

PROPOSED CONDITIONS OF APPROVAL FOR:

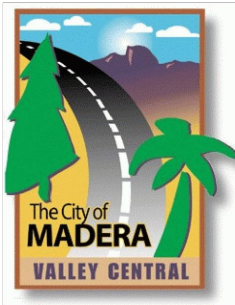
610 NORTH 'E' STREET

MADERA, CALIFORNIA 93638



1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

[illegible]



610 N. E. ST. AUTOMOTIVE USE

CONDITIONAL USE PERMIT
CUP 2019-11

SITE PLAN REVIEW
SPR 2019-18

CITY OF MADERA, CALIFORNIA

The City of Madera Planning Commission, at its regular meeting of November 12, 2019 approved the application for a conditional use permit and site plan review to allow for various automotive uses within specific tenant suites of an existing building in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. The project is located on the southwest corner of the intersection of East Central Avenue and North E Street. APN: 007-042-001

Findings

- This project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).
- Various automobile repair uses are consistent with the purposes of the C (Commercial) General Plan land use designation and the C2 (Heavy Commercial) Zone District, subject to the issuance of a conditional use permit
- As conditioned, rehabilitation of the site is consistent with the Madera General Plan principles, goals and policies.
- As conditioned, the project will be consistent with established codes, standards and policies relating to traffic safety, street improvements and environmental quality.
- As conditioned, the establishment, maintenance or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's

11/12/19 (CUP 2019-11 & SPR 2019-18 – N. E. St. Automotive Use)

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signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.

2. The conditions of approval for CUP 2014-01 and SPR 2014-01 shall be replaced and superseded in their entirety by the following conditions of approval for CUP 2019-11.
3. The applicant's failure to utilize CUP 2019-11 within one year following the date of this approval shall render CUP 2019-11 null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
4. CUP 2019-11 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of CUP 2019-11 and owners of the property voluntarily submitting to the City a written request to permanently extinguish CUP 2019-11.
5. SPR 2019-18 shall expire one year from date of issuance unless positive action is taken on the project as provided in the MMC or a request to extend the approval is received before the expiration date (MMC Section 10-3.4.0114, Lapse of Site Plan Approval).
6. CUP 2019-11 and SPR 2019-18 shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions, staff may schedule a public hearing before the Planning Commission within 45 days of the violation to revoke the permits or modify the conditions of approval.
7. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
8. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to any building permit final issuance.
9. All on- and off-site improvements shall be completed prior to issuance of final occupancy.

Building Department

10. Current State of California and federal accessibility requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage, shall be confirmed at final inspection, and shall apply to proposed and future development.

11/12/19 (CUP 2019-11 & SPR 2019-18 – N. E. St. Automotive Use)

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Engineering Department

General

11. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
12. The developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, encroachment permit processing and improvement inspection fees.
13. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Division in accordance with the submittal process.
14. Improvements within the City right-of-way require an encroachment permit from the Engineering Division.
15. All off-site improvements shall be completed prior to issuance of final occupancy.
16. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards.
17. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
18. Sewer main connections six inches and larger in diameter shall require manhole installation.

Streets

19. The developer shall repair or replace all broken or damaged concrete improvements including curb, gutter, and sidewalk to current City of Madera and ADA standards.
20. The existing ADA access ramp on the southwest corner of Central Avenue and North E Street shall be removed and reconstructed to meet current City and ADA standards.
21. Sufficient right-of-way shall be dedicated at the southwest corner of Central Avenue and North E Street to accommodate the ADA access ramp.
22. The existing sidewalk on Central Avenue along the entire project parcel frontage shall be removed and replaced to meet current City and ADA standards.
23. The developer shall remove and replace the existing sidewalk, as necessary, along the entire project parcel frontage on North E Street to meet current City and ADA standards and improve with landscaping.
24. The existing driveway located on Central Avenue shall be removed and replaced with curb and gutter per City standards.

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25. The existing access ramps to the building along the project parcel frontage on North E Street shall be removed and reconstructed to meet current ADA standards.
26. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purposes of participating in the cost of maintaining landscape improvements within said zone.

Water

27. Existing or new water service connection(s), including landscaped areas, shall be upgraded or constructed to current City standards including an Automatic Meter Reading (AMR) water meter installed within the City right-of-way and a backflow prevention device installed within private property.
28. A separate water meter and backflow prevention device shall be required for landscape area.
29. Existing water service connections that will not be used for the project shall be abandoned at the mains per City of Madera standards.

Fire Department

30. One 2A10BC-rated fire extinguisher shall be required to be located in the interior of the mobile food truck.
31. A key box shall be required.

Planning Department

General

32. On-site vandalism and graffiti shall be corrected per the MMC.
33. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster belonging to the subject property.
34. The property owner, operator and/or manager shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
35. The applicant shall comply with all federal, state and local laws. Material violations of any of those laws concerning the use may be cause for revocation of the use permit.

Automotive Uses

36. The following automotive repair uses shall be allowed for the larger tenant suites including Suite Nos. 100, 102, 106, 108 and 112:
 - Car Emission and Smog Testing

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- Damaged Vehicle Parts Repair and Replacement
- Diagnostic Scanning
- Front Body Repair and Replacement: Upper/Lower Control Arms, Rack and Pinion
- General Repair and Maintenance: Oil, Lube and Filters, Tune-Ups
- Glass Repair
- Heating and Cooling
- Heavy Engine and Transmission Services
- Major and Minor Mechanical/Electrical Repairs
- Muffler and Exhaust Repairs
- Paint and Dent Repair
- Rear Body Repair and Replacement: Bearings, Differential
- Steering and Suspension
- Straightening and Body Work
- Tire and Wheel Services
- Undercar Service Maintenance: Brakes, Anti-Lock Brakes
- Welding of Replacement Vehicle Parts
- Window Tinting

37. The following automotive repair uses shall be allowed for the smaller tenant suites including Suite Nos. 104 and 110:
 - Car Emission and Smog Testing
 - Diagnostic Scanning
 - General Repair and Replacement: Oil, Lube and Filters, Tune-Ups
 - Glass Repair
 - Heating and Cooling
 - Minor Mechanical/Electrical Repairs
 - Muffler and Exhaust Repairs
 - Undercar Service Maintenance: Brakes, Anti-Lock Brakes
 - Welding of Replacement Vehicle Parts

38. There shall be no allowance for an automotive detail use, including hand and machine wash, in any tenant suite. There shall be no allowance of the installation of a floor drain or well in any tenant suite.

39. All overnight storage of vehicles in conjunction with any automotive use shall only be on the interior of the tenant suite. There shall be no allowance of the overnight storage of vehicles in either of the two parking fields or in the City's right-of-way.

Landscaping

40. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the city. This includes, but is not limited to, ensuring properly operating irrigation

11/12/19 (CUP 2019-11 & SPR 2019-18 – N. E. St. Automotive Use)

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equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.

Parking

41. Parking stalls shall be developed in close conformance with the approved site plan drawings.
42. All parking and loading areas shall be marked and striped to City standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine-feet wide by nineteen-feet deep. No compact stalls shall be incorporated into the parking field. Minimum drive aisle width shall be 26 feet.
43. All required parking shall be permanently maintained with all parking spaces to be shown on plans submitted for building permits. Any modifications in the approved parking layout shall require approval by the Planning Department.

Signage

44. All signage shall be in compliance with the Sign Regulations of the City of Madera.

11/12/19 (CUP 2019-11 & SPR 2019-18 – N. E. St. Automotive Use)

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ACKNOWLEDGMENT AND ACCEPTANCE OF CONDITIONS

Prepared by the City of Madera Planning Department for:

CUP 2019-11 & SPR 2019-18 – 610 N. E. St. Automotive Use - An application for a conditional use permit and site plan review to allow for various automotive uses within specific tenant suites of an existing building in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. The project is located on the southwest corner of the intersection of East Central Avenue and North E Street. APN: 007-042-001

APPLICANT ACCEPTANCE OF CONDITIONS OF APPROVAL

I, (please print name) _____, applicant for **CUP 2019-11 & SPR 2019-18**, hereby accept the list of conditions of approval and do hereby agree to abide by said conditions. I acknowledge that unless the acceptance of conditions of approval is received within 30 days or a letter of appeal filed, the Conditional Use Permit and/or Site Plan Review will automatically terminate possibly requiring a new application to be filed to bring the property into conformance with the Madera Municipal Code. I also acknowledge that all conditions of approval shall be fully complied with prior to issuance of a Certificate of Occupancy, unless other arrangements have been made in writing with the Director of Community Development.

Date of Acceptance: 11-14-19

Signature of Applicant (please sign in ink)

Andrew R. Fuller
Printed Name

President of General Partnership
Title

Montage Company of Santa Barbara
Company INC.

Date of Acceptance: _____

Signature of Property Owner (sign in ink)

Printed Name

Title

Company

11/12/19 (CUP 2019-11 & SPR 2019-18 – N. E. St. Automotive Use)

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PLANNING - DESIGN - CONSULTING

1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

PROJECT

PROPOSED CONDITIONS OF APPROVAL FOR:
KEVIN LAND - TIRE SHOP
610 NORTH E STREET
MADERA, CA. 93638

STATUS

Current Release Date
1-17-23
Planning Submittal
9-30-19
Plan Check Submittal
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REVISIONS

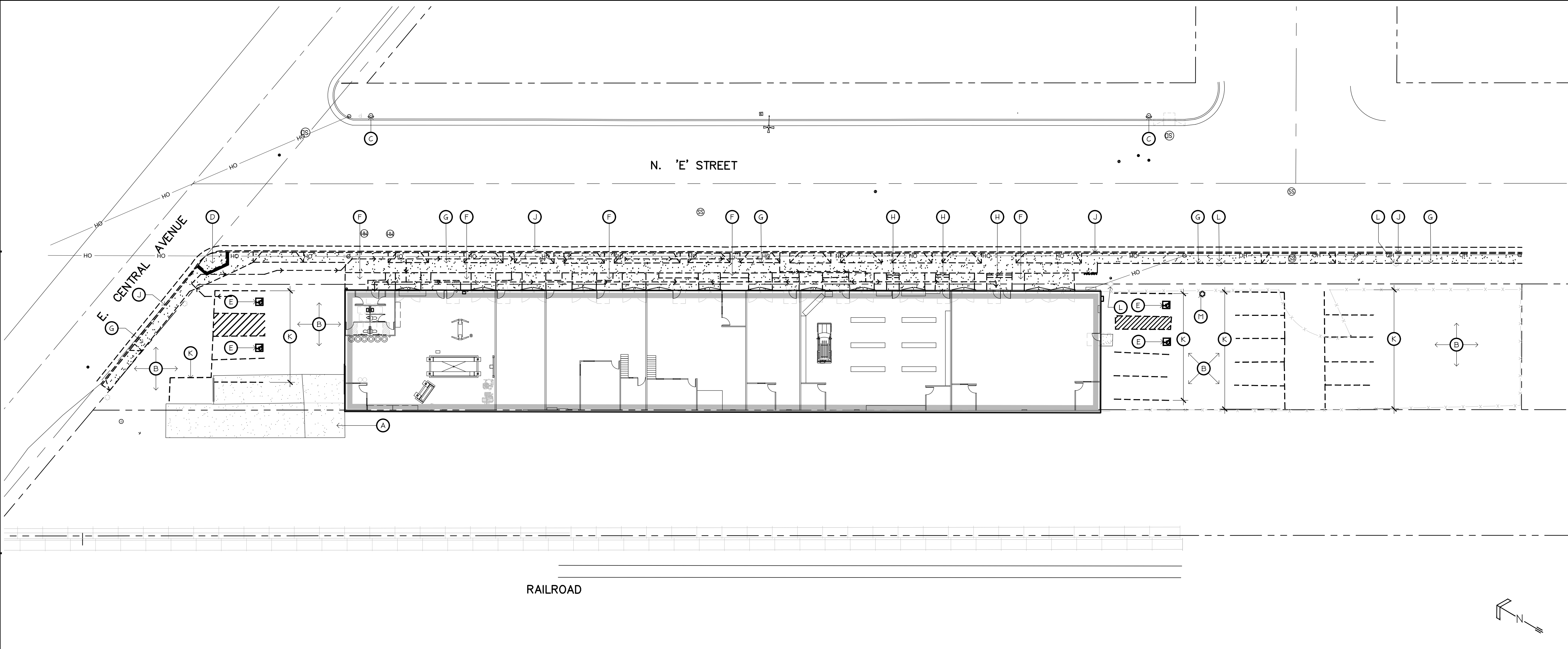
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IDENTIFICATION

Scale
N/A
Project Coordinator
BRYAN POK
Project No.
19-125
Sheet

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DEMOLITION SITE PLAN



DEMOLITION KEYED NOTES

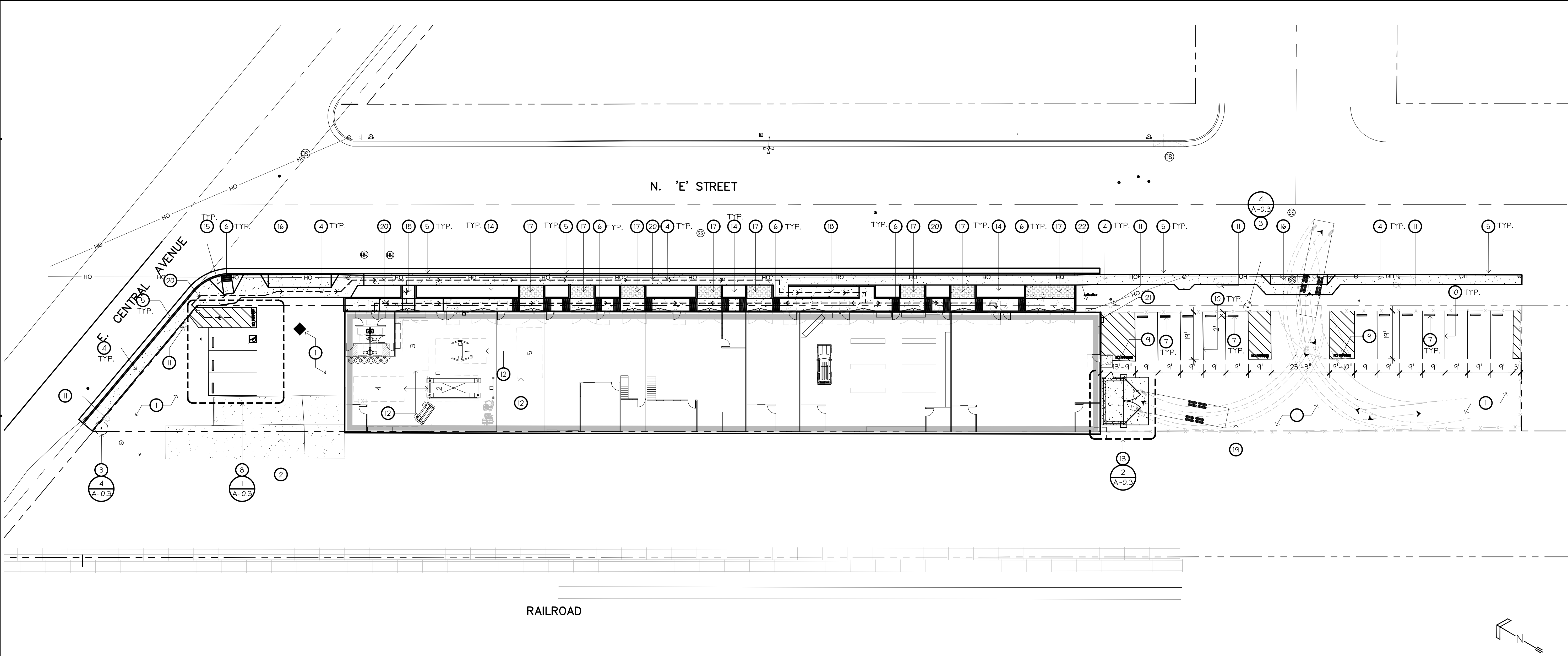
- (A) LOCATION OF EXISTING CONCRETE FLATWORK TO REMAIN.
- (B) LOCATION OF EXISTING AC PAVING TO REMAIN.
- (C) LOCATION OF EXISTING FIRE HYDRANT TO REMAIN.
- (D) LOCATION OF EXISTING CONCRETE CURB RAMP TO BE REMOVED.
- (E) LOCATION OF EXISTING PAINTED ACCESSIBILITY SYMBOL TO BE REMOVED.
- (F) DASHED LINES INDICATE LOCATION OF EXISTING LANDSCAPING TO BE REMOVED.
- (G) DASHED LINES INDICATE LOCATION OF EXISTING CONCRETE FLATWORK TO BE REMOVED.
- (H) LOCATION OF EXISTING CONCRETE STAIR AND LANDING TO BE REMOVED.
- (J) DASHED LINES INDICATE LOCATION OF EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
- (K) DASHED LINES INDICATE LOCATION OF EXISTING PARKING STALL STRIPING TO BE REMOVED.
- (L) LOCATION OF EXISTING TREE(S) TO REMAIN.
- (M) LOCATION OF EXISTING TREE TO BE REMOVED.

