

**Exhibit L –
Conditionals of Approval**

**City of Fresno
Planning and Development Department**

**Conditions of Approval
November 19, 2025**

Development Permit Application No. P25-01440

Planner: Steven Lieng (559) 621-8007

PROJECT DESCRIPTION

Development Permit Application No. P25-01440, was filed by David Crawford of RMW Architecture and Interiors on behalf of the California Teachers Associations and pertains to ±2.00 acres located at 6710 North Fresno Street.

The applicant proposes to construct an ±8,000 square foot office building consisting of approximately ±8,000 square feet of office space with training and conference rooms. Training sessions will be held twice a month during business hours, and once a month the facility will be used for monthly CTA evening meetings held from 5 P.M. to 9 P.M. Occasional special training sessions will be held on the weekends from 8 A.M. to 5 P.M. four times a year. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, one trash enclosures, one drive approach, and curbs, gutters, and sidewalks.

APN: 408-070-47

ADDRESS: 6710 North Fresno Street

ZONING: O/EA/cz

(Office, Expressway Area/conditions of zoning)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to final approval and/or commencement of land use activity:

Planner to check when completed

- | | |
|--------------------------|--|
| ☐ | Development shall take place in accordance with Exhibits A-1 through A-7, E, F, L-1, L-2, O dated June 20, 2025, and Revised Exhibit A dated August 22, 2025. Revise and transfer all comments and conditions on Exhibits to the corrected exhibit(s) and upload to the related Compliance Record and submit to the planner at least 15 days prior to issuance of building permits. |
|--------------------------|--|

Site Plan Redlines:

- | | |
|--------------------------|---|
| ☐ | Dimension all property lines on the Site Plan. |
| ☐ | Provide zoning: O/EA/cz (Office/Expressway Area/condition of zoning) on the Site Plan. |
| ☐ | Provide APN: 408-070-47 on Site Plan. |
| ☐ | Depict Site Address of 6710 North Fresno Street, Fresno CA 93710 on all Exhibits. |
| ☐ | Correct Site Area to 2.00 acres on all applicable exhibits. |
| ☐ | Provide Legal Description on Site Plan. |
| ☐ | Parking stalls must be 15' from back of sidewalk or curb per Table 15-1302-2 of the FMC. |
| ☐ | Total number of parking stalls will need to be updated to comply with the minimum distance dimension for parking from back of sidewalk or curb. |

☐	Depict traffic pattern flow direction in parking lot.
☐	Depict total landscape square footage area.
☐	Identify the existing trees on the southern portion of the property as existing. Provide note on plan that the existing 30' landscape buffer to the south shall remain and be maintained pursuant to R-04-79.
☐	Comply with Section 15-2423 of the FMC, walkways shall be a minimum of 5'.
☐	Cross Access Agreement for shared Ingress/Egress with adjacent property to the north shall be completed prior to hold of occupancy. Provide proof or obtain. Submit a covenant application via accelera if no cross access agreement exists with the city. Reach out to planner at steven.lieng@fresno.gov for questions on the covenant process.
☐	Comply with Section 15-2011 for screening of mechanical and electrical equipment of the FMC. All outdoor utility equipment (roof-top and ground mounted main switch-gear) shall be effectively screened from public view. The use of paint to match building color is not effective screening. The parapet heights of the buildings shall effectively screen all roof-top mechanical and electrical equipment, and all ground-mounted main switchgear electrical service panel cabinets are to be installed within the buildings (electrical room with exterior service access door). Depict and Verify Compliance on Exhibit A.
☐	Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. All proposed signs shall be in accordance with Article 26 of the Development Code (FMC Chapter 15) and be submitted under a separate sign application.
☐	50 percent of areas not landscaped shall be shaded of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials as follows: 1. Permitted Types of Shading: Shade may be provided by solar shade structures, trees, or other equivalent materials. 2. Shading Tree Standards: Trees provided to satisfy the requirements of this section shall meet the following standards: a. Shading Tree Distribution: Trees provided to satisfy the requirements of this section shall be distributed relatively evenly throughout the parking area. b. Species: Trees provided to satisfy the requirements of this section shall be selected from a list maintained by the City and shall be of a species that can reasonably be expected to provide the required amount of shading within 15 years. c. Size: Trees provided to satisfy the requirements of this section shall be a minimum 15-gallon size with a one-inch diameter as measured 48 inches above natural grade. 3. Exception: This requirement shall not apply to RS Districts and truck loading and truck parking areas within Employment Districts.
☐	Pursuant to Section 15-2015 - outdoor lighting and illumination: all exterior doors, during hours of darkness shall be illuminated with a minimum of 0.5 foot-candle of light. All parking lots and garages shall be illuminated with a minimum of 0.5 foot-candle of light. In multi-family, mixed-use, and commercial districts, exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.

	Maximum height of lighting fixtures shall not exceed 25 within 100 of any street frontage; 30 in any other location Verify and depict compliance.
	<u>Landscape Plan Redlines:</u>
☐	Landscaping and irrigation shall be installed and maintained in accordance with provisions and standards of Article 23 of the Citywide Development Code.
☐	All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb.
☐	All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.
☐	All landscaping and trees (existing and proposed) shall have free access for routine maintenance, including protected trees along the property lines that abut the adjoining property northeast of the subject property. As an option, gates can be installed as a component of the wrought iron fence to allow for maintenance access to this area.
☐	Plant materials shall be grouped in hydro zones accordance with their respective water, cultural (soil, climate sun, and light), and maintenance needs.
☐	Landscaping must be in place before issuance prior to occupancy and/or final inspection. A Hold on Occupancy/Final Inspection shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division. A hold of occupancy fee will be invoiced and will need to be paid prior to the release of all Final Approved Planning Exhibits. (Include this note on Exhibits A and L)
☐	Prior to granting of occupancy/final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on Exhibits A and L)
☐	Add applicable notes to the site plan from the attached “Notes and Requirements for Entitlement Applications” document.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable	
☐	1. Air District (SJVAPCD): See attached SJVAPCD memorandum dated July 15, 2025, labeled as “ SJVAPCD 20250720 Comment Letter ”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	2. Airports: Airspace review required for any objects (temporary or permanent) over 100 feet tall.
☐	3. Building and Safety:

		The items below require a separate process with additional fees and timelines, in addition to the Development Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division. 1) Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Division for approval permits for the proposed project. a) All construction documents shall be designed, stamped and signed by a licensed architect/engineer. b) Provide Bicycle parking to comply with California Green Building Standards Code section 5.106.4.1. c) Provide Electric Vehicle (EV) infrastructure per California Green Building Standards Code section 5.106.5.3. d) Provide EV capable parking spaces per California Green Building Standards Code section 5.106.5.3.1.
☐	4.	DPU - Solid Waste, Water, Planning and Engineering: Solid Waste, Water, Planning and Engineering requirements are located within the Attachment section of the Planning Record under DPU CONDITIONS dated July 16, 2025, labeled as “40807047_DPU COA P25-01440_OFF - CALIFORNIA TEACHERS ASSOCIATION FRESNO OFFICE”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	5.	Development And Impact Fee Estimate: See development and impact fee estimate memo dated July 2, 2025, uploaded into Accela in the Attachments section labeled “P25-01440 - CTA Fresno Office - 6710 N Fresno St”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	6.	DPW Traffic Planning: See Public Works, Land Planning Section conditions of approval dated July 11, 2025, labeled as “P25-01440_FRESNO 6710 N” and redline Exhibit labeled as “P25-01440_CP1”, in the record attachments. Provide a revised site plan addressing plan check comments on 1 exhibit (all changes shall be clouded). Provide a typed response to each item listed in the plan check correction comments document. For questions, please contact Leonel Arvizu at Leonel.Arvizu@fresno.gov. 559-621-8662. The conditions of approval and redlined Exhibit A can also be found within the Conditions of Approval Final Packet as an attachment.
☐	7.	DPW - CFD This site is within the existing CFD No. 9, Annexation No. 10 boundary that is apportioned to pay a special tax for maintenance on certain public improvements.
☐	8.	Fire Review: Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.^^ This plan review is a review of the areas noted with a cloud or delta only. Any current or future approval for this plan will be for the clouded areas only and shall not constitute an approval for any areas or changes not shown on the plans with a cloud or delta. ^^

	This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning & Development Department when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building. ^^
☐	9. Flood Metropolitan Flood Control District (FMFCD) Fees: See attached FMFCD Notice of Requirements (NOR) memorandum dated July 7, 2025, labeled as “2025-01440 MAILED”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment. \$11,286 Drainage Fee and \$50 NOR Review Fee all due on this project prior to the release of Planning Final Approved Site Plan. Provide proof of receipt when completed.
☐	10. Fresno County Environmental Health: Recommended Conditions of Approval: • The proposed project has the potential to expose nearby residents to elevated noise levels; consideration should be given to City of Fresno Municipal Code. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. • Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
☐	11. Flood Irrigation District: See attached FID memorandum dated July 18, 2025, uploaded into Accela in the Attachments section labeled “P25-01440 FID Comments”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	12. Fresno Unified School District (FUSD): See attached FUSD memorandum dated June 26, 2025, uploaded into Accela in the Attachments section labeled “Response - P25-01440 - Signed”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	13. PG&E: See attached PG&E memorandum dated August 22, 2025, uploaded into Accela in the Attachments section labeled “PS25-01440 APN 408-070-47, Fresno Ca”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.

PART C - PLANNING DEVELOPMENT CODE STANDARDS

- 1. Density and Intensity Standards:** Development shall take place in accordance with Section 15-1303 of the FMC.
- 2. Site Design:** Development shall take place in accordance with Section 15-1304 of the FMC.

3. Façade Design: Development shall take place in accordance with Section 15-1305 of the FMC.

4. Parking and Loading

- A. Provide short-term bicycle parking as required by Section 15-2429 of the FMC.
- B. Long-term Bicycle parking shall be provided when required by the California Green Building Standards Code, as may be amended.
- C. Loading spaces are required when a building is to be occupied by a use requiring the receipt or distribution by vehicles or trucks of material or merchandise. Comply with Section 15-2430-A of the FMC.

5. Landscaping

- A. Landscaping must be in place before the issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**
- B. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
- C. Additional landscaping requirements, including landscape plan requirements, landscape design standards, and general landscaping standards, can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

6. Fencing: All Fencing, Walls, and Hedges shall be provided and installed per Section 15-2006 of the FMC.

PART D - PLANNING - OTHER REQUIREMENTS

- 1. Development shall take place in accordance with the policies of the Fresno General Plan, McLane Community Plan, and with the Employment – Office planned land use designation.
- 2. Development shall take place in accordance with the *O/EA/cz (Office, Expressway Area/conditions of zoning)* zone district and all other applicable sections of the FMC.
- 3. Comply with the operational statement submitted for the proposed project dated June 20, 2025.
- 4. Comply with all applicable conditions of zoning outlined in Ordinance No. 2005-100 for rezone application No. R-04-79.
- 5. Property development standards and operational conditions are contained in Articles 13 (Employments Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading) and 25 (Performance Standards). Any project revisions, development and operation must comply with these property development standards and operational conditions.
- 6. Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.
- 7. Development shall take place in accordance with the “General Notes and Requirements for Entitlement Applications” listed below if applicable.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in the Development Code shall be deemed to prohibit the erection of temporary fencing

around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.

11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Current Planning Division. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of

refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.
23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
31. All proposed signs shall conform to the current sign ordinance (FMC Chapter 15, Article 26 of the Citywide Development Code). The submittal checklist for signs is available online at: [Click Here](#)
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before

displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on

securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website:

www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities. (www.casqa.org).

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
43. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.

52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.)

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

54. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (Fresno Municipal Code Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).
- d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)

55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code Section 12-4.1006).

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.

56. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of certificate of occupancy.

58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at

(559) 456-3292.

b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

60. SEWER CONNECTION CHARGES (Fresno Municipal Code Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')
- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

61. WATER CONNECTION CHARGES: (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

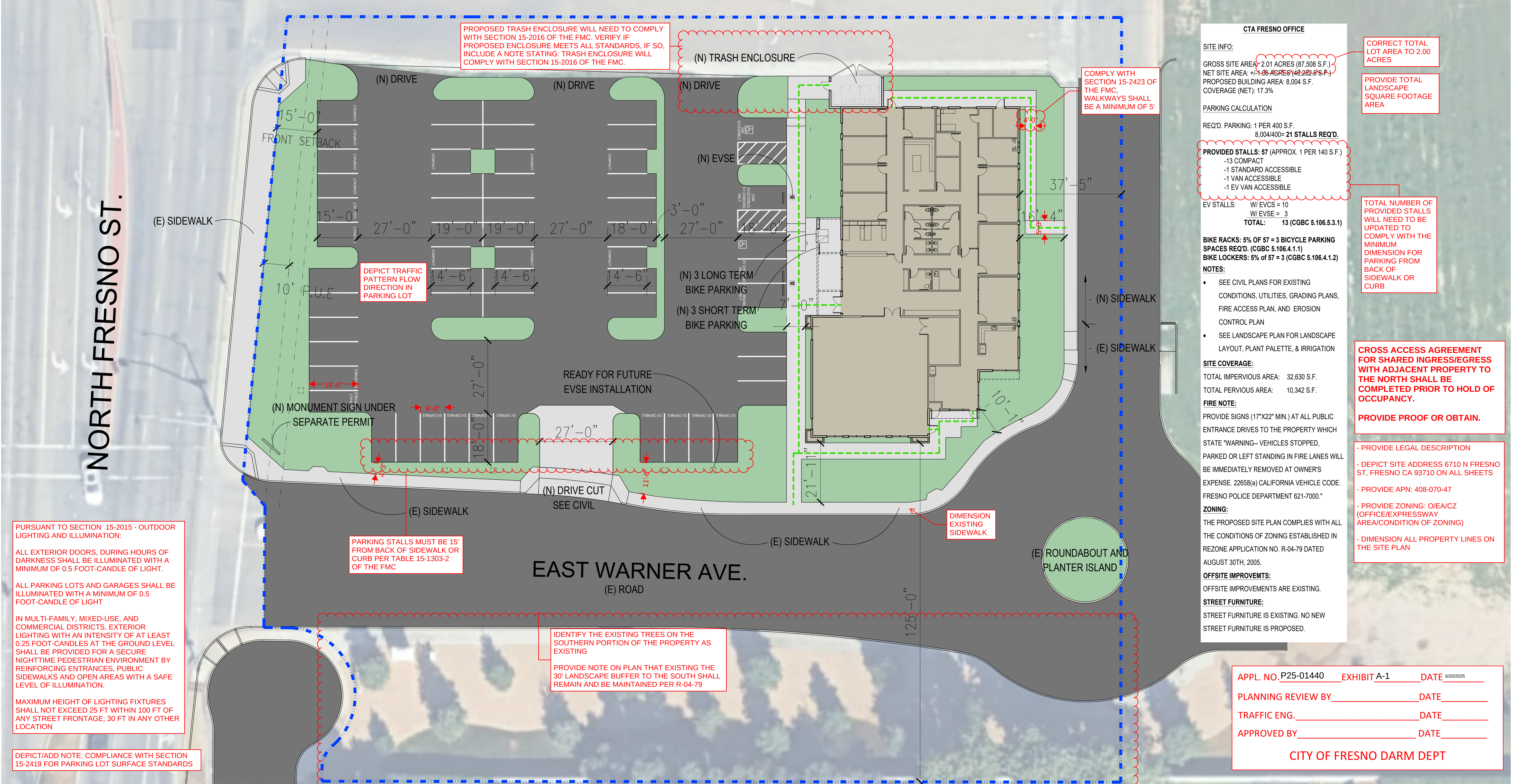
- a) Frontage Charge (based on property frontage)
- b) Service Charges (based on service size required by applicant)
- c) Meter Charges (based on service need)
- d) Water Capacity fee (based on size of meter)

62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

PUBLIC WORKS DEPARTMENT GENERAL NOTES
(to be added to the site plan)

- 63. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
- 64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- 65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
- 66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
- 67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.

68. For Standard Drawings [Click Here](#)
69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
70. Traffic Planning Checklist [Click Here](#).
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.



CTA FRESNO OFFICE	
SITE INFO:	
GROSS SITE AREA:	2.01 ACRES (87,508 S.F.)
NET SITE AREA:	471.86 ACRES (48,262,854 S.F.)
PROPOSED BUILDING AREA:	8,004 S.F.
COVERAGE (NET):	17.3%
PARKING CALCULATION	
REQ'D. PARKING:	1 PER 400 S.F.
8,004/400=	21 STALLS REQ'D.
PROVIDED STALLS: 57 (APPROX. 1 PER 140 S.F.)	
-13 COMPACT	
-1 STANDARD ACCESSIBLE	
-1 VAN ACCESSIBLE	
-1 EV VAN ACCESSIBLE	
EV STALLS:	W/ EVCS = 10
	W/ EVSE = 3
TOTAL:	13 (CGBC 5.106.5.3.1)
BIKE RACKS: 5% OF 57 = 3 BICYCLE PARKING SPACES REQ'D. (CGBC 5.106.4.1.1)	
BIKE LOCKERS: 5% OF 57 = 3 (CGBC 5.106.4.1.2)	
NOTES:	
• SEE CIVIL PLANS FOR EXISTING CONDITIONS, UTILITIES, GRADING PLANS, FIRE ACCESS PLAN, AND EROSION CONTROL PLAN	
• SEE LANDSCAPE PLAN FOR LANDSCAPE LAYOUT, PLANT PALETTE, & IRRIGATION	
SITE COVERAGE:	
TOTAL IMPERVIOUS AREA:	32,630 S.F.
TOTAL PERVIOUS AREA:	10,342 S.F.
FIRE NOTE:	
PROVIDE SIGNS (17"x22" MIN.) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING- VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE. 22658(a) CALIFORNIA VEHICLE CODE. FRESNO POLICE DEPARTMENT 621-7000."	
ZONING:	
THE PROPOSED SITE PLAN COMPLIES WITH ALL THE CONDITIONS OF ZONING ESTABLISHED IN REZONE APPLICATION NO. R-04-79 DATED AUGUST 30TH, 2005.	
OFFSITE IMPROVEMENTS:	
OFFSITE IMPROVEMENTS ARE EXISTING.	
STREET FURNITURE:	
STREET FURNITURE IS EXISTING. NO NEW STREET FURNITURE IS PROPOSED.	

- CORRECT TOTAL LOT AREA TO 2.00 ACRES
- PROVIDE TOTAL LANDSCAPE SQUARE FOOTAGE AREA
- TOTAL NUMBER OF PROVIDED STALLS WILL NEED TO BE UPDATED TO COMPLY WITH THE MINIMUM DIMENSION FOR PARKING FROM BACK OF SIDEWALK OR CURB
- CROSS ACCESS AGREEMENT FOR SHARED INGRESS/EGRESS WITH ADJACENT PROPERTY TO THE NORTH SHALL BE COMPLETED PRIOR TO HOLD OF OCCUPANCY.
- PROVIDE PROOF OR OBTAIN.
- PROVIDE LEGAL DESCRIPTION
- DEPICT SITE ADDRESS 6710 N FRESNO ST, FRESNO CA 93710 ON ALL SHEETS
- PROVIDE APN: 408-070-47
- PROVIDE ZONING: O/EA/CZ (OFFICE/EXPRESSWAY AREA/CONDITION OF ZONING)
- DIMENSION ALL PROPERTY LINES ON THE SITE PLAN

PURSUANT TO SECTION 15-2015 - OUTDOOR LIGHTING AND ILLUMINATION:

ALL EXTERIOR DOORS, DURING HOURS OF DARKNESS SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT.

ALL PARKING LOTS AND GARAGES SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT

IN MULTI-FAMILY, MIXED-USE, AND COMMERCIAL DISTRICTS, EXTERIOR LIGHTING WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL SHALL BE PROVIDED FOR A SECURE NIGHTTIME PEDESTRIAN ENVIRONMENT BY REINFORCING ENTRANCES, PUBLIC SIDEWALKS AND OPEN AREAS WITH A SAFE LEVEL OF ILLUMINATION.

MAXIMUM HEIGHT OF LIGHTING FIXTURES SHALL NOT EXCEED 25 FT WITHIN 100 FT OF ANY STREET FRONTAGE; 30 FT IN ANY OTHER LOCATION

DEPICT/ADD NOTE: COMPLIANCE WITH SECTION 15-2419 FOR PARKING LOT SURFACE STANDARDS

- GENERAL NOTES:
1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CA.
 2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
 3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT. CALL 1-800-642-2444.

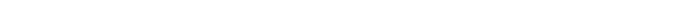
SITE LEGEND:

 BUILDING AREA

 SITE CONCRETE

 ASPHALT AREA

 LANDSCAPE AREA

 EXISTING PROPERTY LINE

 ACCESSIBLE PATH OF TRAVEL

SITE PLAN

SCALE: 1/16"=1'-0"

1

IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

FRESNO COUNTY, CA

<i>SHEET</i>	<i>DWG</i>	<i>TITLE</i>
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C003	GENERAL NOTES
4	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
5	C201	CIVIL SITE PLAN
6	C301	GRADING & DRAINAGE PLAN
7	C302	GRADING & DRAINAGE PLAN
8	C303	GRADING & DRAINAGE PLAN
9	C304	GRADING & DRAINAGE PLAN
10	C401	UTILITIES PLAN
11	C601	EROSION & SEDIMENTATION CONTROL PLAN
12	C701	DETAILS
13	C702	DETAILS
14	C703	DETAILS
15	C801	CROSS SECTIONS
16	C901	FIRE PLAN

"PROPOSED CTA OFFICES", PROJECT No. 012-25079, MAY 16, 2025, KRAZAN & ASSOCIATES, INC., 215 W. DAKOTA AVENUE, COLVIS, CA 93612.

DESIGNATION - CITY BM 897
DESCRIPTION:
BRASS CAP ON ISLAND TIP, CENTERLINE HERNDON, EAST SIDE OF FRESNO STR
ELEVATION = 339.59
DATUM: CITY OF FRESNO

APPL. NO. P25-01440 EXHIBIT A-2 DATE 4/29/2025

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

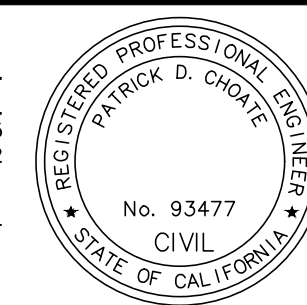
CITY OF FRESNO DARM DEPT

DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION			BY APP'D

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	
CITY OF FRESNO	CALIFORNIA
TITLE SHEET	

SCALE
1"=20'

C001

SHEET 1 OF 16

DATE:	06/17/2025
JOB NO.	4274-40

Path: \Land Projects\4274-40\dwg\4274-40_C001.dwg

GENERAL NOTES:

13. EARTHWORK CONTINUED

P. EXTERIOR FLATWORK

i. POTENTIALLY EXPANSIVE CLAY SOILS ENCOUNTERED DURING EARTHWORK OPERATIONS SHALL NOT BE USED IN THE UPPER 12 INCHES OF ENGINEERED FILL BENEATH THE FINAL SOIL SUBGRADE ELEVATION FOR INTERIOR CONCRETE SLABS-ON-GRADE OR EXTERIOR FLATWORK.

ii. THE UPPER 12 INCHES OF FINAL SUBGRADE FOR INTERIOR CONCRETE SLABS-ON-GRADE AND EXTERIOR, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PATIOS AND AREA WAY SLABS, SHALL CONSIST OF COMPACTABLE, NON-EXPANSIVE (EXPANSION INDEX < 20) GRANULAR SOILS. ALL SOILS SUPPORTING INTERIOR CONCRETE SLABS-ON-GRADE AND EXTERIOR FLATWORK SHALL BE UNIFORMLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION AT NO LESS THAN THE OPTIMUM MOISTURE CONTENT, REGARDLESS OF WHETHER FINAL SUBGRADE ELEVATION IS COMPLETED BY EXCAVATION, FILLING, OR LEFT AT EXISTING GRADE.

iii. SUBGRADES FOR SUPPORT OF CONCRETE SLABS-ON-GRADE AND PAVEMENTS SHOULD BE PROTECTED FROM DISTURBANCE OR DESICCATION UNTIL COVERED BY CAPILLARY BREAK MATERIAL OR AGGREGATE BASE. DISTURBED SUBGRADE SOILS MAY REQUIRE ADDITIONAL MOISTURE CONDITIONING, SCARIFICATION AND RECOMPACTION, DEPENDING ON THE LEVEL OF DISTURBANCE.

Q. IF ANY IMPORT MATERIAL IS REQUIRED, IT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO HAULING IT TO THE SITE.

R. IF LIME-TREATMENT IS SELECTED FOR PAVEMENT SUBGRADES AND/OR BUILDING PAD/FLATWORK SUBGRADES, SITE PREPARATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS, FOLLOWING THE SITE PREPARATION, AS RECOMMENDED ABOVE, THE UPPER 12 INCHES OF THE BUILDING PAD, EXTERIOR FLATWORK, AND PAVEMENT SUBGRADES SHOULD BE TREATED WITH AT LEAST FOUR PERCENT HIGH-CALCIUM OR DOLOMITIC QUICKLIME, AS MEASURED BY DRY UNIT WEIGHT OF THE UNTREATED SOIL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION REGARDING THE USE OF LIME-TREATMENT FOR THE PROJECT SITE.

S. UTILITY TRENCHES

i. ONLY NATIVE SOILS (IN LIEU OF ROCK OR SAND BACKFILL) SHALL BE USED AS BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN 3 FEET BEYOND THE BUILDING PERIMETER FOUNDATION TO MINIMIZE WATER TRANSMISSION BENEATH THE BUILDING. BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN THE FOOTPRINT OF THE BUILDING SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. UTILITY TRENCH BACKFILL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO AT LEAST THE OPTIMUM MOISTURE CONTENT AND MECHANICALLY COMPACTED IN LEVEL LIFTS TO AT LEAST 90 PERCENT OF THE ASTM D1557 MAXIMUM DRY DENSITY.

ii. BEDDING AND INITIAL BACKFILL AROUND AND OVER PIPES AND CONDUITS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.

iii. A GEOTEXTILE FILTER SHALL BE USED TO SEPARATE CLEAN, OPEN-GRADED COBBLES OR CRUSHED ROCK BEDDING AND BACKFILL MATERIALS FROM ADJACENT FINER-GRAINED NATIVE SOILS TO PREVENT PIPING AND RESULTING TRENCH SETTLEMENT. ADDITIONALLY, CLEAN GRADED SANDS USED AS BEDDING AND BACKFILL MUST BE SIMILARLY SEPARATED FROM CLEAN, OPEN-GRADED COBBLE, AND GRAVEL BACKFILL MATERIALS.

iv. UNDERGROUND UTILITY TRENCHES THAT ARE ALIGNED NEAR FOUNDATIONS SHALL BE CONSTRUCTED TO PREVENT LOSS OF BOTH LATERAL AND VERTICAL SUPPORT OF FOUNDATIONS, RESULTING IN POSSIBLE SETTLEMENT OF THE FOUNDATIONS. UNLESS SPECIFIED OTHERWISE, ALL UNDERGROUND UTILITY TRENCHES ALIGNED NEARLY PARALLEL WITH EXISTING AND NEW FOUNDATIONS SHALL BE AT LEAST 3 FEET FROM THE OUTER EDGE OF FOUNDATIONS, WHEREVER POSSIBLE. AS A GENERAL RULE, TRENCHES SHOULD NOT ENCRoACH INTO THE ZONE EXTENDING oUTWARD AT A (1H:1V) INCLINATION BELOW THE BOTTOM OF EXISTING OR NEW FOUNDATIONS. TRENCHES PARALLEL TO FOUNDATIONS SHOULD NOT REMAIN OPEN LONGER THAN 72 HOURS.

v. UTILITY TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 12-INCH THICK LOOSE LIFTS, THOROUGHLY MOISTURE CONDITIONED TO AT LEAST TWO PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT FOR CLAY SOIL OR THE OPTIMUM MOISTURE CONTENT FOR GRANULAR/SILTY SOIL AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. WITHIN THE UPPER SIX INCHES OF UNTREATED PAVEMENT SUBGRADE SOILS AND UPPER 12 INCHES OF LIME-TREATED PAVEMENT SUBGRADE SOILS, COMPACTION SHOULD BE INCREASED TO AT LEAST 95 PERCENT RELATIVE COMPACTION AT NO LESS THAN TWO PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.

vi. BACKFILL FOR THE UPPER 12 INCHES OF TRENCHES MUST MATCH THE ADJACENT MATERIALS. THAT IS, IF THE UPPER 12 INCHES OF SUBGRADES FOR THE BUILDING PAD AND EXTERIOR FLATWORK CONSISTS OF GRANULAR FILL MATERIALS, THE TOP 12 INCHES OF TRENCH BACKFILL SHOULD CONSIST OF THE SAME MATERIALS OR CLASS 2 AB. IF THE TOP 12 INCHES OF THE IMPROVEMENT AREAS CONSIST OF LIME-TREATED SOILS, THE UPPER 12 INCHES OF TRENCH BACKFILL SHOULD CONSIST OF CONTROLLED DENSITY FILL (CDF) OR CLASS 2 AB.

vii. ALL UTILITY TRENCH BACKFILL SHALL BE ROUTINELY OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER'S REP.

T. BUILDING AND FOUNDATION AREA EARTHWORK – SEE ABOVE EARTHWORK NOTE A.

14. CONCRETE CONSTRUCTION

A. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED AT THE LOCATIONS INDICATED ON THESE PLANS. PEDESTRIAN RAMP AND WALK CONSTRUCTION SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS.

B. UNLESS NOTED OTHERWISE, ALL CURB RETURNS SHALL BE VERTICAL CURB AND GUTTER.

C. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, WATER SHALL BE CAREFULLY APPLIED AND ALL FLOWING IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET.

D. CONCRETE CONSTRUCTION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATION SECTIONS 73, 90 AND 52, UNLESS SPECIFIED OTHERWISE.

E. PRIOR TO PLACEMENT OF CONCRETE, SOIL SUBGRADE SHALL BE MOISTURE CONDITIONED TO AN OVER-OPTIMUM MOISTURE CONTENT. COORDINATE WITH GEOTECHNICAL ENGINEER.

F. AT LEAST 3 WEEKS PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL, EXPANSION AND ISOLATION JOINTS.

G. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.

H. REFER TO "EARTHWORK" NOTE FOR SUBGRADE PREPARATION REQUIREMENTS. COMPACTED SUBGRADE SHALL EXTEND TO A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB, SIDEWALK OR SLAB.

I. THE GRADES SHOWN ON THE PLANS FOR SIDEWALKS OR ANY GRADES RELATING TO THE SIDEWALKS ARE INTENDED TO INDICATE THE FOLLOWING MAXIMUM SLOPES:

- CROSS-SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL: .2.00% (50:1)
- SLOPE PARALLEL TO THE DIRECTION OF TRAVEL: .5.00% (20:1)
- THE GRADES SHOWN ON PLANS ARE INTENDED TO BE USED AS A GUIDE ONLY.

i. PRIOR TO SETTING FORMS, THE CONTRACTOR SHALL CONFIRM THAT THE GRADES INDICATED WILL RESULT IN SLOPES CONSISTENT WITH THE ABOVE CRITERIA. SHOULD ANY DISCREPANCY APPEAR TO EXIST, THE CONTRACTOR SHALL ADJUST THE GRADES TO CONFORM TO THE ABOVE CRITERIA AND SHALL INFORM THE ENGINEER OF SUCH CHANGES.

ii. PRIOR TO PLACING CONCRETE THE CONTRACTOR SHALL CHECK THE LEVEL OF THE FORMS TO CONFIRM THAT THE AS-BUILT CONCRETE SLABS WILL CONFORM TO THE ABOVE CRITERIA AND HE SHALL PLACE THE CONCRETE ACCORDINGLY. IT IS RECOMMENDED THAT CONSTRUCTION TOLERANCES USED BY THE CONTRACTOR RESULT IN SLOPES SLIGHTLY FLATTER THAN THE ABOVE CRITERIA, NOT STEEPER; YET THE CONCRETE SURFACES MUST PROPERLY DRAIN. THE ABOVE CRITERIA AND THE SLOPES SUGGESTED BY THE GRADES INDICATED ON THE PLANS ARE INTENDED TO REPRESENT MAXIMUM SLOPES.

J. SIDEWALKS ARE TO BE SET FLUSH WITH THE TOP OF ABUTTING CURBS UNLESS NOTED OTHERWISE.

K. ALL CURB, GUTTER AND SIDEWALK SHALL BE PLACED MONOLITHICALLY UNLESS NOTED OTHERWISE.

L. PCC PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 73 AND SECTION 90. REGULATE WATER CONTENT OF MIX SO THAT MAXIMUM PENETRATION DOES NOT EXCEED 1.5 INCHES. PAVEMENT SLABS TO BE DOWELED AT ALL JOINTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS.

M. SITE CONCRETE

i. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

ii. PORTLAND CEMENT SHALL COMPLY WITH ASTM C150 TYPE II (25% OF PORTLAND CEMENT SHALL BE REPLACED WITH COAL FLY ASH COMPLYING WITH ASTM C618).

iii. CONCRETE FOR EXTERIOR FLAT WORK ON GRADE SHALL HAVE MINIMUM STRENGTH = 3,600 PSI @ 28 DAYS AND MAXIMUM WATER-CEMENT RATIO = 0.50.

iv. MAXIMUM AGGREGATE SIZE SHALL BE 1".

v. CONCRETE MIX SHALL CONTAIN A MINIMUM OF 5 SACKS PER YARD.

vi. 7-DAY MINIMUM WET CURING TIME.

vii. A MECHANICAL VIBRATOR SHALL BE USED TO VIBRATE CONCRETE INTO PLACE.

viii. FORM REMOVAL AT 2 DAYS MINIMUM.

ix. REINFORCEMENT REQUIREMENTS:

- ALL DEFORMED BARS SHALL BE A-615 GRADE 60.
- LAP SPLICES SHALL BE 45 BAR DIAMETERS.

x. MINIMUM CONCRETE COVER OF REINFORCING SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER.

y. CONTRACTOR SHALL SUBMIT MIX DESIGN FOR REVIEW.

15. PAVING

A. ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG 64-10 FOR FLAND VALLEY AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM; OMIT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.

B. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT FROM THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

A TACK COAT SHALL BE APPLIED TO ALL VERTICAL SURFACES OF EXISTING SYSTEM, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER.

C. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY POLE RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

D. PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 39-4.03, USING GRADE AR-4000 PAVING ASPHALT AS THE BINDER. BEFORE APPLYING BINDER, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 3/16 INCH MUST BE CLEANED WITH COMPRESSED AIR AND FILLED WITH SS1 ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LIMIT LINES, CROSSWALKS, AND LEGENDS APPLIED TO THE ROAD SURFACE SHALL BE SCARIFIED PRIOR TO PLACING THE OVERLAY. SCARIFYING SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHUCKHOLES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEPT CLEAN IMMEDIATELY PRIOR TO BINDER APPLICATION.

E. NO SAND SEAL IS REQUIRED.

F. ASPHALT PLANING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FUMES OR SMOKE. THE COLD PLANING MACHINE SHALL BE CAPABLE OF PLANING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SOFTEN THE PAVEMENT DURING OR PRIOR TO THE PLANING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.

IN ALL CASES, THE CROSS-SECTIONAL PLANED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANED AREA SHALL BE NEAT AND UNIFORM AND THE REMAINING ROAD SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANING MACHINE LEAVES A "SILVER" OF UNGROUNDED PAVEMENT AT THE LIP OF GUTTER, THAT "SILVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.

STREETS TO BE OVERLaid SHALL BE COLD PLANED TO THE DEPTH BELOW THE EXISTING LIP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 6 FEET FROM THE LIP OF GUTTER. BOTH ENDS OF THE STREETS TO BE OVERLaid AND SIDE STREETS SHALL ALSO BE COLD PLANED AS SHOWN ON THE PLANS (CONFORM PLANING). THE CONFORM PLANING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT ON CONCRETE GUTTERS ADJACENT TO PLANING SHALL ALSO BE REMOVED.

PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANING MACHINE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REMOVAL CREW SHALL REMOVE ALL PLANED MATERIAL AND SWEEP CLEAN ALL PLANED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANNER.

WHERE TRANSVERSE JOINTS ARE PLANED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANED AREA WHEN THE PAVEMENT IS OPENED TO PUBLIC TRAFFIC. IF NEW ASPHALT CONCRETE HAS NOT BEEN PLACED TO THE LEVEL OF EXISTING PAVEMENT BEFORE THE PAVEMENT IS TO BE OPENED TO THE PUBLIC, A TEMPORARY RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 18:1 OR FLATTER TO THE LEVEL OF THE PLANED AREA. TEMPORARY RAMPS SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.

ASPHALT CONCRETE FOR RAMPS SHALL BE COMMERCIAL QUALITY AND MAY BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION IN THE RIDING SURFACE. ASPHALT CONCRETE RAMPS SHALL BE COMPLETELY REMOVED, INCLUDING REMOVING ALL LOOSE MATERIAL FROM THE UNDERLYING SURFACE, BEFORE PLACING THE PERMANENT SURFACING. KRAFT PAPER, OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMPS TO FACILITATE THE REMOVAL OF THE RAMPS.

G. AC LIFT THICKNESS PER SECTION 39, CALTRANS STANDARD SPECIFICATIONS.

H. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHERE APPLICABLE.

I. ALL TRAFFIC DETECTOR LOOPS SHALL BE INSTALLED PRIOR TO PLACEMENT OF THE TOP LIFT OF AC PAVING. THERE SHALL BE NO CUTS IN THE TOP LIFT OF AC.

J. REFER TO GEOTECHNICAL REPORT FOR USE OF PULVERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.

K. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

L. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.

M. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.

N. WHEN NEW PAVING IS COMPLETED, IT SHALL BE SUBJECTED TO A FLOOD TEST SHOWING THE SURFACE FREE OF STANDING WATER OR PUDDLES. SHOULD ANY PUDDLING OCCUR, REPAVE IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAVING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

16. LANDSCAPING

A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.

B. AREAS WHERE LANDSCAPE IS ADJACENT TO HARDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSED A MINIMUM OF 1" OR AS SHOWN ON PLANS.

C. ENGINEER SHALL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.

17. PIPELINES

A. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

C. UNLESS NOTED OTHERWISE, SITE PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5- FEET OUTSIDE THE BUILDING EXTERIOR WALL.

18. ADJUSTING EXISTING UTILITIES

A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES, INCLUDING VAULTS, BOXES AND MANHOLE FRAME AND COVER STJS, VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

B. ALL MANHOLE FRAME AND COVER SETS, WATER VALVE BOXES AND MONUMENT BOXES WITHIN THE WORK AREA THAT DO NOT MEET CURRENT CITY REQUIREMENTS SHALL BE REMOVED AND REPLACED TO CONFORM TO CITY STANDARDS. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE CITY INSPECTOR AND WITH THE ENGINEER.

19. SANITARY SEWER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. ALL SEWER SERVICES SHALL BE MARKED WITH A 2" X 2" STAKE AT THE END OF EACH SERVICE AND A 2 INCH HIGH "S" STAMPED IN THE TOP OF THE CURB.

C. ALL SEWER MAINS AND SERVICES SHALL BE AIR TESTED TO THE SATISFACTION OF THE ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. SEWER PLUGS TO BE WING NUT TYPE, E-2 TEST OR APPROVED EQUIVALENT. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.

D. TV INSPECTION OF SEWERS, INCLUDING VIDEO RECORDINGS, SHALL BE PROVIDED BY THE CONTRACTOR. TV INSPECTION SHALL INCLUDE MAINS, SERVICES AND CLEANOUTS.

E. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG. PLUG SHALL BE GLASSING-MOSEAN SPEED-SEAL CLAY STOPPER OR MISSION CLAY PRODUCTS STD. BAND-SEAL COUPLING WITH PLASTIC SHEAR RING AND ABS STOPPER. "POLYCAP" AND "SPEED-CAP" STOPPERS ARE NOT ACCEPTABLE.

F. BUILDING SEWER CLEANOUTS SHALL BE LOCATED AND INSTALLED IN ACCORD WITH THE UNIFORM PLUMBING CODE AND SHALL BE EXTENDED TO GRADE.

G. ALL GRAVITY SEWER PIPE WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SEWER LATERAL LOCATIONS WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

20. STORM DRAIN SYSTEM

A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.

B. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE SHALL BE PRECAST REINFORCED CONCRETE PIPE, CAST-IN-PLACE CONCRETE PIPE (CIPP), PVC, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.

D. THE WALLS OF D.I.'S AND OF MANHOLES FUNCTIONING AS D.I.'S SHALL BE PERFORATED WITH 4 - 2 INCH DIAMETER HOLES PER WALL AT THE LEVEL OF THE BOTTOM OF THE AB UNDER THE ADJOINING PAVEMENT TO ALLOW FOR THE ESCAPE OF ANY WATER THAT MAY BUILD UP AROUND THE INLET.

E. CONTRACTOR SHALL MARK ALL NEW AND EXISTING STORM DRAIN INLETS WITH APPROVED POLLUTION PREVENTION MESSAGES. SPECIFIC PLACEMENT OF MARKERS WILL BE AS DIRECTED BY THE CITY INSPECTOR.

F. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER CITY STANDARD DETAILS FOR PIPES SMALLER THAN 30" IN DIAMETER, AND PER CITY STANDARD DETAILS FOR PIPE 30" IN DIAMETER AND GREATER.

21. WATER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE WITHIN THE PUBLIC RIGHT OF WAY AND 3 FEET IN ALL OTHER AREAS.

C. FIRE HYDRANT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

D. REDUCED PRESSURE BACK FLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.

E. THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE CITY SPECIFIC PROVISIONS. PVC WATER MAIN FOR FIRE SYSTEM SHALL BE C900, CL 235. ALL T-BOLTS ON MECHANICAL JOINT FITTINGS AND MACHINE BOLTS ON FLANGE FITTINGS SHALL BE COATED WITH MASTIC AND WRAPPED IN 8 ML PLASTIC. T-BOLTS, MACHINE BOLTS AND ALL THREAD RODS UNDER BUILDING SLABS SHALL BE STAINLESS STEEL WITH THE FITTING WRAPPED IN 8 ML PLASTIC.

F. PROVIDE EXTERIOR CONTROL VALVES FOR EACH SPRINKLER SYSTEM (WALL MOUNTED P.I.V OR STANDARD P.I.V. PER FIRE PROTECTION PLANS.)

G. ALL ON-SITE FIRE MAINS SHALL BE PVC CLASS 235 C-900.

22. EXISTING SIGNS

A. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS, AND TRAFFIC CONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THE FOLLOWING DESCRIBED MANNERS:

STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEW POSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED.

TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, IF NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION WORK, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

B. WHENEVER IT IS NECESSARY TO REMOVE A PRIVATELY OWNED SIGN OR A PUBLIC INFORMATION SIGN, ITS TEMPORARY RELOCATION AND ITS FINAL POSITIONING SHALL BE COORDINATED WITH THE SIGN OWNER AND, IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE CITY ENGINEER.

23. MAILBOXES

MAILBOXES AND NEWSPAPER TUBES, IF ANY, WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED, TEMPORARILY RELOCATED AND FINALLY RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED, AND RESET IN ITS FINAL LOCATION. MAILBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH MAILBOX OWNERS.

24. PRESERVATION OF PROPERTY

TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN SAFEGUARDS SUCH AS PROTECTIVE FENCING OR OTHER SUITABLE BARRIERS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

25. RECORD DRAWINGS

A. "RECORD DRAWINGS" IS DEFINED AS BEING THOSE DRAWINGS MAINTAINED BY THE CONTRACTOR TO SHOW THE CONSTRUCTION OF A PARTICULAR STRUCTURE OR WORK AS ACTUALLY COMPLETED UNDER THE CONTRACT. "RECORD DRAWINGS" SHALL BE SYNONYMOUS WITH "AS-BUILT DRAWINGS". AS REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE THE ENGINEER ACCURATE INFORMATION TO BE USED IN THE PREPARATION OF PERMANENT RECORD DRAWINGS. FOR THIS PURPOSE, THE CONTRACTOR SHALL RECORD ON ONE SET OF CONTRACT DRAWING PRINTS ALL CHANGES FROM INSTALLATIONS ORIGINALLY INDICATED, AND RECORD FINAL LOCATIONS OF UNDERGROUND LINES BY DEPTH FROM FINISH GRADE AND BY ACCURATE HORIZONTAL OFFSET DISTANCES TO PERMANENT SURFACE IMPROVEMENTS SUCH AS BUILDINGS, CURBS OR EDGES OF WALKS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL AS-BUILT INFORMATION PREPARED BY SUBCONTRACTORS IS INCLUDED IN HIS RECORD DRAWINGS.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS. THESE PRINTS SHALL BE READILY AVAILABLE TO THE CITY AND TO THE ENGINEER. UPON COMPLETION OF THE PROJECT, AND PRIOR TO FINAL PAYMENT, THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER.

26. INSURANCE

CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH, OR INJURY TO PROPERTY WHICH MAY ARISE FROM AND DURING THE OPERATION OF THIS CONTRACT. INSURANCE COVERAGE SHALL INCLUDE PROVISION OR ENDORSEMENT NAMING THE OWNER, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, EACH AS ADDITIONAL INSURED IN REGARDS TO LIABILITY ARISING OUT OF THE PERFORMANCE OF ANY WORK UNDER THE CONTRACT. A CERTIFICATE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

APPL. NO. P25-01440 EXHIBIT A-4 DATE 8/20/2025

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DESIGNED BY PDC

DRAWN BY DRP

CHECKED BY BPB

REV.

