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APPENDIX A
Standard Plans

A-1. Typical Street Sections

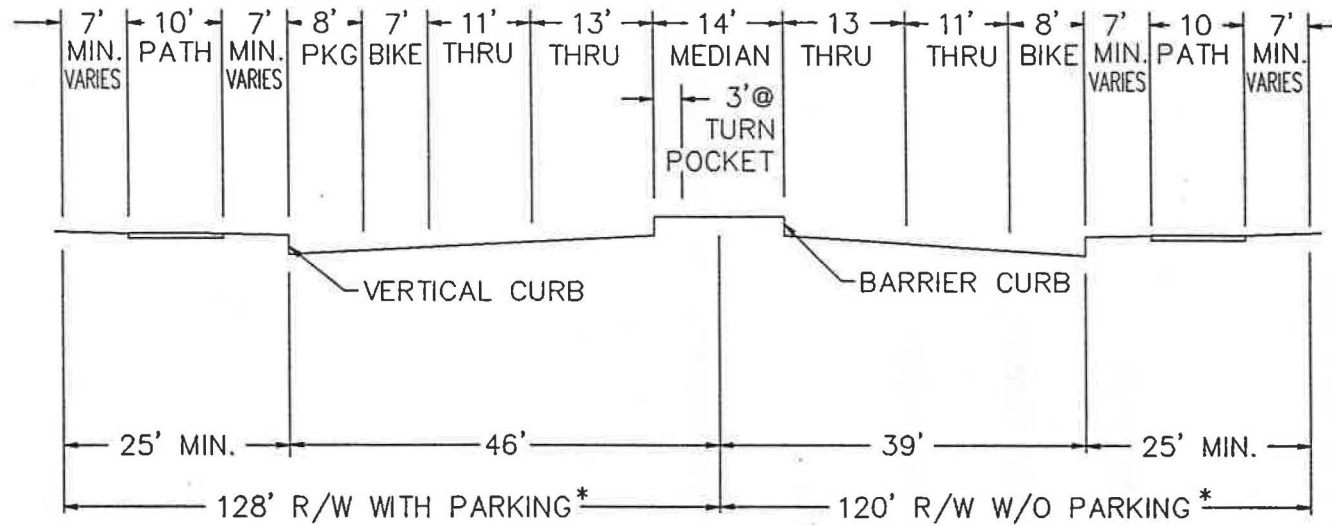
A-2. Typical Cul-de-Sacs and Turnarounds

A-3. Typical Arterial Intersection with Signals

A-4. Typical Bicycle Tunnel (Undercrossing)

A-5. Typical Arterial Median Island

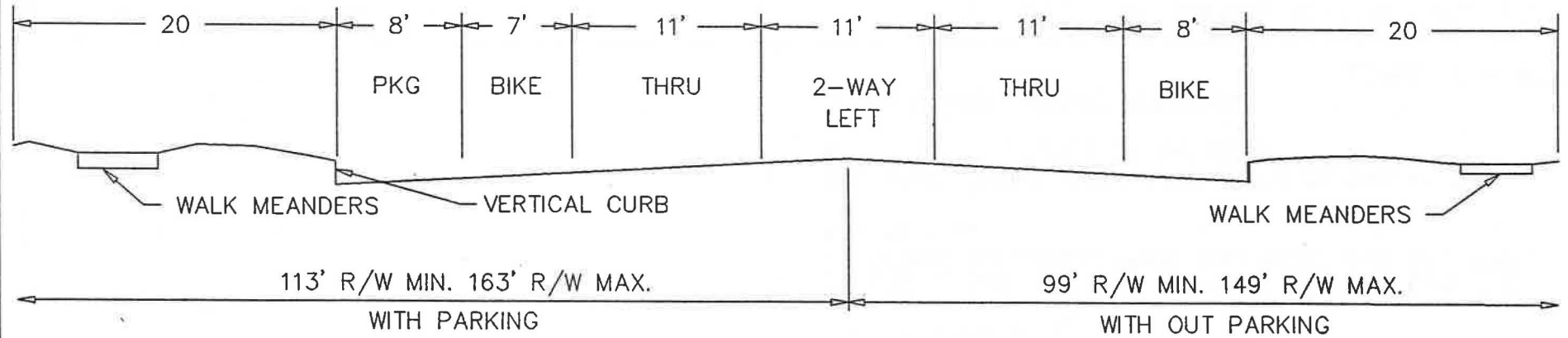
A-6. Typical Sight Distance Requirements at Collector/Local and Minor Arterial/Local Intersections



* R/W DIMENSIONS ARE TOTAL FOR FULL SECTION ASSUMING SYMMETRY ABOUT CENTERLINE.

SCALE: 1' = 20'

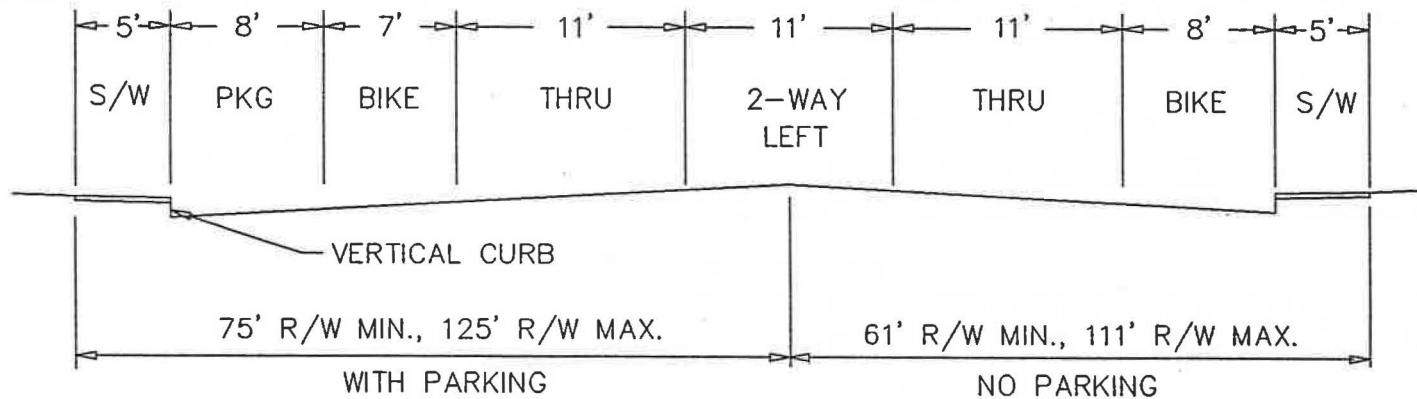
		APPROVED _____ 19____		CITY OF DAVIS STANDARD PLAN	
		DIRECTOR OF PUBLIC WORKS		MAJOR ARTERIAL	
Rev.		Date	REG. ENG'R LIC No. C-14208	SHEET 1 OF 9	DWG No. _____



NOTES

1. TWO-WAY LEFT TURN LANE CAN BE DROPPED WHERE THERE ARE LONG STRECHES W/O INTERSECTING STREETS AND/OR DRIVEWAYS
2. THE R.O.W. CAN VARY AS IN MAJOR ARTERIAL EXAMPLE, DEPENDING ON LANDSCAPING TREATMENT AND BIKE PATH ON THE SIDE.
3. THE LANDSCAPING TREATMENT VARIES DEPENDING ON FRONTAGE TREATMENT OF THE LOTS.
4. STRIPING AND LEGENDS REQUIRED.

			APPROVED _____ 19____	CITY OF DAVIS STANDARD PLAN	
			_____ DIRECTOR OF PUBLIC WORKS	<u>MINOR ARTERIAL</u>	
Rev.		Date	REG. ENG'R LIC No. <u>C-14208</u>	SHEET <u>2</u> OF <u>9</u>	DWG No. _____

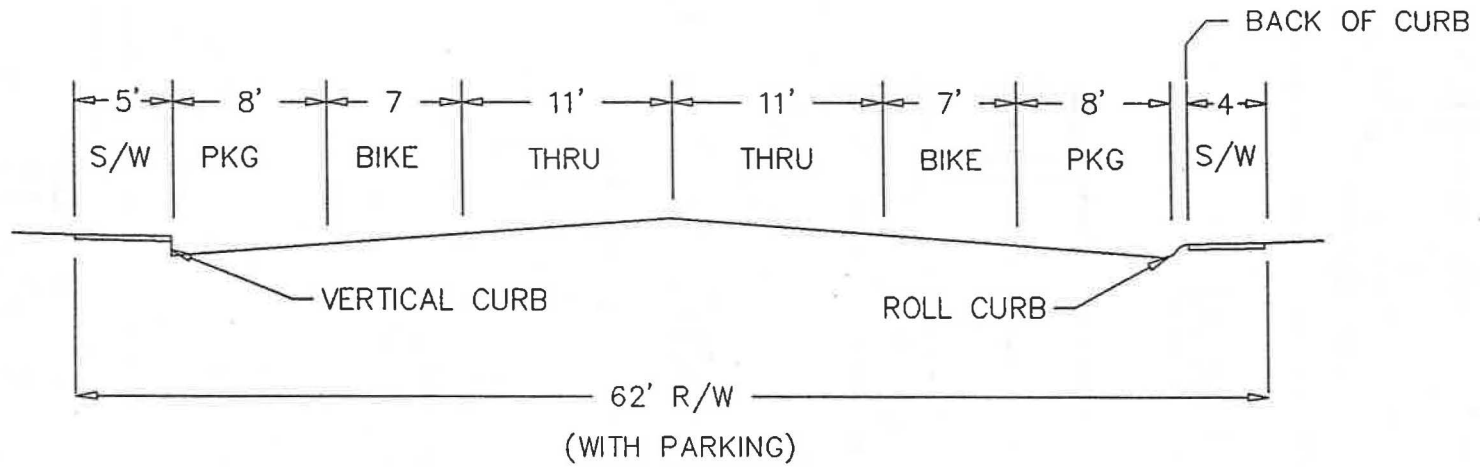


NOTES

1. TWO-WAY LEFT TURN LANE CAN BE DROPPED WHERE THERE ARE LONG STRECHES W/O INTERSECTING STREETS AND/OR DRIVEWAYS
2. THE R.O.W. CAN VARY AS IN MAJOR ARTERIAL EXAMPLE, DEPENDING ON LANDSCAPING TREATMENT AND BIKE PATH ON THE SIDE.
3. THE LANDSCAPING TREATMENT VARIES DEPENDING ON FRONTAGE TREATMENT OF THE LOTS.
4. STRIPING AND LEGENDS REQUIRED.

