall normally read from left to right with the North arrow pointing either to the top or right edge of the sheet. All stationing shall be a continuation of that used for the design for existing improvements where possible.

## **B. Profile View**

The profile view of each street shall be shown immediately below its plan view. The profile shall include existing and proposed street centerlines, sewer mains, storm drains, water mains, public utility mains, all utility crossings and gutter flow lines. Distinct elevation shall be shown on the street centerline and gutter flow line at 50-foot stations and grade break points, manhole and catch basin inverts and elevations and water main crossing with other utilities. Rates of grade shall be shown on all profile lines. Elevations of hydraulic grade line for the 10 year frequency storm shall be shown at all storm drain manholes, catch basins and drain inlets where located above the top of the pipe.

Elevations of the hydraulic grade line for 100 year frequency storms shall be shown at all crossings of arterials, culverts and where determined necessary by the City Engineer. Storm drain manhole and inlet identification numbers from drainage study shall be shown at all storm drain manhole and inlet locations.

## **C. Signing and Striping Plans**

All existing and proposed traffic signing and striping shall be shown on a plan view and on separate sheets from all other improvements. The scale shall be 1 inch = 40 feet, or as otherwise approved by the City Engineer. Signing and striping to be shown shall include all existing and proposed traffic striping, pavement markings, pavement markers, regulatory signs and warning signs. All existing signing and striping within at least 200 feet of the project limits shall be shown.

## **D. Rough Grading and Finished Grading Plans**

Rough grading and finished grading plans shall conform to these standards.

## **E. Other Plans**

Other Plans shall be incorporated in the public Improvement plans include, but are not limited to, landscaping and irrigation, dry utilities, retaining and decorative soundwalls, and traffic signals. The layout of meandering sidewalks, soundwalls, pedestrian pass-throughs, etc shall be shown on the improvement plans along with any grading associated with these improvements, in addition to being shown on the landscaping plans. Public Improvements built under the landscaping plans shall be included in the cost estimate submitted with the improvement plans in order that they may be properly bonded for and inspections costs covered.

# **3.5 Detail Sheets**

Detail sheets, if necessary, shall delineate special details, structural designs, etc., for which no standard detail exists, and when space is not available on the plan and profile sheets.

Plan views of the structure, for which details or designs are to be provided, shall be shown on the detail sheet depicting the location of said structure in relation to street centerlines, stations, bearings, shews, grades, etc.. Structural details shall be delineated at a scale that will clearly define all facets of the design. Standard Details shall not be delineated on details sheets or any other sheet unless reproduced in full.

# **3.6 Parcel and Final Maps**

The parcel or final map shall be prepared by or under the direction of a Civil Engineer registered in the State of California authorized to practice Land Surveying or a licensed land surveyor in the manner required by the State Subdivision Map Act, and these standards.

## A. Preparation and Form

The general form and layout of the map, including size and type of lettering, drafting and location acknowledgements, etc. shall be as approved by the City Engineer. Parcel and final maps shall conform to the following:

- ☐ Survey information shall generally read from left to right and orientated perpendicular or parallel with the northernly direction. North shall be oriented to either top or right edge of the sheet.
- ☐ Large lot final maps or large lot parcel maps shall not be more than 1 inch = 100 feet, unless otherwise permitted by the City Engineer. The scale of residential final maps shall not be more than 1 inch = 50 feet. All maps shall clearly show all details of the subdivision.
- ☐ All dimensions shall be shown in feet and hundredths of a foot. No ditto marks shall be used.
- ☐ If more than 2 sheets are necessary to show the entire subdivision, a graphical index shall be included.
- ☐ The subdivision designation, tract number, other numbers assigned by the City Engineer, scale and North arrow shall be shown on each sheet.
- ☐ A title sheet, designated as page number 1 of the final map, shall be provided. Where the size of the subdivision permits, in lieu of a separate title sheet, the information required may be shown on the same sheet as the map of the subdivision.

