

**NOTE**

A SEPARATE GRADING PERMIT WILL BE REQUIRED FOR PHASED PROJECTS. IF GRADING IS NOT COMPLETED PER APPROVED GRADING PLAN, ANY BUILDINGS NOT GRANTED A "SAFE-TO-OCCUPY" WILL REQUIRE A SEPARATE SUBMITTAL AND APPROVAL.

ALL REQUIRED PERMIT FOR ALL RETAINING WALLS AND BLOCK WALLS WILL NEED TO BE FINALED BEFORE AS-GRADE CAN BE APPROVED.

ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) DAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.

**ROUGH GRADE ONLY PHASE 1 ONLY  
AND THE PRIVATE ROAD TO SHAW AVE.**

**NOTES**

1. AT THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES ON SITE, ACROSS THE SITE AND AT THE INDICATED POINTS OF CONNECTION. IF THE EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY RHL IMMEDIATELY. THE CONTRACTOR SHALL VERIFY THAT THE NEW UTILITY SERVICE WILL MEET THE INDICATED PIPE SLOPES.
2. ALL WORK SHALL BE PER OSHA AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
3. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE CITY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
4. NEW CONCRETE PAVING TO BE SEALED ENTIRELY WITH C & L COATING W/ER-4 AQUA-URET. ALL CONCRETE JOINTS PER CLIENTS REPRESENTATIVE'S DIRECTION.

**GENERAL NOTES**

1. PAD ELEVATIONS ARE DEPENDENT UPON THICKNESS OF FLOOR SYSTEMS SPECIFIED BY BUILDING ARCHITECT'S. FINISHED GRADE SHALL BE 8 INCHES BELOW BUILDING FINISHED FLOOR. MAINTAIN A MINIMUM OF 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 10 FEET OR TO TOP OF ADJACENT CURB.
2. ALL GRADING SHALL COMPLY WITH CHAPTER 33 OF THE 2016 CALIFORNIA BUILDING CODE.
3. CONTRACTOR TO PROVIDE COMPACTING REPORTS, FOR ALL LOOSE FILLS, PREPARED BY AN APPROVED TESTING AGENCY.
4. ESTIMATED GRADING QUANTITIES: FOR THE OVERALL PROJECT:  
CUT 28,700 CU. YDS. FILL 39,000 CU. YDS.  
PHASE 1 QUANTITIES: CUT 8200 CU. YDS. FILL 14500 CU. YDS.  
NOTE: GRADING QUANTITIES ARE SHOWN FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL BID QUANTITIES. "R" VALUE FOR IMPORT BORROW TO BE 50 OR ABOVE.
5. PROVIDE THE CITY OF FRESNO WITH "AS GRADED" PLANS UPON COMPLETION OF GRADING, AND BEFORE BUILDING PERMITS ARE OBTAINED. PRIOR TO FINAL OCCUPANCY.
6. ANY VERTICAL CUT OR FILL DIFFERENTIAL EQUAL TO OR GREATER THAN TWELVE (12) INCHES BETWEEN ADJACENT PROPERTIES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL. DIFFERENTIALS LESS THAN TWELVE (12) INCHES ARE TO HAVE A MAXIMUM SLOPE OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL.
7. THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT AND PAY THE PLAN FEE PRIOR TO GRADING.
8. SUBGRADE TO BE COMPACTED TO 95% RELATIVE COMPACTION BASED ON ASTM D-1557-78. PROVIDE THE C/WH COMPACTOR REPORTS PREPARED BY A CITY APPROVED TESTING AGENCY.
9. ANY SURVEY MONUMENTS WITHIN THE AREA OF WORK SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISIONS FOR DUST CONTROL FOR THE DURATION OF THE WORK. DUST CONTROL MEASURES SHALL BE FULLY AND ADEQUATELY CARRIED OUT ON WEEKDAYS, WEEKENDS AND HOLIDAYS, AND WHEN NECESSARY, BEFORE AND AFTER NORMAL WORKING HOURS.
11. THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISIONS OF THE SPECIFICATIONS ENTITLED CITY OF FRESNO, REVISED, IN SO FAR AS THE SAME, MAY APPLY, WHICH SPECIFICATIONS, HEREIN AFTER ARE REFERRED TO AS THE STANDARD SPECIFICATIONS.
12. A "HOLD ON OCCUPANCY" WILL BE IN EFFECT UNTIL SUCH TIME AS THIS DEVELOPMENT IS CERTIFIED "AS GRADED" BY THE CITY OF FRESNO.
13. 48 HOURS BEFORE EXCAVATING CALL U.S.A. TOLL FREE (800) 642-2444 UNDERGROUND SERVICE ALERT.
14. COMPACTION REPORT TO BE PREPARED BY AN APPROVED TESTING AGENCY.
15. THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITH IN THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR ARE FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT CONDUCE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.
16. THESE PLANS ARE FOR ON-SITE WORK ONLY. OFF-SITE WORK ARE BY OTHER PLANS AND PERMITS.
17. ALL GRADING WORK SHALL COMPLY WITH ALL RECOMMENDATION AND SPECIFICATIONS AND REQUIREMENT IN SOIL REPORT PREPARED BY SALEM ENGINEERING GROUP PROJECT NO 1-216-503 DATED MAY 26, 2016.
18. OVER EXCAVATE BUILDING PAD AREA TO A MIN. DEPTH OF 2 FEET BELOW STRIPPED GROUND SURFACE. OVER EXCAVATION SHOULD EXTEND A MIN. OF 5 FEET BEYOND THE PERIMETER OF THE BUILDING. PER THE SOIL REPORT PREPARED BY SALEM ENGINEERING GROUP DATED MAY 26, 2016.
19. ALL PARKING AND BUILDING AREA SHOULD BE SCARIFIED TO A MIN. DEPTH OF SIX INCHES, AS SPECIFIED IN SOIL REPORT PREPARED BY SALEM ENGINEERING GROUP DATED MAY 16, 2016.
20. A SEPARATE GRADING PERMIT WILL BE REQUIRED FOR PHASED PROJECTS. IF GRADING IS NOT COMPLETED PER APPROVED GRADING PLAN, ANY BUILDINGS NOT GRANTED A "SAFE-TO-OCCUPY" WILL REQUIRE A SEPARATE SUBMITTAL AND APPROVAL.

