ORDINANCE NO. 2018-697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO AMENDING TITLE 16 OF
THE CITY OF WASCO MUNICIPAL CODE AS REFLECTED IN EXHIBIT A (MUNICIPAL CODE
TEXT AMENDMENT 18-01)

WHEREAS, the City of Wasco adopted Title 16 Subdivisions of the City of Wasco Municipal Code on August 2, 2011; and

WHEREAS, the City of Wasco initiated Municipal Code Text Amendment 18-01 to update Title 16 Subdivisions of the City of Wasco Municipal Code; and

WHEREAS, the City Council of City of Wasco introduced Municipal Code Text Amendment 18-01 on Tuesday, September 4, 2018; and

WHEREAS, the City Council of the City of Wasco held a public hearing on Tuesday, September 4, 2018, to consider Municipal Code Text Amendment 18-01 and heard oral and written testimony; and

WHEREAS, notice has been given in the time and in the manner required by State law and City Code; and

WHEREAS, the proposed amendments to the municipal code are exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15061(b)(3).

NOW, THEREFORE, the City Council of the City of Wasco ordains as follows:

SECTION 1: Amendment
The foregoing recitals and accompanying staff report are found and determined to be true and correct. Amendments to Title 16 Subdivisions of the City of Wasco Municipal Code, as reflected in Appendix A, are approved.

SECTION 2: Severability
Each of the provisions of this ordinance is severable. If any provision shall be declared to be invalid, the remaining provisions shall not be affected thereby but shall remain in full force and effect.

SECTION 3: Effective Date
The City Clerk is hereby ordered to publish this Ordinance in summary form in accordance with the law, in a newspaper of general circulation in the City. This Ordinance shall become effective thirty (30) days from the date of its adoption.

INTRODUCED at a regular meeting of the City Council of the City of Wasco, California on the 4th day of September 2018.

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I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Wasco at a regular meeting thereof held on October 2, 2018 by the following vote:

COUNCIL MEMBERS: REYNA, GARCIA, CORTEZ, ESPITIA, WEGMAN
AYES: ✓ ✓ ✓ ✓ ✓
NOES: None
ABSTAIN: None
ABSENT: WEGMAN

[Signature]
MARIA O. MARTINEZ
CITY CLERK and Ex Officio Clerk
of the Council of the City of Wasco

APPROVED: October 2, 2018

[Signature]
GILBERTO REYNA
MAYOR of the City of Wasco
Title 16
SUBDIVISIONS

Chapters:
16.04 General Provisions
16.08 Definitions
16.12 Administration and Enforcement
16.16 Tentative Maps
16.20 Final and Parcel Maps
16.26 Vesting Tentative Maps
16.28 Design Standards
16.32 Improvements
16.36 Exceptions
16.40 Appeals
16.44 Storm Drainage Fees
16.46 Park Land Dedication
16.48 Violation--Penalty
Appendix A

Chapter 16.04
GENERAL PROVISIONS

Sections:
16.04.010 Title.
16.04.020 Purpose.

16.04.010 Title.
This title shall be known as the subdivision ordinance of the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.04.020 Purpose.
This title is adopted to supplement and implement the Subdivision Map Act of the state and shall apply to all subdivision within the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
Chapter 16.08

DEFINITIONS

Sections:

16.08.010 Generally.
16.08.020 Advisory agency.
16.08.030 Alley.
16.08.040 Appeals board.
16.08.050 Arterial street.
16.08.060 Block.
16.08.070 Collector street.
16.08.080 Commission.
16.08.090 Cul-de-sac street.
16.08.100 Designated city official.
16.08.110 Distribution line.
16.08.120 Frontage street or frontage road.
16.08.130 Legislative body.
16.08.140 Local street.
16.08.150 Lot.
16.08.155 Improvement.
16.08.157 Project area.
16.08.160 Sidewalk.
16.08.170 Standards.
16.08.180 Stubbed street.
16.08.190 Subdivision Map Act or Map Act.
16.08.200 Subdivision Map Act terms.
16.08.210 Transmission line.
16.08.220 Working day.

16.08.010 Generally.
The words and phrases in this chapter shall have the meanings respectively ascribed to them in Sections 16.08.020 through 16.08.220. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.020 Advisory agency.
"Advisory agency" means the planning commission of the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.08.030  Alley.
   "Alley" means a public way permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.040  Appeals board.

16.08.050  Arterial street.
   "Arterial street" means a street designated as an arterial street in the general plan which, because of its design and location with respect to other streets and other sources of traffic, is used or designed to carry relatively heavy volumes of traffic through an urban area or between urban areas, which serves as approach to a highway or freeway. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.060  Block.
   "Block" means the distance, measured along a street centerline between the centerlines of intersecting streets, between the centerline of an intersecting street and a railroad right-of-way, or between the centerline of an intersecting street and the end of said street. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.070  Collector street.
   "Collector street" means a street designated as a collector street in the general plan which, because of its location with respect to other streets and other sources of traffic, is used or designed to carry moderately heavy volumes of traffic between portions of urban areas or between arterial streets. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.080  Commission.

16.08.090  Cul-de-sac street.
   "Cul-de-sac street" means a street having only one outlet for vehicular traffic and which is not intended to be extended or continued to serve future development on adjacent lands. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.08.100  Designated city official.
"Designated city official" means any employee or other representative of the city appointed by ordinance, resolution, or minute order of the city council who is qualified in accordance with state and city statutes to perform the specific functions as set forth in this title. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.110  Distribution line.
"Distribution line" means an electrical power line of twenty kV or less which is located on the project site. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.120  Frontage street or frontage road.
"Frontage street" or "frontage road" means a local street which is parallel to and adjacent to an arterial street or collector street and which provides access to abutting properties while relieving them of the effects of heavy volumes of fast through traffic. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.130  Legislative body.
"Legislative body" means the city council of the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.140  Local street.
"Local street" means a street which, because of its design and location with respect to other streets, is used primarily for access to the abutting properties. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.150  Lot.
"Lot" means a parcel or subdivided land under one ownership used, or susceptible to being used, in accordance with the provisions of this title and in accordance with the zoning regulations applicable to the district in which the parcel is located. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.155  Improvement.
"Improvement" refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and the local neighborhood traffic and drainage needs, as a condition precedent.
to the approval and acceptance of the final map thereof. "Improvement" also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by the public agencies, by the private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.157 Project area.
"Project area" shall refer to the entire site being developed or proposed to be developed including all property to the centerline of all adjacent streets. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.160 Sidewalk.
"Sidewalk" means a way designed for use by pedestrians, which is located within a street right-of-way. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.170 Standards.
"Standards" means standard drawings, specifications, and design criteria for the design and construction of public improvements in the city as adopted by the city council. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.180 Stubbed street.
"Stubbed street" means a street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future development on adjacent lands. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.190 Subdivision Map Act or Map Act.
"Subdivision Map Act" or "Map Act" means the Subdivision Map Act of the state, being Division 2 of Title 7 (commencing with Section 66410) of the Government Code. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.200 Subdivision Map Act terms.
All terms, unless defined in this chapter, which are defined in the Subdivision Map Act shall have the same meaning as ascribed thereto in said act and as said act may hereafter be amended. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.08.210 Transmission line.
"Transmission line" means an electrical power line which is in excess of twenty kV and is located on the project site. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.08.220 Working day.
"Working day" means a day in which City Hall is open and doing business with the public. (Ord. 617 §2 (Exh. A (part)), 2011).

Chapter 16.12
ADMINISTRATION AND ENFORCEMENT

Sections:
- 16.12.010 Commission responsibility.
- 16.12.030 Tentative, final and parcel maps required.
- 16.12.040 Waiver of parcel map.
- 16.12.050 Limitations on issuance of permits.
- 16.12.060 Unlawfulness of certain transactions.
- 16.12.070 Voidability of certain transactions.
- 16.12.080 Severability.

16.12.010 Commission responsibility.
The planning commission shall constitute the advisory agency and is authorized to approve, conditionally approve, or disapprove tentative maps. In addition to all other responsibilities assigned to the advisory agency by the Map Act, the agency is assigned the responsibilities referred to in the Map Act and all other responsibilities set forth in this title. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

The community development director is designated as the executive secretary to the advisory agency with the authority to receive preliminary and tentative maps of proposed subdivisions according to the Subdivision Map Act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.12.030 Tentative, final and parcel maps required.

A tentative, final and parcel map shall be required for all subdivisions of land authorized or required by the Subdivision Map Act. Any division of lands not subject to a parcel map or final map procedure by the provisions of the Subdivision Map Act shall be exempt from the provisions of this title. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.12.040 Waiver of parcel map.

A. Pursuant to Section 66428 of the Map Act, the planning commission may waive the requirements of a parcel map imposed by Section 66426 of said act. The community development director may also waive the requirements of a parcel map for the minor adjustment of property lines (lot line adjustments) between two or more adjacent parcels which do not create an additional parcel.

B. The planning commission shall not approve the waiver of the parcel map unless it makes the following findings:
   1. The proposed division is in compliance with all requirements of the zoning ordinance;
   2. That all improvements for the proposed division of land have been completed in accordance with the requirements for a final map as set forth in Chapter 16.32 excluding survey markers and/or monuments which must be bonded or paid for before planning commission approval;
   3. The proposed division of land is in compliance with all requirements imposed by the California Environmental Quality Act (CEQA) of 1970 and the city CEQA guidelines;
   4. That no additional dedications for the purpose of public facilities or improvements are necessary for the public safety and welfare;
   5. The proposed division of land is in conformance with the general plan;
   6. Modified deeds of trust have been reviewed and approved by the city of Wasco.

C. The community development director may approve a lot line adjustment after responsible agency consultation with the following findings:
   1. The proposed division is in compliance with all requirements of the zoning ordinance;
   2. The proposed division of land is in compliance with the Subdivision Map Act and all the requirements imposed by the California Environmental Quality Act (CEQA) of 1970 and the city CEQA guidelines;
3. The proposed division of land is in conformance with the general plan;

4. Upon making these findings, the community development director shall issue a certificate of compliance for recording in accordance with Section 66499.35 of the Map Act.

D. A tentative map subject to the requirements of this title or other additional information deemed necessary by the commission for waiver consideration may be required with the request for waiver. In addition, a preliminary title report in accordance with Section 16.16.050(B) will be required. Fees for filing, checking, and processing the waiver and certificate of compliance shall be in the amount prescribed by resolution of the city council. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.12.050 Limitations on issuance of permits.

A. No permit shall be granted for the construction, installation or placement of any building for sale, lease, or financing on any lot or parcel for which a final map or parcel map is required by this chapter until such map thereof, in full compliance with the provisions of this title and the Map Act, has been filed for record by the county recorder.

B. No permit shall be granted for the construction, installation or placement of any building for sale, lease, or financing on any lot or parcel for which a final map or parcel map is required by this chapter until such time that all required releases, licenses, forms and acknowledgements, as may be required by the city manager or other designated city official, have been submitted in a form to the satisfaction of the city.

C. No final certificate of occupancy shall be granted for any building for which a final map or parcel map is required by this chapter until such time that all required improvements have been completed and accepted by the city council.

D. Any permit or certificate of occupancy issued contrary to the provisions of this section shall be void. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 612 §2 (Exh. A (part)), 2010: Ord. 474 (part), 2002).

16.12.060 Unlawfulness of certain transactions.

It is unlawful to offer to sell or lease, to contract to sell or lease, to sell or lease, to finance any lot or parcel of real property or commence construction of any building for sale or lease or financing thereon except for model homes for
which a final map or parcel map is required by this title until such map thereof, in full compliance with the provi-
sions of this title and the Map Act, has been filed for record with the county recorder. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).


Any deed of conveyance, sale or contract to sell real property which has been divided, or which has resulted from a division, in violation of the provisions of the Map Act or this title, is voidable to the extent and in the same manner provided in Section 66499.32 of the Map Act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.12.080 Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this title is, for any reason, held to be uncon-
stitutional or invalid, such decision shall not be deemed to affect the validity of the remaining portions of this chap-
ter, which remaining portions the city council declares it would have adopted, notwithstanding. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.16

TENTATIVE MAPS

Sections:

16.16.010 Preparation and processing procedure requirements.
16.16.020 Form.
16.16.030 Information required.
16.16.040 Preliminary review.
16.16.050 Filing.
16.16.060 Environmental review.
16.16.070 Transmittal to public agencies and utilities.
16.16.080 Report and recommendations of community development director--Service on subdivider.
16.16.090 Public hearing.
16.16.100 Commission review of tentative map.
16.16.110 Commission action of tentative map.
16.16.120 Expiration of maps and extensions.
16.16.010 Preparation and processing procedure requirements. The tentative map for which approval is sought for any subdivision which requires a final or parcel map shall be prepared and processed in accordance with the provisions of the Map Act and this title. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.020 Form. Tentative map shall be clearly and legibly drawn on one or more eighteen-by-twenty-six-inch sheets at a scale of not less than one hundred feet to the inch. If more than one sheet is required, the total number of sheets comprising the tentative map shall be stated on each of the sheets, and its relationship to each adjoining sheet shall be clearly shown. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.030 Information required. A. Each tentative map shall contain the following information:
   1. Number of proposed subdivision as secured from the county planning department proceeded by the word "tentative" and date of preparation;
   2. Name and address of record owner or owners;
   3. Name and address of registered engineer or land surveyor preparing the map and his registration number;
   4. The name and address of the subdivider;
   5. Sufficient description to define the location and boundaries of the proposed subdivision and its relation to existing, adjacent subdivision maps, north point, scale and approximate acreage;
   6. The name, location and width of adjacent streets and alleys; and the location of buildings and other improvements within fifty feet of the boundary of the proposed subdivision;
   7. The location, names and width of proposed streets and alleys within the boundary of the proposed subdivision;
   8. The boundary of the proposed subdivision as delineated by a colored border;
9. Lot or parcel layout and dimension and square footage of each lot or parcel; with the square footage of each lot or parcel noted in the lot;
10. Lots or parcels shall be numbered consecutively;
11. Topographic contours (one-foot minimum contour interval);
12. Proposed direction of drainage flow in streets and alleys;
13. Boundaries of areas subject to inundation or stormwater overflow and the locations, width and direction of flow of all watercourses, drainage channels and existing drainage structures;
14. All physical structures including, but not limited to, buildings, trees, fences, curb and gutter, sidewalks, power poles, etc., shall be shown on the property being subdivided; such structure shall be dimensioned and accurately located by dimension in relation to lot or parcel lines or boundary lines of the proposed subdivision;
15. The existing use of all buildings located on the proposed subdivision or other uses of property;
16. Zoning district proposed subdivision lies within;
17. Land use designation as shown on land use element of the general plan;
18. Assessor’s parcel number;
19. Proposed method of water supply;
20. Proposed method of sewage and sewage disposal;
21. Proposed public areas, if any;
22. Proposed method of storm drainage disposal for each phase; and drainage calculations to support the proposed method of disposal;
23. Location of street lights and fire hydrants to be installed;
24. The width and location of all existing and proposed public or private easements;
25. The location, size, and description of any underground facilities such as wells, pipelines, telephone lines, septic tanks, etc.;
26. Radius of each curve;
27. Statement of improvements and utilities proposed to be made or installed;
28. Show all dedications and irrevocable offers of dedication on the tentative map or to be made by separate instrument;
29. A typical cross section on each side of the project that abuts a public street starting from a point fif-
teen feet inside the rear property line and ending fifteen feet on the street side from the edge of curb. The location of any proposed perimeter wall, any planting area and sidewalk area adjacent to the perimeter wall, curb and gutter, and bicycle paths shall be shown on the cross section. Additional cross sections may be required depending on the presence of any physical feature that may be located adjacent to the project.

B. Other Requirements. Some of the information specified in subsection A of this section may not practically be shown on the map and shall be contained in a statement accompanying the tentative map. (Ord. 617 §2 (Exh. A (part)), 2011; Ord. 521 §1 (Exh. A (part)), 2006; Ord. 474 (part), 2002).

16.16.040 Preliminary review.

Prior to the filing of a tentative map, the subdivider or his authorized representative shall file with the community development director five copies of the tentative map and one copy of the preliminary title report. The community development director shall review the proposed subdivision for conformity with the Map Act and this title. The director shall confer with city staff as necessary to make such determinations. Within ten working days of receipt, the community development director shall complete the preliminary review and in writing notify the subdivider of any necessary corrections or modifications. The subdivider may, at his option, request a conference with the community development director for clarification of any determination made by the community development director and/or staff in preliminary review. (Ord. 617 §2 (Exh. A (part)), 2011; Ord. 474 (part), 2002).

16.16.050 Filing.

Each subdivider or his authorized representative shall file or cause to be filed with the community development director at the City Hall, Wasco, California, the required documents as follows:

A. Thirty full size copies and one eight-and-one-half-inch by eleven-inch reduced copy of the tentative map;
B. Two copies of the preliminary title report no more than sixty days old;
C. Two copies of a preliminary soils report; a preliminary soils report shall be required for all tentative maps which require a final map; a preliminary soils report may be
required as a condition of approval for a tentative map which requires a parcel map; in any case, such report shall be prepared in accordance with the Map Act requirements;

D. Any other required or pertinent information not shown on the map or elsewhere;


16.16.060 Environmental review.

When divisions of land are subject to the environmental review process in accordance with the California Environmental Quality Act (CEQA) of 1970, Public Resources Code Section 2100 et seq., and the city CEQA guidelines, the community development director shall complete the process within the time limits set forth in Section 66452.1 of the Map Act for action or tentative maps may be extended to coincide with environmental review process. Tentative map and environmental review shall be processed concurrently to assure minimum time delay. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.070 Transmittal to public agencies and utilities.

A. Within five working days after reviewing tentative map and other required documents, the community development director shall transmit the tentative map to each of the following:

1. City of Wasco building department;
2. Kern County fire department;
3. Office of Intergovernmental Management when required under Section 12037 of the Government Code;
4. City of Wasco public works department;
5. Southern California Gas Company;
6. Pacific Gas and Electric Company;
7. Pacific Bell Telephone Company;
8. Warner Cable Television Company;
9. Other public agencies or utilities as affected by the subdivision;
10. School districts affected by the subdivision.

B. Such entities may review the tentative map and transmit any comments, recommendations, or requirements thereon to the community development director, who shall incorporate them into his report and recommendations to the commission. Should no comments be received by the community development director within the time set forth in the Map
Act, it shall be presumed that the tentative map is approved by the entities as submitted. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.080 Report and recommendations of community development director--Service on subdivider.

The community development director shall prepare a report and recommendations which will include all comments received on the tentative map, a copy of which will be served on the subdivider three calendar days prior to any action on the tentative map by the commission. Service may be personally or by mail. Service shall be deemed complete two days after depositing such report and recommendations in the U.S. mail. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.090 Public hearing.

Pursuant to Section 66451.3 of the Map Act, a public hearing shall be held for all proposed divisions of land which require a parcel or final map. In addition to published notice prescribed by Section 66451.3, all property owners as shown on the city’s last equalized assessment roll within three hundred feet of the proposed subdivision shall be given notice of such hearing by direct mail. Public hearing shall be held before any commission action on tentative map. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.100 Commission review of tentative map.

The commission shall review the tentative map considering the following:

A. Environmental findings;
B. Project’s consistency with the city of Wasco general plan and any applicable community plan and/or specific plan;
C. All applicable provisions of this title;
D. All applicable provisions of the Map Act;
E. All applicable provisions of the zoning ordinance;
F. Planned unit developments. Where, in accordance with the provisions of the zoning ordinance, and any applicable combining districts, a planned unit development has been approved subject to the approval of a tentative map, the commission shall find that the tentative map conforms to such plans;
G. Report and recommendation of the community development director;

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H. Comments received by the public in conjunction with the required public hearing. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 521 §1 (Exh. A (part)), 2006; Ord. 474 (part), 2002).

16.16.110 Commission action of tentative map.
   A. The planning commission shall approve, disapprove, or approve with conditions the tentative map and report its action in writing to the subdivider and city engineer within one calendar week after the date of decision.
   B. At the same time the commission shall designate the improvements which will be required under the provisions of this title, the dedications, and irrevocable offers of dedication and the form thereof, which will be required under the provisions of this title and shall designate any other requirements lawfully authorized to be made.
   C. At the discretion of the planning commission, areas of real property within the subdivision may be reserved for future need for schools, fire stations, libraries, recreational facilities, or other public uses, pursuant to the applicable provisions of the Subdivision Map Act as a condition of approval of the tentative map.
   D. The decision of the commission shall be final, subject to appeal by the subdivider or any other interested persons as provided in this title and the Map Act.
   E. Nothing contained herein shall be construed to prohibit the filing of different tentative maps for the same property regardless of whether the first one has been approved, provided when such subsequent map is filed, the first on file is deemed completely rescinded and of no further force or effect. Optional tentative maps may be filed at the same time but action of commission shall be related only to one such map. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.120 Expiration of maps and extensions.
   The approval or conditional approval of a tentative map shall expire in accordance with Subdivision Map Act requirements. Extensions of the tentative or conditional approval shall be in accordance with the provisions of the Map Act. In granting an extension, the planning commission may impose new or revise existing conditions of approval. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.16.130 Modifications or revisions of maps.