DATE

DESCRIPTION

BY

APP'D.

LM LAUGENOUR AND MEIKLE

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755

P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY _____

PATRICK D. CHOATE

DATE 06/17/2025 P.E. 93477

REGISTERED PROFESSIONAL ENGINEER

PATRICK D. CHOATE

No. 93477

CIVIL

STATE OF CALIFORNIA

IMPROVEMENT PLANS

FOR

CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO

CALIFORNIA

ABBREVIATIONS & GENERAL NOTES

SCALE

NONE

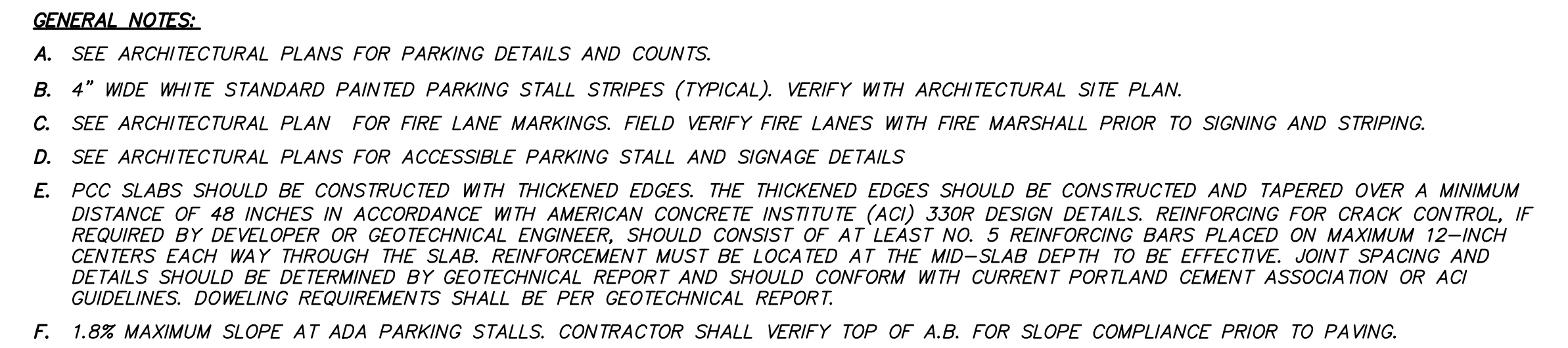
C003

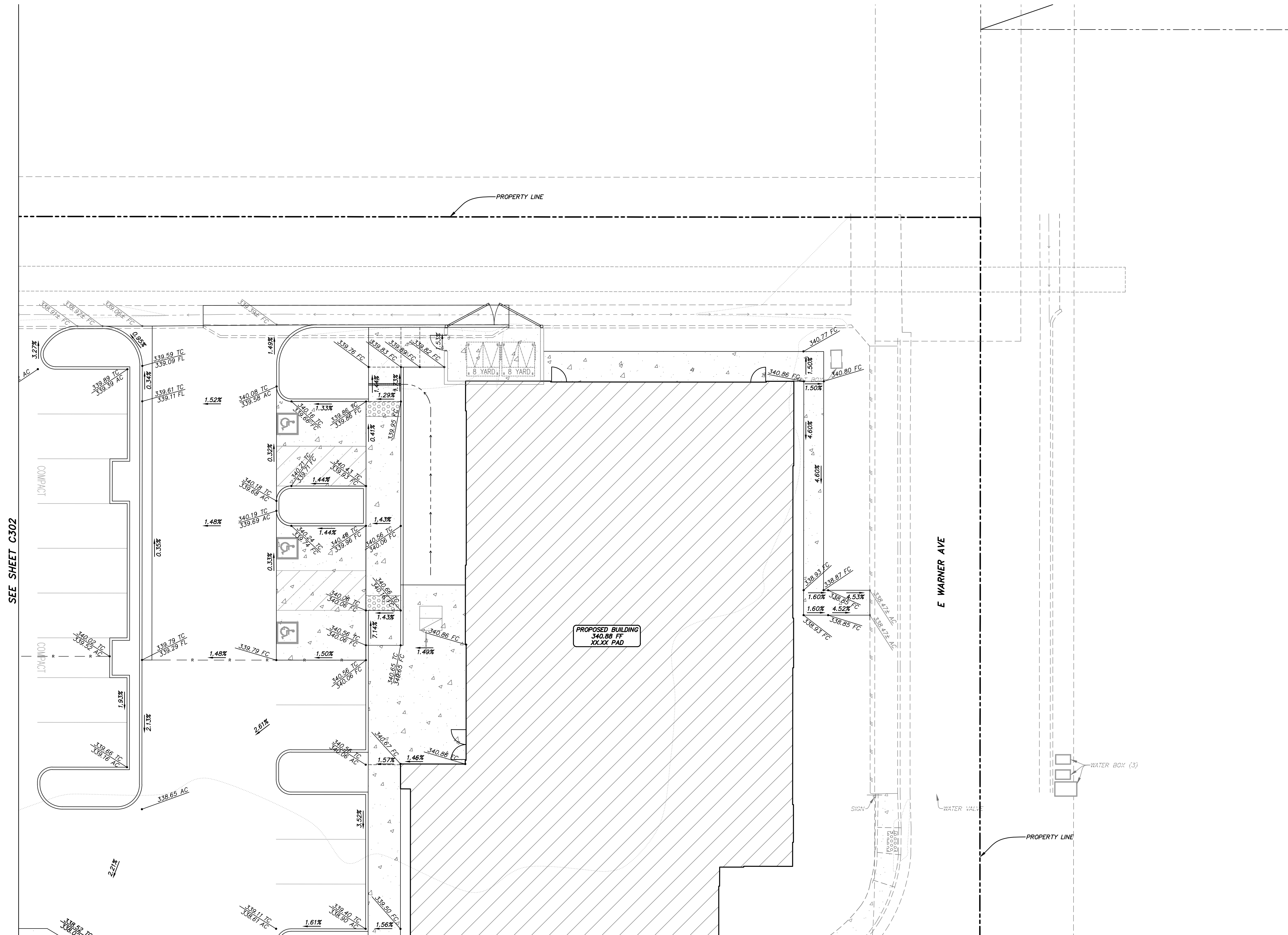
DATE: 06/17/2025

JOB NO. 4274-40

SHEET 3 OF 16

x:\Land Projects\4274-40\dwg\4274-40_C003.dwg





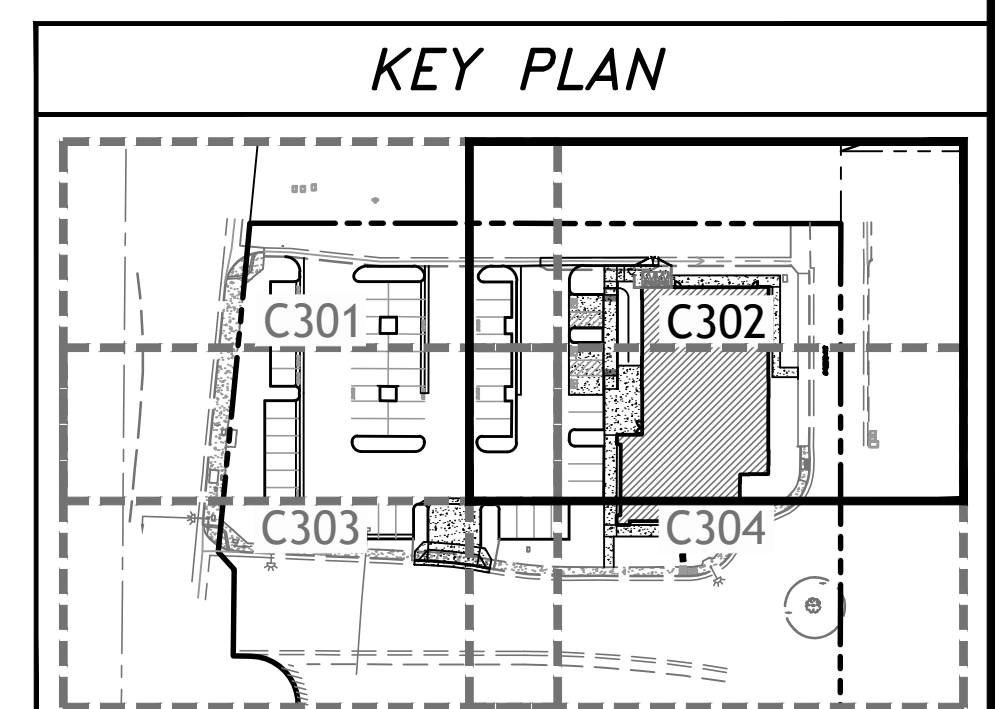
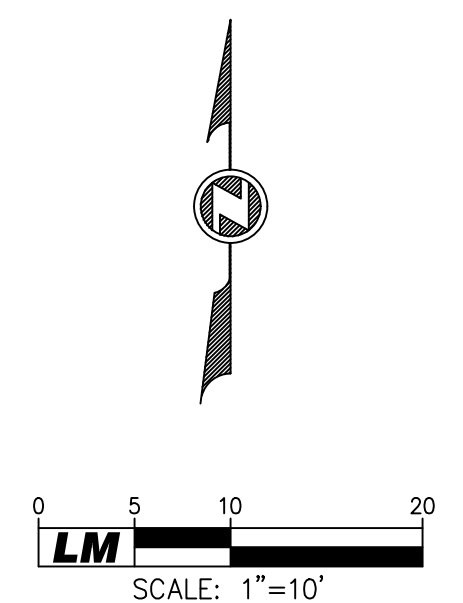
SEE SHEET C304

GENERAL GRADING NOTES:

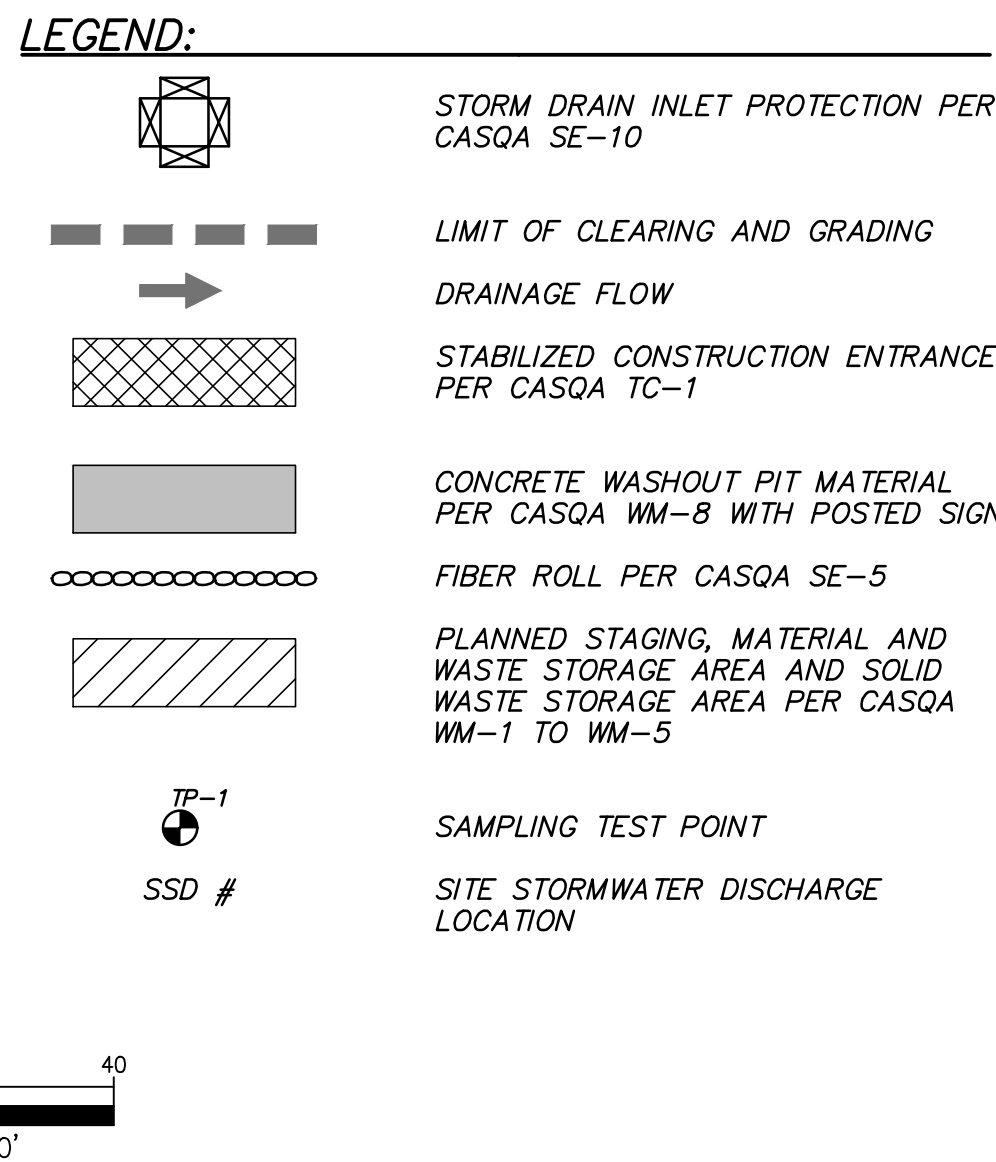
- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE. SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.
- F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
- G.

GRADING NOTES:

- B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
- B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.
- B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

[illegible]

x: \Land Projects\42\4-40\dwg\42\4-40_0302.dwg



3. ALL WORK SHALL CONFORM TO THE CURRENT CITY STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
2. THESE PLANS AND SWPPP HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE (AS THE QSD) WILL BE HIRED TO PERFORM THE QSP INSPECTIONS DURING THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER QSP IS EMPLOYED TO USE THESE PLANS AND SWPPP FOR THE PURPOSES OF COMPLYING WITH THE CALIFORNIA GENERAL PERMIT, THE SECTED QSP SHALL NOTIFY THE QSD OF ANY PROPOSED CHANGES AND COPY ALL REPORTS GENERATED DURING INSPECTIONS. NOTICE IS GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE QSP INSPECTIONS.
3. IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
4. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
8. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
9. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
10. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
11. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.

- WDID#:
- TOTAL DISTURBED AREA: XXX ACRES

SITE BMP's		
CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	✓
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	✓
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLICIT CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION			BY APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY PATRICK D. CHOATE
DATE 06/17/2025 P.E. 93477



**IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION**

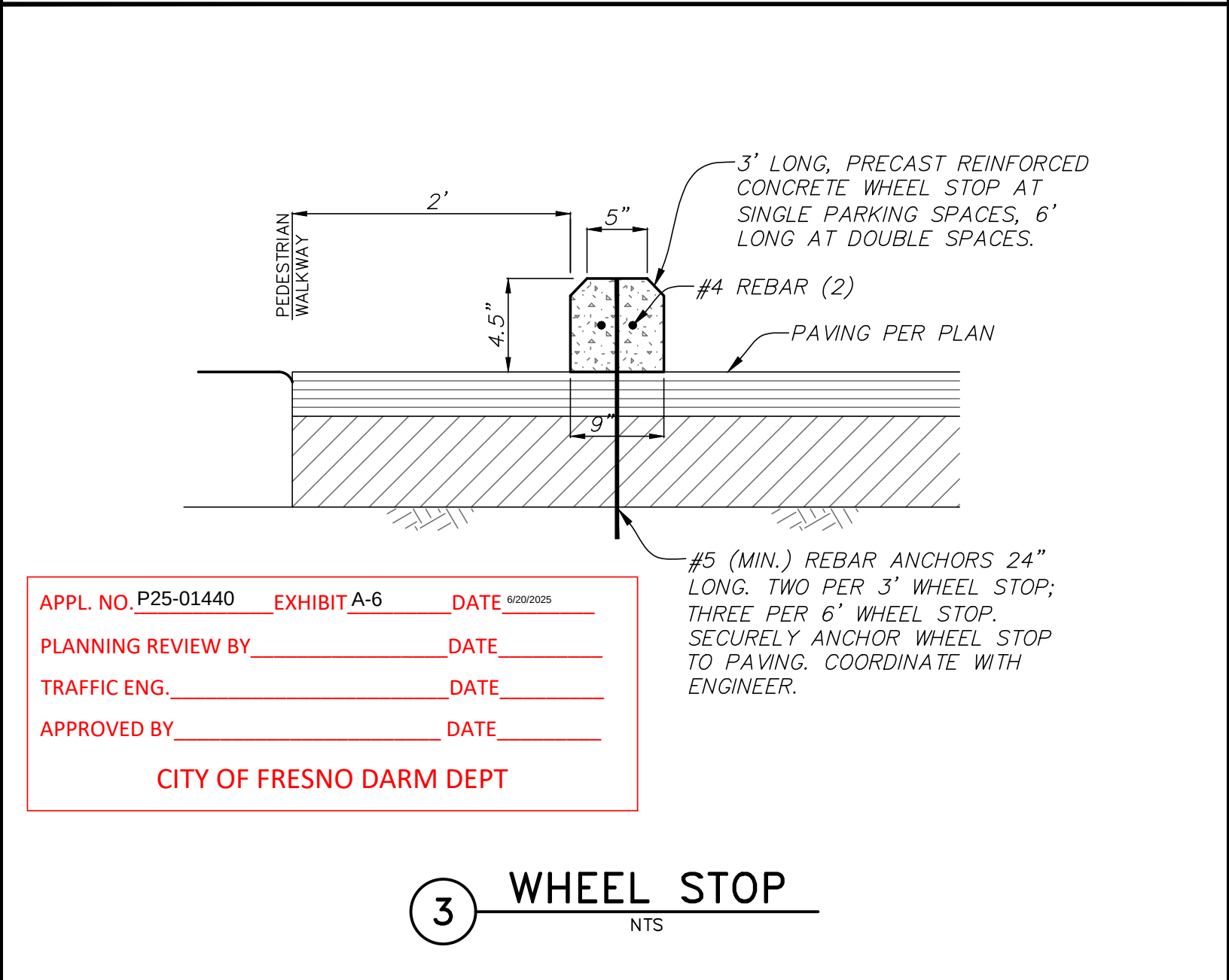
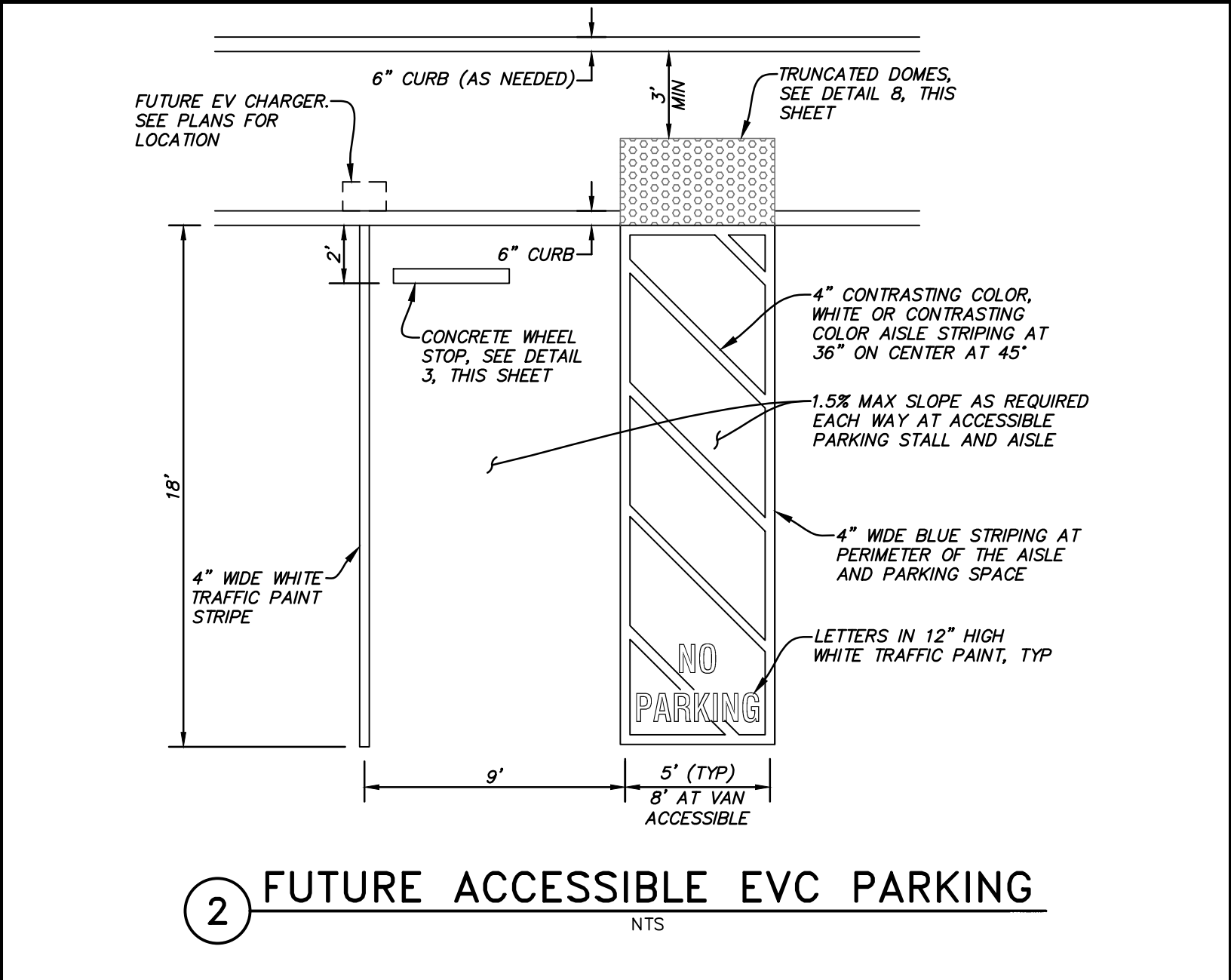
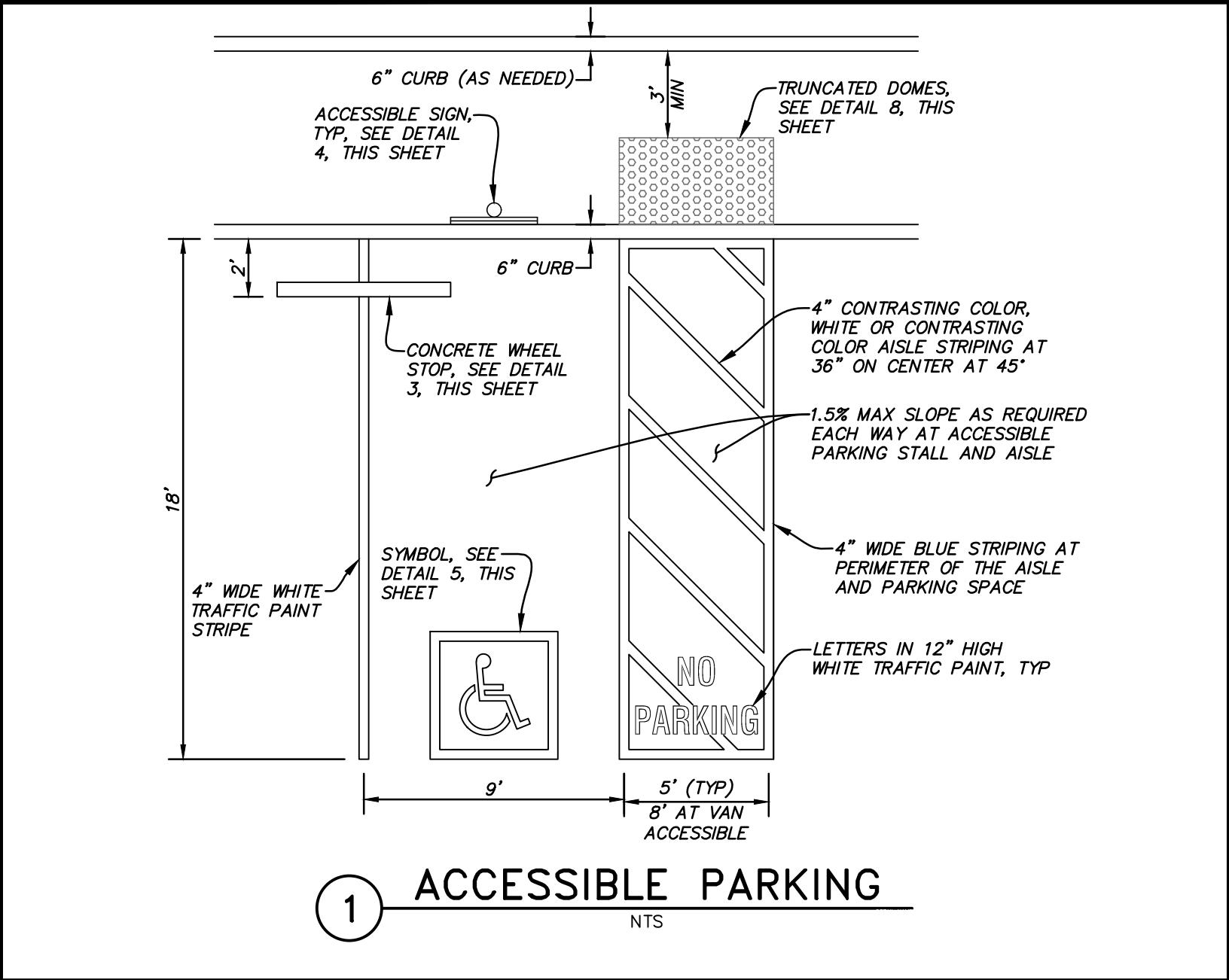
CITY OF FRESNO	CALIFORNIA
EROSION & SEDIMENTATION CONTROL PLAN	

SCALE
1"=20'

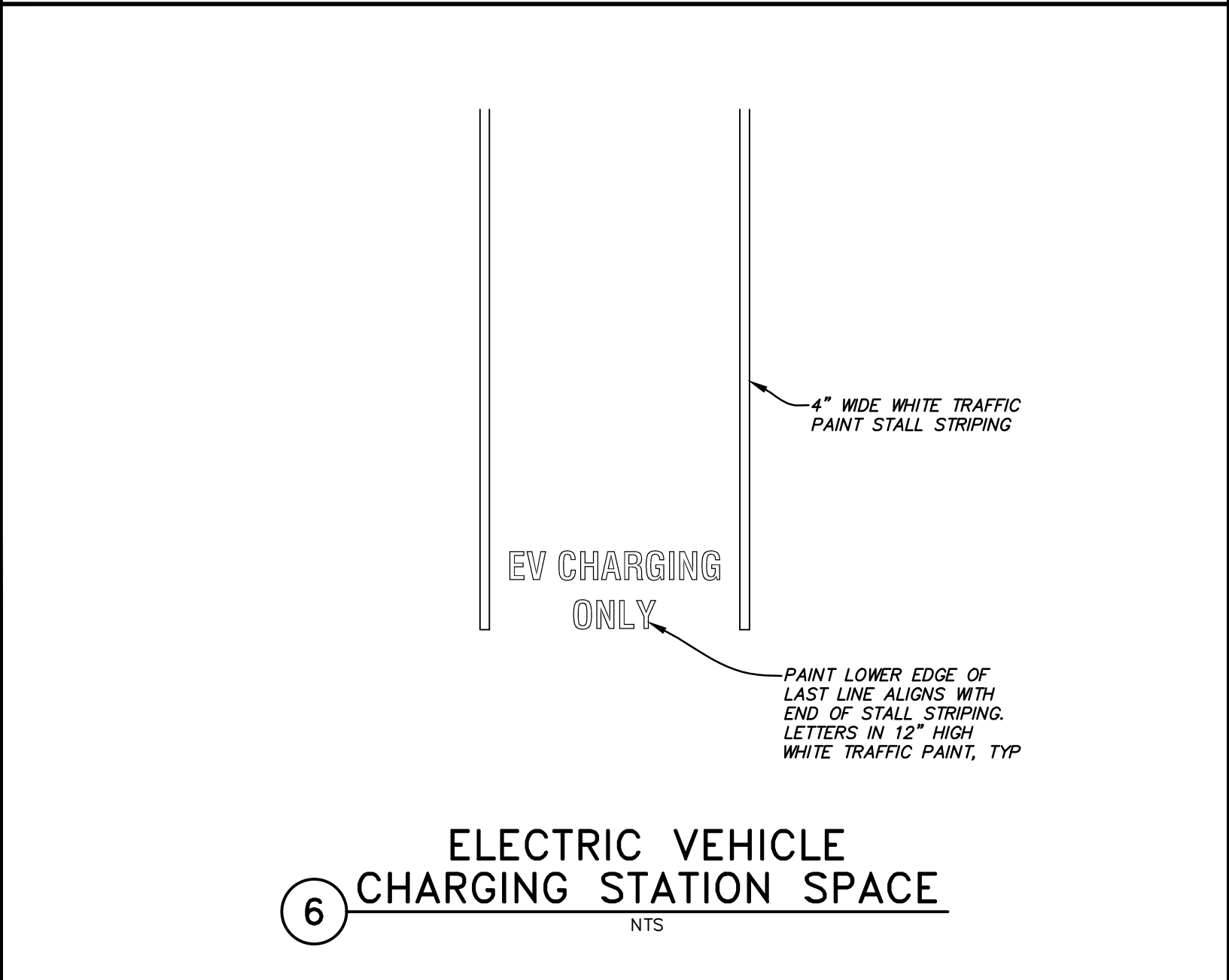
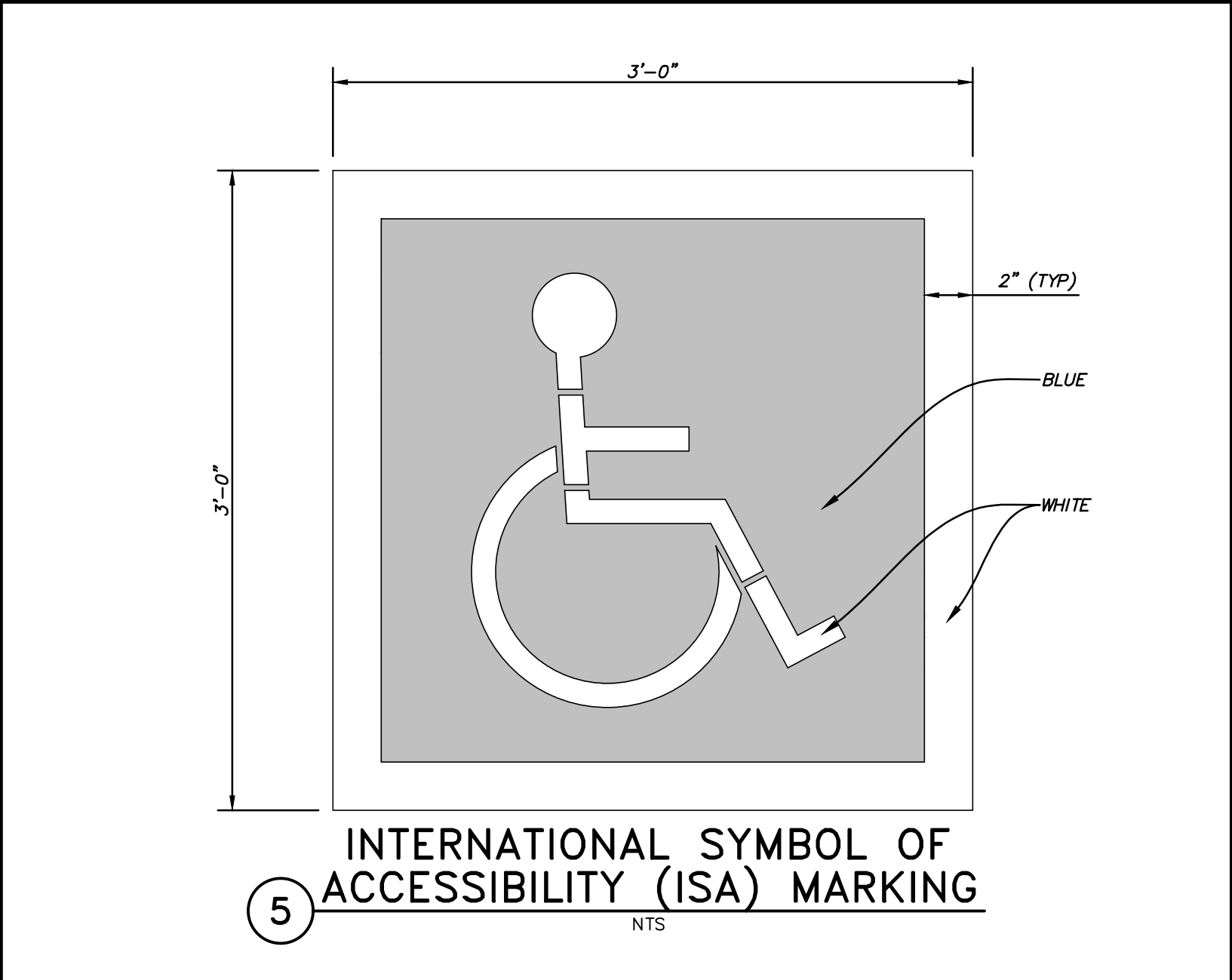
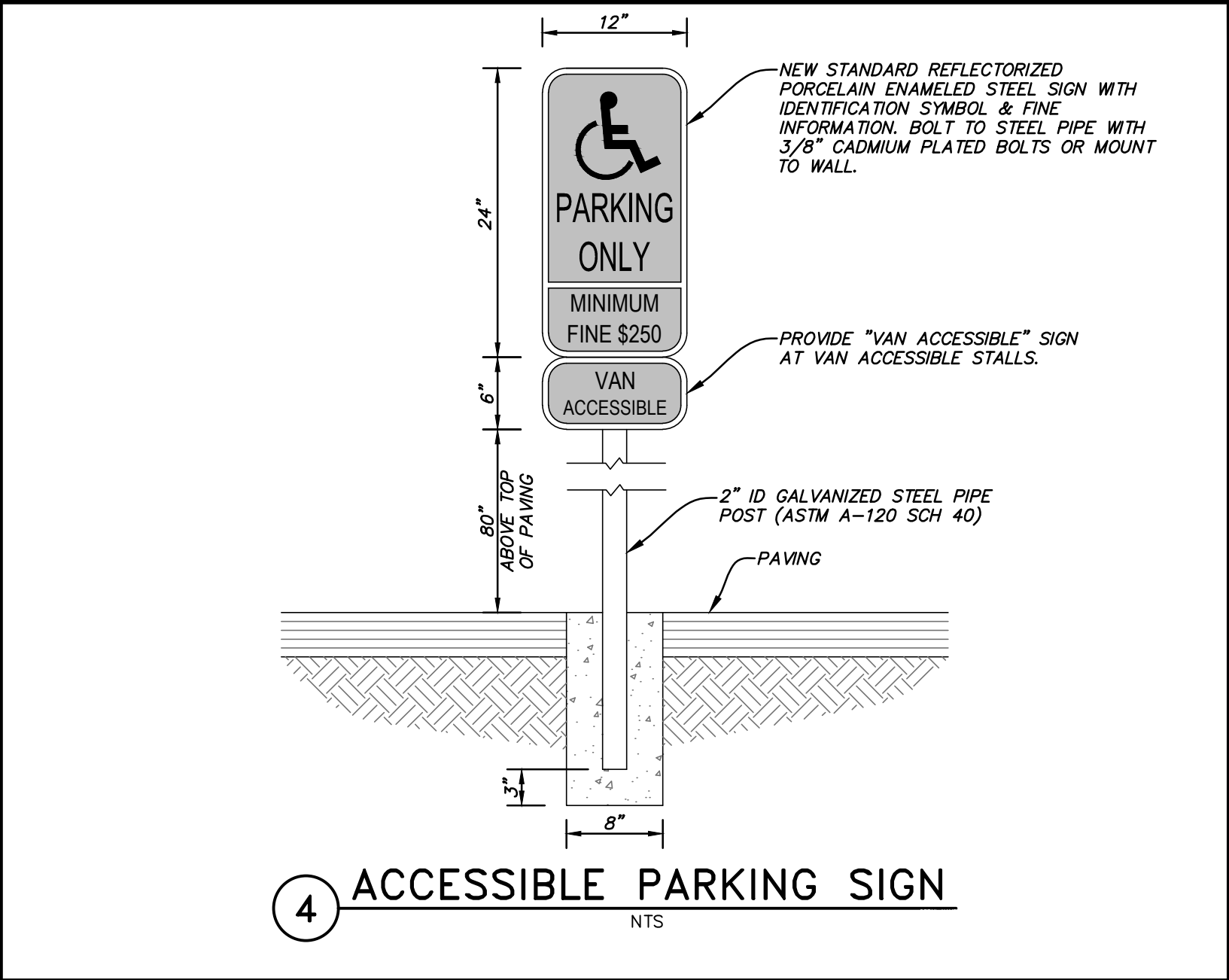
C601

SHEET 11 OF 16

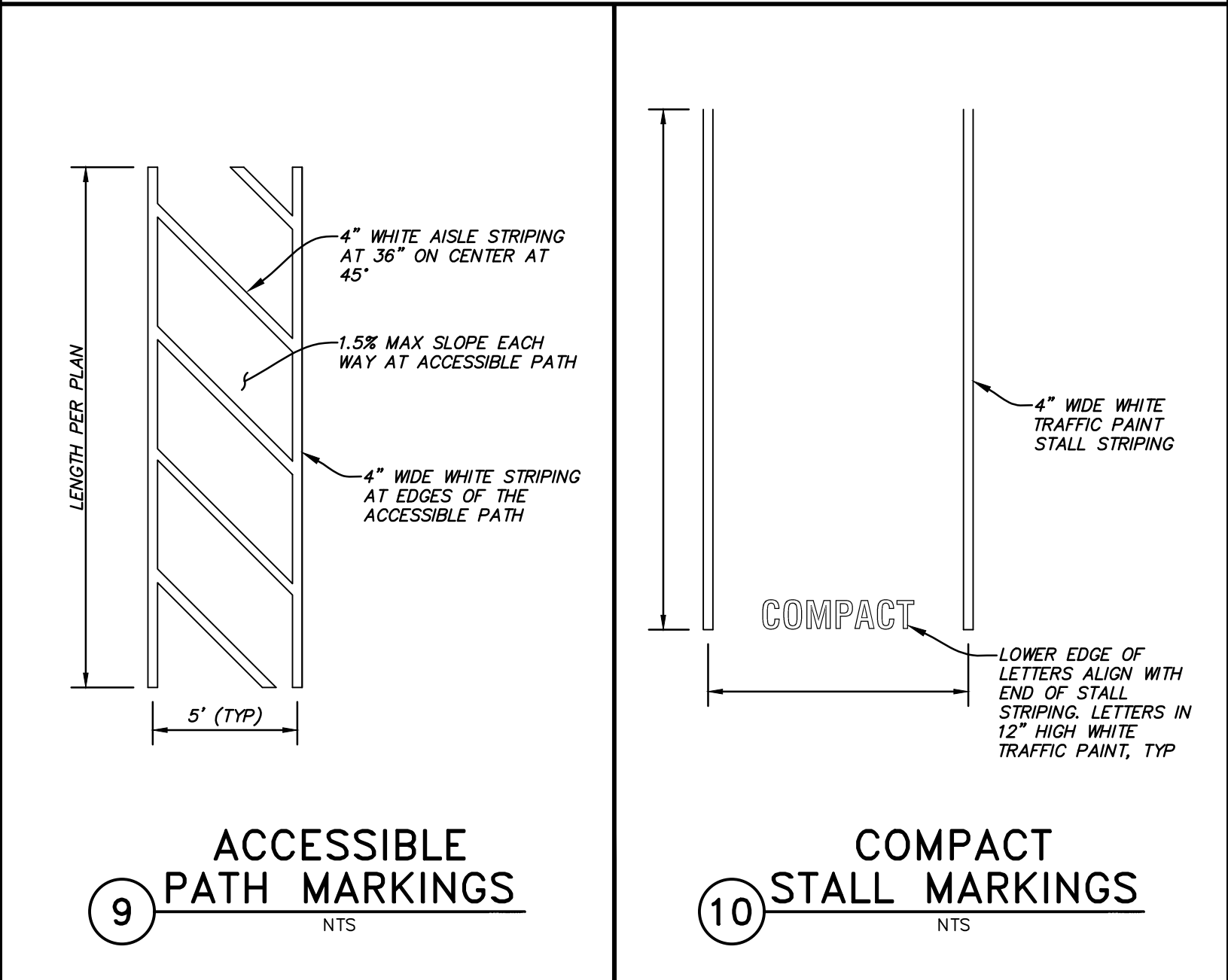
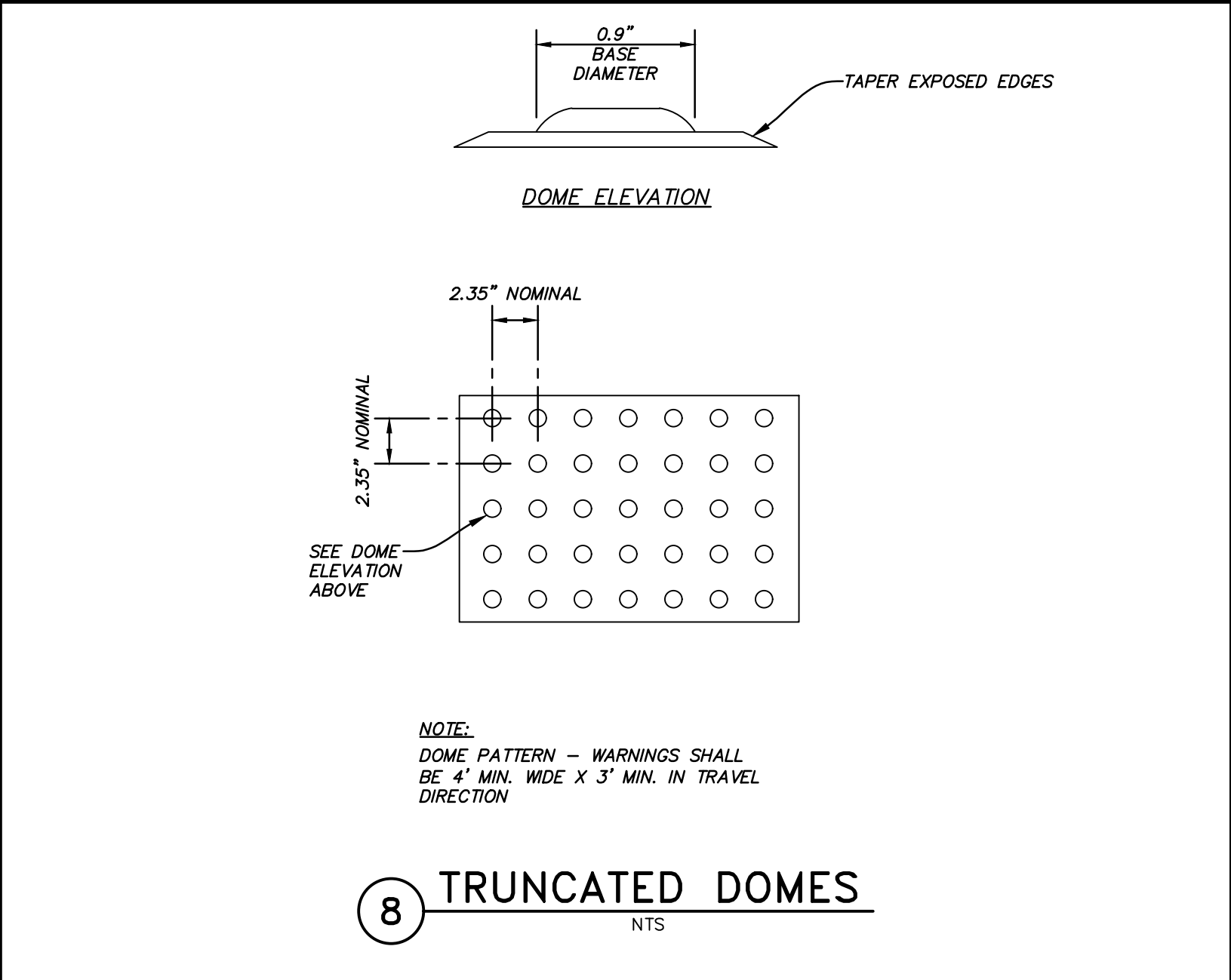
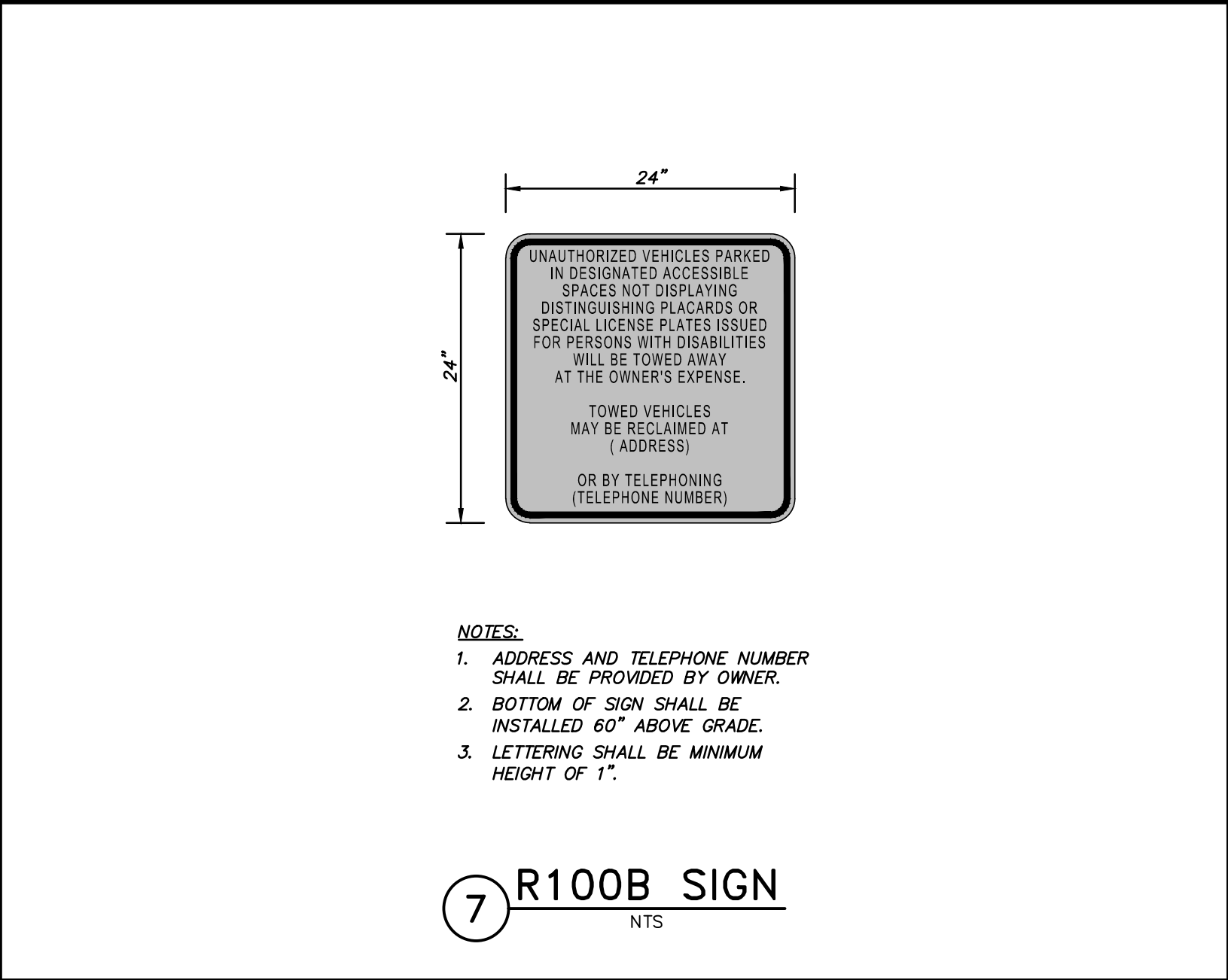
DATE:	06/17/2025
JOB NO.	4274-40



