

STREET IMPROVEMENT PLAN - STANDARD NOTES

- WORKING HOURS ON CITY STREETS:
MONDAY – FRIDAY: 7:00AM – 4:30PM
SATURDAY: 8:00AM – 5:00PM (OVERTIME INSPECTION FEES SHALL BE IN ADVANCE; 4 HOUR MINIMUM)
NO WORK ON SUNDAYS OR HOLIDAYS
- LANE CLOSURES ARE ONLY PERMITTED FROM 8:00AM – 3:30PM.
- A PERMIT FOR CONSTRUCTION INSPECTION SHALL BE OBTAINED AND FEES PAID TO THE CITY OF SANTA CLARITA, ENGINEERING SERVICES DIVISION, 23920 VALENCIA BOULEVARD, SUITE 140, SANTA CLARITA, CALIFORNIA 91355; PHONE: (661) 286-4060, AT LEAST 72 HOURS PRIOR TO START OF WORK.
- A COPY OF THE ENCROACHMENT PERMIT AND APPROVED STREET PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- CONTRACTOR SHALL CONTACT CITY OF SANTA CLARITA PUBLIC WORKS INSPECTION AT (661) 255-4060 TO ARRANGE FOR ACCEPTABLE CONSTRUCTION START DATE.
- CONTRACTOR SHALL NOTIFY CITY OF SANTA CLARITA PUBLIC WORKS INSPECTION AT (661) 255-4060 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF WORK. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR UPDATES EVERY 28 DAYS.
- A PERMIT MUST BE OBTAINED FROM THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION DIVISION, (626) 458-3129, FOR ALL STORM DRAIN CONNECTIONS. A COPY OF THE PERMIT MUST BE GIVEN TO THE CITY PUBLIC WORKS INSPECTOR PRIOR TO START OF WORK.
- FOR ALL WORK WITHIN CALTRANS AND/OR LOS ANGELES COUNTY RIGHT-OF-WAY, OBTAIN A PERMIT FROM THE APPROPRIATE JURISDICTION PRIOR TO CONSTRUCTION WITHIN THEIR RIGHT-OF-WAY.
- ALL WORK SHALL CONFORM TO THE APWA "STANDARD PLANS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS "STANDARD PLANS" IN EFFECT AS OF THE APPROVAL DATE OF THESE PLANS.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF THE CITY OF SANTA CLARITA MUNICIPAL CODE.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTION TO PROTECT ADJACENT PROPERTIES FROM ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- CONSTRUCT RESIDENTIAL DRIVEWAYS PER APWA STANDARD PLAN 110-1, TYPE A OR B, UNLESS OTHERWISE SHOWN ON PLAN. PRIOR TO FORMING CURB AND GUTTER, THE CONTRACTOR SHALL CONFER WITH THE CITY INSPECTOR TO SECURE APPROVAL FOR ALL DRIVEWAY LOCATIONS AND WIDTHS.
- INSTALL SIX (6) INCHES OF CRUSHED AGGREGATE BASE UNDER COMMERCIAL DRIVEWAYS.
- PROCESSED MISCELLANEOUS BASE OR SELECT MATERIAL WITH EXPANSION OF THREE (3) PERCENT OR LESS BY SOIL TEST MAY BE USED IN LIEU OF CRUSHED AGGREGATE BASE UNDER WALK.
- ALL CONSTRUCTION JOINTS FOR PCC CURBS, GUTTERS, DRIVEWAYS, AND SIDEWALKS SHALL BE IN ACCORDANCE WITH A.P.W.A. STANDARD PLAN NO. 112-1.
- DRIVEWAYS SHALL NOT BE LOCATED WITHIN TWENTY-FIVE (25) FEET UPSTREAM OF A CATCH BASIN WHEN STREET GRADE IS GREATER THAN SIX (6) PERCENT.
- DRIVEWAYS SHALL NOT ENCROACH INTO LOCAL DEPRESSIONS.
- THERE SHALL BE NO ABOVE GROUND OBSTRUCTION THAT WOULD REDUCE THE WIDTH OF THE SIDEWALK TO LESS THAN 48 INCHES, EXCLUSIVE OF THE TOP OF CURB.
- INSTALL MAILBOXES AND POSTS IN ACCORDANCE WITH CITY STANDARDS, AND SECURE APPROVAL OF THE U.S. POSTAL SERVICE PRIOR TO INSTALLATION.
- CONSTRUCT STREET NAME SIGNS PER DETAIL HEREON. INSTALL STREET NAME SIGNS PER LOCATIONS SHOWN ON PLAN.
- INSTALL STREET LIGHTS PER STREET LIGHT PLAN APPROVED BY THE CITY.
- STREET TREES SHOWN ON THIS PLAN ARE FOR LOCATION REFERENCE ONLY. ALL PARKWAY AND MEDIAN LANDSCAPING, INCLUDING STREET TREES, SHALL BE CONSTRUCTED PER THE LANDSCAPE PLAN APPROVED BY THE CITY.
- STREET TREES SHALL BE PLANTED PER THE LATEST EDITION OF THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" SECTION 5 – LANDSCAPING AND IRRIGATION SYSTEMS, AND DETAIL HEREON.
- PAVEMENT MARKERS SHALL BE INSTALLED IN STREETS ADJACENT TO FIRE HYDRANTS IN ACCORDANCE WITH LOS ANGELES COUNTY FIRE DEPARTMENT STANDARDS.
- PAVEMENT DROP-OFFS OVER ONE-INCH IN HEIGHT THAT WILL REMAIN OVERNIGHT SHALL BE RAMPED WITH TEMPORARY A.C. PAVEMENT.
- THE THICKNESS OF ASPHALT AND BASE SHALL BE DETERMINED BY TESTING THE SOIL FOR R-VALUES. DEVELOPER'S SOIL ENGINEER SHALL PERFORM THE R-VALUE TESTS AFTER STREETS HAVE BEEN ROUGH GRADED, AND SUBMIT R-VALUE TESTS AND REPORT TO THE CITY OF SANTA CLARITA'S ENGINEERING SERVICES DIVISION. DEVELOPER'S ENGINEER MUST REVISE THE STREET PLANS TO SHOW ACTUAL THICKNESS OF ASPHALT AND BASE TO BE CONSTRUCTED.
- POLYPROPYLENE GEOTEXTILE STABILIZATION FABRIC (MIRAFI HP370 OR CITY APPROVED EQUAL) AND/OR LIME TREATED SUBBASE SHALL BE UTILIZED WHEN THE R-VALUE IS LESS THAN SEVENTEEN (17) AND THE EXPANSION INDEX IS GREATER THAN THREE (3) PERCENT.
- CONSTRUCTION OF STREETS SHALL BE PERFORMED PER EITHER OF THE FOLLOWING OPTIONS:

- OPTION A: THE APPLICANT SHALL CONSTRUCT THE FULL PAVEMENT SECTION INCLUDING THE FINAL LIFT OF ASPHALT TO FINISH GRADE IN CONFORMANCE WITH THE DESIGN TL. PRIOR TO OCCUPANCY, THE APPLICANT SHALL REFURBISH THE PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER.
- OPTION B: THE APPLICANT SHALL CONSTRUCT A PAVEMENT SECTION THAT IS A MINIMUM OF 1/4" LOWER THAN FINISH GRADE, IN CONFORMANCE WITH THE DESIGN TL. PRIOR TO OCCUPANCY, THE APPLICANT SHALL REFURBISH THE PAVEMENT, AND COMPLETE THE FINAL LIFT OF ASPHALT TO MEET FINISH GRADE TO THE SATISFACTION OF THE CITY ENGINEER.

STORMWATER POLLUTION PLAN NOTES

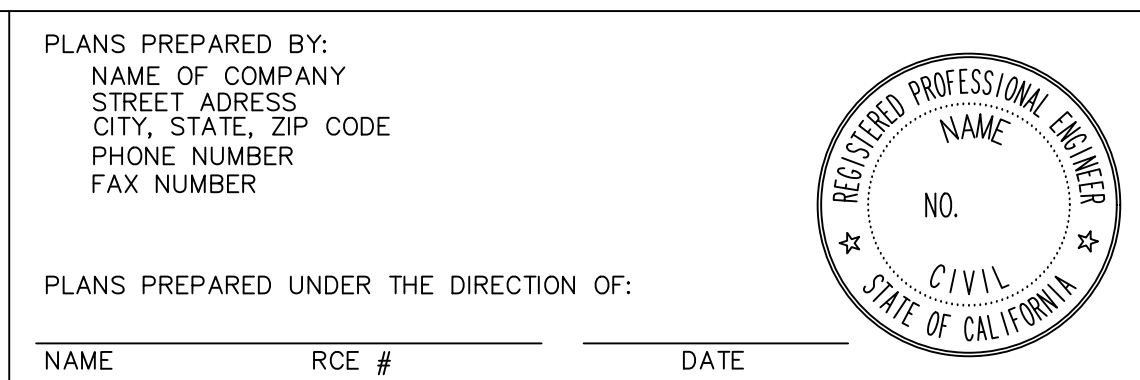
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
 - STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 - FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
 - TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
 - THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE "BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, 2009" AT THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