The modification or revision of an approved tentative map shall not extend the time limits imposed by the Map Act and this title. The planning commission may impose new and revise existing conditions of approval. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.16.140 Fees.

Fees for environmental review and tentative map processing, appeals, requested extensions of time for tentative maps, and requests for modifications of an approved tentative map as described in this title shall be in the amount prescribed by resolution of the city council. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.20

FINAL AND PARCEL MAPS

Sections:

16.20.010 Filing with the city.
16.20.020 Map processing fees.
16.20.050 Size, format and materials of the map.
16.20.060 Form and content of map.
16.20.065 Reversion to acreage--Title sheet information.
16.20.070 Approval of the city engineer.
16.20.080 Action by the city council.
16.20.090 Taxes and assessments.
16.20.100 Improvement security and agreement.
16.20.110 Cash payment for drainage fees.
16.20.120 Subdivision guarantee.
16.20.130 Transmittal to county.
16.20.140 Subdivision improvement security.

16.20.010 Filing with the city.

Any time after the approval or conditional approval of the tentative subdivision map and prior to the expiration thereof the subdivider may file with the city engineer, or designated city official, the original and three prints of the final or parcel map completed in accordance with the Subdivision Map Act and this title. Such map shall be accompanied by:
A. One eight-and-one-half-inch by eleven-inch reduced copy of the map;
B. Two eighteen-inch by twenty-four-inch bond copies of the map;
C. Three AutoCAD (or compatible) on three separate readable CDs or three e-mail copies of the map shall be provided to the city. This data is for government use and is not available to the general public in electronic format;
D. Five complete sets of improvement plans, (if necessary) including utility composites;
E. Current engineer’s estimate (estimated cost of all improvements);
F. Preliminary title report dated within thirty days of map submittal issued by a title insurance company with offices in the county in the name of the owner of the land, issued to or for the benefit and protection of the city, showing all parties whose consent is necessary and their interest therein, except where the land included in such subdivision is registered under the Land Registration Act; if the land is so registered, a copy of the certificate of title shall be furnished, certified;
G. Mathematical traverses, in a form acceptable to the city engineer, of the boundary of the division of land, block boundaries, not-a-part areas, centerline loops, each lot and parcel shown on the map, and all closures used in computing the distances, angles, and courses with ties to existing and proposed monuments. Closures shall be within the allowable limits specified in this title;
H. Other documents and design calculations as may be required or referenced on the map;
I. Two copies of the proposed deed restriction, if applicable;
J. Fee(s) for checking and processing the map and related documents as set forth in this title;
K. Complete copies of all deeds, recorded easements, and other maps referenced on the map or required for the interpretation of deeds referenced on the map;
L. Complete copies of all field-book pages referenced on the map;
M. A print of the most recent Assessor Map Book page or pages covering the proposed division of land (if needed);
16.20.020  Map processing fees.
   A. Where the city engineer processes a final or parcel map under the provisions of the Subdivision Map Act, the subdivider shall pay a map processing fee to the city engineer in addition to all other fees and charges required by law. This fee, payable upon submission of the map, or a print thereof, for review by the city engineer or determination of compliance with Section 66492 of the Subdivision Map Act by the city, shall be the total of the following applicable fees:
      Fees for checking and processing maps, improvement plans and related documents shall be in the amount prescribed by resolution of the city council.
      If any deposit made is less than sufficient to pay all of the costs of plan checking inspection, the subdivider, upon demand of the city engineer, shall pay to the officer making the demand an amount equal to the deficiency. If the subdivider fails or refuses to pay such deficiency upon demand, the city may recover the same by action in any court of competent jurisdiction. Until such deficiency is paid in full the improvement shall be considered uncompleted.
   B. Where the city engineer is required to check street improvement plans for a parcel or final map under the provisions of the Subdivision Map Act, the subdivider shall pay a plan checking fee to the city in addition to all other fees and charges required by law. These fees, payable upon completion of the plans for checking by the city engineer, shall be based on estimated construction costs and number of resubmittals, and are based on the fee schedule as approved by resolution of the city council.
   C. Recording fees and mileage of the officer making the recording shall be paid by the subdivider. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.050  Size, format and materials of the map.
   The map which is filed shall be in full accord with the Subdivision Map Act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.060  Form and content of map.
   A. General. The map shall be accurately and legibly drawn in a professional manner in keeping with standard engineering practices. The map shall be prepared in conformance with the Map Act. Scale shall not be less than one hundred
feet to the inch. When the commission has waived improvements in accordance with Section 16.32.030, the following certificate shall be ascribed on the map:

Pursuant to Section 66411.1 of the Subdivision Map Act, all improvements have been waived. Notice is hereby given that no building permit shall be issued until such time as improvements are completed in accordance with Chapter 16.32 of the Wasco Municipal Code.

B. When more than three sheets are used an index shall show the entire subdivision.
   1. The title sheet of each map shall contain a title consisting of the words "Tract No." and the number of the division of land on a final map, or the words " Parcel Map No." and the number of division of land on a parcel map; also the words "in the City of Wasco"; also, except as provided in the section of this chapter, a subtitle consisting of a description of all the property being divided, by reference to such map or maps of the property shown thereon, as shall have been previously filed or recorded in the office of the county recorder or shall have been previously filed with the city clerk pursuant to a final judgment in an action in partition, or shall have been previously filed in the office of the county recorder under authority of Division 3 of Title 7 of the Government Code or by reference to the plat of any United States survey. When necessary for greater clarity or definiteness, supplemental reference may be made to any other map on file in the office of the county recorder.
   2. Each reference, in such description, to any division of land shall be spelled out and worded identically with the original record thereof, and must show a complete reference to a book and page of records of the county.
   3. Upon such title sheet the certificate of the surveyor or engineer referred to in Section 66449 or 66441 of the Subdivision Map Act shall appear. Also upon such title sheet, or upon at least one map sheet, shall appear the basis of bearings, marking reference to a recorded subdivision map, county surveyor's map or other record acceptable to the city engineer, or to a solar or polaris observation.
   4. Pursuant to Sections 66434 and 66445 of the Subdivision Map Act, certificates, affidavits and acknowledgments may be legibly stamped or printed upon the title sheet of the final map or parcel map with opaque ink. All stamped or written matter, including signatures, shall be so made.
with opaque ink that legible blue-line prints may be obtained therefrom.

C. The names without abbreviations of all:
   1. Proposed streets;
   2. Adjoining streets;
   3. Proposed public areas;
   4. Adjacent tracts, records of survey or parcel maps.

D. North Arrow and Scale.
   1. North arrow and graphic scale used shall be shown on each sheet except the title sheet. The graphic scale used shall not be less than one hundred feet to the inch.
   2. The map on each sheet and the lettering thereon shall be so oriented that, with the North point direction away from the reader, the map may be read most conveniently from the bottom or lower right corner of such sheet, the binding edge to be at the left and lengthwise of the sheet, keeping in mind that the sheets are always on the right page of the map book, the left page being always blank.
   3. Each sheet of a final map or parcel map, excepting the title sheet or sheets thereof, shall bear the main title of the map, the scale of the map, North point and street number together with a designation of the relation, if any, between each sheet and each other sheet thereof.
   4. Additional information which does not affect record title interests shall be placed on a separate document or additional map sheet which shall indicate that it is for informational purposes and is not intended to affect record title interests. Such additional information may include, without limitation, building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping and archaeological sites. The final or parcel map shall contain a notation of reference to the separate document or additional map sheet.

E. Lot Data.
   1. All lots shall be numbered consecutively beginning with the number one with no omissions or duplications; provided, however, where the subdivision is a continuation of or an addition to an existing subdivision being the same tract number, the lot number shall commence with the number immediately following the last highest number of the existing subdivision and in all other respects conform to the proceeding requirements. Each lot shall be shown entirely on one sheet. No block numbers shall be used. The dimension of each lot shall be used. Lots shall show net acreage to the nearest
hundredth or net square footage to the nearest square foot. The last lot number shall be circled.

F. Survey Data.

1. All survey data shown on the map shall be determined by a field survey made in accordance with standard practices and principles for land surveying.

2. A traverse of the boundaries of the tract and all blocks must close within a limit of error not to exceed one foot in twenty thousand feet. A traverse of the interior lots of the tract must close within a limit of error not to exceed one foot in ten thousand feet.

3. The bearing and length of each lot line, block line and boundary line shall be shown on the final map or parcel map; provided, that when bearings and lengths of lot lines in any series of lots are the same, either the bearings or lengths may be omitted from each interior parallel lot line of such series. Each required bearing and length shall be shown in full, and no ditto mark or other designation of repetition shall be used. Bearings shall be shown to the nearest second and distances shall be shown to the nearest one-hundredth of a foot.

4. Each map shall use the California Coordinate system for its "basis of bearings" and shall express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the North point of said map shall appear on each sheet thereof. Establishment of said basis of bearings may be by use of existing horizontal control stations or astronomic observations.

5. The length, radius and total central angle or bearings of terminal radii of each curve and the bearing of each radial line to each lot corner on each curve, or the central angle of each segment within each lot, shall be shown thereon.

6. Upon each lot containing an area of three-fourths of an acre or more shall be designated the acreage of such lot shown to the nearest one-hundredth of an acre.

7. Upon the final map or parcel map shall be shown on each city boundary line crossing or adjoining the division of land, and such line shall be clearly designated and tied in.

8. There shall be shown upon each final map or parcel map the centerline of each highway, street or way, the total width thereof, the width of that portion, if any, to be dedicated and, in the case of any existing highways, streets or ways, the width thereof, and the width of each
highway, street or way on each side of the centerline thereof. On each such centerline shall be shown the bearing and length of each tangent and radius, central angle and length of each curve.

9. The final map or parcel map shall show the width of each railroad right-of-way, flood control or drainage easement and each other easement appearing on such map, whether previously of record or offered for dedication on such map.

G. Flood and Geological Hazards.
1. If any portion of a lot or parcel of a division of land is subject to flood hazard, inundation or geological hazard, such fact and portion shall be clearly shown on a separate document or additional map sheet. A dedication of building-restriction rights over the flood hazard, inundation or geological hazard area may be required.

2. In the event that a dedication of right-of-way for storm drainage purposes is not required, the location of any watercourse, channel, stream or creek, flood hazard area or floodway shall be shown on a separate document or additional map sheet to the satisfaction of the city engineer.

H. Monuments.
1. The map shall clearly describe and show the locations of stakes, monuments or other evidence found on the ground to determine the boundaries of the tract. The map shall identify and show the locations of all new monuments as required by Section 16.32.230.

I. Record of Easements.
1. The map shall show the location, width, and side lines of all easements to which the lots are subject. If an existing easement is not definitely located of record, a statement as to the easement shall appear on the title sheet. Public utility easements for storm drains, sewers, utilities, and other purposes shall be denoted by broken lines. Distance and bearings on the side lines of the lots which are cut by an easement shall be shown as to indicate clearly the actual lengths of the lot lines. The width of the easement shall be clearly labeled and identified, and, if already of record, proper reference to the records shall be given. Easements being dedicated shall be so indicated in the certificate of dedication.

J. Dedications.
1. All streets, alleys, access rights, drainage easements, public utility easements, and other easements and parcels of land shown on the map as intended for public use shall be offered for dedication for public use in accordance
with the Subdivision Map Act and shall be properly set out in the owner’s certificate of dedication on the map.

K. Reservations.

1. All property reserved for schools, fire stations, libraries, recreation facilities or other public uses shall be shown on the map.

L. Certificates.

1. In addition to the certificates required by the Subdivision Map Act a certificate by the community development director shall be required on the map as follows:

I hereby certify that this map substantially conforms to the tentative map as conditionally approved by the Planning Commission on ______________, 20____.

_______________________________________
Community Development Director     Date
City of Wasco


16.20.065 Reversion to acreage--Title sheet information.

A. Upon the title sheet of each map filed for the purpose of reverting subdivided land to acreage, the subtitle shall consist of the words "A Reversion of Acreage of..." (insert a legal description of the land being reverted).

B. A parcel map may be used to revert to acreage land previously subdivided and consisting of four or less contiguous parcels under the same ownership. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.070 Approval of the city engineer.

A. The city engineer shall examine all the documents as to conformity with the tentative map, as to the sufficiency of affidavits and acknowledgments, correctness of surveying data, mathematical data and computations, and such other matters as require checking to ensure compliance with the provisions of the Subdivision Map Act and of this title.

B. Within twenty working days after date of receipt of the map, the city engineer shall either approve or return one copy of the map, improvement plans or other documents to the subdivider or his engineer showing the necessary corrections. On subsequent resubmittals to the city engineer, the subdivider shall submit corrected documents and
plans in duplicate. The city engineer shall respond within ten working days approving or showing required corrections. At such time as the map, improvement plans, and other required documents are found to be in correct form and the matters shown thereon are sufficient, the city engineer shall endorse his approval thereon and transmit it to the city council for approval. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.080 Action by the city council.
Within the time limits set forth in the Map Act, the city council shall approve the map if it conforms to all the requirements of this title and the Map Act applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or, if it does not so conform, disapprove the map. If the city council does not approve or disapprove the map within the time prescribed in the Map Act, or any authorized extension thereof, and the map conforms to all the requirements and rulings, it shall be deemed approved, and the clerk of the city council shall certify its approval thereon. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.090 Taxes and assessments.
Prior to the filing of the map with the city council, the owner or subdivider shall file such certificates and such security and make sure payments as are required by Sections 66492, 66493 and 66494 of the Map Act shall comply fully with such provisions of law. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.100 Improvement security and agreement.
A. The city council, as a condition precedent to the approval of the final map, shall require the subdivider to enter into a subdivision improvement completion agreement upon mutually agreeable terms to thereafter complete such improvements at the subdivider’s expense.
B. The city shall require that performance of such agreement be guaranteed by the security in accordance with Sections 16.32.260, 16.32.270 and 16.32.280. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.110 Cash payment for drainage fees.
Prior to filing of the map, the subdivider shall make a cash payment for fees as provided for in Chapter 16.44. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.20.120 Subdivision guarantee.
Before recording of the map, the subdivider shall obtain a dated subdivision guarantee from a company authorized to issue title insurance which shall guarantee the county and the city in a designated sum that, according to public records of matters affecting the title to the land contained in the subdivision, the only parties having any record title interest in the land whose signatures are necessary under the Map Act on the certificates consenting to the recordation of the map of the land and offering for dedication any streets, roads, avenues, and other easements offered for dedication of the map are as stated in the subdivision guarantee. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.130 Transmittal to county.
When the subdivider has filed the subdivision improvement agreement and bond or other security with the city clerk and has made the deposits and cost payments required by the provisions of this title and the Subdivision Map Act and when such agreement, deposits, and/or security has been approved by the city attorney as to form and by the city engineer as to sufficiency, the map shall be transmitted by the city clerk of the county board of supervisors for ultimate transmittal to the county recorder. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.20.140 Subdivision improvement security.
Upon the furnishing by the contractor of the faithful performance and labor and material bonds required as part of an assessment proceedings, the improvement security of the subdivision may be reduced by an amount corresponding to the amount of such bonds so furnished by the contractor constructing/installing the improvements. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.26
VESTING TENTATIVE MAPS*

Sections:

16.26.010 Authority.

Sections: (Continued)

16.26.050 Filing and processing.
16.26.080 Vesting on approval of vesting tentative map.
16.26.100 Applications inconsistent with current policies.

* Prior ordinance history: Ord. 474.

16.26.010 Authority.

This chapter is enacted pursuant to the authority granted by Chapter 4.5 (commencing with Section 66498.1 of Division 2 of Title 7 of the Government Code of the state of California--Subdivision Map Act) and is intended to implement the provisions of this chapter. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).


It is the purpose and intent of this chapter to establish procedures necessary for the implementation of the vesting tentative map statute, and to supplement the provisions of the Subdivision Map Act and this title. Except as otherwise set forth in the provisions of this chapter, the provisions of this title shall apply to maps considered under this chapter.

To accomplish this purpose, the regulations outlined in this chapter are determined to be necessary for the preservation of the public health, safety and general welfare, and for the promotion of orderly growth and development. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).


No vesting tentative map or vesting tentative parcel map shall be approved if the proposed map or the design or improvement of the proposed development is not consistent with the applicable general, specific or master plans or with the applicable provisions of Title 17 or any other applicable ordinances. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).
Whenever a provision of the Map Act, as implemented and supplemented by this title, requires the filing of a tentative map or tentative parcel map, a vesting tentative map may instead be filed, in accordance with the provisions herein. (Ord. 617 §2 (Exh. A (part)), 2011; Ord. 488 §1 (Exh. A (part), 2004).

16.26.050 Filing and processing.
A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth in this title for a tentative map except as hereinafter provided:
A. At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words "Vesting Tentative Map";
B. At the time a vesting tentative map is filed, a subdivider shall also supply the following information:
   1. Height, size, location and uses of all existing and proposed buildings;
   2. Existing and proposed sewer, water, storm drain and road details;
   3. Detailed grading plans, including geologic and soils information;
   4. Flood control information, or engineer’s drainage study, as required and approved by the city engineer;
   5. Plans, which shall include but not be limited to: type of roofs, building materials, fences and walls, building elevations, landscaping and irrigation plans, parking areas and proposed driveways, signs and other such improvements as may be required for architectural or design review;
   6. Dimensions depicting front, side and rear yard setbacks; areas of paving and landscaping, porches, decks and fencing;
   7. A traffic study approved by the city engineer, unless otherwise waived by the city engineer;
   8. If the proposed use or intensity of development is not permitted in the existing zoning district, a completed application for rezoning the property and, if inconsistency between the proposed rezoning and existing general plan would result, a completed application to amend the land use classification of the general plan;
   9. Location of easements that affect the property and identification of other pertinent legal features;
10. A fiscal impact report analyzing the projected impacts the development will have on public facilities and services;

11. Detailed environmental information sufficient to permit assessment of all environmental effects of the project including cumulative and long-term efforts. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).


Upon filing a vested tentative map, the subdivider shall pay the fees required by city council resolution. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).


The approval or conditional approval of a vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions, established by this title, for the expiration of an approval or conditional approval of a tentative map. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).

16.26.080 Vesting on approval of vesting tentative map.

A. Approval or conditional approval of a vesting tentative map or vesting tentative parcel map shall confer a vested right to proceed with residential development in substantial compliance with the ordinances, policies and standards described in Section 66474.2 of the Government Code. However, if Section 66474.2 is repealed the approval shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time the vesting tentative map or vesting tentative parcel map was approved or conditionally approved. Any disputes whether a development substantially complies with the approved or conditionally approved map, or with the ordinances, policies or standards described in this subsection, shall be resolved by the city council.

B. Notwithstanding subsection A of this section, a permit or entitlement for development may be conditionally approved or denied if at the time of the issuance of the permit approval or entitlement it is determined by the issuing authority or the city council on appeal that:

1. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both; or
2. The conditional approval or denial is required in order to comply with state or federal law.

C. The rights conferred by a vesting tentative map or vesting tentative parcel map shall expire if:
   1. A final map or parcel map is not approved prior to the expiration of the vesting tentative map or the vesting tentative parcel map;
   2. The applicant has requested and the city has approved a change in the type, density, bulk or design of the development unless an amendment to the vesting tentative map or vesting tentative parcel map has been approved.

D. Upon the filing of a final map or parcel map for a vesting tentative map or vesting tentative parcel map, the rights conferred by subsection A of this section shall continue for one year. Where several final maps or parcel maps are recorded on various phases of a project covered by a single vesting tentative map or vesting tentative parcel map, this period shall begin for each phase when the final map or parcel map for that phase is recorded.

E. A subdivider may apply to the city council for a one-year extension of the rights conferred by subsection D of this section at any time before the time period set forth in subsection D of this section expires. An extension may be granted only if the council finds that the map still complies with the requirements of this title. The city council may approve, conditionally approve or deny an extension in its sole discretion.

F. If the subdivider submits a complete application for a building permit during the periods of time set forth in subsections D and E of this section, the rights referred to therein shall continue until the expiration of that building permit or any extension of that permit.

G. Upon the expiration of the time limits specified in subsection A, D, E or F of this section, all rights conferred by this section shall cease and the project shall be considered as the same as any subdivision which was not processed pursuant to this chapter. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).

Whenever a subdivider files a vesting tentative map for a subdivision whose intended development is inconsistent with the zoning ordinance in existence at the time, that inconsistency shall be noted on the map. The city shall deny such a vesting tentative map or approve it conditioned on the subdivider, or his or her designee, obtaining the necessary
change in the zoning ordinance to eliminate the inconsistency. If the change in the zoning ordinance is obtained, the approved or conditionally approved vesting tentative map shall, notwithstanding Section 16.26.080(A), confer the vested right to proceed with the development in substantial compliance with the change in the zoning ordinance and the map, as approved. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).