PARKING DATA

EXISTING PARKING PRIOR TO PROPOSED NEW STRIPING:	
EXISTING STANDARD PARKING PROVIDED:	13 STALLS
EXISTING ACCESSIBLE PARKING PROVIDED:	4 STALLS
TOTAL EXISTING STALLS:	17 STALLS
PROPOSED NEW PARKING:	
NEW STANDARD PARKING PROVIDED:	15 STALLS
NEW ACCESSIBLE PARKING PROVIDED:	1 STALLS
NEW INTERIOR SHOP PARKING PROVIDED:	5 STALLS
TOTAL NEW STALLS:	21 STALLS

NOTE:
DEMO SITE PLAN AND PROPOSED SITE PLAN HAVE BEEN REVISED IN ORDER COMPLY WITH THE CUP 2019-11 AND SPR 2019-18 CONDITIONS OF APPROVAL THAT WHERE ISSUED NOVEMBER 14, 2019 - SEE SHEET A-0.2 FOR CONDITIONS.

PROPOSED SITE PLAN



PROPOSED KEYED NOTES

- (1) LOCATION OF EXISTING AC PAVING TO REMAIN.
- (2) LOCATION OF EXISTING CONCRETE FLATWORK TO REMAIN.
- (3) LOCATION OF NEW POLE MOUNTED TOW-AWAY SIGNAGE PER CITY OF MADERA STANDARDS.
- (4) LOCATION OF NEW PUBLIC WAY CONCRETE FLATWORK (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE) - PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS SHOWN - CONTROL AND EXPANSION JOINTS SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" DIA. - SEE BOX NOTE FOR ADDITIONAL INFORMATION.
- (5) LOCATION OF NEW 6" CONCRETE CURB - SEE BOX NOTE FOR ADDITIONAL INFORMATION.
- (6) LOCATION OF NEW TRUNCATED DOWNS OVER NEW CONCRETE - YELLOW AND APPROXIMATELY F533538 OF FEDERAL STANDARD SPEC OR PROVIDE 70% MIN VISUAL CONTRAST WITH ADJACENT WALKING SURFACES.
- (7) LOCATION OF NEW CONCRETE WHEEL STOP.
- (8) NEW ACCESSIBLE PARKING STALLS, LOADING/UNLOADING ZONE, SIGNAGE, AND STRIPING/SYMBOL.
- (9) LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING 'NO PARKING' AS SHOWN.
- (10) LOCATION OF NEW PARKING STALL STRIPING - ALL STALLS SHALL BE MARKED WITH 4" WIDE PAINTED STRIPES USING WHITE TRAFFIC GRADE PAINT.
- (11) LOCATION OF EXISTING TREES TO REMAIN.
- (12) DASHED LINES INDICATE LOCATIONS OF NEW PARKING WITHIN THE TIRE SHOP AND SHOG SHOP.
- (13) LOCATION OF NEW ONE-CELL TRASH ENCLOSURE - PER CITY STANDARDS.
- (14) LOCATION OF NEW LANDSCAPING AREAS.
- (15) LOCATION OF NEW CURB CUT RAMP - SEE BOX NOTE FOR ADDITIONAL INFORMATION.
- (16) LOCATION OF NEW DRIVE APPROACH PER CITY STANDARD.
- (17) LOCATION OF NEW SLOPED CONCRETE FOR VEHICULAR ACCESS FROM THE PUBLIC WAY INTO THE BUILDING - SEE BOX NOTE FOR ADDITIONAL INFORMATION.
- (18) LOCATION OF NEW SLOPED WALK (NOT RAMP) FOR PEDESTRIAN ACCESSIBLE ACCESS FROM PUBLIC WAY UP TO NEW ACCESSIBLE SIDEWALK THAT RUNS PARALLEL TO THE EXISTING BUILDING THAT PROVIDES ACCESSIBLE PEDESTRIAN ACCESS TO EACH TENANT ENTRY DOOR.
- (19) DASHED LINES INDICATE THE TRUCK TURNING RADIUS.
- (20) DASHED LINES INDICATE LOCATION OF ACCESSIBLE PATH OF TRAVEL FROM BUILDING ENTRANCE/EXIT WAYS TO THE PUBLIC WAY - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH CHANGES IN LEVEL BETWEEN 1/4" MIN. AND 1/2" HIGH MAX. AND SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 MAX. SLOPE. THE CROSS SLOPE SHALL NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%) - THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE PATH OF TRAVEL SHALL BE FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
- (21) LOCATION OF NEW IRRIGATION CLOCK IN A SURFACE MOUNTED OUTDOOR WEATHERPROOF BOX.
- (22) LOCATION OF NEW IRRIGATION BACKFLOW PREVENTER

ACTUAL PUBLIC WAY IMPROVEMENT PLANS WILL BE DEVELOPED BY THE CIVIL ENGINEER OF RECORD AND WILL BE FORMALLY SUBMITTED UNDER SEPRATE PERMIT/APPLICATION.



PROJECT
PROPOSED CONDITIONS OF APPROVAL FOR:
KEVIN LAND - TIRE SHOP
610 NORTH E STREET
MADERA, CA. 93638

STATUS

Current Release Date
1-17-23
Planning Submittal
9-30-19
Plan Check Submittal
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REVISIONS

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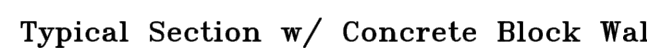
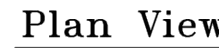
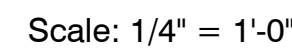
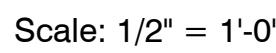
IDENTIFICATION

Scale
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Project Coordinator
BRYAN POK
Project No.
19-125
Sheet

A-0.0

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DEMOLITION/PROPOSED SITE PLAN



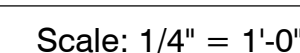
TYPICAL REFUSE CONTAINER ENCLOSURE DETAILS

REF. & REV. MARCH 2005 AUG. 2008 APRIL 2010	CITY OF MADERA E-7
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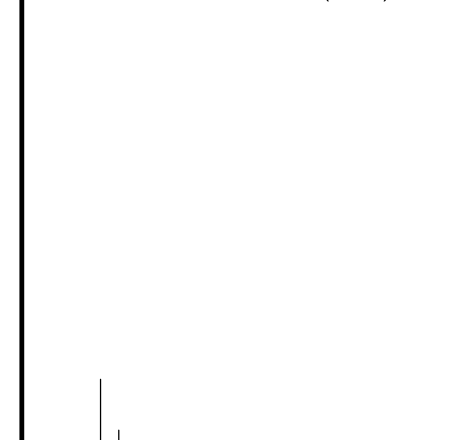
Scale: 1/4" = 1'-0"



1. 6" x 6" MINIMUM DECAL LOCATED BY PRIMARY ENTRANCE.
2. 36" x 36" MINIMUM PAINTED SYMBOL WITHIN ACCESSIBLE PARKING STALLS.
3. ACCESSIBILITY SYMBOL SHALL HAVE A PAINTED BLUE BACKGROUND AND PAINTED WHITE WHEELCHAIR SYMBOL.



- (1) LOCATION OF EXISTING AC PAVING TO REMAIN.
- (2) LOCATION OF EXISTING CONCRETE FLOORWORK TO REMAIN.
- (3) LOCATION OF EXISTING CURB TO REMAIN.
- (4) LOCATION OF NEW POLE MOUNTED "VAN" ACCESSIBLE PARKING SIGNAGE.
- (5) LOCATION OF NEW CONCRETE WHEEL STOP.
- (6) LOCATION OF NEW ACCESSIBILITY SYMBOL STRIPING - SYMBOL STRIPING TO BE PAINTED ON AC PAVING AS SHOWN.
- (7) LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
- (8) LOCATION OF NEW PARKING STALL STRIPING - ALL STALLS SHALL BE MARKED WITH 4" WIDE PAINTED STRIPES USING WHITE TRAFFIC GRADE PAINT.
- (9) DASHED LINES INDICATE LOCATION OF ACCESSIBLE PATH OF TRAVEL FROM BUILDING ENTRANCE/EXIT WAYS TO THE PUBLIC WAY - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH CHANGES IN LEVEL BETWEEN 1/4" MIN. AND 1/2" HIGH MAX. AND SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 MAX. SLOPE. - THE CROSS SLOPE SHALL NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%) - THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT. THE CONCRETE OR ACCESSIBLE PATH OF TRAVEL SHALL BE FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
- (10) DASHED DIAGONAL HATCHING INDICATES A/C PAVING - PROVIDE 2% MAXIMUM SLOPE IN ANY DIRECTION AT ALL ACCESSIBLE PARKING STALLS AND ACCESSIBLE LOADING AND UNLOADING ZONES SEE CIVIL PLANS.
- (11) LOCATION OF 4" WIDE STRIPING PAINTED BLUE AT ACCESS AISLE PERIMETER WITH PAINTED WHITE INFILL STRIPING AT 45 DEGREES AND AT 36" ON CENTER MAXIMUM WITHIN NO PARKING ZONE.
- (12) LOCATION OF NEW TWO-CELL TRUCK ENCLOSURE - PER CITY STANDARDS.



PROJECT _____
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KEVIN LAND - TIRE SHOP
610 NORTH E STREET
MADERA, CA. 93638

STATUS

Current Release Date

1-17-29

Planning Submittal

9-30-19

Plan Check Submittal

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REVISIONS

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IDENTIFICATION

Scale _____

AS SHOWN
Project Coordinator

ROYAL SOCIETY

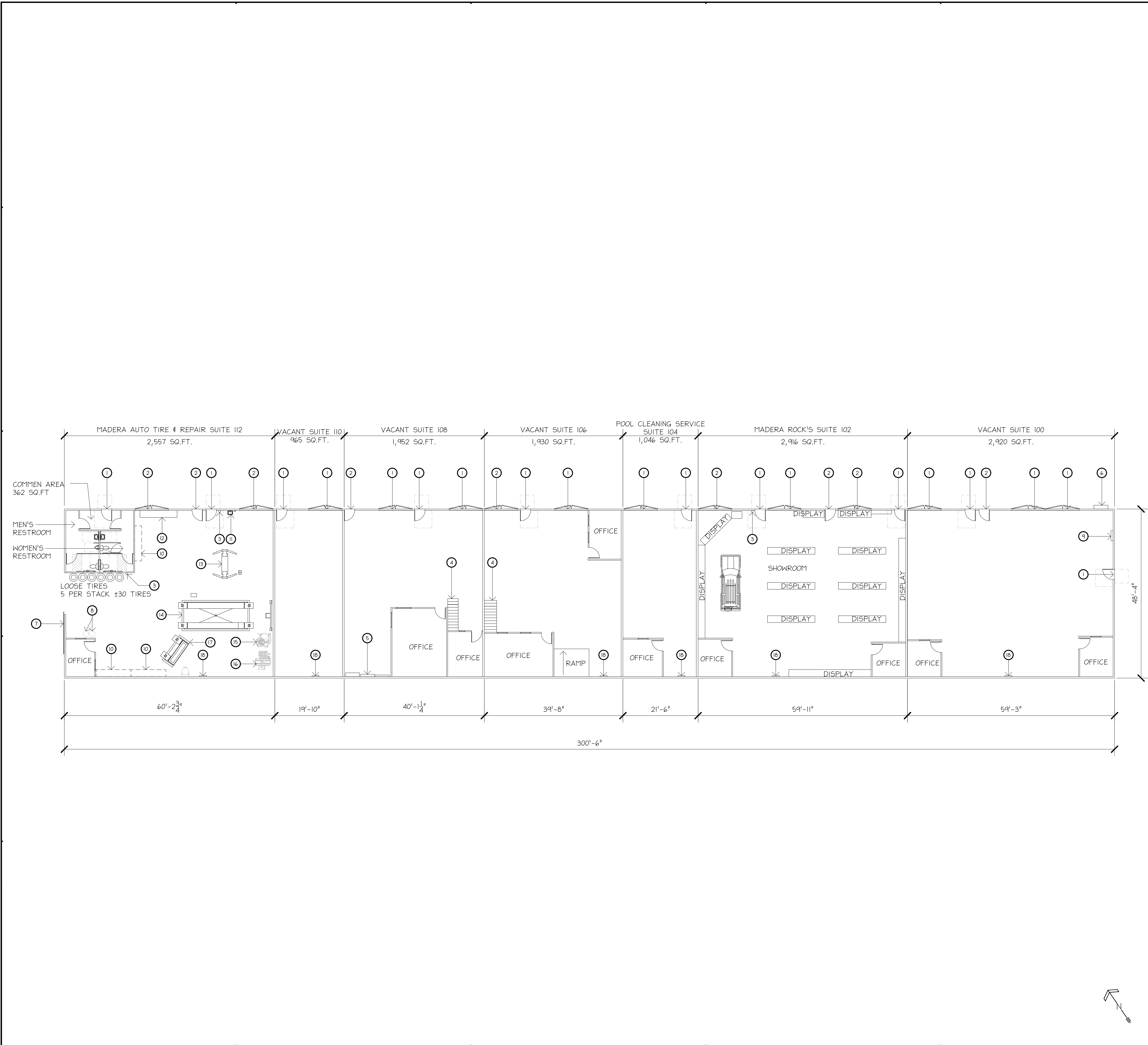
Project No.

19-125

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KEYED NOTES	
1	LOCATION OF EXISTING EXTERIOR DOOR(S) TO REMAIN.
2	LOCATION OF EXISTING EXTERIOR DOOR(S) TO REMAIN - AND TO BE PERMANENTLY SHUT/LOCKED AND SHALL NOT TO BE USED.
3	LOCATION OF EXISTING FIRE EXTINGUISHERS TO REMAIN.
4	LOCATION OF EXISTING STAIRS TO REMAIN.
5	LOCATION OF EXISTING ELECTRICAL PANELS AND TRANSFORMER TO REMAIN.
6	LOCATION OF EXISTING EXTERIOR ELECTRICAL PANELS TO REMAIN.
7	LOCATION OF EXISTING EXTERIOR SLIDING DOOR TO REMAIN.
8	LOCATION OF EXISTING STORAGE FOR OILY RAGS AND WASTE OIL TO REMAIN.
9	LOCATION OF EXISTING FIRE ALARM PANEL TO REMAIN.
10	LOCATION OF EXISTING TIRE RACK ±56 TIRES TO REMAIN.
11	LOCATION OF EXISTING WALL MOUNTED SINK TO REMAIN.
12	LOCATION OF EXISTING WORK BENCH TO REMAIN.
13	LOCATION OF EXISTING CAR LIFT TO REMAIN.
14	LOCATION OF EXISTING ALIGNMENT RACK TO REMAIN.
15	LOCATION OF EXISTING TIRE MOUNTING TO REMAIN.
16	LOCATION OF EXISTING TIRE BALANCING TO REMAIN.
17	LOCATION OF EXISTING SMOG MACHINE TO REMAIN.
18	LOCATION OF EXISTING ELECTRICAL PANELS TO REMAIN.