NON-STORMWATER MANAGEMENT	EROSION CONTROL	TEMPORARY SEDIMENT CONTROL	WEST MANAGEMENT & MATERIAL POLLUTION CONTROL
NS1 - WATER CONSERVATION PRACTICES	EC1 - SCHEDULING	SE1 - SILT FENCE	WM1 - MATERIAL DELIVERY AND STORAGE
NS2 - DEWATERING OPERATIONS	EC2 - PRESERVATION OF EXISTING VEGETATION	SE2 - SEDIMENT BASIN	WM2 - MATERIAL USE
NS3 - PAYING AND GRINDING OPERATIONS	EC3 - HYDRAULIC MULCH	SE3 - SEDIMENT TRAP	WM3 - STOCKPILE MANAGEMENT
NS4 - TEMPORARY STREAM CROSSING	EC4 - HYDROSEEDING	SE4 - CHECK DAM	WM4 - SPILL PREVENTION CONTROL
NS5 - CLEAR WATER DIVERSION	EC5 - SOIL BINDERS	SE5 - FIBER ROLLS	WM5 - SOLID WASTE MANAGEMENT
NS6 - ILLICIT CONNECTION / DISCHARGE	EC6 - STRAW MULCH	SE6 - GRAVEL BAG BERM	WM6 - HAZARDOUS WASTE MANAGEMENT
NS7 - POTABLE WATER / IRRIGATION	EC7 - GEOTEXTILES & MATS	SE7 - STREET SWEEPING AND VACUUMING	WM7 - CONTAMINATION SOIL MANAGEMENT
NS8 - VEHICLE AND EQUIPMENT CLEANING	EC8 - WOOD MULCHING	SE8 - SANDBAG BARRIER	WM8 - CONCRETE WASTE MANAGEMENT
NS9 - VEHICLE AND EQUIPMENT FUELING	EC9 - EARTH DIKES AND DRAINAGE SWALES	SE9 - STRAW BALE BARRIER	WM9 - SANITARY / SEPTIC WASTE MANAGEMENT
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE	EC10 - VELOCITY DISSIPATION DEVICES	SE10 - STORM DRAIN INLET PROTECTION	WM10 - LIQUID WASTE MANAGEMENT
NS11 - PILE DRIVING OPERATIONS	EC11 - SLOPE DRAINS		
NS12 - CONCRETE CURING		EQUIPMENT TRACKING CONTROL	EQUIPMENT TRACKING CONTROL
NS13 - CONCRETE FINISHING		TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT	WE1 - WIND EROSION CONTROL
NS14 - MATERIAL AND EQUIPMENT USE		TC2 - STABILIZED CONSTRUCTION ROADWAY	
NS15 - DEMOLITION ADJACENT TO WATER		TC3 - ENTRANCE / OUTLET TIRE WASH	
NS16 - TEMPORARY BATCH PLANTS			

PLANS PREPARED FOR:

PLANS PREPARED BY:
NAME OF COMPANY
STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
FAX NUMBER

PLANS PREPARED UNDER THE DIRECTION OF:
NAME RCE # DATE



REVIEWED BY:

PLAN CHECKER DATE OF EXECUTION

APPROVED FOR CONSTRUCTION BY:

DAMON LETZ DATE OF EXECUTION
CITY ENGINEER

IN ACCORDANCE WITH RESOLUTION No. 19-6, AS A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA DELEGATING DISCRETIONARY AUTHORITY TO THE DIRECTOR OF PUBLIC WORKS, DIRECTOR OF RECREATION AND COMMUNITY SERVICES, DIRECTOR OF NEIGHBORHOOD SERVICES, CITY ENGINEER, AND ASSISTANT CITY ENGINEERS TO APPROVE PLANS AND DESIGNS FOR THE CONSTRUCTION OF OR IMPROVEMENTS TO PUBLIC PROPERTY FOR PURPOSES OF DESIGN IMMUNITY PURSUANT TO GOVERNMENT CODE SECTION 830.6 FOR THE CITY OF SANTA CLARITA, I DO HEREBY EXERCISE THE DISCRETION DELEGATED TO ME AND APPROVE THE PLAN OR DESIGN, OR AMENDMENT OR MODIFICATION TO THE PLAN OR DESIGN, OR A CONSTRUCTION OF, OR AN IMPROVEMENT TO THE PUBLIC FACILITY, STRUCTURE, OR PROPERTY TO WHICH THIS STATEMENT, MY SIGNATURE AND DATE IS AFFIXED.