16.26.100 Applications inconsistent with current policies.
Notwithstanding any provision of this chapter, a property owner or his or her designee may seek approvals or permits for development which depart from the ordinances, policies and standards described in Sections 16.26.080(A) and 16.26.090, and the city may grant these approvals or issue these permits to the extent that the departures are authorized under applicable law. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 488 §1 (Exh. A (part), 2004).

Chapter 16.28
DESIGN STANDARDS

Sections:

16.28.010 General requirements.
16.28.020 Conformance to plans.
16.28.030 Streets.
16.28.040 Alleys.
16.28.050 Blocks.
16.28.060 Lots.
16.28.070 Pedestrian way or walkways.
16.28.080 Commercial and industrial areas.
16.28.090 Reserve strips for controlling access.
16.28.100 Easements.

16.28.010 General requirements.
Each subdivision and the map thereof shall be in conformity to the standards contained in this chapter. Where a specific design issue is not addressed in this chapter, the most recent edition of the Kern County development standards and/or California Building Code shall apply. Unless specifically addressed in Appendix A, all proposed designs are sub-
ject to the approval of the city engineer and the director of public works. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.020 Conformance to plans.
   All subdivision maps shall conform to any specific plans of streets, public areas or other projects or plans adopted or approved by the council. There shall be conformance to the principles and standards of the general plan and to the city zoning regulations. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.030 Streets.
   A. General. All streets shall conform to the city of Wasco improvement standards in Appendix A.
   B. Minor Collector/Local Streets. Minor collector and local streets shall conform to the city of Wasco improvement standards in Appendix A.
   C. Collector Streets. Collector streets shall conform to the city of Wasco improvement standards in Appendix A.
   D. Arterial Streets. Arterial streets shall conform to the city of Wasco improvement standards in Appendix A. Medians or fees in lieu in the amount of an engineer’s estimate will be required at the time of development for all arterial streets.
   E. Cul-de-Sacs. Cul-de-sacs shall conform to the city of Wasco standards. Cul-de-sac streets shall not exceed block lengths as described in Section 16.28.050.
   F. Dead-End or Stubbed Streets. Where a street is extended to the edge of the subdivision and is intended to be continued to serve future subdivisions, a one-foot reserve strip shall be offered for dedication for future street purposes. No stubbed streets shall be permitted unless a part of a phased and vested project for a subsequent phase. A fifty-foot radius turnaround shall be provided when determined by the planning commission to be necessary for the movement of emergency vehicles.
   G. Private Streets. Private streets shall not be permitted.
   H. Frontage Streets.
      1. Frontage streets shall conform to the city of Wasco standards for minor collector/local streets.
      2. Frontage streets shall be required for residential lots of a subdivision fronting on a freeway, major highway, secondary highway, or arterial.
I. Planned unit development streets shall conform to the standards and guidelines set forth in the city of Wasco zoning ordinance and any applicable combining districts.

J. Part Width Streets. Where a part width street is required at the edge of a subdivision the width of such street shall not be less than one-half the full width required in accordance with city of Wasco standards.

K. Street Curves and Tangents. A minimum centerline radius of at least five hundred feet shall be used on all streets, except local streets shall have minimum radii of two hundred fifty feet.

L. Street Corner Property Line Radii. Street corner radii shall be twenty feet.

M. Street Intersections. Street intersections shall be as near right angles as is feasible.

N. Alignment of Continuation of Streets. Streets which are a continuation of streets in contiguous territory shall be so aligned as to assure that their centerlines will coincide. In cases where straight line continuations are not physically possible, such centerlines shall be continued by curves. In cases where such streets cannot be continued or aligned, a minimum distance of one hundred fifty feet between the centerlines shall be maintained.

O. Street Grades. No street shall be a grade of more than seven percent or less than two-tenths percent. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.040 Alleys.

A. General. All alleys where approved or required shall conform to the city of Wasco standards.

B. Maintenance District Required. All new alleys and/or extensions of existing alleys shall be subject to annexation into a maintenance district.

C. Alley Required. Alleys may be required by the commission for lots used or intended to be used for commercial, industrial, or multifamily residential purposes.

D. Alley Optional. Alleys in single-family residential subdivisions shall be optional and subject to the commission’s approval.

E. Alley Width. The width of alleys shall be thirty feet minimum except alleys in single-family residential subdivisions shall be twenty feet minimum.
F. Alley Intersections. Where two alleys intersect, the corner shall be cut on a straight line connecting points on both lot lines ten feet from the projected intersection of the alleys. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.050 Blocks.
   A. Residential Block Lengths. The design of residential blocks, including, but not limited to, block length, street design, and pedestrian access, shall comply with the policies and standards of the general plan.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size</th>
<th>Max. Blk. Length (in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 Zone</td>
<td>6,000 sq. ft. min. lot</td>
<td>800</td>
</tr>
<tr>
<td>R-1-8 Zone</td>
<td>8,000 sq. ft. min. lot</td>
<td>1,100</td>
</tr>
<tr>
<td>R-1-10 Zone</td>
<td>10,000 sq. ft. min. lot</td>
<td>1,320</td>
</tr>
</tbody>
</table>

   The planning commission may approve exceptions to the above block lengths if existing conditions merit such an exception.

   B. Residential Block Widths. The width of each residential block shall be sufficient to allow two tiers of lots therein of a depth referred by the provisions of the zoning ordinance except where access to lots is limited to one street frontage only. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 521 §1 (Exh. A (part)), 2006; Ord. 474 (part), 2002).

16.28.060 Lots.
   A. Access. Each lot of a subdivision shall have direct access to a street maintained by a public agency.

   B. Divided Lots. No lot shall be divided by the boundary line of the city, a school district or any other taxing district.

   C. Residential Lot Size. The minimum lot sizes within the subdivision shall conform to the standards as set forth in the zoning ordinance as shown in Table 17-4.

   D. Double Frontage Lots Shall Be Avoided Where Possible. Where such lots are unavoidable due to geographic locations, existing layout or other adverse conditions, such lots will be permitted under the following conditions:

      1. The dedication or irrevocable offer of dedication of the street on which double frontage occurs shall
include a waiver of direct access rights to such street from any property abutting thereon.

E. Cul-de-Sac Lots. Minimum frontage on a cul-de-sac lot shall be as shown in Table 17-4 of the zoning ordinance. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 521 §1 (Exh. A (part)), 2006; Ord. 474 (part), 2002).

16.28.070 Pedestrian way or walkways.
The subdivider may be required to dedicate and improve walkways through long blocks or to provide access to schools, parks, or other public areas. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.080 Commercial and industrial areas.
When property is designated for commercial or industrial use either in the general plan or the zoning regulations, the plan of the subdivision shall be appropriate for such uses. Streets shall be designed to have adequate capacity to handle the anticipated traffic which will utilize them. As far as practicable, streets shall be laid out so that there will be direct access to the commercial or industrial area from arterial or collector streets without utilizing local streets traversing residential areas. Lot areas and dimensions shall be adequate to accommodate the yard spaces, off-street parking facilities, and off-street loading facilities required by the zoning regulations. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.090 Reserve strips for controlling access.
A one-foot reserve strip controlling the access to streets or other public rights-of-way from adjoining property shall be approved where such strips are necessary for the protection of the public welfare or for a substantial property right. The reserve strips shall be specifically referred to in the dedication certificate. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.28.100 Easements.
Distribution lines shall be placed underground within the public right-of-way. On all street rights-of-way less than sixty feet in width an additional five feet on each side and parallel to the street right-of-way will be required. Easements for equipment enclosures shall be required as needed. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
Chapter 16.32

IMPROVEMENTS

Sections:

16.32.001 Definitions.
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16.32.020 In subdivisions for which a final map is required.
16.32.030 In subdivisions for which a parcel map is required.
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16.32.090 Required improvements--Storm drain.
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16.32.001 Definitions.
"Improvement" refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and the local neighborhood traffic and drainage needs, as a condition precedent to the approval and acceptance of the final map thereof. "Improvement" also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by the public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.010 General requirements.
All improvements shall be constructed at the subdivider's expense in accordance with the requirements of this chapter and in accordance with the city of Wasco improvement standards as shown in Appendix A. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.020 In subdivisions for which a final map is required.
As a condition of approval of a tentative map for which a final map is required, all improvements as set forth in this chapter shall be required. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.030 In subdivisions for which a parcel map is required.
As a condition of approval of a tentative map for which a parcel map is required, improvements as set forth in this chapter may be required. The extent of such improvements shall be determined by the planning commission pursuant to Section 66411.1 of the Map Act. The planning commission may
waive improvements until development of proposed division of land occurs. Improvements shall not be waived in any developed area. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.040 Standards and design criteria.

The criteria and standards used for the design and construction of improvements shall be in accordance with the following:

A. City of Wasco standards, copies of which are for sale or available for examination by the public in the offices of the city clerk, community development department, or public works department;

B. All the applicable provisions of Chapter 16.28, entitled "Design Standards";

C. All other requirements set forth in this chapter;

D. Exceptions. The city engineer or other designated city official may make minor changes in typical sections and details if unusual conditions pertain to the subdivision or arise during construction to warrant such change;

E. All utilities shall be extended as necessary to meet the definition of "improvement" (Section 16.32.001). (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.050 Plans.

A. Improvement plans shall include all drawings and specifications necessary for the orderly construction of improvements for the subdivision.

B. All such plans shall be prepared in a professional manner in keeping with standard engineering practices.

C. All such plans shall be drawn on polyester base film in ink capable of producing a legible print.

D. All sheets shall be twenty-four inches by thirty-six inches and shall be incorporated into one complete set of plans. All such sheets shall be of the same size. When more than three sheets of drawings are required, an index to drawings shall be ascribed on the first sheet of the set.

E. Plans, profiles and specifications for such improvements shall be furnished to the city engineer or other designated city official for checking, and such plans, profiles and specifications shall be subject to the approval of the city engineer or other designated city official before any such map shall be approved or certified. Such plans, profiles and improvements shall be in accordance with the standards of the city, as adopted by the council.
F. An AutoCAD (or compatible) copy of the map shall be provided on a transportable media storage device (i.e., compact disk, USB flash drive, or other current media acceptable to the public works department) and delivered to the city of Wasco public works department. This data is for government use and is not available to the general public in electronic format. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.060 Required improvements--Generally.
The improvements set out in Sections 16.32.070 through 16.32.210 as required shall be clearly set forth in the improvement plans and constructed or installed in accordance therewith. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.070 Required improvements--Grading.
Grading shall include all excavation, embankment and fill necessary to produce the surface on which the lowest layer of improvement or structure is placed. Such grading shall be constructed to the lines and grades approved by the city engineer or other designated city official for all surface improvements in the subdivision including streets, alleys, sidewalks, curbs and gutters, building pads, and surface drainage facilities. All building pads shall be graded to provide eighteen inches minimum from finished floor of building to finished gutter flow line. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.080 Required improvements--Street improvements.
Street improvements shall include curb and gutter, valley gutters, sidewalks, structural street and alley sections which include subbase, base and paving as required. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.090 Required improvements--Storm drain.
Drainage facility improvements shall include storm drain lines, catch basins, manholes or other improvements that may necessitate the drainage of stormwater from the subdivision. On-site ponding basins as a method of disposal of stormwater may be permitted upon approval of the city engineer or other designated city official. The maximum distance permitted for surface drainage shall be one thousand three hundred feet. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 580 Exh. A, 2008: Ord. 474 (part), 2002).
16.32.100 Required improvements--Sanitary sewer.
Sanitary sewer improvements shall include the main line connected to the existing system, manholes and a lateral stubbed to the property line of each lot. Such laterals shall be marked on the top of the curb with the letter "S" at such time as concrete is placed. Septic tanks, cesspools, leach fields, or permanent force mains will not be permitted without specific written approval by the city engineer prior to tentative map approval. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.110 Required improvements--Water system.
Water system improvements shall include water mains, fire hydrants, valves and services to property line of each lot. Location of water services shall be marked on the top of the curb with the letter "W" at such time concrete is placed. Fire hydrants shall be of the size and type approved by the Kern County fire department and city engineer or other designated city official; provided, however, that such hydrants shall not be less than any hydrant required by the city as set forth in the city of Wasco standards and adopted Uniform Fire Code. The following criteria shall be used for placement of fire hydrants:

A. Single-Family Residential Development. One hydrant shall be placed for each six hundred lineal feet of residential frontage. No development shall be less than two hydrants or as required by the planning commission.

B. Multiple-Family or Mobilehome Park Residential Development. One fire hydrant shall be placed for each four hundred fifty lineal feet of residential development frontage. No development shall have less than two hydrants or as required by the planning commission.

C. Commercial and Industrial Development. One fire hydrant shall be placed for each three hundred lineal feet of commercial or industrial frontage. No development shall have less than two fire hydrants or as required by the planning commission.

D. Combined Type Development. When combined type developments are developed, fire hydrants shall be placed in accordance with the most restrictive of the above criteria as approved by the city engineer or other designated city official. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.120 Required improvements--Street signs.
All street signs shall be provided by the subdivider. Street signs shall be of the type approved by the city. Street signs shall be placed at each intersection in accordance with the city of Wasco standards. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.130 Required improvements--Access barricade.
Any required barricade to protect access at dead-end streets shall be provided by the subdivider. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.140 Required improvements--Street lights.
Street lights, conduits and wiring shall be installed at the expense of the subdivider. No direct burial of wiring will be permitted. Conduit will be required for all underground wiring. Light poles shall be provided by and installed by the subdivider and dedicated to the city as part of improvements. No point along any collector or arterial street shall be more than two hundred fifty feet from a mast arm type street light. No point along any minor collector or local street shall be less than two hundred feet or more than two hundred fifty feet from a post type street light. Street lights shall be placed in the following numbers at exact locations to be determined by the city of Wasco city engineer or designee:

<table>
<thead>
<tr>
<th>Type of Intersection</th>
<th>Arterial/Collector Street</th>
<th>Minor Collector or Local Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four-way intersection</td>
<td>4 (each corner)</td>
<td>2</td>
</tr>
<tr>
<td>Three-way intersection</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Two-way intersection</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>End of a cul-de-sac</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

When an intersection includes an arterial/collector street and a minor collector/local street, the highest order street shall govern the number of street lights required at that intersection. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.150 Required improvements--Public utilities.

The subdivider shall provide public utilities to each lot of the subdivision including electric, communications (telephone), street lighting, natural gas, and cable television. Existing and new utility distribution facilities, and lines, shall be placed underground in any residential, commercial or industrial subdivision. The subdivider shall be responsible for complying with the requirements of this section, and the subdivider shall make the necessary arrangements with the utility companies for the installation and access to such facilities. Such facilities shall be installed underground before any permanent street facilities are placed. For the purpose of this chapter, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets may be placed above ground where below ground or ground level units are not feasible or possible. If above ground boxes or pedestals are required, they shall have a minimum amount of surface area, be aesthetically pleasing and be covered with an anti-graffiti coating. The provisions of this section shall not apply to utility distribution facilities and lines which do not provide services to the area being subdivided. Utility plans shall be incorporated into the improvement plans. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.160 Required improvements--Railroad crossings.

Provisions shall be made for any and all railroad crossings necessary to provide access to, or circulation with, the proposed subdivision, including the preparation of all documents necessary for application to the public utilities commission of the state for the establishment and improvement of such crossing. Costs for such establishment and improvement shall be the responsibility of the subdivider. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.170 Required improvements--Fences or walls.

Fences or walls shall be constructed by the subdivider of the size and type and in the locations as may be required by the planning commission. Block walls shall be installed per city of Wasco improvement standards. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.180  Required improvements--Trees.

Trees shall be planted by the subdivider of the size and type and in the locations as may be required by the planning commission for screening purposes or as required pursuant to the city of Wasco zoning ordinance. Street trees shall be planted along all public rights-of-way in all new development. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.190  Required improvements--Street striping.

Street striping shall be required in accordance with the currently approved CalTrans Standards. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.200  Required improvements--Stop signs, stop lights or any other traffic safety device.

Stop signs, stop lights or any other traffic safety device shall be as required by the planning commission and shall be installed in accordance with CalTrans Standards. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.210  Required improvements--Solid waste containers.

Containers used for the collection of solid waste and recycling by the city shall be furnished at the subdivider’s expense. The city staff shall determine the number of containers required. The cost of each container shall be paid prior to recordation of the subdivision map. Containers shall be purchased from the city of Wasco and remain the property of the city of Wasco. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.220  Supplemental improvements and reimbursement agreements.

The subdivider may be required to install improvements for the benefit of the subdivision which may contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and thereafter to dedicate such improvements to the public. The subdivider may be reimbursed for a portion of his costs as provided in Sections 66486 and 66487 of the Subdivision Map Act, or other reimbursement enabling acts. The subdivider’s engineer shall submit to the city engineer or other designated city official an engineer’s estimate for approval. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.230  Monuments and lot corners.
   A.  Permanent Monuments.
      1.  Permanent monuments in accordance with the city of Wasco standards shall be set by the subdivider’s engineer or land surveyor at the following locations:
         a.  At all angle points and at the beginning and ending of all curves on the exterior boundaries of the sub-division;
         b.  At all intersections of street centerlines;
         c.  At the beginning and ending of all curves on the street centerlines within the tract;
         d.  At all the intersections of street center-lines and the exterior boundary of the subdivision.
      2.  All such monuments shall be set as to ensure an unobstructed site between adjacent monuments.
      3.  All such monuments shall be set as required by the Subdivision Map Act.  The city engineer or other designated city official may check such monuments by field survey and verify that the positions of such monuments are correct.  At such time as structural street sections are completed, frames and covers in accordance with city of Wasco standards shall be constructed.
   B.  Lot Corners.
      1.  The subdivider’s engineer or land surveyor shall monument all lot corners including each angle point, the beginning of each curve and the end of each curve.  Such monument shall not be less substantial and enduring than a half-inch iron pipe eighteen inches long with a noncorrosive registered engineer’s or licensed surveyor’s marker on the head thereof.  (Ord. 617 §2 (Exh. A (part)), 2011:  Ord. 474 (part), 2002).

16.32.240  Completion of subdivision improvements.
   A subdivision map which requires a final or parcel map shall not be approved and subsequently recorded until improvements required as a condition of approval of the tentative map have been completed or a subdivision agreement to complete the improvements has been entered into pursuant to Section 66462 of the Map Act.  Such agreement to complete improvements shall be guaranteed by security in the amount, type, form, and content as set forth in this chapter.  (Ord. 617 §2 (Exh. A (part)), 2011:  Ord. 474 (part), 2002).
16.32.250 Subdivision agreement.
   A. The subdivision agreement to complete required improvements shall contain such stipulations as may be required to assure completion of the subdivision in accordance with the requirements of the city. Such stipulations shall specify that the subdivider shall complete the improved work within twelve months and providing that if he fails to complete such work within such period, the city may complete the same and recover the full cost and expense thereof from the subdivider. The subdivision agreement shall provide for inspection of all improvements by the city. The form and content of such agreement shall be approved by the city attorney.
   B. The subdivision agreement shall be secured by a bond or security in the amount, type, form and content as set forth in this chapter.
   C. Except for assessments authorized after tentative map approval for the financing and completion of improvements required of the subdivider, all outstanding or remaining assessments on the land of the subdivision established for improvements contracted under special assessment district proceedings shall be paid by the subdivider. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.260 Security--Type.
   Improvement security shall be of the type as provided for in Section 66499 of the Map Act subject to review by the city attorney and approval of the city council. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.270 Security--Form of bonds.
   When a bond is used to secure the faithful performance of the agreement for subdivision improvements it shall be in substantially the same form as provided for in Section 66499.1 of the Map Act, subject to review by the city attorney and approval by the city council. The form of bond for the security of laborers and materialmen shall be in substantially the same form as provided for in Section 66499.2 of the Map Act subject to review by the city attorney and approval by the city council. Appropriate modifications shall be made in such form if the bond is being furnished for the performance of an act not provided for by agreement. All bonds shall be furnished by a surety company authorized to write the same in the state of California. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.275 Alternative to faithful performance bond described--Procedures.

In lieu of any faithful performance bond required by this chapter, the subdivider may deposit with the city engineer, on behalf of the city council, one of the following: (1) a deposit, either with the city or a responsible escrow agent or trust company, selected by the city, of cash or negotiable bonds of the kind approved for securing deposits of public moneys, or (2) an irrevocable instrument of credit from one or more responsible financial institutions regulated by state or federal government and pledging that the funds are on deposit and guaranteed for payment on demand by the city. The forms of all documents relating to such security shall be subject to approval by the city attorney. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.280 Security--Amount.

The improvement security shall be provided in the amount as follows:

A. Performance Security. One hundred percent of the total estimated cost of the improvements or act to be performed securing payment to the contractor, the subcontractors and to persons furnishing labor, materials or equipment to them for the improvement of the performance of the required act.

B. Labor and Material Security. Fifty percent of the total estimated cost of the improvement or act to be performed securing payment to the contractor, the subcontractors and to persons furnishing labor, materials or equipment to them for the improvement or the performance of the required act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.290 Security--Release.