## B. Certificate Sheet

The certificate sheet shall contain the following information:

- ☐ The title followed by the words "Subdivision No (Insert Planning Department filing number)." "City of Gridley, Butte County, California."
- ☐ Below the title shall be a subtitle, consisting of a description of all property being subdivided with reference to such map or maps of property shown thereon and shall have been last previously recorded or filed in the County Recorder's Office, or shall have been previously filed with the County Clerk pursuant to a final judgement in any action in partition, or shall have been previously filed in the office of the County Recorder under authority of the Subdivision Map Act of be reference to the plat of any United States survey.

The title shall also include the Section(s), Township and Range of Mount Diablo Meridian.

- ☐ The subtitle of maps filed for the purpose of reverting subdivided land to acreage shall consist of the words "A reversion to acreage of..." (insert description as required herein).
- ☐ Reference to tracts and subdivisions in the description must be worded identically with original records. Reference to book and page of record must be complete.
- ☐ Affidavits, certificates, acknowledgements, endorsements, acceptances, dedications and notarial seals as required by law including but not limited to the Subdivision Map Act and City ordinances.

## C. Information

The parcel or final map shall substantially conform to the City approved or conditionally approved tentative map including all approved modifications, and shall contain the following information:

- ☐ All areas shown on the map which do not constitute a part of the subdivision shall be labeled "Not a part of the subdivision" or "N.A.P.O.T.S." All lines delineating such areas shall be dashed.
- ☐ The following survey data and information shall be shown on the final map:
  1. Corner Stakes, monuments (together with their precise position) or other evidence found on the ground, to determine boundary of the subdivision.
  2. Corners of all adjoining properties identified by lot and block numbers, subdivision names, numbers and pages of record, or by section, township and range or other proper designation.
  3. All information and data necessary to locate and retrace any point or line without reasonable difficulty.
  4. The location and description of any required monuments to be set after recording of the parcel map, and the statement that they are "to be set."
  5. Bearings and lengths of each lot line, centerline, block line and boundary line and each required bearing and distance. All line annotations shall be located adjacent to the described line. Curve and line tables can be used to avoid crowding and conflicts with line work or other information shown on the maps.; however, the use of annotation tables shall be kept to a minimum and located on the same sheet as the line work.
  6. Details shall be located on the same sheet as the line work being depicted in the detail.
  7. Chord length, chord bearing, radius, arc length and central angle of each curve.
  8. The survey center lines of any street or alley in or adjacent to the parcel together with reference to a field book or map showing such center line and the monuments which determine its position. If the monuments are determined by ties that fact shall be so stated.
  9. Sheet numbering shall be located in the lower right hand corner of each sheet.
  10. Such other survey data or information as may be required to be shown by the City.

All resulting lots or parcels being subdivided for the purpose of sale, lease, or financing excluding those exempt by law, and all parcels offered for dedication to the City or any other public agency, for any purpose with all dimensions, boundaries, and courses clearly shown and defined.

Dimensions of lots shall be as total dimensions corner-to-corner, in addition to point-to-point dimension.

All lots shall be numbered consecutively, without omissions or duplication, throughout the subdivision, starting with the number 1, except units of a total development. Lot numbering shall be consistent with that of the approved or conditionally approved tentative map or as approved by the City Engineer. Only parcels offered for dedication other than for streets or easements shall be designated by letters. However, in single-family divisions, the parcels intended for other than single-family use may be designated by letters. Each numbered lot shall be shown entirely on one

sheet. The text height of a lot number or designated letter lot shall be a minimum of 1.5 times larger than the surrounding line annotation.

The square footage (to the nearest foot) shall be shown on the map directly under the lot number. Lots one acre or greater shall be shown with the net acreage (to the nearest one hundredth of an acre).