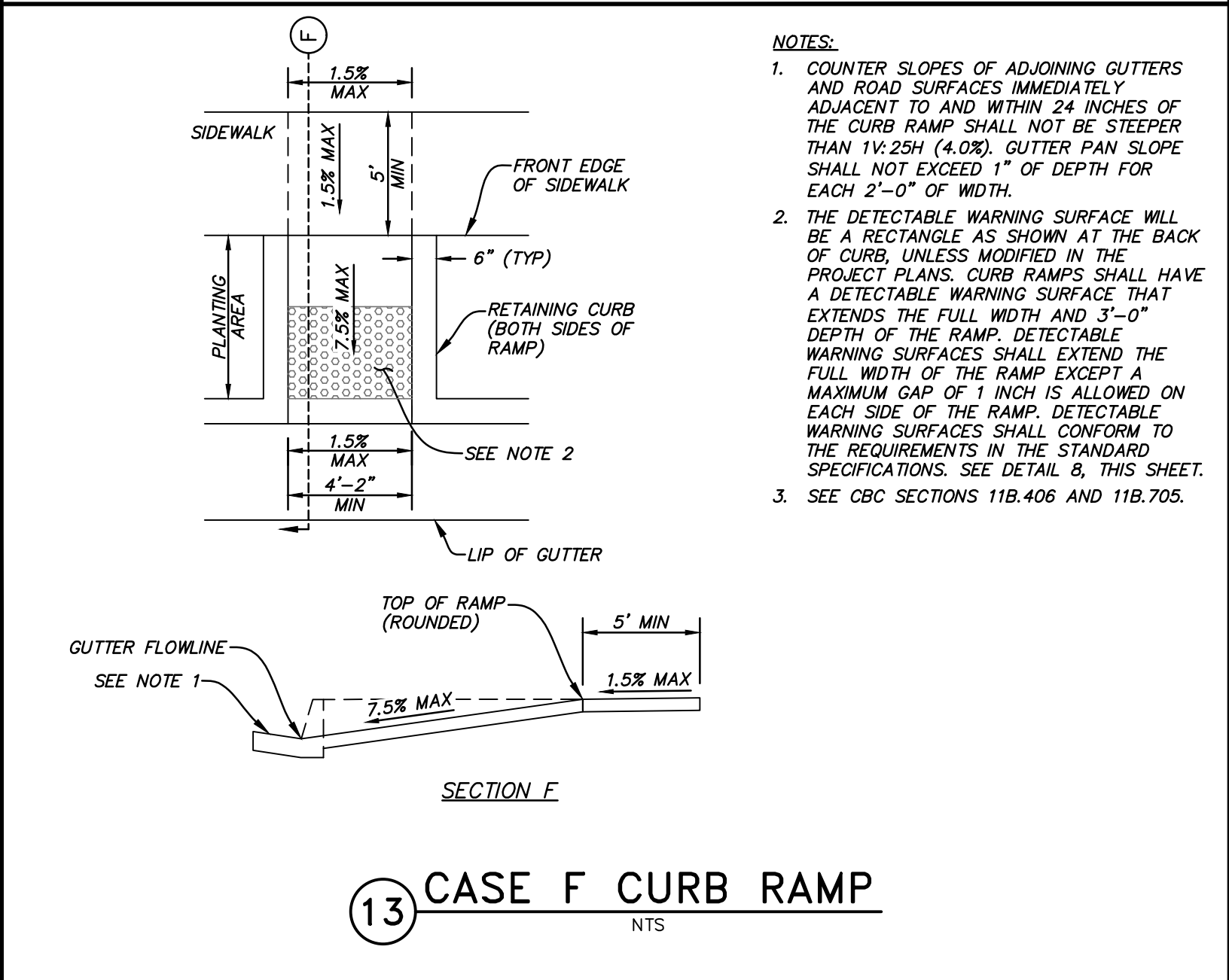
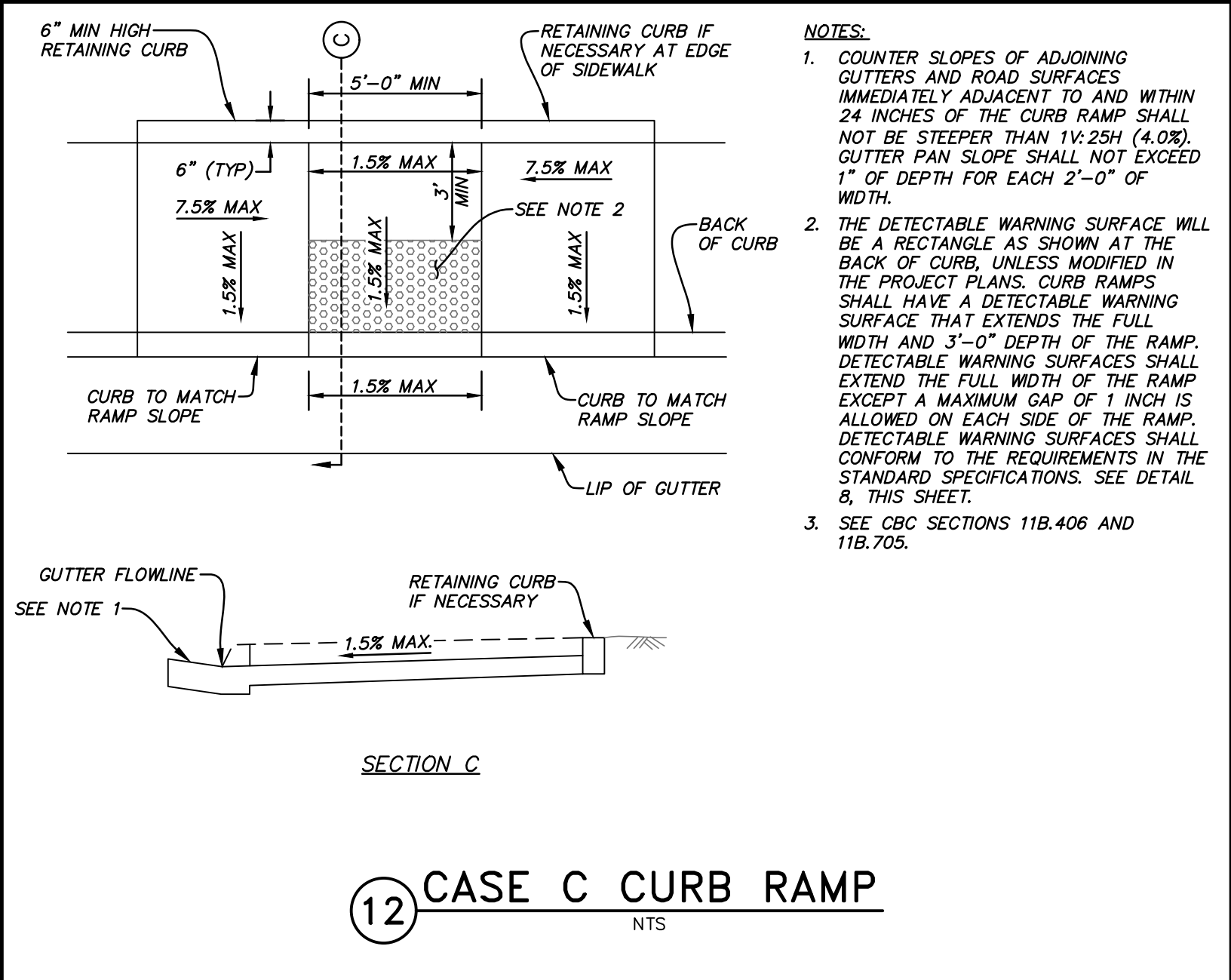
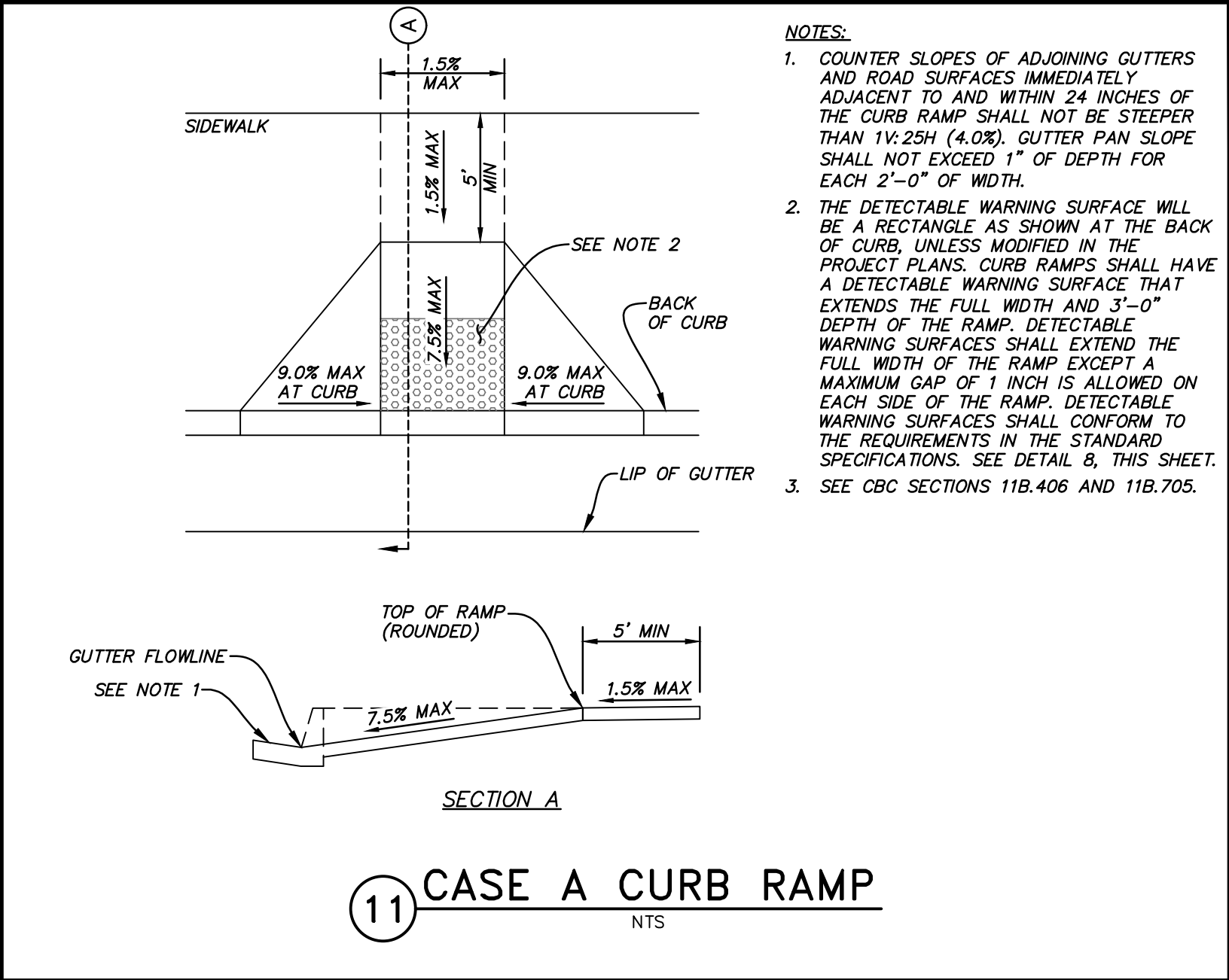
DESIGNED BY <u>PDC</u>			
DRAWN BY <u>DRP</u>			
CHECKED BY <u>BPB</u>			
REV.	DATE	DESCRIPTION	



																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



M LAUGENOUR AND MEIKLE CIVIL ENGINEERING - LAND SURVEYING - PLANNING 10000 JEFFERSON STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755 PO BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602			CALIFORNIA CITY OF FRESNO
PATRICK D. CHOATE E 06/17/2025 P.F. 93477			



IMPROVEMENT PLANS FOR A TEACHERS ASSOCIATION		SCALE NONE	C701
CALIFORNIA		DATE: 06/17/2025	SHEET 12 OF 16
DETAILS		JOB NO. 4274-40	

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY PATRICK D. CHOATE
DATE 06/17/2025 P.E. 93477



IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO CALIFORNIA

DETAILS

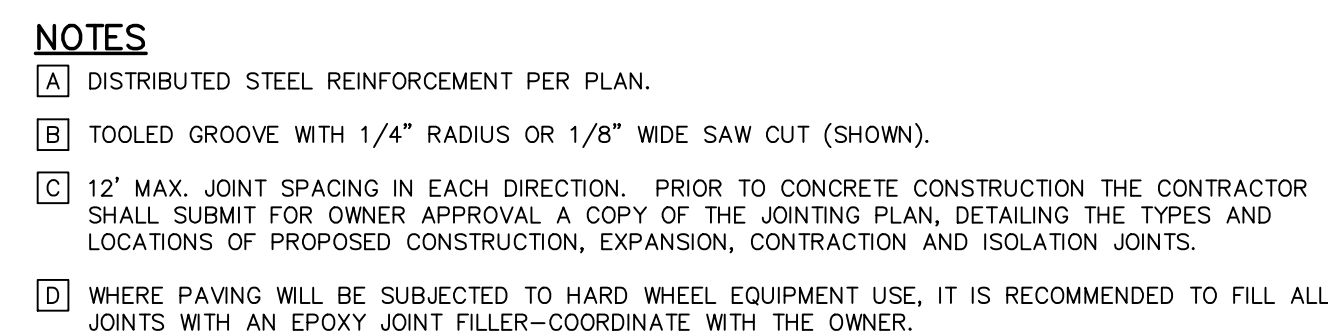
SCALE
NONE

C701

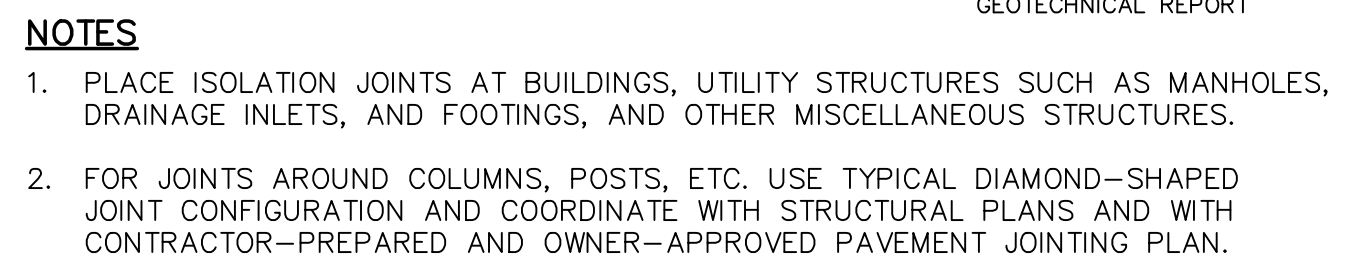
DATE: 06/17/2025
JOB NO. 4274-40

SHEET 12 OF 16

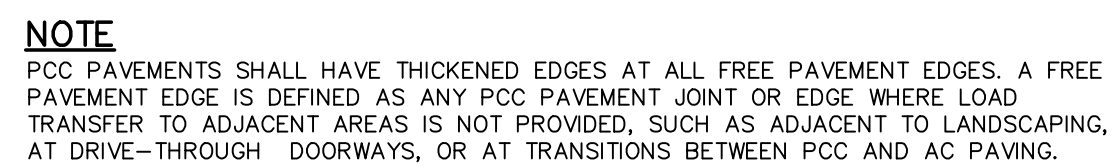
x:\Land Projects\4274-40\dwg\4274-40_C701.dwg



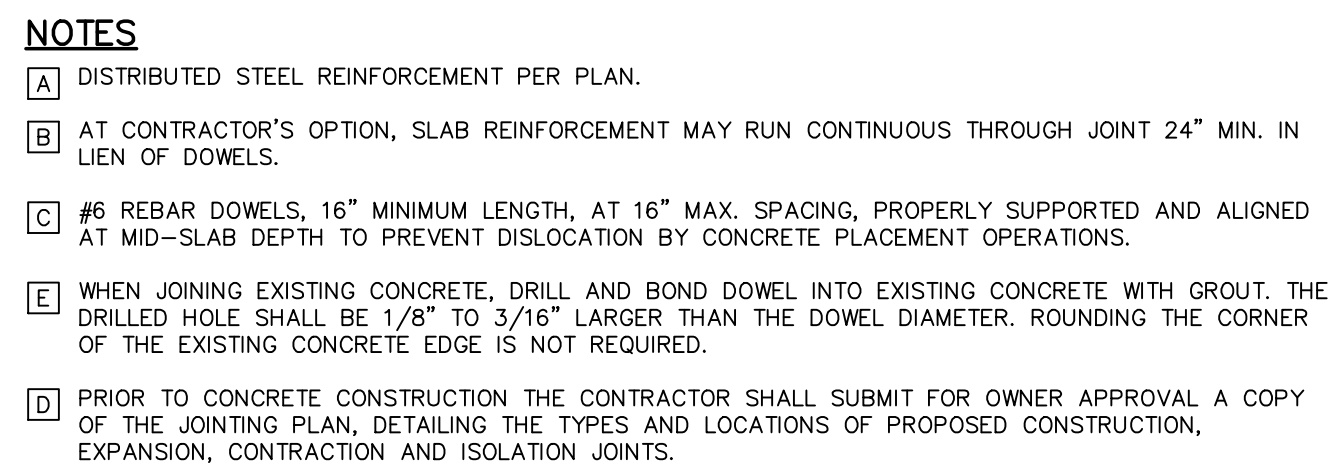
①



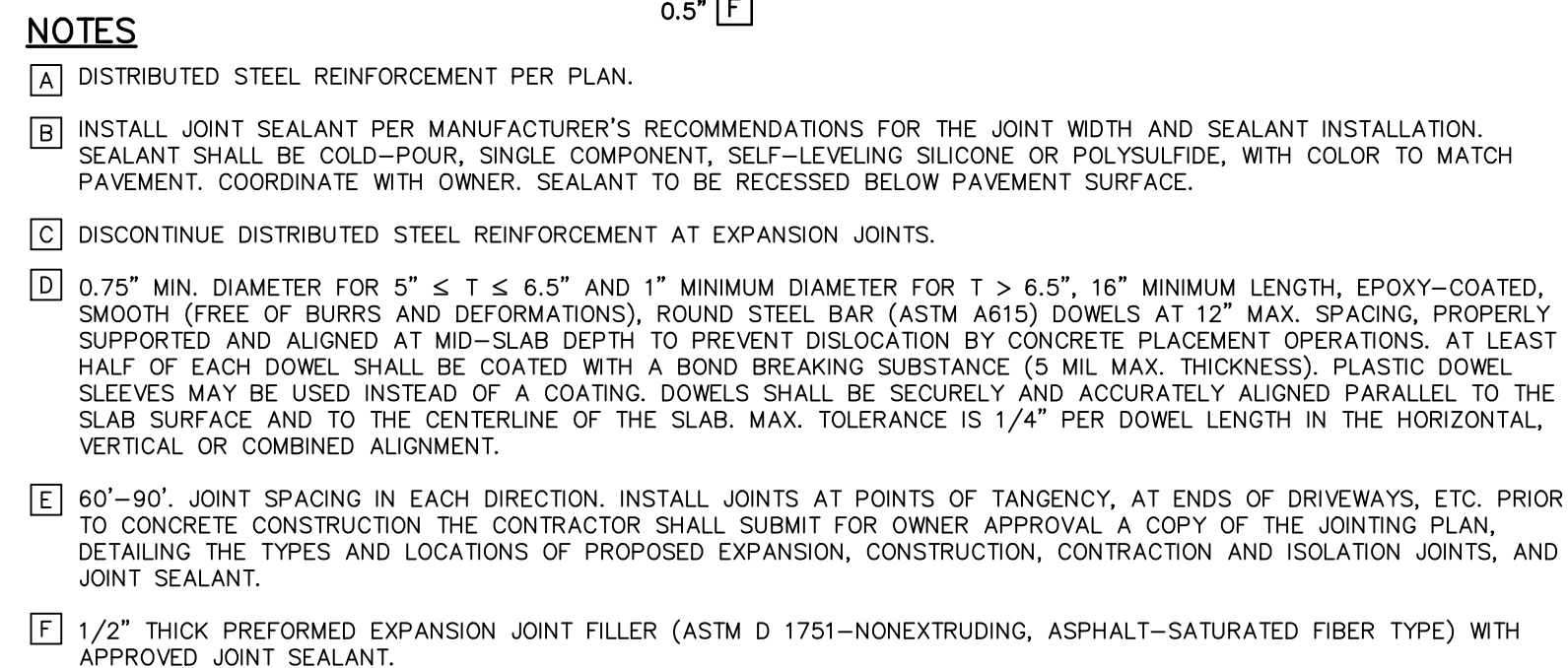
4



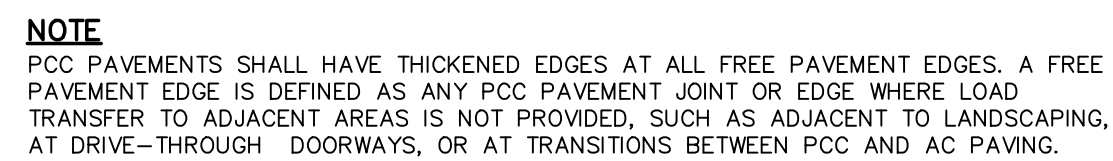
6



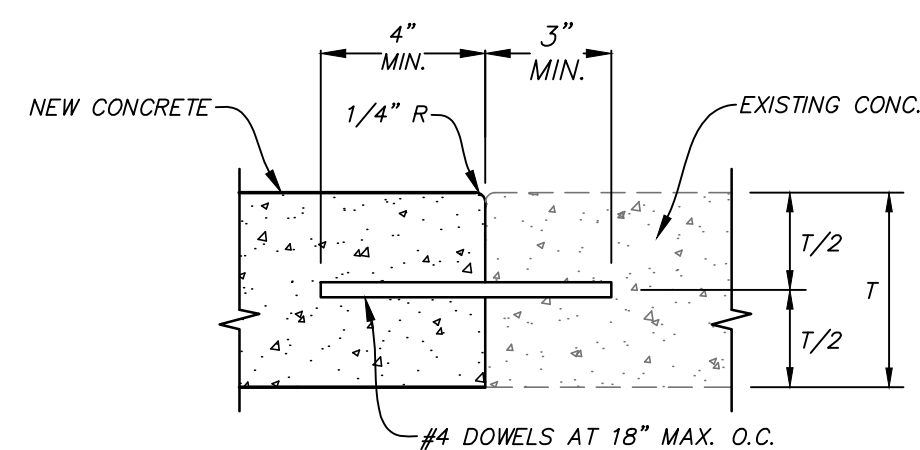
②



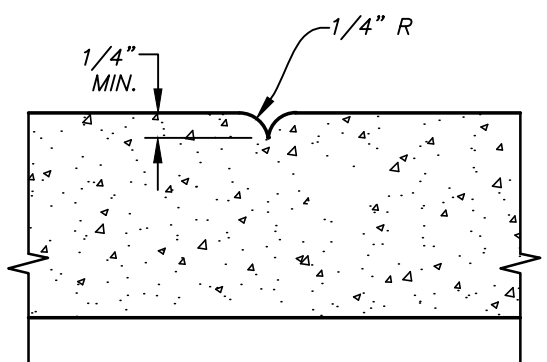
5



⑦



1. USE WHERE NEW CONSTRUCTION OF SIDEWALK, RAMP AND/OR CURB & GUTTER ABUTTS EXISTING IMPROVEMENTS.
2. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.



③

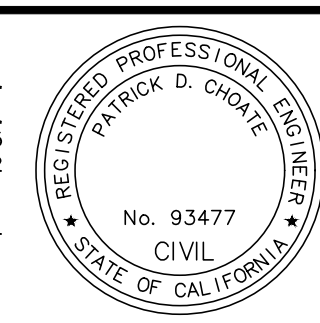


DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION			BY APP'D

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____ PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO

CALIFORNIA

DETAILS

SCALE
NONE

C702

SHEET 13 OF 16

DATE:	06/17/2025
JOB NO.	4274-40



1. UNLESS NOTED OTHERWISE IN THESE PLANS, ALL WORK AND MATERIALS SHALL CONFORM TO CALTRANS STD. SPEC'S, SECTION 73, "CONCRETE CURBS & SIDEWALKS" FOR FIXED-FORM CONSTRUCTION. CONCRETE MIX SHALL HAVE AT LEAST 463 POUNDS/CUBIC YARD OF CEMENTITIOUS MATERIAL, WITH 4" MAX. SLUMP.
2. INSTALL EXPANSION JOINTS AT 60' MAXIMUM SPACING AND AT EACH END OF RADIUS SECTIONS. USE 1/2" THICK PERFORMED EXPANSION JOINT FILLER (ASTM D1751 NON-EXTRUDING ASPHALT-SATURATED FIBER). SHAPE THE FILLER MATERIAL TO MATCH THE SURFACE CONTOUR OF THE CONCRETE. INSTALL 1/2" MINIMUM LENGTH, SMOOTH (FREE OF BURRS AND DEFORMATIONS), 1/2" DIAMETER ROUND STEEL BAR (ASTM A615) DOWELS PROPERLY SUPPORTED AND ALIGNED TO PRESENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS. AT LEAST HALF OF EACH DOWEL SHALL BE COATED WITH A BOND BREAKER SUBSTANCE. PLASTIC DOWEL SLEEVES MAY BE USED INSTEAD OF A COATING. DOWELS SHALL BE SECURELY AND ACCURATELY ALIGNED PARALLEL TO THE CURB SURFACES AND TO THE CENTERLINE OF THE CURB.
3. CONSTRUCT WEAKENED PLANE CONTRACTION JOINTS WITH 1/4" RADIUS TOOLED EDGES USING A 1 1/4" DEEP GROOVING TOOL ON THE FACE AND TOP OF THE CURB AT 10' MAX. SPACING.
4. COORDINATE ALL JOINT LOCATIONS WITH THOSE IN ANY ADJACENT WALKS. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.
5. COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 15 FOR WORK PERFORMED ON EXISTING CONCRETE IMPROVEMENTS. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND AT LEAST TWO 7" MIN. LENGTH #4 REBAR DOWELS 3" INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.
6. BOTTOM OF CURB TO EXTEND DOWN TO BOTTOM OF AB SECTION WHEN THERE IS A LIME TREATED SECTION.
7. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT THE PLAN INTENT FOR CURB HEIGHT DEPRESSIONS FOR DRAINAGE, DRIVEWAYS, RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
8. SLOPE TOP OF CURB TOWARD ROADWAY AT 1.5% U.N.O.
9. INSTALL 3/4" SCH. 40 PVC PIPE WEEP HOLES AT 10' TYP. SPACING ALONG PLANTERS WHERE ADJOINING PAVEMENT SLOPES AWAY FROM THE CURB. WEEP HOLES MAY BE OMITTED WHERE PLANTERS SLOPE AWAY FROM CURB. VERIFY PLACEMENT WITH ENGINEER. SET PIPE FLOW LINE 1/2" ABOVE PAVING.
10. #4 GRADE 40 OR 60 REBAR CONTINUOUS TOP & BOTTOM WITH 24" MIN. LAP SPLICES. OMIT REBAR WITHIN 3" OF EXPANSION JOINTS. REBAR TO BE SECURELY POSITIONED. SEE NOTE 2 FOR DOWELS AT EXPANSION JOINTS
11. EARTH SUBGRADE COMPACTION PER GEOTECHNICAL REPORT. SUBGRADE COMPACTION SHALL EXTEND MINIMUM 6" BEYOND BACK OF CURB.
12. COMPACT BACKFILL WITHIN 12" OF BACK OF CURB TO 90% MRC.
13. 0" TYP. 3" AT LANDSCAPED AREAS-- COORDINATE WITH LANDSCAPE PLANS AND ENGINEERS PRIOR TO FINISH GRADING. SEE NOTE 12.

1 6" VERTICAL BARRIER CURB



1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 30' O.C. MAXIMUM AND AT EACH END OF RADIUS SECTIONS.
2. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT PLAN INTENT FOR CURB HEIGHT DEPRESSIONS FOR RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
3. INSTALL 1/4" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED JOINTS @ 10' O.C. MAXIMUM.

3 FLUSH CURB

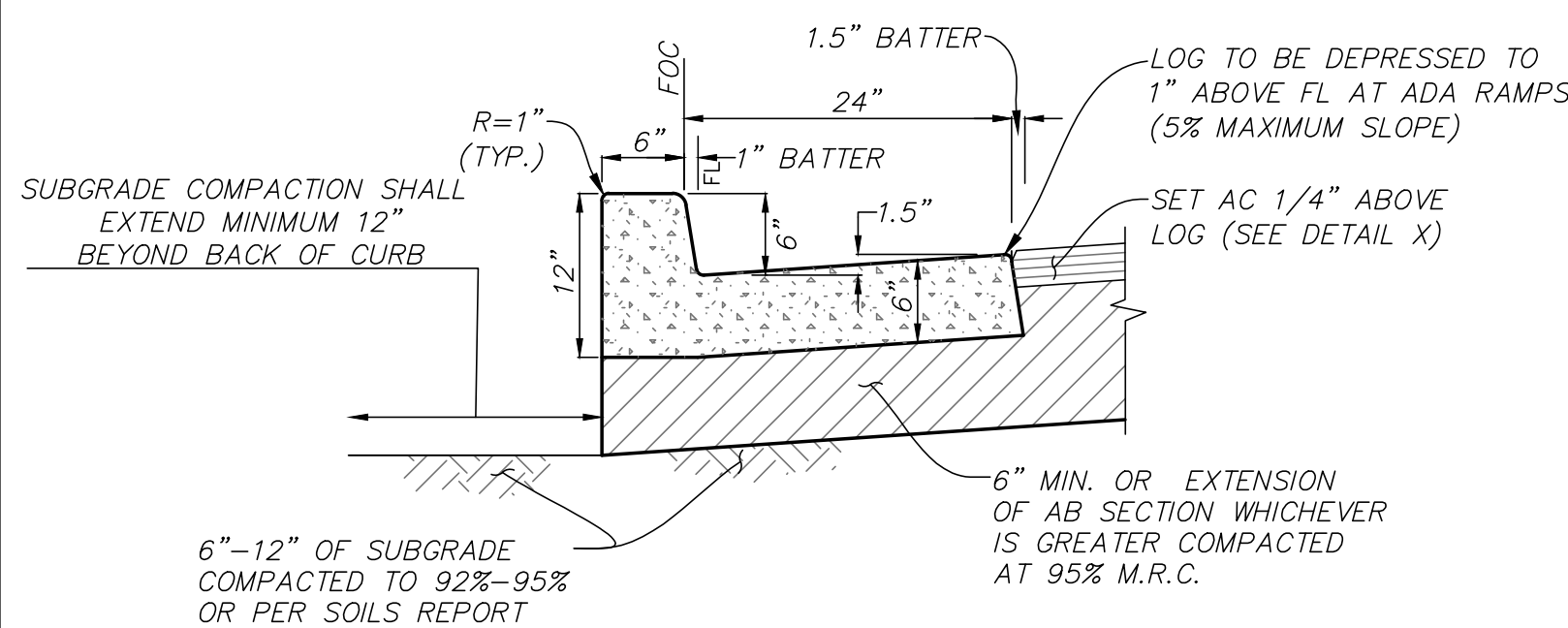


1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT WITH DOWELS @ 30" ON CENTER MAXIMUM AND AT EACH END OF RADIUS SECTION.
2. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT PLAN INTENT FOR CURB AND SIDEWALK DEPRESSIONS FOR ADA RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
3. INSTALL 1/2" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED CONTROL JOINTS AT 10' ON CENTER MAXIMUM.
4. FOR SEPARATE CURB AND SIDEWALK POURS INSTALL #4 DOWELS AT 18" MAX O.C. SEE CONCRETE SIDEWALK JOINT DETAIL, DETAIL X, SHEET C702.

4 VERTICAL CURB AT SIDEWALK

[illegible]

3 SIDEWALK



(X) 6" VERTICAL CURB & 24" GUTTER
NTS

REV. DATE

DESCRIPTION

BY APP'D.

DATE 06/17/2025 P.F. 93477



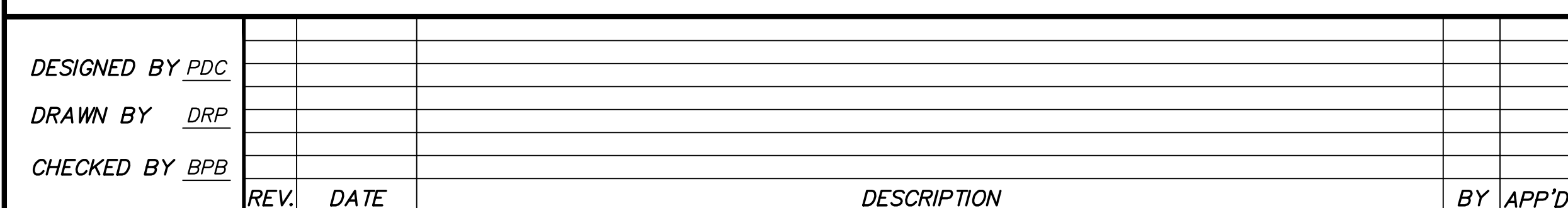
DETAILS

SCALE
NONE

C703

SHEET 14 OF 16

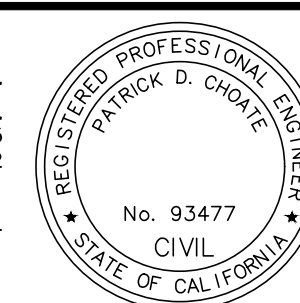
DATE:	06/17/2025
JOB NO.	4274-40



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



	IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	
	CITY OF FRESNO	CALIFORNIA
	TYPICAL SECTIONS	

	SCALE NONE
IIA	DATE: 06/17/2025
	JOB NO. 4274-40

C801

SHEET 15 OF 16



APPL. NO. P25-01440	EXHIBIT O	DATE 6/20/2025
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

Planning & Development Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721-3604

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

2.00

CORRECT ZONING
TO O/EA/cz

THIS DEVELOPMENT APPLICATION is being submitted by DAVID CRAWFORD of RMW on behalf of
THE CTA and pertains to 2.01 acres of property located at 6710 NORTH FRESNO ST.
APN: 40807047 and is zoned O-EA with a planned land use of OFFICE

The applicant is requesting authorization to:

CONSTRUCT THE PROPOSED 8,004 S.F. OFFICE BUILDING

The proposed development will consist of
A NEW OFFICE/ TRAINING ROOM FOR THE CALIFORNIA TEACHERS ASSOC.
WITH ASSOCIATED SITE IMPROVEMENTS.

The existing site currently consists of UNDEVELOPED INFILL SITE with 0 existing parking spaces
The proposed hours of operation are from 8 AM to 5 PM on MONDAY - FRIDAY
Other facts pertinent to this project are as follows:

Office with 10 employees. Training sessions for up to 80 people, usually held twice a month during business hours. Once a month, facility will be used for CTA meetings in the evening from 5 to 9 PM. There may be special training on weekends from 8 AM to 5 PM-- occurs 4 times per year. The facility will be open to drop-ins by customers from 8 AM to 5 PM.

1. Project Narrative: (communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)

A HEADLIGHT HEDGE WILL BE INSTALLED IN FRONT OF THE PARKING STALLS TO SCREEN THE CARS FROM NORTH FRESNO STREET.

LOW WATER USE SHRUBS AND GROUND COVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES. A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.

STABILIZED DECOMPOSED GRANITE WILL BE INSTALLED IN THE NARROW PLANTER TO ALLOW PEDESTRIANS TO CROSS THE RAISED CURBS SAFELY.

PARKING LOT SHADE AREA
SHADE TREE COVERAGE

SPECIAL CARE WILL BE GIVEN TO THE PLANTING ON THIS CORNER TO ENHANCE THE ENTRY TO THE PROJECT.

CRAPE MYRTLE TREES HIGHLIGHT THE ENTRY TO THE PROJECT.

LOW WATER USE SHRUBS AND GROUND COVER.

EAST WARNER AVENUE

IDENTIFY THE EXISTING TREES ON THE SOUTHERN PORTION OF THE PROPERTY AS EXISTING

PROVIDE NOTE ON PLAN THAT EXISTING THE 30' LANDSCAPE BUFFER TO THE SOUTH SHALL REMAIN AND BE MAINTAINED PER R-04-79

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	15 gal	18'x15'	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20'x20'	LOW
	Pistacia x 'Red Push' / Red Push Pistache	15 gal	35'x30'	LOW
	Ulmus parvifolia 'True Green' / Chinese Evergreen Elm	15 gal	40'x35'	LOW
POTENTIAL SHRUBS				
BOTANICAL / COMMON NAME		SIZE	H X W	WATER USE
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush		5 gal	4'x5'	LOW
Cistus salviifolius 'Prostratus' / Sageleaf Rockrose		5 gal	2'x5'	LOW
Grevillea x 'Noellii' / Grevillea		5 gal	5'x5'	LOW
Mahonia aquifolium / Oregon Grape		5 gal	3'x4'	LOW
Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia		5 gal	3'x4'	MED
Nandina domestica 'Gulf Stream' / Heavenly Bamboo		5 gal	2'x2'	LOW
Pittosporum tobira 'Variegata' / Variegated Mock Orange		5 gal	5'x5'	MED
Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry		5 gal	8'x6'	LOW
Rhamnus californica 'Eve Case' / California Coffeeberry		5 gal	6'x7'	LOW
Raphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn		5 gal	4'x4'	LOW
Xylosma congestum 'Compacta' / Compact Xylosma		5 gal	6'x6'	LOW
POTENTIAL GRASSES				
Muhlenbergia capillaris 'Regal Mist' / Muhly		1 gal	3'x3'	LOW
Muhlenbergia rigens / Deer Grass		1 gal	4'x4'	LOW
POTENTIAL VINES				
Ficus pumila / Creeping Fig		5 gal	1'x6'	MED
POTENTIAL GROUND COVERS				
BOTANICAL / COMMON NAME		SIZE	H X W	WATER USE
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster		1 gal	1.5'x6'	LOW
DECOMPOSED GRANITE				
Decomposed Granite / Stabilizer Solutions 408-590-0015		3" Deep		

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

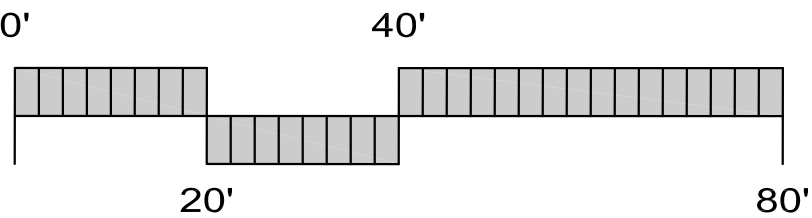
Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

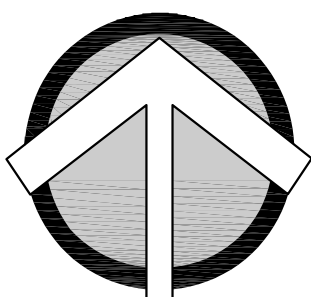
TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
LAG IND	314		0		0	4	628		0
PIS CHI	962	1	962	4	2886	7	3367		0
ULM PAR	962	7	6734		0	4	1924		0

PARKING LOT AREA (SF)	18,396
SHADE REQUIRED (50%)	9,198
SHADE PROVIDED (SF)	16,501
SHADE PROVIDED	90%

APPL. NO. P25-01440 EXHIBIT L-1 DATE 6/20/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



NORTH



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

CALIFORNIA TEACHERS
ASSOCIATION

EAST WARNER AVENUE
FRESNO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 4/18/25

File Name: CTA PL

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal

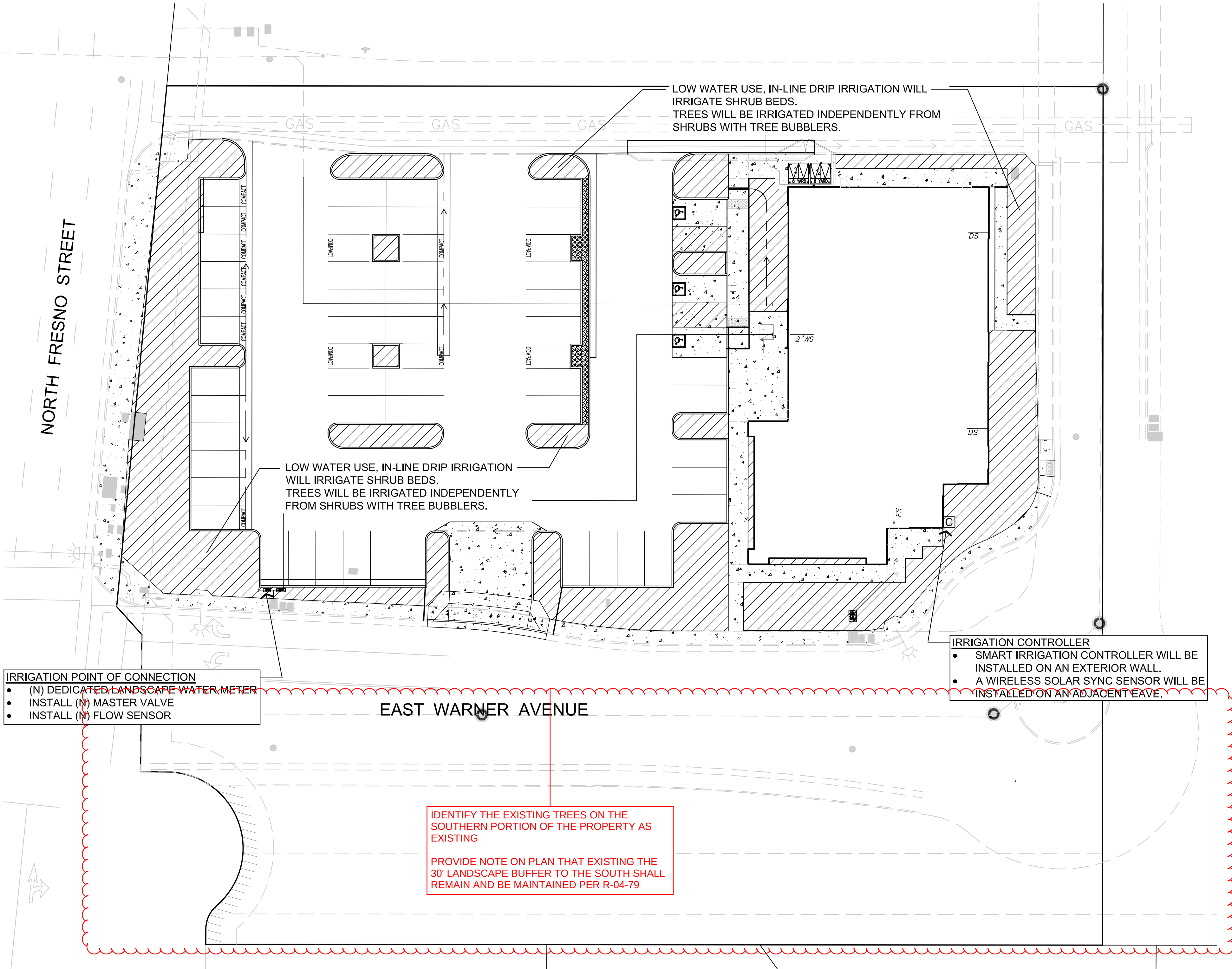


Sheet Title

PRELIMINARY
PLANTING PLAN

Sheet No

L1



IRRIGATION_SCHEDULE

TREE BUBBLERS	MANUFACTURER/MODEL
	Hunter PCB
DRIP EQUIPMENT	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline Hunter Eco-Mat 17 mm
	Area to Receive Dripline Rain Bird XFS-06-18
VALVES	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