A. Security for performance may be reduced as work progresses only for the work satisfactorily completed. Upon written request from the subdivider, the city engineer or other designated city official shall determine the value of work completed satisfactorily and submit it to the city council for approval. In no event shall such security be reduced more than ninety percent. Upon final completion and acceptance of the work as determined by the city engineer or other designated city official, a notice of completion shall be filed with the county recorder. Ten percent of such security shall be retained for one year after the filing of such notice.
B. Security for labor and material shall be released six months after such notice of completion is filed; provided, that no claims are filed, the amount of such security shall be reduced equal to the amount of such claims. The balance of the security will be released on the satisfactory settlement of such claims. No security given for the guarantee or warranty of work shall be released until the expiration of the period thereof. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.300 Security--Forfeiture.
Upon the failure of the subdivider to complete any improvement, acts, or obligations within the time specified, or an approved extension thereof, the city council may, upon notice in writing of not less than ten days, served upon the person responsible for the performance thereof, or upon notice in writing of not less than twenty days, served by certified mail addressed to the last known address of such person, determine that the subdivider is in default and may cause the improvement security or such portion thereof as is necessary to complete the work or act or other obligation of the subdivider secured thereby to be forfeited to the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.310 Notice to commence work.
Improvement work shall not commence until the city engineer or other designated city official has been given twenty-four hours’ notice. If the work is discontinued for any reason, it shall not be commenced until such notice is given. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.315 Required permits.
All permits required to commence work including but not limited to CalTrans encroachment permits and city of Wasco encroachment permits must be obtained prior to commencement of work. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.320 Inspection--Required.
The construction of all required improvements shall be inspected by the city engineer or other designated city official for conformance with improvement plans. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.32.330 Inspection--Fees.
Inspection fees shall be in the amount prescribed by resolution of the city council. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.340 Inspections and tests--Required.
A. Grading. All embankments and excavation shall be compacted in accordance with the city standards. There shall be a sufficient number of tests at sufficient depths to ensure proper compaction and moisture content. At such time as the grading is completed, a summary report of such tests shall be submitted to the city engineer or other designated city official for review and approval.

B. Concrete Work. Prior to the placement of any concrete in public right-of-way, the subdivider or his contractor shall notify the city. The city shall inspect the forms and base for compaction. The city engineer or other designated city official may require additional compaction tests to assure proper compaction and moisture content. The city engineer or other designated city official may take concrete cylinder samples as he may deem necessary. The breaking of such samples shall be at the subdivider’s expense. The city shall check all curb and gutter to assure proper drainage. The contractor shall remove any curb and gutter which fails to meet required tolerances as set forth in the city of Wasco standards.

C. Underground Utilities. All trench backfill shall be compacted to city requirements. The contractor may use any method approved by the city to obtain required compaction. There shall be a sufficient number of tests at sufficient depths to assure proper compaction and moisture content. At such time as the underground improvements have been completed, a summary report of such tests shall be submitted to the city engineer or other designated city official for review and approval.

D. Streets and Alleys.
1. Prior to placement of any required base, the subbase shall be prepared and a sufficient number of compaction tests taken at sufficient depths to assure proper compactions and moisture content. The subdivider shall submit such tests to the city engineer or other designated city official for review and approval. No base shall be placed until such approval is obtained.

2. After the placement of base and prior to placement of pavement, the city engineer or other designated city official may require additional compaction tests to be taken.
to assure proper compaction. The subdivider shall submit such tests to the city for review and approval. The city engineer or other designated city official may require additional tests or require additional information as deemed necessary to assure proper construction in compliance with the improvement plans. A summary report of such tests shall be submitted to the city engineer or other designated city official.

3. After the pavement is placed, the subdivider or contractor shall submit all weight slips to the city engineer or other designated city official.

4. The city engineer or designated city official shall inspect the installation of all sewer and water facilities except for backfill requirements as classified in this title. In addition to the above tests and requirements, the city engineer or other designated city official may require additional testing or other information necessary to assure proper construction in compliance with the improvement plans. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.32.350 Final inspection.

At such time as all improvements are completed, the subdivider shall arrange a meeting with the city engineer or other designated city official for an inspection of the work. The subdivider’s engineer or land surveyor or their representative shall be present during the time of inspections. All required monuments as required in this chapter shall be exposed including all street monuments and not corner monuments. The city engineer or other designated city official may survey or cause to be surveyed the subdivision for assurance that all such monuments satisfy the final map or parcel within allowable tolerances. No deferral of monuments shall be allowed. When all improvements are completed, the city engineer or other designated city official shall proceed to release security as provided for in this chapter. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 612 §2 (Exh. A (part)), 2010: Ord. 474 (part), 2002).

16.32.360 As-built plans.

At such times as the improvement work has been satisfactorily completed and approved as set forth in this chapter, before filing the notice of completion, the subdivider shall submit a complete set of as-built improvement plans capable of being reproduced. Such plans shall clearly show any changes that were made during construction. As-built
16.32.370 Improvement plans shall include the stamp and signature of the subdivider’s engineer and permanent elevation benchmark based upon the city datum on each centerline of street monument and any other location as may be required by the city engineer or other designated city official. Bench mark elevations benchmark based upon the city datum (data) on each centerline of street monument and any other location as may be required by the city engineer or other designated city official. Bench mark elevations shall be set to the nearest one-hundredth of a foot. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 612 §2 (Exh. A (part)), 2010: Ord. 474 (part), 2002).

16.32.370 Insurance requirements.

Construction shall not commence, or continue, until or unless there is in full force and effect all required insurance. The owner shall not permit any work to be done unless and until the worker’s compensation insurance and liability insurance requirements have been complied with.

The types of insurance the owner’s contractor shall obtain and maintain are worker’s compensation insurance and liability insurance, all as set forth herein.

Worker’s compensation insurance and liability insurance shall be maintained in full force and effect for the full warranty period of one year from the date of final acceptance of the work.

Insurers must be authorized to do business and have an agent for service of process in California and have an "A" policyholder’s rating and a financial rating of at least Class XI in accordance with the most current Best’s Rating.

As evidence of specified insurance coverage, the owner shall provide certificates of insurance and endorsements to the city on the forms provided as a part of these improvement standards. No alteration or substitution of said forms will be allowed.

Coverage amounts and limits to be provided for worker’s compensation and liability insurance shall be as specified in the contract.

A. Worker’s Compensation Insurance. The owner shall provide a certificate(s) of insurance to the city certifying that his contractor has obtained for the period of the contract full worker’s compensation insurance coverage for all persons whom the contractor employs or may employ in carrying out the work under the contract. This insurance shall be in strict accordance with the requirements of the most current and applicable state worker’s compensation insurance laws.
B. Liability Insurance. The owner shall provide a certificate(s) of insurance to the city showing his contractor has the liability insurance coverage stated in the contract. Included in such insurance shall be a "cross liability" or "severability of interest" clause.

As applicable, the liability insurance coverage shall include each of the following types of insurance:

1. General Liability.
   a. Comprehensive form;
   b. Premises--Operations;
   c. Explosion and collapse hazard;
   d. Underground hazard;
   e. Products/completed operations hazard;
   f. Contractual insurance;
   g. Broad form property damage including completed operations;
   h. Independent contractors;
   i. Personal injury.

2. Automobile Liability.
   a. Comprehensive form including loading and unloading;
   b. Owned;
   c. Hired;
   d. Non-owned.

The liability insurance shall include as additional insureds: the city, the city engineers, their consultants, all other city consultants and each of their directors, officers, agents and employees. The insurance afforded to these additional insureds shall be primary insurance. If the additional insureds have other insurance which might be applicable to any loss, the amount of the insurance provided under this section on liability insurance shall not be reduced or prorated by the existence of such other insurance. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.36

EXCEPTIONS

Sections:

16.36.010 Purpose.
16.36.020 Exceptions permitted.
16.36.030 Memorandum of justification.
16.36.010 Purpose.
The purpose of this chapter is to allow the planning commission to approve or conditionally approve exceptions to any of the requirements and regulations set forth in this title in accord herewith. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.36.020 Exceptions permitted.
Exceptions to the regulations and requirements of this title may be allowed for the following conditions:
A. When property is impossible or impractical to develop in accordance with any of the provisions of this title because of special circumstances or conditions which affect such property.
B. When a subdivider proposes to develop property using modern site planning techniques in a manner which does not conform or literally comply to the design standards or regulations set forth in this title but would serve to facilitate the ultimate development of the land in a manner that will be commensurate with contemporary living patterns and technical progress. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.36.030 Memorandum of justification.
Under normal circumstances, at no time later than the time of filing of the tentative map the subdivider shall submit a memorandum in writing containing the following information:
A. A complete list of all exceptions requested and justification for such exceptions;
B. Tentative plans, plan of development or any other material necessary to support justification of such exception;
C. If applicable, any decision previously made by the planning commission on the proposed property with respect to the zoning regulations, complete with all material and information required therewith. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.36.040  Planning commission review and decision.
   A. At such time as the planning commission reviews the tentative map it shall review the memorandum of justification. The commission shall approve, approve with conditions or disapprove the requested exceptions. The decision and findings of the commission shall be transmitted to the subdivider and city engineer with the tentative map. In making their decision the planning commission shall make the following findings of fact:
   1. That there are special circumstances or conditions affecting the property;
   2. That the exception is necessary for the preservation and enjoyment of a substantial property right;
   3. That the total development of the property with the exceptions shall in the aggregate be at least equivalent to standard requirements set forth in this title and be in harmony with other developed areas in the immediate vicinity;
   4. That such exceptions will not be detrimental to the public health, safety, convenience and public welfare;
   5. That such exceptions conform to the requirements of the zoning ordinance or any approved exception thereof.
   B. The findings of fact described in subsections (A)(1) and (2) of this section may not be necessary when a subdivider files for an exception based on the condition described in Section 16.36.020(B). (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.36.050  Planned unit developments.
   Where in accordance with the provisions of the zoning ordinance a planned unit development has been tentatively approved subject to the approval of exceptions required in these regulations the commission shall find that the tentative map conforms to such plan. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.36.060  Appeals.
   The subdivider or any interested person may appeal any action or decision of the planning commission with respect to granting or denying any exception as set forth in this chapter. All appeals shall be filed and processed in accordance with Chapter 16.40. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.36.070  Final map.
A copy of such exceptions and all required findings shall be transmitted to the city council with the final map. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.40

APPEALS

Sections:

16.40.010  Board.
16.40.020  Requirements.

16.40.010  Board.
The city council is designated the appeals board. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.40.020  Requirements.
The subdivider or any interested person may appeal any action or decision of the advisory agency with respect to the tentative map to the appeals board. All appeals shall be filed and processed in accordance with Section 66452.5 of the Map Act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.44

STORM DRAINAGE FEES

Sections:

16.44.010  Adoption.
16.44.020  Fees--Required.
16.44.030  Fees--Calculation and payment.
16.44.040  Fees--Amount.

16.44.010  Adoption.
Pursuant to Section 66483-B of the Map Act, the city council does adopt as one complete drainage area that area within the city limits. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).
16.44.020 Fees--Required.

Pursuant to Section 66483 of the Map Act, the subdivider shall pay fees prior to issuance of grading permits for the purpose of defraying the estimated cost of constructing planned drainage facilities for the removal, transportation, and disposal of storm water from the city. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.44.030 Fees--Calculation and payment.

Drainage fees shall be calculated on a per acre basis for the project area and be paid prior to issuance of grading permits. The project area shall be defined as the entire project site being developed or proposed to be developed including all property to the centerline of all adjacent streets. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.44.040 Fees--Amount.

Fees shall be in the amount prescribed by resolution of the city council. All such fees shall be determined and administered in accordance with the Map Act. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Chapter 16.46

PARK LAND DEDICATION

Sections:

16.46.010 General.

16.46.010 General.

This section is enacted pursuant to the authority granted by Section 66477 of the Government Code of the state of California and AB 1600. The park and recreational facilities for which dedication of land and/or payment of a fee is required by this chapter are in accordance with the city of Wasco general plan, the city of Wasco Urban Greening, Parks, and Open Space Master Plan and the Wasco Recreation and Parks District Master Plan, and are to be calculated, dedicated and/or paid in accordance with Chapter 13.26. (Ord. 646 §2, 2014: Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002. Formerly 16.46.020).
Chapter 16.48

VIOLATION--PENALTY

Sections:

16.48.010 Unlawful acts declared misdemeanor.
16.48.020 Remedies not barred.

16.48.010 Unlawful acts declared misdemeanor.

Any act declared by this title to be unlawful shall be a misdemeanor and any person, upon conviction thereof, shall be punishable by a fine of not more than five hundred dollars or imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

16.48.020 Remedies not barred.

This title does not bar any legal, equitable or summary remedy to which the city or any aggrieved public agency or person may otherwise be entitled, and the city or any aggrieved public agency or person may file a suit in the superior court to restrain or enjoin any attempted or proposed division of land or other act which is in violation of this title. (Ord. 617 §2 (Exh. A (part)), 2011: Ord. 474 (part), 2002).

Appendix A

CITY OF WASCO
CONSTRUCTION STANDARDS

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R2 Curb, Gutter and Sidewalk
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R11  Street Signage
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DRAINAGE

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D3   Storm Drain Manhole
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BACKFILL

B1-A Standard Trench Backfill
B1-B Standard Trench Backfill Notes
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Appendix A

B2-B Two Sack Slurry Trench Backfill Notes

MISCELLANEOUS

M1 Retaining Wall 5’ High Maximum
M2 Retaining Wall Over 5’ High to 8’ High
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M4 Chainlink Fence
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L3-A Tree Placement Residential
L3-B Tree Placement
L4-A Synthetic Turf Installation
L4-B Synthetic Turf Installation Procedures and Specifications
**GENERAL NOTES**

1. Class "A" concrete is defined as 6 sack per cubic yard with slump 2.5" to 4" maximum.
2. Class "B" concrete is defined as 5 sack per cubic yard with slump 3" to 5.5" maximum.

<table>
<thead>
<tr>
<th>ABBREVIATIONS</th>
<th>DEFINITIONS</th>
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<tr>
<td>AB</td>
<td>Aggregate Base</td>
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<tr>
<td>AC</td>
<td>Asphalt Concrete</td>
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<tr>
<td>B.W.</td>
<td>Both Ways</td>
</tr>
<tr>
<td>BCR</td>
<td>Begin Curb Return</td>
</tr>
<tr>
<td>C</td>
<td>Clearance</td>
</tr>
<tr>
<td>CL</td>
<td>Centerline</td>
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<tr>
<td>CLR</td>
<td>Clear</td>
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<tr>
<td>CONC.</td>
<td>Concrete</td>
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<tr>
<td>CONT.</td>
<td>Continuous</td>
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<tr>
<td>CORP.</td>
<td>Corporation</td>
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<tr>
<td>D</td>
<td>Distance</td>
</tr>
<tr>
<td>D.F.</td>
<td>Douglas Fir Tree</td>
</tr>
<tr>
<td>DIA.</td>
<td>Diameter</td>
</tr>
<tr>
<td>E.W.</td>
<td>Each Way</td>
</tr>
<tr>
<td>ECR</td>
<td>End Curb Return</td>
</tr>
<tr>
<td>ELEC.</td>
<td>Electrical</td>
</tr>
<tr>
<td>FL</td>
<td>Curb and Gutter Flowline</td>
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<tr>
<td>FPS</td>
<td>Feet Per Second</td>
</tr>
<tr>
<td>FT.</td>
<td>Foot (Feet)</td>
</tr>
<tr>
<td>GAL.</td>
<td>Gallon(s)</td>
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<tr>
<td>GALV.</td>
<td>Galvanized</td>
</tr>
<tr>
<td>GPD</td>
<td>Gallons Per Day</td>
</tr>
<tr>
<td>I.D.</td>
<td>Inner Diameter</td>
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<tr>
<td>IRRG.</td>
<td>Irrigation</td>
</tr>
<tr>
<td>L</td>
<td>Length</td>
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<tr>
<td>LB(S).</td>
<td>Pound(s)</td>
</tr>
<tr>
<td>MAX.</td>
<td>Maximum</td>
</tr>
<tr>
<td>MIN.</td>
<td>Minimum</td>
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### ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Definition</th>
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<tr>
<td>O.C.</td>
<td>On Center</td>
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<tr>
<td>O.D.</td>
<td>Outer Diameter</td>
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<tr>
<td>P.S.I.</td>
<td>Pounds Per Square Inch</td>
</tr>
<tr>
<td>PL</td>
<td>Property Line</td>
</tr>
<tr>
<td>PUE</td>
<td>Public Utility Easement</td>
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<tr>
<td>R</td>
<td>Radius</td>
</tr>
<tr>
<td>RAD.</td>
<td>Radius</td>
</tr>
<tr>
<td>ROW</td>
<td>Right-of-Way</td>
</tr>
<tr>
<td>S</td>
<td>Slope</td>
</tr>
<tr>
<td>SHT.</td>
<td>Sheet</td>
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<tr>
<td>SPECS.</td>
<td>Specifications</td>
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<tr>
<td>SQ. FT.</td>
<td>Square Foot (Feet)</td>
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<tr>
<td>STD(S)</td>
<td>Standard(s)</td>
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<tr>
<td>T.I.</td>
<td>Traffic Index</td>
</tr>
<tr>
<td>TW</td>
<td>Travel Width</td>
</tr>
<tr>
<td>TYP.</td>
<td>Typical</td>
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<tr>
<td>V-GUTTER</td>
<td>Valley Gutter</td>
</tr>
<tr>
<td>W</td>
<td>Width</td>
</tr>
<tr>
<td>W/</td>
<td>With</td>
</tr>
</tbody>
</table>

### Full Width Street - Type A

- **S** = Straight line slope (min. = 2%, max. = 4%)

### Full Width Street - Type B

- **S** = Straight line slope (min. = 2%, max. = 4%)

### Full Width Street - Type C

- **S** = Straight line slope (min. = 2%, max. = 4%)

### Median Curb Detail

**Section Per Plan**

- **Type A1-6 Curb**
  - Per Caltrans
  - 2015 Std. Plan 4874
  - Constructed with Class A Concrete

### Road Section Per Plan

### Table: Part Width Street - Type C

<table>
<thead>
<tr>
<th>#</th>
<th>Street Classification</th>
<th>Street Type</th>
<th>Row (ft.)</th>
<th>C (ft.)</th>
<th>TW (ft.)</th>
<th>L (ft.)</th>
<th>W/2 (ft.)</th>
<th>W (ft.)</th>
<th>T.I.</th>
<th>AC (in.)</th>
<th>AB (in.)</th>
<th>See Standard R2</th>
<th>Curb &amp; Gutter</th>
<th>Sidewalks</th>
<th>PUE</th>
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<td>Arterial</td>
<td>A</td>
<td>110</td>
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<td>37</td>
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<td>Type &quot;A&quot; Type 2</td>
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<tr>
<td>2</td>
<td>Collector</td>
<td>B</td>
<td>86-96</td>
<td>13</td>
<td>--</td>
<td>--</td>
<td>30-35</td>
<td>60-70</td>
<td>7.0</td>
<td>3</td>
<td>6</td>
<td>Type &quot;A&quot; Type 1 or 2</td>
<td>Var.</td>
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<tr>
<td>3</td>
<td>Local</td>
<td>B</td>
<td>60</td>
<td>11</td>
<td>--</td>
<td>--</td>
<td>19</td>
<td>40</td>
<td>4.75</td>
<td>2</td>
<td>4</td>
<td>Type &quot;A&quot; Type 1</td>
<td>Var.</td>
<td></td>
<td></td>
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</tbody>
</table>

* 12" Section Native Material compacted to 95% Relative Compaction.

**Notes:**
1. Final Street Widths to be determined by City Engineer during Preliminary Project Review.
2. Typical Street Sections as shown may be revised per requirements of the Preliminary soils report.
3. Final AC course aggregate shall not exceed 1/2" max. Lower AC course aggregate shall not exceed 3/4" max.
4. New development is responsible for reconstruction of existing roadway to a minimum of Street centerline or as directed by City Engineer.
5. Parking and Bike lane striping for collectors shall be as directed by the City Engineer.
6. All Hot Mix Asphalt (HMA) Concrete work shall comply with Section 39, 2015 Caltrans Standard Specifications.

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**City Council Ord. # 2018-697**

**City of Wasco**

**Street Sections**

**Plates:**
- R1

**Revised:** October 2018  SHT. 1 OF 1
GENERAL NOTES:

1. CURB & GUTTER SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION, WITH COMPACTON OF 95% TO A DEPTH OF 1.0 FEET. SIDEWALK SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION, WITH COMPACTON OF 90% TO A DEPTH OF 12".

2. MINIMUM GRADE FOR CURB AND GUTTER SHALL BE 0.2% EXCEPT TO THE MINIMUM GRADE SHALL BE APPROVED BY THE CITY ENGINEER.

3. CONCRETE SHALL BE CLASS "A", THE SURFACE SHALL BE FINISHED TO GRADE AND CROSS SECTION WITH A FLOAT, TROWELED SMOOTH, AND FINISHED WITH A BROOM. A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.

4. EXPANSION JOINT FILLER MATERIAL SHALL CONSIST OF PREFORMED STRIPS OF A DURABLE, RESILIENT COMPOUND. THE TOP OF THE EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.