SCALE: 1" = 10'

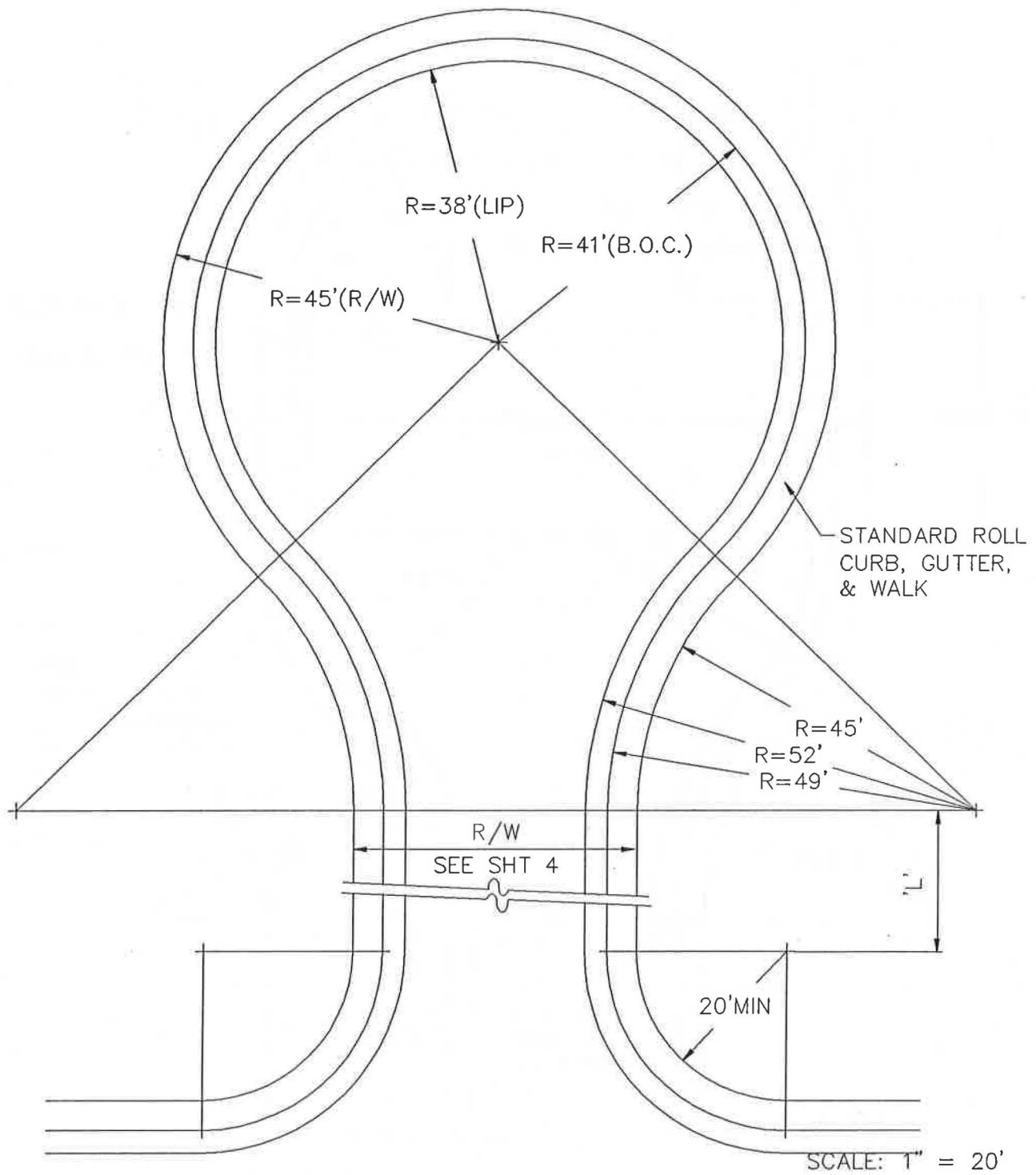
			APPROVED _____ 19____	CITY OF DAVIS STANDARD PLAN MINOR ARTERIAL W/O PARKWAY	
			_____ DIRECTOR OF PUBLIC WORKS		
Rev.		Date	REG. ENG'R LIC No. C-14208	SHEET 2A OF 9	DWG No. _____



1. ROLL CURB & GUTTER REQUIRED IN SINGLE FAMILY AND DUPLEX AREAS, VERTICAL CURB & GUTTER REQUIRED IN ALL OTHER TYPES OF USES.
2. STRIPING AND LEGENDS REQUIRED.

SCALE: 1" = 10'

			APPROVED _____ 19____	CITY OF DAVIS STANDARD PLAN	
			DIRECTOR OF PUBLIC WORKS	COLLECTOR	
Rev.		Date	REG. ENG'R LIC No. C-14208	SHEET 3 OF 9	DWG No. _____



Rev.	Description	Date	Rev.	Description	Date

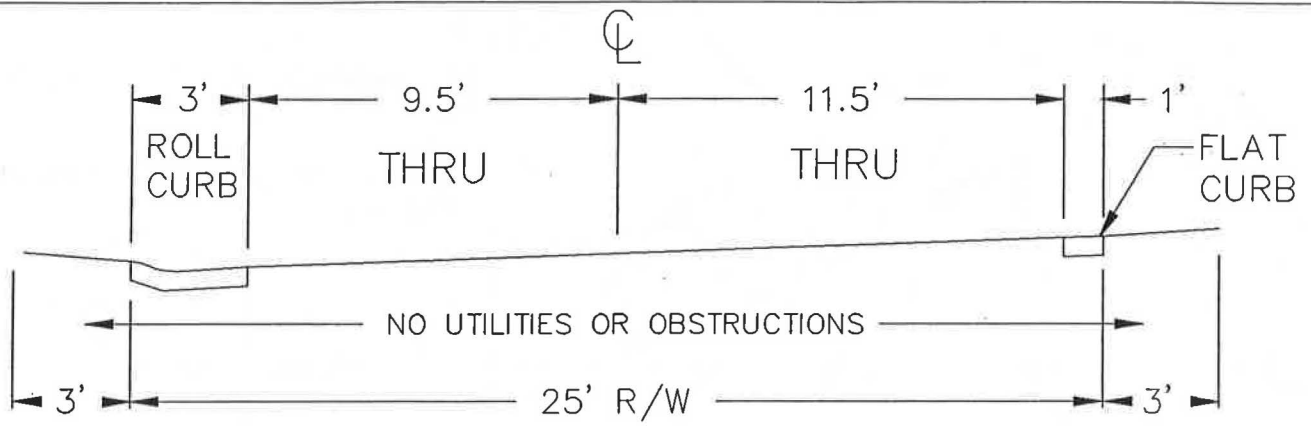
CITY OF DAVIS STANDARD PLAN

CUL DE SAC
CIRCULAR (FULL SIZE)

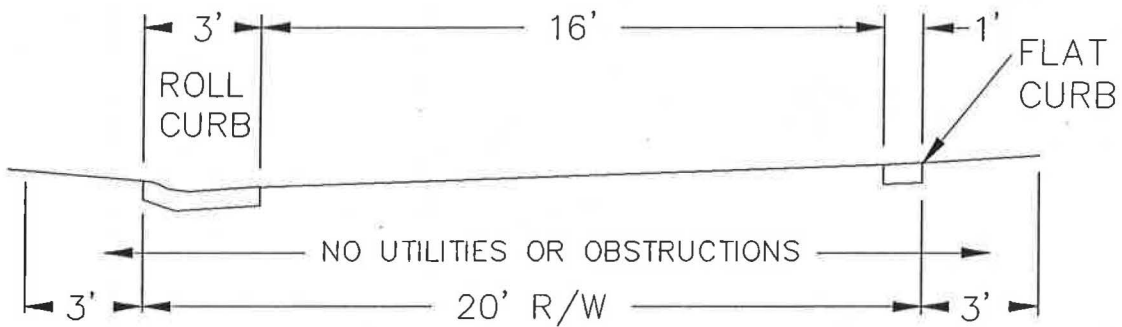
APPROVED _____ 19__

DIRECTOR OF PUBLIC WORKS
R.C.E. No. C-14208

SHEET 5 OF 9



LOCAL &
LONG CUL DE SAC



SHORT CUL DE SAC
(9 OR LESS DU)

NOTES

1. PEDESTRIAN ACCESS PROVIDED ON PRIVATE PROPERTY VIA PRIVATE SIDEWALKS.
2. NO PARKING ALLOWED IN STREET R/W
PARKING BAYS PROVIDED ON PRIVATE PROPERTY.

SCALE: 1" = 5'