The location and total width of all public streets, alleys, pedestrian ways, equestrian and hiking trails and biking paths, and rail road rights-of-way; the names of public streets, and the width on each side of the centerline of each public street; the width of the portion of the street, alley, pedestrian way, equestrian and hiking trail and bike path being dedicated , and the width of the existing dedication, public or private if any within the subdivision.

All necessary data, including widths and sidelines of all proposed and existing public utility easements to which the lots of the subdivision are subject. Each easement shall be clearly labeled as to nature and purpose and if already of record, its recorded reference given. If an easement of record cannot not be plotted on the map because its location is not defined or definite, an attempt shall be made to have the easement extinguished and removed from the title. Easement shall be denoted by fine dashed lines.

All limitations on rights of access to and from streets and lots and other parcels of land shall be shown on the map.

The lines of any natural watercourse, channel, stream, creek or body water in or adjacent to the subdivision and/or officially adopted floodplain lines, which constitute parcel boundary lines or easement lines shall be shown on the map.

Any City boundary crossing or adjoining subdivision clearly designated and tied in shall be shown on the map.

The bases of bearings shall be shown, that were used in the field survey, making reference to some recorded subdivision map or tother source acceptable to the City Engineer.

#### **D. Additional Data Required**

The following statements, documents and other data, and as many additional copies thereof as may be required shall be filed with the parcel or final map:

On the application form, the names, addresses, and telephone numbers of the record owners and subdivider and persons preparing the Parcel or Final Map.

A guarantee of title or letter from a title company, certifying that the signatures of all persons whose onset is necessary to pass a clear title to the land being subdivided and all acknowledgements thereto, appear and are correctly shown on the proper certificates, and are correctly shown on the final map; both as to consents for the making thereof and the affidavit of dedication.

A traverse computations sheet in a computerized form approved by the City Engineer; giving bearings, distances and coordinates and showing the mathematical closure. No manual computations will be accepted. All lots must close to within 0.02 feet or as specified by the City Engineer. Each sheet of survey closures shall be numbered sequentially.

All protective covenants, restrictions, or affirmative action obligations in the form in which the same are to be recorded when approval thereof by an officer of the City has been required as a condition of approval of the Tentative Map.

All other data required by law as a conditional approval of the Tentative Map, including plans, reports, agreements, permits, fees security or other requirements.

#### **E. Subdivision Agreement**

If the requirement improvements for the subdivision have not been completed to the satisfaction of the City Engineer and Accepted by the City council prior to recording of the Parcel map or Final map, the subdivider shall enter into a subdivision agreement with the City the form of the agreement shall be as approved by the City Attorney, and said agreement shall be approved by the City council and recorded concurrent with the parcel or Final map.

### **3.7 Property of the City of Gridley**

All plans, maps, reports and any other items submitted to the City shall become property of the City. The City shall not be responsible for the return of these items once they are submitted.

## **Section 4 - Contractor's and Developer's Responsibilities**

### **4.1 General**

All improvements within City's rights-of-way, and easements, and onsite private drainage improvements shall be installed in accordance with the approval improvement plans and specifications, the City of Gridley Standards, and the State of California Department of Transportation Standard Specifications, hereinafter referred to as the Caltrans Standard Specifications.

The public roadway infrastructure improvements shall be designed and constructed in accordance with these Design and Construction Standards and the latest edition of the City's American Disabilities Act (ADA) Transitions Plan. Should there be any discrepancy between these Standards and the ADA Transition Plan with respect to accessibility, the ADA Transition Plan shall have precedence. Caltrans Standard Specifications shall apply where not superseded by these Construction Standards. The Contractor shall follow all applicable City, County, State and Federal laws and regulations relating to construction on the improvements.

### **4.2 Contractor's Responsibility**

It shall be the Contractor's responsibility for:

#### **A. Plans**

Perform construction per plans signed and approved by the City. Any additions, deletions or changes to the approved plans shall be submitted to their departments for review and approval prior to construction.