5. SIDEWALK SCORE MARKS MINIMUM DEPTH OF 0.125".

6. ROLL-TO-PARK CURB & GUTTER ONLY ALLOWED IN INDUSTRIAL ZONES WITH APPROVAL OF THE CITY ENGINEER AND PLANNING DEPARTMENT.

7. SIDEWALK TO CURB AND GUTTER NOT TO BE POURED AS MONOLITHIC.

8. PROPERTY LINE / RIGHT-OF-WAY AT INTERSECTIONS SHALL BE A 20 FOOT BY 20 FOOT CUT OFF FOR WHEELCHAIR RAMPS.

9. SIDEWALK TYPE 1 SHALL BE USED FOR ALL NEW SUBDIVISIONS AND PARCEL MAPS.

10. MAXIMUM SLOPE RATIO FROM BACK OF SIDEWALK TO FACE OF WALL, FENCE, OR STRUCTURE SHALL BE 4H:1V, EXCEPT FOR TWO FEET BEHIND SIDEWALK WHERE THE MAXIMUM SLOPE SHALL BE 2%. ALTERNATIVELY, THE CITY ENGINEER MAY APPROVE CURBING BEHIND THE SIDEWALK OR OTHER METHOD TO PREVENT EROSION ONTO THE SIDEWALK.

R = 20° FOR ALL R-ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.
R = 30° FOR ALL OTHER ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.
W = 5° MIN. IN ALL R-ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.
W = 6° MIN. IN ALL OTHER ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.

CITY OF WASCO
CURB, GUTTER AND SIDEWALK

CITY COUNCIL ORD. # 2018-697

CITY ENGINEER

REVISED: OCTOBER 2018 SHI 1 OF 1

PLATE R2
NOTES:
1. ALL CONCRETE SHALL BE CLASS “A”. A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.
2. 8” SECTION NATIVE MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.
3. VALLEY GUTTER FLOWLINE SHALL MATCH BACK EDGE OF ALLEY DRIVEWAY APPROACH TO ELIMINATE PONDING.
4. EXPANSION JOINT MATERIAL OR WEAKENED PLANE JOINTS SHALL BE PLACED AT 10’ INTERVALS IN VALLEY GUTTER (TYP).
5. EXPANSION JOINT MATERIAL SHALL CONSIST OF 0.5” PREMOLDED MATERIAL APPROVED FOR SUCH USE. THE TOP OF THE EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.
6. MINIMUM GRADE FOR VALLEY GUTTER SHALL BE 0.2% EXCEPTIONS TO THE MINIMUM GRADE SHALL BE APPROVED THE CITY ENGINEER.

### ALLEY CLASSIFICATION

<table>
<thead>
<tr>
<th>#</th>
<th>ALLEY CLASSIFICATION</th>
<th>ROW (FT.)</th>
<th>TW (FT.)</th>
<th>L (FT.)</th>
<th>2L (FT.)</th>
<th>T (IN.)</th>
<th>W/2 (FT.)</th>
<th>W (FT.)</th>
<th>T.I.</th>
<th>AC (IN.)</th>
<th>AB (IN.)</th>
<th>COMMENTS</th>
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<td>13</td>
<td>2</td>
<td>4</td>
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<td>15</td>
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<td>9.0</td>
<td>3</td>
<td>8</td>
<td></td>
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<td>2</td>
<td>COMMERCIAL</td>
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<td>13</td>
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<td>4</td>
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<td>3</td>
<td>RESIDENTIAL (MULTI-FAMILY)</td>
<td>25</td>
<td>10.5</td>
<td>2</td>
<td>4</td>
<td>6</td>
<td>12.5</td>
<td>25</td>
<td>4.75</td>
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<td>RESIDENTIAL (SINGLE-FAMILY)</td>
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<td>8</td>
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<td>10</td>
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CITY COUNCIL ORD. # 2018-697

CITY OF WASCO

ALLEY SECTIONS

PLATE R3

REVISED: OCTOBER 2018  SHT. 1 OF 1
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A". A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.
2. CROSS-GUTTER & SPANDREL SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION WITH A 6" THICK CLASS II AGGREGATE BASE FOUNDATION COMPACTED TO 95% AND 12" THICK NATIVE SOIL LAYER COMPACTED TO 95%.
3. ALL CONCRETE SURFACES SHALL BE GIVEN A BROOM FINISH WITH STROKES PARALLEL TO GUTTER FLOWLINE AND SHALL BE CURED WITH AN APPROVED CURING COMPOUND.
4. WHERE NOT SPECIFICALLY SHOWN, JOINTS SHALL BE EQUALLY SPACED ACROSS TRAVELED WAY, AT A MAXIMUM INTERVAL OF 10 FEET, OR AS DIRECTED BY CITY ENGINEER.
5. EXPANSION JOINTS SHALL CONSIST OF 0.5" MAX. PREMOLDED JOINT MATERIAL APPROVED FOR SUCH USE. THE TOP OF THE EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.
6. MINIMUM GRADE FOR CROSS GUTTER SHALL BE 0.5%. EXCEPTIONS TO THE MINIMUM GRADE SHALL BE APPROVED BY CITY ENGINEER.
7. ALLEYS WITHOUT ADEQUATE SPACE FOR A CURB RETURN TO BE DESIGNED AS SPECIAL CONDITION.
NOTES:
1. PARKWAY WIDTH TO BE MAINTAINED AT A UNIFORM WIDTH AROUND CUL-DE-SAC AND KNUCKLE.
2. GUTTER FLOWLINE SLOPE TO BE 0.2% MINIMUM.
3. FL = CURB AND GUTTER FLOWLINE
A.C. STREETS

NOTES:
1. ALL EXISTING VERTICAL SURFACES SHALL BE COATED WITH AN ASPHALTIC PAINT BINDER (TACK COAT) PRIOR TO PLACING NEW PAVEMENT.
2. ALL NEW PAVEMENT AND EARTHWORK SHALL BE COMPACTED BY MECHANICAL MEANS.
3. COMPACTION TESTING PER REQUIREMENTS OF CITY ENGINEER.
4. FINAL AC COURSE AGGREGATE SHALL NOT EXCEED 1/2" MAX. LOWER AC COURSE AGGREGATE SHALL NOT EXCEED 3/4" MAX.
5. WHERE NECESSARY TO PROVIDE ADA COMPLIANT SLOPES, ADEQUATE DRAINAGE, AND TO ELIMINATE SURFACE PONDING, THE EXISTING A.C. PAVEMENT ADJACENT TO SAUCUT SHALL BE REMOVED AND/OR GRINDED AND RE-PAVED. ALL WORK SHALL BE AS DIRECTED BY THE CITY ENGINEER.
NOTES:
1. DRIVE APPROACH SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. STANDARDS.
2. ALL CONCRETE SHALL BE CLASS "A", A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.
3. SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE WITH COMPACTION OF 95% TO A DEPTH OF 12".
4. ALL CONCRETE SURFACES SHALL BE FINISHED TO GRADE WITH A FLOAT, TROWELED SMOOTH AND FINISHED WITH A BROOM.
5. EXPANSION JOINT(S) SHALL CONSIST OF 0.25" TO 0.5" PREMOLDED JOINT MATERIAL APPROVED FOR SUCH USE. THE TOP OF EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.
6. APARTMENTS OF 4 UNITS OR LESS SHALL USE THIS DRIVEWAY APPROACH.
7. APARTMENTS OF MORE THAN 4 UNITS SHALL USE THE COMMERCIAL DRIVEWAY APPROACH PLATE.
8. THIS STANDARD APPLIES TO 6" CURB ONLY.
NOTES:
1. THIS DETAIL SHALL APPLY ONLY TO IN-FILL CONSTRUCTION WHERE TYPE 2 SIDEWALK EXISTS. ALL NEW RESIDENTIAL DEVELOPMENT SHALL INSTALL DRIVE APPROACHES PER PLATE R7.

2. DRIVE APPROACH SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. STANDARDS.

3. ALL CONCRETE SHALL BE CLASS "A". A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.

4. SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE WITH COMPACTION OF 95% TO A DEPTH OF 12".

5. ALL CONCRETE SURFACES SHALL BE FINISHED TO GRADE WITH A FLOAT, TROWELED SMOOTH AND FINISHED WITH A BROOM.

6. EXPANSION JOINT(S) SHALL CONSIST OF 0.25" TO 0.5" PREMOLDED JOINT MATERIAL APPROVED FOR SUCH USE. THE TOP OF THE EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.

7. APARTMENTS OF 4 UNITS OR LESS SHALL USE THIS DRIVEWAY APPROACH.

8. APARTMENTS OF MORE THAN 4 UNITS SHALL USE THE COMMERCIAL DRIVEWAY APPROACH PLATE.

9. INSTALL DROUGHT TOLERANT GROUNDCOVER PER THE REQUIREMENTS OF CHAPTER 17.51, SECTION 17.51.020.C.10 OF TITLE 17 ZONING, CITY OF WASCO MUNICIPAL CODE. FINISHED SURFACE SHALL BE FLUSH WITH ADJACENT SIDEWALK AND CURB. PERMEABLE PAVING SHALL BE FIRMLY SET SUCH THAT NO MOVEMENT OCCURS WHEN WALKED UPON. DECOMPOSED GRAINTE OR OTHER SIMILAR MATERIALS SHALL BE COMPACTED TO A FIRM FINISHED SURFACE SUCH THAT INDENTATION DOES NOT OCCUR WHEN WALKED UPON.
PLANTING STRIP NOTE:
INSTALL DROUGHT TOLERANT GROUNDCOVER PER THE REQUIREMENTS OF CHAPTER 17.51, SECTION 17.51.020.C.10 OF TITLE 17 ZONING, CITY OF WASCO MUNICIPAL CODE. FINISHED SURFACE SHALL BE FLUSH WITH ADJACENT SIDEWALK AND CURB. PERMEABLE PAVERS SHALL BE FIRMLY SET SUCH THAT NO MOVEMENT OCCURS WHEN WALKED UPON. DECOMPOSED GRANITE OR OTHER SIMILAR MATERIALS SHALL BE COMPACTED TO A FIRM FINISHED SURFACE SUCH THAT INDENTATION DOES NOT OCCUR WHEN WALKED UPON.

SECTION B-B
CURB AND GUTTER
COLD JOINT
EXPANSION JOINT

SECTION A-A
CURB AND GUTTER
COLD JOINT
EXPANSION JOINT

NOTES:
1. DRIVE APPROACH SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. STANDARDS.
2. ALL CONCRETE SHALL BE CLASS "A", A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.
3. SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE WITH COMPACTION OF 95% TO A DEPTH OF 12".
4. ALL CONCRETE SURFACES SHALL BE FINISHED TO GRADE WITH A FLOAT, TROWELED SMOOTH AND FINISHED WITH A BROOM.
5. EXPANSION JOINT(S) SHALL CONSIST OF 0.25" TO 0.5" PREMOLDED JOINT MATERIAL APPROVED FOR SUCH USE.
6. APARTMENTS OF 4 UNITS OR LESS SHALL USE THE RESIDENTIAL DRIVEWAY APPROACH PLATE. EXPANSION JOINT SHALL BE SEALED WITH ELASTOMERIC CAULK.
7. APARTMENTS OF MORE THAN 4 UNITS SHALL USE THE COMMERCIAL DRIVEWAY APPROACH PLATE.
8. SEE PLATE R9 FOR ADDITIONAL A.D.A. RAMP REQUIREMENTS AND INFORMATION REGARDING TRUNCATED DOMES.
9. SECTION B-B TYPE APPROACH SHALL APPLY ONLY TO IN-FILL CONSTRUCTION WHERE TYPE 2 SIDEWALK EXISTS. ALL NEW DEVELOPMENTS SHALL INSTALL SECTION A-A TYPE APPROACH.

CITY COUNCIL ORD. # 2018-697
CITY OF WASCO
COMMERCIAL DRIVE APPROACH
PLATE R8
REVISED: OCTOBER 2018 SHT. 1 OF 1
DETECTABLE WARNING SURFACE

R = 20' FOR ALL R-ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.
R = 30' FOR ALL OTHER ZONING DISTRICTS OR AS DIRECTED BY THE CITY ENGINEER.

NOTES:
1. CURB RAMP SURFACE DESIGN SHALL BE PER CALTRANS STANDARD PLAN A88A (CURRENT EDITION) OR AS DIRECTED BY THE CITY ENGINEER. IN ALL CASES SURFACE DESIGN SHALL COMPLY WITH ADA REQUIREMENTS.
2. ALL CONCRETE SHALL BE CLASS "A", A MEMBRANE-FORMING, WHITE-PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF ALL FRESH CONCRETE.
3. CURB & CUTTER SUBGRADE SHALL BE CONSTRUCTED TRUE TO GRADE WITH COMPACTION OF 95% TO A DEPTH OF 12".
4. ALL CONCRETE SURFACES SHALL BE FINISHED TO GRADE WITH A FLOAT, TROWELED SMOOTH AND FINISHED WITH A BROOM.
5. RAMP EXPANSION JOINT(S) SHALL CONSIST OF 0.5" PREMOLDED JOINT MATERIAL APPROVED FOR SUCH USE. THE TOP OF THE EXPANSION JOINT SHALL BE SEALED WITH AN ELASTOMERIC CAULK.
6. SIDEWALK SUBGRADE SHALL BE 12" NATIVE SOIL COMPACTED TO 90%
7. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. COLOR YELLOW CONFORMING TO FEDERAL COLOR NO. 335.38.
8. BECAUSE OF EXISTING CONDITIONS, OTHER CURB RAMP CONFIGURATIONS MAY BE NECESSARY. THESE SHALL MEET THE STATE OF CALIFORNIA ARCHITECTURAL BARRIERS LAWS AND BE APPROVED PRIOR TO INSTALLATION.
1. STREET SIGNS SHALL BE ON SEPARATE POLE AT ALL COLLECTOR AND / OR ARTERIAL INTERSECTIONS. LOCATION TO BE DETERMINED BY THE CITY ENGINEER.

2. SPACING OF SOLAR-POWERED STREET LIGHTS SHALL BE AS DIRECTED BY THE CITY ENGINEER.

NOTES

1. STREET/STOP SIGNS LOCATED AT BCR.
2. STREET LIGHT LOCATIONS AT ECR.
3. SEE GENERAL NOTES PLATE R14.

LEGEND

- STREET LIGHT
- ECR END CURB RETURN
- STOP SIGN
- BCR BEGIN CURB RETURN
- PULL BOX
- ROW RIGHT-OF-WAY

CITY OF WASCO

STREET SIGNAGE /
LIGHT POLE LOCATIONS

PLATE R10

CITY ENGINEER

REVISED: OCTOBER 2018  SHT. 1 OF 1

CITY COUNCIL ORD. # 2018-697
THIRD AVE.

DETAIL OF SIGN PLATE

BRACKET FOR CROSSING SIGN, PART # K-CIV-CRSS BY TRAFFIC ROAD SIGNS, OR APPROVED EQUAL

DIE CAST ALUMINUM WITH SOCKET HEAD SET SCREWS

VANDAL PROOF FASTENER

SQUARE POST TOP BRACKET PART #K-CIV-SQ BY TRAFFIC ROAD SIGNS, OR APPROVED EQUAL

DETAIL OF FITTINGS FOR PIPE MOUNTINGS

NOTES:
1. SIGNS PROVIDED SHALL BE ACCOMPANIED BY A CERTIFICATE TO SHOW COMPLIANCE WITH CITY STANDARD.
2. SIGN PLATES TO BE MADE OF 0.125" ALUMINUM PLATE, CUT TO DIMENSIONS SPECIFIED.
3. PLATES SHALL HAVE REFLECTIVE HIGH INTENSITY GRADE WITH GRAFFITI-PROOF FILM – GREEN BACKGROUND W/SILVER COPY AND SILVER BACKGROUND FOR RED ROSE (BOTH SIDES).
4. VANDAL-PROOF FASTENERS SHALL BE USED.
5. SIGNS FACING TRAFFIC ON ARTERIAL AND MAJOR COLLECTORS SHALL BE METRO SIZE (8" X 30" MIN.) WITH 5" CAPS.
6. STREET SIGNS SHALL BE ON SEPARATE POLE AT ALL COLLECTOR AND / OR ARTERIAL INTERSECTIONS. LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
**Street Light is to be Placed:**
1. Behind the sidewalk if sidewalk is less than or equal to 5'.
2. 12" behind curb face if sidewalk is greater than 5' wide.
3. See General Notes Plate R14.

**Foundation (Square or Round):**
- 1.5" Min. Dia., 18" Radius Plastic Conduit Bends, Type ABS, DWG.031793 or PVC Sch 40
- Anchor Bolts (1"x36"x4", Code 19-0076)
- No. 6 bare solid copper
- Class "A" concrete
- 0.5"-13NC heavy SQ. NUT or equiv. tapped bar welded to inside of pole.

**Section A-A (Cover removed):**
- 2'-0" dia. foundation (optional)
- "D" 7.75"

**Base Details:**
- 6"x6" concrete collar
- #3-1/2 pull box
- 0.75" gravel
- 6" 2"

---

**Table: Anchor Base Data for Steel Poles**

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<td>11-1/2</td>
</tr>
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</table>

**Table: Anchor Base Data for Aluminum Poles**

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<tbody>
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<td>UNION METAL</td>
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<tr>
<td>---------------</td>
<td>--------</td>
<td>-------------</td>
</tr>
<tr>
<td>35-7123 &amp; 35-7193</td>
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<td>11-1/4</td>
</tr>
<tr>
<td>35-7124 &amp; 35-7194</td>
<td>32'-6&quot;</td>
<td>11-1/4</td>
</tr>
<tr>
<td>35-7125 &amp; 35-7195</td>
<td>35'-0&quot;</td>
<td>11-1/4</td>
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</tbody>
</table>
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SECTION 86 OF THE "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION, AND THESE SPECIAL PROVISIONS.

2. LUMINAIRE SHALL BE COBRA HEAD TYPE LED, MODEL GC1-40F-MV-NW-3-GY-700-FDC-WL, BY LEOTEK ELECTRONICS USA, OR APPROVED EQUAL. LUMENS PROVIDED SHALL BE 6,000 LUMENS ON LOCAL STREETS AND 9,500 LUMENS ON COLLECTOR AND ARTERIAL STREETS, SUBJECT TO INCREASE BY DIRECTION OF CITY STAFF.

3. PULL BOX SHALL BE A SIZE 3−1/2 AND SHALL BE LOCATED WITHIN 5' OF THE STREET LIGHT AND BE INSTALLED FLUSH WITH THE SIDEWALK. GRAVEL (0.75" MAX.) SHALL BE PLACED UNDER THE PULL BOX FOR DRAINAGE (SEE DETAIL ON R13). PULL BOX COVER SHALL BE MARKED TO IDENTIFY IT AS STREET LIGHTING. PULL BOX MAY BE PRECAST CONCRETE OR PLASTIC.

4. WIRING FROM THE UTILITY COMPANY SERVICE BOX AT THE BASE OF THE POLE SHALL BE #10 MIN. SOLID OR STRANDED COPPER. THE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO, AND A REPRESENTATIVE SHALL BE PRESENT DURING ANY WORK WITHIN THE UTILITY COMPANY'S SERVICE BOX. WIRING FROM THE PULL BOX TO THE LUMINAIRE SHALL BE #12 MIN. SOLID OR STRANDED COPPER. VOLTAGE DROP FROM THE UTILITY COMPANY SERVICE BOX TO THE LUMINAIRE SHALL NOT EXCEED 5%. VOLTAGE AT THE UTILITY COMPANY SERVICE BOX SHALL BE 120V (240V MAY BE USED IN CERTAIN CIRCUMSTANCES SUBJECT TO THE APPROVAL OF THE CITY ENGINEER). GROUNDING WIRE FROM THE LUMINAIRE TO THE GROUNDING ROD SHALL BE #8 BARE COPPER. AN IN−LINE FUSE IN THE UNGROUNDED CONDUCTOR OR CONDUCTORS ONLY AND A 0.5" φ x 8' LONG COPPER OR COPPER CLAD GROUNDING ROD SHALL BE LOCATED IN THE PULL BOX.

5. SPLICES IN THE PULL BOX SHALL BE TAPE AND WATERPROOFED WITH AN APPROVED ELECTRICAL COATING.

6. CONDUIT SHALL BE A 1.5" MINIMUM DIAMETER SCHEDULE 40 RIGID NON−METALLIC CONDUIT CONFORMING TO UL STANDARD UL 651. CABLE IN CONDUIT (C.1.C) MAY BE USED. CONDUIT SHALL HAVE A MINIMUM COVER OF 18". SMALLER CONDUIT MAY BE USED WHERE THE TYPE OF POLE WILL NOT ACCEPT 1.5" CONDUIT, SUBJECT TO APPROVAL OF THE CITY ENGINEER.