PROJECT DATA	
PARCEL DATA:	
SITE ADDRESS:	610 N. E STREET MADERA, CA 93638
A.P.N.:	007-042-001
ZONING:	C-2 (HEAVY COMMERCIAL)
BUILDING DATA:	
TOTAL GROSS BUILDING AREA:	14,649 S.F.
OCCUPANCY TYPE:	GROUP "B", "M", & "S-1" (COMMERCIAL)
CONSTRUCTION TYPE:	TYPE V-B SPRINKLERED
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
OCCUPANCY SEPERATION REQUIRED:	NO
NUMBER OF STORIES:	1
COMMON AREA:	(RESTROOMS) 362 S.F.
SUITE DATA:	
SUITE 100 (VACANT):	
TOTAL GROSS SUITE AREA:	2,920 S.F.
OCCUPANCY TYPE:	GROUP "B", "M", & "S-1" (COMMERCIAL)
SUITE 102 (MADERA ROCKS):	
TOTAL GROSS SUITE AREA:	2,916 S.F.
OCCUPANCY TYPE:	GROUP "B", "M" (COMMERCIAL)
GROUP "M" OCCUPANCY LOAD:	2,695 / 60 = 45 OCCUPANTS
GROUP "B" OCCUPANCY LOAD:	221 / 100 = 2 OCCUPANTS
TOTAL OCCUPANT LOAD:	47 OCCUPANTS
SUITE 104 (POOL CLEANING SERVICE):	
TOTAL GROSS SUITE AREA:	1,046 S.F.
OCCUPANCY TYPE:	GROUP "B", "S-1" (COMMERCIAL)
GROUP "S-1" OCCUPANCY LOAD:	1,046 / 300 = 3 OCCUPANTS
TOTAL OCCUPANT LOAD:	3 OCCUPANTS
SUITE 106 (VACANT):	
TOTAL GROSS SUITE AREA:	1,430 S.F.
OCCUPANCY TYPE:	GROUP "B", "M", & "S-1" (COMMERCIAL)
SUITE 108 (VACANT):	
TOTAL GROSS SUITE AREA:	1,952 S.F.
OCCUPANCY TYPE:	GROUP "B", "M", & "S-1" (COMMERCIAL)
SUITE 110 (VACANT):	
TOTAL GROSS SUITE AREA:	965 S.F.
OCCUPANCY TYPE:	GROUP "B", "M", & "S-1" (COMMERCIAL)
SUITE 112 (MADERA AUTO TIRE & REPAIR):	
TOTAL GROSS SUITE AREA:	2,557 S.F.
OCCUPANCY TYPE:	GROUP "B", "S-1" (COMMERCIAL)
GROUP "S-1" OCCUPANCY LOAD:	2,557 / 500 = 5 OCCUPANTS
TOTAL OCCUPANT LOAD:	5 OCCUPANTS

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

EXISTING BUILDING DIAGRAM

1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

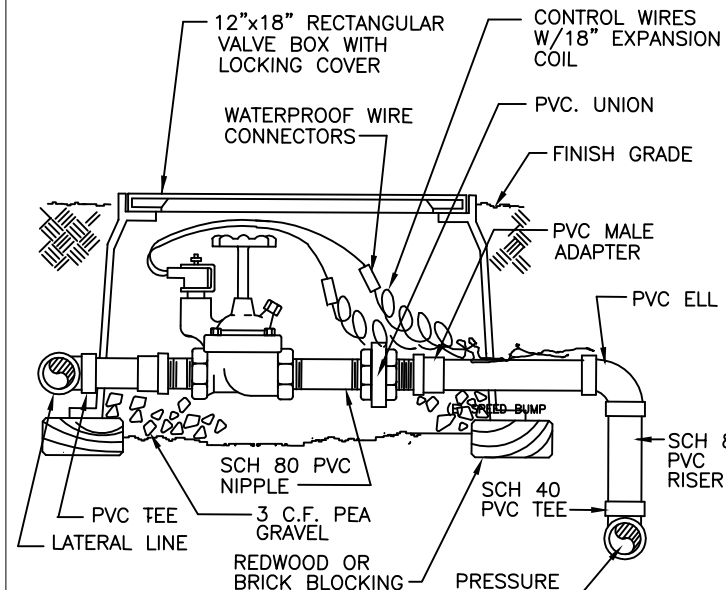
PROJECT

PROPOSED CONDITIONS OF APPROVAL FOR:
KEVIN LAND - TIRE SHOP
610 NORTH E STREET
MADERA, CA. 93638

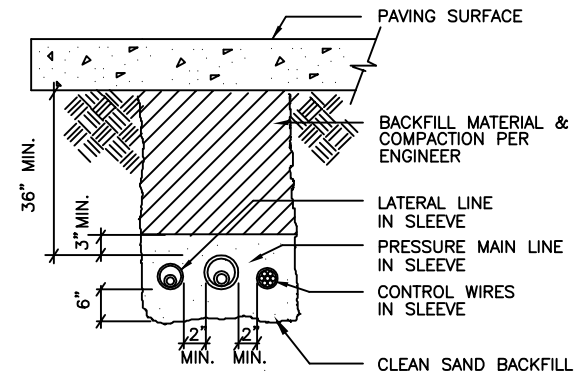
STATUS	
Current Release Date	1-17-23
Planning Submittal	9-30-19
Plan Check Submittal	--

REVISIONS	
1	
2	
3	
4	
5	

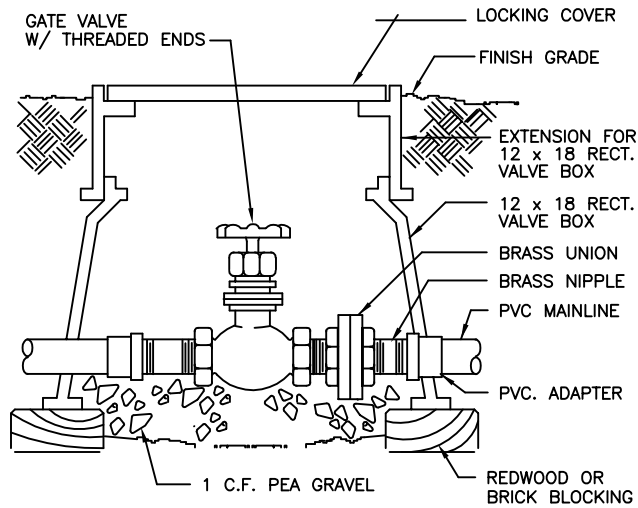
IDENTIFICATION	
Scale	3/32" = 1'-0"
Project Coordinator	BRYAN POK
Project No.	19-125
Sheet	A-1.0



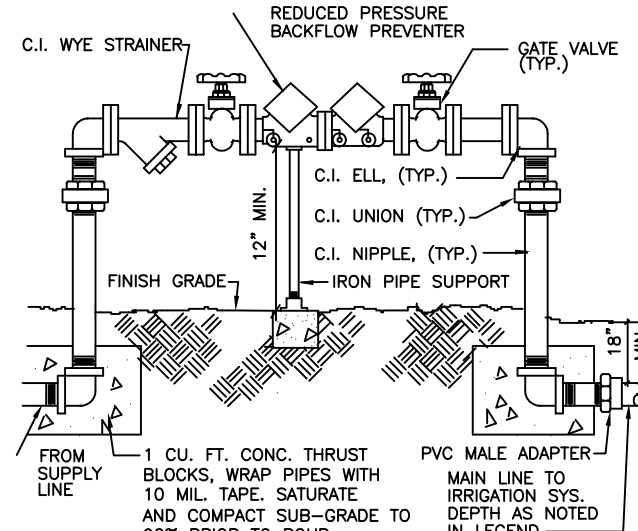
REMOTE CONTROL VALVE
1/4" = 1' SCALE



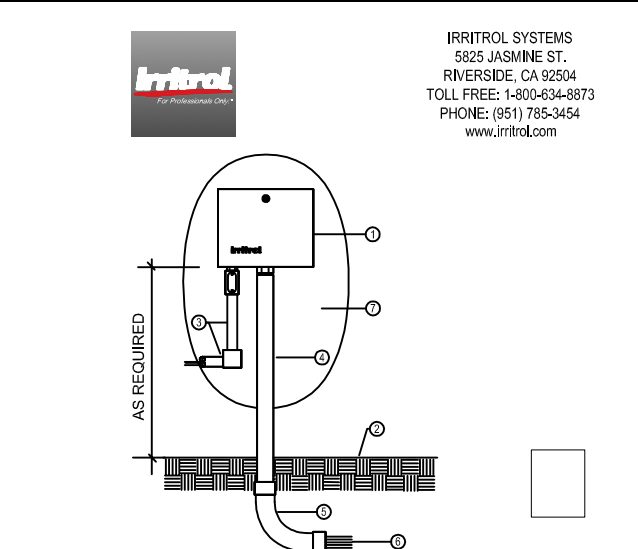
PIPES UNDER PAVING
1/4" = 1' SCALE



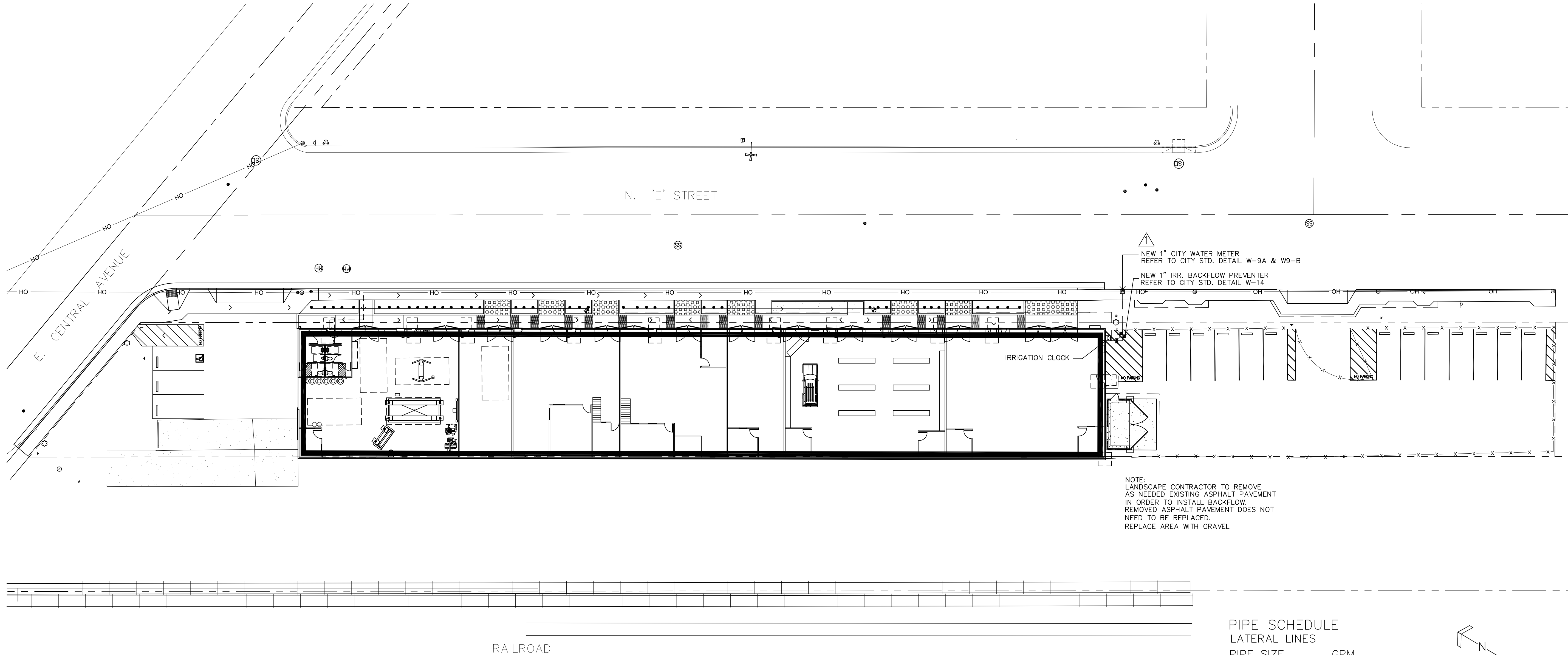
GATE VALVE 1/4" THRU 3"
1/4" = 1' SCALE



BACKFLOW PREVENTER
1/4" = 1' SCALE



CONTROLLERS
1/4" = 1' SCALE



NOTE:
LANDSCAPE CONTRACTOR TO REMOVE
AS NEEDED EXISTING ASPHALT PAVEMENT
IN ORDER TO INSTALL BACKFLOW.
REMOVED ASPHALT PAVEMENT DOES NOT
NEED TO BE REPLACED.
REPLACE AREA WITH GRAVEL

PIPE SCHEDULE LATERAL LINES	
PIPE SIZE	GPM
1/2"	1 TO 3
3/4"	4 TO 9
1"	10 TO 16

SCALE: 1" = 20'0"

IRRIGATION NOTES

GENERAL NOTES: Work shall consist of furnishing all materials, services and equipment necessary to fully install as indicated, a complete and satisfactory sprinkler system. Location of connection points shown may be approximate only, the Contractor shall make proper and approved connections to these points where actually located. The Contractor shall provide all wiring and piping required for the installations. The Owner shall provide the electrical and water outlets as called for. Verify site location for electrical source. The Landscape Contractor shall obtain and pay for all required permits and inspections. Before submitting a bid, each bidder shall carefully examine the drawings and specifications, and visit the site to fully inform himself as to all existing conditions and limitations applying to the work. All equipment, materials and installation shall comply with all requirements of any and all legally constituted authorities having jurisdiction, nothing in either the plans or specifications shall be construed as waiving any such requirements.

MATERIALS: All materials and equipment shall be of the best grade of their respective kinds and shall be of the same brand or manufacture throughout. All material and equipment shall be new and in perfect condition when installed and shall be furnished in ample quantities at the proper time.

- Main Line: Pipe from source of supply to control valves and hose bibbs shall be Schedule 40 or class 315 type 1120 P.V.C.
- Lateral Line: Shall be class 200 type 1120 P.V.C. for piping downstream from valves. All plastic pipe shall be marked with the manufacturer's name, type and class of pipe, size and NSF approval.
- Plastic Pipe Fittings: Shall be schedule 40 P.V.C. tapered socket type, suitable for either solvent weld or screwed connections. Flange and saddle tees will not be Allowed. Solvent shall be as recommended by the pipe and fitting manufacturer.
- Shut-Off Valve: Shall be 200 pound class A.W.W.A approved, brass body with Rising stem, installed with plastic of equal box and lid.
- Control Valve: Shall be as indicated on the drawings with flow adjustment and Manual bleed device, installed in an approved precast concrete of fiberglass box. Connect to controllers in the operating sequence indicated on the drawings.
- Control Wire: Shall be UF, solid copper wire, vinyl insulated 600 V. rating, for direct burial installations. Coding shall be colored wire for pilot wire, white for common ground wire.

- Automatic Sprinkler Controller: Shall be as indicated on the drawings, complete with Electrical hook up and proper mounting. Any control wire exposed at the controller shall be encased in electrical conduit of the size required.
- Sprinkler Heads: Shall be of the types and sizes indicated on the drawings.

- Backflow Device: Shall be as indicated on the drawings and as approved by authorities having jurisdiction, installed to meet local codes.

WORK PROCEDURE:
Installation of Piping: Pipe lines shall be installed in the locations and of the sizes shown on the drawings or specified herein and of the materials and workmanship herein specified. Where piping on the drawings is shown under paved areas but running parallel and adjacent to planting areas, the intent of the drawings is to install the piping in the planting area. All pipe shall be assembled free from dirt. The main line supply shall be flushed out and tested for leaks before back filling and with control valves in place and before lateral pipes are connected to valves. Each section of lateral pipe shall be flushed out before sprinkler heads are attached. Generally, piping under concrete shall be done by jacking, boring or hydraulic driving.

Piping Depth: Install piping with at least the following depth:
Galvanized steel: 18" depth
PVC Mainline: 18" depth
PVC Lateral Line: 12" depth

Provide PVC schedule 40 sleeves under all walkways for all lateral and mainlines (2x diameter of line). Provide Galvanized steel sleeves under driveway areas. Except as noted in other parts of this specification or in the drawings, installation of pipe and fittings shall be as outlined in the manuals as furnished by pipe manufacturer which shall be deemed and construed as part of this specification.