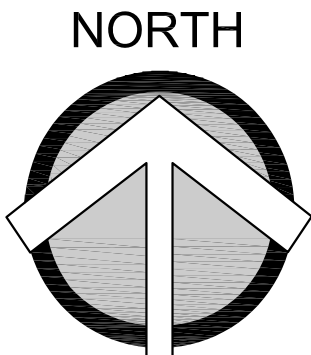
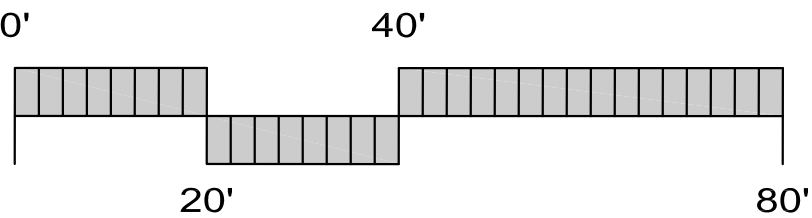
APPL. NO. P25-01440 EXHIBIT L-2 DATE 6/20/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

CALIFORNIA TEACHERS
ASSOCIATION

EAST WARNER AVENUE
FRESNO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 4/18/25

File Name: CTA IR

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal

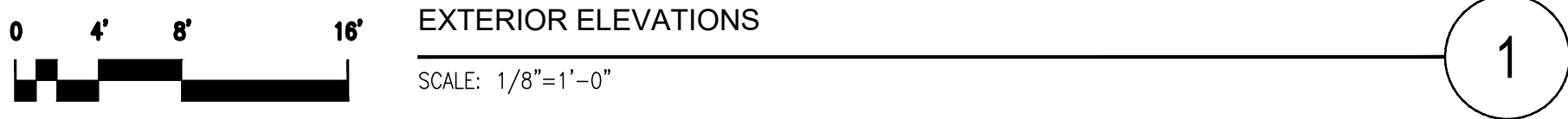
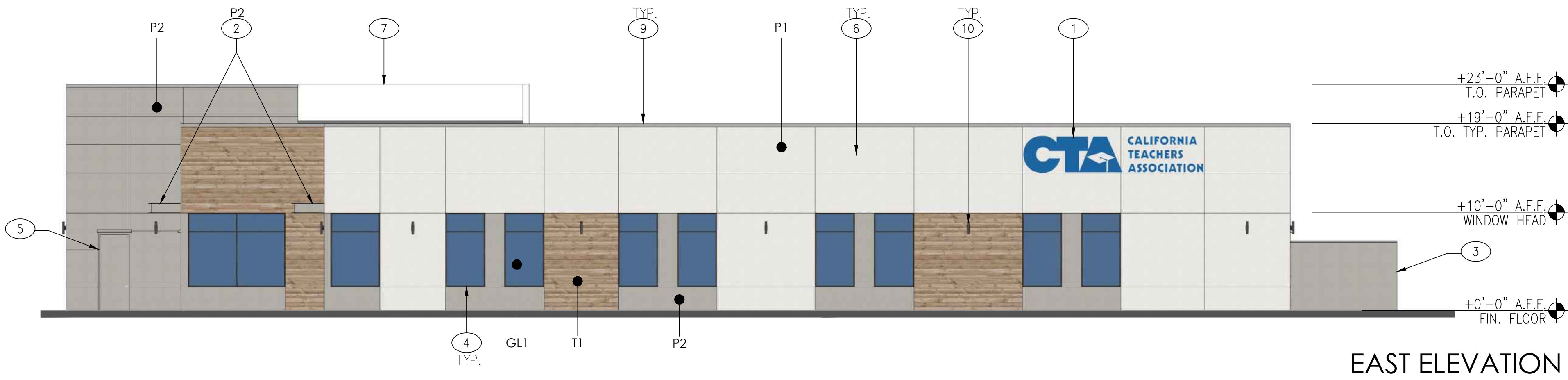
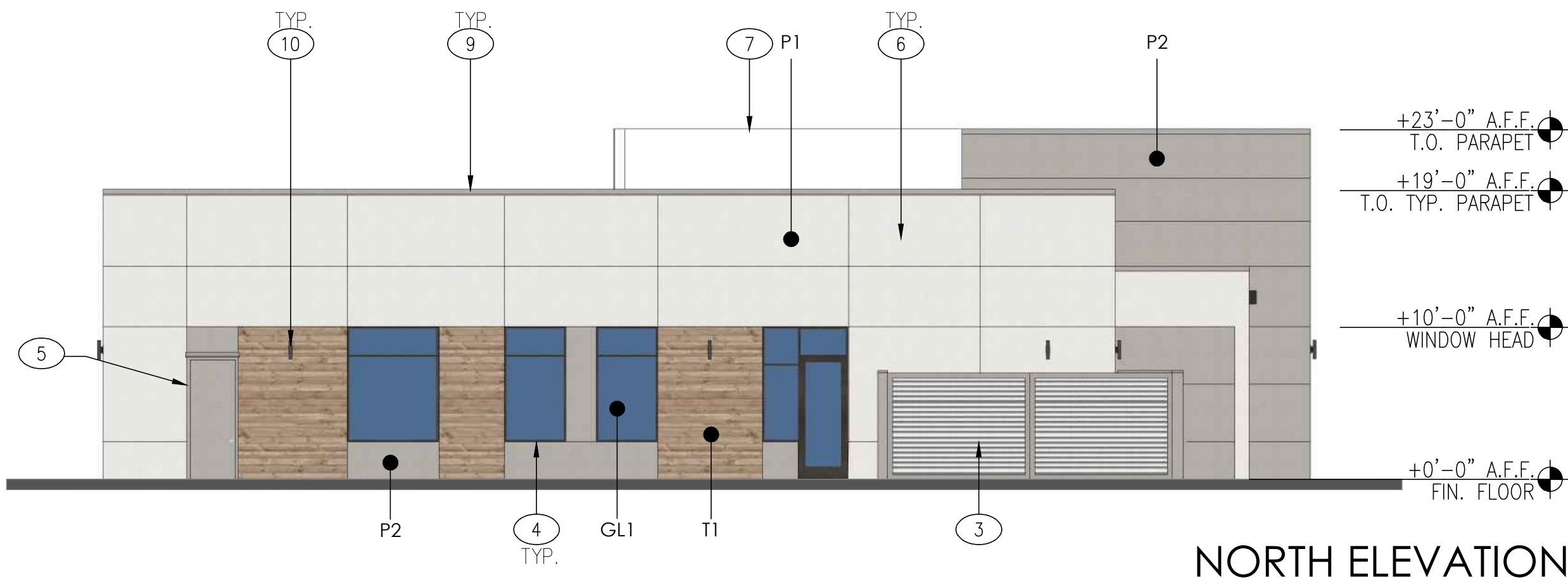
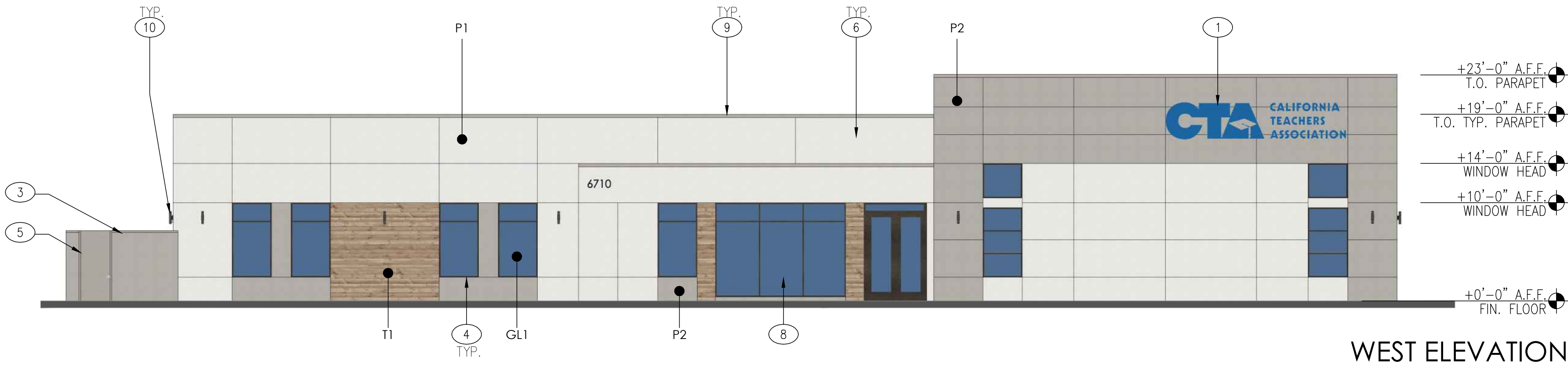
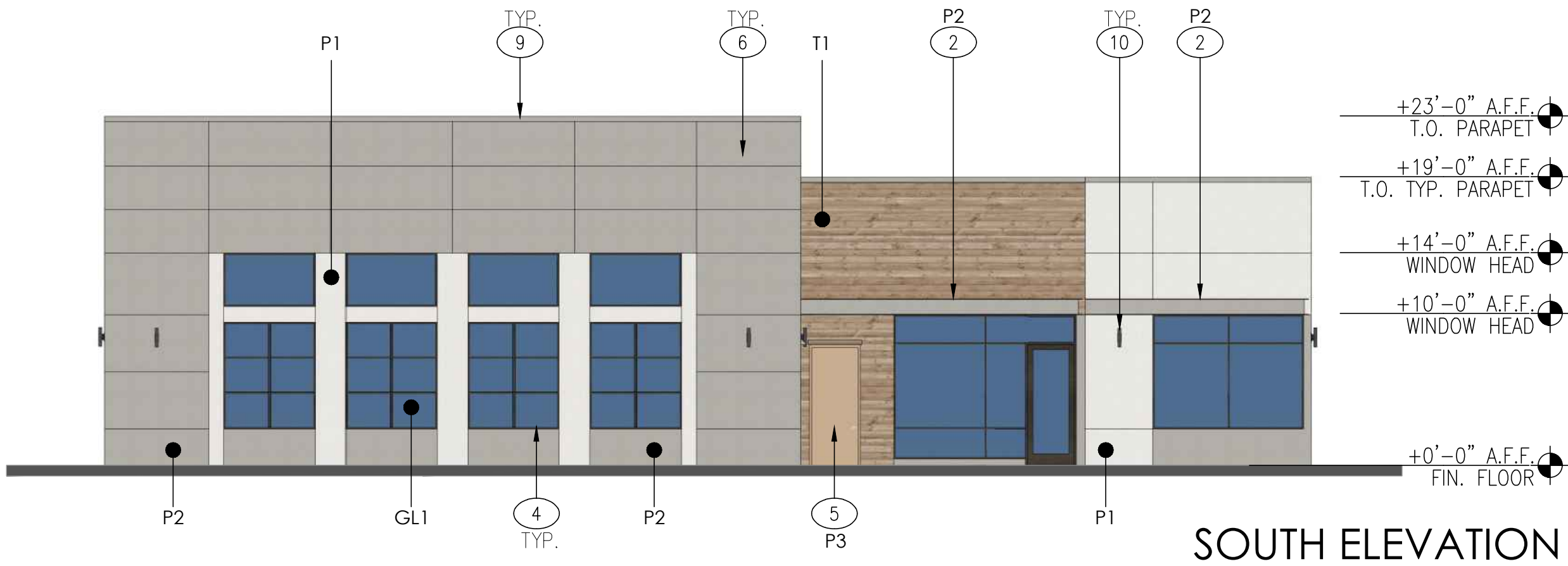


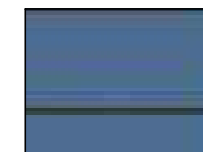
Sheet Title

PRELIMINARY
IRRIGATION PLAN

Sheet No

L2



FINISHES:				GENERAL NOTES:		KEYNOTES:				
	P1: PAINT SHERWIN WILLIAMS SW7646 FIRST STAR		P3: PAINT SHERWIN WILLIAMS SW2835 CRAFTSMAN BROWN		GL1: VITRO ARCHITECTURAL GLASS "SOLARBLUE" IN BRONZE ANODIZED, THERMALLY BROKEN ALUMINUM FRAMES; SEE KEYNOTE 5/A2.1	1. MAXIMUM ALLOWED BUILDING HEIGHT: 60'. PROPOSED BUILDING MAXIMUM HEIGHT: 23'.		SIGNAGE UNDER SEPARATE PERMIT.		BUILDING TO BE STUCCO FINISH WITH PAINT.
								PAINTED STEEL CANOPY.		BACK SIDE OF PARAPET BEYOND.
								CMU TRASH ENCLOSURE WITH PAINTED STUCCO FINISH.		4" ALUMINUM STOREFRONT WITH THERMAL BREAK, 1" I.G.U., BRONZE ANODIZED.
								GLAZING IN THERMALLY BROKEN ALUMINUM FRAME.		PAINTED SHEET METAL WALL CAP, TYP.
	P2: PAINT SHERWIN WILLIAMS SW7643 PUSSYWILLOW				T1: WOOD-LOOK TILE PLANKS NATURAL STONE DESIGN GALLERY KAURI			STEEL MAN DOOR, PAINTED TO MATCH ADJ. WALL.		WALL-MOUNTED LIGHT FIXTURE. SEE SHEET PH-1 FOR PHOTOMETRIC INFORMATION.



SUBJECT: Conditions of Approval for **P25-01440**

DATE: July 11, 2025

TO: Steven Lieng, Planner III
Planning and Development Department

FROM: Leonel Arvizu, Engineer II
Public Works Department, Traffic Planning Section

ADDRESS: 6710 N Fresno St.

APN: 404-070-47

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

To be completed:	Point of Contact	Department and Contact Information
Cross Access Agreement If not existing, contact your planner regarding Cross Access Agreement requirements.	Steven Lieng	Planning and Development Department (559) 621-8007 Steven.Lieng@fresno.gov
Fresno Metropolitan Flood Control District When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per <i>Public Works Standard P-97</i> for review and approval from Public Works, if applicable.	Melessa Avakian Kevin Rein	Public Works Department (559) 621-8812 Melessa.Avakian@fresno.gov Planning and Development Department (559) 621-8079 Kevin.Rein@fresno.gov

ATTENTION:

Provide corrections as noted on Exhibit "A-1".

Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:

A. GENERAL REQUIREMENTS

1. **Assessor's Parcel Number (APN):** Provide APN.
2. **Property Lines:** Provide property line dimensions.
3. **Legal description:** Provide legal description.
4. **Easements:** Identify and dimension existing easements.
5. **Scope of work:** Identify all items as existing, proposed, to remain, or to be removed.
6. **Vicinity Map:** Provide 4 major streets (1/2 square mile) with a north arrow.
7. **Required Notes:** Revise General Notes to include the required Public Works Department notes, as applicable.
 - a. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
 - b. Submit street lighting plans to the Public Works Department. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - c. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - d. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
 - e. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
 - f. All development shall take place in accordance with all city laws and regulations.

B. OFFSITE INFORMATION:

1. **Center Lines:** Identify center lines and provide right-of-way dimensions.
2. **Public Street Improvements:**
 - a. **Center section and median island:**
 - b. **Concrete curb, gutter, and sidewalk:** Identify and provide dimensions.
 - c. **Sidewalk drains:**
 - d. **Street-type approaches:** Identify and provide dimensions
 - e. **Curb ramps:** Identify and provide dimensions.
 - f. **Streetlights:**
3. **Street furniture:** Identify traffic signals, utility boxes, signs.

4. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. ONSITE INFORMATION:

1. **Parking lot:**
 - a. **Directional arrows:** Provide directional arrows to identify the flow of traffic
 - b. **Shared Access:** Provide proof of a cross-access agreement to the Planner.

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications*, and the approved street plans.

Repair all damaged and/or off grade off-site concrete street or paved public pedestrian walkway improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations.

All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

The construction of any private overhead, surface or sub-surface structures, and appurtenances in the public right of way is prohibited unless an **Encroachment Covenant** is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

Fresno Street: 4-Lane Collector

(Provide the following as notes on the site plan.)

1. Construction Requirements:
 - a. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.

- b. Where required, identify & construct sidewalk drains per *Public Works Standard P-23*.
- c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer. **-OR-** Provide a photometric study to verify if the existing streetlights on the east side of Fresno St. will provide a sufficient amount of illumination.
- d. Modify or replace the existing ramps to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
- e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Aimee Scrivner at (559) 621-8702 or at Aimee.Scrivner@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

Contact the Planning and Development Department for review and approval of onsite parking. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates.

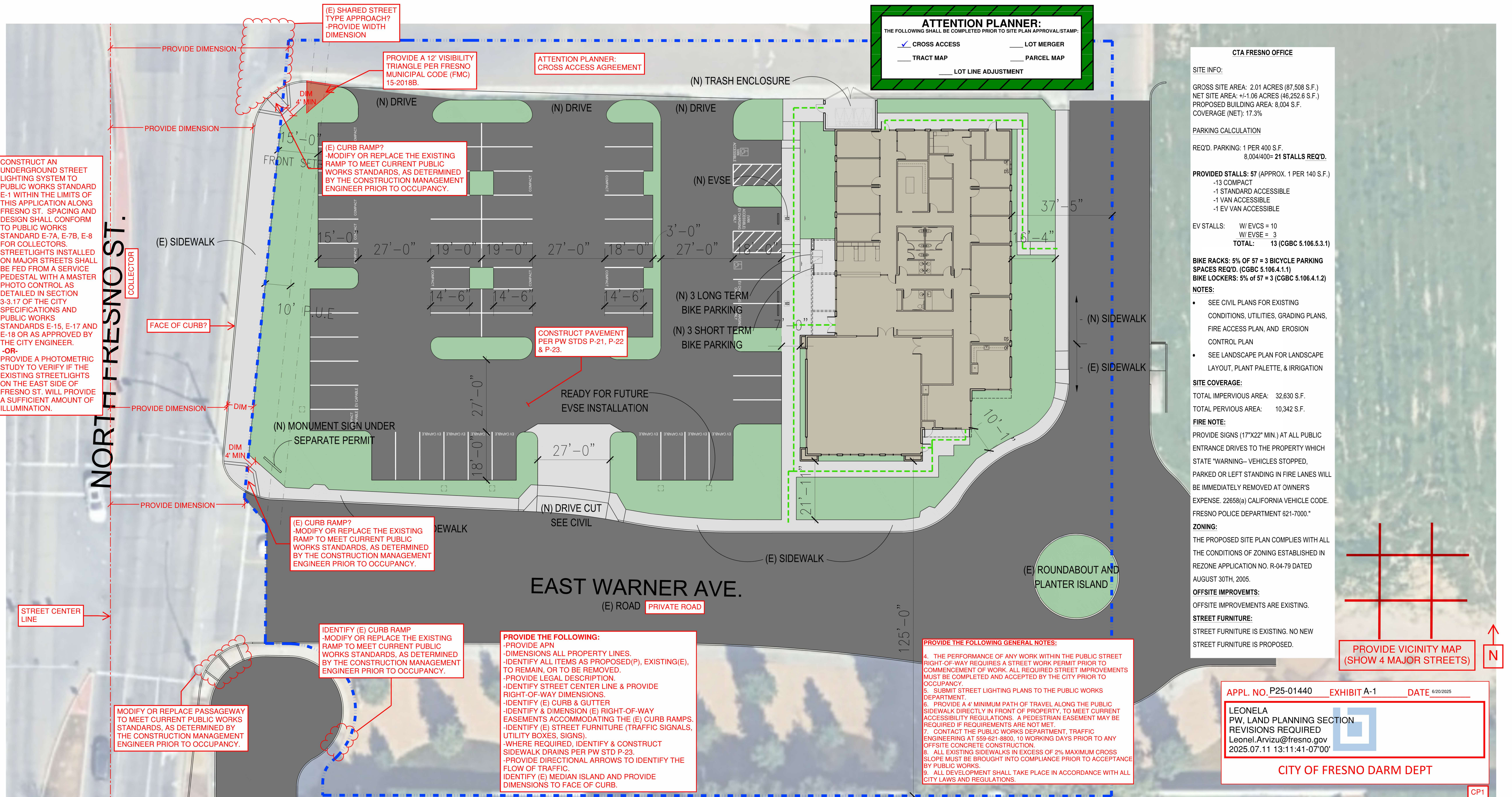
Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees at the time of building permit. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master fee schedule.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable RTMF fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

In order to obtain street or building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.

Questions relative to these conditions may be directed to Leonel Arvizu (559) 621-8662 Leonel.Arvizu@fresno.gov in the Public Works Department, Traffic Planning Section.



ATTENTION PLANNER:
THE FOLLOWING SHALL BE COMPLETED PRIOR TO SITE PLAN APPROVAL/STAMP:

☒ CROSS ACCESS

☐ LOT MERGER

☐ TRACT MAP

☐ PARCEL MAP

☐ LOT LINE ADJUSTMENT

CTA FRESNO OFFICE

SITE INFO:

GROSS SITE AREA: 2.01 ACRES (87,508 S.F.)
NET SITE AREA: +/-1.06 ACRES (46,252.6 S.F.)
PROPOSED BUILDING AREA: 8,004 S.F.
COVERAGE (NET): 17.3%

PARKING CALCULATION

REQ'D. PARKING: 1 PER 400 S.F.
8,004/400= 21 STALLS REQ'D.

PROVIDED STALLS: 57 (APPROX. 1 PER 140 S.F.)
-13 COMPACT
-1 STANDARD ACCESSIBLE
-1 VAN ACCESSIBLE
-1 EV VAN ACCESSIBLE

EV STALLS: W/ EVCS = 10
W/ EVSE = 3
TOTAL: 13 (CGBC 5.106.5.3.1)

BIKE RACKS: 5% OF 57 = 3 BICYCLE PARKING SPACES REQ'D. (CGBC 5.106.4.1.1)
BIKE LOCKERS: 5% OF 57 = 3 (CGBC 5.106.4.1.2)

NOTES:

SEE CIVIL PLANS FOR EXISTING CONDITIONS, UTILITIES, GRADING PLANS, FIRE ACCESS PLAN, AND EROSION CONTROL PLAN

SEE LANDSCAPE PLAN FOR LANDSCAPE LAYOUT, PLANT PALETTE, & IRRIGATION

SITE COVERAGE:

TOTAL IMPERVIOUS AREA: 32,630 S.F.
TOTAL PERVIOUS AREA: 10,342 S.F.

FIRE NOTE:

PROVIDE SIGNS (17"x22" MIN.) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING-- VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE. 22658(a) CALIFORNIA VEHICLE CODE. FRESNO POLICE DEPARTMENT 621-7000."

ZONING:

THE PROPOSED SITE PLAN COMPLIES WITH ALL THE CONDITIONS OF ZONING ESTABLISHED IN REZONE APPLICATION NO. R-04-79 DATED AUGUST 30TH, 2005.

OFFSITE IMPROVEMTS:

OFFSITE IMPROVEMENTS ARE EXISTING.

STREET FURNITURE:

STREET FURNITURE IS EXISTING. NO NEW STREET FURNITURE IS PROPOSED.

PROVIDE VICINITY MAP (SHOW 4 MAJOR STREETS)

APPL. NO. P25-01440 EXHIBIT A-1 DATE 6/20/2025

LEONELA
PW, LAND PLANNING SECTION
REVISIONS REQUIRED
Leonel.Arvizu@fresno.gov
2025.07.11 13:11:41-07'00'

CITY OF FRESNO DARM DEPT

SITE LEGEND:

BUILDING AREA

ASPHALT AREA

EXISTING PROPERTY LINE

SITE CONCRETE

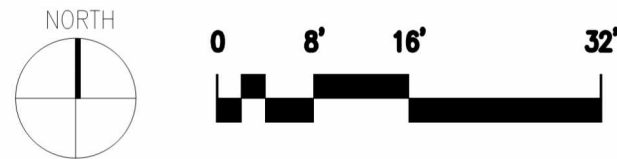
LANDSCAPE AREA

ACCESSIBLE PATH OF TRAVEL

- GENERAL NOTES:
1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CA.

2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT. CALL 1-800-642-2444.



SITE PLAN

SCALE: 1/16"=1'-0"

1

PROPOSED	EXISTING	
		STORM DRAIN AND MANHOLE
		PERFORATED STORM DRAIN
		SANITARY SEWER AND MANHOLE
		SANITARY SEWER FORCE MAIN
		SEWER PUMP STATION
		FIRE HYDRANT AND VALVE ASSEMBLY
		WATER MAIN, VALVE, DOUBLE DETECTOR, CHECK VALVE, METER & BLOWOFF VALVE
		IRRIGATION CONTROL VALVE
		JOINT UTILITY TRENCH
		GAS MAIN AND VALVE
		ELECTRICAL LINE UG—UNDERGROUND OH—OVERHEAD
		TELEPHONE LINE
		STREET LIGHT CONDUIT, WIRING & PULL BOX
		STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
		POWER POLE, TELEPHONE POLE, JOINT POLE
		FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
		EXISTING GROUND SURFACE ELEVATION
		EDGE OF PAVEMENT AND ELEVATION
		FLOW LINE GRADE
		TOP OF CURB GRADE/ASPHALT GRADE
		FINISHED CONCRETE GRADE
		TOP OF WALL GRADE
		TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
		MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
		GRADING RIDGE

CITY OF FRESNO

FRESNO COUNTY, CA

N FRESNO ST

PROPERTY LINE

PROPOSED BUILDING
340.88 FT
22.22 FT PAD

E WARNER AVE

PROPERTY LINE

PROPERTY LINE

0 10 20 40
LM
SCALE: 1"=20'

OVERALL SITE PLAN

APPL. NO. P25-01440 EXHIBIT A-2 DATE 6/28/2025
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

<i>SHEET</i>	<i>DWG</i>	<i>TITLE</i>
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C003	GENERAL NOTES
4	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
5	C201	CIVIL SITE PLAN
6	C301	GRADING & DRAINAGE PLAN
7	C302	GRADING & DRAINAGE PLAN
8	C303	GRADING & DRAINAGE PLAN
9	C304	GRADING & DRAINAGE PLAN
10	C401	UTILITIES PLAN
11	C601	EROSION & SEDIMENTATION CONTROL PLAN
12	C701	DETAILS
13	C702	DETAILS
14	C703	DETAILS
15	C801	CROSS SECTIONS
16	C901	FIRE PLAN

"PROPOSED CTA OFFICES", PROJECT No. 012-25079, MAY 16, 2025, KRAZAN & ASSOCIATES, INC., 215 W. DAKOTA AVENUE, COLVIS, CA 93612.

DESIGNATION - CITY BM 897

DESCRIPTION:

BRASS CAP ON ISLAND TIP, CENTERLINE HERNDON, EAST SIDE OF FRESNO STREET

ELEVATION = 339.59

DATUM: CITY OF FRESNO

APPL. NO. P25-01440 EXHIBIT A-2 DATE 6/20/2025

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

0 10 20 40
LM
 SCALE: 1"=20'

DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION CITY OF FRESNO CALIFORNIA TITLE SHEET	
---	--

SCALE 1"=20'		C001
DATE: 06/17/2025	JOB NO. 4274-40	

Path: \\Land Projects\4274-40\dwg\4274-40_C001.dwg

GENERAL NOTES:

13. EARTHWORK CONTINUED

P. EXTERIOR FLATWORK

i. POTENTIALLY EXPANSIVE CLAY SOILS ENCOUNTERED DURING EARTHWORK OPERATIONS SHALL NOT BE USED IN THE UPPER 12 INCHES OF ENGINEERED FILL BENEATH THE FINAL SOIL SUBGRADE ELEVATION FOR INTERIOR CONCRETE SLABS-ON-GRADE OR EXTERIOR FLATWORK.

ii. THE UPPER 12 INCHES OF FINAL SUBGRADE FOR INTERIOR CONCRETE SLABS-ON-GRADE AND EXTERIOR, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PATIOS AND AREA WAY SLABS, SHALL CONSIST OF COMPACTABLE, NON-EXPANSIVE (EXPANSION INDEX < 20) GRANULAR SOILS. ALL SOILS SUPPORTING INTERIOR CONCRETE SLABS-ON-GRADE AND EXTERIOR FLATWORK SHALL BE UNIFORMLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION AT NO LESS THAN THE OPTIMUM MOISTURE CONTENT, REGARDLESS OF WHETHER FINAL SUBGRADE ELEVATION IS COMPLETED BY EXCAVATION, FILLING, OR LEFT AT EXISTING GRADE.

iii. SUBGRADES FOR SUPPORT OF CONCRETE SLABS-ON-GRADE AND PAVEMENTS SHOULD BE PROTECTED FROM DISTURBANCE OR DESICCATION UNTIL COVERED BY CAPILLARY BREAK MATERIAL OR AGGREGATE BASE. DISTURBED SUBGRADE SOILS MAY REQUIRE ADDITIONAL MOISTURE CONDITIONING, SCARIFICATION AND RECOMPACTION, DEPENDING ON THE LEVEL OF DISTURBANCE.

Q. IF ANY IMPORT MATERIAL IS REQUIRED, IT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO HAULING IT TO THE SITE.

R. IF LIME-TREATMENT IS SELECTED FOR PAVEMENT SUBGRADES AND/OR BUILDING PAD/FLATWORK SUBGRADES, SITE PREPARATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS, FOLLOWING THE SITE PREPARATION, AS RECOMMENDED ABOVE, THE UPPER 12 INCHES OF THE BUILDING PAD, EXTERIOR FLATWORK, AND PAVEMENT SUBGRADES SHOULD BE TREATED WITH AT LEAST FOUR PERCENT HIGH-CALCIUM OR DOLOMITIC QUICKLIME, AS MEASURED BY DRY UNIT WEIGHT OF THE UNTREATED SOIL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION REGARDING THE USE OF LIME-TREATMENT FOR THE PROJECT SITE.

S. UTILITY TRENCHES

i. ONLY NATIVE SOILS (IN LIEU OF ROCK OR SAND BACKFILL) SHALL BE USED AS BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN 3 FEET BEYOND THE BUILDING PERIMETER FOUNDATION TO MINIMIZE WATER TRANSMISSION BENEATH THE BUILDING. BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN THE FOOTPRINT OF THE BUILDING SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. UTILITY TRENCH BACKFILL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO AT LEAST THE OPTIMUM MOISTURE CONTENT AND MECHANICALLY COMPACTED IN LEVEL LIFTS TO AT LEAST 90 PERCENT OF THE ASTM D1557 MAXIMUM DRY DENSITY.

ii. BEDDING AND INITIAL BACKFILL AROUND AND OVER PIPES AND CONDUITS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.

iii. A GEOTEXTILE FILTER SHALL BE USED TO SEPARATE CLEAN, OPEN-GRADED COBBLES OR CRUSHED ROCK BEDDING AND BACKFILL MATERIALS FROM ADJACENT FINER-GRAINED NATIVE SOILS TO PREVENT PIPING AND RESULTING TRENCH SETTLEMENT. ADDITIONALLY, CLEAN GRADED SANDS USED AS BEDDING AND BACKFILL MUST BE SIMILARLY SEPARATED FROM CLEAN, OPEN-GRADED COBBLE, AND GRAVEL BACKFILL MATERIALS.

iv. UNDERGROUND UTILITY TRENCHES THAT ARE ALIGNED NEAR FOUNDATIONS SHALL BE CONSTRUCTED TO PREVENT LOSS OF BOTH LATERAL AND VERTICAL SUPPORT OF FOUNDATIONS, RESULTING IN POSSIBLE SETTLEMENT OF THE FOUNDATIONS. UNLESS SPECIFIED OTHERWISE, ALL UNDERGROUND UTILITY TRENCHES ALIGNED NEARLY PARALLEL WITH EXISTING AND NEW FOUNDATIONS SHALL BE AT LEAST 3 FEET FROM THE OUTER EDGE OF FOUNDATIONS, WHEREVER POSSIBLE. AS A GENERAL RULE, TRENCHES SHOULD NOT ENCRoACH INTO THE ZONE EXTENDING oUTWARD AT A (1H:1V) INCLINATION BELOW THE BOTTOM OF EXISTING OR NEW FOUNDATIONS. TRENCHES PARALLEL TO FOUNDATIONS SHOULD NOT REMAIN OPEN LONGER THAN 72 HOURS.

v. UTILITY TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 12-INCH THICK LOOSE LIFTS, THOROUGHLY MOISTURE CONDITIONED TO AT LEAST TWO PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT FOR CLAY SOIL OR THE OPTIMUM MOISTURE CONTENT FOR GRANULAR/SILTY SOIL AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. WITHIN THE UPPER SIX INCHES OF UNTREATED PAVEMENT SUBGRADE SOILS AND UPPER 12 INCHES OF LIME-TREATED PAVEMENT SUBGRADE SOILS, COMPACTION SHOULD BE INCREASED TO AT LEAST 95 PERCENT RELATIVE COMPACTION AT NO LESS THAN TWO PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.

vi. BACKFILL FOR THE UPPER 12 INCHES OF TRENCHES MUST MATCH THE ADJACENT MATERIALS. THAT IS, IF THE UPPER 12 INCHES OF SUBGRADES FOR THE BUILDING PAD AND EXTERIOR FLATWORK CONSISTS OF GRANULAR FILL MATERIALS, THE TOP 12 INCHES OF TRENCH BACKFILL SHOULD CONSIST OF THE SAME MATERIALS OR CLASS 2 AB. IF THE TOP 12 INCHES OF THE IMPROVEMENT AREAS CONSIST OF LIME-TREATED SOILS, THE UPPER 12 INCHES OF TRENCH BACKFILL SHOULD CONSIST OF CONTROLLED DENSITY FILL (CDF) OR CLASS 2 AB.

vii. ALL UTILITY TRENCH BACKFILL SHALL BE ROUTINELY OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER'S REP.

T. BUILDING AND FOUNDATION AREA EARTHWORK – SEE ABOVE EARTHWORK NOTE A.

14. CONCRETE CONSTRUCTION

A. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED AT THE LOCATIONS INDICATED ON THESE PLANS. PEDESTRIAN RAMP AND WALK CONSTRUCTION SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS.

B. UNLESS NOTED OTHERWISE, ALL CURB RETURNS SHALL BE VERTICAL CURB AND GUTTER.

C. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, WATER SHALL BE CAREFULLY APPLIED AND ALL FLOWING IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET.

D. CONCRETE CONSTRUCTION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATION SECTIONS 73, 90 AND 52, UNLESS SPECIFIED OTHERWISE.

E. PRIOR TO PLACEMENT OF CONCRETE, SOIL SUBGRADE SHALL BE MOISTURE CONDITIONED TO AN OVER-OPTIMUM MOISTURE CONTENT. COORDINATE WITH GEOTECHNICAL ENGINEER.

F. AT LEAST 3 WEEKS PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL, EXPANSION AND ISOLATION JOINTS.

G. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.

H. REFER TO "EARTHWORK" NOTE FOR SUBGRADE PREPARATION REQUIREMENTS. COMPACTED SUBGRADE SHALL EXTEND TO A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB, SIDEWALK OR SLAB.

I. THE GRADES SHOWN ON THE PLANS FOR SIDEWALKS OR ANY GRADES RELATING TO THE SIDEWALKS ARE INTENDED TO INDICATE THE FOLLOWING MAXIMUM SLOPES:

- CROSS-SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL: .2.00% (50:1)
- SLOPE PARALLEL TO THE DIRECTION OF TRAVEL: .5.00% (20:1)
- THE GRADES SHOWN ON PLANS ARE INTENDED TO BE USED AS A GUIDE ONLY.

i. PRIOR TO SETTING FORMS, THE CONTRACTOR SHALL CONFIRM THAT THE GRADES INDICATED WILL RESULT IN SLOPES CONSISTENT WITH THE ABOVE CRITERIA. SHOULD ANY DISCREPANCY APPEAR TO EXIST, THE CONTRACTOR SHALL ADJUST THE GRADES TO CONFORM TO THE ABOVE CRITERIA AND SHALL INFORM THE ENGINEER OF SUCH CHANGES.

ii. PRIOR TO PLACING CONCRETE THE CONTRACTOR SHALL CHECK THE LEVEL OF THE FORMS TO CONFIRM THAT THE AS-BUILT CONCRETE SLABS WILL CONFORM TO THE ABOVE CRITERIA AND HE SHALL PLACE THE CONCRETE ACCORDINGLY. IT IS RECOMMENDED THAT CONSTRUCTION TOLERANCES USED BY THE CONTRACTOR RESULT IN SLOPES SLIGHTLY FLATTER THAN THE ABOVE CRITERIA, NOT STEEPER; YET THE CONCRETE SURFACES MUST PROPERLY DRAIN. THE ABOVE CRITERIA AND THE SLOPES SUGGESTED BY THE GRADES INDICATED ON THE PLANS ARE INTENDED TO REPRESENT MAXIMUM SLOPES.

J. SIDEWALKS ARE TO BE SET FLUSH WITH THE TOP OF ABUTTING CURBS UNLESS NOTED OTHERWISE.

K. ALL CURB, GUTTER AND SIDEWALK SHALL BE PLACED MONOLITHICALLY UNLESS NOTED OTHERWISE.

L. PCC PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 73 AND SECTION 90. REGULATE WATER CONTENT OF MIX SO THAT MAXIMUM PENETRATION DOES NOT EXCEED 1.5 INCHES. PAVEMENT SLABS TO BE DOWELED AT ALL JOINTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS.

M. SITE CONCRETE

i. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

ii. PORTLAND CEMENT SHALL COMPLY WITH ASTM C150 TYPE II (25% OF PORTLAND CEMENT SHALL BE REPLACED WITH COAL FLY ASH COMPLYING WITH ASTM C618).

iii. CONCRETE FOR EXTERIOR FLAT WORK ON GRADE SHALL HAVE MINIMUM STRENGTH = 3,600 PSI @ 28 DAYS AND MAXIMUM WATER-CEMENT RATIO = 0.50.

iv. MAXIMUM AGGREGATE SIZE SHALL BE 1".

v. CONCRETE MIX SHALL CONTAIN A MINIMUM OF 5 SACKS PER YARD.

vi. 7-DAY MINIMUM WET CURING TIME.

vii. A MECHANICAL VIBRATOR SHALL BE USED TO VIBRATE CONCRETE INTO PLACE.

viii. FORM REMOVAL AT 2 DAYS MINIMUM.

ix. REINFORCEMENT REQUIREMENTS:

- ALL DEFORMED BARS SHALL BE A-615 GRADE 60.
- LAP SPLICES SHALL BE 45 BAR DIAMETERS.

x. MINIMUM CONCRETE COVER OF REINFORCING SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER.

y. CONTRACTOR SHALL SUBMIT MIX DESIGN FOR REVIEW.

15. PAVING

A. ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG 64-10 FOR UPLAND VALLEY AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM; OMIT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.

B. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT FROM THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

A TACK COAT SHALL BE APPLIED TO ALL VERTICAL SURFACES OF EXISTING SYSTEM, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER.

C. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY POLE RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

D. PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 39-4.03, USING GRADE AR-4000 PAVING ASPHALT AS THE BINDER. BEFORE APPLYING BINDER, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 3/16 INCH MUST BE CLEANED WITH COMPRESSED AIR AND FILLED WITH SS1 ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LIMIT LINES, CROSSWALKS, AND LEGENDS APPLIED TO THE ROAD SURFACE SHALL BE SCARIFIED PRIOR TO PLACING THE OVERLAY. SCARIFYING SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHUCKHOLES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEPT CLEAN IMMEDIATELY PRIOR TO BINDER APPLICATION.

E. NO SAND SEAL IS REQUIRED.

F. ASPHALT PLANING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FUMES OR SMOKE. THE COLD PLANING MACHINE SHALL BE CAPABLE OF PLANING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SOFTEN THE PAVEMENT DURING OR PRIOR TO THE PLANING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.

IN ALL CASES, THE CROSS-SECTIONAL PLANED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANED AREA SHALL BE NEAT AND UNIFORM AND THE REMAINING ROAD SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANING MACHINE LEAVES A "SILVER" OF UNGROUNDED PAVEMENT AT THE LIP OF GUTTER, THAT "SILVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.

STREETS TO BE OVERLaid SHALL BE COLD PLANED TO THE DEPTH BELOW THE EXISTING LIP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 6 FEET FROM THE LIP OF GUTTER. BOTH ENDS OF THE STREETS TO BE OVERLaid AND SIDE STREETS SHALL ALSO BE COLD PLANED AS SHOWN ON THE PLANS (CONFORM PLANING). THE CONFORM PLANING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT ON CONCRETE GUTTERS ADJACENT TO PLANING SHALL ALSO BE REMOVED.

PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANING MACHINE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REMOVAL CREW SHALL REMOVE ALL PLANED MATERIAL AND SWEEP CLEAN ALL PLANED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANNER.

WHERE TRANSVERSE JOINTS ARE PLANED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANED AREA WHEN THE PAVEMENT IS OPENED TO PUBLIC TRAFFIC. IF NEW ASPHALT CONCRETE HAS NOT BEEN PLACED TO THE LEVEL OF EXISTING PAVEMENT BEFORE THE PAVEMENT IS TO BE OPENED TO THE PUBLIC, A TEMPORARY RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 18:1 OR FLATTER TO THE LEVEL OF THE PLANED AREA. TEMPORARY RAMPS SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.

ASPHALT CONCRETE FOR RAMPS SHALL BE COMMERCIAL QUALITY AND MAY BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION IN THE RIDING SURFACE. ASPHALT CONCRETE RAMPS SHALL BE COMPLETELY REMOVED, INCLUDING REMOVING ALL LOOSE MATERIAL FROM THE UNDERLYING SURFACE, BEFORE PLACING THE PERMANENT SURFACING. KRAFT PAPER, OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMPS TO FACILITATE THE REMOVAL OF THE RAMPS.

G. AC LIFT THICKNESS PER SECTION 39, CALTRANS STANDARD SPECIFICATIONS.

H. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHERE APPLICABLE.

I. ALL TRAFFIC DETECTOR LOOPS SHALL BE INSTALLED PRIOR TO PLACEMENT OF THE TOP LIFT OF AC PAVING. THERE SHALL BE NO CUTS IN THE TOP LIFT OF AC.

J. REFER TO GEOTECHNICAL REPORT FOR USE OF PULVERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.

K. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

L. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.

M. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.

N. WHEN NEW PAVING IS COMPLETED, IT SHALL BE SUBJECTED TO A FLOOD TEST SHOWING THE SURFACE FREE OF STANDING WATER OR PUDDLES. SHOULD ANY PUDDLING OCCUR, REPAVE IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAVING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

16. LANDSCAPING

A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.

B. AREAS WHERE LANDSCAPE IS ADJACENT TO HARDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSED A MINIMUM OF 1" OR AS SHOWN ON PLANS.

C. ENGINEER SHALL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.

17. PIPELINES

A. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

C. UNLESS NOTED OTHERWISE, SITE PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5- FEET OUTSIDE THE BUILDING EXTERIOR WALL.

18. ADJUSTING EXISTING UTILITIES

A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES, INCLUDING VAULTS, BOXES AND MANHOLE FRAME AND COVER STJS, VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

B. ALL MANHOLE FRAME AND COVER SETS, WATER VALVE BOXES AND MONUMENT BOXES WITHIN THE WORK AREA THAT DO NOT MEET CURRENT CITY REQUIREMENTS SHALL BE REMOVED AND REPLACED TO CONFORM TO CITY STANDARDS. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE CITY INSPECTOR AND WITH THE ENGINEER.

19. SANITARY SEWER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. ALL SEWER SERVICES SHALL BE MARKED WITH A 2" X 2" STAKE AT THE END OF EACH SERVICE AND A 2 INCH HIGH "S" STAMPED IN THE TOP OF THE CURB.

C. ALL SEWER MAINS AND SERVICES SHALL BE AIR TESTED TO THE SATISFACTION OF THE ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. SEWER PLUGS TO BE WING NUT TYPE, E-2 TEST OR APPROVED EQUIVALENT. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.

D. TV INSPECTION OF SEWERS, INCLUDING VIDEO RECORDINGS, SHALL BE PROVIDED BY THE CONTRACTOR. TV INSPECTION SHALL INCLUDE MAINS, SERVICES AND CLEANOUTS.

E. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG. PLUG SHALL BE GLASSING-MOSEAN SPEED-SEAL CLAY STOPPER OR MISSION CLAY PRODUCTS STD. BAND-SEAL COUPLING WITH PLASTIC SHEAR RING AND ABS STOPPER. "POLYCAP" AND "SPEED-CAP" STOPPERS ARE NOT ACCEPTABLE.

F. BUILDING SEWER CLEANOUTS SHALL BE LOCATED AND INSTALLED IN ACCORD WITH THE UNIFORM PLUMBING CODE AND SHALL BE EXTENDED TO GRADE.

G. ALL GRAVITY SEWER PIPE WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SEWER LATERAL LOCATIONS WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

20. STORM DRAIN SYSTEM

A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.

B. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE SHALL BE PRECAST REINFORCED CONCRETE PIPE, CAST-IN-PLACE CONCRETE PIPE (CIPP), PVC, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.

D. THE WALLS OF D.I.'S AND OF MANHOLES FUNCTIONING AS D.I.'S SHALL BE PERFORATED WITH 4 - 2 INCH DIAMETER HOLES PER WALL AT THE LEVEL OF THE BOTTOM OF THE AB UNDER THE ADJOINING PAVEMENT TO ALLOW FOR THE ESCAPE OF ANY WATER THAT MAY BUILD UP AROUND THE INLET.