7. ALL CONCRETE SHALL BE CLASS "A".

8. THESE ARE MINIMUM STANDARDS. OTHER ALTERNATIVES TO BE APPROVED BY THE PLANNING DIRECTOR.

9. ALL LIGHTING MUST BE APPROVED BY THE PLANNING DIRECTOR.

10. ALL UNDERGROUND ELECTRICAL WIRE SHALL BE PLACED IN CONDUIT.

CITY COUNCIL ORD. # 2018−697

CITY ENGINEER

CITY OF WASCO

STREET LIGHTS
GENERAL NOTES

PLATE
R14

REVISED: OCTOBER 2018 SHT. 1 OF 1
THIS SHEET HAS BEEN INTENTIONALLY DELETED
SECTION - A
FOUNDATION DETAIL

14" TO 16" DIA. BOLT CIRCLE

(1) 60W Cree LED XSP2 Fixtures Light,
Running D20, 5700K, Type 3ME

(2) NPS SUPRITER

(3) 56.56x56.56x1.88" 375W PV
Solar Panel Orient For
Maximum Solar Exposure (45
Degree Tilt & South Face)

(4) 1.68x10.55x20.87" 100Ah Gel Cell
6Vx4 Batteries & Ethernal Control
Box, Backup Battery (5 Day Min.)

(5) Lockable Energy Storage

(6) Tapered Round
Aluminum Tube 250"
Wall Alloy 6063-T6
With Bolt Down Base,
Paint Color "Powder
Coat Bronze"

(7) Base Flange Alloy 356-T6 With
Bolt Covers and Stainless
Steel Hex Hd. Screws

3 1/4" BOLT PROJECTION

#3 TIES AT 6" O.C. W/ (3)
TIES WITHIN TOP 6"
NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. CASTINGS SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS FOR GREY-IRON CASTINGS, SERIAL DESIGNATION ASTM: (LATEST) A48, CLASS NO. 30B.

3. ALL FRAMES AND COVERS SHALL BE TOUGH, GREY CAST IRON, FREE FROM WARPS, CRACKS, SWELLS, AND COLD SHEET, AND SHALL HAVE A WORKMANLIKE FINISH.

4. THE SEATS OF FRAMES AND BEARING FACES OF THE COVERS SHALL BE MACHINED FOR A SMOOTH, NON-ROCKING FIT BETWEEN THE TWO CASTINGS.

5. CASTING SHALL BE THOROUGHLY CLEANED AND DIPPED TWICE IN A PREPARATION OF ASPHALT OR COAL TAR AND OIL APPLIED AT 300° F TO FORM A FIRM AND TENACIOUS SEAL.

6. CONCRETE SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND COMPLYING WITH SECTION 90-7.01B OF STANDARD SPECIFICATIONS.

7. THE SURFACE SHALL BE FINISHED TO GRADE, TROWELLED SMOOTH, AND GIVEN A LIGHT BROOM FINISH.

8. ALL CONCRETE USED SHALL BE CLASS "A".

9. THE NAME OF THE MANUFACTURING COMPANY SHALL BE ON THE UNDERSIDE OF THE COVER.

10. PIPE CASING SHALL BE 10" I.D. STEEL, A.B.S., OR AS DIRECTED BY THE CITY ENGINEER.
FIRE HYDRANT — INSTALLATION POLICY

THE NATURE AND PURPOSE OF WATER SUPPLY SYSTEMS PROVIDING FIRE PROTECTION, DEMAND THAT FIRE HYDRANTS, AS A SOURCE OF WATER FOR FIRE EXTINGUISHMENT, BE IN CONDITION TO OPERATE AND DELIVER AVAILABLE WATER AT ANY AND ALL TIMES. THIS GUIDE IS ISSUED TO ASSIST THOSE CONCERNED WITH AND/OR RESPONSIBLE FOR THIS ASPECT OF PUBLIC SERVICE.

1. HYDRANT SPACING

1.1 HYDRANTS SHALL BE PLACED WITH CONSIDERATION OF THEIR POSSIBLE USE. THE RULE TO FOLLOW IS TO PLACE ONE HYDRANT NEAR EACH STREET INTERSECTION AND SET INTERMEDIATE HYDRANTS WHERE THE DISTANCE BETWEEN INTERSECTIONS EXCEEDS 350' TO 400'. FIRE HYDRANT SPACING SHALL BE COMPUTED SEPARATELY FOR EACH SIDE OF MAJOR HIGHWAYS, CANALS OR RAILWAYS.

1.2 WHERE THE REQUIRED FIRE FLOW FOR ANY ONE BUILDING OR GROUP OF BUILDINGS IS GREATER THAN THAT PROVIDED BY THE ABOVE, A SUFFICIENT NUMBER OF HYDRANTS PROVIDING THE REQUIRED FLOW SHALL BE INSTALLED WITHIN 400' OF THE BUILDING OR COMPLEX.

1.3 THE LOCATION OF ALL HYDRANTS SHALL BE REVIEWED AND APPROVED BY THE OFFICE OF THE KERN COUNTY FIRE MARSHALL.

2. INSTALLATION — WATER MAINS

2.1 ALL WATER MAINS SERVING FIRE HYDRANTS SHALL BE ENGINEERED TO PROVIDE THE REQUIRED FIRE FLOW, BUT SHALL NOT BE LESS THAN SIX INCHES (6") IN DIAMETER. STUB OR DEAD-END LINES OVER 800' IN LENGTH OR SUPPORTING MORE THAN ONE HYDRANT SHALL BE EIGHT INCHES (8") OR LARGER SHOULD ADDITIONAL FLOW BE REQUIRED.

2.2 GATE VALVES OF THE NONINDICATING TYPE SHALL BE PROVIDED IN THE DISTRIBUTION SYSTEM TO ALLOW SMALL SEGMENTS TO BE SHUT OFF FOR REPAIRS OR EXTENSIONS WITHOUT REDUCING PROTECTION OVER A WIDE AREA.

3. INSTALLATION — HYDRANTS

3.1 HYDRANT TYPE AND INSTALLATION — THE LOW NO. 960 SHALL BE THE CITY'S APPROVED FIRE HYDRANT. THE HYDRANT SHALL HAVE TWO 2.5" NST OUTLETS AND ONE 4.0" NST OUTLET.

3.2 FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD FIRE HYDRANT INSTALLATION DRAWINGS. DAMAGE RESULTING FROM IMPROPER INSTALLATION OR CARE OF THE FIRE HYDRANT DURING INSTALLATION SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR INVOLVED.

3.3 FLOW REQUIREMENTS
   A. THE MINIMUM FIRE FLOW REQUIREMENTS SHALL MEET THE REQUIREMENT OF THE CALIFORNIA FIRE CODE APPENDIX B AND BB.

CITY COUNCIL ORD. # 2018-697
CITY OF WASCO

CITY ENGINEER

REVISED: OCTOBER 2018  SHT. 1 OF 1

PLATE W2-B
NOTES:
1. CONCRETE SHALL HAVE NO ADDITIVES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE CITY ENGINEER.
2. ALL CONCRETE SHALL BE CLASS "A".
3. TOP OF SLAB SHALL BE TROWELED SMOOTH AND GIVEN A LIGHT BROOM FINISH.
4. USE A CHIRSTY G-5 TRAFFIC VALVE BOX (COVER TO BE MARKED WATER).
5. #14 COPPER TRACER WIRE SHALL BE REQUIRED AS DIRECTED BY CITY ENGINEER.
THIS DETAIL IS SIMILAR FOR ALL OTHER TYPES OF FITTINGS.

NOTE:
ALL PIPE FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH AWWA C110. ALL FITTINGS SHALL BE FLANGED OR MECHANICAL JOINTS. ALL MECHANICAL JOINTS SHALL INCLUDE RESTRAINTS FOR CONNECTION TO PVC PIPE.

INSTALL THRUST BLOCKS PER W4

GATE OR BUTTERFLY FLANGE SLIP JOINT VALVES PER A.W.W.A. STANDARDS

GATE VALVES: MUELLER 2300 SERIES RESILIENT WEDGE GATE VALVES, OR APPROVED EQUAL.

BUTTERFLY VALVES: MUELLER LINESAL III (CLASS 150B), OR APPROVED EQUAL.

NOTES:
1. VALVES SHALL BE LOCATED AS SHOWN UNLESS THEY OCCUR UNDER A CONCRETE CROSS GUTTER OR UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY ENGINEER.

2. EACH VALVE ASSEMBLY SHALL INCLUDE AN 8" DIAMETER PIPE SLEEVE EXTENDING FROM TOP OF VALVE TO A CONCRETE VALVE BOX AT THE STREET SURFACE.

3. VALVE BOX SHALL BE A CHRISTY 6-5 TRAFFIC VALVE BOX WITH COVER MARKED WATER AND SURROUNDED BY A 24" SQUARE X 8" THICK CLASS "A" CONCRETE COLLAR.

4. BUTTERFLY VALVES SHALL BE INSTALLED ON LINES 14" OR LARGER AND GATE VALVES ON LINES 12" OR SMALLER.

5. CONCRETE THRUST BLOCKS SHALL BE CLASS "A".

6. ALL VALVES SHALL BE FLANGE CONNECTED TO ALL FITTINGS.

7. ALL FITTINGS TO BE WRAPPED IN PLASTIC PRIOR TO POURING CONCRETE.
### Required Bearing Area (Total Sq. Ft.)

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<th>Type of Fitting</th>
<th>90° Bend</th>
<th>45° Bend</th>
<th>11-1/4&quot; Ell</th>
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### Notes:
1. Thrust blocks to be constructed of Class "A" concrete.
2. Areas given are for Class 150 pipe at pressure of 150 P.S.I. in soil with 2000 P.S.F. bearing capacity. Installations using different pipe, test pressures, and soil types should adjust areas accordingly, subject to approval by City Engineer.
3. Blocks to be poured against undisturbed soil.
4. Joints and face of plug to be kept clear of concrete.
5. Minimum thickness of thrust blocks to be 6 inches (6").
6. All fittings to be wrapped in plastic prior to pouring concrete.
7. Maximum depth of thrust block, distance pipe fitting to bearing surface, shall be 2' max.

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**City Council Ord. # 2018-697**

**City of Wasco**

**Thrust Blocks**

**Plate W4**

**Revised: October 2018**

**Sh. 1 of 1**
NOTE:
5/8" x 3/4" METERS THRU 2" METERS TO BE HERSEY METERS. 3" + METERS TO BE NEPTUNE METERS. ALL METERS TO BE EQUIPPED W/ ENCODED REGISTERS, FACTORY WIRED W/ NICOR CONNECTERS.
Absolutely no means of shut-off on the discharge side of the vacuum breaker.

Typical Installation – Atmospheric Vacuum Breaker

Typical Installation – Pressure Vacuum Breaker

Notes:

1. If a critical level marking does not appear on the unit, the twelve inch (12") measurement must be made from the bottom of the shut-off valve on the water supply side of the unit.

2. All hose outlets installed beyond a pressure type vacuum breaker must be labeled “danger – unsafe water”. (Alternate: use quick coupler connectors – does not require labeling.)
WHERE INCOMING AND OUTGOING SEWERS IN A MANHOLE VARY IN SIZE, EXTEND LOWER HALVES OF SEWERS 8" BEYOND INSIDE OF WALL SHAPE TRANSITION CHANNEL BETWEEN ENDS OF LOWER HALVES OF PIPES.

WHERE INCOMING AND OUTGOING SEWERS IN A MANHOLE ARE OF THE SAME DIAMETER, THE TOP HALF OF PIPE SHALL ONLY BE REMOVED BETWEEN WALLS AND THE BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CEMENT MORTAR.

NOTES:
1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. ALL UNLINED MANHOLE JOINTS SHALL BE FILLED WITH KENT SEAL OR APPROVED BLACK MASTIC EQUAL INSIDE OF MANHOLES MUST BE MORTARED AND NEATLY RAKED OR WIRED ON INSIDE OF PIPE.

3. PRECAST REINFORCED MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C-478, CURRENT EDITION.

4. ALL SEWER MANHOLES SHALL BE LINED WITH "T-LOCK" OR APPROVED EQUAL.

5. CONCRETE PAD SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND AS PER SECTION 90–7.01B OF THE STANDARD SPECIFICATIONS.

6. SEE STANDARD PLATE S2 FOR FRAME AND COVER DETAILS.

7. ALL CHANNELS SHALL BE SMOOTH FINISHED WITH STEEL TROWEL. SHELF SHALL BE BROOM FINISHED FOR SLIP RESISTANCE.
MANHOLE FRAME AND COVER

36" DIA. – ALHAMBRA FOUNDRY NO.A-1251-4
OR APPROVED EQUAL

24" DIA. – ALHAMBRA FOUNDRY NO.A-1254
OR APPROVED EQUAL

LETTERING SHALL BE 2.5" RAISED LETTERS

PROVIDE AT LEAST ONE PICKHOLE IN COVER

CLASS "A" CONCRETE COLLAR

PLAN

SECTION

0.5" CEMENT MORTAR

PLACE "A" CONCRETE COLLAR 0.25" BELOW TOP OF PAVEMENT

8" VARIES 8"

MANHOLE RINGS AS REQUIRED

4" CLASS II AGGREGATE BASE

CITY OF WASCO

MANHOLE FRAME AND COVER

REVISED: OCTOBER 2018 SHT. 1 OF 1
NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. ALL UNLINED MANHOLE JOINTS SHALL BE FILLED WITH KENT SEAL OR APPROVED BLACK MASTIC EQUAL. INSIDE OF MANHOLES MUST BE MORTARED AND NEATLY RAKED WIPED ON INSIDE OF PIPE.

3. PRECAST REINFORCED MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C-478, CURRENT EDITION.

4. ALL SEWER MANHOLES SHALL BE LINED WITH "T-LOCK" OR APPROVED EQUAL.

5. CONCRETE PAD SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND AS PER SECTION 90-7.01 B OF THE STANDARD SPECIFICATIONS.

6. SEE STANDARD PLATE S2 FOR FRAME AND COVER DETAILS.

7. ALL CHANNELS SHALL BE SMOOTH FINISHED WITH STEEL TROWEL. SHELF SHALL BE BROOM FINISHED FOR SLIP RESISTANCE.
OUTSIDE DROP

NOTES:
1. ALL WORK SHALL CONFORM TO THE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. DROP MANHOLES WILL ONLY BE ALLOWED WITH THE APPROVAL OF THE CITY ENGINEER.

3. PRECAST REINFORCED MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF ASTM C-478, CURRENT EDITION.

4. DROP MANHOLE IS ONLY ALLOWED IF DROP DISTANCE IS 30" OR GREATER.

* MAXIMUM SLOPE ALLOWED INSIDE MANHOLE.
NOTES:
1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.
2. PIPE MATERIAL SHALL MEET PVC SEWER GRADE SDR35.
3. ALL CONCRETE SHALL BE CLASS "A".
4. CONCRETE SHALL HAVE NO ADDITIVES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY ENGINEER.
5. TOP OF SLAB SHALL BE TROWELED SMOOTH AND GIVEN A LIGHT BROOM FINISH.
6. 95% RELATIVE COMPACTION IS REQUIRED AT CONSTRUCTION AREA.
7. FILL CAVITY BETWEEN PIPE AND COLLAR WITH GRAVEL TO WITHIN 0.5" OF TOP OF PIPE. CAULK REMAINING 0.5" WITH APPROVED MASTIC TO TOP OF PIPE FOR WATER TIGHT SEAL.
8. COLLAR SHALL BE VCP, ABS OR PVC PIPE.
9. FINISHED CLASS "A" CONCRETE SLAB TO BE 0.125" MIN. AND 0.25" MAX BELOW FINISHED PAVING SURFACE.
NOTES:

1. FOR PIPES 6" TO 12" IN DIAMETER, A LICENSED CONTRACTOR WHO HAS THE PROPER EQUIPMENT AND PERMITS IS CONSIDERED AN APPROVED AGENT AND MAY CORE INTO THE CITY’S LINES OR REMOVE A SECTION AND CONSTRUCT A WYE OR TEE. FOR PIPES 15" OR LARGER, A MANHOLE MUST BE CONSTRUCTED WHERE CORINGS ARE MADE. THE CITY INSPECTOR MUST OBSERVE THE INSTALLATION OF SADDLES TO CORES.

2. VITRIFIED CLAY PIPE SADDLES SHALL BE EXTRA STRENGTH CLAY PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF THE WEST COAST STANDARDS OF THE CLAY PIPE INSTITUTE.

3. VCP SADDLES MAY HAVE EITHER LUGS OR COLLARS.

4. THE BELL SHALL BE TRUE, CIRCULAR AND CONCENTRIC WITH THE BORE OF THE PIPE AND SHALL BE SCORED ON THE INSIDE OF ITS ENTIRE DEPTH.

5. OPENINGS IN EXISTING SEWER SHALL BE MADE ONLY LARGE ENOUGH TO ADMIT ALL OF SADDLE FITTING. LUGS OR COLLARS NOT RESTING ON PIPE SHALL BE BLOCKED UP AND SEALED WITH EPOXY GLUE.

6. ALL INSTALLATIONS SHALL BE INSPECTED BY PUBLIC WORKS DEPARTMENT OF THE CITY PRIOR TO BACKFILL.

7. FOR PVC AND ABS PIPE, FITTINGS SHALL BE INJECTION MOLDED AND SHALL BE INSTALLED IN LINE ON NEW PIPELINES; CUT-IN FITTINGS ARE NOT PERMITTED ON NEW SUBDIVISIONS OR NEW MAIN LINES.

8. PVC OR ABS SADDLES SHALL BE RUBBER GASKETED AND SHALL BE FASTENED BY STAINLESS STEEL BANDS.
SEWER DESIGN STANDARDS

A. SIZE — MINIMUM SEWER MAIN SIZE SHALL BE 8" INSIDE DIAMETER.
   AVERAGE DAILY FLOW — SINGLE FAMILY RESIDENCE = 350 GPD; MOBILE HOMES AND APARTMENTS = 250 GPD.
   OTHER USES BASED ON FIXTURE UNITS CONNECTED OR OTHER METHOD ACCEPTABLE TO THE CITY ENGINEER.

B. PEAK FLOW — FOR SEWER CAPACITY DESIGN = 1.8 TIMES AVERAGE DAILY FLOW.

C. DEPTH OF FLOW FOR SEWER CAPACITY DESIGN = 1/2 FULL.

D. VELOCITY OF FLOW — SLOPE SO THAT MINIMUM VELOCITY = 2 FPS.

E. MAXIMUM SLOPE — SLOPE SO THAT VELOCITY DOES NOT EXCEED 10 FPS.

F. ALL FLOW CALCULATIONS SHALL BE BASED ON MANNING’S "N" OF 0.013.

G. MANHOLES — PROVIDE AT ALL MAIN LINE SEWER INTERSECTIONS AND ALL CHANGES IN ALIGNMENT OR GRADE.
   MAXIMUM DISTANCE BETWEEN MANHOLES = 300 FEET. (GREATER DISTANCES MAY BE APPROVED AT THE
   DISCRETION OF THE CITY ENGINEER) PROVIDE 0.1 FEET DROP THROUGH MANHOLE WHEN ANGLE IN
   SEWER IS GREATER THAN 45°. MATCH PIPE TOPS WHERE SIZE CHANGES. WHEN INVERT ELEVATIONS
   ARE GREATER THAN 30", PROVIDE DROP MANHOLE CONNECTION.

H. ALIGNMENT — SEWER LINES SHALL BE ON STRAIGHT ALIGNMENT AND GRADE BETWEEN MANHOLES, AND
   GRADE VERIFIED WITH A STRING LINE IN THE TRENCH. CURVED SEWERS SHALL BE ALLOWED ONLY WHEN
   THEIR NECESSITY IS DEMONSTRATED AND THE DESIGN IS APPROVED BY THE CITY ENGINEER.

I. COVER — MINIMUM = 3 FEET IN STREETS AND 3 FEET IN EASEMENTS.

J. LOCATION — SEWERS ARE USUALLY PLACED IN STREET AREA 5 FEET OFF CENTERLINE BUT NOT CLOSER
   THAN 2 FEET TO UP OF GUTTER AND NOT UNDER SIDEWALK. ALL OTHER UTILITIES (EXCEPT WATER) ARE
   TO BE CLEARED BY 6" VERTICALLY (MIN.). IN ALLEY AREAS, SEWERS SHALL BE LOCATED 4 FEET FROM
   THE ALLEY INVERT TO PREVENT INFILTRATION.

K. SEPARATION — SEWER AND WATER MAIN HORIZONTAL SEPARATION SHALL BE A MINIMUM OF 10 FEET.
   WATER AND SEWER MAINS SHALL BE LAID IN SEPARATE TRENCHES WITH THE WATER MAIN AT A HIGHER
   ELEVATION. WHEN WATER AND SEWER MAINS CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 12" MIN.
   ABOVE THE TOP OF THE SEWER MAIN. THIS SECTION "K" DOES NOT APPLY ON BUILDING SITES WHERE SEC. 1108 OF
   THE UNIFORM PLUMBING CODE GOVERNS FOR BUILDING SEWER PIPING AND WATER PIPING.