INSTALLATION OF EQUIPMENT:

- Plastic Pipe and Fittings Assembling: Contractor shall use only the solvent supplied And recommended by the manufacturer to make plastic pipe joint. The pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before applying solvent.
- Sprinkler Heads: Install where indicated on the drawings and in accordance with the manufacturer's recommendations. Set tops of shrub heads 6" above grade. Install port circle heads 24" from curbs and 24" from walks, securely stake into position. All irrigation heads immediately adjacent to pedestrian circulation shall be pop-ups.
- Control Valves and Backflow Devices: All control valves on line must be 8" min. and 12" maximum below grade. Risers for vacuum breaker shall be schedule 40 galvanized steel. Locate vacuum breakers in shrub areas only. Backflow prevention device to be installed 12" above highest sprinkler outlet on the circuit.

TESTING AND INSPECTION: All tests on pressure lines shall be complete prior to backfilling; however, sufficient backfill material may be placed in trenches between fittings to insure the stability of the line pressure. In all cases, fittings and coupling must be open to visual inspection for the full period of the test. Pressure lines shall be tested under normal working pressure for a period of four (4) hours and proven tight. If leaks occur, the joint or joints shall be replaced and the tests repeated. Do not allow or cause any of the work in this section to be covered up or enclosed until it has been inspected, tested and approved by the owner or owner's representative. Clean, adjust and balance all systems. Verify that remote control valves are properly balanced, heads are properly adjusted and provide adequate coverage for planting areas and the installed systems workable, clean and efficient.

NOTICE OF COMPLETION: The completion of the contract will be accepted and the Notice of Completion recorded only when the entire contract is completed satisfactorily to the Owner or the Owner's representative. Payments shall be as specified in the contract.

GUARANTEE: The entire sprinkler system including all work done under this contract, shall be guaranteed against all defects in materials or workmanship for the same duration as manufacturer's specified guarantee period. After the system has been completed, the contractor shall instruct the Owner in the operation and maintenance of the system and shall furnish a complete set of operating instructions. Any settling of backfilled trenches which may occur during the 6 months following the final acceptance of the project shall be repaired to the owner's satisfaction by the contractor without expense to the owner, including the complete restoration of all damaged planting, paving, or other improvements of any kind. Any and all damages to rain water drains, water supply lines, gas lines and or other service lines shall be repaired and made good by the contractor at his expense.

IRRIGATION LEGEND	
KEY	DESCRIPTION
	IRRITROL MC-4E IRR. CLOCK WALL MOUNT - 4 STATION
	FEBCO SERIES 825Y REDUCED BACKFLOW PREVENTER 1"
	IRRITROL SYSTEM 700B SERIES 3/4" SIZE CONTROL VALVE W/ VALVE BOX
	RAINBIRD 1401 POP-UP FULL CIRCLE BUBBLER -0.25 GPM
	GATE VALVE - LINE SIZE W/ VALVE BOX
	MAINLINE IRRIGATION PIPE PVC SCH 40 - 1" SIZE
	LATERAL LINES CLASS 200 SIZES SHOWN ON SCHEDULE

ALL IRR. PIPE UNDER PAVEMENT TO BE PLACED IN SCH 40 PVC SLEEVES -2x THE DIA.

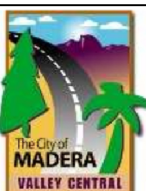


LYNN HAYS KYLE
Landscape Architect

10471 Ferguson Rd.
Clovis, CA 93619
Ph: (559)298-4014
Calif. License #2503

CUP 2019-11 & SPR 2019-18

KEVIN LAND TIRE SHOP
610 NORTH 'E' STREET, MADERA
IRRIGATION PLAN

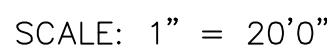
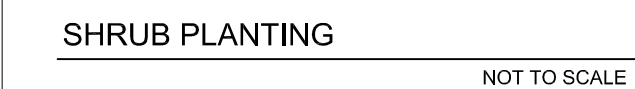
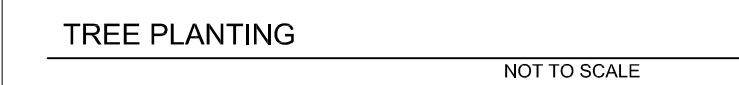


CITY OF MADERA
ENGINEERING DEPARTMENT
205 WEST 4TH STREET
MADERA, CALIFORNIA 93637

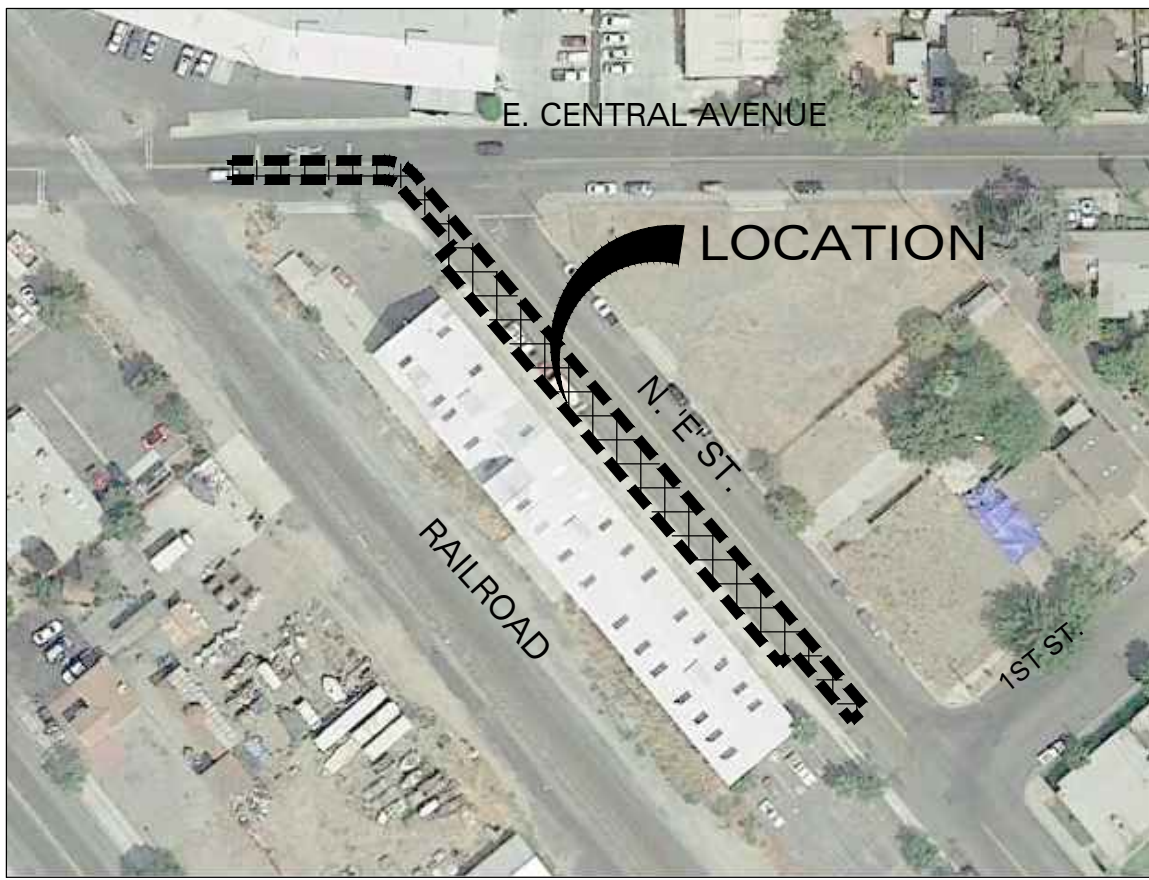
PLAN REVISION

INITIAL ISSUE DATE	DATE	APPROVAL
CHANGE	2/4/20	
CITY COMMENTS		
WORK ORDER No.		

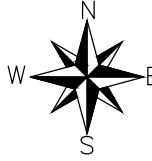
DRAWING:	SHEET	2	OF	2	SHEETS
APPROVAL				DATE	01/16/20
CITY ENGINEER					
REVIEWED BY					
PUBLIC WORKS:					
FIRE DEPARTMENT:					
PARK DEPARTMENT:					
DESIGNED BY:	HL	CHECKED BY:	G.X.		
DRAWN BY:	HL	INSPECTED BY:			
CONSTRUCTION DATES		DATE STARTED		DATE COMPLETED	
CONTRACTOR:					
DRAWING No.					



DRAWING No. _____



VICINITY MAP
NOT TO SCALE



CITY OF MADERA STD. NOTES

- GENERAL
- 1.1. THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISION OF THE SPECIFICATIONS ENTITLED BY CITY OF MADERA, STANDARD PLANS AND SPECIFICATIONS LATEST REVISION.
 - 1.2. THE CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT FOR ANY OFF-SITE CONSTRUCTION.
 - 1.3. ALL PERMITS INCLUDING ENCROACHMENT AND BARRICADE PLANS SHALL BE KEPT ON-SITE AT ALL TIMES.
 - 1.4. APPLICATION FOR INSPECTION BY THE CITY OF MADERA SHALL BE MADE BY CONTRACTOR AT LEAST 24 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED. 559-661-5418.
 - 1.5. TWO WORKING DAYS PRIOR TO COMMENCING UTILITY EXCAVATION, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT, TOLL FREE, AT 1-800-227-2800.
 - 1.6. PRIOR TO ACCEPTANCE, BOND RELEASES AND A CERTIFICATE OF OCCUPANCY, A CERTIFIED LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF MADERA. AS-BUILT MUST SHOW ALL CHANGES AND ACTUAL FIELD CONDITIONS. IN THE ABSENCE OF CHANGES, A COPY OF APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS" AND CERTIFIED AS SUCH BY THE DEVELOPER'S ENGINEER.
 - 1.7. ALL CONSTRUCTION EQUIPMENT SHALL BE TUNED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - 1.8. CONTRACTOR'S WORK CREWS SHALL SHUT OFF CONSTRUCTION EQUIPMENT WHEN NOT IN USE.
 - 1.9. PROJECT REVIEW BY REPRESENTATIVES OF THE CITY OF MADERA IS INTENDED TO COMPLEMENT AND ASSIST THE PROFESSIONAL(S) IN ADVANCING A PROJECT THAT IS IN COMPLIANCE WITH CITY OF MADERA REQUIREMENTS, AND IS CONSISTENT WITH PUBLIC BENEFIT, HEALTH, SAFETY, AND WELFARE. REVIEW IS NOT AN ASSURANCE OF PROJECT FEASIBILITY, PROFESSIONAL AND TECHNICAL ACCURACY, OR CONFORMANCE WITH SPECIAL CONDITIONS IMPOSED BY PUBLIC AGENCIES, INCLUDING THE CITY OF MADERA PLANNING COMMISSION.
 - 1.10. APPROVAL OF THESE IMPROVEMENT PLANS AND SPECIFICATIONS IS MADE BASED ON THE REPRESENTATIONS MADE BY THE PROFESSIONAL(S) IN RESPONSIBLE CHARGE PURSUANT TO SECTIONS 8700 AND 8700.5 OF THE BUSINESS AND PROFESSIONS CODE THAT THEY HAVE DISCHARGED THEIR RESPONSIBILITIES AND PREPARED COMPLETE DOCUMENTS WHICH COMPLY WITH CITY OF MADERA REQUIREMENTS FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN.

- UTILITIES
- 2.1. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OFFICIAL BENCHMARK DAMAGED BY THE CONTRACTOR IN THE COURSE OF THE WORK COVERED BY THESE CONSTRUCTION PLANS, SHALL BE RESET TO THE SATISFACTION OF THE CITY ENGINEER. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER LICENSED TO PERFORM LAND SURVEYING SHALL CERTIFY THE PLACEMENT OR REPLACEMENT OF ALL MONUMENTS AND BENCHMARKS IN ACCORDANCE WITH ALL LAWS, RULES AND REGULATIONS GOVERNING SUCH PLACEMENTS OR REPLACEMENTS. PLACEMENT/REPLACEMENT AND CERTIFICATION SHALL BE COMPLETED BEFORE FINAL ACCEPTANCE OF THE PROJECT/WORK BY THE CITY. BRONZE CAPS REQUIRED FOR THE INSTALLATION OF NEW OR REPLACEMENT MONUMENTS SHALL BE FURNISHED BY THE CONTRACTOR PER CITY STANDARD DRAWING NO. E-1, AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
 - 2.2. ANY EXISTING SIGNING, STRIPING, AND STENCILING AND/OR IMPROVEMENT SHOWN ON THE PLANS TO REMAIN BUT ARE DAMAGED, DISTURBED OR FADED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN-KIND IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND AS DIRECTED BY THE CITY ENGINEER.
 - 2.3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT (559) 661-5418 AT LEAST FORTY-FOUR (48) HOURS PRIOR TO INSTALLING OR REINSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. DAMAGED OR FADED BY THE WORK. THE CITY ENGINEERING DEPARTMENT SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF WORK. (SEE "STRIPING").

- GRADING
- 3.1. ALL UTILITY POLES IN THE STREET RIGHT-OF-WAY ARE TO BE REMOVED OR RELOCATED PRIOR TO ANY PAVING.
 - 3.2. ANY WELLS LOCATED IN AREAS TO BE GRADED, UNLESS OTHERWISE DIRECTED BY PLANS, ARE TO BE ABANDONED PER CITY STANDARD W-17. A CITY BUILDING PERMIT WILL BE REQUIRED FOR THIS WORK AND FEES THEREFORE SHALL BE PAID FOR BY THE CONTRACTOR.
 - 3.3. ANY SEPTIC TANK, LEACH FIELD OR RELATED FACILITIES LOCATED IN AREAS TO BE GRADED, UNLESS OTHERWISE DIRECTED BY THE PLANS, SHALL BE ABANDONED PER COUNTY OF MADERA HEALTH DEPARTMENT STANDARDS. A BUILDING PERMIT WILL BE REQUIRED FOR THIS WORK AND FEES THEREFORE SHALL BE PAID FOR BY THE CONTRACTOR.
 - 3.4. THE CONTRACTOR SHALL PROVIDE SOIL COMPACTION TEST REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ALL AREAS WHERE FILL IS PLACED.
 - 3.5. ALL GRADING SHALL CONFORM TO THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
 - 3.6. THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT. METHODS INCLUDE, BUT ARE NOT LIMITED TO: USE OF WATER OR CHEMICAL STABILIZERS/SUPPRESSANTS TO CONTROL DUST EMISSIONS FROM DISTURBED AREA, STOCK PILES, AND ACCESS WAYS; COVERING OR WETTING MATERIALS THAT ARE TRANSPORTED OFF-SITE; LIMIT CONSTRUCTION RELATED SPEEDS TO 15 MPH ON ALL UNPAVED AREAS; USE OF A STABILIZED CONSTRUCTION ENTRY/EXIT (E.G. 3-6 INCH AGGREGATE OR GRATES) TO MINIMIZE CARRYOUT/TRACKOUT FROM CONSTRUCTION VEHICLES ENTERING PUBLIC STREETS; AND CEASE GRADING AND EARTH MOVING DURING PERIODS OF HIGH WINDS (20MPH OR MORE).