#### **B. Notification**

The Contractor shall schedule a preconstruction meeting with the City to review and inspect the improvements. The meeting shall take place a minimum of 48 hours prior to the start of construction. The preconstruction meeting shall not be scheduled prior to the City departments' receipt of approved plans.

Minimum advance notice to the City's Construction Inspector for inspection shall be 48 hours. The City's Construction Inspector shall have the opportunity to inspect all underground/subsurface improvements prior to backfill or cover. The scope of various inspection parameters and participation of contracted special inspection duties shall be identified at this time.

The developer/contractor is responsible for completing the project per the approved plans and specifications. Once deemed complete at the discretion of the City Inspector, it shall be the developer's responsibility to notify the City Inspector to commence City procedures to establish a project punch list prior to City acceptance.

#### **C. USA Markings**

White paint shall be used to indicate areas to be marked by Underground Service Alert (U.S.A.). Any areas not marked shall not be included in the U.S.A. and the Contractor shall not excavate in these areas. The Contractor will be responsible for any damage resulting from excavation in unmarked areas. The Contractor or Applicant who requested the USA markings shall be responsible for the removal of the USA markings upon completion of the work, at the discretion of the City Engineer.



. The Contractor shall take routine precautions to ascertain the location of any underground utilities in the vicinity of their project prior to U.S.A. marking. Contractor shall notify the City's Construction Inspector when any system is affected.

#### **D. Testing**

Constructed utilities shall be tested in accordance with these standards. All testing results shall be provided to the Construction Inspector within 5 working days after the Contractor has received the results.

#### **E. Cultural Resources**

The Contractor shall stop construction if cultural resources are discovered during excavation operations. It is possible that previous activities have obscured surface evidence of cultural resources.

If signs of an archeological site, such as any unusual amounts of stone, bone, or shell are uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City, as well as the Butte County Tribal Historic Preservation Office shall be notified immediately. A qualified archaeologist shall be consulted for an on-site evaluation. Additional mitigation may be required by the archaeologist.

#### **F. Hazardous or Toxic Materials and Contaminated Soils**

Should the Contractor encounter hazardous or toxic materials, or contaminated soils, or materials which the Contractor believes may be hazardous waste during any and all excavation or grading operations, as defined in Section 25117 of the Health and Safety Code, which require them to be moved to a Class I, Class II or Class III disposal site in accordance with provisions of existing law, the City of Gridley Fire Department shall be contacted immediately. The area which contains the hazardous or toxic materials or contaminated soils shall be marked off until an investigation by a member of the Fire Department is conducted. The cost for remediation and/or removal of soil shall be bourn solely by the Contractor/Property owner. The parties intend that this provision be broadly construed.

#### **G. Working Hours**

In accordance with the City of Gridley's noise ordinance (9.40.160), the hours of project construction shall be limited to the following:

6:00AM to 7:00PM, Monday through Friday

There may be additional limitations placed on working hours specified in the project's approved plans, conditions of approval, special provisions, or encroachment permit. Any requests for work outside of the hours listed above should be made in writing and will be considered by the City. Should a request be approved, the Contractor may be required to pay additional fees for City Inspection outside of normal business hours.

#### **H. Emergency Contact Person**

Prior to the commencement of project construction, the City's Construction Inspector shall be furnished with the name and telephone number of a contact person who can be reached 24 hours per day regarding problems or emergencies at the site.

## **I. Traffic Control**

A traffic control plan (TCP) shall be submitted by the Contractor/Developer whenever required by the City. When the City's Construction Inspector has determined a TCP is required, the Contractor shall submit the plan to the City for acceptance. The plan shall include: The project title, the encroachment permit number if applicable, the requested traffic alteration specifics and the requested working hours., The TCP shall be available at the site at all times during the work. The Contractor shall assure that the traffic control equipment is erected prior to the work beginning and that it is removed immediately when appropriate.

## **J. Preservation of Property**

The Contractor shall take extreme care to protect existing site and adjacent improvements from damage.