Rev.	Description	Date	Rev.	Description	Date

CITY OF DAVIS STANDARD PLAN

VILLAGE HOMES
STREET SECTIONS

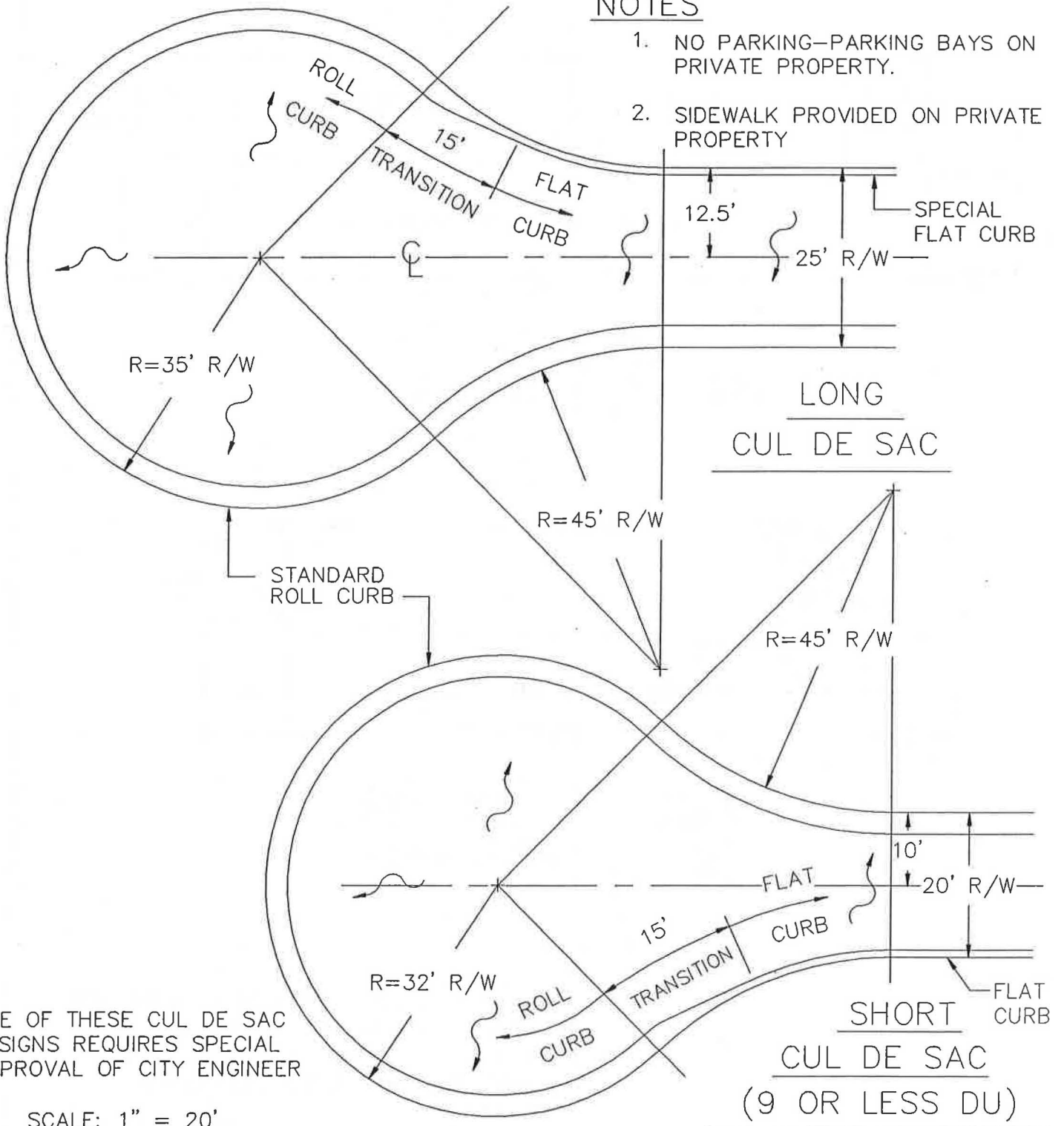
APPROVED _____

DIRECTOR OF PUBLIC WORKS
R.C.E. No. C-14208

SHEET 7 OF 9

NOTES

1. NO PARKING—PARKING BAYS ON PRIVATE PROPERTY.
2. SIDEWALK PROVIDED ON PRIVATE PROPERTY



USE OF THESE CUL DE SAC DESIGNS REQUIRES SPECIAL APPROVAL OF CITY ENGINEER

SCALE: 1" = 20'

Rev.	Description	Date	Rev.	Description	Date

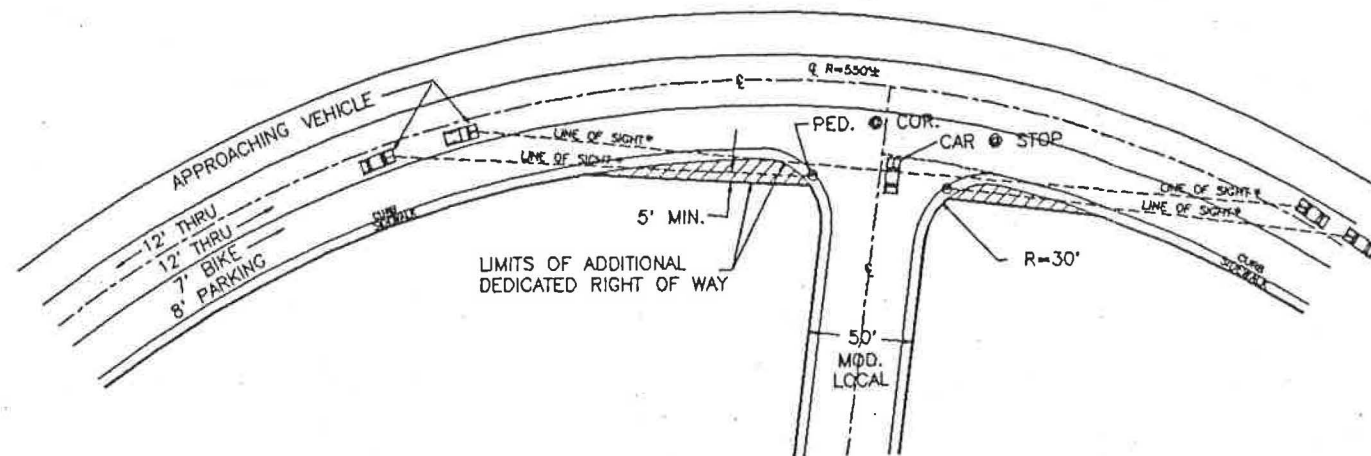
CITY OF DAVIS STANDARD PLAN

VILLAGE HOMES
CUL DE SAC DESIGN

APPROVED _____ 19 ____

DIRECTOR OF PUBLIC WORKS
R.C.E. No. C-14208

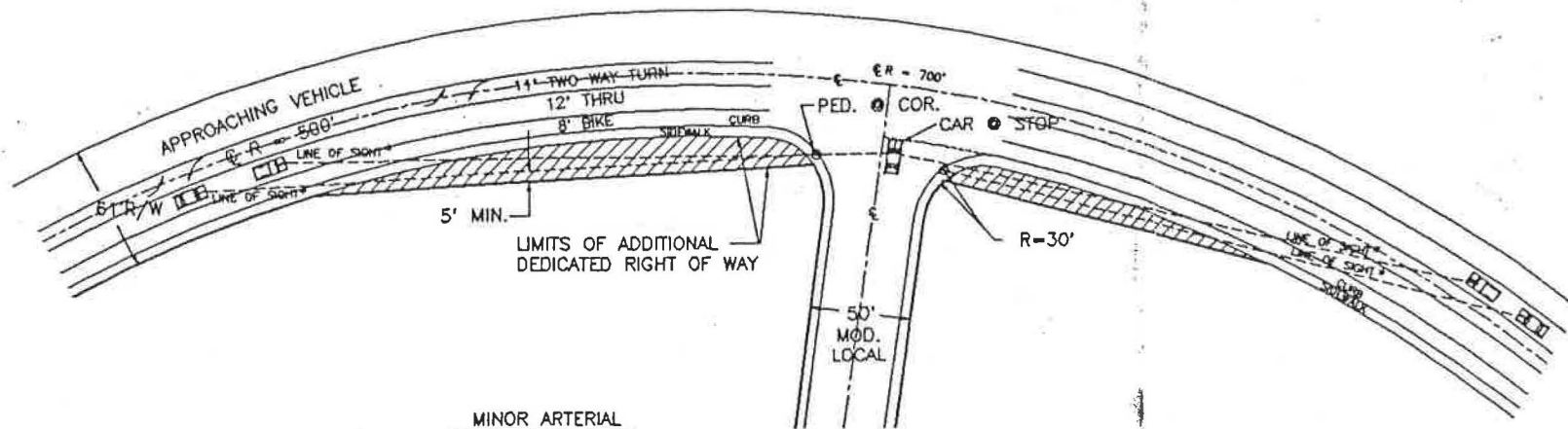
SHEET 8 OF 9



COLLECTOR STREET

*LINE OF SIGHT = STOPPING SIGHT DISTANCE AT DESIGN SPEED

SCALE 1" = 40'