- GRADING/BUILDING ON SITE
- 4.1. ALL GRADING SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CURRENT EDITION.
 - 4.2. THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY BUILDING DEPARTMENT PRIOR TO ANY WORK AND ABIDE BY ALL CONDITIONS THEREOF AND PAY PERMIT FEES. FOR PERMIT PURPOSES ONLY:
ESTIMATED GRADING AREA = 0.22 ACRES(S) = 9,687 SF
ESTIMATED EXCAVATION = 5 CY
ESTIMATED FILL = 10 CY
 - 4.3. A LETTER FROM THE RESPONSIBLE CIVIL ENGINEER OR LAND SURVEYOR SHALL ALSO BE SUBMITTED CERTIFYING THAT GRADING CONFORMED TO THE APPROVED GRADING PLAN.
 - 4.4. THE CONTRACTOR SHALL HAVE THE CONSTRUCTION REPORT FILED WITH THE CITY OF MADERA BUILDING DEPARTMENT FOR ANY LOT WITH SIX (6) INCHES OR MORE OF FILL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 4.5. ALL FIRE HYDRANTS ARE TO BE IN PLACE AND WORKING BEFORE BUILDING CONSTRUCTION BEGINS.
 - 4.6. ALL FILL USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED UNDER THE DIRECTION OF A GEO-TECHNICAL ENGINEER IN ACCORDANCE WITH THE GEO-TECHNICAL REPORT PREPARED FOR PROJECT, AND THE FILL SHALL BE OBSERVED BY THE GEO-TECHNICAL ENGINEER OR HIS QUALIFIED REPRESENTATIVE.
 - 4.7. IN THE EVENT ARCHEOLOGICAL RESOURCES ARE UNearthED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES ON SITE, CONSTRUCTION ACTIVITIES SHALL CEASE AND THE COMMUNITY DEVELOPMENT DIRECTOR OF CITY ENGINEER SHALL BE NOTIFIED SO THAT PROCEDURES REQUIRED BY STATE LAW CAN BE IMPLEMENTED.
 - 4.8. TEMPORARY SIGNS: PRIOR TO COMMENCING WORK ON ANY HOMES BEYOND THE TRACT MODELS, OR AS SOON AS AGGREGATE BASE (BASE ROCK) IS PLACED ON STREETS, WHICHEVER COMES FIRST, AT ALL INTERSECTIONS THE DEVELOPER/CONTRACTOR SHALL INSTALL TEMPORARY STREET NAME SIGNS TO THE FOLLOWING SPECIFICATIONS:
TEMPORARY SIGNS SHALL BE OF STEEL OR ALUMINUM BACKING, WITH THICKNESS BETWEEN 0.060" AND 0.125".
SIGN BACKING MATERIAL SHALL BE 6" IN HEIGHT.
SIGNS SHALL BE REFLECTORIZED WITH BLACK LETTERS ON WHITE BACKGROUND.
SIGNS SHALL INCLUDE THE STREET NAME AND BLOCK NUMBER. LETTER HEIGHT SHALL BE 4" MINIMUM; BLOCK NUMBERS SHALL BE 2" MINIMUM HEIGHT.

610 NORTH 'E' STREET

PLANS FOR CONSTRUCTION OF:

ACCESSIBILITY UPGRADES AND STREET IMPROVEMENTS

CUP 2019-11 & SPR 2019-18

GENERAL NOTES

- 1.1. THE LOCATIONS, DEPTHS, SIZES AND DIMENSIONS OF UNDERGROUND AND SURFACE STRUCTURES ARE BASED ON INFORMATION PROVIDED BY "DIXON & ASSOCIATES LAND SURVEYING" OR BASED UPON RECORD INFORMATION AND THEREFORE ARE APPROXIMATE, AND ARE NOT GUARANTEED. THE STRUCTURES AND UTILITIES ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR, BUT THE INFORMATION IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT THE STRUCTURES AND UTILITIES WILL, IN ALL CASES, BE FOUND WHERE SHOWN ON THE PLANS OR REPRESENT ALL THE STRUCTURES AND UTILITIES WHICH MAY BE ENCOUNTERED.
- 1.2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND FACILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY CONFLICT OR DISCREPANCY IS FOUND.
- 1.3. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) WORKING DAYS, BUT NO MORE THAN 14 CALENDAR DATES, PRIOR TO COMMENCING THAT EXCAVATION.
- 1.4. ALL EXISTING IMPROVEMENTS AND UTILITIES THAT ARE DAMAGED, REMOVED, UNDERCUT, OR OTHERWISE ALTERED SHALL BE REPAIRED OR REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR. ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED LAND SURVEYOR.
- 1.5. THE ENGINEER WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES OR USES TO THESE PLANS. ALL CHANGES SHALL BE IN WRITING AND MUST BE REVIEWED BY THE ENGINEER OF RECORD. ANY DISCREPANCY BETWEEN THE PLANS, DETAILS, OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 1.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN PUBLIC RIGHTS OF WAY. ALL TRAFFIC CONTROL SHALL CONFORM TO "CALTRANS STANDARD HANDBOOK OF TRAFFIC CONTROL", LATEST EDITION.
- 1.7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS, WHICH MAY BE REQUIRED FOR THE WORK INCLUDING THE CITY OF MADERA STREET WORK PERMIT AND MADERA COUNTY ENCROACHMENT PERMIT. THE CONTRACTOR SHALL CONTACT THE CITY OF MADERA PUBLIC WORKS DEPARTMENT CONCERNING REQUIREMENTS OF THE STREET WORK PERMIT.
- 1.8. THE CONTRACTOR OR OWNER AS THE FIRST ORDER OF WORK SHALL RETAIN A LICENSED GEOTECHNICAL ENGINEER TO DEVELOP SUBGRADE AND COMPACTION REQUIREMENTS. ALL SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS HEREIN ARE BASED ON INDUSTRY STANDARDS AND NOT SITE SPECIFIC SOILS INFORMATION. THE PROJECT GEOTECHNICAL ENGINEER SHALL CONFIRM THE SUBGRADE PREPARATION INDICATED HEREIN PRIOR TO THE CONTRACTOR STARTING WORK. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND TEST AT GRADING IN THE FIELD AND SHALL DECLARE THAT ALL EARTHWORK WAS PROPERLY DONE AND IN CONFORMANCE WITH ALL REQUIREMENTS SPECIFIED HEREWITH. THE CONTRACTOR SHALL RETAIN A LICENSED GEOTECHNICAL CONSULTANT TO INSPECT AND PERFORM ALL GEOTECHNICAL TESTING, AND THEY SHALL CERTIFY TO THE ENGINEER OF RECORD IN WRITING THAT ALL GEOTECHNICAL WORK PERFORMED CONFORMS TO THE CONSTRUCTION DOCUMENTS AND THE PROJECT GEOTECHNICAL RECOMMENDATIONS THEY DEVELOP.
- 1.9. BEFORE COMMENCING EXCAVATION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST, IN THE WORK, OF THE CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES, AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WITHIN THE WORK AREA.
- 1.10. ALL WORK SHALL CONFORM TO THE CITY OF MADERA STD PLANS AND SPECIFICATIONS AND THE 2016 CBC.
- 1.11. IN THE EVENT CONSTRUCTION STAKING IS PERFORMED WITHOUT CONTACTING THE ENGINEER OF RECORD FOR COORDINATION OF SITE SURVEY CONTROL THE CLIENT AGREES TO HOLD CONSULTANT HARMLESS AND RELEASE CONSULTANT FROM ALL LIABILITY ARISING FROM THE USE OF SAID PLANS, DRAWINGS OR OTHER DOCUMENTS.
- 1.12. ALL WORK SHALL CONFORM WITH THE CALIFORNIA ACCESSIBILITY GUIDELINES.
- 1.13. THE USE OF PLANS BY ANY CONTRACTOR SHALL HOLD TRUE THAT THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND LORE ENGINEERING, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEIR PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT CERTIFICATES NAMING LORE ENGINEERING, INC AND OWNER AS ADDITIONAL INSURED. THESE PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE ENGINEER OF RECORD (OR THEIR APPOINTED SUBCONSULTANT) OR A LICENSED LAND SURVEYOR WILL BE PERFORMING ALL CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. CONSTRUCTION STAKING IS AN INTEGRATED PART OF THESE CONSTRUCTION DOCUMENTS AS PROVIDING EVIDENCE OF "BUILDING TO THE PLAN". IN THE EVENT THAT CONSTRUCTION STAKING IS NOT PERFORMED, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL IMPROVEMENTS WHICH HAVE BEEN CONSTRUCTED.

GRADING NOTES:

- 2.1. THE OVERALL BUILDING SITE SHALL HAVE AN AVERAGE MINIMUM SLOPE OF 0.5% TO AN APPROVED DRAINAGE FACILITY OR A PUBLIC STREET. NO SURFACE DRAINAGE SHALL BE PERMITTED TO DRAIN ONTO ADJACENT PROPERTIES.
- 2.2. PROPOSED PAVING IN ACCESSIBLE PARKING STALLS OR LOADING ZONES CANNOT EXCEED 2.0% SLOPE IN ANY DIRECTION. ADDITIONALLY, ALL ACCESSIBLE PATHS OF TRAVEL CANNOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE (WITHOUT THE USE OF HANDRAILS). THE CONTRACTOR'S SHALL MAKE THEMSELVES AWARE OF THOSE ACCESSIBLE FACILITIES AND AREAS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SPECIAL GRADING OR PAVING REQUIRED TO COMPLY WITH THE CALIFORNIA ACCESSIBILITY SLOPE REQUIREMENTS. IF THE FINISHED SURFACE IS INSTALLED IN EXCESS OF ACCESSIBLE SLOPE TOLERANCES THE CONTRACTOR SHALL BE RESPONSIBLE FOR EITHER, REMOVING AND REPLACING, OR CORRECTING THE PAVEMENT/FINISHED SURFACE TO COMPLY WITHIN THE ACCESSIBLE SLOPE REQUIREMENTS. ALL WORK AND MATERIALS REQUIRED TO CORRECT PAVEMENT LAD TO INCORRECT GRADE SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- 2.3. THE CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE THAT THIS PROJECT SHALL EMPLOY REQUIRED MINIMUM BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- 2.4. THE CONTRACTOR SHALL INSTALL LINEAR SEDIMENT CONTROLS AS A PERIMETER CONTROL TO CONTAIN SEDIMENT WITHIN THE PROJECT AREA. IT IS NOT NECESSARY TO DEPLOY PERIMETER CONTROLS AT LOCATIONS WHERE SEDIMENT IS UNABLE TO LEAVE THE PROJECT SITE (SUCH AS AREAS THAT SLOPE INWARD).
- 2.5. THE CONTRACTOR SHALL INSPECT ALL IMMEDIATE ACCESS ROADS DAILY. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS BY VACUUMING OR SWEEPING ON A DAILY BASIS (WHEN NECESSARY) AND PRIOR TO A ANY RAIN EVENT.
- 2.6. THE CONTRACTOR SHALL INSTALL STORM DRAIN INLET PROTECTION AND SEDIMENT BARRIERS WITHIN AND DOWN GRADIENT OF THE PROJECT.
- 2.7. THE CONTRACTOR SHALL APPLY WATER TO DISTURBED AREAS AND STOCKPILES AS NECESSARY TO PREVENT OR ALLEVIATE EROSIONS BY THE FORCES OF WIND.
- 2.8. THE SLOPE GRADIENT IN UNPAVED AREAS SHALL SLOPE AWAY FROM THE BUILDING PAD SHALL BE AT TWO (2) PERCENT OR MORE FOR A MINIMUM DISTANCE OF TEN (10) FEET.
- 2.9. WHERE WATER MAY BECOME TRAPPED OR FOR PLANTERS THAT ARE WITHIN 10' OF THE BUILDING, THE CONTRACTOR SHALL INSTALL 3" DIAMETER INLETS (AT A 15'-20' SPACING WITH 1 INLET PER PLANTER MINIMUM) USING A 3" DIAMETER, SOLID WALL COLLECTION PIPE SYSTEM. THE CONTRACTOR SHALL SELECT DISCHARGE POINTS FOR THE PIPE THROUGH AN ADJACENT CURB FACE AT THE PARKING LOT OR OTHER SUITABLE AREA TO RELIEVE DRAINAGE BY DOWNWARD PIPE SLOPE. INLETS AND PIPING MAY NOT BE SHOWN OR SPECIFICALLY CALLED FOR ON THE GRADING PLANS HEREIN, BUT SHALL BE A REQUIREMENT FOR THE PROJECT. THE INSTALLATION OF THE SYSTEM IS CONSIDERED TO BE A BASIC MOISTURE PROOFING REQUIREMENT BY THE CONTRACTOR FOR DRAINAGE CONVEYANCE WITHIN 10' OF THE PERIMETER OF THE BUILDING PER BUILDING CODE.
- 2.10. IT IS THE CONTRACTORS RESPONSIBILITY TO PREVENT A DUST NUISANCE FROM ORIGINATING AT THE SITE AS A RESULT OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL DETERMINE WHICH SPECIFIC CONTROL MEASURES ARE REQUIRED BY CONTACTING THE SAN JOAQUIN VALLEY AIR RESOURCE BOARD. THE CONTRACTOR IS RESPONSIBLE FOR ALL FUGITIVE DUST CONTROL PLANS/PERMIT AND COMPLETING A "INDIRECT SOURCE REVIEW" IF REQUIRED BY THE AGENCY.
- 2.11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCOVERY OF POOR SOILS OR DISCREPANCIES IN THE EXISTING CONDITIONS THAT HAVE BEEN NOTED ON THE PLANS.
- 2.12. THIS GRADING PLAN DOES NOT AUTHORIZE THE WORK TO COMMENCE PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE CITY.
- 2.13. UNLESS DIRECTED OTHERWISE BY THE OWNER/CITY, THE CONTRACTOR SHALL MAINTAIN CURRENT "AS-BUILT" DRAWINGS AT ALL TIMES.
- 2.14. ALL UNSUITABLE SOIL MATERIALS; ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 2.15. FOLLOWING STRIPPING, FILL REMOVAL AND PRIOR TO BACKFILLING, THE EXPOSED SUBGRADE OR EXISTING GRADE, WHICHEVER IS DEEPER SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6" INCHES, WORKED UNIFORM MOISTURE (IN PAVEMENT AREAS) AND RELATIVE OPTIMUM AND RELATIVE COMPACTED TO 90% RELATIVE COMPACTED IN ALL OTHER AREAS, OR AS REQUIRED BY A PROJECT GEOTECHNICAL ENGINEER. WHERE EXPANSIVE NATIVE SOILS EXISTS THE SOIL MOISTURE CONDITIONING SHALL EXTEND TO 18" BELOW SUBGRADE.
- 2.16. ALL FILLS SHALL BE PLACED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER, AND THE PLACEMENT OF THE FILL SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS QUALIFIED REPRESENTATIVE. A REPORT OF SATISFACTORY PLACEMENT OF FILL, BOTH ACCEPTABLE TO THE GEOTECHNICAL ENGINEER AND TO THE BUILDING OFFICIAL, SHALL BE SUBMITTED. EARTHWORK USED FOR FILL SHALL BE UNIFORMLY BY MOISTURE TO AT OR ABOVE OPTIMUM MOISTURE, PLACED IN HORIZONTAL LIFTS LESS THAN 6 INCHES THICK.
- 2.17. THE CONTRACTOR SHALL SUBMIT COMPACTION REPORTS (FOR EACH 6" THICK LIFT OF FILL MATERIAL PLACED) PREPARED BY AN APPROVED TESTING AGENCY FOR ALL FILLS TO THE CITY AND THE ENGINEER OF RECORD. THE GEOTECHNICAL TESTING COMPANY SHALL CERTIFY TO THE ENGINEER, IN WRITING, THAT ALL IMPROVEMENTS ARE CONSTRUCTED TO THE PLANS AND SPECIFICATIONS.
- 2.18. COMPACTION TESTS SHALL BE MADE ON SUB-GRADE MATERIAL, FILL MATERIAL, AND MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. SOIL TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL. CONTRACTOR SHALL OBTAIN AND MAINTAIN THE PROPER MOISTURE CONDITIONING OF SOILS UNDER CONCRETE SLABS PER THE GEOTECHNICAL ENGINEER'S REQUIREMENTS AND IMMEDIATELY PRIOR TO VAPOR RETARDING MEMBRANE AND CONCRETE PLACEMENT.
- 2.19. QUANTITIES ARE BASED UPON EXISTING CONTOURS AND DO NOT INCLUDE OVEREXCAVATION, SHRINKAGE, EXPANSION, DEMOLITION, GRINDING, FOOTING OR TRENCHING SPOILS, ETC AND ARE ESTIMATES ONLY. CONTRACTORS SHOULD MAKE THEIR OWN ESTIMATES PRIOR TO SUBMITTING BIDS. THE ENGINEER MAKES NO WARRANTY AS TO THE NECESSARY EARTHWORK QUANTITIES TO CONSTRUCT THE PLAN TO GRADE.
- 2.20. IN THE EVENT THAT THE CONTRACTOR OR THEIR SUBCONTRACTORS NOTICES IRREGULARITIES IN THE LINE OR GRADE HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE CITY ENGINEER. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
- 2.21. THE CONTRACTOR SHALL PREPARE AN "AS-GRADE SURVEY" BY A LICENSED LAND SURVEY FOR THE PROJECT ENGINEER UPON COMPLETION OF GRADING FOR USE IN PREPARING THE PROJECT "AS-GRADE" PLANS.
- 2.22. THE LOCATIONS, DEPTHS, SIZES AND DIMENSIONS OF UNDERGROUND AND SURFACE STRUCTURES ARE BASED ON INFORMATION PROVIDED BY "DIXON & ASSOCIATES LAND SURVEYING" OR BASED UPON RECORD INFORMATION AND THEREFORE ARE APPROXIMATE, AND ARE NOT GUARANTEED. THE STRUCTURES AND UTILITIES ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR, BUT THE INFORMATION IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT THE STRUCTURES AND UTILITIES WILL, IN ALL CASES, BE FOUND WHERE SHOWN ON THE PLANS OR REPRESENT ALL THE STRUCTURES AND UTILITIES WHICH MAY BE ENCOUNTERED.