E. CONTRACTOR SHALL MARK ALL NEW AND EXISTING STORM DRAIN INLETS WITH APPROVED POLLUTION PREVENTION MESSAGES. SPECIFIC PLACEMENT OF MARKERS WILL BE AS DIRECTED BY THE CITY INSPECTOR.

F. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER CITY STANDARD DETAILS FOR PIPES SMALLER THAN 30" IN DIAMETER, AND PER CITY STANDARD DETAILS FOR PIPE 30" IN DIAMETER AND GREATER.

21. WATER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE WITHIN THE PUBLIC RIGHT OF WAY AND 3 FEET IN ALL OTHER AREAS.

C. FIRE HYDRANT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

D. REDUCED PRESSURE BACK FLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.

E. THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE CITY SPECIFIC PROVISIONS. PVC WATER MAIN FOR FIRE SYSTEM SHALL BE C900, CL 235. ALL T-BOLTS ON MECHANICAL JOINT FITTINGS AND MACHINE BOLTS ON FLANGE FITTINGS SHALL BE COATED WITH MASTIC AND WRAPPED IN 8 ML PLASTIC. T-BOLTS, MACHINE BOLTS AND ALL THREAD RODS UNDER BUILDING SLABS SHALL BE STAINLESS STEEL WITH THE FITTING WRAPPED IN 8 ML PLASTIC.

F. PROVIDE EXTERIOR CONTROL VALVES FOR EACH SPRINKLER SYSTEM (WALL MOUNTED P.I.V OR STANDARD P.I.V. PER FIRE PROTECTION PLANS.)

G. ALL ON-SITE FIRE MAINS SHALL BE PVC CLASS 235 C-900.

22. EXISTING SIGNS

A. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS, AND TRAFFIC CONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THE FOLLOWING DESCRIBED MANNERS:

STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEW POSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED

TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, IF NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION WORK, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

B. WHENEVER IT IS NECESSARY TO REMOVE A PRIVATELY OWNED SIGN OR A PUBLIC INFORMATION SIGN, ITS TEMPORARY RELOCATION AND ITS FINAL POSITIONING SHALL BE COORDINATED WITH THE SIGN OWNER AND, IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE CITY ENGINEER.

23. MAILBOXES

MAILBOXES AND NEWSPAPER TUBES, IF ANY, WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED, TEMPORARILY RELOCATED AND FINALLY RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED, AND RESET IN ITS FINAL LOCATION. MAILBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH MAILBOX OWNERS.

24. PRESERVATION OF PROPERTY

TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN SAFEGUARDS SUCH AS PROTECTIVE FENCING OR OTHER SUITABLE BARRIERS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

25. RECORD DRAWINGS

A. "RECORD DRAWINGS" IS DEFINED AS BEING THOSE DRAWINGS MAINTAINED BY THE CONTRACTOR TO SHOW THE CONSTRUCTION OF A PARTICULAR STRUCTURE OR WORK AS ACTUALLY COMPLETED UNDER THE CONTRACT. "RECORD DRAWINGS" SHALL BE SYNONYMOUS WITH "AS-BUILT DRAWINGS". AS REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE THE ENGINEER ACCURATE INFORMATION TO BE USED IN THE PREPARATION OF PERMANENT RECORD DRAWINGS. FOR THIS PURPOSE, THE CONTRACTOR SHALL RECORD ON ONE SET OF CONTRACT DRAWING PRINTS ALL CHANGES FROM INSTALLATIONS ORIGINALLY INDICATED, AND RECORD FINAL LOCATIONS OF UNDERGROUND LINES BY DEPTH FROM FINISH GRADE AND BY ACCURATE HORIZONTAL OFFSET DISTANCES TO PERMANENT SURFACE IMPROVEMENTS SUCH AS BUILDINGS, CURBS OR EDGES OF WALKS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL AS-BUILT INFORMATION PREPARED BY SUBCONTRACTORS IS INCLUDED IN HIS RECORD DRAWINGS.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS. THESE PRINTS SHALL BE READILY AVAILABLE TO THE CITY AND TO THE ENGINEER. UPON COMPLETION OF THE PROJECT, AND PRIOR TO FINAL PAYMENT, THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER.

26. INSURANCE

CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH, OR INJURY TO PROPERTY WHICH MAY ARISE FROM AND DURING THE OPERATION OF THIS CONTRACT. INSURANCE COVERAGE SHALL INCLUDE PROVISION OR ENDORSEMENT NAMING THE OWNER, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, EACH AS ADDITIONAL INSURED IN REGARDS TO LIABILITY ARISING OUT OF THE PERFORMANCE OF ANY WORK UNDER THE CONTRACT. A CERTIFICATE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

APPL. NO. P25-01440 EXHIBIT A-4 DATE 8/20/2025

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DESIGNED BY PDC

DRAWN BY DRP

CHECKED BY BPB

REV.

DATE

DESCRIPTION

BY

APP'D.

LM LAUGENOUR AND MEIKLE

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY _____

PATRICK D. CHOATE

DATE 06/17/2025 P.E. 93477

REGISTERED PROFESSIONAL ENGINEER

PATRICK D. CHOATE

No. 93477

CIVIL

STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO CALIFORNIA

ABBREVIATIONS & GENERAL NOTES

SCALE
NONE

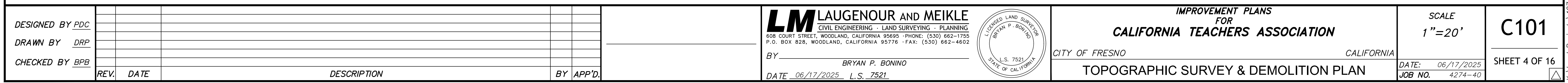
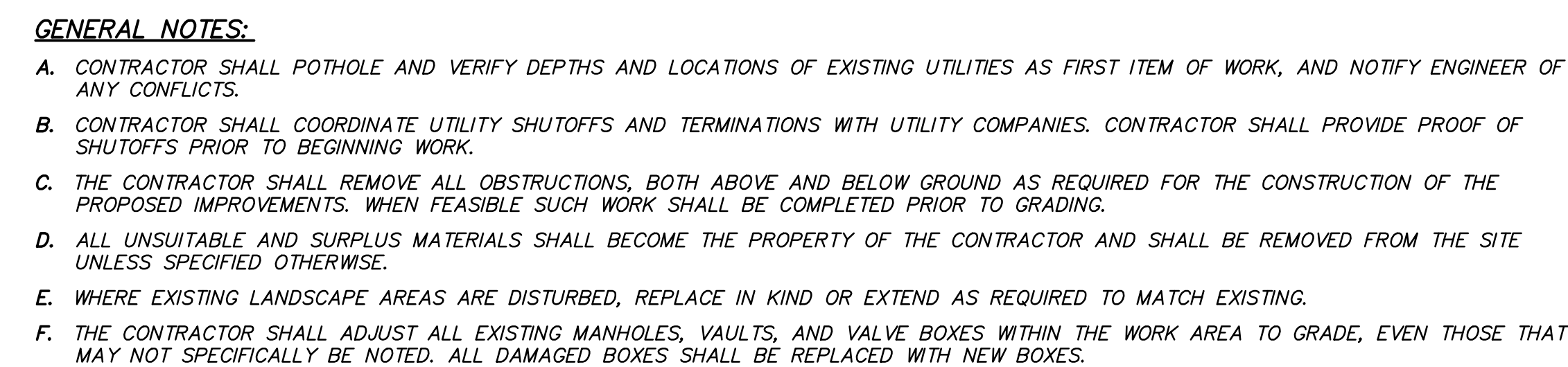
C003

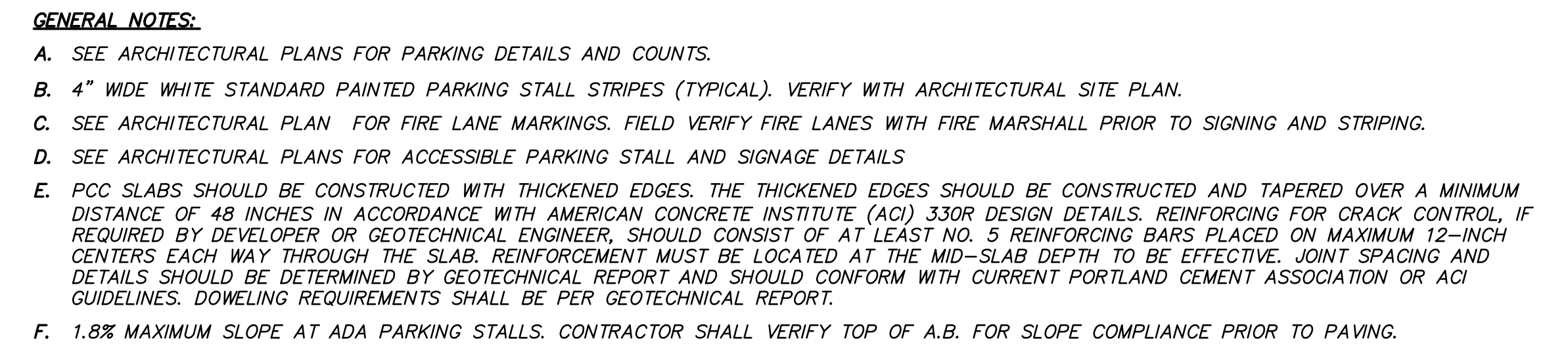
SHEET 3 OF 16

DATE: 06/17/2025

JOB NO. 4274-40

x:\Land Projects\4274-40\dwg\4274-40_C003.dwg



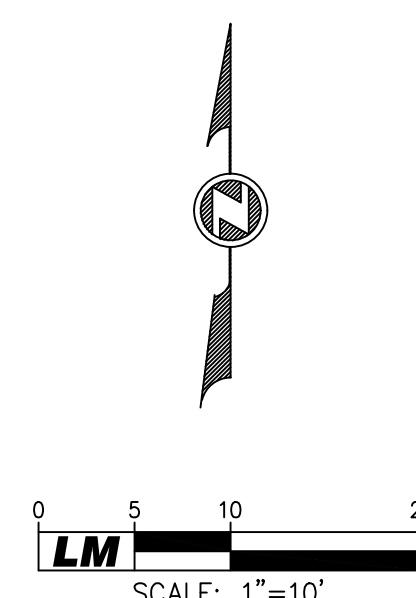


- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF SLOPE AREAS, APPROXIMATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.
- F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
- G.

B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.

B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.



<i>SCALE</i> 1"=10'	C302 SHEET 7 OF 16
DATE: 06/17/2025 JOB NO. 4274-40	△

K: \Land Projects\4274-40\dwg\4274-40_C302.dwg

PROPOSED BUILDING
340.88 FF
XX.XX PAD

B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

E WARNER AVE

- PROPERTY LINE

CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.
------	------	-------------	----	--------

BY PATRICK D. CHOATE
DATE 06/17/2025 P.F. 93477

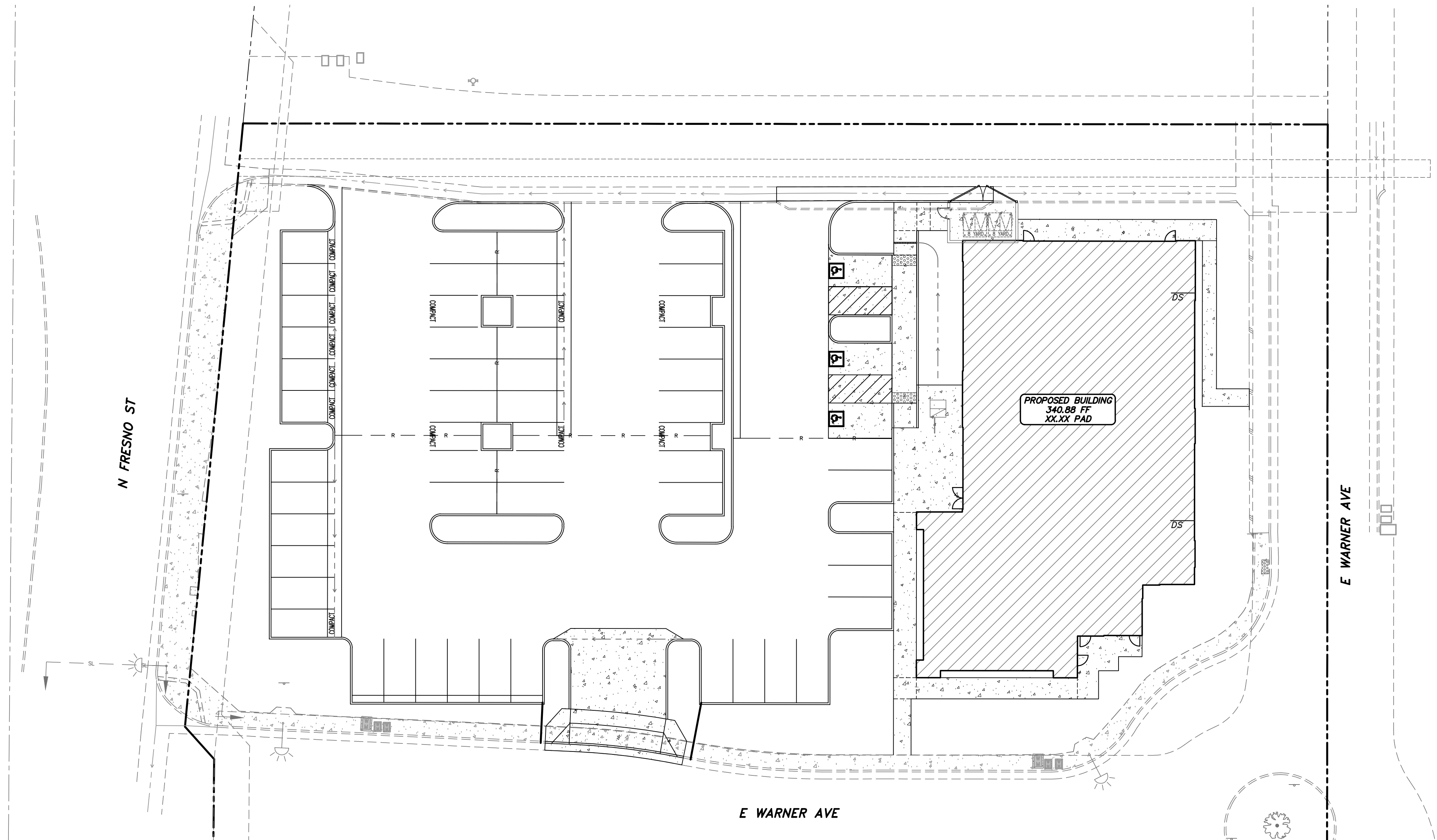


CITY OF FRESNO CALIFORNIA

C304

DATE:	06/17/2025
JOB NO.	4274-40

SHEET 9 OF 16



EROSION CONTROL NOTES:

- ALL WORK SHALL CONFORM TO THE CURRENT CITY STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
- THESE PLANS AND SWPPP HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE (AS THE QSD) WILL BE HIRED TO PERFORM THE QSP INSPECTIONS DURING THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER QSP IS EMPLOYED TO USE THESE PLANS AND SWPPP FOR THE PURPOSES OF COMPLYING WITH THE CALIFORNIA GENERAL PERMIT, THE SELECTED QSP SHALL NOTIFY THE QSD OF ANY PROPOSED CHANGES AND COPY ALL REPORTS GENERATED DURING INSPECTIONS. NOTICE IS GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE QSP INSPECTIONS.
- IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.

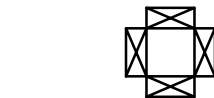
- CONTRACTOR SHALL PLACE INLET FILTER BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE INLET FILTER BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. STRAW BALES OR GRAVEL BAGS SHALL BE PLACED AROUND ALL EXISTING DRAINAGE INLETS IN THE VICINITY OF PROJECT SITE.
- CONTRACTOR SHALL PLACE SILT FENCING OR FILTER ROLL ALONG THE PERIMETER OF PROJECT SITE.
- GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:** PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:** PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

WDD#:

TOTAL DISTURBED AREA: XXX ACRES

SITE BMP's		
CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	✓
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	✓
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLEGAL CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

LEGEND:



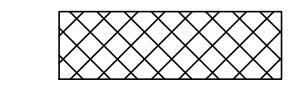
STORM DRAIN INLET PROTECTION PER CASQA SE-10



LIMIT OF CLEARING AND GRADING



DRAINAGE FLOW



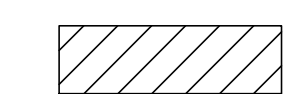
STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1



CONCRETE WASHOUT PIT MATERIAL PER CASQA WM-6 WITH POSTED SIGNS



FIBER ROLL PER CASQA SE-5



PLANNED STAGING, MATERIAL AND WASTE STORAGE AREA PER CASQA WM-1 TO WM-5

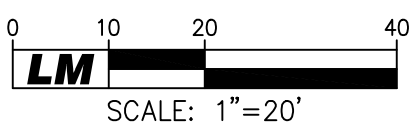


TP-1

SAMPLING TEST POINT

SSD #

SITE STORMWATER DISCHARGE LOCATION



DESIGNED BY PDC

DRAWN BY DRP

CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.
------	------	-------------	----	--------

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY PATRICK D. CHOATE

DATE 06/17/2025 P.E. 93477



IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO

CALIFORNIA

EROSION & SEDIMENTATION CONTROL PLAN

SCALE

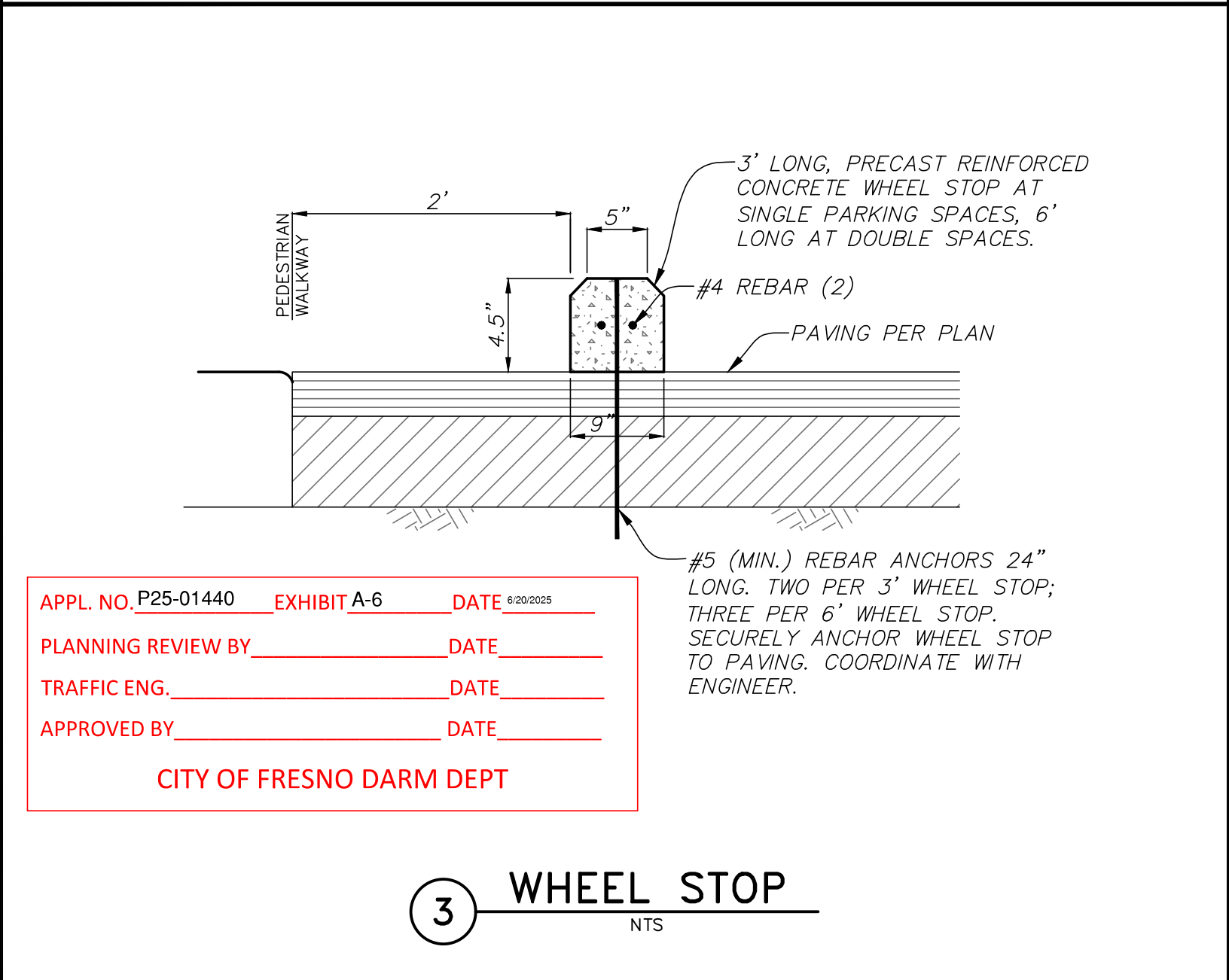
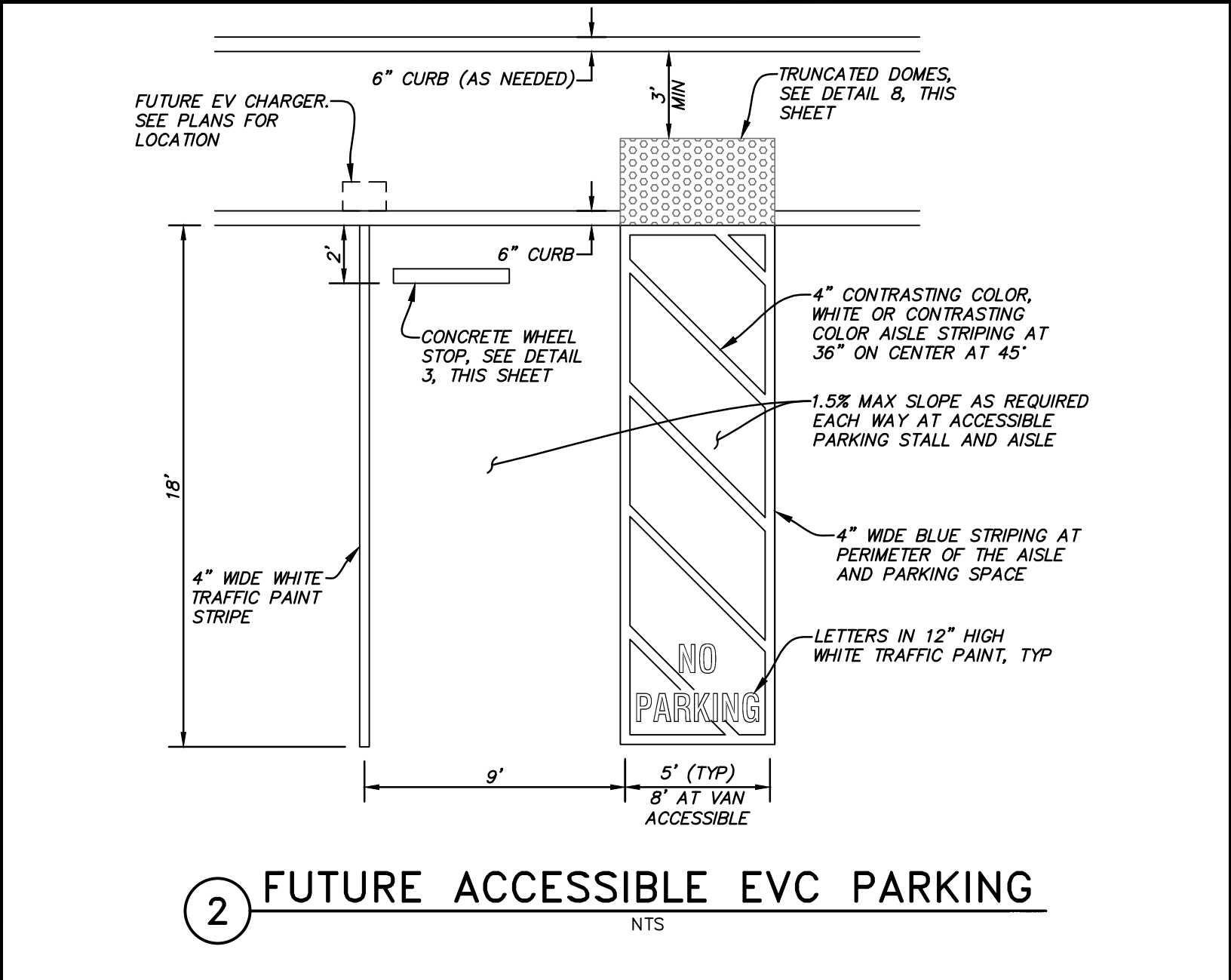
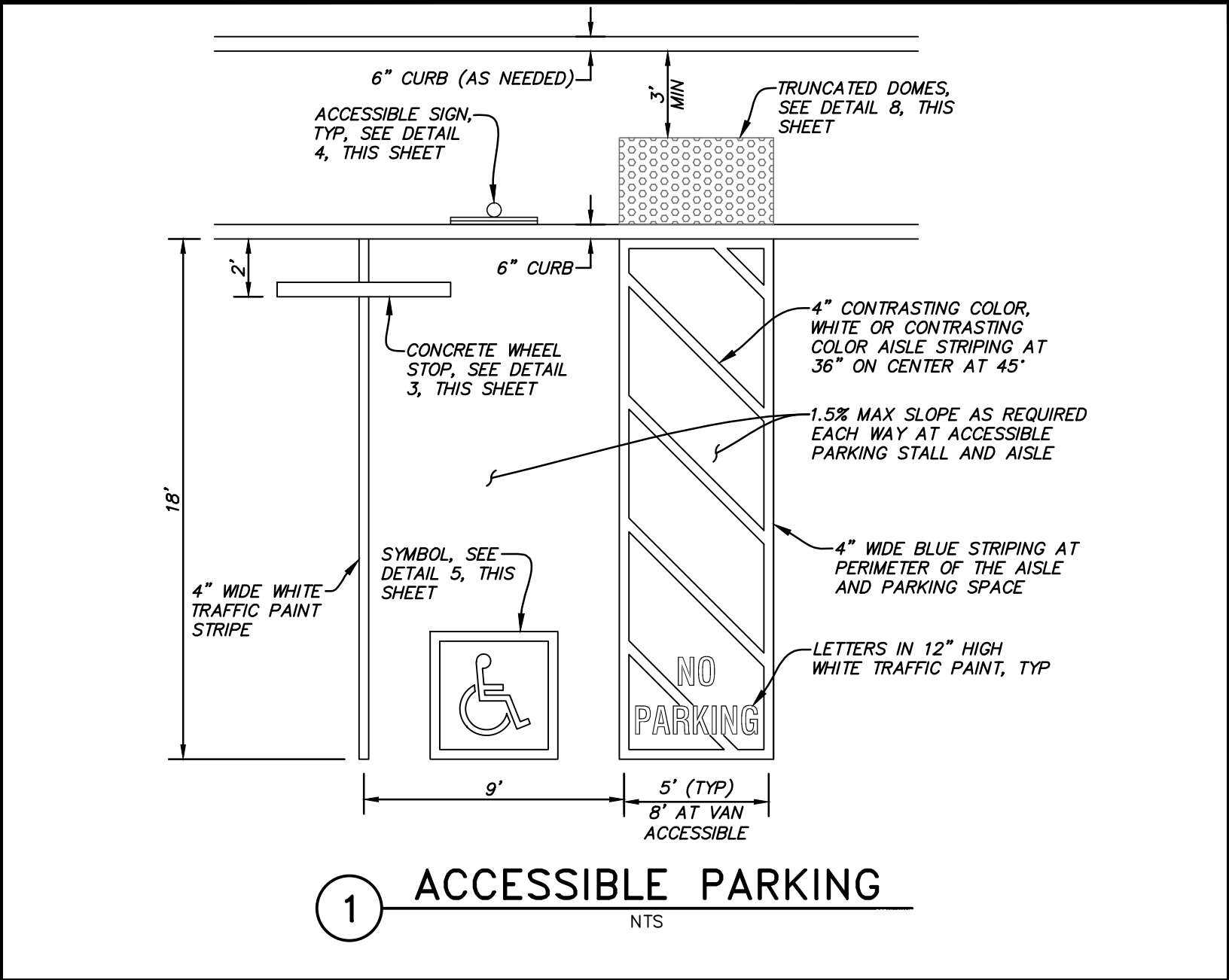
1"=20'

C601

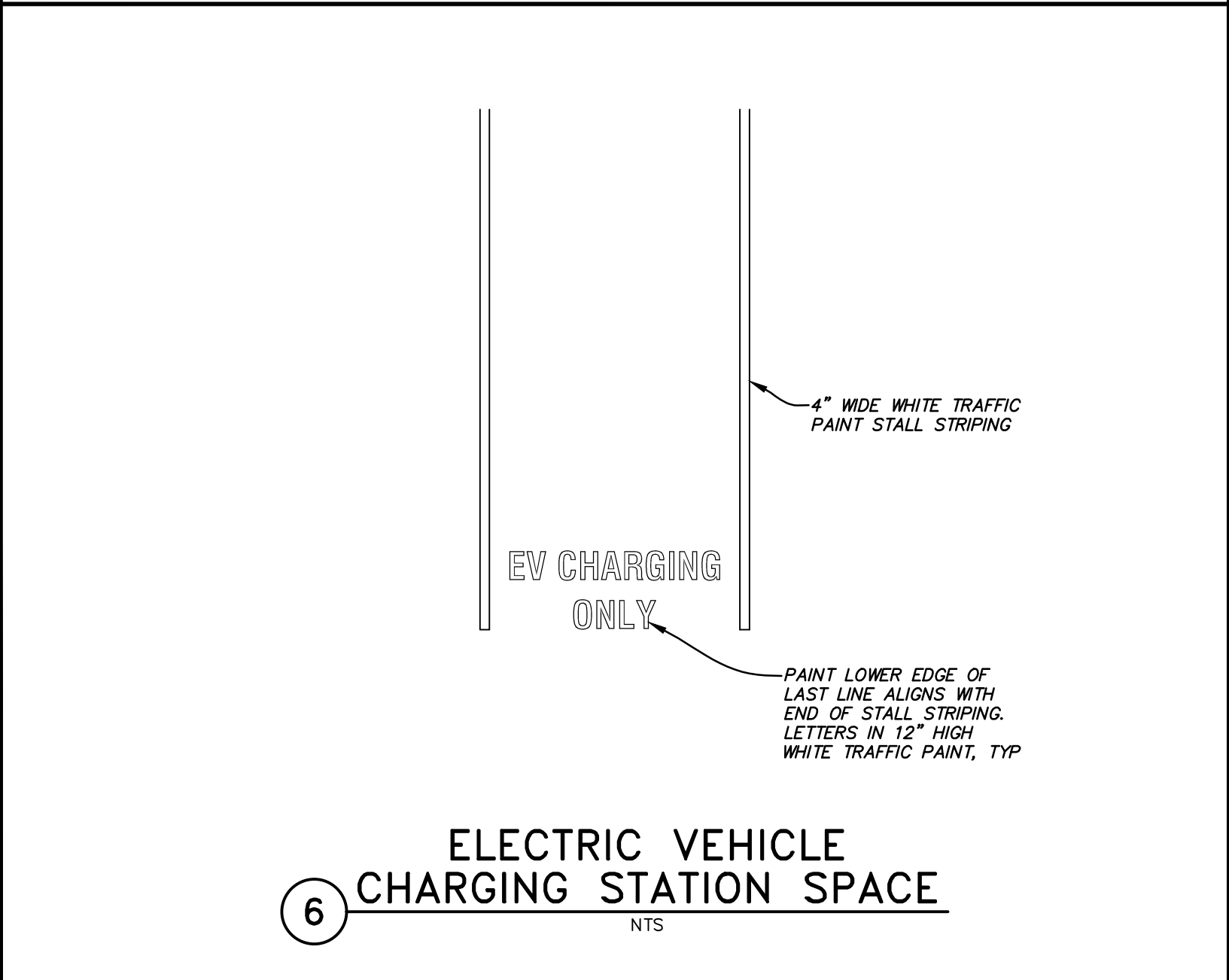
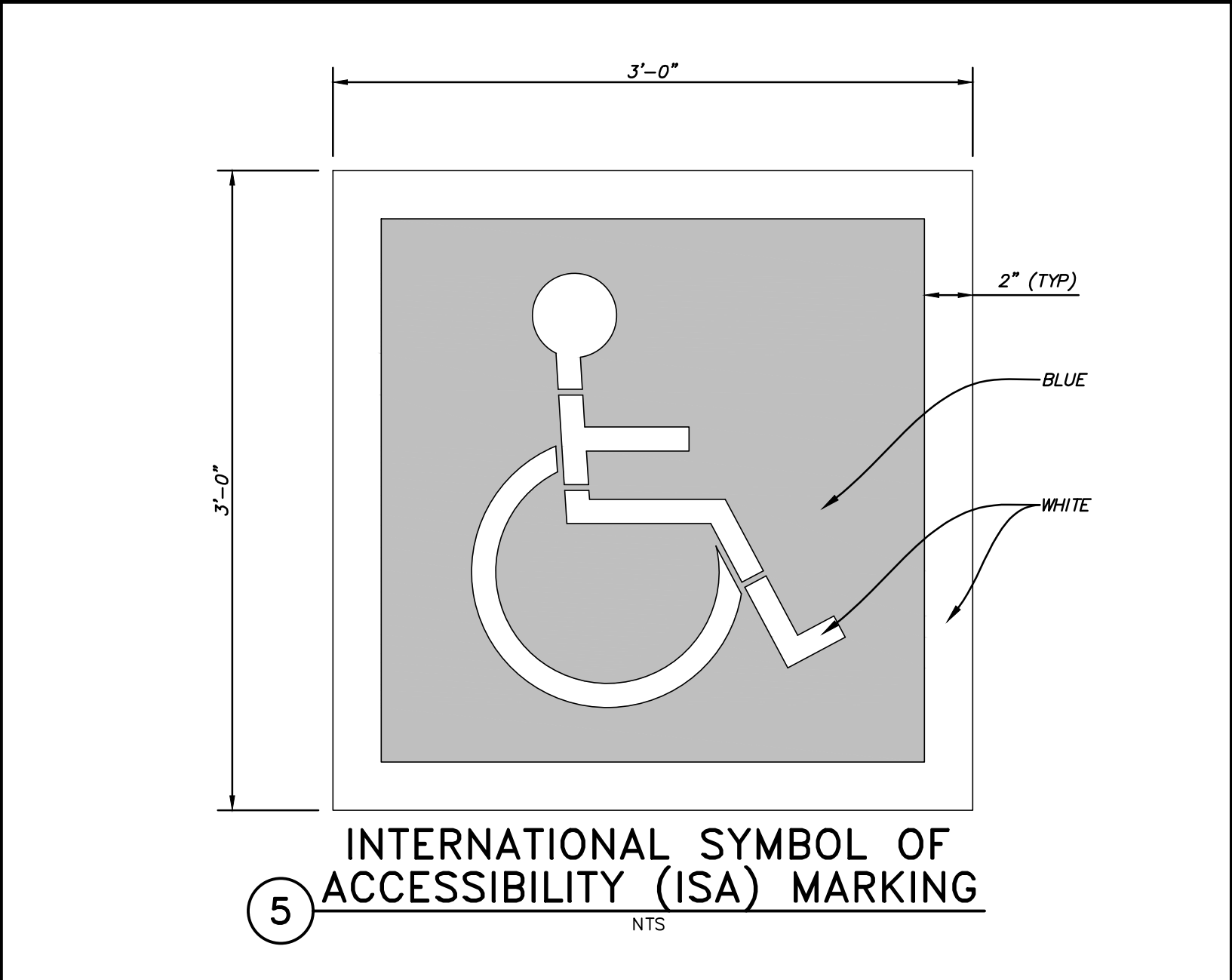
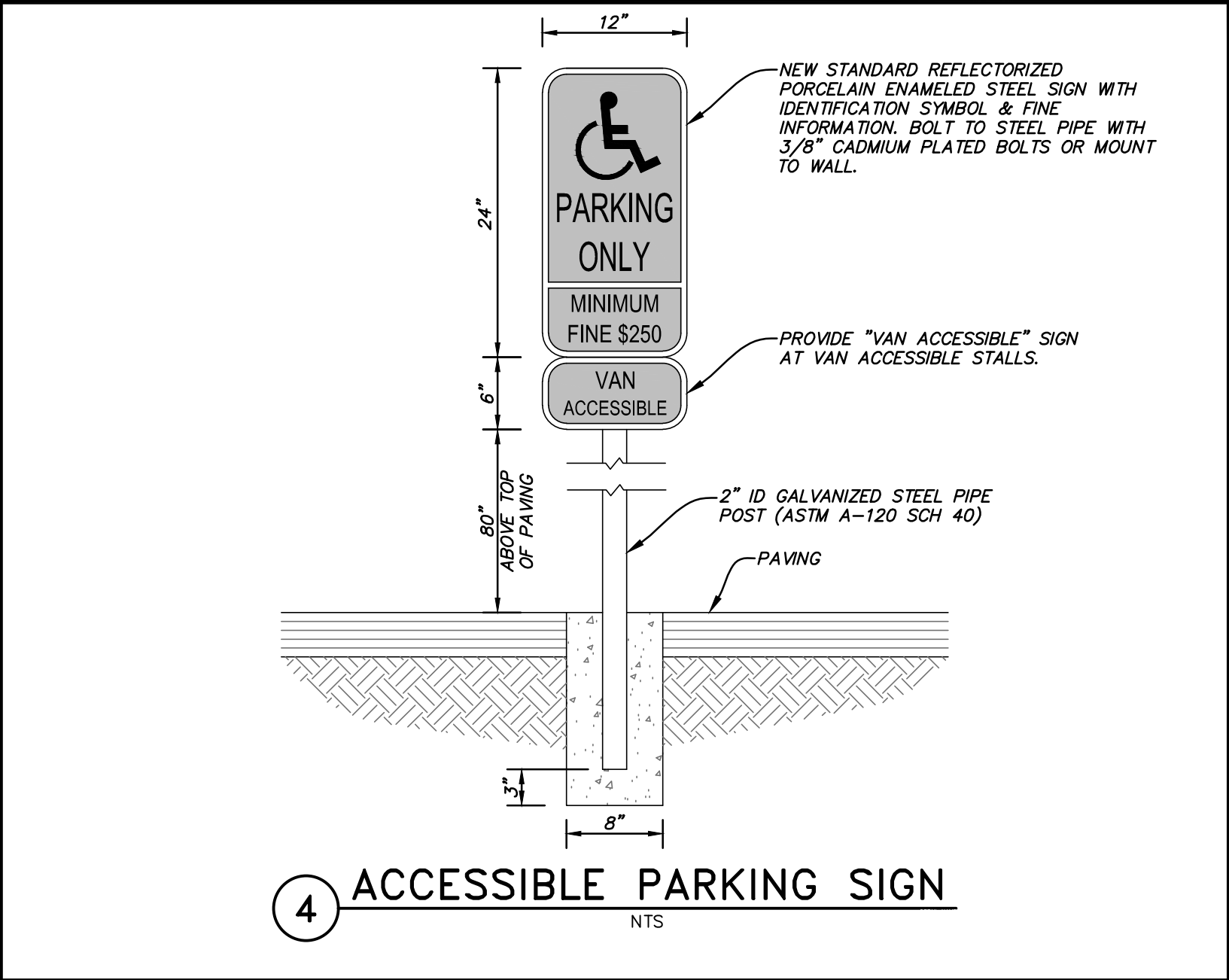
DATE: 06/17/2025
JOB NO. 4274-40

SHEET 11 OF 16

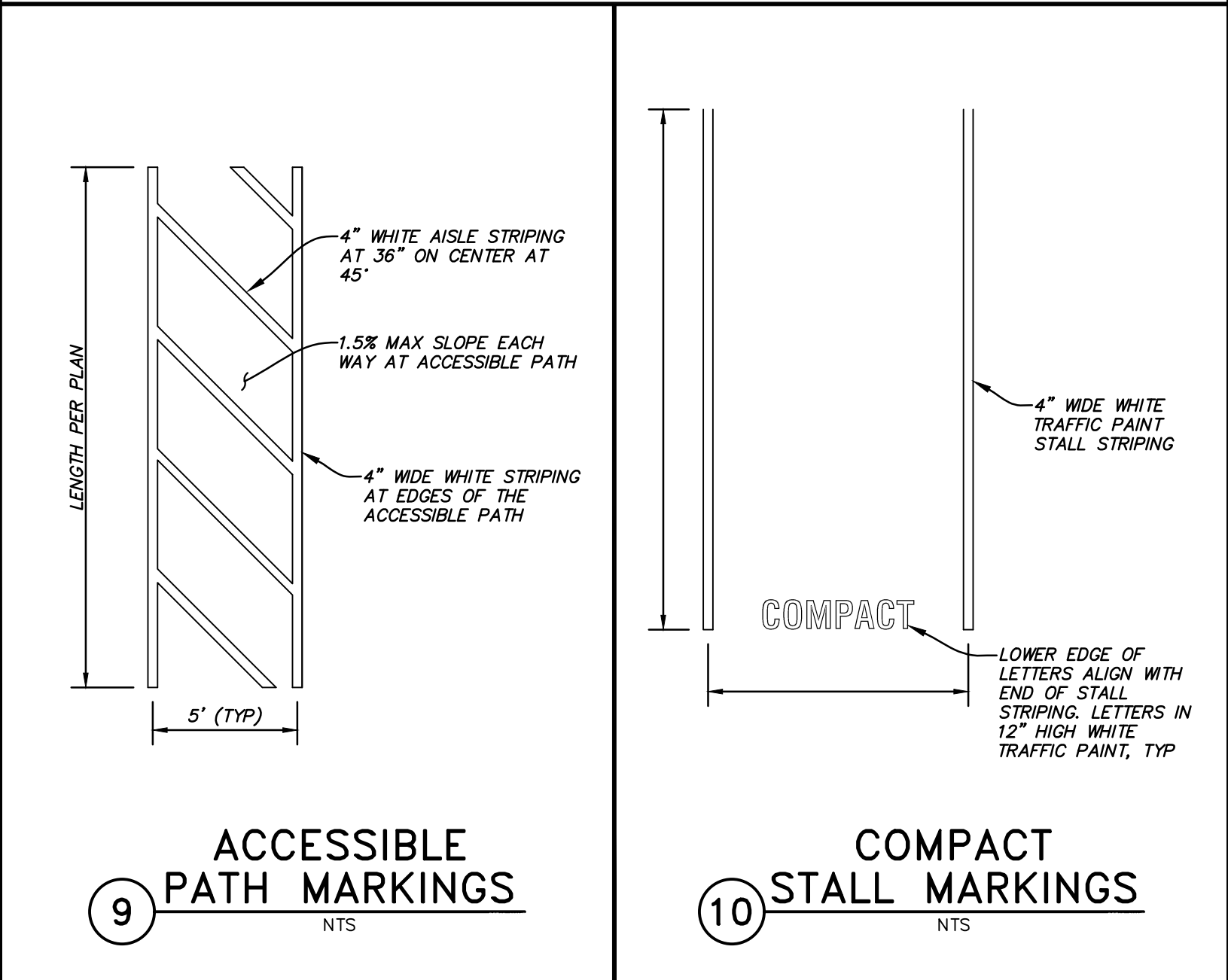
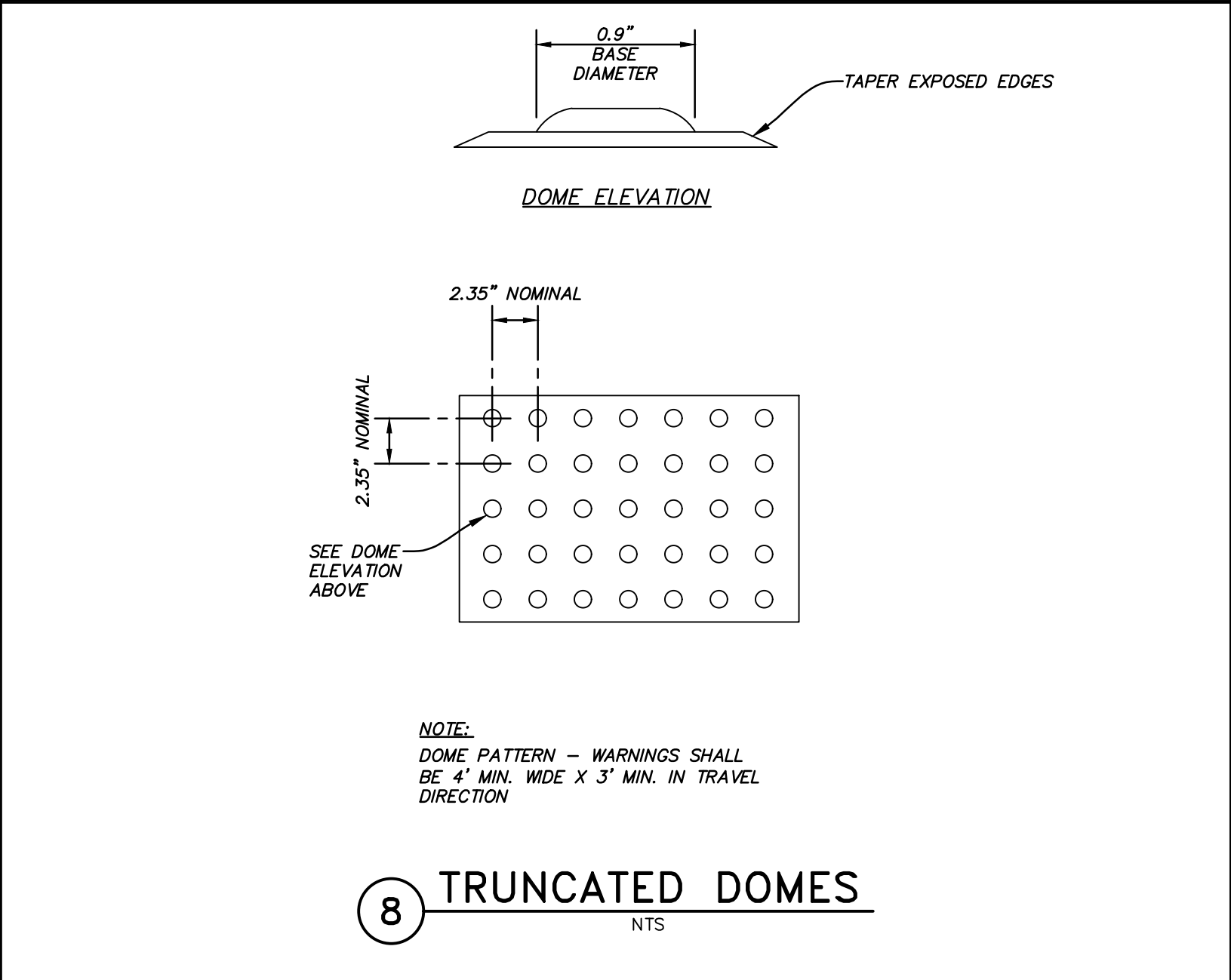
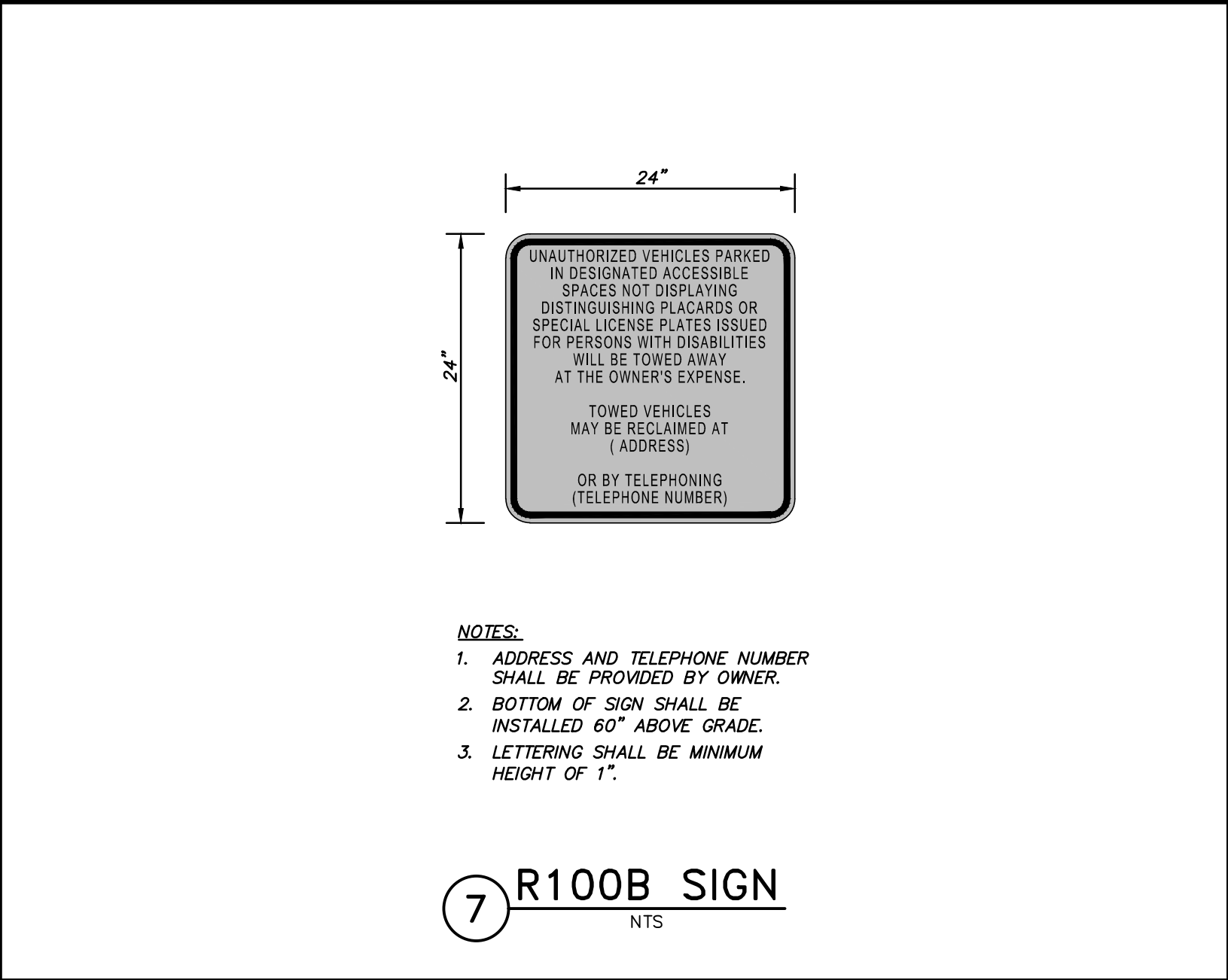
X:\Land Projects\4274-40.dwg 4274-40_C601.dwg



