

The following general notes will be placed on the cover sheet of the Improvement Plans for all development projects constructing public improvements:

GENERAL NOTES

1. The following terms used in these general notes are defined as follows. “City Engineer” refers to the person(s) in responsible charge of engineering functions for the City of Visalia and their representatives. “Developer” refers to the person(s)/company and their representatives who execute the subdivision improvement agreement with the City. “Contractor” refers collectively to the contractor(s) and their subcontractor(s) and their representatives hired by the Developer to perform the work. “Design Engineer” refers collectively to the company(ies) and their representatives hired by the Developer to provide professional engineering and land surveying services and to prepare these Improvement Plans. “Testing Laboratory” refers collectively to the company(ies) and their representatives hired by the Developer to perform materials sampling, testing and reporting.
2. The City Engineer’s approval of these Improvement Plans is valid for a period of twelve (12) months. Construction permits will be obtained within this period or the Improvement Plans are expired and must be resubmitted for approval. Work still remaining after the Improvement Plans have expired must halt until an extension is granted or an updated set of Improvement Plans is approved as determined by the City Engineer. Improvement Plan approval by the City does not grant authority to begin construction.
3. The Developer must request and attend a Preconstruction Meeting with the City Engineer prior to beginning work. The Preconstruction Meeting must be attended by representatives of the Developer, Contractor, Design Engineer and Testing Laboratory. Developer is responsible to contact and invite any affected utility companies to the meeting. Contact the City Engineer at (559) 713-4638 to schedule the Preconstruction Meeting.
4. The Developer/Contractor is responsible to provide emergency telephone numbers to the City at the Preconstruction Meeting. The Developer/Contractor shall have personnel available 24-hours a day to respond to emergencies. If the City is required to respond and make emergency repairs on behalf of the Developer/Contractor, the Developer/Contractor is responsible to reimburse the City for all costs incurred.
5. The Developer must have a fully executed improvement agreement and reimbursement agreement (if applicable) with the City prior to beginning work unless otherwise authorized by the City Manager. The City Manager’s execution of the improvement agreement requires the submittal of bonds, insurance and inspection fees. The City Manager’s execution of the reimbursement agreement requires the authorization of City Council.

6. The Testing Laboratory and their individual staff performing the tests must be certified for those tests by AASHTO and/or Caltrans. All sampling and testing to be performed shall be directed by the City Engineer. All test results shall be directly furnished to the City Engineer both verbally in the field and following by mail within 48 hours in a written report format for the City's records.
7. All work at the time it is performed will conform to the latest editions of the City of Visalia Design and Improvement Standards and the Standard Specifications regardless of the standard details included in these Improvement Plan. Alternate details and specifications may be submitted for review and acceptance by the City Engineer. If accepted, alternate details will be shown on a revised set of these Improvement Plans.
8. All work and materials will conform to latest editions of the City of Visalia Standard Specifications and the State of California, Department of Transportation, Standard Specifications. In the event of conflict between City and State specifications, City specifications will govern, unless the work is within a State right-of-way.
9. All materials to be used for street construction shall be sampled and tested in accordance with City of Visalia Standard Specifications Section 6.02 "Control of Materials – Samples and Tests." The procedures and methods used to sample, test materials, and report test results will be determined by the City Engineer. For all phases of construction, the type, scheduling, frequency and location of all materials testing and sampling will be determined by the City Engineer.
10. All required permits must be issued prior to commencing work. Encroachment permits cover off-site work within existing right-of-ways and easements. Site improvement permits cover on-site work such as grading, utilities, new streets, parking lots and landscaping. Grading permits cover on-site work for rough grading only. Building permits cover on-site structures. The City's Encroachment Permit Policy manual should be consulted for detailed information on encroachment permits. Other permits such as demolition permits, well abandonment permits and valley oak tree removal permits may be required prior to commencing work. Issued permit(s) for each of these permit types will not be construed in any way as permission to commence work covered by other permit types. It will be the responsibility of the Developer/Contractor to understand the work covered by the various permit types issued.
11. The Contractor will submit any necessary Traffic Control Plans (TCP) as required by the City in conjunction with the encroachment permits for the work. Traffic control will conform to the California MUTCD. The City's Encroachment Permit Policy manual should be consulted for detailed information on TCP requirements. TCP's will be stamped approved by the City and a copy returned to the Contractor. A copy of all approved TCP's must remain on the job site at all times.
12. The City Engineer does not warrant any quantities shown on these plans.
13. Any work concealed without inspection will be subject to removal and replacement at the Developer's /Contractor's expense.