GRADING NOTES - CONTINUED

- 2.23. THE UTILITIES SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL INVESTIGATE ALL TIE-IN POINTS, AND VERIFY INVERT ELEVATIONS OF EXISTING MAINS. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ENGINEER OR RECORD IMMEDIATELY.
- 2.24. ALL EXISTING IMPROVEMENTS AND UTILITIES THAT ARE DAMAGED, REMOVED, UNDERCUT, OR OTHERWISE ALTERED SHALL BE REPAIRED OR REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR. ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED LAND SURVEYOR.
- 2.25. THE ENGINEER WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES OR USES TO THESE PLANS. ALL CHANGES SHALL BE IN WRITING AND MUST BE REVIEWED BY THE ENGINEER OF RECORD. ANY DISCREPANCY BETWEEN THE PLANS, DETAILS, OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 2.26. THESE PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE ENGINEER OF RECORD (OR THEIR APPOINTED SUBCONSULTANT) WILL BE PERFORMING ALL CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. CONSTRUCTION STAKING IS AN INTEGRAL PART OF THESE CONSTRUCTION DOCUMENTS AS PROVIDING EVIDENCE OF "BUILDING TO THE PLAN" AND FOR FINAL QUALITY CONTROL OF CONSTRUCTED DESIGN INTENT. IN THE EVENT THAT CONSTRUCTION STAKING IS NOT PERFORMED BY THE ENGINEER OF RECORD, THE CONTRACTOR AND OWNER SHALL TAKE FULL RESPONSIBILITY FOR ALL IMPROVEMENTS WHICH HAVE BEEN CONSTRUCTED AND HEREBY WAIVE ALL CLAIMS, HOLD THE ENGINEER OF RECORD HARMLESS AND RELEASE THE ENGINEER OF ALL LIABILITY ARISING FROM THE USE OF THESE CONSTRUCTION DOCUMENTS AND ALL CONSTRUCTED IMPROVEMENTS.
- 2.27. THE USE OF PLANS BY ANY CONTRACTOR SHALL HOLD TRUE THAT THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND LORE ENGINEERING, INC. HARMLESS FROM ANY AND ALL CLAIMS, LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEIR PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT CERTIFICATES NAMING LORE ENGINEERING, INC AND OWNER AS ADDITIONAL INSURED.
- 2.28. WHERE WATER MAY BECOME TRAPPED OR FOR PLANTERS THAT ARE WITHIN 10' OF THE BUILDING, THE CONTRACTOR SHALL INSTALL 3" DIAMETER INLETS (AT A 15'-20' SPACING WITH 1 INLET PER PLANTER MINIMUM) USING A 3" DIAMETER, SOLID WALL COLLECTION PIPE SYSTEM. THE CONTRACTOR SHALL SELECT DISCHARGE POINTS FOR THE PIPE THROUGH AN ADJACENT CURB FACE AT THE PARKING LOT OR OTHER SUITABLE AREA TO RELIEVE DRAINAGE BY DOWNWARD PIPE SLOPE. INLETS AND PIPING MAY NOT BE SHOWN OR SPECIFICALLY CALLED FOR ON THE GRADING PLANS HEREIN, BUT SHALL BE A REQUIREMENT FOR THE PROJECT. THE INSTALLATION OF THE SYSTEM IS CONSIDERED TO BE A BASIC MOISTURE PROOFING REQUIREMENT BY THE CONTRACTOR FOR DRAINAGE CONVEYANCE WITHIN 10' OF THE PERIMETER OF THE BUILDING PER BUILDING CODE.

ABBREVIATIONS

AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	PRC	POINT OF REVERSE CURVATURE
BC	BEGIN CURVATURE	FW	FIRE WATER	PUE	PUBLIC UTILITY EASEMENT
BVC	BEGIN VERTICAL CURVATURE STATION	FWM	FIRE WATER MAIN	PVI	POINT OF VERTICAL INTERSECTION
BVCE	BEGIN VERTICAL CURVATURE ELEVATION	FWS	FIRE WATER SERVICE	PWM/T	PAVEMENT
BM	BENCHMARK	FWSL	FIRE WATER SERVICE LINE	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF	GB	GRADE BREAK	REDUCER	REDUCER
BW	BOTTOM OF WALL	GR	GRATE ELEVATION	RET	RETAINING
CB	CONCRETE	GRC	GALVANIZED RIGID CONDUIT	RFP	REDUCE PRESSURE BACKFLOW ASSEMBLY
C/C/CONC	CENTERLINE	GSS	GRAY SANITARY SEWER	RW	RIGHT-OF-WAY
CL	CURB RETURN	GSSMH	GRAY SANITARY SEWER MANHOLE	SD	STORM DRAIN
CR	DETECTOR CHECK	HS	HOUSE BRANCH	SD	STORM DRAIN
DWSL	DOMESTIC WATER SERVICE LATERAL	HL	HINGE LINE	SDMH	STORM DRAIN MANHOLE
DI	DRAIN INLET	IL	INVERT ELEVATION	SE	SUPERELEVATION
DW	DOMESTIC WATER	IRR	IRRIGATION	SS	SUBGRADE
DWM	DOMESTIC WATER MAIN	IRW	IRRIGATION WATER	SS	STREET LIGHT
DWS	DOMESTIC WATER SERVICE	LE	LANDSCAPE EASEMENT	SL	SANITARY SEWER
EC	END CURVATURE	LG	LIP OF GUTTER	SSMH	SANITARY SEWER MANHOLE
EC	EXISTING GRADE	LI	LIGHT	ST	STREET
EP	EDGE OF PAVEMENT	MH	MANHOLE	SW	SIDEWALK
ES	EASEMENT	MS	MOW STRIP	TC	TOP OF CURB/CONC
EVMT	END VERTICAL CURVATURE STATION	MTR	METER	TD	TOP OF DIKE
EX(E)	EXISTING	N	NEW	TF	TOP OF FOOTING
(F)/FUT	FINISHED	NC	NOT INCLUDED	TMC	TOP OF MODIFIED CURB
F	FINISHED CONCRETE	NP	NON-POTABLE WATER	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER	TWC	TOP OF WEDGE CURB
FED	FLARED END SECTION	OG	ORIGINAL GRADE	TWO	TOP OF WOOD DECK
FG	FINISHED FLOOR	OS	OFFSET	UNO	UNLESS NOTED OTHERWISE
FG	FINISHED GRADE	OS	PAVEMENT	UP	UTILITY POLE
FH	FIRE HYDRANT	PE	PEDESTRIAN EASEMENT	VG	VALLEY GUTTER
FL	FLOW LINE	PV	POST INDICATING VALVE	WM	WATER METER
FO	FIBER OPTIC	PR	PROTECT	WV	WATER VALVE
FP	FINISHED PAD	POC	POINT OF CONNECTION	WCR	WHEELCHAIR RAMP
				WTR	WATER

LEGEND - EXISTING

---	W12	EX WATER MAIN & PIPE SIZE	⊙	EX STORM DRAIN MANHOLE
---	SS12	EX SANITARY SEWER & PIPE SIZE	⊙	EX SEWER MANHOLE
---	SD15	EX STORM DRAIN & PIPE SIZE	⊙	EX UTILITY POLE
---	C	EX BURIED COMMUNICATION LINE	⊙	EX FIRE HYDRANT
---	T	EX BURIED TELEPHONE LINE	⊙	EX WATER METER
---	E	EX BURIED ELECTRICAL LINE	⊙	EX WATER VALVE
---	G	EX BURIED GAS PIPE	⊙	EX CHAINLINK FENCING
---	IRP 30	EX BURIED IRRIGATION & PIPE SIZE	⊙	EX IRON FENCING
---	OH	EX OVERHEAD UTILITY	⊙	EX CENTERLINE/SECTION LINE
---	FO	EX BURIED FIBER OPTICS	⊙	EX PROPERTY LINE
---	UN	EX UNKNOWN UTILITY TYPE	⊙	EX EASEMENT LINE
---	EW	EX GAS METER	⊙	EX RELINQUISHMENT OF ACCESS
---	EW	EX SEWER CLEANOUT	⊙	EX CONCRETE
---	EW	EX SIGNAGE	⊙	EX ASPHALT PAVEMENT
---	EW	EX TELEPHONE PEDESTAL/BOX	⊙	EX MAILBOX
---	EW	EX ELECTRICAL PULL BOX	⊙	EX BLOCK WALL
---	EW	EX ELECTRICAL VAULT	⊙	EX CURB INLET
---	EW	EX ELECTRICAL PAD MOUNTED	⊙	EX CURB & GUTTER
---	EW	EX GUY WIRE	⊙	EX CURB
---	EW	EX STREET LIGHT	⊙	EX EDGE OF PAVEMENT
---	EW	EX STREET LIGHT ON WOOD POLE	⊙	
---	EW	EX POLE LIGHT	⊙	

LEGEND - PROPOSED

---	CENTERLINE/SECTION LINE
---	PROPERTY LINE
---	NEW GRADE BREAK LINE
---	NEW CONCRETE CURB & GUTTER
---	NEW CONCRETE SIDEWALK



LORE ENGINEERING, INC.
CIVIL ENGINEERING • CONSULTING • PLANNING
620 DEWITT AVENUE, SUITE 101 (659) 297-6200 - TEL
CLOVIS, CA 93612 (659) 297-6205 - FAX
EMAIL: HAL@LOREENGINEERING.COM • WWW.LOREENGINEERING.COM

SHEET NUMBER DESCRIPTION

SHEET 1	COVER SHEET AND NOTES
SHEET 2	PLAN & PROFILE - N. 'E' ST. & E. CENTRAL AVE.
SHEET 3	ACCESSIBILITY UPGRADES & GRADING PLAN
SHEET 4	DETAILS

BENCHMARK

CITY OF MADERA BM 107, ELEVATION 271.76

EARTHWORK QUANTITIES

EST. SITE CUT = 5 CY
EST. SITE FILL = 10 CY

EST. AREA OF DISTURBANCE ON-SITE = 9,687 SF (0.22 ACRES)

QUANTITIES ESTIMATED IN THE SUBJECT AREA FOR PERMIT OR DRAINAGE PURPOSES ONLY. ALL CONTRACTORS BIDDING THE PROJECT SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES. QUANTITIES DO NOT INCLUDE ALLOWANCES FOR SOIL SHRINKAGE, EXPANSION, SITE STRIPING, DEMOLITION OR OVEREXCAVATIONS.

PROPERTY INFORMATION

CARL LINDROS
LA CASA DE MARIA FIRST MORTGAGE INVESTORS, LP
747 GARDEN STREET
SANTA BARBARA, CALIFORNIA 93101
PHONE: (805) 966-1793

CALL TWO WORKING DAYS BEFORE YOU DIG!



NOTES:
CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT UNDERGROUND SERVICES ALERT TO LOCATE EXISTING UTILITIES 48 HOURS PRIOR TO CONSTRUCTION AT 811.

DIAL 8-1-1

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 THE STRUCTURES WHICH MAY BE ENCOUNTERED.

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.

ACCESSIBILITY UPGRADES & STREET IMPROVEMENTS

610 NORTH 'E' STREET, MADERA

COVER SHEET AND NOTES

CITY OF MADERA
ENGINEERING DEPARTMENT
205 WEST 4TH STREET
MADERA, CALIFORNIA 93637

PLAN REVISION

CHANGE	DATE	APPROVAL

DRAWING: SHEET 1 OF 4 SHEETS

APPROVAL: DATE 01/16/20

CITY ENGINEER

REVIEWED BY:

PUBLIC WORKS:

FIRE DEPARTMENT:

PARK DEPARTMENT:

DESIGNED BY: H.L. CHECKED BY: G.X.

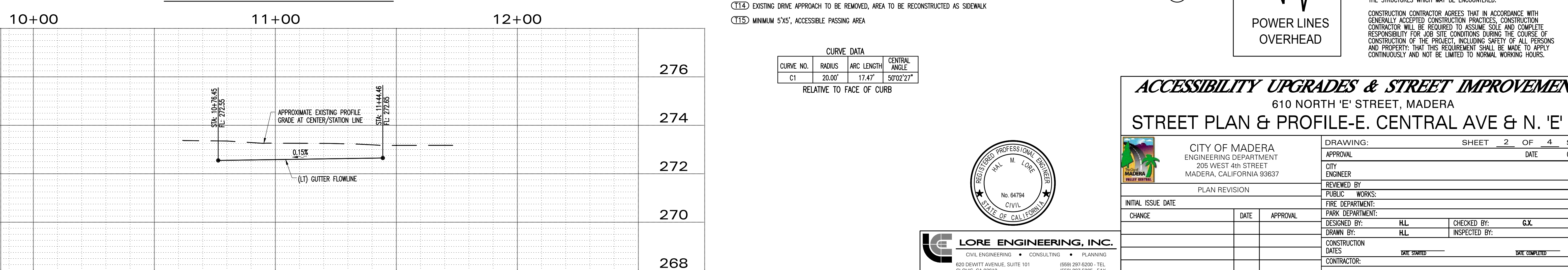
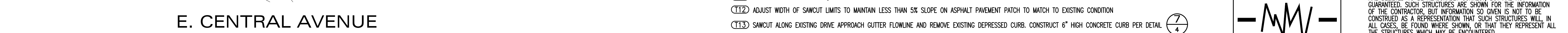
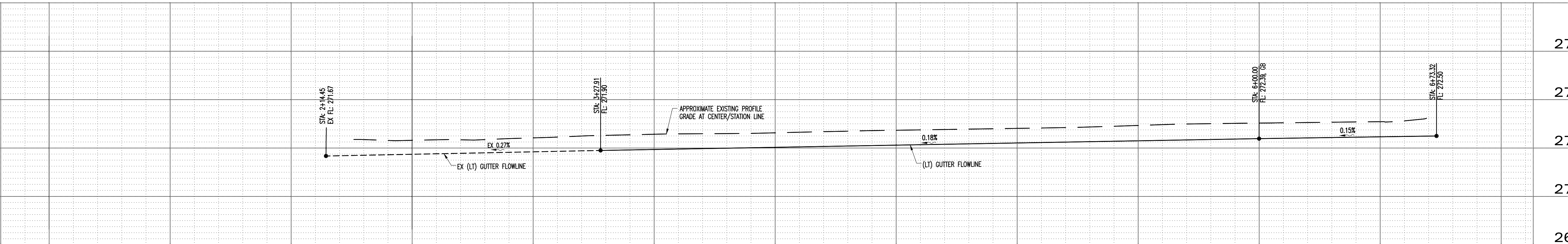
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




CONSTRUCTION DATES: DATE STARTED DATE COMPLETED

CONTRACTOR:

DRAWING No.

WORK ORDER No.