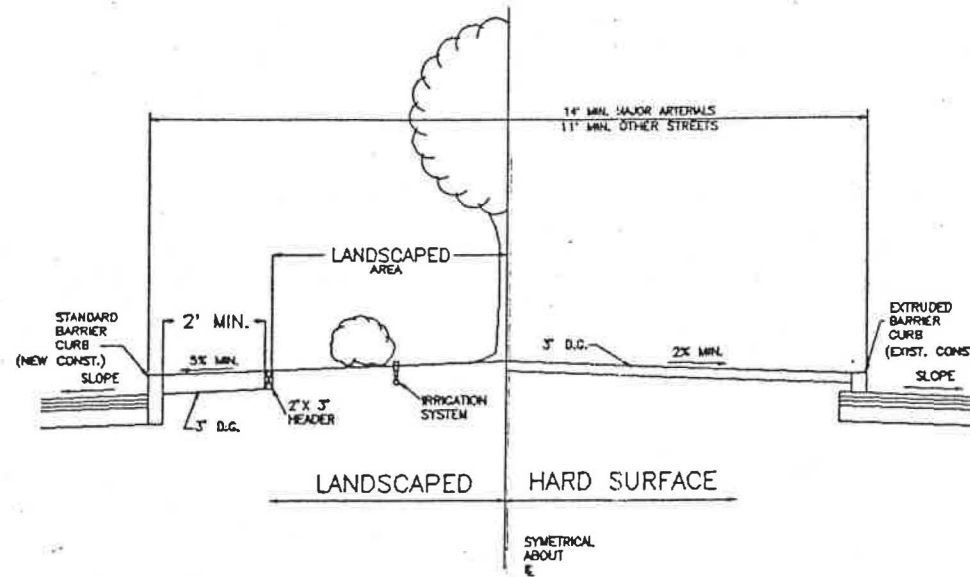


MINOR ARTERIAL

*LINE OF SIGHT = STOPPING SIGHT DISTANCE AT DESIGN SPEED

VISIBILITY CONTROL DESIGN
AT INTERSECTIONS

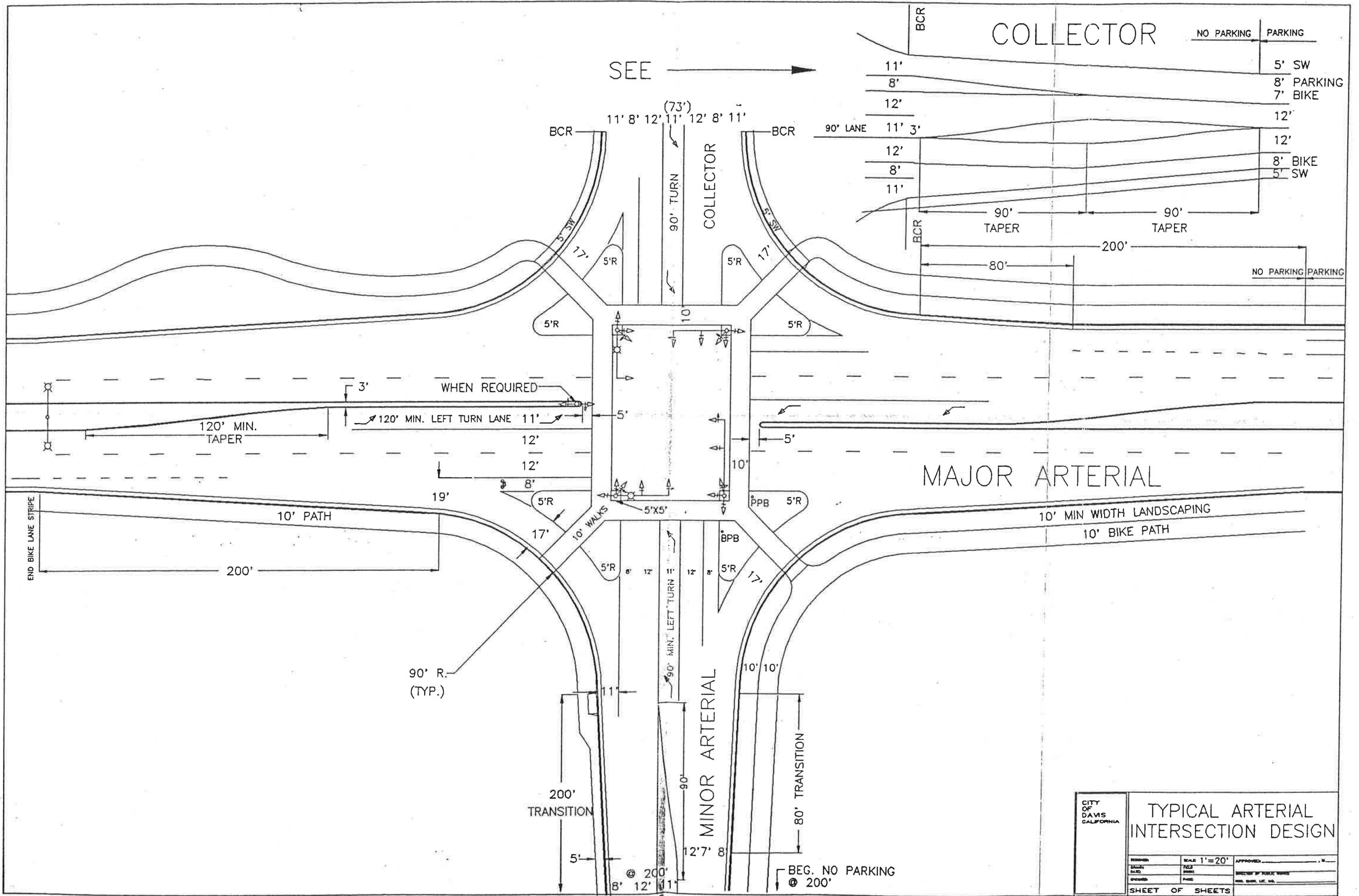
SCALE 1" = 40'



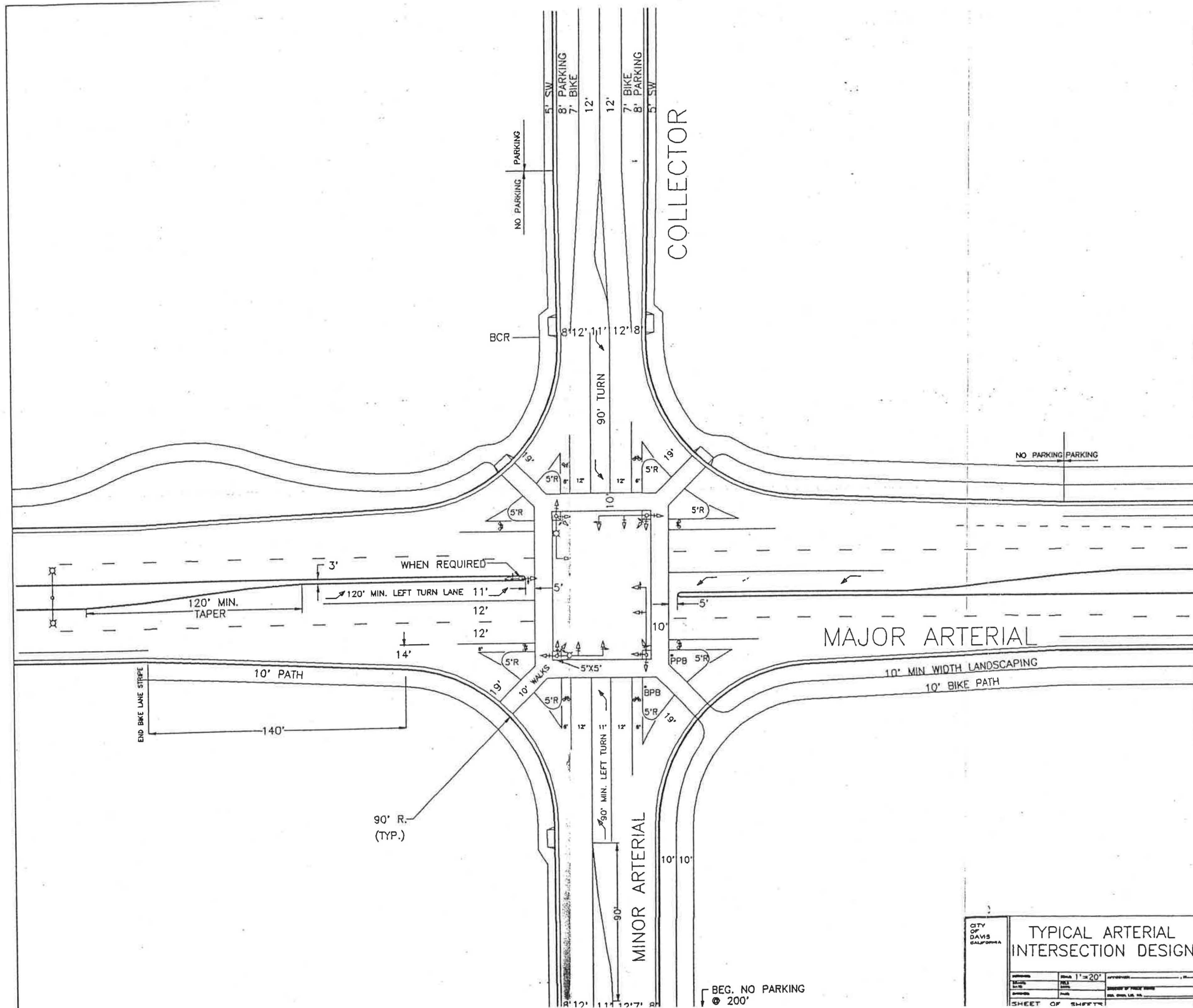
TYPICAL MEDIAN DESIGN

N.T.S.

CITY OF DAVIS CALIFORNIA		VISUAL SIGHT DISTANCES	
DESIGNED BY	SCALE	APPROVED BY	
DRAWN BY	FIELD NO.	DATE	
CHECKED BY	PROJECT NO.	PROJECT NAME	
SHEET OF SHEETS			

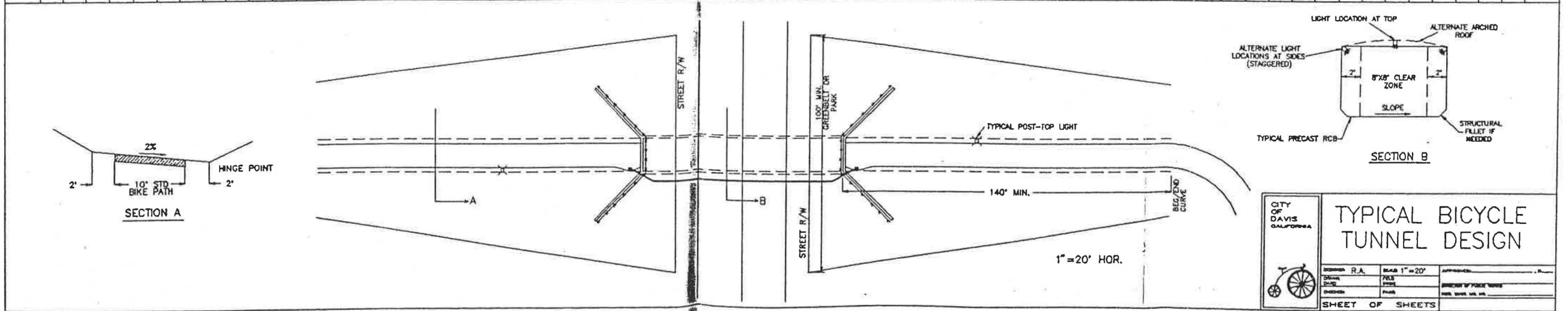
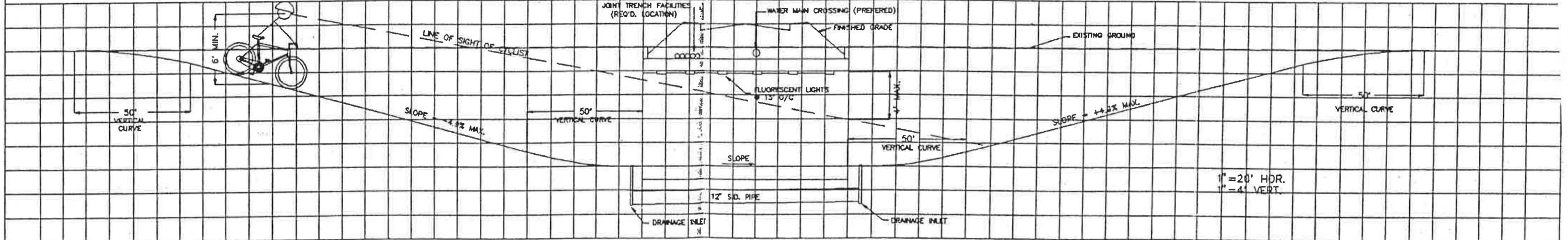
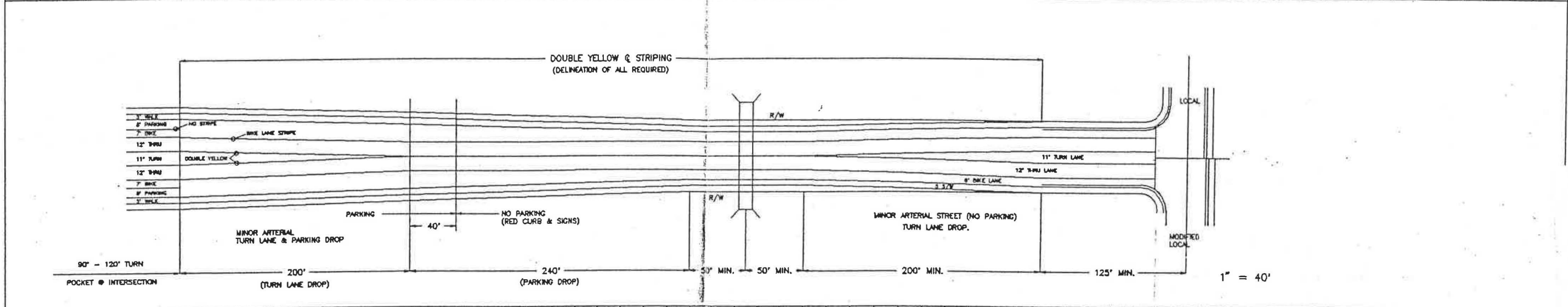
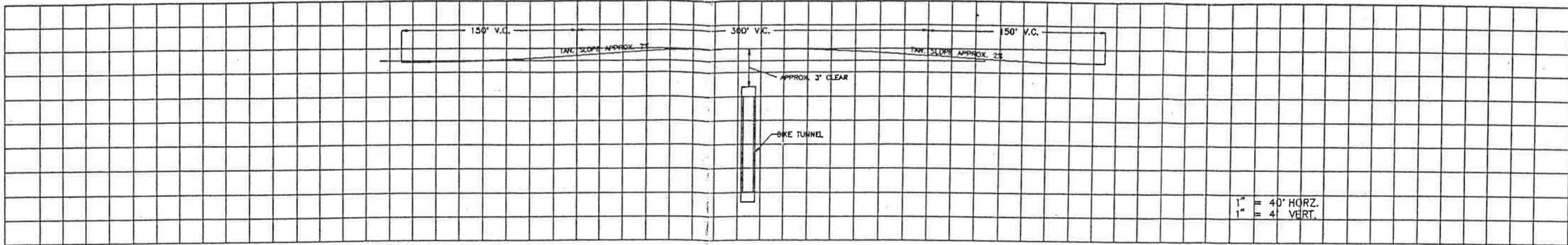