14. Developer/Contractor is responsible for preservation and or perpetuation of all existing monuments which control subdivision, tracts, boundaries, streets, highways, or other right-of-way, easements, or provide survey control which will be disturbed or removed due to Contractor's work.
15. The Contractor will notify the City at least 10 working days prior to commencing work so that the City may preserve the locations and elevations of existing monuments and bench marks within the public right of way which will be disturbed or removed due to Contractor's work. The City's preservation of the existing monuments and benchmarks must be completed prior to the Contractor commencing work. The Contractor must receive notification from the City.
16. Developer/Contractor is responsible to coordinate with the Design Engineer to reset monuments or provide permanent witness monuments and file the required documentation with the City Engineer pursuant to Business and Professions Code Section 8771.
17. The latest City Engineer approved version of these Improvement Plans must be available on the job site at all times. A representative of the Developer/Contractor (capable of communicating with the City's representatives) will be on the job at all times the work is being pursued.
18. Developer/Contractor is responsible to arrange for the relocation of all existing utilities that may interfere with the work. The Developer/Contractor must submit the utility relocation plans and a utility relocation schedule to the City when the utility relocation interferes with the construction of arterial/collector streets.
19. All underground storage tanks will be removed per City of Visalia and County of Tulare County requirements. A building permit will be obtained for the removal prior to start of work.
20. All wells will be abandoned per City of Visalia requirements. A building permit will be obtained for the abandonment prior to start of work.
21. Existing irrigation risers, irrigation pipe, and septic systems will be removed.
22. Prior to the City Engineer's acceptance of the work, the Design Engineer will submit a certification of pad elevations for lots located in a FEMA special flood hazard area.
23. All trenches and excavations outside the limits of the streets resulting from the removal of underground structures and the installation of utilities will be backfilled and compacted to a minimum of 90% relative compaction.
24. The curb along all returns shall be depressed to allow City standard handicap ramp construction. The curb at planned driveway approach locations may be depressed to a maximum width of 24 feet to accommodate a two-car driveway. It is the Developer's and Design Engineer's responsibility to locate the driveway approach locations. At the time of building permit issuance on each lot, the City reserves to

the right to correct the driveway approach location and width based on the plot plan submitted to the City.

25. Developer/Contractor is responsible to obtain a National Pollution Discharge Elimination System (NPDES) Permit in accordance with Federal and State Regulations, including Notice of Intent (NOI), Notice of Termination (NOT), and Storm Water Pollution Prevention Plan (SWPPP). A copy of the NOI and SWPPP will be available on the job site at all times.
26. In accordance with the SWPPP, the Developer/Contractor is responsible to construct stabilized construction entrances in order to reduce or eliminate the tracking of sediment onto public streets. All drainage protective devices such as swales, interception ditches, pipes protective berms, concrete channels or other measures designed to protect improvements, whether existing or proposed, from runoff or damage from storm water, must be constructed prior to the construction of any improvements.
27. Developer/Contractor is responsible to comply with San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII to limit fugitive dust. Submit a dust control plan to the SJVAPCD when required by Regulation VIII.
28. Developer/Contractor is responsible to obtain any and all other permits and meet any requirements set forth by other agencies or utilities, which have jurisdiction, including OSHA.
29. Excavations will be adequately shored, braced and sheeted so that the earth will not slide or settle and so that all existing improvements of any kind will be fully protected from damage. Where the excavation for a conduit trench, and/or structure is five feet or more in depth, the Contractor will provide adequate sheeting, which will conform to the applicable Construction Safety Orders of the State of California, Department of Industrial Relations, Division of Industrial Safety. The Contractor will always comply with OSHA requirements.
30. If archaeological materials are uncovered during grading, trenching or other excavation, earthwork within 100 feet of these materials will be stopped until a professional archaeologist who is certified by the Society of California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, if they are deemed necessary.
31. Regulatory permits and necessary approvals from the governing bodies and their officials must be obtained prior to proceeding with any work in the vicinity of irrigation ditches, creeks and associated irrigation facilities whether or not shown on these Improvement Plans.
32. Fire access to be maintained during all phases of construction as required by City Regulation No. 2002-01 entitled Fire Department Access and Water Guidelines for residential construction.