- (1) INSTALL CONCRETE SIDEWALK WITH LESS THAN 2% CROSS SLOPE PER CITY STD ST-13B, SEE PLANS FOR WIDTH
- (2) INSTALL WEDGE CURB AND GUTTER PER DETAIL 
- (3) INSTALL ASPHALT PAVEMENT PER DETAIL 
- (4) TRANSITION FROM 6" HIGH STANDARD CURB TO WEDGE CURB, MAINTAIN FLOWLINE POSITION. SEE PLAN FOR TRANSITION LENGTH
- (5) INSTALL 6" HIGH CONCRETE CURB AND GUTTER PER CITY STD ST-12
- (6) INSTALL 7" THICK ASPHALT PAVEMENT PATCH PER DETAIL 
- (7) INSTALL DRIVE APPROACH PER CITY STD ST-13B WITHIN EXISTING DRIVEWAY DEPRESSION LIMITS, SAWCUT AT EXISTING BACK OF CURB AND REMOVE EXISTING DRIVEWAY, EXISTING CURB AND GUTTER TO REMAIN
- (8) INSTALL ADA ACCESSIBLE CURB RAMP WITH DETECTABLE TRUNCATED DOWNS PER CITY STD ST-16. MODIFY NEW CURB & GUTTER WITHIN 4' EACH WAY OF RAMP BOTTOM LIMITS TO HAVE NO MORE THAN A 4% GUTTER CROSS SLOPE, MAINTAIN FLOWLINE AND LOWER GUTTER LIP
- (9) ADJUST EXISTING UTILITY LID/COVER TO FINISH GRADE, RECONSTRUCT FRAME AND LID AS NECESSARY TO SLOPE LID TO MATCH DRIVEWAY SLOPE
- (10) INSTALL TRAFFIC RATED (DRIVEWAY) SIDEWALK SECTION PER DETAIL 
- (11) ADJUST EXISTING UTILITY LID/COVER TO FINISH GRADE
- (12) ADJUST WIDTH OF SAWCUT LIMITS TO MAINTAIN LESS THAN 5% SLOPE ON ASPHALT PAVEMENT PATCH TO MATCH TO EXISTING CONDITION
- (13) SAWCUT ALONG EXISTING DRIVE APPROACH GUTTER FLOWLINE AND REMOVE EXISTING DEPRESSED CURB. CONSTRUCT 6" HIGH CONCRETE CURB PER DETAIL 
- (14) EXISTING DRIVE APPROACH TO BE REMOVED, AREA TO BE RECONSTRUCTED AS SIDEWALK
- (15) MINIMUM 5'x5', ACCESSIBLE PASSING AREA

CURVE DATA			
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE
C1	20.00'	17.47'	50°02'27"

RELATIVE TO FACE OF CURB

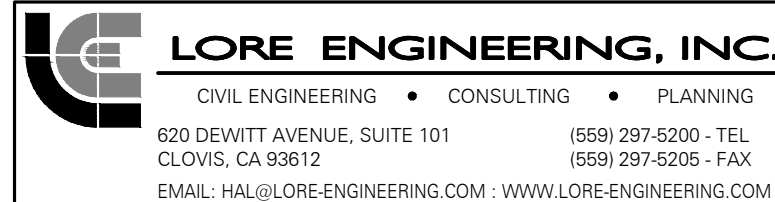
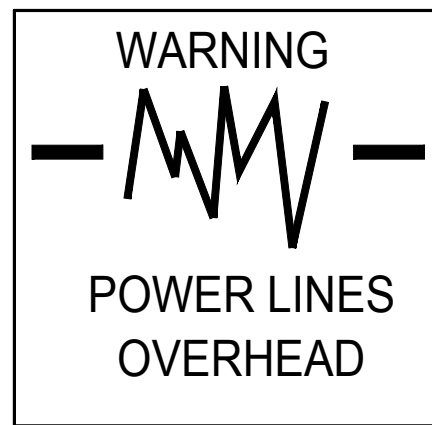


DIAL 8-1-1


NOTE:
CONTRACTOR SHALL VERIFY EXACT
LOCATION, SIZE AND DEPTH OF
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WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURE 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 THE STRUCTURES WHICH MAY BE ENCOUNTERED.

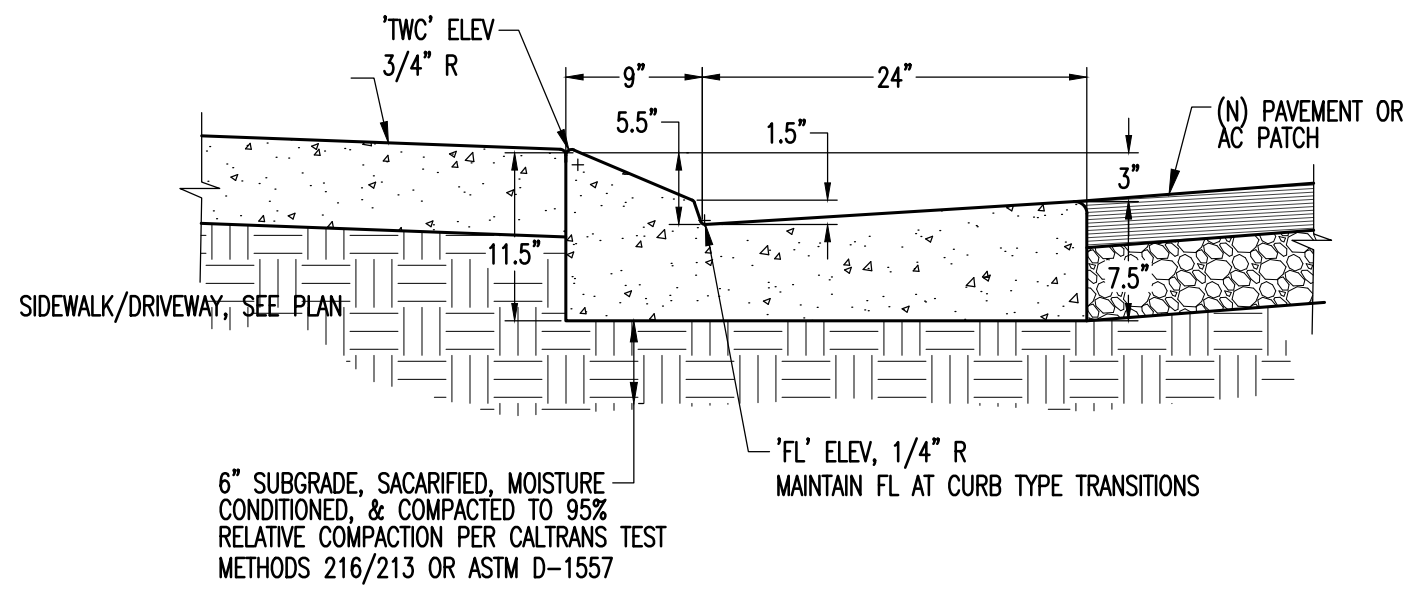
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ACCESSIBILITY UPGRADES & STREET IMPROVEMENTS
610 NORTH 'E' STREET, MADERA
STREET PLAN & PROFILE-E. CENTRAL AVE & N. 'E' ST

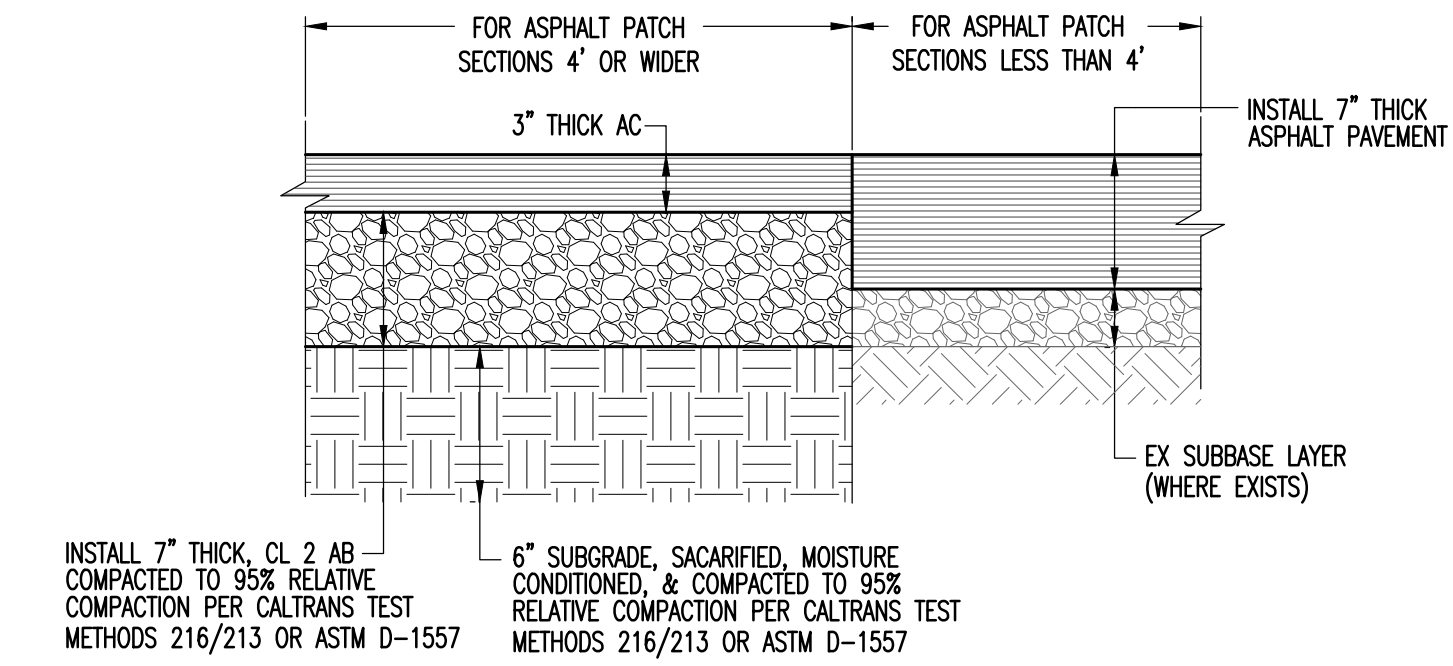
	CITY OF MADERA ENGINEERING DEPARTMENT 205 WEST 4th STREET MADERA, CALIFORNIA 93637			DRAWING: _____ SHEET <u>2</u> OF <u>4</u> SHEETS	
				APPROVAL _____ DATE <u>01/16/20</u>	
				CITY ENGINEER _____	
	PLAN REVISION			REVIEWED BY _____	
	INITIAL ISSUE DATE			PUBLIC WORKS: _____	
CHANGE	DATE	APPROVAL	FIRE DEPARTMENT: _____		
			PARK DEPARTMENT: _____		
			DESIGNED BY: _____ H.L.	CHECKED BY: _____ G.X.	
			DRAWN BY: _____ H.L.	INSPECTED BY: _____	
			CONSTRUCTION DATES _____ DATE STARTED _____ DATE COMPLETED _____		
			CONTRACTOR: _____		
WORK ORDER No. _____			DRAWING No. _____		

DWG: D:\PROJECTS\2019\LCD.1901\Acad\Planset\Plans-on-site\SHI 2_LCD.1901- P&P - Central & E St.dwg USER: Tech DATE: Jan 16, 2020 2:04pm



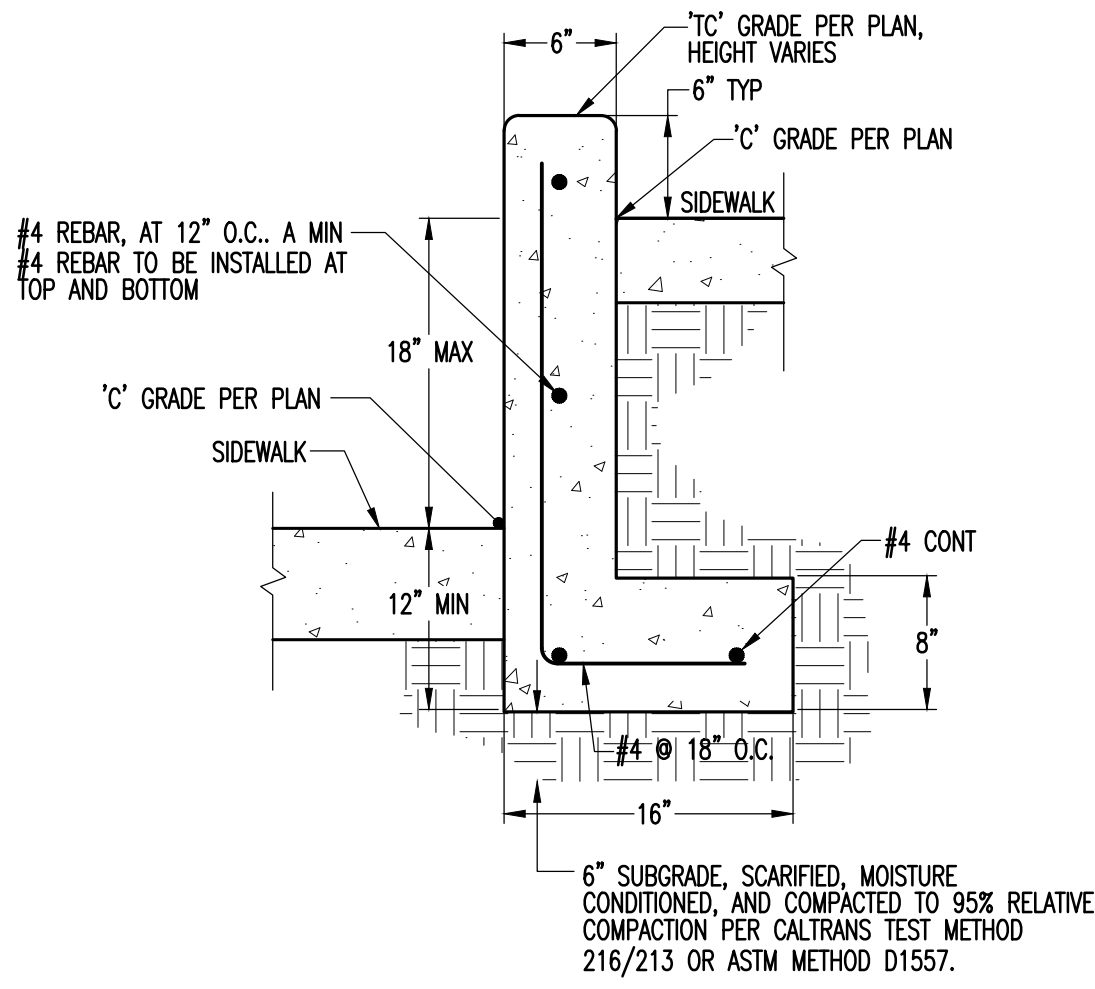
WEDGE CURB

SCALE: NTS



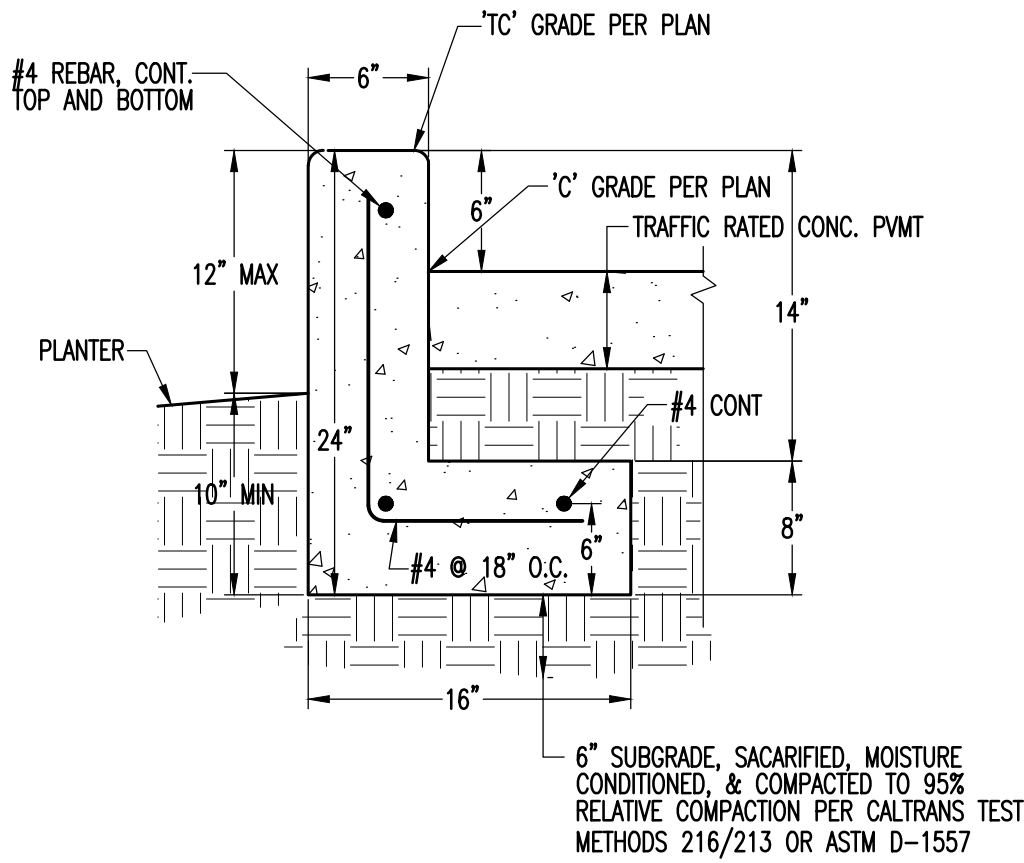
ASPHALT PAVEMENT PATCHING (PUBLIC)