CITY OF DAVIS CALIFORNIA		TYPICAL ARTERIAL INTERSECTION DESIGN	
DESIGNED BY	SCALE 1"=20'	APPROVED	
DRAWN BY		SHEET #	
CHECKED BY		DATE	
SHEET OF SHEETS			



CITY OF DAVIS CALIFORNIA
TYPICAL ARTERIAL INTERSECTION DESIGN
 SCALE: 1" = 20'
 SHEET OF SHEETS

BEG. NO PARKING
 200'



APPENDIX B

Mapping Information

B-1. Typical Map Check List

{Subdivision Name} {Subdivision No.}		Checked by: {Name}			Page #	
ITEM	DESCRIPTION	1st ck.	2nd ck.	3rd ck.	4th ck.	FINAL
I.	GENERAL QUALITY					
A.	18" X 26" outside dimension.	A.	A.	A.	A.	A.
B.	One inch border around map.	B.	B.	B.	B.	B.
C.	No data shown in border area.	C.	C.	C.	C.	C.
D.	Map is neat, clean and legible.	D.	D.	D.	D.	D.
E.	Line weights appropriate for uses.	E.	E.	E.	E.	E.
F.	Line weights sufficient for good reproduction.	F.	F.	F.	F.	F.
G.	No advertising on map.	G.	G.	G.	G.	G.
H.	Sheets labeled "Sheet x of y Sheets".	H.	H.	H.	H.	H.
I.	North Arrow shown on each sheet.	I.	I.	I.	I.	I.
J.	Subdivision No. and Name either at top of sheet or in lower right corner in title block.	J.	J.	J.	J.	J.
K.	Scale/scales to be clearly indicated.	K.	K.	K.	K.	K.
L.	Map drawn to scale.	L.	L.	L.	L.	L.
M.	North arrow points away from reader.	M.	M.	M.	M.	M.
N.	Lettering to read from bottom or right side.	N.	N.	N.	N.	N.

Public Works CHECKLIST for Final Maps/Parcel Maps

{Subdivision Name} {Subdivision No.}		Checked by: {Name}			Page #	
ITEM	DESCRIPTION	1st ck.	2nd ck.	3rd ck.	4th ck.	FINAL
II.	BOUNDARY					
A.	Boundary shall be continuous.	A.	A.	A.	A.	A.
B.	Boundary Shall be a heavy weight line.	B.	B.	B.	B.	B.
C.	Boundary shall be clearly evident.	C.	C.	C.	C.	C.
D.	All property lines have bearings/distances.	D.	D.	D.	D.	D.
E.	Overall distances shown	E.	E.	E.	E.	E.
F.	Curve Data shown: radius; delta; arc; chord bearing & distance.	F.	F.	F.	F.	F.
G.	Dimensions arrowed as necessary for clarity.	G.	G.	G.	G.	G.
H.	Monuments, exist. & new clearly labeled.	H.	H.	H.	H.	H.
I.	Ties to adjoining lot corners/lines.	I.	I.	I.	I.	I.
J.	Basis of Bearing given.	J.	J.	J.	J.	J.
K.	Line bearings based on, clearly shown.	K.	K.	K.	K.	K.
L.	Bearings agree with Basis of Bearings.	L.	L.	L.	L.	L.
M.	Enclosed areas outside boundary marked "Not a part of this Subdivision".	M.	M.	M.	M.	M.
N.	All necessary reference to S.P.R.R. or CalTrans shown.	N.	N.	N.	N.	N.
III.	STREETS					
A.	Street lines shown as solid lines.	A.	A.	A.	A.	A.
B.	All street names approved by City.	B.	B.	B.	B.	B.
C.	All street shown are correctly named.	C.	C.	C.	C.	C.
D.	Existing street names shown.	D.	D.	D.	D.	D.
E.	All street widths clearly shown.	E.	E.	E.	E.	E.
F.	New street centerline monumented @ P.I.'s and angle pts.	F.	F.	F.	F.	F.
G.	All streets, alleys, etc. centerlined.	G.	G.	G.	G.	G.

Public Works CHECKLIST for Final Maps/Parcel Maps						
{Subdivision Name} {Subdivision No.}		Checked by: {Name}			Page #	
ITEM	DESCRIPTION	1st ck.	2nd ck.	3rd ck.	4th ck.	FINAL
H.	All monuments fall within dedicated right-of-way.	H.	H.	H.	H.	H.
IV. LOTS						
A.	All lots numbered consecutively.	A.	A.	A.	A.	A.
B.	Full dimensions shown for each lot.	B.	B.	B.	B.	B.
C.	Lots shown on one sheet (no parts on another sheet).	C.	C.	C.	C.	C.
D.	Lots solid lines.	D.	D.	D.	D.	D.
V. MATH						
A.	Data complete and clearly shown.	A.	A.	A.	A.	A.
B.	Exterior boundary closes.	B.	B.	B.	B.	B.
C.	All centerline traverses close.	C.	C.	C.	C.	C.
D.	All lots close.	D.	D.	D.	D.	D.
E.	All blocks close.	E.	E.	E.	E.	E.
F.	All areas outside boundary close.	F.	F.	F.	F.	F.
G.	Summation of parts equals totals shown.	G.	G.	G.	G.	G.
H.	All curve data shown and correct.	H.	H.	H.	H.	H.
VI. TITLE SHEET						
A.	Subdivision name and number shown.	A.	A.	A.	A.	A.
B.	Number correct per County.	B.	B.	B.	B.	B.
C.	Sheet numbers shown and referenced.	C.	C.	C.	C.	C.
D.	Owner's certificate reviewed by Development Division Supervisor.	D.	D.	D.	D.	D.
E.	Necessary dedications and easements in owner's certificate.	E.	E.	E.	E.	E.

Public Works CHECKLIST for Final Maps/Parcel Maps						
{Subdivision Name} {Subdivision No.}		Checked by: {Name}			Page #	
ITEM	DESCRIPTION	1st ck.	2nd ck.	3rd ck.	4th ck.	FINAL
F.	Certificates correct as listed.	F.	F.	F.	F.	F.
F.1	Surveyor's Certificate.	F.1	F.1	F.1	F.1	F.1
F.2	City Engineer's Certificate.	F.2	F.2	F.2	F.2	F.2
F.3	City Clerk's Certificate.	F.3	F.3	F.3	F.3	F.3
F.4	Tax Collector's Certificate.	F.4	F.4	F.4	F.4	F.4
G.	All Deeds of Trust and Acknowledgements shown.	G.	G.	G.	G.	G.
H.	All certificates signed for recording.	H.	H.	H.	H.	H.
VII. EASEMENTS						
A.	Existing easements shown, labeled and referenced.	A.	A.	A.	A.	A.
B.	All new P.U., T.P. & M.E.'s shown and labeled.	B.	B.	B.	B.	B.
C.	Easements shown with fine dashed line.	C.	C.	C.	C.	C.
D.	Widths and ties clearly shown.	D.	D.	D.	D.	D.
E.	Sufficient data to retrace easements shown.	E.	E.	E.	E.	E.
F.	Type of easements clearly shown.					
VIII. CITY BOUNDARY						
A.	City Boundary shown and labeled.	A.	A.	A.	A.	A.
B.	Dimensions and ties shown.	B.	B.	B.	B.	B.
IX. COMMUNITY DEVELOPMENT DEPARTMENT						
A.	Complies with Tentative Map Conditions of Approval.	A.	A.	A.	A.	A.
B.	All lots conform to approved Tentative Map.	B.	B.	B.	B.	B.

B-2. Typical Title Block

The image shows a large, faint grid representing a typical title block layout. The grid is composed of approximately 10 columns and 15 rows. The top row is significantly larger than the others, serving as a header section. The remaining rows are of uniform height. The grid lines are very light and the overall appearance is that of a template or a placeholder for a title block.