The Contractor shall be responsible for any damage resulting from the construction and shall be responsible for repair or replacement conforming to the latest standards.

## **K. Personnel**

Only personnel competent in the particular trade undertaken shall be employed for the construction work.

## **L. Weather**

Construction work shall not commence or progress when the weather jeopardizes a safe working environment or the quality of the project in any manner. The contractor shall comply with the Storm Water Pollution Prevention plan on site.

Construction activities within or adjacent to the public right of way during inclement weather may be prohibited where the activity constitutes an unsafe condition for the public and/or the workers. This applies to the traveled way and any work area adjacent to the traveled way.

## **M. Trenching Safety**

Prior to excavation of trenches 5 feet or deeper, the Contractor shall submit the following to the City's Construction Inspector:

- ☐ A copy of the company's annual CALOSHA T-1 trenching permit.
- ☐ A copy of the company's letter informing CALOSHA of the time the trenching is commencing and the location of the work prior to trenching within any City street right-of-way or easement, an encroachment permit shall be obtained from the City.

In unimproved areas, the maximum length of open trench (5 feet in depth or more) shall be that which can be trenched and backfilled in one day. Any trench left open overnight and the method of protection thereof shall be approved by the City's Construction Inspector.

In existing streets, following trenching and pipe laying, backfill shall be accomplished immediately unless approved otherwise by the City's Construction Inspector. No excavation which is larger than necessary to leave the end of the pipe exposed for the next work day shall remain open at the end of the day. The excavation shall be plated and/or fenced, subject to the approval of the City's Construction Inspector.

## **N. Street Cleaning**

Where dirt, mud, rock, sand or other foreign material are tracked onto public street pavement, the Contractor shall clean the streets daily, or as directed by the City's Construction Inspector. If the Contractor fails to keep the streets clean, the City may clean the areas and bill the Contractor. Streets shall be cleaned with a power broom or hand brooms and shall not be washed with water without the approval of the City's Construction Inspector. Any mud displaced into the City storm drain system by the Contractor shall be removed at the discretion of the City's Construction Inspector.

## **O. Construction Safety**

Construction safety within the City shall be governed by the Construction Safety Orders of the Occupational Safety and Health Standards of Title 8 of the California Code of Regulations.

### **4.3 Developer's Responsibility**

It shall be the Developer's responsibility to provide Record Drawings in PDF electronic format, two sets of blue line prints (1 full size, 1 scaled) and shall be submitted to the City.

### **4.4 Residential Occupancies During Residential Building**

Upon the occupancy of 1 or more homes in public or private subdivisions, the occupant (s) shall have a safe, clean, un-obstructed travel way, including sidewalks, in accessing and exiting the area of their home, applying to newly constructed streets within the subdivision extending to the closest existing street. The following minimum standards are to be met:

1. Streets shall be thoroughly cleaned, back of walk to back of walk at the end of each work day.
2. No building materials, portable toilets or construction equipment shall be stored within the street right-of-way. Portable toilets shall be a minimum of 50 feet from drain inlets.
3. A trailer with a valid California license may be parked along edges of the street within a subdivision for a period of 72 hours, provided the travel ways are unobstructed and each outside corner of the trailer has lighted barricades.
4. Erosion control materials at drain inlets such as straw bales and gravel bags shall be removed. Silt bags which are in drain inlets fronting homes with completed landscaping shall be removed.
5. Landscaping related materials (such as cobbles, bark or gravel) may be staged in the streets for immediate removal. If stored overnight, a lighted barricade shall be placed on each side of the pile, toward traffic. The pile shall not extend into the street from the curb further than the width of a parked car.
6. Unoccupied cul-de-sacs or other section of streets for which there is no public access necessary shall be barricaded.

### **4.5 Guarantee and Warranty**

The Contractor shall guarantee and warrant all materials supplied as being fit for the purposes intended. The Contractor shall guarantee and warrant all work performed as having been accomplished in a proper and workman-like manner.