SCALE: NTS



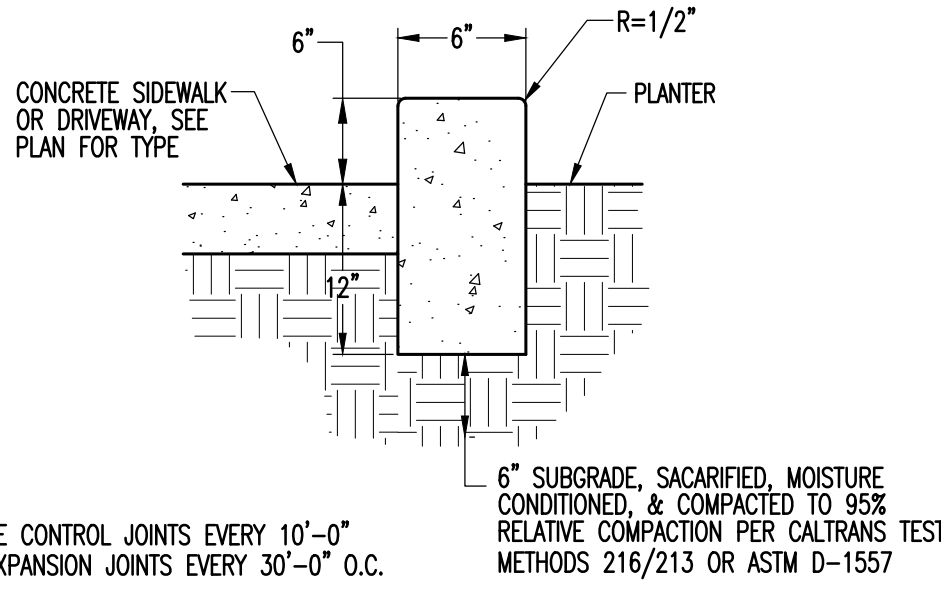
18" (MAX) RETAINING CURB FOR SIDEWALKS

SCALE: NTS



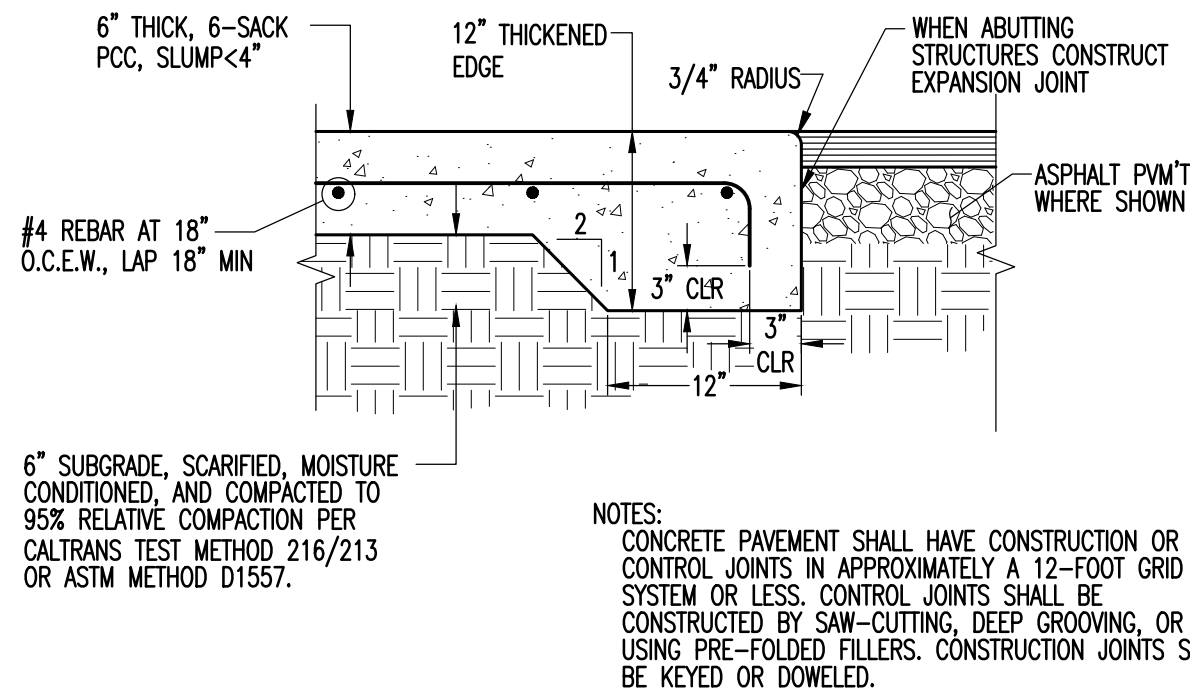
6" RAISED BARRIER CONCRETE CURB

SCALE: NTS



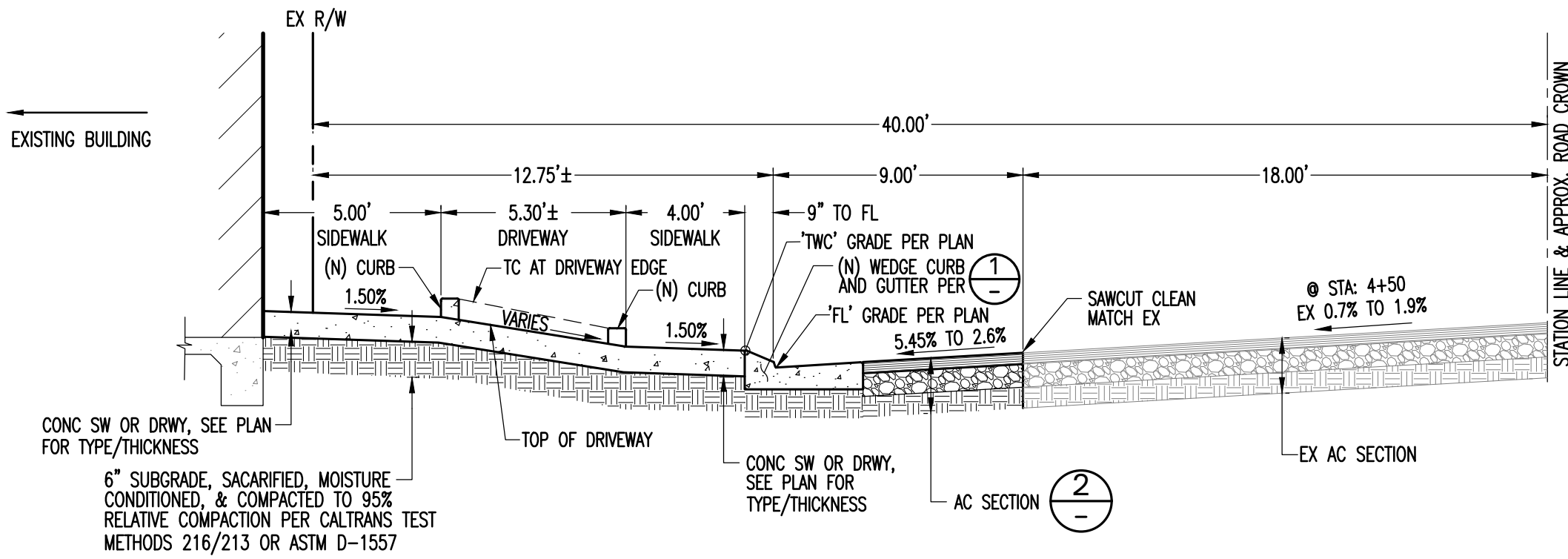
RAISED CONCRETE CURB

SCALE: NTS



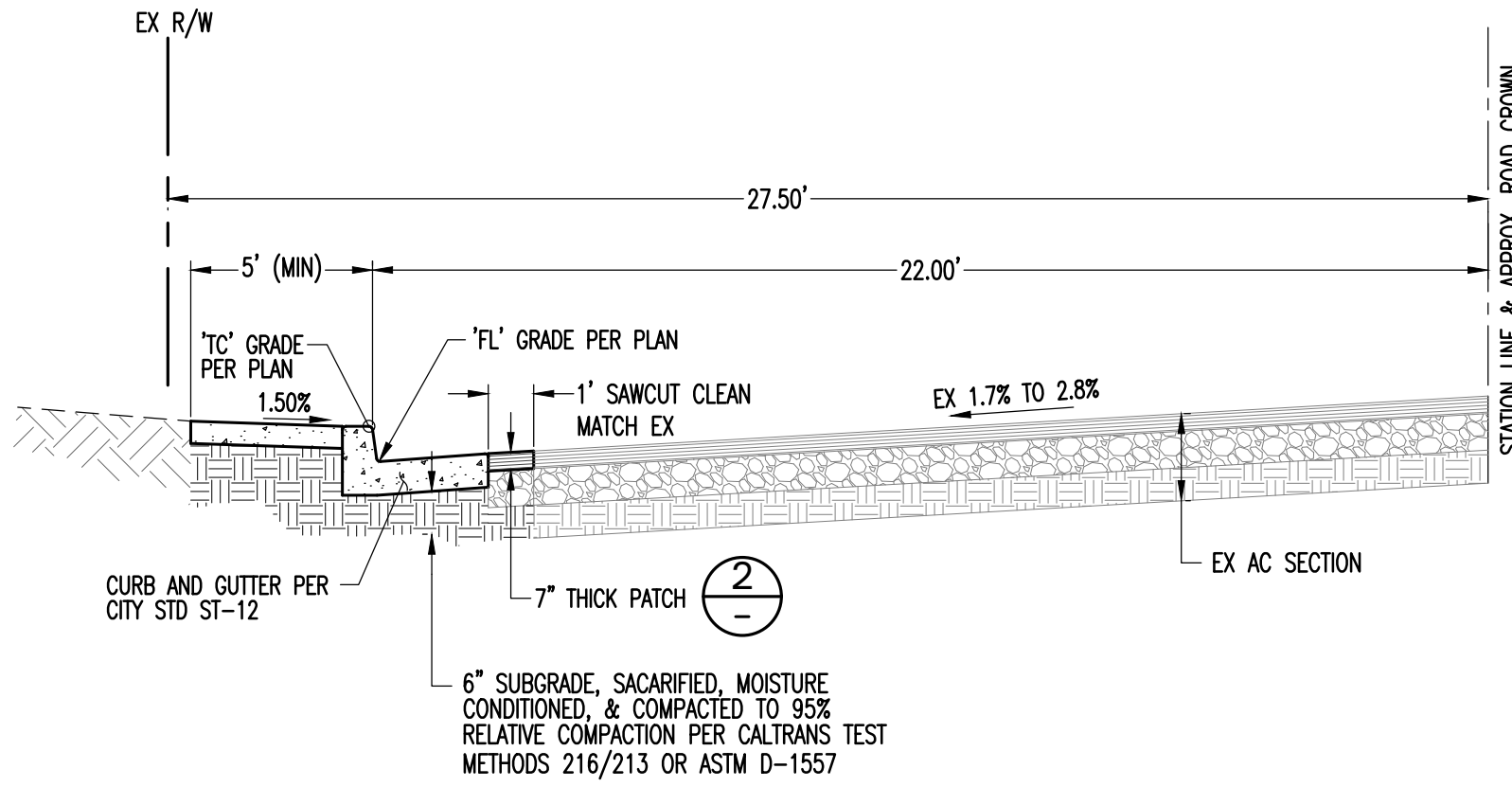
TRAFFIC RATED CONCRETE PAVEMENT

SCALE: NTS



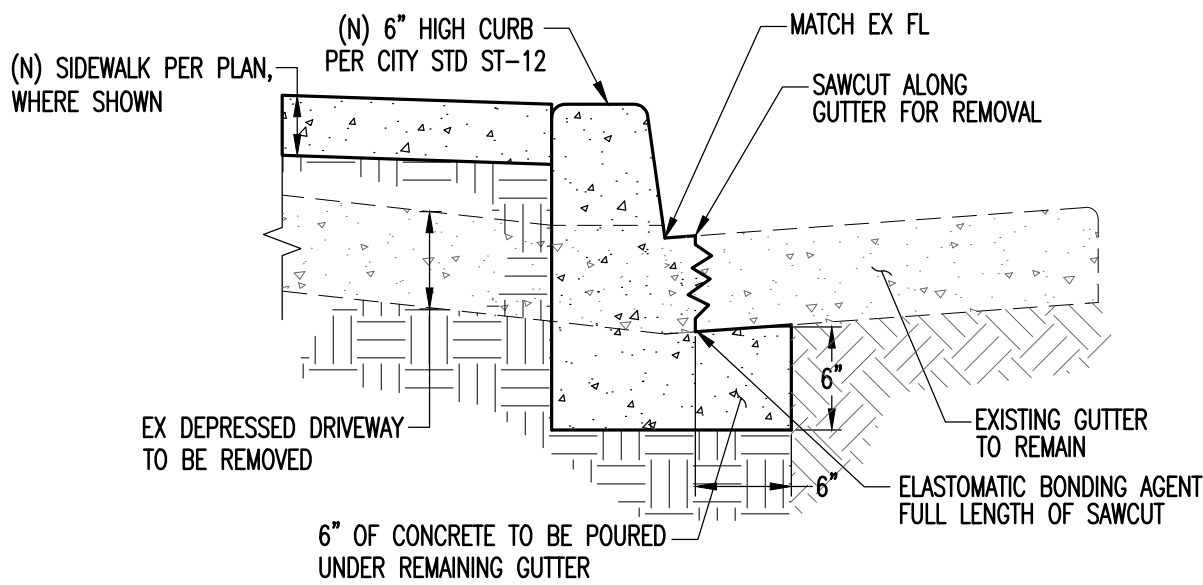
N. 'E' STREET SECTION

SCALE: NTS



E. CENTRAL AVENUE SECTION

SCALE: NTS



DRIVEWAY REMOVAL FOR NEW CURB

SCALE: NTS



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ACCESSIBILITY UPGRADES & STREET IMPROVEMENTS
610 NORTH 'E' STREET, MADERA
DETAILS

CITY OF MADERA ENGINEERING DEPARTMENT 205 WEST 4th STREET MADERA, CALIFORNIA 93637		DRAWING: SHEET 4 OF 4 SHEETS APPROVAL DATE 01/16/20	
PLAN REVISION		REVIEWED BY: PUBLIC WORKS	
INITIAL ISSUE DATE		FIRE DEPARTMENT:	
CHANGE	DATE	APPROVAL	
DESIGNED BY: H.L.	CHECKED BY: G.X.		
DRAWN BY: H.L.	INSPECTED BY:		
CONSTRUCTION DATES DATE STARTED DATE COMPLETED		CONTRACTOR:	
DRAWING No.			