B-3. Final Map Certificates**STATEMENT OF OWNER**

{Use the paragraphs which are appropriate for your project. Additional special paragraphs may be created for situations not covered by the standard wording. Any special paragraphs shall use the same basic style and will be subject to review by Public Works.}

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL THE LANDS INCLUDED WITHIN THE BOUNDARIES OF THIS "SUBDIVISION NO. ####, {SUBDIVISION NAME}, UNIT NO. #", AS SHOWN ON THIS MAP, AND; THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AND; THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY.

WE HEREBY OFFER FOR DEDICATION, TO THE CITY OF DAVIS, FOR PUBLIC USE:

1. RIGHTS OF WAY FOR {NAMES OF STREETS} SHOWN ON THIS MAP.
2. EASEMENTS FOR PUBLIC UTILITY PURPOSES ON, OVER, UNDER, AND ACROSS THOSE AREAS INDICATED AS "P.U.E" ON SAID MAP.
3. EASEMENTS FOR PUBLIC TREE PLANTING AND MAINTENANCE PURPOSES ON, OVER, UNDER, AND ACROSS THOSE AREAS INDICATED AS "T.P. & M.E" ON SAID MAP.
4. EASEMENTS FOR PUBLIC WATER LINE INSTALLATION AND MAINTENANCE PURPOSES ON, OVER, UNDER, AND ACROSS THOSE AREAS INDICATED AS "WATER EASEMENT" OR "W.E." ON SAID MAP.
5. EASEMENTS FOR PUBLIC SEWER LINE INSTALLATION AND MAINTENANCE PURPOSES ON, OVER, UNDER, AND ACROSS THOSE AREAS INDICATED AS "SEWER EASEMENT" OR "S.E." ON SAID MAP.
6. EASEMENTS FOR PUBLIC STORM DRAINAGE INSTALLATION AND MAINTENANCE PURPOSES ON, OVER, UNDER, AND ACROSS THOSE AREAS INDICATED AS "DRAINAGE EASEMENT" OR "D.E." ON SAID MAP.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE RIGHTS OF WAY AND EASEMENTS TO THE CITY OF DAVIS, PURSUANT TO THE PROVISIONS OF SECTION 66477.2 OF THE CALIFORNIA GOVERNMENT CODE, FOR STREET AND PUBLIC UTILITY PURPOSES AND FOR PUBLIC USE, ON OVER, UNDER AND ACROSS THOSE AREAS INDICATED AS "IRREVOCABLE OFFER OF DEDICATION" OR "I.O.D" ON SAID MAP.

WE HEREBY RESERVE A PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT FOR THE EXCLUSIVE USE OF THE OWNERS OF LOTS ## TO ##, INCLUSIVE, FOR THE PURPOSES OF INGRESS AND EGRESS, FOR THE INSTALLATION AND MAINTENANCE OF COMMON UTILITIES, SUCH AS, BUT NOT LIMITED TO, WATER, SANITARY SEWER, ELECTRICITY, PHONE, GAS, AND CABLE TV, AND FOR THE FLOW OF STORM WATER RUNOFF, ON OVER, UNDER AND ACROSS THOSE AREAS INDICATED AS "PRIVATE ACCESS EASEMENT" OR "P.A.E." ON SAID MAP. THIS EASEMENT SHALL BIND AND INSURE TO THE BENEFIT OF THE SUCCESSORS IN INTEREST OF THE UNDERSIGNED AND IS FOR THE BENEFIT OF EACH OF SAID LOTS AS DESCRIBED.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED HEREON.

{PRINTED OWNER'S NAME AND TITLE, IF ANY}

{PRINTED OWNER'S NAME AND TITLE, IF ANY}

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____ } SS

ON THIS THE _____ DAY OF _____, 19____, BEFORE ME

THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

- PERSONALLY KNOWN TO ME
- PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

TO BE THE PERSON(S) WHOSE NAME(S) _____ SUBSCRIBED TO THE WITHIN INSTRUMENT, AND
ACKNOWLEDGED THAT _____ EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE

STATEMENT OF TRUSTEE UNDER A DEED OF TRUST

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED {MONTH DAY, YEAR} IN BOOK {####} OF OFFICIAL RECORDS, AT PAGE {####}, YOLO COUNTY RECORDS, STATE OF CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

BY: _____
 {PRINTED NAME OF OFFICER}

BY: _____
 {PRINTED NAME OF OFFICER}

TITLE: _____
 {PRINTED TITLE OF OFFICER}

TITLE: _____
 {PRINTED TITLE OF OFFICER}

TRUSTEE'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____ } SS

ON THIS THE _____ DAY OF _____, 19____, BEFORE ME

THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

- PERSONALLY KNOWN TO ME
- PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

TO BE THE PERSON(S) WHOSE NAME(S) _____ SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE

SURVEYOR'S {ENGINEER'S} STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN {MONTH, YEAR}, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE {MONTH DAY, YEAR}, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SUBDIVISION CONTAINS _____ ACRES, MORE OR LESS. THIS ENTIRE SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF DAVIS.

THE BEARINGS IN THIS SUBDIVISION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE II.

{NAME AND LICENSE NUMBER}
{MY LICENSE EXPIRES: MONTH/DAY/YEAR}

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP OF "SUBDIVISION NO. ####, {SUBDIVISION NAME}, UNIT NO. #", AND THAT I FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____

DAVE PELZ, CITY ENGINEER OF THE CITY OF DAVIS

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF DAVIS HAS APPROVED THIS MAP OF "SUBDIVISION NO. ####, {SUBDIVISION NAME}, UNIT NO. #", AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE RIGHTS OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC, OFFERED HEREON FOR DEDICATION, EXCEPT FOR ANY IRREVOCABLE OFFERS OF DEDICATION OR "I.O.D.", AS SHOWN ON SAID MAP, WHICH OFFERS ARE REJECTED, BUT SHALL REMAIN OPEN.

DATED: _____

JOHN MEYER, CITY CLERK OF THE CITY OF DAVIS
BY NAME, DEPUTY CITY CLERK

COUNTY TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 89-168, I DO HEREBY CERTIFY ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THEIR NAME TO BE SUBSCRIBED THIS _____ DAY OF _____, 19____.

COUNTY TAX COLLECTOR

CERTIFICATE OF COUNTY RECORDER

ACCEPTED AND FILED FOR RECORD AT THE REQUEST OF {TITLE COMPANY} ON THE _____ DAY OF _____, 19____, AT _____ MINUTES PAST _____ O'CLOCK _____ M, IN MAP BOOK _____ AT PAGE _____.

YOLO COUNTY RECORDER

B-4. Parcel Map Certificates

STATEMENT OF OWNER

Use Final Map Certificate

OWNER'S ACKNOWLEDGEMENT

Use Final Map Certificate

STATEMENT OF TRUSTEE UNDER A DEED OF TRUST

Use Final Map Certificate

TRUSTEE'S ACKNOWLEDGEMENT

Use Final Map Certificate

COUNTY TAX COLLECTOR'S STATEMENT

Use Final Map Certificate

SURVEYOR'S {ENGINEER'S} STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AT THE REQUEST OF {PROJECT OWNER}, AND IS BASED UPON A FIELD SURVEY PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCE IN {MONTH DAY, YEAR}. I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

{NAME AND LICENSE NUMBER}
{MY LICENSE EXPIRES: MONTH/DAY/YEAR}

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: _____

DAVE PELZ, CITY ENGINEER OF THE CITY OF DAVIS

CITY CLERK'S STATEMENT

I, THE UNDERSIGNED, CITY CLERK FOR THE CITY OF DAVIS, COUNTY OF YOLO, STATE OF CALIFORNIA, DO HEREBY STATE THAT ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS OF WAY, AND EASEMENTS, OFFERED HEREON FOR DEDICATION, HAVE BEEN ACCEPTED.

DATED: _____

JOHN MEYER, CITY CLERK OF THE CITY OF DAVIS
BY {NAME}, DEPUTY CITY CLERK

CERTIFICATE OF COUNTY RECORDER

ACCEPTED AND FILED FOR RECORD AT THE REQUEST OF {ENGINEER OR SURVEYOR} ON THE _____ DAY
OF _____, 19____, AT _____ MINUTES PAST _____ O'CLOCK _____ M, IN MAP BOOK _____
AT PAGE _____.

YOLO COUNTY RECORDER

APPENDIX C

Improvement Plan Sample Notes

C-1. Public Works General Notes

These notes shall be placed starting in the upper left corner of the Title Sheet for all Improvement Plans for projects inspected by the Public Works Department. Add, delete or modify notes as approved by the City Engineer.

PUBLIC WORKS CONSTRUCTION NOTES:

(These notes shall be placed starting in the upper left corner of the Title Sheet for all Improvement Plans for projects inspected by the Public Works Department. Modify, add or delete notes as needed to fit each project's constraints. The City will review and approve all such additions, deletions, and modifications.)

1. THE CITY OF DAVIS PUBLIC WORKS STANDARD SPECIFICATIONS, INCLUDING STANDARD PLANS, MAY 1990 OR LATEST EDITION, ARE INCORPORATED INTO THESE PLANS BY REFERENCE. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY ENGINEER.
2. PLANS SIGNED BY THE CITY ENGINEER SHALL BE IN THE CONTRACTOR'S POSSESSION PRIOR TO BEGINNING ANY WORK ON PUBLIC IMPROVEMENTS OR ANY CITY INSPECTED WORK.
3. THE SURVEYOR OR ENGINEER PROVIDING STAKING SERVICES SHALL NOTIFY THE CITY OF DAVIS IMMEDIATELY UPON COMPLETION OF STAKING AT PHONE 916-757-5686. CUT SHEETS SHALL BE DELIVERED TO THE PUBLIC WORKS INSPECTOR WITHIN 24 HOURS OF COMPLETION OF STAKING. STAKING SHALL BE PERFORMED BY A CALIFORNIA LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER. ALL STAKES, MARKS AND MONUMENTS, WHETHER EXISTING OR SET FOR THIS PROJECT, SHALL BE SAVED FOR THE USE OF THE CITY AND CONTRACTOR(S) WORKING ON THE PROJECT, UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED. ALL PERMANENT SURVEY MARKERS SHALL BE SAVED FROM DAMAGE BY THE CONTRACTOR(S) FOR THE DURATION OF THE PROJECT.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVIS AT PHONE 916-757-5686 AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION WORK.
5. THE CITY OF DAVIS IS A MEMBER OF THE UNDERGROUND SERVICES ALERT (U.S.A.) ONE-CALL PROGRAM. ALL CONTRACTORS ON THIS PROJECT SHALL NOTIFY U.S.A. 48 HOURS (2 WORKING DAYS) IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE TOLL FREE PHONE NUMBER IS 800-642-2444.
6. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5: MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES) AND AS DIRECTED BY THE CITY ENGINEER. ANY BICYCLE OR AUTOMOBILE LANE CLOSURES OR BICYCLE PATH CLOSURES SHALL BE APPROVED BY THE CITY ENGINEER.
7. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, THE CONSULTING ENGINEER AND OTHER DESIGN PROFESSIONALS, FROM ANY AND ALL LIABILITY, WHETHER REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE

WORK ON THIS PROJECT, EXCEPTING THEREFROM, LIABILITY ARISING FROM NEGLIGENCE ON THE PART OF THE CONSULTING ENGINEER, OTHER DESIGN PROFESSIONALS OR THE CITY ENGINEER. NOTHING IN THIS NOTE SHALL BE CONSTRUED AS LIMITING IN ANY WAY THE PROVISIONS OF SECTION 7-10, "RESPONSIBILITY FOR DAMAGE" OF THE STANDARD SPECIFICATIONS.