Should any failure of work occur within the warranty period, the Contractor shall promptly make the needed repairs at the Contractor's own expense. Should such failure of work result in excessive maintenance by the City, or in the opinion of the City, the failure is best left unrepaired, the Contractor shall incur the additional maintenance cost.

In emergency cases, where in the opinion of the City Engineer (provided a reasonable attempt has been made to notify the Contractor) delay would cause serious loss or damages, or a serious hazard to the public, the repairs may be made without prior notice to the Contractor, and the Contractor shall pay the entire cost thereof.

The procedures for review, repair and release of guarantee and warranty obligations shall be as follows:

#### **A. Subdivision Improvements**

The guarantee and warranty shall continue for a period of one year after Notice of Completion for all public improvement work installed under any Subdivision Agreement. The Subdivision Agreement shall be binding in its entirety.

The following procedures shall be followed for completion of the guarantee and warranty for subdivision improvement:

1. All necessary City departments shall complete their guarantee and warranty inspections during approximately the tenth month following the completion and prepare and deliver a final punch list to the Contractor by approximately the end of the tenth month.
2. Within 30 days of receipt of the final punch list (during the eleventh month), the Contractor shall repair or address all items indicated. All City departments issuing a punch list shall then be notified for re-inspection of repairs.
3. Within 30 days of notifying the Contractor (by the end of the eleventh month), the City departments shall re-inspect the repaired improvements.
4. Upon the City's approval of the repairs, the maintenance bond will be allowed to expire, at the conclusion of one year following the Completion. If the Contractor does not complete the required work by the end of the eleventh month, the list of repairs will be referred to the City Attorney's office for further management.
5. Any subdivision improvement work subject to the 1 year warranty shall require the issuance of an encroachment permit.

#### **B. Underground Warranty Work within City Street Right-of-Way**

All underground work done as a result of the one-year warranty inspection shall comply with the following:

1. All backfill in City streets shall be two sack, slurry cement.
2. The asphalt concrete patch shall conform to Construction Standard Details TB-01A or TB-05. Determination of Detail TB-01A or TB-5 shall be at the developer's discretion.
3. Depending upon the extent of asphalt concrete patching necessary and at the discretion of the City's Construction Inspector, a CalTrans Type II slurry seal or one inch asphalt concrete overlay of the entire street width in the area of the patches may be required.
4. Pavement cracking: Depending upon the extent of cracking and at the discretion of the City's Construction Inspector, cracks shall be sealed per these Standards. Crack sealing

shall be followed with a slurry seal or one inch asphaltconcrete overlay which shall be applied to the entire street width in the areaof the cracks as required by the City's Construction Inspector.

### **C. City's Policy on Warrant Repairs on Sewer Stub and Services**

Sewer Services to residential and commercial subdivision lots under warranty

Where a project inspection identifies defects in a sewer service and the sewer main is still within the warrant period, the responsibility to repair the service rests solely on the developer who installed the sewer main.

Sewer services to residential and commercial subdivisions outside of warranty

Where a project inspection identifies defects in a sewer service and the sewer main is no longer under warranty, the responsibility to repair the defects shall rest on both the developer and the City as follows:

- a) The developer shall be responsible to repair defects found in any sewer service from the first joint downstream of the sewer cleanout to the commercial or residential building (that portion of the sewer services that is considered "private").
- b) The City shall be responsible to repair defects found in any sewer service from the first joint downstream of the sewer cleanout to the sewer mainline (that portion of the sewer service that is considered "public").

Sewer stubs to residential and commercial subdivisions:

Where sewer stubs have been constructed on sewer mains, these sewer stubs become an integral part of the sewer system of the proposed residential or commercial subdivision they were designed and built to serve. The developer of the subdivisions shall be required to test and repair these stubs, if found damaged, prior to tie-ins. A note to this effect shall be placed on all Building and improvement plans to ensure the developer is aware of this requirement prior to initiating construction.