L. SEWER EASEMENTS — ALLOWED ONLY WHEN NO OTHER LOCATION IS FEASIBLE. EASEMENTS SHALL: BE
   GRANTED TO THE CITY ON THE FINAL MAP; BE A MINIMUM OF 15 FEET WIDE AND WIDER WHERE TERRAIN
   DEPTH, ACCESS, CLEARANCE, ETC., DICTATES; INCLUDE THE RIGHT OF ACCESS OVER ADJOINING
   PROPERTY FOR MAINTENANCE, REPLACEMENT AND OPERATION; NOT ALLOW PERMANENT STRUCTURES EXCEPT FENCES.

M. BUILDING SEWER LATERALS — MIN. SIZE = 4" INSIDE DIA., OR AS GOVERNED BY THE UNIFORM
   PLUMBING CODE. LATERALS SHALL BE RUN TO PROPERTY LINE AND PLUGGED AND LOCATION MARKED UNLESS
   THEY ARE TO BE IMMEDIATELY CONNECTED TO A BUILDING SEWER. MIN. SLOPE = 1/4" PER FOOT. MIN.
   COVER IN STREET ROW = 3.0 FEET.

N. MATERIALS — THE CONTRACTOR SHALL SUPPLY CERTIFICATES AND TESTS AS REQUIRED TO ASSURE THE
   DEPARTMENT OF PUBLIC WORKS THAT THE MATERIAL SUPPLIED MEETS THESE REQUIREMENTS. ALL PIPE AND
   FITTINGS SHALL BE STAMPED WITH THE MANUFACTURER'S TRADE NAME AND THE STRENGTH AND CLASS OF PIPE.

O. PLASTIC SEWER PIPE — PLASTIC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM
   SPECIFICATIONS D3034 FOR SDR 26, WITH INTEGRAL WALL BELL AND SPIGOT JOINTS AND ELASTOMERIC GASKET
   JOINTS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
   HIGH DENSITY POLYETHYLENE PIPE IS AN APPROVED ALTERNATE.
SEWER DESIGN STANDARDS (CONT.)

P. SPECIAL EQUIPMENT AND STRUCTURES — PUMP STATIONS, PRESSURE LINES, INVERTED SIPHONS (SAGS), ETC., SHALL BE APPROVED BY THE CITY ENGINEER.

Q. TESTING — ALL NEWLY INSTALLED SEWERS SHALL BE TESTED USING EITHER THE HYDROSTATIC, INFILTRATION OR AIR METHOD. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIAL AND SHALL PERFORM ALL TESTS TO THE REQUIREMENTS AND SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. PRIOR TO TESTING THE MAIN SHALL BE “BALED” FROM MANHOLE TO MANHOLE WITH A SEWER SCRUBBING BALL OF A TYPE AND SIZE APPROVED BY THE CITY ENGINEER.

1. HYDROSTATIC — EACH SECTION OF A SANITARY SEWER, BETWEEN TWO SUCCESSIVE STRUCTURES, SHALL BE TESTED BY CLOSING THE LOWER END OF THE SEWER TO BE TESTED AND THE INLET SEWER OF THE UPPER STRUCTURE WITH PLUGS OR STOPPERS, AND FILLING THE PIPE OR STRUCTURES WITH WATER TO A POINT ONE FOOT ABOVE THE SOFFIT OF THE SEWER IN THE UPPER STRUCTURE OR TO ONE FOOT ABOVE THE TOP OF THE LATERALS, WHICHEVER IS HIGHER. THIS HEAD SHALL BE MAINTAINED A MINIMUM OF ONE HOUR. IF DURING THAT PERIOD THE LEAKAGE DOES NOT EXCEED THE RATE OF THREE GALLONS PER HOUR PER INCH OF DIAMETER PER 1,000 FEET OF PIPE, THEN THE SEWER WOULD BE CONSIDERED SATISFACTORILY TESTED.

2. INFILTRATION TEST — IF EXCESSIVE GROUND WATER IS ENCOUNTERED, THE UPPER STRUCTURE SHALL BE CLOSED SUFFICIENTLY TO PREVENT THE ENTRANCE OF WATER, AND PUMPING OF GROUND WATER SHALL BE DISCONTINUED FOR AT LEAST 3 DAYS AFTER WHICH THE SECTION SHALL BE TESTED FOR INFILTRATION. THE INFILTRATION SHALL NOT EXCEED THREE GALLONS PER HOUR PER INCH OF DIAMETER PER 1,000 FEET OF MAIN LINE SEWER BEING TESTED AND DOES NOT INCLUDE THE LENGTH OF HOUSE LATERAL ENTERING THAT SECTION. ALL TESTS MUST BE COMPLETE BEFORE STREET OR TRENCH IS RESURFACED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

3. AIR TEST — AIR TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS, CURRENT EDITION.

4. SEWER PROJECT SHALL BE VIDEOED AFTER COMPLETION. VIDEO TAPE TO BE PROVIDED TO THE CITY PRIOR TO CITY ACCEPTANCE OF THE SEWER PROJECT.

\[
\text{PVC PIPE} \quad \text{"n"} = 0.011 \\
\text{OTHER PIPE} \quad \text{"n"} = 0.013
\]

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<th>PIPE DIAMETER</th>
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<tr>
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NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" AND SHALL BE WITHIN 2.5" TO 4.0" SLUMP.

2. SLAB TO BE POURED MONOLITHIC WITH SLOPE WHERE SLOPE IS REQUIRED OR NEEDS REPLACING. SURFACES OF ALL EXPOSED CONCRETE SHALL MATCH SLOPE, FINISH, COLOR AND SCORING OF ADJACENT CONCRETE.

3. WALL THICKNESS: T=6" IF H<8", T=8" OR L>8", T=8". CATCH BASIN WALLS SHALL BE INCREASED BY 2" MINIMUM IN THICKNESS IF Poured AGAINST NATURAL GROUND IN LIEU OF OUTSIDE FACE FORMS.

4. WALL REINFORCING NOT REQUIRED WHEN H<8.0" OR LESS AND L>7 OR LESS. WALLS EXCEEDING THESE LIMITS SHALL BE REINFORCED WITH NO. 4 BARS AT 12" O.C. BOTH WAYS. ALL REINFORCING SHALL BE NO. 4 BARS 12" O.C. CLEAR OF INSIDE FACE UNLESS OTHERWISE SHOWN.

5. ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AFTER FABRICATION.

6. SUPPORT BOLTS SHALL BE INSTALLED WHEN LENGTH OF OPENING EXCEEDS 12" O.C. AND SHALL BE SPACED BETWEEN 3" TO 5" O.C.

7. WHEN CURB OPENING EXCEEDS 5.5", A PLAIN ROUND STEEL PROTECTION BAR 1" IN DIAMETER SHALL BE INSTALLED. BAR SHALL BE IMBEDDED 5" AT EACH END.

8. PIPE SHALL BE AS SPECIFIED OR AS DIRECTED BY THE CITY ENGINEER. THE ANGULAR CUT ON THE PIPE SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER.

9. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.
NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. ALL CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. ALL REINFORCING STEEL SHALL BE OF #5 REINFORCING BARS AND BENT AS SHOWN.

4. MANHOLE COVER SHALL HAVE CAST THEREON IN RAISED LETTERS "DRAIN", LETTERING IS TO BE 3" IN HEIGHT AND RAISED 0.125".
WHERE INCOMING AND OUTGOING PIPE ARE DIFFERENT SIZES, THE LOWER HALVES OF BOTH PIPES SHALL BE EXTENDED 8" BEYOND THE INSIDE WALLS OF THE MANHOLE AND SHAPE A TRANSITION CHANNEL BETWEEN THEM.

WHERE INCOMING AND OUTGOING PIPES ARE THE SAME DIA., THE TOP HALF ONLY OF PIPE SHALL BE REMOVED BETWEEN THE MANHOLE WALLS AND GROUTED SMOOTH IN PLACE WITH CEMENT MORTAR.

ANGLE MAY VARY FROM 0° TO 90°

CONC. SHELF. SLOPED AS DIRECTED

L = 52" MIN. W/ 36" MANHOLE
L = 64" MIN. W/ 48" MANHOLE

STANDARD MANHOLE FRAME & COVER

NOTES:
1. MANHOLE FRAME SHALL WEIGH NOT LESS THAN 165 LBS. AND THE COVER NOT LESS THAN 150 LBS.
2. ALL MATERIALS USED IN MANUFACTURING OF MANHOLE FRAME AND COVER SHALL CONFORM TO ASTM 48–30.
3. FRAME AND COVER BEARING SURFACES MACHINED TO ASSURE CLOSE, QUITE FIT.
4. CASTINGS SHALL BE DIPPED IN BLACK BITUMINOUS PAINT.
5. FRAME AND COVER SHALL EXCEED H–20 WHEEL LOADING.
6. STANDARD COVER MARKINGS: "STORM"
7. MANHOLES CONSTRUCTED ON STORM DRAIN PIPE OF 36" DIA. OR LARGER SHALL USE 48" DIA. SHAFT, FOR STORM DRAIN PIPE LESS THAN 36" DIA. SHALL USE 36" DIA. SHAFT, AND SHALL BE SPACED AT INTERVALS NOT TO EXCEED 600" ALONG THE CONDUIT. SEE SECTION 46–5.04 OF THE SPECIFICATIONS.
8. MANHOLE FRAME AND COVERS SHALL BE: ALHAMBRA FOUNDRY A–1254 OR APPROVED EQUAL.
9. ANY TIME A STORM DRAIN PIPE CHANGES DIRECTION A MANHOLE MUST BE INSTALLED.

CITY COUNCIL ORD. # 2018–697

CITY OF WASCO

STORM DRAIN MANHOLE

REVISED: OCTOBER 2018 SHT. 1 OF 1
NOTES:
1. 18" GUTTER TO BE INSTALLED WHERE SIMILAR EXISTS.
2. REMOVE AND REPLACE CONCRETE CURB AND GUTTER WITHIN LIMITS OF WORK WHERE CONCRETE CURB AND GUTTER EXISTS.
3. REBAR SPACING PERPENDICULAR TO 4" PVC PIPE - 12" MAXIMUM.
4. MATCH EXISTING ADJACENT CURB PROPERTIES. SEE PLATE R2.
NOTES:
1. ALL WORK SHOWN SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.
2. DRAINAGE BASIN SHALL BE A MINIMUM OF ONE BUILDABLE LOT, FRONTING ON A STREET, AND HAVING A SHAPE AND LOCATION ACCEPTABLE TO THE CITY ENGINEER.
3. LANDSCAPED PARKED DRAINAGE BASINS SHALL NOT BE GOVERNED BY THIS STANDARD.
4. ANY INTERMEDIATE BENCH, IF APPROVED, MUST BE 1' MINIMUM WIDTH. SIDE SLOPES SHALL NOT EXCEED 2:1.
5. CONCRETE SHALL CONTAIN NO ADDITIVES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY ENGINEER.
6. CONCRETE SHALL BE CURED WITH A WHITE PIGMENT CURING COMPOUND COMPLYING TO SECTION 90-7.01B OF THE STANDARD SPECIFICATIONS.
7. NO PIPE BELL'S SHALL BE PLACED IN THE STRUCTURE.
8. ALL NEW DRAINAGE BASINS WITHIN WALL SHALL BE STERILIZED WITH A PERMANENT STERILANT SUCH AS HYVAR A, OR APPROVED EQUAL. APPLICATION RATE IS 25 LBS./ACRE. A REPRESENTATIVE OF THE CITY WATER DEPARTMENT SHALL BE ON SITE AT THE TIME OF STERILIZATION.
9. PROPOSED BLOCK WALL FINISH SHALL BE APPROVED BY THE CITY OF WASCO PLANNING DIRECTOR.
10. PERIMETER CHAINLINK FENCING WITH VINYL PRIVACY SLATS PER PLATE M4 MAY BE INSTALLED IN APPROVED ZONING DISTRICTS.
NOTES:

1. ALL WORK SHOWN SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. SIDE SLOPES SHALL NOT EXCEED 2:1.

3. ALL EXPOSED METAL IN THE OUTLET STRUCTURE SHALL NOT BE LESS THAN 20 AND SHALL CONFORM TO THE FOLLOWING GRADING: DIPPED GALVANIZED AFTER FABRICATION.

4. CONCRETE SHALL CONTAIN NO ADDITIVES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY ENGINEER.

5. CONCRETE SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND COMPLYING TO SEC. 90-7.01B OF THE STANDARD SPECIFICATIONS.

6. NO PIPE BELLS SHALL BE PLACED IN THE STRUCTURE.

ELEVATION
OUTLET STRUCTURE
INSTALLATION OF NEW PIPE

EXISTING A.C. STREETS

4" MIN. TYPE B A.C. WITH 6" MIN. A.B. OR THICKNESS OF EXISTING A.C. PLUS 1" WITHIN AREAS OF EXIST. PAVEMENT, WHICHERVER IS GREATER

GRIND 0.1' OF EXISTING A.C. TO OBTAIN MIN. 5' PAVING WIDTH

EXISTING A.C. PAVEMENT

CLASS II BASE COMPACTED TO 95%

NOTE:
COMPACT TESTING SHALL BE PROVIDED AT 1' VERTICAL INTERVALS BEGINNING 24" ABOVE TOP OF PIPE. HORIZONTAL FREQUENCY OF TESTING SHALL BE AS DIRECTED BY THE CITY ENGINEER.

TRENCH WIDTH

15' MIN. TOTAL WIDTH OF NEW A.C.

NEW A.C. STREETS

A.C. AND AGGREGATE BASE THICKNESS PER SUBDIVISION IMPROVEMENT PLANS

SECTION PER SUBDIVISION IMPROVEMENT PLANS

APPROVED BACKFILL MATERIAL AT 95% COMPACTION

APPROVED BACKFILL MATERIAL AT 90% COMPACTION

WATER, SEWER, STORM DRAIN, ETC.

THE BOTTOM OF THE TRENCH SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING THROUGHOUT THE ENTIRE LENGTH OF THE PIPE.

SEE GENERAL NOTES PLATE B1-B

CITY COUNCIL ORD. # 2018-697

CITY OF WASCO

STANDARD TRENCH BACKFILL

PLATE B1-A

REVISED: OCTOBER 2018 SHT. 1 OF 2
1. THE CONTRACTOR SHALL CONTACT USA AT 1-800-227-2600, 48 HOURS PRIOR TO START OF WORK FOR CLEARING UNDERGROUND UTILITIES.

2. CONTRACTOR TO SECURE ENCROACHMENT PERMIT FOR WORK WITHIN CITY RIGHT-OF-WAY.

3. CONTRACTOR TO NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO TRENCHING.

4. ALL WORK TO CONFORM TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006, AND/OR ASTM SPECIFICATIONS FOR TESTING. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE APPROVED BY THE CITY ENGINEER.

5. UNLESS OTHERWISE SPECIFIED BY PRELIMINARY SOILS REPORT, BACKFILL MATERIAL TO BE PROPERLY MOISTENED AND PLACED IN 6” MAX. LOOSE LIFTS. ALL BACKFILL MATERIAL SHALL PASS A 1” SIEVE AND BE FREE FROM ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES, AND SHALL BE OF SUCH NATURE THAT IT CAN BE COMPACTED READILY UNDER WATERING AND ROLLING OR TAMING TO FORM A FIRM, STABLE BASE.

6. CLASS II BASE, 3/4” MAX., TO CONFORM TO SECTION 26 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006, AND COMPACTED TO A MINIMUM OF 95%, THICKNESS SHALL BE PER APPROVED PLANS.

7. IN AREAS THAT REQUIRE ASPHALT CONCRETE, PLACE A MIN. OF 4” OF ASPHALT CONCRETE USING TYPE B, 1/2” MAX., MEDIUM GRADE AGGREGATE CONFORMING TO SECTION 39 AND PG-64-10 ASPHALT CONFORMING TO SECTION 92 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006.


9. SAWSUT AND TRIM EXISTING STREET PAVING. APPLY PAINT BINDER TO VERTICAL SURFACES PRIOR TO PAVING. PAINT BINDER TO CONFORM TO SECTION 39-4.02 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 1999. SEAL FINISH SAWS-CUT JOINT WITH APPROVED SEALANT WHEN FINISHED SURFACE IS CONSTRUCTED.

10. MINIMUM TRENCH WIDTH MEASURED AT OUTSIDE OF PIPE SHALL BE PIPE OUTSIDE DIAMETER PLUS 12”. MAXIMUM TRENCH WIDTH MEASURED AT OUTSIDE OF PIPE SHALL BE THE OUTSIDE DIAMETER OF THE PIPE BELL OR COUPLING PLUS 24”. PIPE SHALL BE CENTERED IN THE TRENCH.

11. COMPACTION TESTING SHALL BE PROVIDED AT 1’ VERTICAL INTERVALS BEGINNING 24” ABOVE TOP OF PIPE. HORIZONTAL FREQUENCY OF TESTING SHALL BE AS DIRECTED BY THE CITY ENGINEER.

12. THE TRENCH SHALL BE BACKFILLED IN ACCORDANCE WITH THESE DETAILS WITHIN 5 WORKING DAYS AFTER COMPLETION OF TRENCHING OPERATIONS. EITHER A TEMPORARY COLD ASPHALT MIX OR FINAL PAVING IS TO BE COMPLETED WITHIN 10 WORKING DAYS AFTER COMPLETION OF BACKFILL OPERATIONS. IF A TEMPORARY COLD MIX IS PROVIDED, FINAL PAVING IS TO BE COMPLETED WITHIN 30 WORKING DAYS AFTER PLACEMENT OF THE COLD MIX. CONTRACTOR SHALL MAINTAIN TEMPORARY COLD MIX UNTIL SUCH TIME AS FINAL PAVING IS COMPLETED.

13. ALL APPURTENANCES SUCH AS VALVE BOXES, GRATES, MANHOLES, ETC. SHALL BE BROUGHT TO GRADE AS REQUIRED WITHIN 20 WORKING DAYS OF COMPLETION OF PAVING.


15. IN AREAS OF NO PAVEMENT OR PHASED SUBDIVISIONS OR WHERE NO A.C. PAVEMENT AND/OR AGGREGATE BASE IS REQUIRED, THE COMPACTED BACKFILLED MATERIAL SHALL BE APPLIED TO A DEPTH OF 30” BELOW THE EXISTING GRADE AND SHALL BE COMPACTED TO 95% COMPACTION.
INSTALLATION OF NEW PIPE

EXISTING A.C. STREETS

NEW A.C. STREETS

4" MIN. TYPE B A.C. OR
THICKNESS OF EXISTING A.C. PLUS
1" WITHIN AREAS OFEXIST.
P AVEMENT, WHICHEVER IS GREATER

5" MIN. TOTAL WIDTH

OF NEW A.C.

GRIND 0.1' OF
EXISTING A.C. TO
OBTAIN MIN. 5'
PAVING WIDTH

A.C. AND AGGREGATE BASE
THICKNESS PER SUBDIVISION
IMPROVEMENT PLANS

SECTION PER
SUBDIVISION
IMPROVEMENT
PLANS

EXISTING A.C.
P AVEMENT

TRENCH WIDTH

36" MIN.

6" MIN.
12" MAX.

4" MIN. SECTION BELOW
PIPE COMPACTED TO
90% MIN. FOR STABLE
PIPE BEDDING.

WATER,
SEWER,
STORM
DRAIN, ETC.

THE BOTTOM OF THE TRENCH SHALL BE GRADED AND
PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING
THROUGHOUT THE ENTIRE LENGTH OF THE PIPE.

SEE GENERAL NOTES PLATE B2-B

CITY OF WASCO

TWO SACK SLURRY
TRENCH BACKFILL

CITY ENGINEER

REVISED: OCTOBER 2018 SHT. 1 OF 2
GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT USA AT 1-800-227-2600, 48 HOURS PRIOR TO START OF WORK FOR CLEARING UNDERGROUND UTILITIES.

2. CONTRACTOR TO SECURE ENCROACHMENT PERMIT FOR WORK WITHIN CITY RIGHT-OF-WAY.

3. CONTRACTOR TO NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO TRENCHING.

4. ALL WORK TO CONFORM TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006, AND/OR ASTM SPECIFICATIONS FOR TESTING. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE APPROVED BY THE CITY ENGINEER.

5. IN AREAS THAT REQUIRE ASPHALT CONCRETE, PLACE A MIN. OF 4" OF ASPHALT CONCRETE USING TYPE B, 1/2" MAX, MEDIUM GRADE AGGREGATE CONFORMING TO SECTION 39 AND PG-64-10 ASPHALT CONFORMING TO SECTION 92 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006.


7. SAUCUT AND TRIM EXISTING STREET PAVING. APPLY PAINT BINDER TO VERTICAL SURFACES PRIOR TO PAVING. PAINT BINDER TO CONFORM TO SECTION 39-4.02 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED APRIL 2006. SEAL FINISH SAU-CUT JOINT WITH APPROVED SEALANT WHEN FINISHED SURFACE IS CONSTRUCTED.