8. THE CONTRACTOR SHALL CONDUCT OPERATIONS IN ACCORDANCE WITH CITY REQUIREMENTS IN REGARD TO NOISE CONTROL AND HOURS OF OPERATIONS.
9. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, OR OTHER WARNING OR FLASHING DEVICES WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2 INCHES IN DEPTH.
10. WORK SHALL BE HALTED IF ANY ARCHAEOLOGICAL RESOURCES ARE FOUND DURING THE GRADING OPERATIONS OR DURING PERFORMANCE OF OTHER EXCAVATION WORK. WORK WILL COMMENCE AFTER THE CITY AND PROJECT OWNER ISSUE A JOINT ORDER TO START WORK.
11. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES, AS SHOWN ON THESE PLANS, WERE OBTAINED FROM SOURCES WITH VARYING DEGREES OF RELIABILITY. ANY ITEM SHOWN BASED ON A FIELD SURVEY, PERFORMED BY THE CONSULTING ENGINEER, IS DENOTED AS (F), WITH THE ELEVATION AND LOCATION AS SHOWN. ANY ITEM SHOWN BASED ON UTILITY OR CITY RECORD INFORMATION IS DENOTED AS (R), THE APPROXIMATE ELEVATION AND LOCATION OF WHICH IS SHOWN. ANY ITEM SUSPECTED TO EXIST, BUT THE LOCATION OF WHICH IS VERY UNCERTAIN, IS DENOTED AS (U), THE EXACT LOCATION OF WHICH CAN ONLY BE DETERMINED BASED UPON EXCAVATION BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE IN ACCORDANCE WITH SECTION 7 OF THE STANDARD SPECIFICATIONS.
12. A REASONABLE EFFORT HAS BEEN MADE BY THE CONSULTING ENGINEER TO IDENTIFY UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETNESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THESE PLANS.
13. THE INFORMATION SHOWN HEREON DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CONTACTING U.S.A. TO MARK AND VERIFY FIELD LOCATION OR TO AVOID DAMAGING ANY EXISTING FACILITIES.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. THE ELEVATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE CONSULTING ENGINEER. THE INSPECTOR MAY THEN APPROVE MINOR MODIFICATIONS TO THE DESIGN OR ORDER THE CONSULTING ENGINEER TO MAKE ANY NEEDED GRADE ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY.
15. WATER, OR OTHER DELETERIOUS SUBSTANCES, SHALL NOT BE DISCHARGED INTO THE EXISTING CITY SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL INSTALL PLUGS, OR USE OTHER SUITABLE MEANS, TO PREVENT THE DISCHARGE OF WATER OR OTHER DELETERIOUS SUBSTANCES INTO THE EXISTING SYSTEM.
16. SEWER SERVICES SHALL HAVE AT LEAST FOUR (4.0) FEET OF COVER AT THE PROPERTY LINE, EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.

17. ALL SEWER SERVICES ENTERING A MANHOLE SHALL BE SET FLOW LINE OF SERVICE TO CROWN OF MAIN LINE, UNLESS SHOWN OTHERWISE ON THE PLANS.
18. ALL WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE WRAPPED WITH POLYETHYLENE PER AWWA C-105.
19. THE ENDS OF ALL WATER AND SEWER SERVICES SHALL BE MARKED BY THE CONTRACTOR (USING A 2"X4" OR EQUAL) SO THAT THEIR LOCATIONS CAN BE STAMPED IN THE CONCRETE CURB WHEN IT IS PLACED.
20. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL BE ADJUSTED AND/OR RECONSTRUCTED TO THE FINISH GRADES AS SHOWN ON THESE PLANS.
21. {OPTIONAL} ALL MARKED LANES OF TRAFFIC SHALL BE OPEN ON {Street Name} IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:30 AM TO 8:30 AM AND 4:30 PM TO 5:30 PM.
22. {OPTIONAL} ALL CONSTRUCTION TRAFFIC SHALL USE {Street Name} AS THE ONLY ACCESS TO THIS PROJECT.
23. {OPTIONAL} ALL WATER MAIN SHUT-DOWNS SHALL BE COORDINATED WITH THE PUBLIC WORKS INSPECTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ADVANCE NOTICE TO ALL USERS AFFECTED BY THE SHUT-DOWN.

24. THE FOLLOWING STANDARD PLANS MARKED WITH A ■ ARE REFERENCED WITHIN THIS PLAN SET AND SHALL APPLY TO THIS PROJECT:

<u>Std Plan</u>	<u>Std Plan Title</u>	
101-1	Fire Hydrants	
101-2	Thrust Block Area for Water Mains	
101-3	Water Valve Block	
101-4	Water Line Blowoff Detail	
101-5	Water Service	
101-6	Water Meter Details	
101-7	Duplex Utility Service	
101-8	Condominium Water Service Shutoff	
101-9	Private Fire Wet Line System	
101-10	Water Sampling Station	
101-11	Backflow Prevention	
201-1	Trenching Details	
201-2	Manhole Details (Sewer and Storm)	
201-3	Flusher Branch and Cover	
201-4	Sewer Service Connections	
201-5	Sewer Line Taps	
201-6	Sewer and Water Services	
201-7	Service Box in Driveway	
201-8	Side Sewer Repair	
301-1	Curb, Gutter and Sidewalk	
301-2	Barrier Curb	
301-3	Handicap Ramp	
301-4	Standard Driveway Details	
301-5	Monument Box	
301-6	Street Barricade	
301-7	Bikepath	
301-8	Bollard Details	
301-9	Traffic Signing Details	
301-10	Private Street Name Sign Detail	
301-11	Streetlight Service Point	
301-12	Streetlight Luminaires	
301-13	Standard Streetlight	
301-14	Post Top Streetlight	
301-15	Streetlight Numbers	
401-1	Drop Inlet	
401-2	Concrete Collar for Joining RCP and CIPP	
401-3	Street Underdrain	
	

CONSULTING ENGINEER'S CONSTRUCTION NOTES:

(These notes are optional as desired by the Project Owner and/or the Consulting Engineer. The City assumes no responsibility for their use or content. There is no logic to this list, they were gleaned from various other projects and may not apply to all work.)

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY INVESTIGATIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS, OR OTHERWISE INDICATED PRIOR TO BIDDING.
2. EXCAVATION IS DEFINED AS BEING MORE THAN 18 INCHES IN DEPTH BELOW THE EXISTING SURFACE GRADES.
3. SAFE PEDESTRIAN AND VEHICULAR ACCESS SHALL BE PROVIDED ALONG ALL PUBLIC WAYS AND TO ADJACENT PRIVATE PROPERTY AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, AND FLAGGING OR FLASHING DEVICES AS NEEDED, SPACED AT INTERVALS OF APPROXIMATELY 25 FEET, WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2 INCHES IN DEPTH. IF THE CUT, TRENCH OR DITCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THEN THE SPACING MAY BE GREATER, PROVIDED THAT IT DOES NOT EXCEED 50 FEET.
5. A NEW TRAFFIC LANE SHALL NOT BE OPENED FOR USE BY THE GENERAL PUBLIC UNTIL SO AUTHORIZED BY THE PROJECT OWNER.
6. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL UTILITY COMPANIES AND/OR DISTRICTS FOR THE LOCATION AND PLACEMENT OF UTILITIES DURING CONSTRUCTION.
7. ALL PHASES OF CONSTRUCTION, EXCEPT LOT GRADING, SHALL BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO PROCEEDING WITH SUBSEQUENT PHASES.

C-2. Public Works Grading Notes

These notes shall be placed on the first sheet of the Grading Plan for projects inspected by the Public Works Department. Add, delete or modify notes as approved by the City Engineer.

PUBLIC WORKS GRADING NOTES:

(These notes shall be placed on the first sheet of the Grading Plan for projects inspected by the Public Works Department. Add or delete notes as required by the City Engineer.)

1. SEE ALSO THE PUBLIC WORKS CONSTRUCTION NOTES ON SHEET ONE OF THIS PLAN SET. ANY CHANGES TO THIS PLAN REQUIRE THE APPROVAL OF THE CITY ENGINEER BEFORE PROCEEDING WITH SUBSEQUENT PORTIONS OF THE CONSTRUCTION WORK.
2. BASIS OF ELEVATIONS: *{Bench-mark description, elevation, and location. Do not use the term "City of Davis Datum," since it does not exist. Use USGS Datum whenever possible.}*
3. THE CONSULTING ENGINEER AND CONTRACTOR SHALL COMPLY WITH THE STAKING AND CONSTRUCTION NOTICE REQUIREMENTS IN THE PUBLIC WORKS CONSTRUCTION NOTES ON SHEET ONE OF THIS PLAN SET.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING 24-HOUR PER DAY DUST CONTROL. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY THE CITY ENGINEER TO PREVENT THE TRANSPORT OFF-SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
5. ALL GRADING ACTIVITIES, INCLUDING EXCAVATION, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY {Name of Geotechnical Engineer} DATED {Date of Report} AND PROJECT NO. {Geo. Engr's Job No.}. THE CITY ENGINEER WILL OBSERVE AND INSPECT ONLY THOSE PORTIONS OF THE GRADING WORK WHICH AFFECT ANY PUBLIC IMPROVEMENTS. THE PROJECT OWNER SHALL RETAIN A CONSULTING GEOTECHNICAL ENGINEER TO PERFORM ANY "ONSITE" INSPECTION AND TESTING, INCLUDING PREPARATION OF A FINAL GEOTECHNICAL ENGINEERING REPORT FOR SUBMITTAL TO THE CITY BUILDING OFFICIAL.
6. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
7. ALL UNDERGROUND PIPELINES, DISCOVERED DURING GRADING OPERATIONS AND DETERMINED TO HAVE BEEN ABANDONED IN PLACE, SHALL BE REMOVED AND/OR PLUGGED AS DIRECTED BY THE CITY ENGINEER.