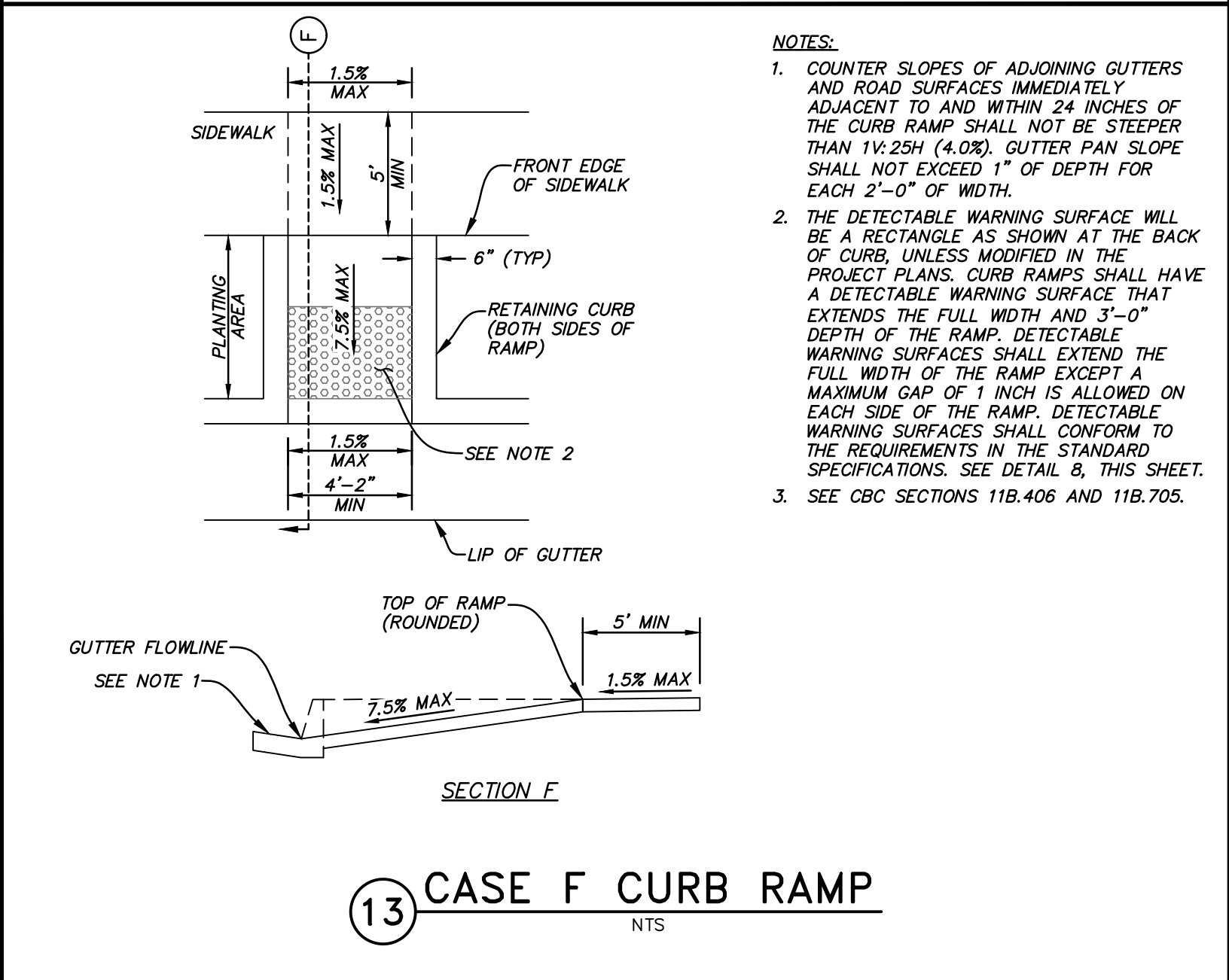
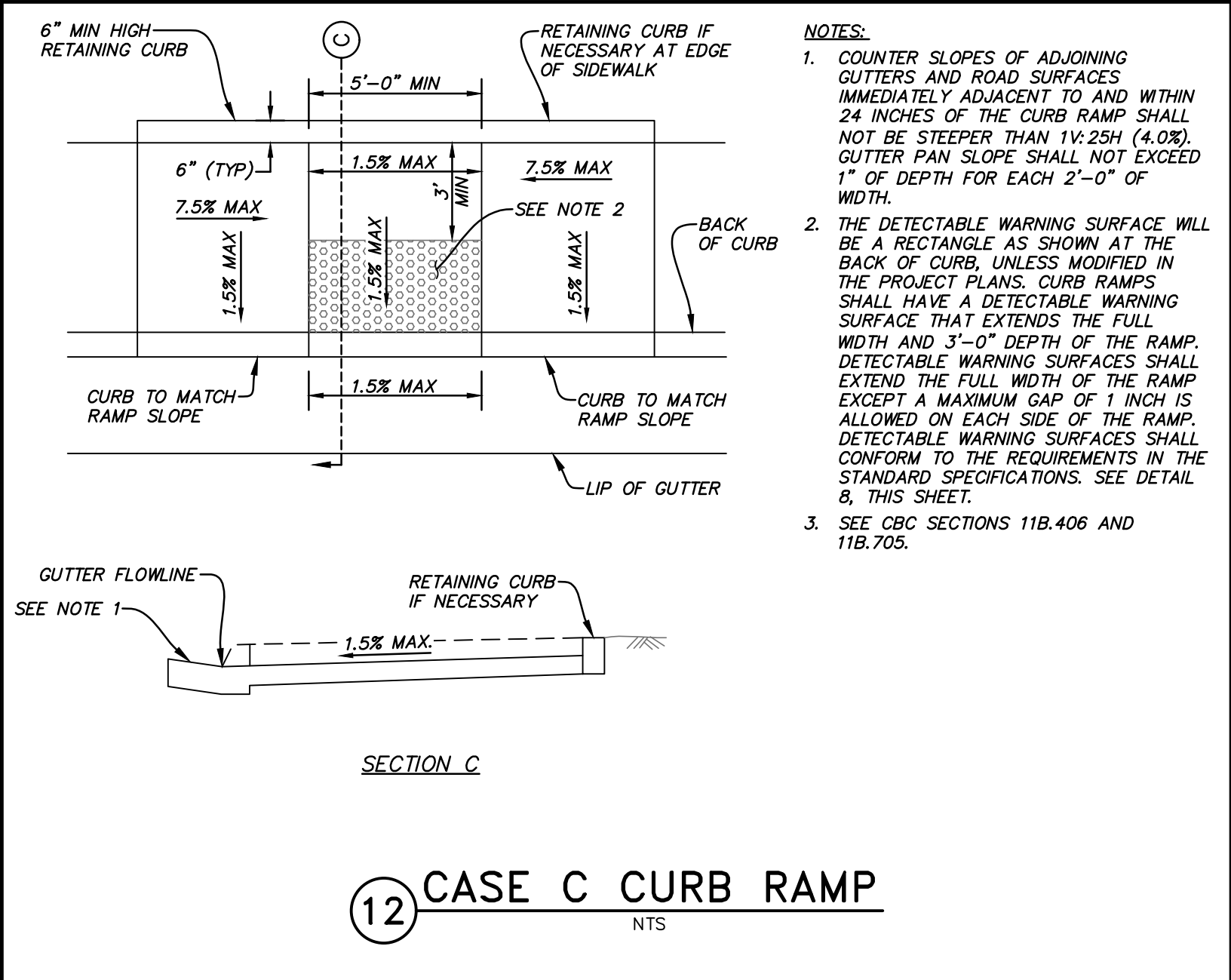
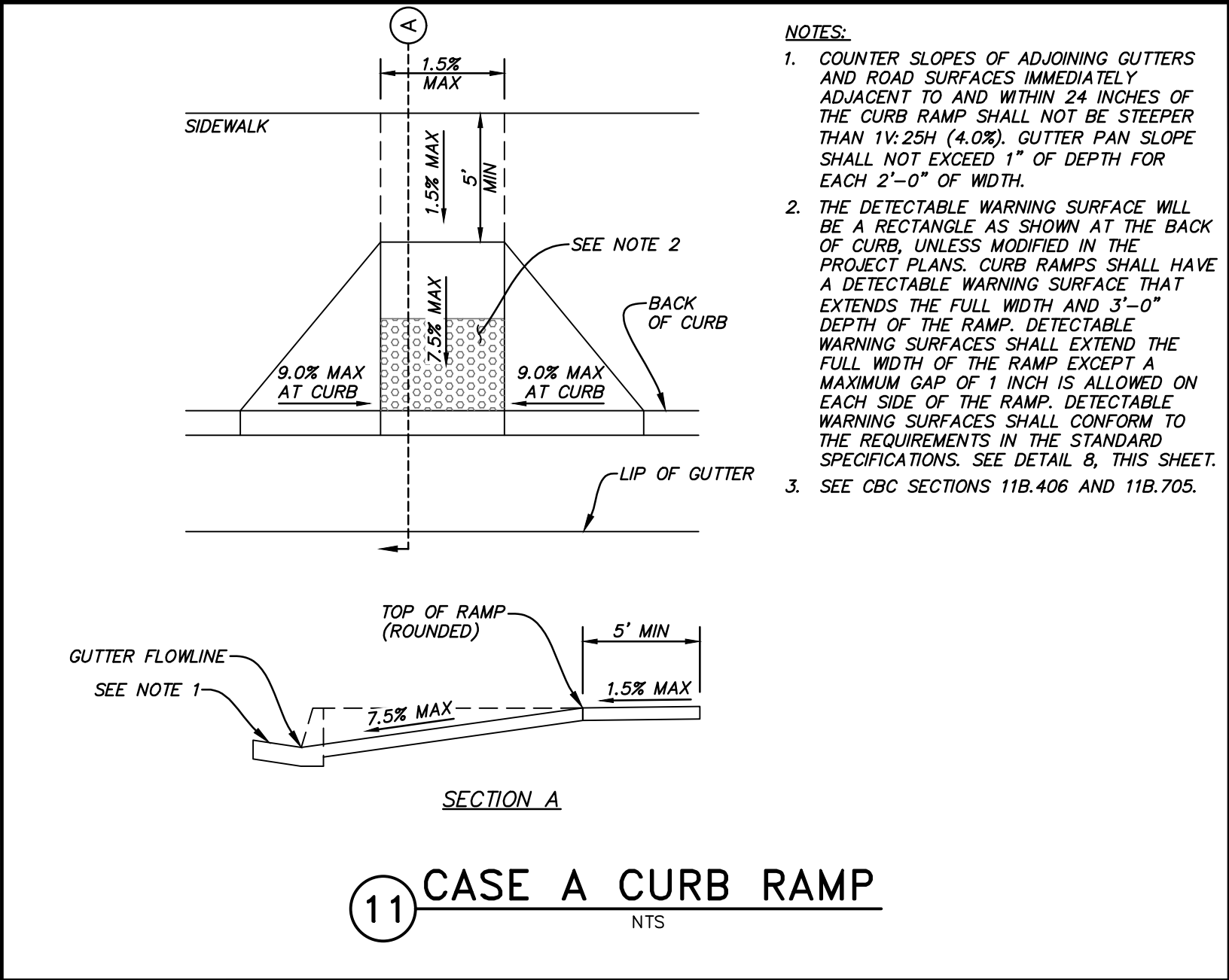
DESIGNED BY <u>PDC</u>			
DRAWN BY <u>DRP</u>			
CHECKED BY <u>BPB</u>			
REV.	DATE	DESCRIPTION	



--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



M LAUGENOUR AND MEIKLE CIVIL ENGINEERING - LAND SURVEYING - PLANNING 10000 JEFFERSON STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755 PO BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602			CALIFORNIA CITY OF FRESNO
PATRICK D. CHOATE E - 06/17/2025 P.E. 93477			



IMPROVEMENT PLANS FOR A TEACHERS ASSOCIATION	SCALE	C701
	NONE	
CALIFORNIA	DATE: 06/17/2025	SHEET 12 OF 16
DETAILS	JOB NO. 4274-40	

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY PATRICK D. CHOATE
DATE 06/17/2025 P.E. 93477



IMPROVEMENT PLANS
FOR
CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO CALIFORNIA

DETAILS

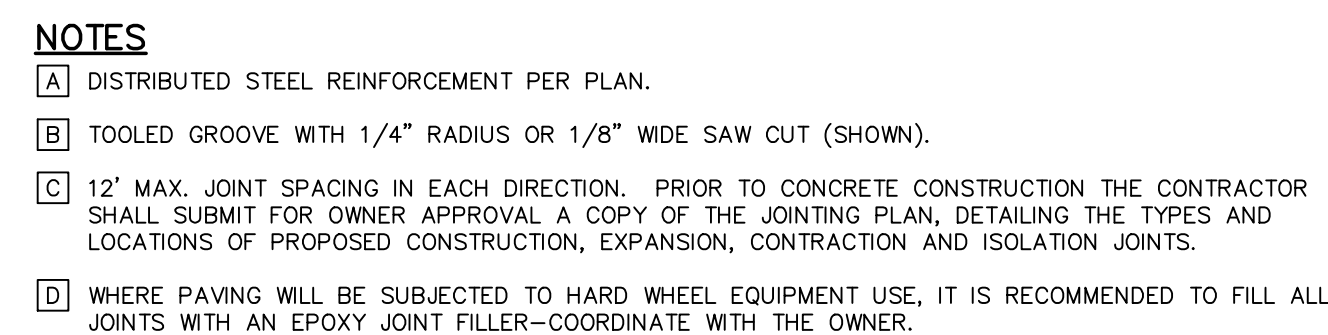
SCALE
NONE

C701

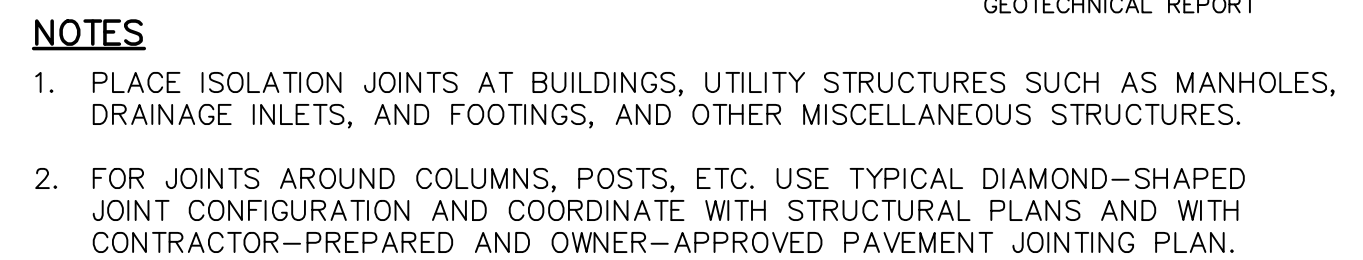
DATE: 06/17/2025
JOB NO. 4274-40

SHEET 12 OF 16

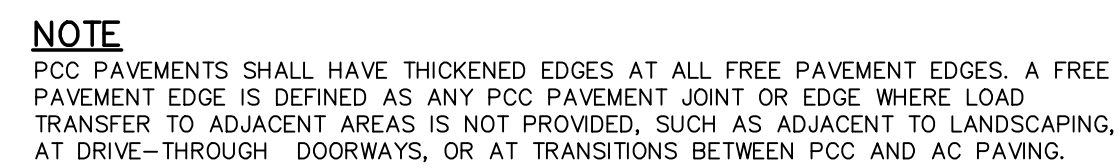
x:\Land Projects\4274-40\dwg\4274-40_C701.dwg



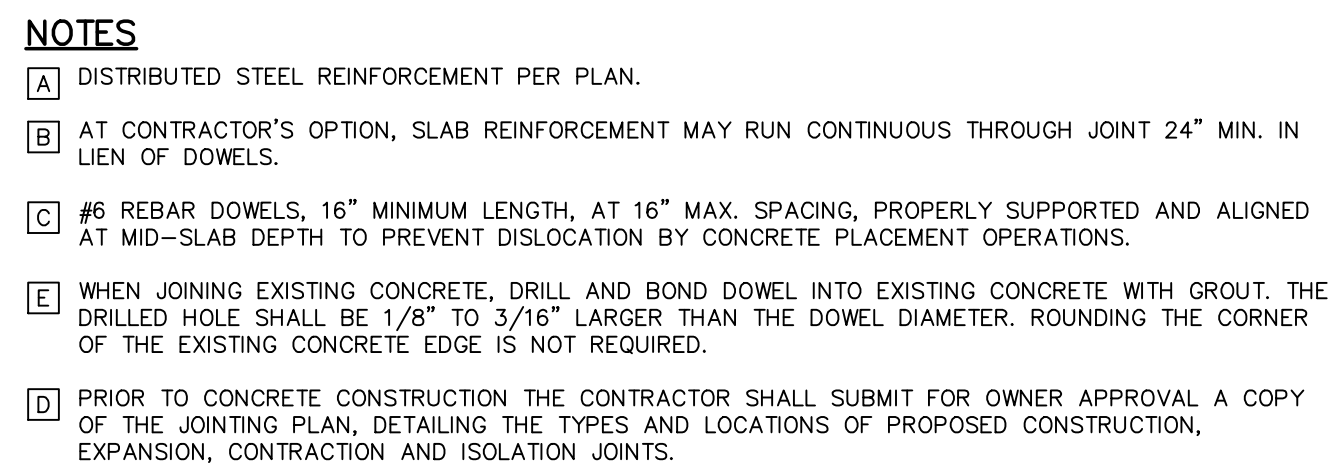
①



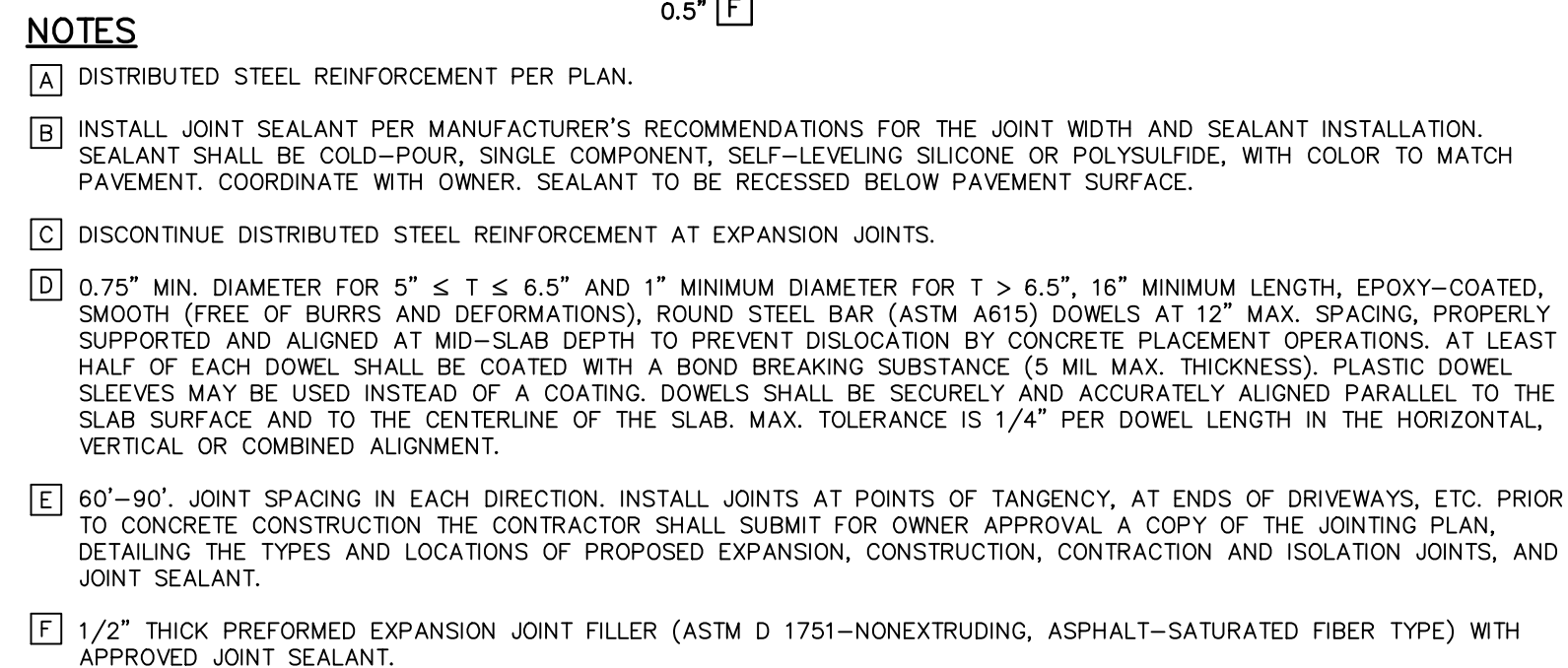
④



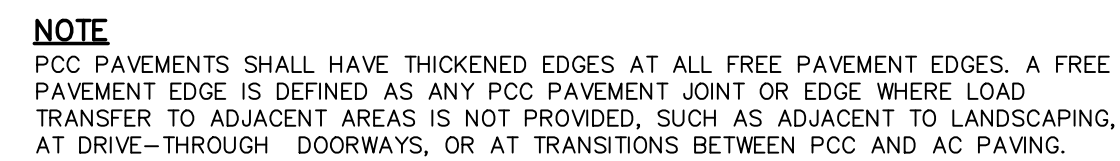
6



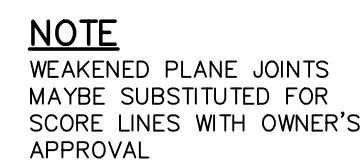
②



5



7



3



DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	
CITY OF FRESNO	CALIFORNIA
DETAILS	

SCALE	
NONE	
DATE:	06/17/2025
JOB NO.	4274-40

C702

SHEET 13 OF 16

▲



1. UNLESS NOTED OTHERWISE IN THESE PLANS, ALL WORK AND MATERIALS SHALL CONFORM TO CALTRANS STD. SPEC'S, SECTION 73, "CONCRETE CURBS & SIDEWALKS" FOR FIXED-FORM CONSTRUCTION. CONCRETE MIX SHALL HAVE AT LEAST 463 POUNDS/CUBIC YARD OF CEMENTITIOUS MATERIAL, WITH 4" MAX. SLUMP.
2. INSTALL EXPANSION JOINTS AT 60' MAXIMUM SPACING AND AT EACH END OF RADIUS SECTIONS. USE 1/2" THICK PERFORMED EXPANSION JOINT FILLER (ASTM D1751 NON-EXTRUDING ASPHALT-SATURATED FIBER). SHAPE THE FILLER MATERIAL TO MATCH THE SURFACE CONTOUR OF THE CONCRETE. INSTALL 1/2" MINIMUM LENGTH, SMOOTH (FREE OF BURRS AND DEFORMATIONS), 1/2" DIAMETER ROUND STEEL BAR (ASTM A615) DOWELS PROPERLY SUPPORTED AND ALIGNED TO PRESENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS. AT LEAST HALF OF EACH DOWEL SHALL BE COATED WITH A BOND BREAKER SUBSTANCE. PLASTIC DOWEL SLEEVES MAY BE USED INSTEAD OF A COATING. DOWELS SHALL BE SECURELY AND ACCURATELY ALIGNED PARALLEL TO THE CURB SURFACES AND TO THE CENTERLINE OF THE CURB.
3. CONSTRUCT WEAKENED PLANE CONTRACTION JOINTS WITH 1/4" RADIUS TOOLED EDGES USING A 1 1/4" DEEP GROOVING TOOL ON THE FACE AND TOP OF THE CURB AT 10' MAX. SPACING.
4. COORDINATE ALL JOINT LOCATIONS WITH THOSE IN ANY ADJACENT WALKS. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.
5. COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 15 FOR WORK PERFORMED ON EXISTING CONCRETE IMPROVEMENTS. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND AT LEAST TWO 7" MIN. LENGTH #4 REBAR DOWELS 3" INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.
6. BOTTOM OF CURB TO EXTEND DOWN TO BOTTOM OF AB SECTION WHEN THERE IS A LIME TREATED SECTION.
7. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT THE PLAN INTENT FOR CURB HEIGHT DEPRESSIONS FOR DRAINAGE, DRIVEWAYS, RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
8. SLOPE TOP OF CURB TOWARD ROADWAY AT 1.5% U.N.O.
9. INSTALL 3/4" SCH. 40 PVC PIPE WEEP HOLES AT 10' TYP. SPACING ALONG PLANTERS WHERE ADJOINING PAVEMENT SLOPES AWAY FROM THE CURB. WEEP HOLES MAY BE OMITTED WHERE PLANTERS SLOPE AWAY FROM CURB. VERIFY PLACEMENT WITH ENGINEER. SET PIPE FLOW LINE 1/2" ABOVE PAVING.
10. #4 GRADE 40 OR 60 REBAR CONTINUOUS TOP & BOTTOM WITH 24" MIN. LAP SPLICES. OMIT REBAR WITHIN 3" OF EXPANSION JOINTS. REBAR TO BE SECURELY POSITIONED. SEE NOTE 2 FOR DOWELS AT EXPANSION JOINTS
11. EARTH SUBGRADE COMPACTION PER GEOTECHNICAL REPORT. SUBGRADE COMPACTION SHALL EXTEND MINIMUM 6" BEYOND BACK OF CURB.
12. COMPACT BACKFILL WITHIN 12" OF BACK OF CURB TO 90% MRC.
13. 0" TYP. 3" AT LANDSCAPED AREAS- COORDINATE WITH LANDSCAPE PLANS AND ENGINEERS PRIOR TO FINISH GRADING. SEE NOTE 12.

1 6" VERTICAL BARRIER CURB



1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 30' O.C. MAXIMUM AND AT EACH END OF RADIUS SECTIONS.
2. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT PLAN INTENT FOR CURB HEIGHT DEPRESSIONS FOR RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
3. INSTALL 1/4" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED JOINTS @ 10' O.C. MAXIMUM.

3 FLUSH CURB



1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT WITH DOWELS @ 30" ON CENTER MAXIMUM AND AT EACH END OF RADIUS SECTION.
2. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT PLAN INTENT FOR CURB AND SIDEWALK DEPRESSIONS FOR ADA RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
3. INSTALL 1/2" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED CONTROL JOINTS AT 10' ON CENTER MAXIMUM.
4. FOR SEPARATE CURB AND SIDEWALK POURS INSTALL #4 DOWELS AT 18" MAX O.C. SEE CONCRETE SIDEWALK JOINT DETAIL, DETAIL X, SHEET C702.

4 VERTICAL CURB AT SIDEWALK



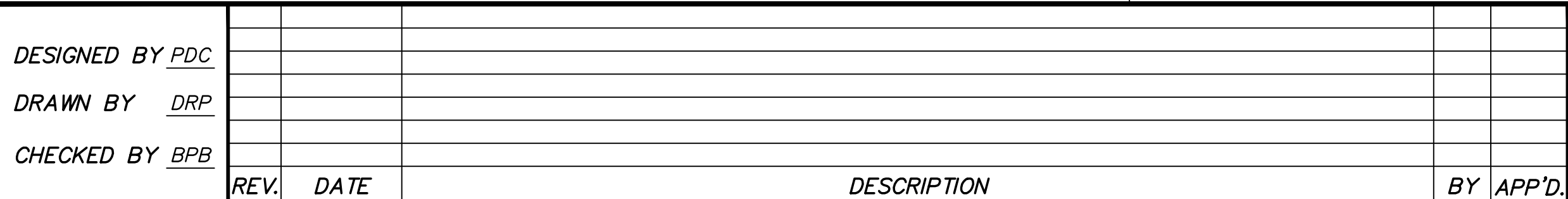
1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT WITH DOWELS @ 30' ON CENTER MAXIMUM, COLD JOINTS AND AT EACH END OF RADIUS SECTION.
2. INSTALL 1/2" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED CONTROL JOINTS AT 10' ON CENTER MAXIMUM.
3. STANDARD SCORE PATTERN SHALL BE SQUARE PATTERN BASED ON WIDTH OF SIDEWALK.
4. VERIFY WITH ARCHITECT'S PLAN FOR ADDITIONAL REQUIREMENTS/TREATMENT.
5. FINISHED LANDSCAPE MATERIAL SHALL BE MAINTAINED 1" BELOW FINISHED CONCRETE OR PAVING TO MAINTAIN CROSS DRAINAGE WITHOUT PUDDLING ON CONCRETE OR PAVING. GRADING CONTRACTOR SHALL VERIFY FINISHED GRADE ELEVATION WITH LANDSCAPER SO FINAL LANDSCAPE MATERIALS ARE SET BELOW ADJACENT GRADE.
6. 4" THICK CONCRETE (4'-6' WIDE SIDEWALKS), 5" THICK CONCRETE (> 6' WIDE SIDEWALKS) WITH #4 BARS AT 24" ON CENTER, EACH WAY, CENTERED IN SLAB..

3 SIDEWALK



1. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT WITH DOWELS @ 30' ON CENTER MAXIMUM AND AT EACH END OF RADIUS SECTION.
2. CONTRACTOR SHALL VERIFY WITH ENGINEER AND ARCHITECT PLAN INTENT FOR CURB HEIGHT DEPRESSIONS FOR RAMPS, TRANSITIONS, ETC. PRIOR TO CONSTRUCTION.
3. INSTALL 1/2" EXPANSION JOINTS @ ALL E.C., B.C., ANGLE POINTS AND COLD JOINTS. INSTALL DEEP TOOLED CONTROL JOINTS AT 10' ON CENTER MAXIMUM.
4. APPLY MEDIUM BROOM FINISH TO SURFACE OF GUTTER PARALLEL WITH FLOWLINE.

(X) 6" VERTICAL CURB & 24" GUTTER
NTS



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



BY PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477

IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION

CITY OF FRESNO

CALIFORNIA

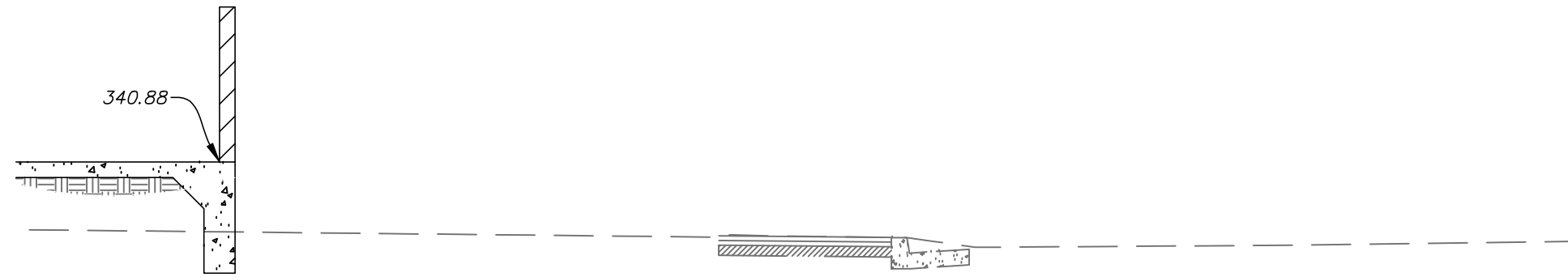
DETAILS

SCALE
NONE

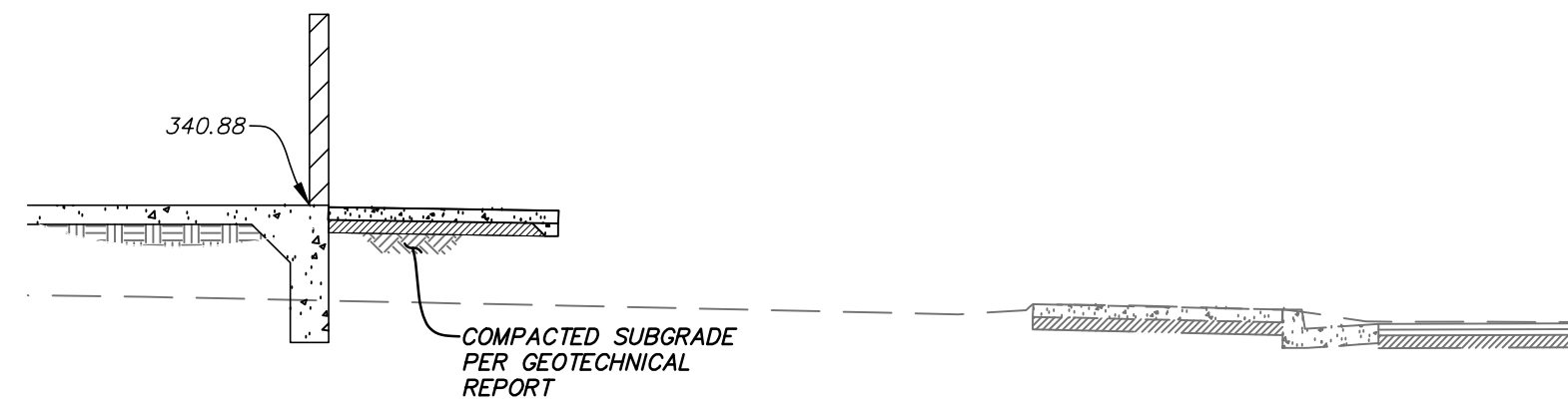
C703

SHEET 14 OF 16

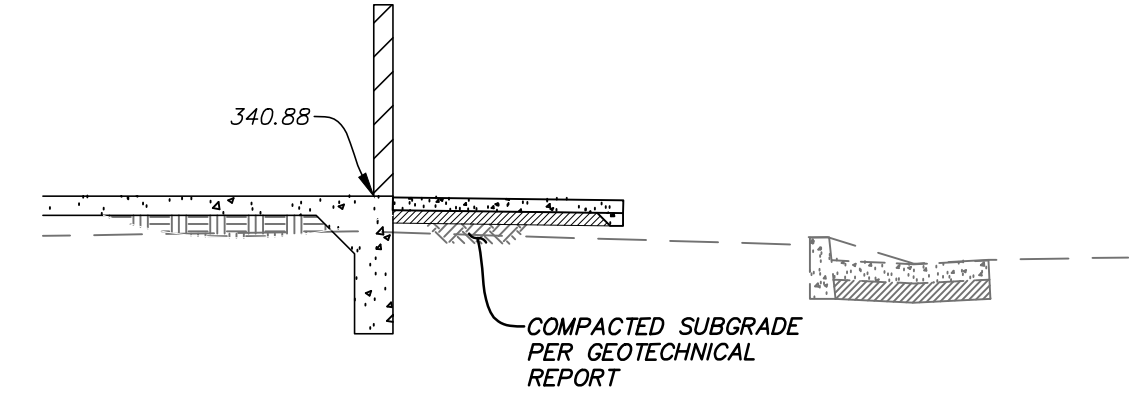
DATE: 06/17/2025
JOB NO. 4274-40



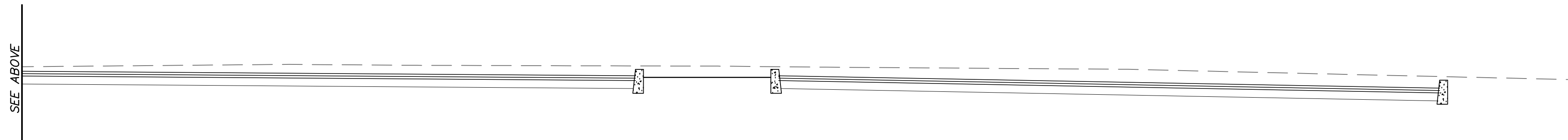
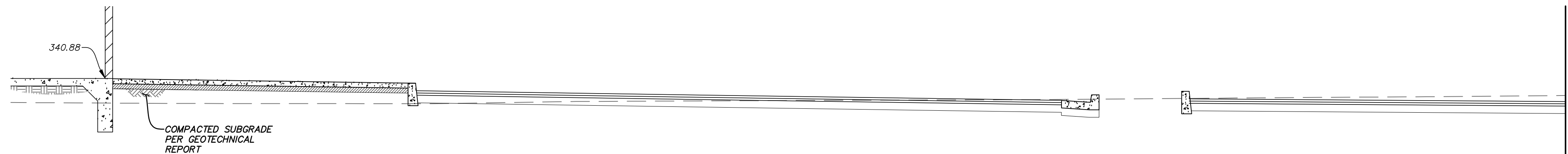
A EAST SIDE OF BUILDING AT WARNER AVE
NTS



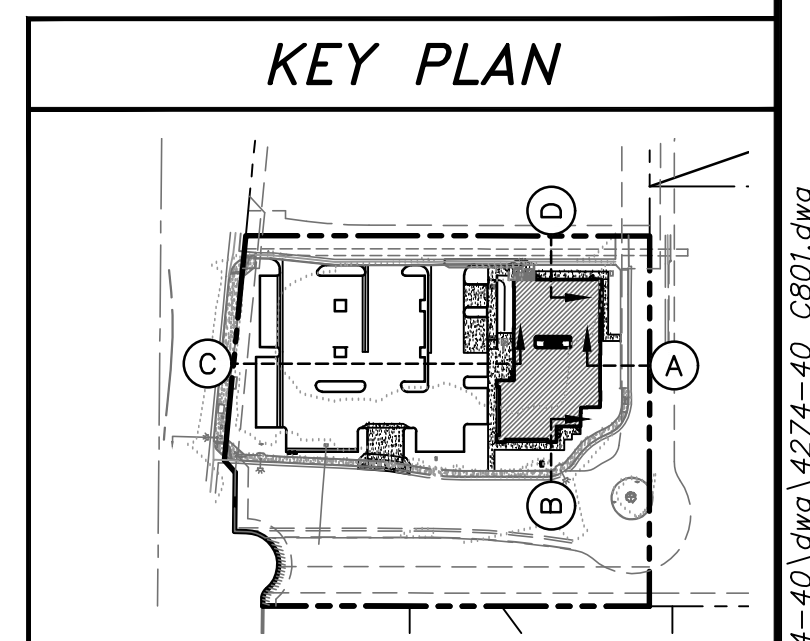
B SOUTH SIDE OF BUILDING AT E. WARNER AVE
NTS



D NORHT SIDE OF BUILDING
NTS

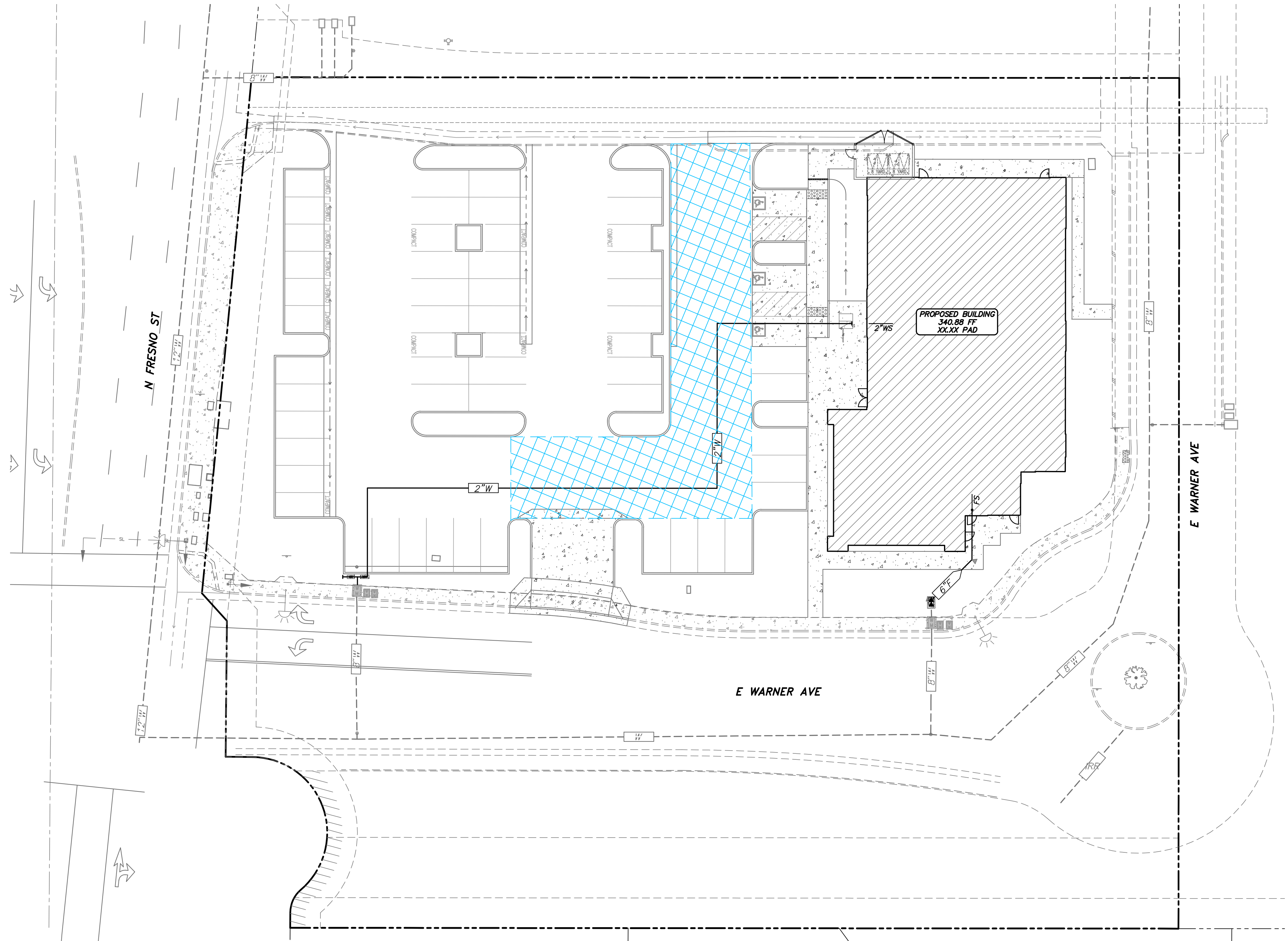


C WEST PARKING LOT
NTS



DESIGNED BY <u>PDC</u>						LM LAUGENOUR AND MEIKLE CIVIL ENGINEERING • LAND SURVEYING • PLANNING 608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602 BY <u>PATRICK D. CHOATE</u> DATE <u>06/17/2025</u> P.E. <u>93477</u>	IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION CITY OF FRESNO CALIFORNIA TYPICAL SECTIONS	SCALE NONE	C801 SHEET 15 OF 16
DRAWN BY <u>DRP</u>									
CHECKED BY <u>BPB</u>									
REV.	DATE	DESCRIPTION	BY	APP'D.					