**LEGEND**

0.00 (E) OR (0.00)	EXISTING SPOT ELEVATION
0.00	PROPOSED ELEVATION
N 0° 0' 00" W	DIRECTION OF DRAINAGE FLOW
G.B.	PROPERTY LINE
	GRADE BREAK
	LIMIT OF WORK
	EXISTING DRAIN INLET
BW	BACK OF WALK
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
IE	INVERT ELEVATION
EG	EXISTING GRADE
FH	FIRE HYDRANT
HP	HIGH POINT
TF	TOP OF FOOTING
TF	TOP OF FOOTING
CB	CATCH BASIN
LIP	EDGE OF SWALE OR GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
FS	TOP OF SLAB
(E)	EXISTING WALL HEIGHT
H	ROOF DRAIN
C/P	CONCRETE MEETS PAVEMENT
C	CONCRETE
G	GUTTER
PAD	DIRT PAD
FF	FINISHED FLOOR
D	DIRT
P	FINISHED PAVEMENT ELEVATION

**PHASE MAP**

1. CONSTRUCT CONCRETE CURB PER DETAIL 6 ON SHEET C-9.
2. CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 9 ON SHEET C-9.
3. CONSTRUCT DRIVEWAY PER SEPARATE OFF-SITE STREET PLANS.
4. CONSTRUCT HEAVY AC PAVEMENT SECTION PER DETAIL 7 ON SHEET C-9.
5. CONSTRUCT FENCE AND GATES PER ARCHITECTURAL PLANS AND DETAILS.
6. EXISTING FENCE TO REMAIN, BELONG TO ADJACENT PROPERTY'S OWNERSHIP.
7. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FROM THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT PRIOR TO ANY OFF-SITE WORK.
8. CONSTRUCT 3' WIDE DIRT SWALE AT MIN SLOPE S=0.005 PER DETAIL 2 ON SHEET C-9.
9. CONSTRUCT 4 FEET WIDE VALLEY GUTTER PER DETAIL 13 ON SHEET C-9.
10. INSTALL 18" R.C.P.R.G. CL 4 AT MIN. SLOPE S=0.003 PER FMFCD (TOTAL OF 180 LF).
11. CONSTRUCT 48" STORM DRAIN MANHOLE WITH OPEN GRATE PER FMFCD STANDARD TYPE E. (TOTAL OF 6 MANHOLE).
12. CONSTRUCT STORM DRAIN INLET PER FMFCD STANDARD TYPE D (TOTAL OF 1 INLET).
13. REMOVE ANY EXISTING UNDERGROUND SEPTIC TANK IF ANY PER FRESNO COUNTY HEALTH DEPT. REQUIREMENT.
14. REMOVE ANY EXISTING UNDERGROUND OLD IRRIGATION SYSTEM.
15. REMOVE ANY EXISTING OLD FENCE CROSSING THE SITE.
16. INSTALL TEMP. CONC. AND MORTAR PLUG AT THE END OF 18" PIPE (TOTAL OF 3 PLUGS).
17. BUILDING PAD FOR BUILDING 8 TO BE BUILT AT A FUTURE PHASE 2.
18. CONSTRUCT LIGHT AC PAVEMENT SECTION IN CAR PARKING LOT AREAS PER DETAIL 8 ON SHEET C-9.

**APPROVED**  
CITY OF FRESNO  
DEVELOPMENT DEPARTMENT  
Apr 24 2020  
Any changes to these plans must be approved by the Development Department. The issuance of a permit does not grant to anyone the right to violate City Ordinances.  
By Erik Alsing

**NEW SUBMITTAL AND NEW PERMIT  
WILL BE REQUIRED FOR PHASE 2,  
PHASE 3, PHASE 4 AND PHASE 5**

**OVERALL GRADING AND DRAINAGE PLAN  
VESTING SUBDIVISION MAP  
OF  
TRACT 5608  
PLANNED UNIT DEVELOPMENT  
CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA**

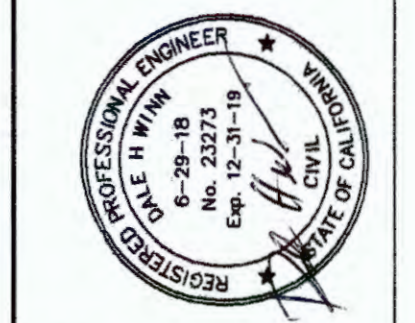
All on site utility and street are private  
SEE SHEET 4 FOR PHASE 1 FINAL GRADING

SCALE 1" = 40'

PLOT DATE: 10-04-17 JOB. NO.: 16-101

CUP: C-06-252  
GRADING PERMIT NO.17-12803

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**HARBISON INTERNATIONAL INC.,**  
ENGINEERS - SURVEYORS - PLANNERS  
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710  
PHONE: (559) 294-7485 FAX: (559) 294-7481



**VESTING SUBDIVISION TRACT 5608  
PLANNED UNIT DEVELOPMENT  
MASTER GRADING PLANS  
FRESNO, CALIFORNIA**

REVISIONS	Date	By
No.		
Drawn:	JMM	
Approved:	MAH	
Project No.:	16-101	
Date:	2-13-17	
Date:	5-26-17	
Date:	6-20-17	
Date:	9-05-17	
Date:	9-20-17	
Date:	10-4-17	
Date:	11-24-17	
Date:	3-14-18	
Title	GRADING PLAN	
Sheet No.	C-3	
	OF 10 SHEETS	