REVISION	REVISED BY (PRINT NAME)	CITY APPROVALS	EXECUTION DATE

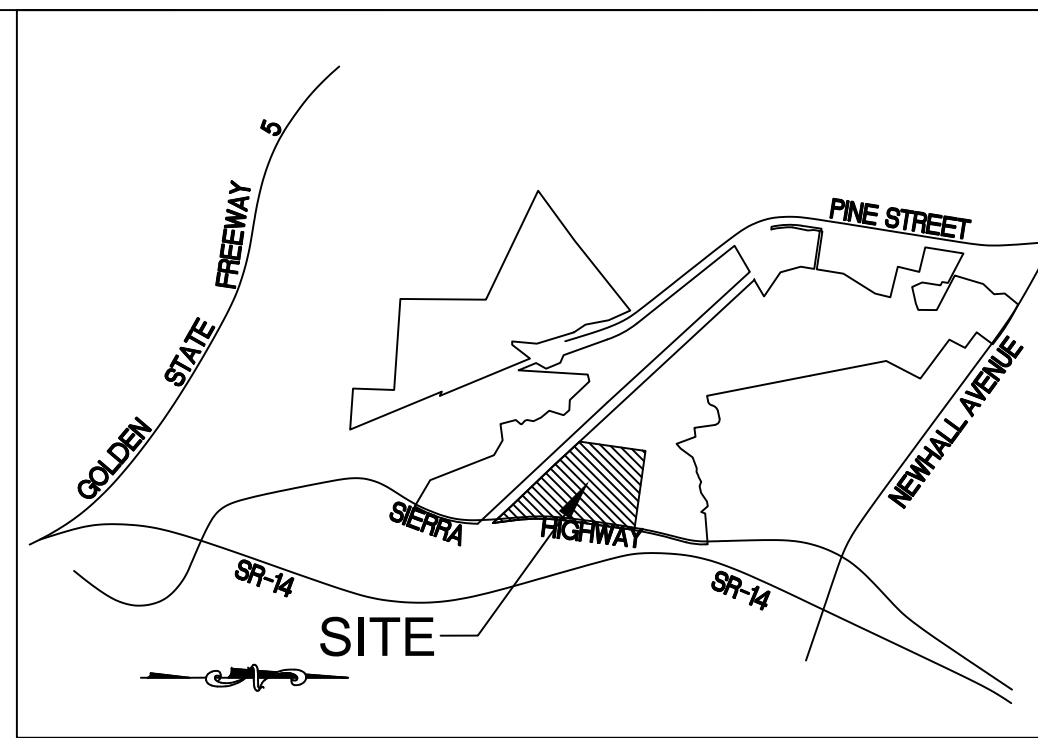
CITY OF SANTA CLARITA

STREET IMPROVEMENT PLAN

VICINITY MAP, SHEET INDEX
BENCH MARK, STANDARD NOTES

SHEET: **1** OF XX

**CITY OF SANTA CLARITA
STREET IMPROVEMENT PLAN
NEEDHAM RANCH (PHASE 1)
TRACT No. 50283-01**



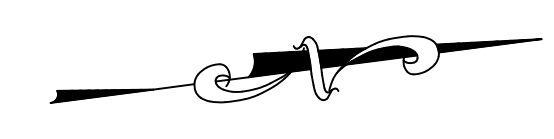
VICINITY MAP
NOT TO SCALE
TG: PAGE 4552, GRID A2/B2

ABBREVIATIONS

AC	ASPHALT CONCRETE	MH	MANHOLE
BC	BEGIN CURVE	NTS	NOT TO SCALE
BCR	BEGIN CURVE RETURN	OC	ON CURB
BTM	BOTTOM	PCC	PORTLAND CONCRETE CEMENT
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PRC	POINT OF REVERSE CURVE
CF	CURB FACE	PVC	POLYVINYL CHLORIDE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
DRWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RT	RIGHT
ECR	END CURVE RETURN	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TW	TOP OF WALL
GB	GRADE BREAK	VC	VERTICAL CURVE
HP	HIGH POINT	WWM	WELDED WIRE MESH
IE	INVERT ELEVATION		
LT	LEFT		

SHEET INDEX

SHEET	DESCRIPTION
1	VICINITY MAP, BENCH MARK, STANDARD NOTES
2	DETAILS
3	STREET NAME: STATION 00+00 TO 10+00
4	STREET NAME: STATION 10+00 TO 20+00



KEY MAP
SCALE: 1" = 300'

**PRIVATE ENGINEER'S NOTES
TO CONTRACTORS**

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THAT THE GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION 17.88.010 OF THE MUNICIPAL CODE.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.

REGISTERED CIVIL ENGINEER RCE NO. EXP. DATE

CONTRACTOR'S RESPONSIBILITY

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF OWNER OR ENGINEER.



BENCHMARK: _____

DESCRIPTION: _____

LOCATION: _____

ELEVATION: _____ DATUM: _____