X:\Land Projects\4274-40\dwg\4274-40_C801.dwg



GENERAL NOTES:

- A. FIRE LANES SHALL BE A MINIMUM OF 20 FEET CLEAR WIDTH AND 13 1/2 FEET CLEAR HEIGHT.
- B. SEE SHEETS C401 FOR WATER MAIN, FIRE MAIN, APPURTENANCES, WATER CONNECTIONS, AND CONSTRUCTION SPECIFICATIONS.
- C. FINAL FIRE ACCESS LANE AFTER CONSTRUCTION
- D. NO GATES SHALL BE INSTALLED ACROSS THE PROPOSED FIRE ACCESS LANES WITHIN THE LIMITS OF PROJECT IMPROVEMENTS.
- E. CURBS ALONG FIRE LANE SHALL BE PAINTED RED AND CLEARLY MARKED WITH THE WORDS "NO PARKING FIRE LANE", WHICH ARE CLEARLY VISIBLE FROM A VEHICLE, TYPICAL.
- F. LOCAL FIRE MARSHALL TO CONFIRM LOCATIONS FOR NO PARKING.

CONSTRUCTION NOTES:

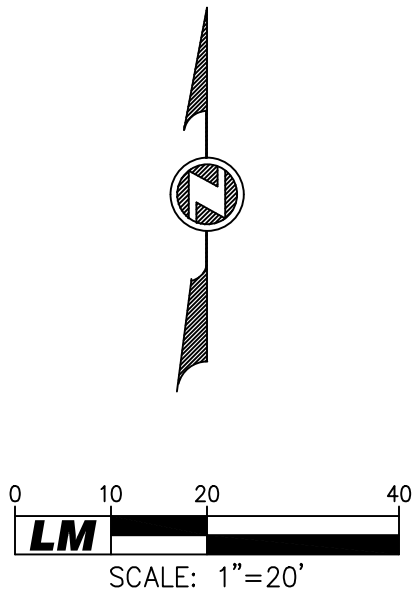
- 1. EXISTING FIRE HYDRANTS SHALL PROVIDE FIRE FIGHTING WATER DURING CONSTRUCTION.
- 2. KNOX BOX LOCATIONS.

FIRE PROTECTION NOTES:

- A. ALL UNDERGROUND FIRE PROTECTION SHALL BE INSTALLED, TESTED, AND MAINTAINED PER NFPA 24, 2022 EDITION.
- B. ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.
- C. ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.
- D. ALL FIRE HYDRANTS SHALL HAVE A BLUE DOT REFLECTOR INSTALLED 12-INCHES OFF CENTERLINE IN FRONT OF ALL FIRE HYDRANTS ON THE HYDRANT SIDE.
- E. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
- F. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2022 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.
- G. INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER CITY OF FRESNO STANDARD DETAIL #____ (▼ - TYPICAL).
- H. INSTALL WATER VALVES PER CITY OF FRESNO STANDARD DETAIL #____. ALL PLASTIC WATER MAINS SHALL HAVE TRACER WIRE PER DETAIL #____.

PROJECT SPECIFIC NOTES:

- A. BUILDING IS SPRINKLERED WITH: _____ @ _____ PSI SYSTEM
- B. TYPE OF CONSTRUCTION: _____
- C. TYPE OF ROOF: _____



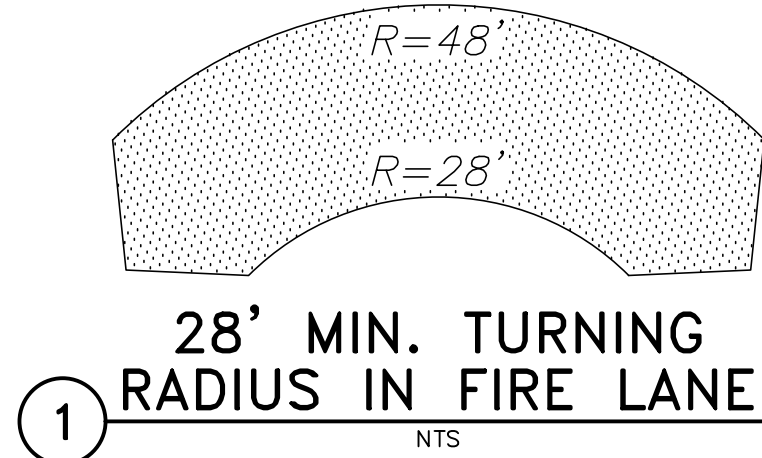
APPL. NO. P25-01440 EXHIBIT A-7 DATE 6/20/2025

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY PATRICK D. CHOATE
DATE 06/17/2025 P.E. 93477



IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	SCALE 1"=20'
CITY OF FRESNO	CALIFORNIA
FIRE PLAN	DATE: <u>06/17/2025</u> JOB NO. <u>4274-40</u>



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: July 16, 2025

TO: STEVEN LIENG – Planner II
Planning & Development Department – Current Planning

FROM: DENISE SORIA, MSCE, PE, Licensed Professional Engineer
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: DPU CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMIT APPLICATION P25-01440 - OFF - CALIFORNIA TEACHERS ASSOCIATION FRESNO OFFICE – APN 408-070-47

Background

Development Permit Application P25-01440 pertains to 2.0-acres located at 6710 North Fresno Street. The applicant proposes to construct an 8,000 square foot office building for training rooms. The project consists of on and off-site improvements to be provided including landscaping and trees, one trash enclosure, a drive approach, curbs, gutters, and sidewalks.

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities (DPU) review and approval.
2. All DPU facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to the approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public Works at DPWPermits@fresno.gov or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.
6. A cross-access agreement(s) shall be required if any of the utilities listed below (water, sewer, and/or solid waste) are to be provided to or accessed through a separate legal parcel (with different APNs). **See Solid Waste Service Requirements, Item 6, below.**

July 16, 2025

Page 2 of 7

7. There is a 40-foot utility located along the eastern and southern boundaries of the Project.
 - a. All public utility easements shall be clear and **unobstructed** by buildings or other structures. No fencing or wall shall either enclose or be located above water and sewer mains. The planting plan for any proposed landscape within the easement, shall be approved by the Director of the Department of Public Utilities or designee. No trees shall be located within 8 feet of the water and sewer mains. All water and sewer mains within an easement shall be clearly marked with signage above indicating the exact location and type of facility.
 - b. In the event the City damages any street, sidewalk, landscaping, or other improvements in exercising reasonable care, use and enjoyment of the public utility easement, the City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. The City shall have the right, without notice and at the property owner's expense, to remove from the public utility easement any buildings, fence, tree, or other encroachment not approved by the Director of the Department of Public Utilities or designee. The public utility easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by the Director of the Department of Public Utilities or designee, so that the City may have vehicular access to and through the public utility easement at all times.
 - c. Relocate all private facilities to the outside of the existing and/or proposed public utility easement(s).
8. **Attached to these DPU Conditions of Approval is a preliminary review of the Site Plan for the Project (as such Site Plan was available on Accela as of the date of these Conditions of Approval). Final Site Plan review will be conducted after an update based on these and other conditions for the Project.**

Water Service Requirements

The nearest water main to serve the Project is a 12-inch water main located in North Fresno Street, and an 8-inch water main located in East Warner Street. Water facilities are available to provide service to the Project subject to the following requirements.

1. On-site water facilities (including the installation of fire hydrants, if applicable) shall be private.
2. Installation of new water service(s) and meter(s) shall be required **only** if the existing water service and meter at the property are not adequate and/or operational (**or** if new/additional water service(s) and meter(s) are requested by the applicant, in which case separate fees will apply to the new/additional water service(s)).

3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property, if any.
4. Destroy existing on-site well(s), **if any**, in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by the California Department of Water Resources, and City of Fresno Public Works Standard Drawing **W-45** and Standard Specifications Section **32**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

Landscape Requirements

1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per Public Works Standard Drawing **W-1**.
3. 1.0-inch meters to be installed per Public Works Standard Drawing **W-2**.
4. Backflow prevention device(s) to be installed per Public Works Standard Drawing **W-11**.
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling (559) 621-5335.
6. DPU reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate water demands and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

Water Supply Requirements

The Project is currently served by 1 (one) 2.0-inch irrigation service and meter, and 4 (four) 2.0-inch water services (**inactive**; no meter). **See Water Service Requirements Item 2 above for reference to new and/or additional water service(s) and meter(s).**

1. The Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water services (no meters), the

applicant shall not be required to pay Water Capacity Fee charges.

- c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water services (no meters), and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
 - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing water services (no meters) from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
 - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - f. The City reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and FMC.

Sanitary Sewer Service Requirements

The nearest sanitary sewer mains to serve the Project are an 18-inch sanitary sewer main located in North Fresno Street, and a 10-inch sewer main located in East Warner Street. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements

- 1. On-site sanitary sewer facilities shall be private.
- 2. Installation of a new sewer service branch(es) shall be required.
- 3. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed at the property, if any.
- 4. All existing on-site private septic systems (including septic tanks), **if any**, shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

Sanitary Sewer Service Fees

The following Sewer Connection Charges are due and shall be paid for the Project

1. Lateral Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Non-Residential).
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: A Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The applicant may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the Project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect at that time, per City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Service Requirements

The following are Solid Waste Service Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno. Except as otherwise noted, the applicant shall comply with FMC Chapter 6, Article 2, as may be amended from time to time.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Republic Services at (559) 275-1551 or (800) 493-4285.
2. All office/commercial complexes are required to subscribe for recycling services. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers. At no time may trash and recyclable material be placed on the ground or pavement.
4. Senate Bill (SB) 1383, as enacted in 2017, establishes statewide targets to reduce the

statewide disposal of organic waste by 50 percent by 2020 and 75 percent by 2025; and requires that not less than 20 percent of edible food that is currently to be disposed of be recovered for human consumption by 2025. As part of SB 1383, Chapter 12 of Title 14, Division 7 of the California Code of Regulations (CCR), and amended portions of regulations of Title 14 CCR and Title 27 CCR were created, also referred to as Short-Lived Climate Pollutants: Organic Waste Reductions regulations. The City of Fresno adopted Bill B-3, Ordinance 2022-003 to amend Chapter 6, Article 2 of FMC at its March 10, 2022, meeting. Subsequently, the City of Fresno adopted Bill B-11, Ordinance 2022-011 to amend Section 6-233 of FMC relating to the requirements for commercial edible food generators at its May 26, 2022, meeting.

5. As required by FMC section 6-206(a) residential and commercial establishments are required to maintain solid waste, recyclables, and organics collection service through an authorized provider. The City has the right to review the number and size of containers and require applicants to adjust the service level (frequency of service).
6. This Project will require 1 (one) 2-cell trash enclosure designed to accommodate separate facilities containing 2 (two) – 4-cu.yd. bins, one for trash, and one for recycling collection to be constructed to current Public Works Standard Drawings (Solid Waste Standards) **P-33A through C, P-34, and P-35; and P-93, and/or P-94, and/or P-95** to be serviced once a week. The proposed trash enclosure as shown on the Site Plan uploaded to Accela on June 20, 2025, is not to City standards. The applicant shall revise the Site Plan to show a 2-cell trash enclosure to City standards.

Note 1: Based on the site layout shown on the Stamped Site Plan uploaded to Accela on June 20, 2025, solid waste vehicle access (ingress or egress) must occur through APN 408-070-42. A cross-access agreement for vehicle access shall be required in accordance with **General Requirements, Item 6**.

Note 2: A part of these Solid Waste Requirements (i.e., require adding a third/fourth compartment in the trash enclosure to accommodate a bin for green and/or organic/food waste) may need to be modified in the future to comply with SB 1383, as mandated by Chapter 12 of Title 14, Division 7 of the California Code of Regulations. **A separate bin for green waste may not be required if it is documented that green/landscape ‘clippings’ (waste) will be hauled away by a landscape contractor.** At the time these DPU Conditions of Approval were written the applicant had not provided confirmation regarding the disposal of landscaping clippings and green waste generated from the site.

7. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.

8. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide, in accordance with Public Works Standard Drawing **P-34**.
9. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around, in accordance with Public Works Standard Drawing **P-34**.
10. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.
11. On solid waste service collection days provide access to the gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code (same as for the Fire Department).
12. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) for the Project that complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.

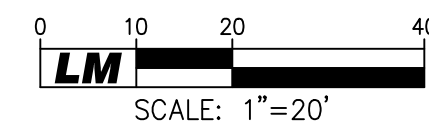
Other Information

As-built drawings for utilities in the right-of-way may be requested by submitting a filled-out Information Request Form to dpu.plan@fresno.gov.

Attachments: DPU1 Redlines dated July 17, 2025
Public Works Standard Drawings P-33A-C, P-34, P-35, P-93, P-94, and P-95
Information Request Form

FRESNO COUNTY, CA

_____ 頁 _____ 頁 _____ 頁 _____ 頁 _____ 頁 _____



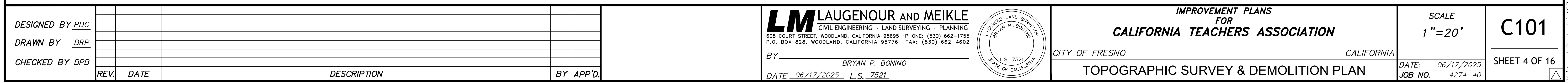
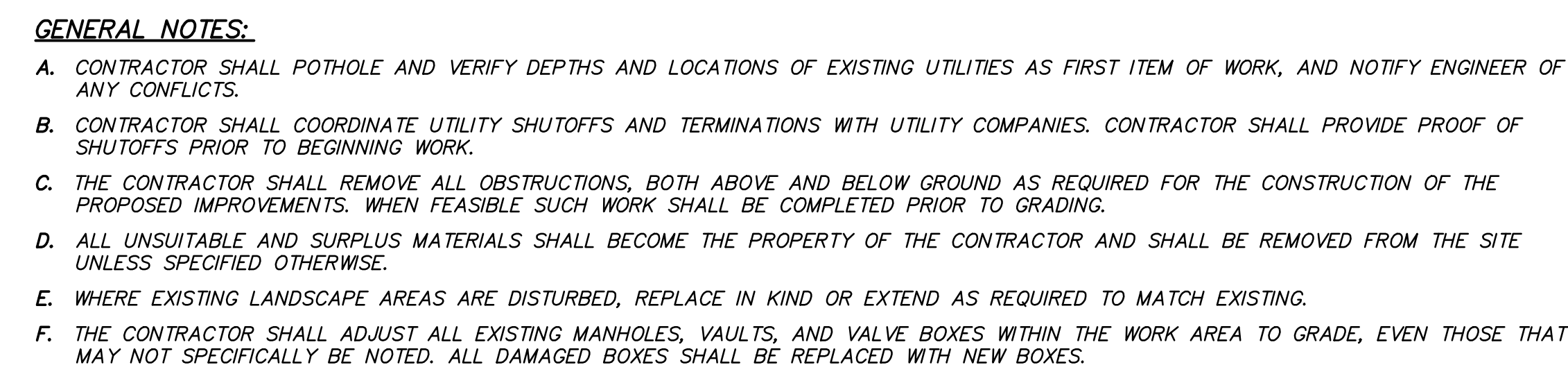
HEET 1 OF 16

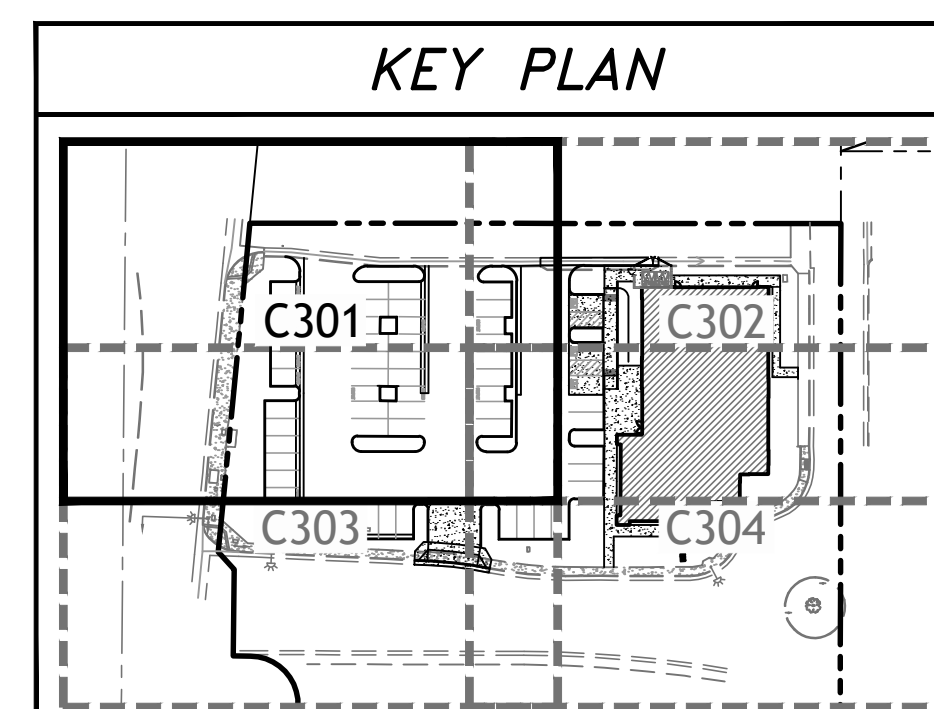
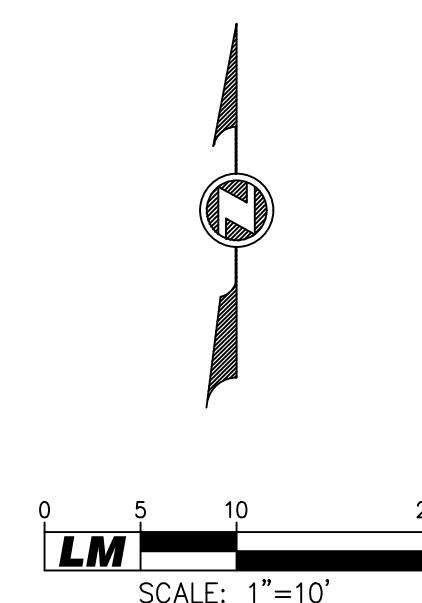
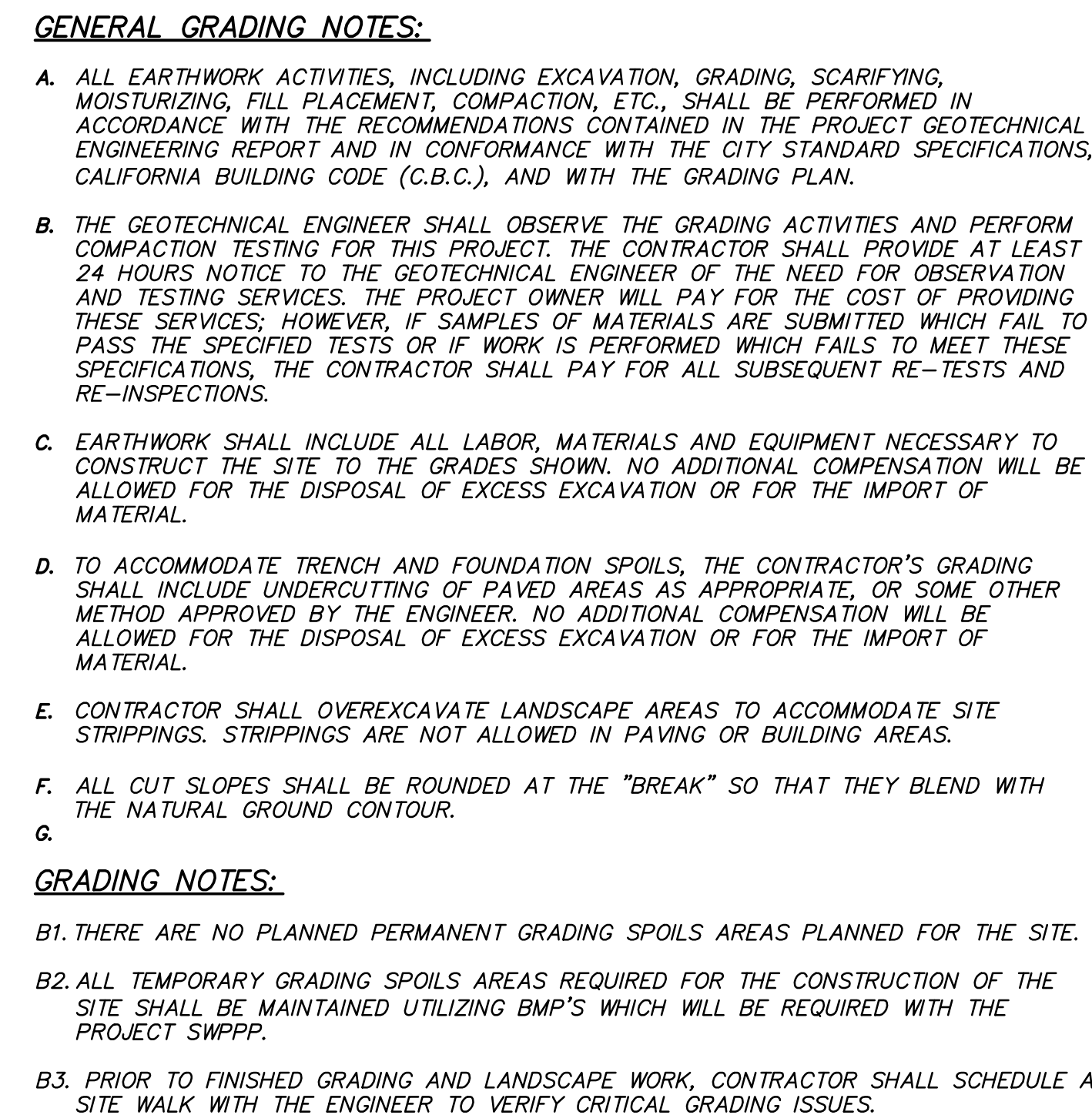
REV.	DATE	DESCRIPTION	BY	APP'D
------	------	-------------	----	-------

DATE 06/17/2025 P.F. 93477

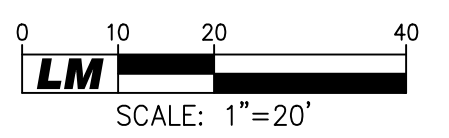
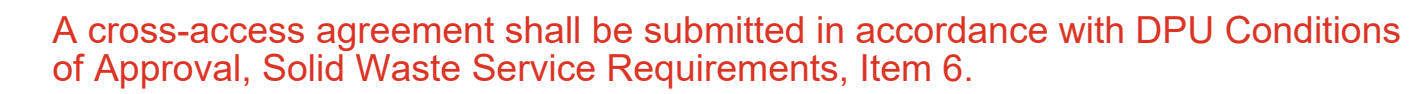


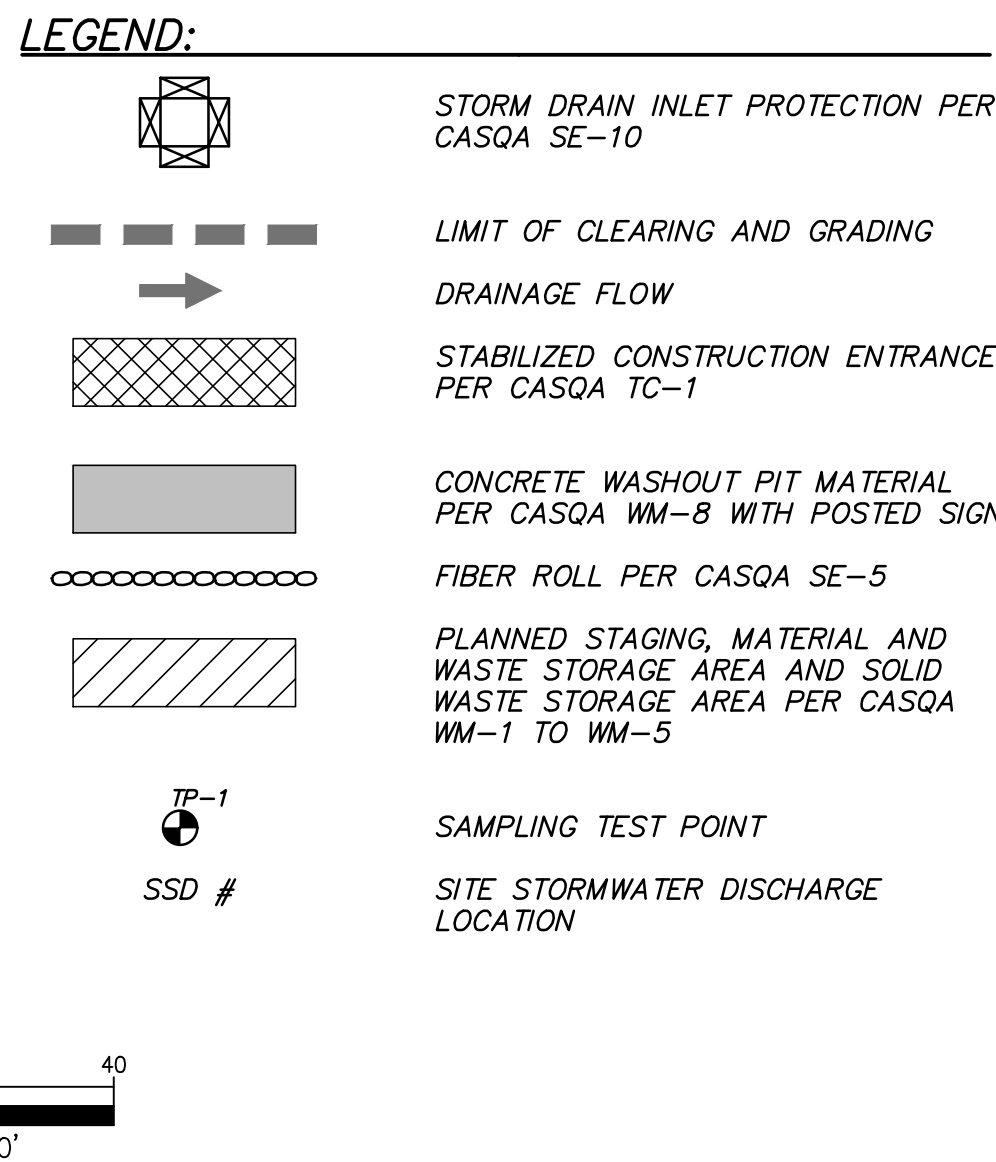
DATE:	06/17/2025
JOB NO.	4274-40



[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]



3. ALL WORK SHALL CONFORM TO THE CURRENT CITY STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
2. THESE PLANS AND SWPPP HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE (AS THE QSD) WILL BE HIRED TO PERFORM THE QSP INSPECTIONS DURING THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER QSP IS EMPLOYED TO USE THESE PLANS AND SWPPP FOR THE PURPOSES OF COMPLYING WITH THE CALIFORNIA GENERAL PERMIT, THE SETBACK QSP SHALL NOTIFY THE QSD OF ANY PROPOSED CHANGES AND COPY ALL REPORTS GENERATED DURING INSPECTIONS. NOTICE IS GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE QSP INSPECTIONS.
3. IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
4. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
8. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
9. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
10. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
11. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.

- WDID#:
- TOTAL DISTURBED AREA: XXX ACRES

SITE BMP's		
CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	✓
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	✓
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLICIT CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

CHECKED BY BPB

DATE _____

BY APP'D.

DATE 06/17/2025 P.F. 93477

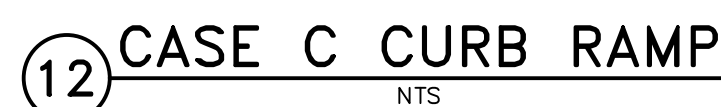


DATE:	06/17/2025
JOB NO.	4274-40

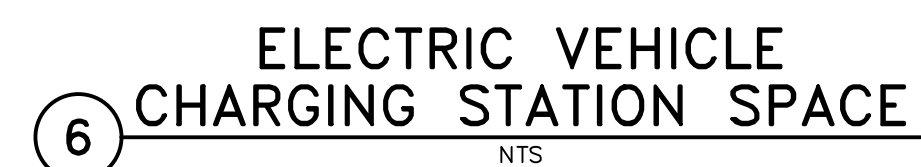
SHEET 11 OF 16



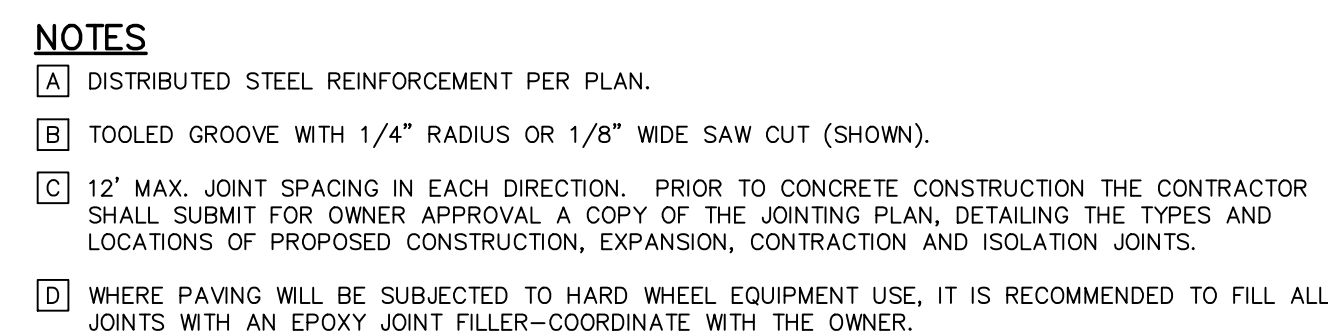
2 FUTURE ACCESSIBLE EVC PARKING



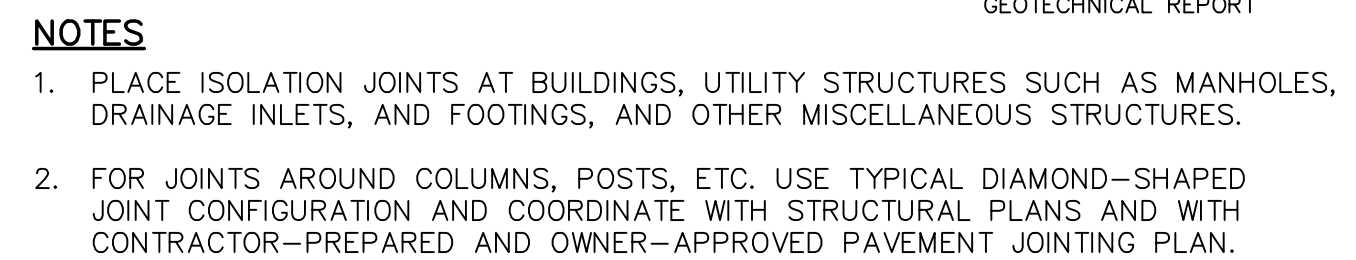
3 WHEEL STOP
NTS



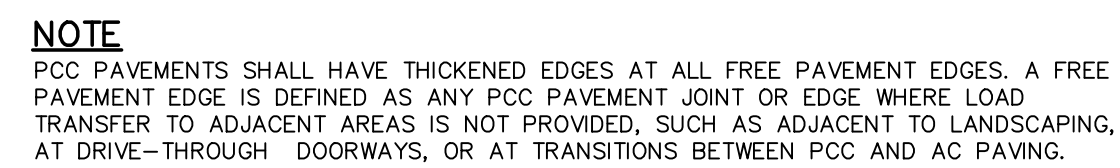
C:\Land Projects\4274-40\dwg\4274-40_C701.dwg



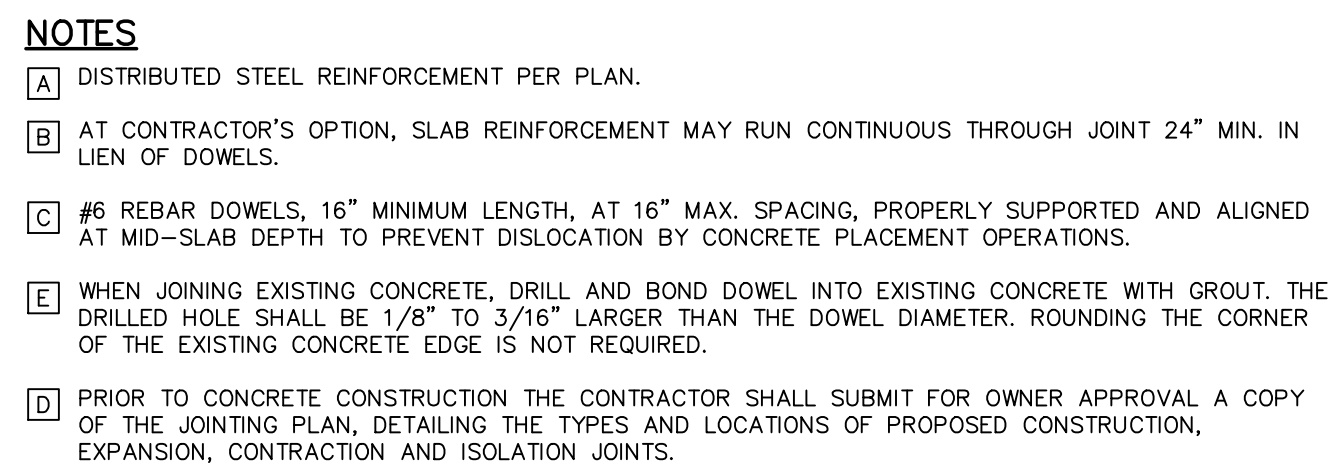
①



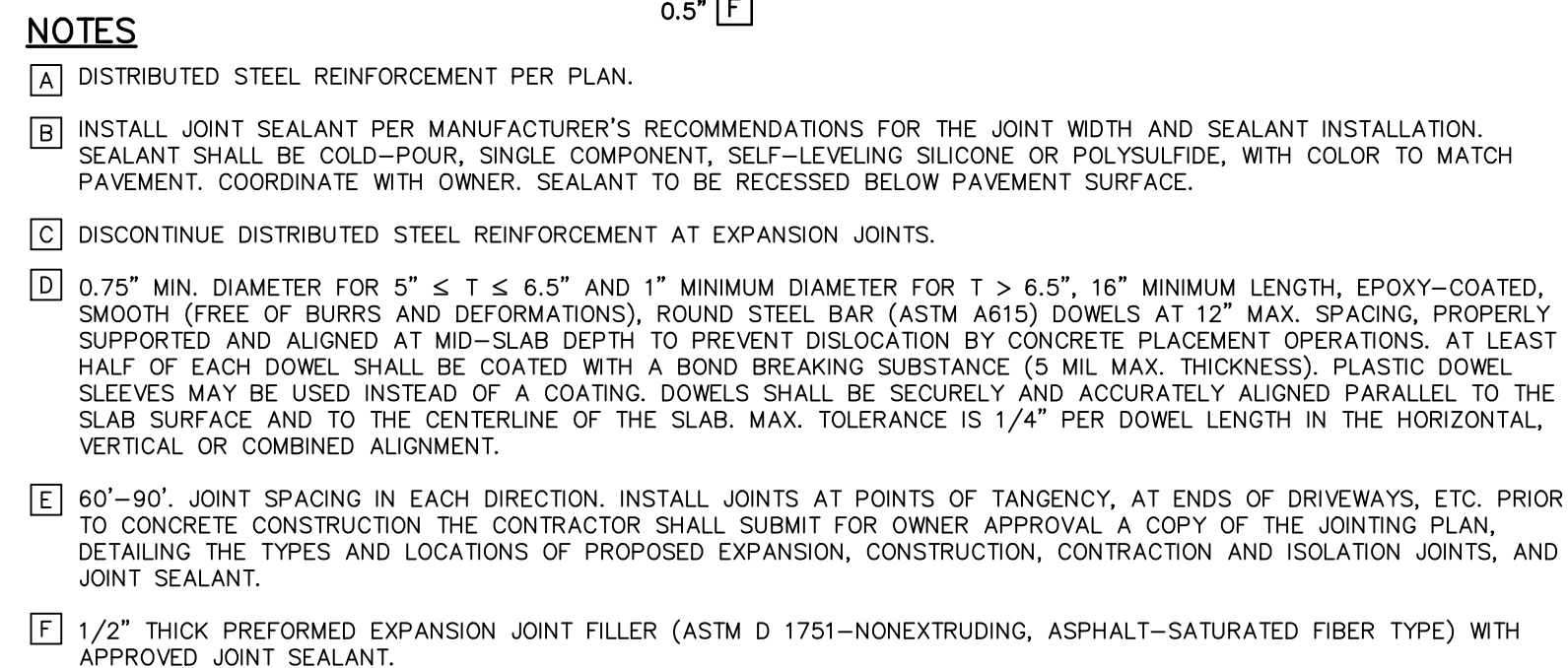
④



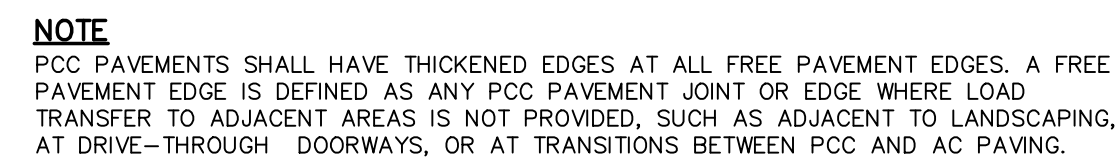
6



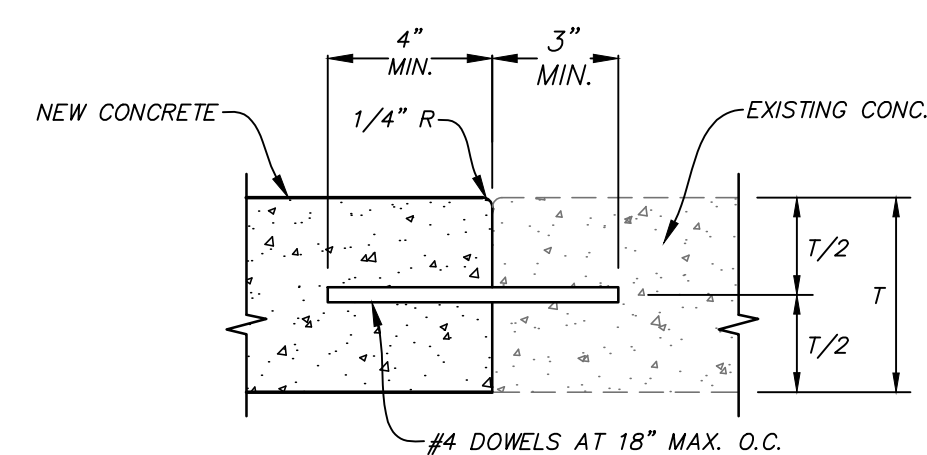
②



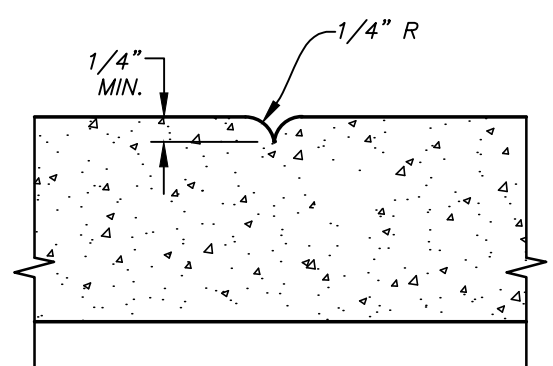
5



7



1. USE WHERE NEW CONSTRUCTION OF SIDEWALK, RAMP AND/OR CURB & GUTTER ABUTTS EXISTING IMPROVEMENTS.
2. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.



3

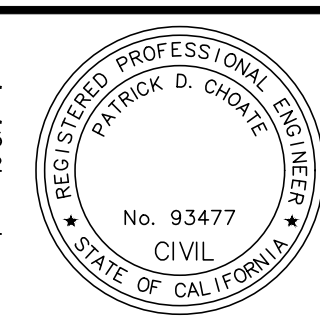


DESIGNED BY <u>PDC</u>					
DRAWN BY <u>DRP</u>					
CHECKED BY <u>BPB</u>					
REV.	DATE	DESCRIPTION			BY APP'D

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____ PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477



IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	
CITY OF FRESNO	CALIFORNIA
DETAILS	

SCALE NONE	C702
DATE: 06/17/2025	SHEET 13 OF 16
JOB NO. 4274-40	



- 1 6" VERTICAL BARRIER CURB



- ### 3 FLUSH CURB



- ## 4 VERTICAL CURB AT SIDEWALK



- 3 SIDEWALK
NTS



- (X) 6" VERTICAL CURB & 24" GUTTER
NTS



DATE 06/17/2025 P.E. 93477



CITY OF FRESNO

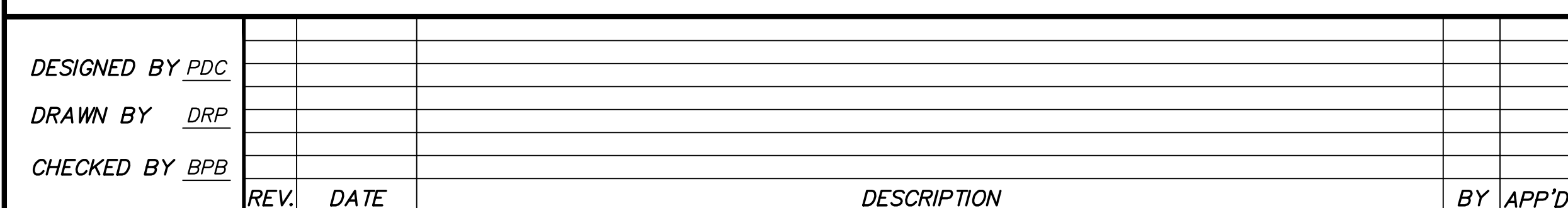
CALIFORNIA

SCALE
NONE

DATE:	06/17/2025
JOB NO.	4274-40

C703

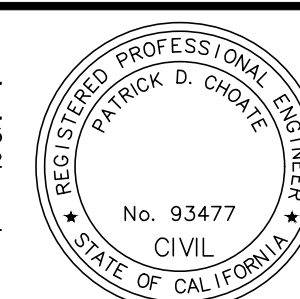
SHEET 14 OF 16



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____ PATRICK D. CHOATE

DATE 06/17/2025 P.F. 93477

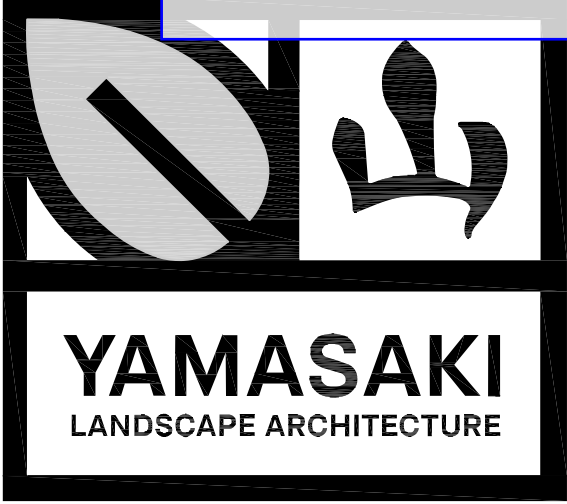


	IMPROVEMENT PLANS FOR CALIFORNIA TEACHERS ASSOCIATION	
	CITY OF FRESNO	CALIFORNIA
	TYPICAL SECTIONS	

	SCALE NONE
IIA	DATE: 06/17/2025
	JOB NO. 4274-40

C801

SHEET 15 OF 16



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

CALIFORNIA TEACHERS
ASSOCIATION

EAST WARNER AVENUE
FRESNO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 4/18/25

File Name: CTA PL

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PRELIMINARY
PLANTING PLAN

Sheet No

L1

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	15 gal	18'x15'	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20'x20'	LOW
	Pistacia x 'Red Push' / Red Push Pistache	15 gal	35'x30'	LOW
	Ulmus parvifolia 'True Green' / Chinese Evergreen Elm	15 gal	40'x35'	LOW
POTENTIAL SHRUBS				
BOTANICAL / COMMON NAME		SIZE	H X W	WATER USE
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush		5 gal	4'x5'	LOW
Cistus salviifolius 'Prostratus' / Sageleaf Rockrose		5 gal	2'x5'	LOW
Grevillea x 'Noellii' / Grevillea		5 gal	5'x5'	LOW
Mahonia aquifolium / Oregon Grape		5 gal	3'x4'	LOW
Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia		5 gal	3'x4'	MED
Nandina domestica 'Gulf Stream' / Heavenly Bamboo		5 gal	2'x2'	LOW
Pittosporum tobira 'Variegata' / Variegated Mock Orange		5 gal	5'x5'	MED
Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry		5 gal	8'x6'	LOW
Rhamnus californica 'Eve Case' / California Coffeeberry		5 gal	6'x7'	LOW
Raphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn		5 gal	4'x4'	LOW
Xylosma congestum 'Compacta' / Compact Xylosma		5 gal	6'x6'	LOW
POTENTIAL GRASSES				
Muhlenbergia capillaris 'Regal Mist' / Muhly		1 gal	3'x3'	LOW
Muhlenbergia rigens / Deer Grass		1 gal	4'x4'	LOW
POTENTIAL VINES				
Ficus pumila / Creeping Fig		5 gal	1'x6'	MED
POTENTIAL GROUND COVERS				
BOTANICAL / COMMON NAME		SIZE	H X W	WATER USE
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster		1 gal	1.5'x6'	LOW
DECOMPOSED GRANITE				
Decomposed Granite / Stabilizer Solutions 408-590-0015		3" Deep		

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
LAG IND	314	0	0	4	628	0	0	0	0
PIS CHI	962	1	962	4	2886	7	3367	0	0
ULM PAR	962	7	6734	0	4	1924	0	0	0

PARKING LOT AREA (SF)	18,396
SHADE REQUIRED (50%)	9,198
SHADE PROVIDED (SF)	16,501
SHADE PROVIDED	90%

A HEADLIGHT HEDGE WILL BE INSTALLED IN FRONT OF THE PARKING STALLS TO SCREEN THE CARS FROM NORTH FRESNO STREET.