8. MINIMUM TRENCH WIDTH MEASURED AT OUTSIDE OF PIPE SHALL BE PIPE OUTSIDE DIAMETER PLUS 12". MAXIMUM TRENCH WIDTH MEASURED AT OUTSIDE OF PIPE SHALL BE THE OUTSIDE DIAMETER OF THE PIPE BELL OR COUPLING PLUS 24". PIPE SHALL BE CENTERED IN THE TRENCH.

9. THE CITY PUBLIC WORKS DEPARTMENT DESIGNATED INSPECTOR MAY REQUIRE COMPACTION TESTS. ALL TESTS ARE TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR AT TIMES AND LOCATIONS DESIGNATED BY THE CITY'S INSPECTOR. METHOD OF TESTING TO BE ASTM 1557-5 LAYER.

10. THE TRENCH SHALL BE BACKFILLED IN ACCORDANCE WITH THESE DETAILS WITHIN 5 WORKING DAYS AFTER COMPLETION OF TRENCHING OPERATIONS. EITHER A TEMPORARY COLD ASPHALT MIX OR FINAL PAVING IS TO BE COMPLETED WITHIN 10 WORKING DAYS AFTER COMPLETION OF BACKFILL OPERATIONS. IF A TEMPORARY COLD MIX IS PROVIDED, FINAL PAVING IS TO BE COMPLETED WITHIN 30 WORKING DAYS AFTER PLACEMENT OF THE COLD MIX. CONTRACTOR SHALL MAINTAIN TEMPORARY COLD MIX UNTIL SUCH TIME AS FINAL PAVING IS COMPLETED.

11. ALL APPURTENANCES SUCH AS VALVE BOXES, GRATES, MANHOLES, ETC. SHALL BE BROUGHT TO GRADE AS REQUIRED WITHIN 20 WORKING DAYS OF COMPLETION OF PAVING.


13. IN AREAS OF NO PAVEMENT OR PHASED SUBDIVISIONS OR WHERE NO A.C. PAVEMENT AND/OR AGGREGATE BASE IS REQUIRED, THE COMPACTED BACKFILLED MATERIAL SHALL BE APPLIED TO A DEPTH OF 30" BELOW THE EXISTING GRADE AND SHALL BE COMPACTED TO 95% COMPACTION.
SECTION 5'-0" MAX.

H T B X BARS
3' 8" 1'-10" #3 @ 32" O.C
4' 8" 2'-6" #4 @ 32" O.C
5' 8" 3'-0" #5 @ 24" O.C

DESIGN FOR LEVEL GRADE ABOVE WALL

H T B X BARS
3' 8" 2'-9" #4 @ 32" O.C
4' 8" 3'-6" #5 @ 24" O.C
5' 8" 4'-0" #5 @ 16" O.C

DESIGN FOR SLOPING GRADE ABOVE WALL

NOTES:
1. CONCRETE IN FOOTING TO TEST 2000 LBS PER SQ. IN. @ 28 DAYS
2. CONCRETE BLOCK - GRADE "A" UNITS A.S.T.M. C-90
3. GROUT - 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL
4. MORTAR - 1 PART CEMENT, 1/2 PART LIME PUTTY, 4-1/2 PARTS SAND
5. RETAINING WALL NOT TO BE USED AS FOUNDATION FOR BUILDING.

MAXIMUM STRESSES
F_s=20,000 PSI F_m=400 PSI
SHEAR V=15 PSI BOND U=100 PSI
SOIL PRESSURE = 1000 LBS PER SQ. FT.
CONCRETE TO SOIL FRICTION COEFFICIENT =0.4
SOIL LATERAL = 30#/F^3
SOIL VERTICAL = 100#/F^3
SECTION OVER 5'-0" TO 8'-0" HIGH

DESIGN FOR LEVEL GRADE ABOVE WALL

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DESIGN FOR SLOPING GRADE ABOVE WALL

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CITY COUNCIL ORD. # 2018-697

CITY OF WASCO

RETAILING WALL
OVER 5' HIGH TO 8' HIGH

MAXIMUM STRESSES

\[ F_s = 20,000 \text{ PSI} \quad F_m = 450 \text{ PSI} \]

SHEAR \[ V = 15 \text{ PSI} \]

BOND \[ U = 100 \text{ PSI} \]

SOIL PRESSURE = 1000 LBS PER SQ. FT.

CONCRETE TO SOIL FRICTION COEFFICIENT = 0.4

SOIL LATERAL = 30# / ft^3

SOIL VERTICAL = 100# / ft^3

CITY ENGINEER

REVISED: OCTOBER 2018  SHT. 1 OF 1

PLATE M2
NOTES:
1. INCREASE "Y" BY 8' FOR EACH ADDITIONAL BIN.
2. INCREASE "Y" BY 7' FOR EACH ADDITIONAL CONTAINER.
3. GATES MAY BE INSTALLED AT OWNER'S OPTION WITH PRIOR APPROVAL BY THE PLANNING DEPARTMENT AND PUBLIC WORKS.
4. FOR APARTMENT COMPLEXES, USE 1 - 300 GALLON CONTAINER FOR EVERY 4 APARTMENT UNITS.
5. SIZE AND LOCATION OF EACH ENCLOSURE SHALL BE APPROVED PRIOR TO CONSTRUCTION.
6. ALL ENCLOSURE GATES SHALL OPEN A FULL 180°.
7. RECYCLING HAULER MAY HAVE DIFFERENT REQUIREMENTS.
NOTES:

1. INSTALLATION OF FENCING AND GATES SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION", CURRENT EDITION.

2. A 6" x 9" CLASS "A" CONCRETE CURB SHALL BE CONSTRUCTED UNDER ALL FENCES. WITHIN CITY PARKS A 6" THICK x 12" WIDE CURB SHALL BE USED. IN EITHER CASE, A 1.5" CLEARANCE BETWEEN THE CURBING AND FABRIC SHALL BE USED.

3. FABRIC SHALL BE FASTENED TO GATE POST, TERMINAL POST, OR CORNER POST WITH 0.25" x 0.75" STRETCHER BAR BANDS AT 8" ON CORNER.

4. CORNER POSTS SHALL BE INSTALLED AT ALL ANGLES IN FENCE LINE EXCESS OF 10 DEGREES.

5. FABRIC SHALL BE FASTENED TO LINE POST WITH FABRIC BANDS SPACED APPROXIMATELY 14" APART, AND TO TOP RUNNER AND BOTTOM TENSION WIRES WITH FABRIC BANDS SPACED APPROXIMATELY 24" APART.

6. FABRIC SHALL CONFORM TO ASTM 1-392, CLASS 1.

7. SUBGRADE PREPARATION SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION WITH COMPACTION OF 85% TO A DEPTH OF 6".

8. CONCRETE SHALL BE CLASS "A" AND SHALL BE WITHIN 2.5" AND 5.5" SLUMP.

9. SURFACE OF CONCRETE SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.

10. CONCRETE SHALL CONTAIN NO ADDITIVES UNLESS PRIOR APPROVAL IS OBTAINED IN WRITING FROM THE CITY ENGINEER.

11. END, CORNER AND GATE POSTS SHALL BE BRACED TO THE NEAREST LINE POST WITH GALVANIZED DIAGONAL OR HORIZONTAL BRACES USED AS COMPRESSION MEMBERS AND GALVANIZED 0.375" STEEL TRUSS RODS WITH TURNBUCKLES OR TRUSS TIGHTENER USED AS TENSION MEMBERS.

12. VINYL PRIVACY SLATS – COLOR TBD BY PLANNING DEPT.

13. USE OF CHAINLINK FENCING AUTHORIZED ONLY IN APPROVED ZONING DISTRICTS.
NOTES:
1. SUBGRADE PREPARATION SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION WITH COMPACTION OF 85% TO A DEPTH OF 6".
2. CONCRETE SHALL BE CLASS "A" AND SHALL BE WITHIN 2.5" AND 5.5" SLUMP. CONCRETE SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
3. CONCRETE SHALL CONTAIN NO ADDITIVES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY ENGINEER. CONCRETE SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND COMPLYING TO SECTION 90-7.01B OF THE STANDARD SPECIFICATIONS.
4. END, CORNER AND GATE POSTS SHALL BE BRACED TO THE NEAREST LINE POST WITH GALV. DIAGONAL OR HORIZONTAL BRACES USED AS COMPRESSION MEMBERS AND GALV. 0.375" STEEL TRUSS RODS WITH TURNBUCKLES OR TRUSS LIGHTENERS USED AS TENSION MEMBERS.
5. WHEN VINYL PRIVACY SCREEN IS REQUIRED, IT SHALL BE USED WITH 3 x 5 - 9 GAUGE FABRIC SO CONSTRUCTED THAT THE SLOTS ARE LOCKED INTO POSITION AND CAN ONLY BE REMOVED WITH TOOLS.
6. FRAMES SHALL BE MADE WITH FITTINGS OR WELDED, WITH WELDS GROUND SMOOTH AND REGALVANIZED.
8. INSTALLATION OF FENCING AND GATES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 80-4 OF THE STANDARD SPECIFICATIONS, CURRENT EDITION.
9. USE OF CHAINLINK FENCING AUTHORIZED ONLY IN APPROVED ZONING DISTRICTS.
GENERAL NOTES

1. BLOCK WALLS SHALL BE A MINIMUM OF 6’-0”.

2. BLOCK WALLS SHALL BE LOW MAINTENANCE AND AESTHETICALLY PLEASING.

3. PAINTED BLOCK WALLS SHALL NOT BE ALLOWED DUE TO DIFFICULTY OF MATCHING COLORS.

4. ALL MASONRY WALLS WHICH FACE A PUBLIC STREET SHALL BE CONSTRUCTED WITH SPLIT-FACE BLOCK. ALL WALL FINISHES SHALL BE APPROVED BY THE PLANNING DIRECTOR.

5. BLOCK WALL SHALL BE COATED WITH WATER SEAL AS AN ANTI-GRAFFITI MEASURE.

6. MORTAR SHALL CONSIST OF PORTLAND CEMENT AND SAND, MEETING TYPE "S" REQUIREMENTS OF THE UNIFORM BUILDING CODE, CURRENT EDITION.

7. WALL DESIGNED FOR A SEISMIC FACTOR OF 0.3 ACTING AT THE WALL MIDPOINT.

8. CONCRETE TO BE CLASS 'A'.

9. COMPACTION IN NATIVE MATERIAL OR FILL SHALL BE 90% RELATIVE COMPACTION, 12” BELOW FOOTING.
THIS SHEET HAS BEEN INTENTIONALLY DELETED
WROUGHT IRON GATE SPECS:

1. HINGE POST SHALL BE A MIN. OF 4"x4"x3/16" SQ. TUBING.
2. GATE SHALL BE A MIN. 1 1/2" SQ. TUBING.
3. PICKETS SHALL BE A MIN. 3/4" SQ. TUBING WITH 4" MAX. CLEAR DIMENSION.
4. PRIVACY SHEETING SHALL BE PERFORATED SHEET METAL, 24 GAUGE, 1/16" DIM HOLE, 1/8" STAGGERED CENTER.
5. GATE SHALL BE A 14' DOUBLE GATE.
6. GATE LATCH SHALL HAVE A COMMERCIAL GRADE LOCKING DEVICE FOR 3/8" PADLOCK SHANK.
7. CONSTRUCT 6"x8" CONCRETE CURB UNDER GATE W/ TWO (2) #4 REBAR TOP AND BOTTOM.
8. GATE, HINGE POSTS AND ALL HARDWARE ARE TO BE PAINTED FLAT BLACK WITH TWO COATS RESULTING IN A MINIMUM FINAL DRY FILM THICKNESS (DFT) OF 12 MILS.

HEAVY DUTY CANE BOLT LATCH
NOT TO SCALE

GATE SWING AND RECEIVER LAYOUT
NOT TO SCALE
GENERAL NOTES:

ALL WORK SHALL CONFORM TO SECTION 39 OF THE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND THESE SPECIAL PROVISIONS.

A LONG LASTING PRE-EMERGENCE HERBICIDE SHALL BE APPLIED TO PREPARED SUB-GRAGE BASEMENT SOIL. IF TREES ARE REMOVED, ALL TREE SURFACE ROOTS ARE TO BE REMOVED.
GENERAL NOTES:
1. THE BELT PARK SHALL BE A MINIMUM OF FORTY FEET (40') WIDE (MEASURED FROM STREET RIGHT-OF-WAY TO THE FACE OF WALL).

2. BELT PARK SHALL COMPLY WITH THE CITY OF WASCO CIRCULATION ELEMENT.

3. ALL NEW DEVELOPMENT WHICH IS ADJACENT TO A BELT PARK SHALL SUBMIT A COMPREHENSIVE DEVELOPMENT PLAN FOR THE BELT PARK TO THE PLANNING DEPARTMENT. THIS PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF VEGETATION (TREES, SHRUBS, FLOWERS, ETC.)
2. TYPE OF VEGETATION (SPECIFIC)
3. AMENITY OBJECTS (ROCK OUTCROPS, BERMS, PLANTERS, ETC.)
4. SLOPE OF TERRAIN
5. BELT PARK WALL LOCATION
6. SPRINKLER SYSTEM
7. LOCATION OF BICYCLE PATH (SEE PLATE L1)

SECTION A-A

LEGEND
ROW — RIGHT-OF-WAY
FL — CURB AND GUTTER FLOWLINE
— DRAINAGE FLOW
NOT HIGHER THAN THE
HEAD OF TREE

A LOOP OF REINFORCED RUBBER HOSE
0.625" TO 1" DIA. & 10 GAL. WIRE HOSE
LOOP I.D. IS 2" LARGER THAN TREE.

2" x 2" x 8' STAKES, REDWOOD,
CEDAR OR TREATED D.F.

PROTECT TRUNK WITH
"TREE WHITE" OR BURLAP

GRavel

1/2" MAX.

4" SIDEWALK

ROOT RETAINER AS
MANUFACTURED BY DEEP
ROOT CORP. OR EQUAL.

0.75" X 1.25" GRAVEL
OUTSIDE OF RETAINER

3" MIN.

VARI E BY SIZE
OF ROOT BALL

NOTES:
1. PROPERTY OWNER TO PROVIDE AND BE
RESPONSIBLE FOR ALL TREE
MAINTENANCE INCLUDING WATERING,
FERTILIZING, PRUNING, AND LEAF PICKUP.

2. TREE TYPE TO CONFORM TO TREE LIST
AS APPROVED BY PLANNING DIRECTOR.

3. MIN. TREE SIZE = 2" DIA @ 4' HEIGHT

4. MIN. VERTICAL CLEARANCE TO LOWEST:
A. LMB OVERHANGING PARKING LANE = 14'
B. LMB OVERHANGING SIDEWALK = 8'

5. TREES SHALL NOT BE PLACED WITHIN
40' OF AN INTERSECTION.

6. ROOT RETAINER REQ'D. FOR TREE IN
LANDSCAPE STRIP FOR TYPE 2 SIDEWALK.

7. ROOT RETAINER NOT REQ'D. FOR TREE 10'
(MIN.) BEHIND SIDEWALK FOR TYPE 1
SIDEWALK.

8. TREES SHALL NOT BE PLANTED BENEATH
OVERHEAD POWER LINES.

SEE ALSO PLATE L3-B
NOTE: SYNTHETIC TURF TO BE INSTALLED ABUTTING CURBING AND/OR SIDEWALK. SEAMING OF SYNTHETIC TURF SHALL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
INSTALLATION PROCEDURES AND SPECIFICATIONS FOR
SYNAUGUSTINE 347, OR APPROVED EQUAL

1. SAMPLE OF PROPOSED TURF SHALL BE SUBMITTED FOR CITY APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO PLANNED INSTALLATION.

2. REMOVAL OF EXISTING MATERIALS/PREPARE FOR NEW DRAINAGE MATERIAL
   a. SOD CUT OR EXCAVATE 4"-5" OF EXISTING MATERIAL AND DISPOSE OF MATERIAL.
   b. CAP SPRINKLERS OR CAP OFF WATER LINE
   c. IF KEEPING SPRINKLERS PUT RISERS IN.
   d. CHECK FOR ANY ELECTRICAL OR OTHER EXISTING UNDERGROUND MATERIALS

3. DRAINAGE MATERIALS/WATER DRAINS
   a. USE 3"-5" OF DRAINAGE MATERIALS. PERMEABLE DECOMPOSED GRANITE, ROAD BASE, OR CRUSHED ROCK MATERIALS.
   b. USE EXISTING WATER DRAINS OR USE OTHER TYPES OF DRAINS IF NEEDED FOR ENCLOSED AREAS OR SMALL AREAS THAT MIGHT NEEDED EXTRA DRAINAGE.

4. COMPACTION AND GRADING
   a. USE WATER AND PLATE COMPACTORS FOR COMPACTING THE DRAINAGE MATERIAL TO 95% COMPACTION.
   b. GRADING AND COMPACTING SHOULD BE DONE A MINIMUM OF 3 TIMES TO GET PROPER GRADING AND COMPACTION. USE A ROD BOARD OR GRADING TOOL TO HELP GET PROPER GRADING OF AREA AND REPEAT UNTIL AREA BECOMES SMOOTH AND COMPACTED.

5. LAYING OF SYNTHETIC TURF
   a. ROLL MATERIAL OUT TO ALLOW FOR THE SYNTHETIC TURF TO BLOOM AND STRETCH IN THE SUN. AFTER ABOUT 30 MINUTES THE SYNTHETIC TURF SHOULD BE READY TO CUT AND PLACE.
   b. AFTER MEASURING AND CUTTING THE SYNTHETIC TURF AND PLACING IT IN THE DESIGNATED AREA, IT IS NOW READY TO STRETCH AND SECURE. STARTING AT THE TOP AREA YOU NEED TO STRETCH AND SECURE THE TURF BY USING 6" NAILS AT 18" ON CENTER THROUGHOUT THE TURF AREA.

6. SEAMING OF SYNTHETIC TURF (SHALL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER)
   a. AFTER PLACING AND SECURING THE FIRST TURF PIECE, IT IS NOW READY FOR THE NEXT PIECE TO BE SEAMED.
   b. SYNTHETIC TURF HIDES BETTER BY USING A SERPENTINE STYLE OF SEAMING. THE SERPENTINE SEAM CAN BE DONE BY USING A SUPER SEAM TOOL TEMPLATE OR BY USING A FREEHAND SERPENTINE.
   c. ALL SEAMS SHOULD BE SEAMED TOGETHER BY STAPLES OR GLUE. EACH CONTRACTOR HAS THEIR OWN METHODS OF SEAMING. IF THE METHOD IS USING STAPLES, THEY SHOULD BE DONE USING 5" OR 6" STAPLES EVERY 4" APART. IF USING GLUE IT SHOULD BE DONE TO THE GLUE SPECIFICATIONS AND THEN PRESSED OR ROLLED DOWN TO SECURE PROPER ADHESION.
   d. THE SEAM IS COMPLETED PRIOR TO SECURING THE NEXT TURF PIECE. AFTER SEAMING THE TWO PIECES TOGETHER YOU CAN NOW STRETCH THE TURF TO THE OUTER EDGES OF THE SECOND PIECE STARTING FROM THE SEAMED AREA.
   e. REPEAT STEPS ABOVE FOR ANY ADDITIONAL PIECES.

7. CUTTING AND SECURING EDGES
   a. AFTER ALL TURF PIECES ARE SEAMED IT IS NOW TIME TO CUT AND SECURE ALL EDGES. THE EDGES SHOULD BE CUT AT 1/8" AWAY FROM THE EDGE, AND THEN THE TURF SHOULD BE NAILED WITH 6" NAILS AT A 45-DEGREE ANGLE WHILE STRETCHING TURF AS YOU HAMMER THE NAIL TO A VERTICAL POSITION AND SECURING TO THE BOTTOM OF THE TURF BUT NOT OVER HAMMERING MAKING HOLES IN THE GRANITE.
   b. NAILS SHOULD BE PLACED EVERY 4" ON THE EDGES AND DRIVEN DOWN UNTIL THEY JUST TOUCH THE TOP OF THE BACKING WITHOUT CAUSING TOO MUCH BASE MOVEMENT.

8. INFILL SYNTHETIC TURF
   a. USE #30 MESH ROUND SILICA SAND AT 1.5 LBS PER SQ. FT.
   b. SPREAD THE SAND USING A DROP SPREADER AND THEN BRUSHED USING A MOTORIZED BRUSH OR CARPET RAKE.
   c. AS YOU ARE INFILLING CHECK TO MAKE SURE ALL AREAS ARE SECURE AND ADD ANY ADDITIONAL NAILS AS NEEDED.

9. FINAL GROOM AND CLEAN UP AREA
   a. AFTER INFILLING DO A FINAL GROOM TO MAKE THE SYNTHETIC TURF LOOK THE BEST IT CAN BE.
   b. BLOW AREA OFF AND CLEAN UP ALL DEBRIS SURROUND THE TURF AREA.

10. TURF GRAIN SHALL BE ORIENTED IN THE DIRECTION OF ONGOING TRAFFIC. FOR MEDIAN INSTALLATIONS, CONSULT WITH PUBLIC WORKS TO DETERMINE GRAIN DIRECTION.