LOW WATER USE SHRUBS AND GROUND COVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES. A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.

STABILIZED DECOMPOSED GRANITE WILL BE INSTALLED IN THE NARROW PLANTER TO ALLOW PEDESTRIANS TO CROSS THE RAISED CURBS SAFELY.

PARKING LOT SHADE AREA
SHADE TREE COVERAGE

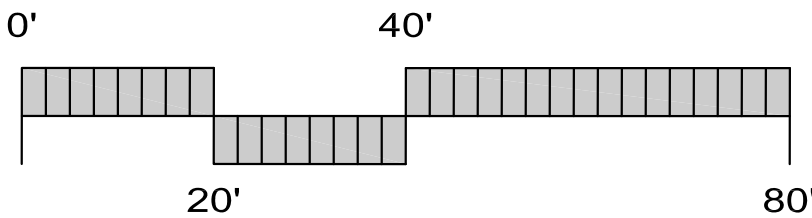
SPECIAL CARE WILL BE GIVEN TO THE PLANTING ON THIS CORNER TO ENHANCE THE ENTRY TO THE PROJECT.

CRAPE MYRTLE TREES HIGHLIGHT THE ENTRY TO THE PROJECT.

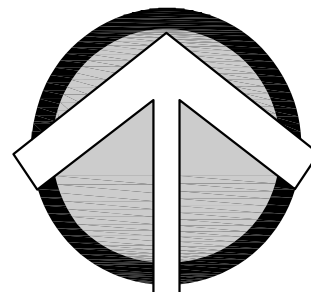
LOW WATER USE SHRUBS
AND GROUND COVER.

EAST WARNER AVENUE

NORTH FRESNO STREET



NORTH





1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

CALIFORNIA TEACHERS
ASSOCIATION

EAST WARNER AVENUE
FRESNO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 4/18/25

File Name: CTA IR

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PRELIMINARY
IRRIGATION PLAN

Sheet No

L2

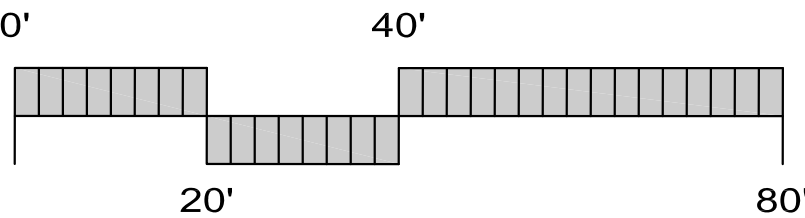
IRRIGATION_SCHEDULE

TREE BUBBLERS	MANUFACTURER/MODEL
	Hunter PCB
DRIP EQUIPMENT	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline Hunter Eco-Mat 17 mm
	Area to Receive Dripline Rain Bird XFS-06-18
VALVES	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"

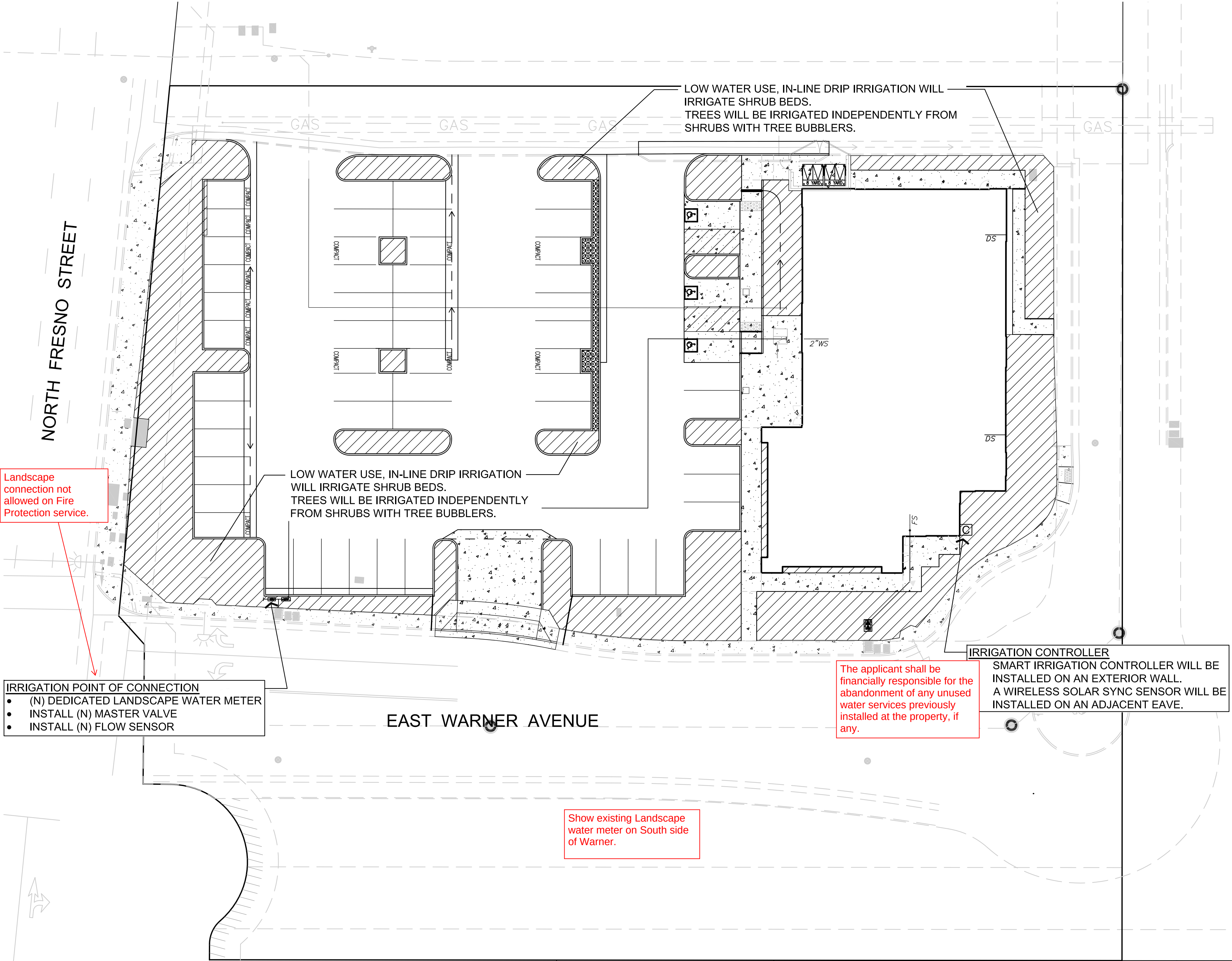
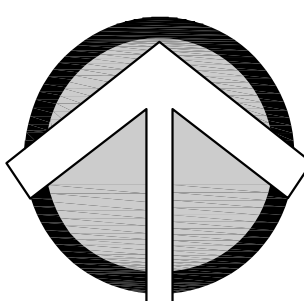
IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

Add APN



NORTH



- IRRIGATION POINT OF CONNECTION
- (N) DEDICATED LANDSCAPE WATER METER
 - INSTALL (N) MASTER VALVE
 - INSTALL (N) FLOW SENSOR

Landscape connection not allowed on Fire Protection service.

LOW WATER USE, IN-LINE DRIP IRRIGATION WILL IRRIGATE SHRUB BEDS. TREES WILL BE IRRIGATED INDEPENDENTLY FROM SHRUBS WITH TREE BUBBLERS.

LOW WATER USE, IN-LINE DRIP IRRIGATION WILL IRRIGATE SHRUB BEDS. TREES WILL BE IRRIGATED INDEPENDENTLY FROM SHRUBS WITH TREE BUBBLERS.

IRRIGATION CONTROLLER
SMART IRRIGATION CONTROLLER WILL BE INSTALLED ON AN EXTERIOR WALL. A WIRELESS SOLAR SYNC SENSOR WILL BE INSTALLED ON AN ADJACENT EAVE.

The applicant shall be financially responsible for the abandonment of any unused water services previously installed at the property, if any.

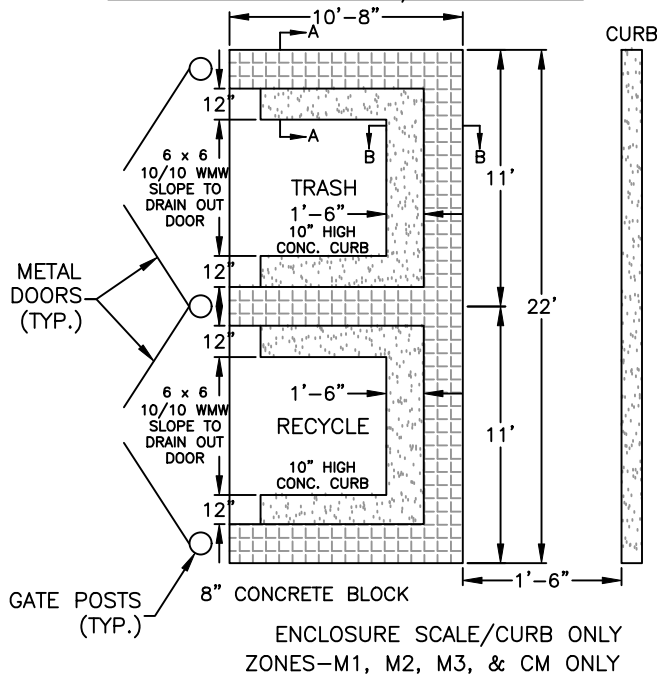
Show existing Landscape water meter on South side of Warner.

Add Notes:

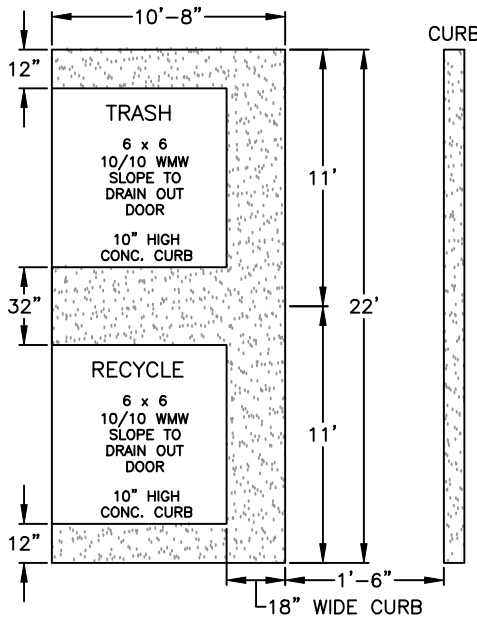
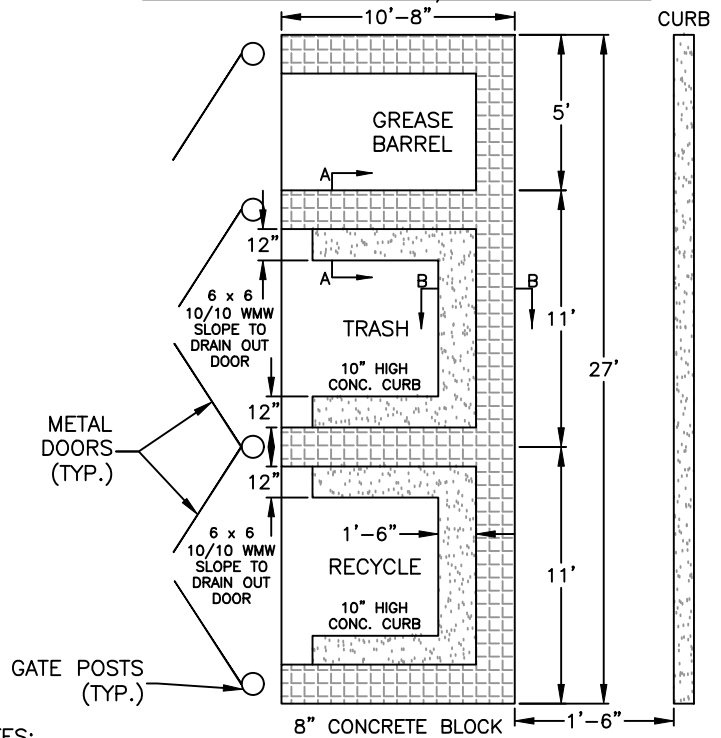
1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per City of Fresno Public Works Standard Drawing W-1.
3. 1.0-inch meters to be installed per City of Fresno Public Works Standard Drawing W-2.
4. Backflow prevention device to be installed per City of Fresno Public Works Standard Drawing W-11.
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of Certified testers can be obtained by calling (559) 621-5335.
6. DPU reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate water demands and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

SEE DPU CONDITIONS OF APPROVAL LANDSCAPING REQUIREMENTS ITEMS 1-5.

ENCLOSURE SCALE / STANDARD

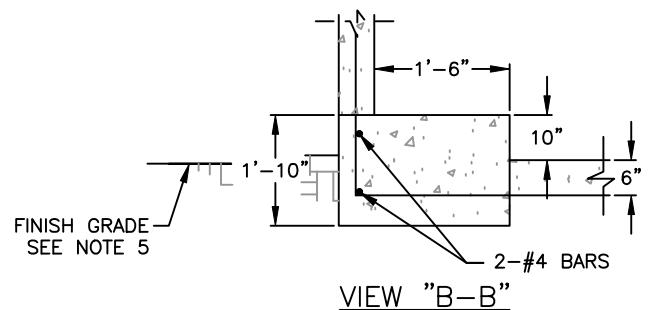
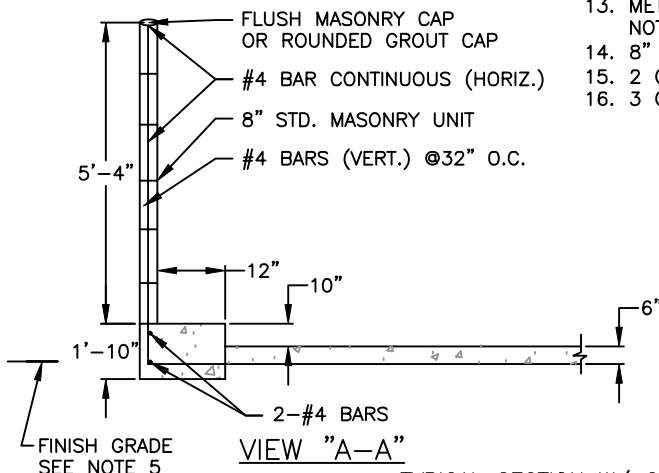


ENCLOSURE SCALE / RESTAURANT



NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).
 - ONE (1) PART CEMENT, TYPE-1
 - ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
 - FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
 - ONE (1) PART CEMENT.
 - THREE (3) PARTS SAND.
 - TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. 2 CELLS ARE REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS.
16. 3 CELLS ARE REQUIRED FOR RESTAURANTS.



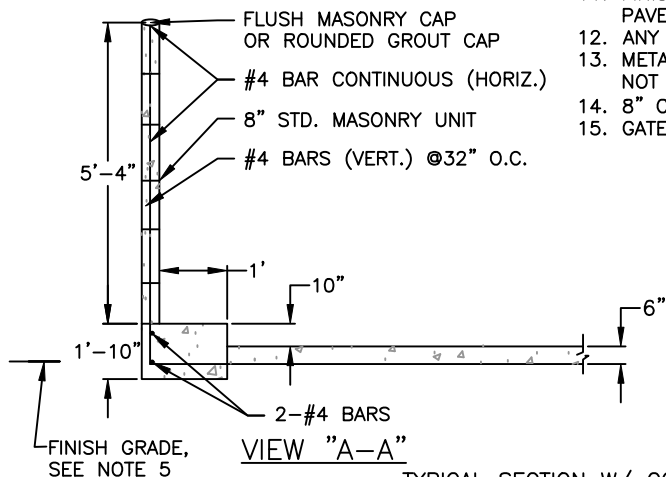
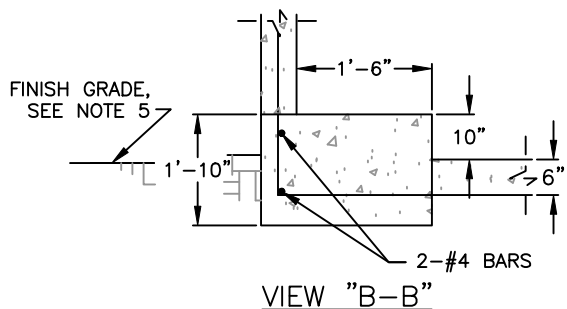
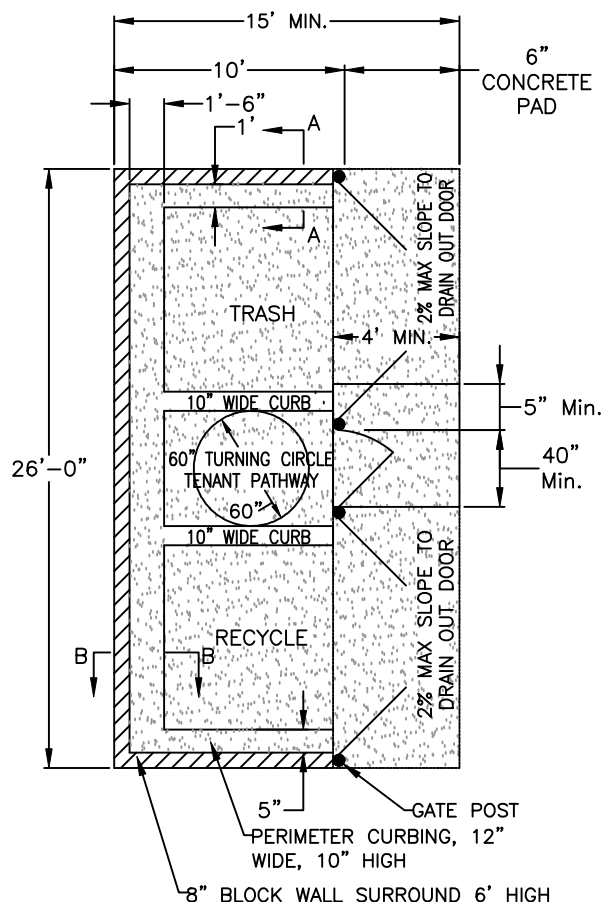
TYPICAL SECTION W/ CONCRETE BLOCK WALL

TYPICAL REFUSE CONTAINER ENCLOSURE DETAILS

REF. & REV.
AUG. 2010
MAR. 2021 (A.7)

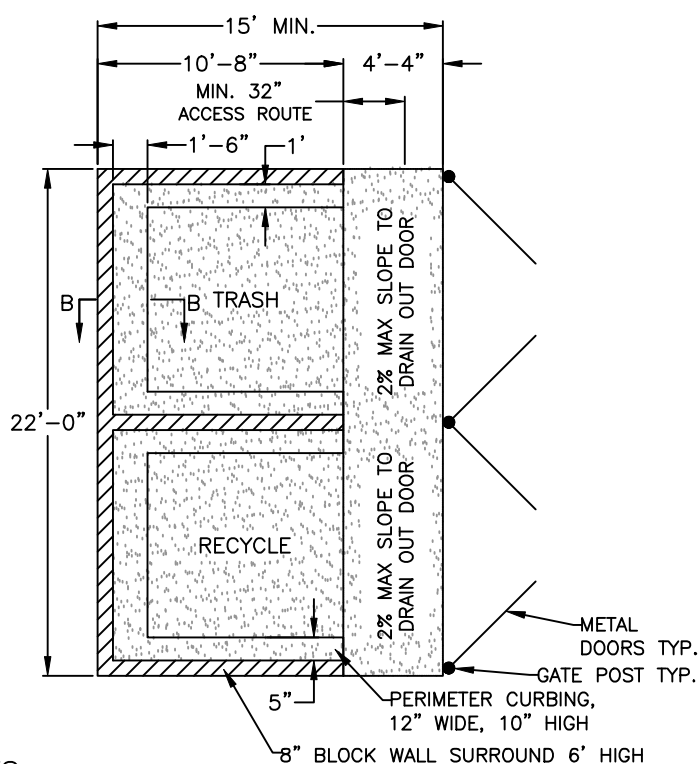
CITY OF FRESNO
P-33A

EXHIBIT "B" MODIFIED TRASH/RECYCLING ENCLOSURE



TYPICAL SECTION W/ CONCRETE BLOCK WALL

EXHIBIT "A" MODIFIED TRASH/RECYCLING ENCLOSURE



NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).
ONE (1) PART CEMENT, TYPE-1
ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
ONE (1) PART CEMENT.
THREE (3) PARTS SAND.
TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. GATE HARDWARE SHALL COMPLY WITH 11-13 404.2.7 OF CBC 2016

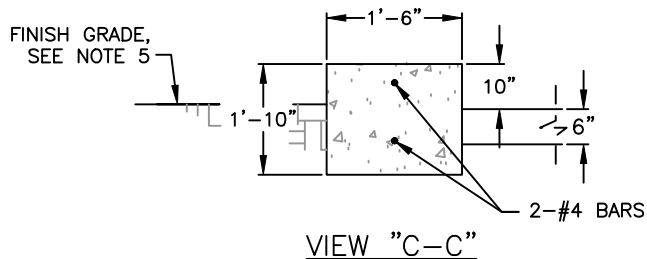
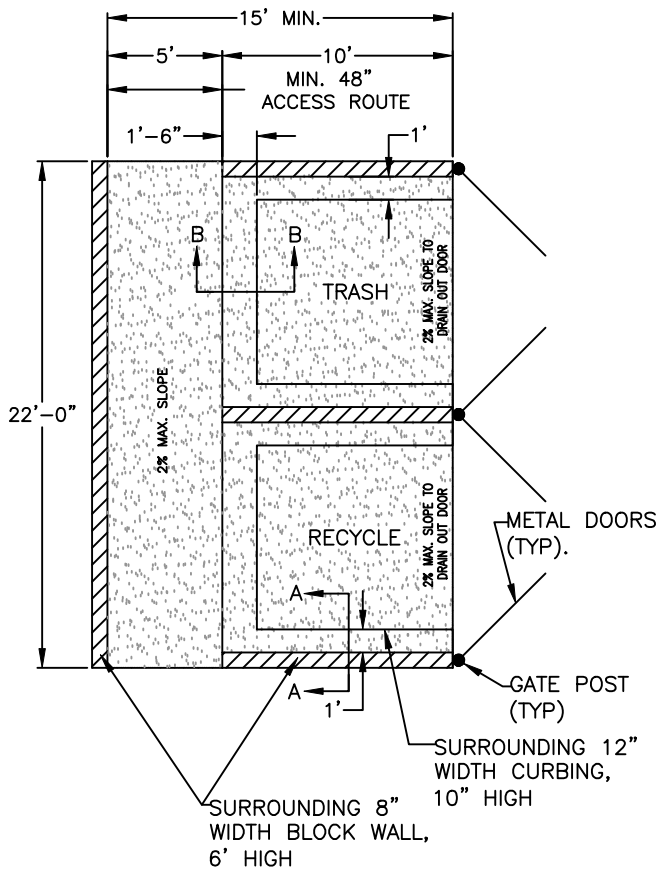
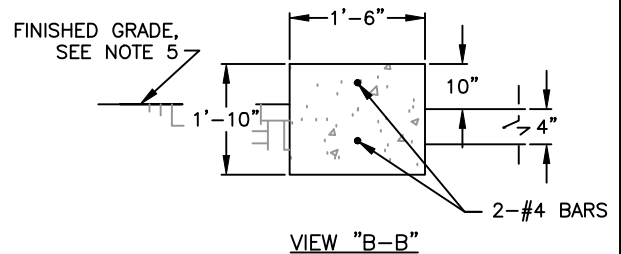
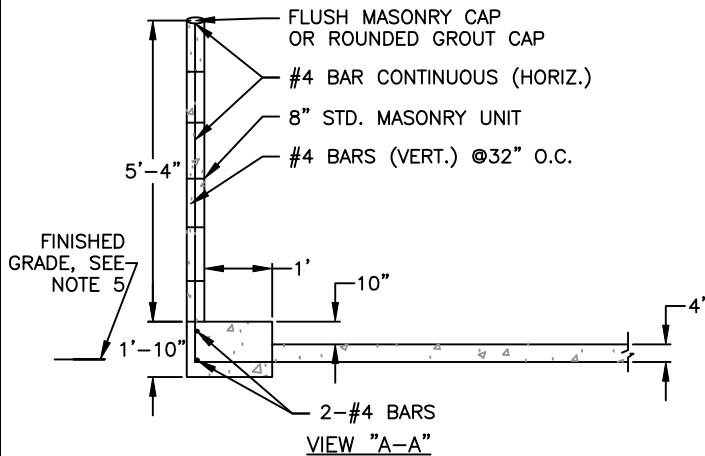


EXHIBIT "C"
MULTI-FAMILY TRASH/RECYCLING ENCLOSURE



NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).
ONE (1) PART CEMENT, TYPE-1
ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
ONE (1) PART CEMENT.
THREE (3) PARTS SAND.
TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. GATE HARDWARE SHALL COMPLY WITH 11-13 404.2.7 OF CBC 2016



TYPICAL SECTION W/ CONCRETE BLOCK WALL

GENERAL NOTES:

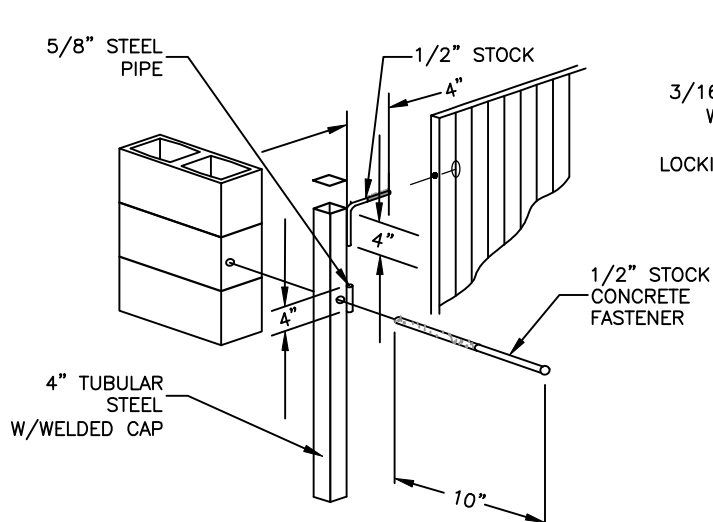
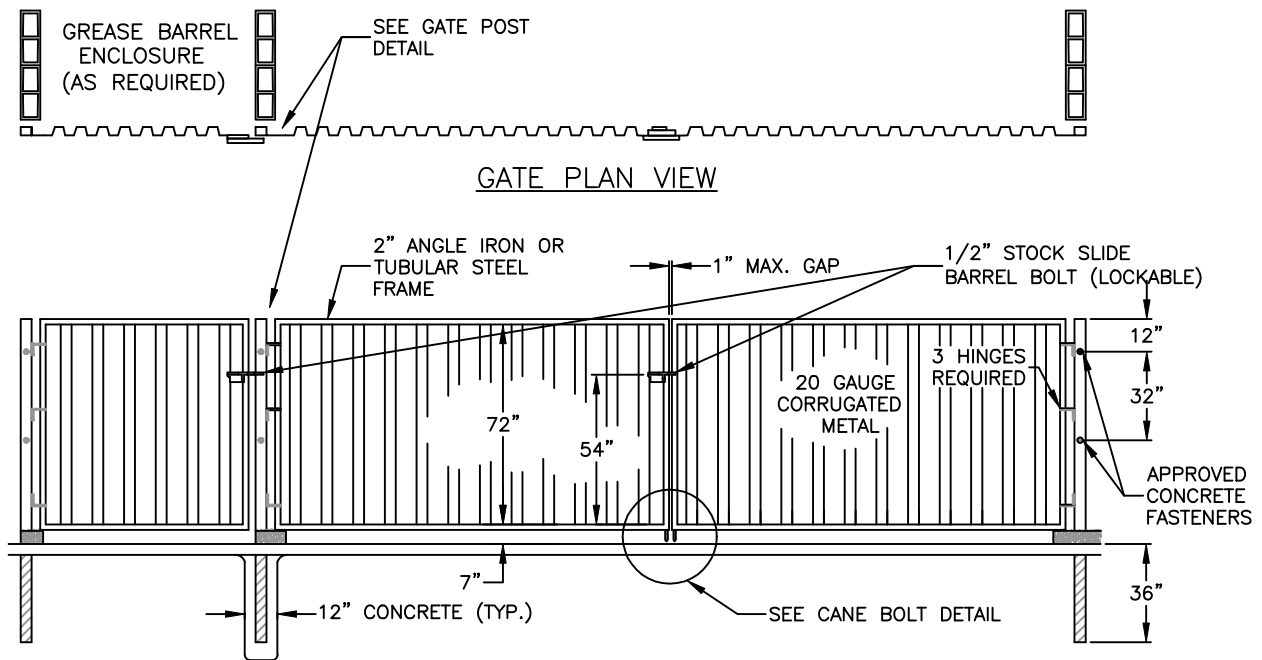
1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.
3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER STORAGE OR HANDLING WHICH WILL ACCOMMODATE THE SOLID WASTE LOADING ANTICIPATED AND WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN WITH THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.
5. BELOW IS A CHECKLIST OF REQUIREMENTS REVIEWED FOR A SITE PLAN:
 - a. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS BY A CITY OF FRESNO, PUBLIC UTILITIES APPROVED STANDARD ENCLOSURE (REFER TO P-33, P-34, AND P-95 FOR DETAILS). APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH (8") CONCRETE BLOCK AT A HEIGHT OF SIX FEET (6').
 - b. ENCLOSURES BUILT IN (INDUSTRIAL ZONES) M-1, M-2, M-3, AND CM ZONES REQUIRING DIRECTOR APPROVAL, OR HIS/HER DESIGNEE, MAY ELIMINATE WALLS AS LONG AS IT IS NOT VISIBLE FROM A MAIN STREET. FOR THIS DESIGN, THE CURBING WILL BE TWELVE INCHES (12") WIDE ON BOTH SIDES, EIGHTEEN INCHES (18") DEEP ALONG THE REAR WITH A THIRTY-TWO INCH (32") WIDE CURB SEPARATING THE TWO CELLS. CURBING MUST BE REINFORCED WITH REBAR AT A HEIGHT OF TEN INCHES (10"). ALL ENCLOSURES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") FROM THE NEAREST CURB. ALL OTHER PUBLIC WORKS DESIGN REQUIREMENTS SHALL BE MET DURING REVIEW.
 - c. THE APPROVED STANDARD ENCLOSURE HAS BEEN DESIGNED TO ACCOMMODATE ALL SIZES OF CONTAINERS TO HANDLE THE ACCUMULATION OF WASTE AND RECYCLABLES GENERATE BETWEEN COLLECTIONS. A STORAGE AREA WITH INNER DIMENSIONS TEN FEET (10') BY TEN FEET (10') IS THE MINIMUM. THERE SHALL BE CURBING TWELVE INCHES (12") FROM SIDE WALLS AND EIGHTEEN INCHES (18") FROM REAR WALL AND AT A HEIGHT OF TEN INCHES (10"). THESE FEATURES ARE INCLUDED IN ORDER TO REDUCE THE POSSIBILITY OF DAMAGE TO THE ENCLOSURE ITSELF.
 - d. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNENCUMBERED OPENING OF EIGHT FEET (8'). THE GATE TO BE USED SHALL BE BUILT OF METAL, CHAIN LINK IS NOT ACCEPTABLE, SO THAT BINS CANNOT BE SEEN WHEN GATES ARE CLOSED AND SHALL BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS TO NOT PROTRUDE INTO SERVICE ACCESS OPENING. HARDWARE LATCHES SHOULD BE A HEAVY GAUGE LOCKING GATE LATCH. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.
 - e. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE, (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENCUMBERED OPENING OF EIGHT FEET (8') REFERENCED IN D. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS WITHOUT ANY OBSTRUCTIONS.
 - f. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED OVERHEAD CLEARANCE OF SIXTEEN FEET (16') AND SHALL NOT BE LESS THAN EIGHTEEN FEET (18') WIDE AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY INCH (250") WHEELBASE, A FORTY-FOUR FOOT (44') (CENTER LINE) TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. AREA SHALL BE UNOBSTRUCTED AND SO CONFIGURED THAT A TRUCK WILL BE ABLE TO MAKE A ROUND TRIP FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION AREA AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT ALLOWED. AT NO TIME SHALL A TRUCK BE REQUIRED TO BACK IN EXCESS OF FORTY-FIVE FEET (45').
 - g. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.
 - h. GATED ENTRANCE/EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS ENOUGH SPACE TO CLEAR GATE ON EXITING WHILE WAITING TO MERGE WITH TRAFFIC.
 - i. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLE BINS, AND GREASE BARRELS WHEN APPLICABLE. NEITHER THE WASTE NOR RECYCLING CONTAINER SHALL BE REQUIRED TO BE MOVED IN ORDER TO SERVICE THE OTHER. GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.
 - j. OWNER/OCCUPANTS SHALL NOT USE ENCLOSURES FOR STORAGE OR PLACE ANY MATERIALS AROUND THE TRASH, RECYCLE, OR GREASE CONTAINERS.
 - k. SIGNAGE IS REQUIRED TO CLEARLY IDENTIFY ALL RECYCLING, SOLID WASTE COLLECTION, AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN. THIS SIGNAGE SHALL BE PLACED AT ALL POINTS OF DIRECT ACCESS TO RECYCLING, SOLID WASTE, AND LOADING AREAS ON, OR ADJACENT TO, THE RECYCLABLE AND SOLID WASTE MATERIAL CONTAINERS.
 - l. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND UNLOADING.

TYPICAL REFUSE ENCLOSURE DETAILS

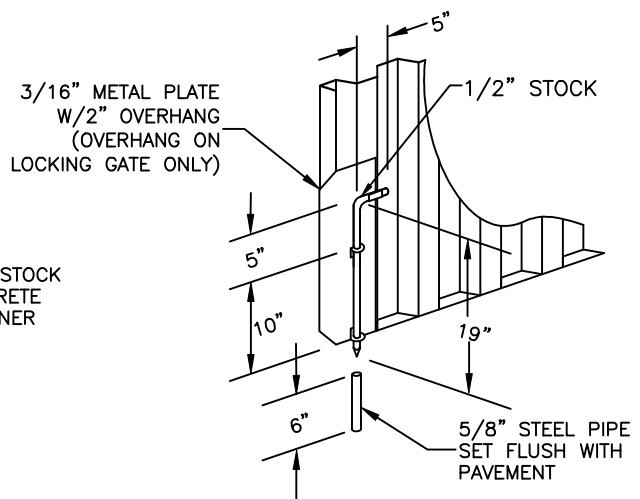
REF. & REV.
NOV. 2007

CITY OF FRESNO

P-34



GATE POST DETAIL



CANE BOLT DETAIL
(BOTH SIDES OF GATE)

NOTES:

1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90° TO THE CLOSED POSITION.
4. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.

INFORMATION REQUEST / MISCELLANEOUS INTAKE FORM



Department of Public Utilities

Instructions: please fill out and submit fully completed submittal to dpu.plan@fresno.gov

Requestor Name(s):

Date Requested:

Company:

Email Address:

Phone Number:

Location / APN:

Select What Applies

Capital Improvement Projects

☐

Easement Vacation Study

☐

Information Request

☐

Project Conditions of Approval

☐

Other

☐

Requestor Comments:

DPU OFFICE USE ONLY

DPU SUBMITTAL ACCEPTED DATE:

DPU SUBMITTAL RESPONSE DATE:

DPU Response:

For all other questions or concerns, call (559) 621-8666 or email dpu.plan@fresno.gov

Last Updated: 06/12/2025

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

7/2/2025

The following estimates are based on preliminary conceptual information. The exact fee obligation will be computed at the time of development by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of building permit issuance, as determined by the Master Fee Schedule, shall apply.

Proposed Development: California Teachers Association - Fresno Office

Address: 6710 N. Fresno Street

A.P.N. 408-070-47

Current Zoning: O/EA/cz

Site Area: +/- 1.06 acres

Building Area: +/- 8,004 sq. ft.

Entitlement: P25-01440

Estimate Date: July 2, 2025

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Meter Charge	2"	1	EA.	\$530.00	\$530.00	[1] [6]
Irrigation Meter Charge	2"	1	EA.	\$530.00	\$530.00	[1] [6]
Time & Materials Charge	8" fire	1	EA.	\$8,300.00	...existing	
Frontage Charge		345	L.F.	\$6.50	\$2,242.50	[1] [6]
Water Capacity Fee	2"	1.00	EA.	\$14,171.33	\$14,171.33	[1] [6]
Water Capacity Fee	2" irr.	1.00	EA.	\$14,171.33	\$14,171.33	[1] [6]
Total Water Connection Charges					\$31,645.16	[1]

SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		39,500	Sq.Ft.	\$0.10	\$3,950.00	[6]
Oversized Sewer Charge		39,500	Sq.Ft.	\$0.05	\$1,975.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Total Sewer Connection Charges					\$5,925.00	[3]

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm. Office	8,004	Sq.Ft.	\$686.32	\$5,493.31	[7]
Citywide Police Facilities Impact Fee	Comm. Office	8,004	Sq.Ft.	\$841.94	\$6,738.89	[7]
Citywide Regional Street Charge	Comm. Office	1.02	AC	\$16,476.69	\$16,806.22	[6]
New Growth Area Major Street Charge	Comm. Office	1.02	AC	\$47,073.83	n/a	
Traffic Signal Mitigation Impact Fee	Office	8,004	Sq.Ft.	\$784.09	\$6,275.86	[6]
Total Citywide/Regional Impact Fees					\$35,314.27	

Total Fees and Charges	\$72,884.43
-------------------------------	--------------------

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

7/2/2025

NOTES:

Within the City of Fresno's sphere of influence there are other sewer and water utility providers. If the project is within one of those districts, the developer must provide confirmation from the representative Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of a Building Permit.

Outside agencies developer impact fees: It is the developer's responsibility to contact those agencies for their fee estimates. These agencies include but are not limited to; Fresno County, Council of Fresno County Governments (FCOG), Fresno Metropolitan Flood Control District (FMFCD), various School Districts that serve the City of Fresno, etc.

NOTICE OF 90-DAY PROTEST PERIOD (GOVERNMENT CODE §66020(d)(1))

A protest filed pursuant to subdivision and/or development (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.
- On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

[1] Fees for Water Service Connections and/or Meters, and Water Capacity due at time of development. Charges based on service and/or meter sizes, (Rates as established by the Master Fee Schedule), determined by the Developer.

[2] Sewer House branches to be installed by Developer at the Developer's cost.

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).

[4] The Wastewater Facilities Charge (WWFC) is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, WWFC may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[5] The Trunk Sewer Charge is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, Trunk Sewer Charges may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

[8] Construction Fee Credits may be applicable. Contact the Public Works Engineering Services Division at (559) 621-8685 for more information.

[9] Parks fee applicable only to residential developments

[10] Fee not applicable on replacement or reconstruction of an existing structure that has been destroyed or demolished provided that the Building Permit for new construction is obtained within one year after the building is destroyed or demolished, and there is no change in the land use designation. (Res. Nos. 2005-428, 429)

[11] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date: July 2, 2025

(559) 621-8797

**City of Fresno Public Works Department
Land Division & Engineering**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

File No. 210.412

Page 1 of 3

PUBLIC AGENCY

STEVEN LIENG
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721

DEVELOPER

DAVID CRAWFORD, RMW ARCHITECTURE AND
INTERIORS
1718 3RD STREET
SACRAMENTO, CA 95811

PROJECT NO: **2025-01440**

ADDRESS: **6710 N. FRESNO ST.**

APN: **408-070-47**

SENT: **July 07, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
N	\$11,286.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$11,286.00		Total Service Charge: \$50.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/26 based on the site plan submitted to the District on 6/23/25 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR
DPA
No. 2025-01440**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 2 of 3

FR DPA No. 2025-01440

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☒ **a.** Drainage from the site shall BE DIRECTED TO FRESNO STREET.
☐ **b.** Grading and drainage patterns shall be as identified on Exhibit No.
☐ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☐ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☒ None Required

4. Availability of drainage facilities:
☒ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ **d.** See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 3

**FR
DPA
No. 2025-01440**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 7/7/2025 4:26:40 PM



David L. Everitt
Engineering Technician I

Digitally signed by David L. Everitt Date: 7/3/2025 2:45:26 PM

OTHER REQUIREMENTS

EXHIBIT NO. 2

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



July 15, 2025

Steven Lieng
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

Project: Development Permit Application No. P25-01440

District CEQA Reference No: 20250720

Dear Mr. Lieng:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit Application (DPA) from the City of Fresno (City) for the proposed development project. Per the DPA, the project consists of an 8,004 square-foot office building (Project). The Project is located at 6710 N. Fresno St. in Fresno, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Vegetative Barriers and Urban Greening

There are residential units located west and south of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

3) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://www2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://www2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

4) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public

health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project

5) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

6) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6a) District Rule 9510 - Indirect Source Review (ISR)

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 39,000 square-feet for a general office development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

6b) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6c) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

6d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

7) **District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Jacob Torrez by e-mail at Jacob.torrez@valleyair.org or by phone at (559) 230-6558.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

July 18, 2025

Steven Lieng
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application No. P25-01440
S/E Herndon Avenue and Fresno Street

Dear Mr. Lieng:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P25-01440 for which the applicant proposes the construction of an office building, APN: 408-070-47. FID has the following comment:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 runs westerly along the south side of Herndon Avenue approximately 300 feet north of the subject property, crosses Fresno Street just northwest of the subject property and continues south along the west side of Fresno Street approximately 110 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Fresno street, or in the vicinity of this facility, FID requires it review and approve all plans.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

August 22, 2025

Steven Lieng, Planner II
City of Fresno Department of Public Works and Planning
2600 Fresno St. Room 3043
Fresno, Ca 93721

Re: P25-01440: Conditional Use Permit, 6710 North Fresno Street, City of Fresno, Ca.
APN 408-070-47

Dear, Steven,

Thank you for providing PG&E, the opportunity to review the above-mentioned project we received on June 26, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at 661.742.3890 or rds0@pge.com.

Sincerely,

Doug Snyder
Land Management



BOARD OF EDUCATION

Valerie F. Davis, President
Genoveva Islas, Clerk
Keshia Thomas
Elizabeth Jonasson Rosas
Andy Levine
Claudia Cazares
Susan Wittrup

SUPERINTENDENT

Mao Misty Her

June 26, 2025

Steven Lieng
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Re: **APPLICATION NO. P25-01440**
6710 N. FRESNO ST.

Dear Steven Lieng,

In response to your request for school district information regarding the above planning application for the proposed construction of a new 8,004 square-foot office building for the California Teachers Association's Fresno location, with associated parking lot and trash enclosure to be located at 6710 North Fresno Street, Fresno Unified School District submits the following.

Any new commercial development which occurs may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is \$0.78 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

Thank you for the opportunity to comment. Please contact our office at (559) 457-6113 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:sdr

c: David Crawford, Applicant/Agent

HH