8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE RAINY SEASON AS REQUIRED BY THE CITY OF DAVIS AND SHALL CONSIST OF THE FOLLOWING MINIMUM MEASURES. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE DURING THE PERIOD FROM OCTOBER 15 TO MAY 15, THEN THE CONTRACTOR SHALL:
 - A. PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
 - B. GRADE ALL SAG POINTS IN STREET AREAS TO DRAIN.
 - C. PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
 - D. CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
 - E. MAINTAIN AND KEEP ALL STREETS AND SIDEWALKS CLEAN, AS DIRECTED BY THE CITY ENGINEER.

9. *{OPTIONAL}* PROTECTIVE FENCING OR OTHER SUITABLE BARRIERS SHALL BE ERECTED AND MAINTAINED DURING GRADING OPERATIONS TO PREVENT DAMAGE OR INJURY TO *{Existing Itemized Features, such as, Trees, Adjacent Improvements, General Public, etc.}*

CONSULTING ENGINEER'S GRADING NOTES:

(These notes are optional as desired by the Project Owner and/or the Consulting Engineer. The City assumes no responsibility for their use or content.)

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY INVESTIGATIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS, OR OTHERWISE INDICATED PRIOR TO BIDDING.

2. THE CONSULTING ENGINEER HAS ESTIMATED THE EARTHWORK ON-SITE TO CONSIST OF APPROXIMATELY {volume} CUBIC YARDS OF EXCAVATION. A SHRINKAGE OF {percent} PERCENT AND A STRIPPING DEPTH OF {depth} INCHES WERE ASSUMED IN COMPUTING THE GRADING BALANCE. THE CONSULTING ENGINEER WILL ADJUST GRADES AS NEEDED, UPON REQUEST OF THE CONTRACTOR, TO PRODUCE A BALANCED JOB. THE CONSULTING ENGINEER WILL DETERMINE THE AMOUNT OF ANY SHORTAGE OR EXCESS AFTER CONSULTATION WITH THE CONTRACTOR. STRIPPINGS SHALL BE STOCKPILED AND SHALL BE PROPERLY DISPOSED OF AND/OR MAY BE USED IN LANDSCAPE AREAS.

APPENDIX D

Municipal Code References

Municipal Code, Chapter 2. Administration.

Article XIII. Conflict of Interest

All Management level personnel are required to file yearly Disclosure Statements.

Municipal Code, Chapter 5. Bicycles.

Article I. In General.

Sec 5-1. Definitions.

Bicycle Lane By definition, Bicycles Lanes are required to be delineated with Signs per Sec 5-32.

Bicycle Path By definition, Bicycle Paths are parallel to and within 75 feet of a roadway.

Sec 5-26. Riding on sidewalks, playgrounds, etc.

(a) Bicycle riding prohibited on Central Business District sidewalks.

(b) The City Traffic Engineer, as reviewed and approved by the Safety Advisory Commission, may post signs prohibiting bicycle riding on sidewalks, in other areas of the City.

Sec 5-32. Establishment; signs.

The City Engineer, as reviewed and approved by the Safety Advisory Commission, is authorized to place "Bike Lane" signs along streets, etc.

Sec 5-38. Vehicles exempted from section 21209 SVC.

Police cars, PW and PCS maintenance vehicles, post office, waste collection vehicles may use Bike Lanes, irrespective of the prohibition contained in 21209 SVC.

Municipal Code, Chapter 6. Buildings.

Article I. In General.

Sec 6-1. Adoption by reference of UBC '88, including Appendices.

Chapter 12 not adopted (Group R Occupancies - Hotels, Lodging and Dwelling Houses).

Various Chapters affect design and construction of physical structures. Specifies minimum design loads and contains minimum strength and serviceability requirements based on these loads.

Includes Chapters 44 and 45 which affect the use of the Public Right of Way during construction (temporary) and after (permanent). Encroachment Permit required for permanent placement awning within public right of way.

Includes Chapter 60 which adopts UBC Standards (another 1500 pages of requirements).

Includes Chapter 70, which adopts Excavation and Grading requirements. Requires issuance of a Grading Permit, with certain exceptions. Contains grading requirements, including preparation of a Grading Plan, preparation of Soils Investigation Reports, inspection by Engineer preparing Plan, etc.

Article IIA. Flood Damage Prevention Standards.

This Article adopts Flood Prevention requirements, some of which Public Works Dept. coordinates with Building Dept. on enforcement. This Article is the basis for the authority to require various flood prevention features in Improvement Projects. Conversely, we are required to comply with this section when preparing C.I.P.'s.

Sec 6-16.1-3 Purpose.

The Purpose of this Article is to promote the health, safety, and general welfare, and to minimize public and private losses due to flood conditions, etc.

Sec 6-16.1-4 Methods ...

Lists the specific methods by which this chapter accomplishes its purposes, etc.

Sec 6-16.3-2 Basis for establishing areas of special flood hazard.

Adopts the "Flood Insurance Study" for the City and for the County, and the accompanying Flood Insurance Rate Maps, etc. These are kept on file at Public Works for inspection by the general public. These studies can be supplemented by other studies which are recommended to the City Council by the Flood Plain Administrator.

Sec 6-16.4-1 Development Permit.

Development Permit required to do work in special flood hazard areas. (Typical FEMA Application for LOMR, etc.) Approval must occur prior to construction, but no other timing requirement. No direct reference to this Chapter from Chapter 25, Subdivisions.

Sec 6-16.4-2 Flood Plain Administrator.

City Building Official is the Flood Plain Administrator. In practice, Public Works and Building share this function. PW makes all determinations in regard to location of the special flood hazard areas and reviews and approves changes in location of flood hazard areas. Building Dept. enforces the flood hazard requirements.

Sec 6-16.4-3 Duties.

Reviews all permits, determines if other state and federal permits have been obtained, etc.

Reviews and approves other Base Flood Data (not shown on FIRM), sends to City Council for adoption.

Maintains copies of all certifications.

Interprets locations of flood hazard boundaries, etc.

Enforces Chapter.

Division 5. Provisions for Flood Hazard Reduction.

Contains various requirements on building construction within special flood hazard zones, etc.

Requires water and sewer system design to minimize or eliminate infiltration into systems or discharge into floodwater.

Sec 6-16.5-3. Subdivisions.

Contains requirements for subdivisions: Plans must show pad and structure elevations, certification by engineer of fill placed to raise pads above Base Flood, requires Subdivision consistency with this Article, etc.

Article V. Building Security.

'City Security Ordinance'

Sec. 6-48.(m), (n) & (o).

Lighting requirements for aisles and passageways in M-F complexes are; 0.125 footcandles average, and 0.025 footcandles minimum.

Lighting requirements for parking lots and carports in M-F complexes are; 0.25 footcandles average, and 0.05 footcandles minimum.

Excess light and glare shall be shielded, etc.

Sec. 6-49.(l)(3), (5), & (6).

Lighting requirements for parking lots at commercial malls and multi-tenant shopping centers are; 2.50 footcandles average, and 0.50 footcandles minimum, from dusk until termination of normal business hours.

Lighting requirements for other parking lots serving more than 10 spaces at office, commercial, or industrial uses are; 1.25 footcandles average, and 0.25 footcandles minimum, from dusk until termination of normal business hours.

Lighting requirements for walkways serving these uses are; 0.625 footcandles average, and 0.125 footcandles minimum, from dusk until termination of normal business hours.

Excess light and glare shall be shielded, etc.

Municipal Code, Chapter 9. Electricity.Sec. 9-1. Adoption of National Electrical Code, '87.

Two documents adopted, one by the ICBO and the other by the NFPA, both with significantly the same name. By definition, these codes are mandatory, even if the terms "should" or "it is recommended" are used.

Municipal Code, Chapter 10. Finance and Taxation.Article II. Purchases.

Affects Public Works Contracting procedures.

Sec. 10-14. Purchases of more than \$10,000.

Must go to bid, published notices, etc.

Sec. 10-14.2 Recycled Materials.

Requires Consultant Contracts to comply with this section if they submit paper reports, etc. Public Works Contracts awarded to the lowest responsible bidder, per State Law, are exempt.

Article VI. Art In Public Works Fund Allocation.

Requires all City sponsored construction projects (regardless of department) to place at least one percent of the total construction cost into the Municipal Arts Fund.

Article XI. Informal Bidding for Public Projects.Sec. 10-87. Contractors List.

Requires Public Works to maintain a list of Contractors for notice in the Informal Bidding Process.

Municipal Code, Chapter 11. Fire Protection.

Adopts Uniform Fire Code as City Ordinance. Contains various requirements which are reviewed and approved by Fire Department. The requirements in this section place requirements on Private Onsite Fire Systems. This section generally only contains modifications to the Fire Code.

Sec. 10.301 (g). Permit.

A permit is required to install and maintain fire protection systems.

Sec. 10.301 (h). Specifications.

The Fire Chief will write and update specifications for the installation of fire systems, including valve pits, etc.

Municipal Code, Chapter 12. Food, etc.

The City does not have an individual (other than the City Manager) who is the City Health Officer. All Health enforcement is provided by Yolo County.

Municipal Code, Chapter 15. Mechanical Code.

This Chapter adopts the Uniform Mechanical Code, '88, including all appendices.

Municipal Code, Chapter 16. Motor Vehicles and Traffic.

Adopts regulations and requirements as allowed by State Vehicle Code. By Definition, creates Central Traffic District, School Districts, lists Holidays, etc.

Sec. 16-4. Directing of Traffic.

Police Officers, Fire Officers, and others appointed by the Police Chief are the only personnel allowed to direct traffic on City Streets.

Sec. 16-7. Exemptions.

Various City vehicles are exempt when operated in response to an emergency situation. Police Chief is authorized to issue construction parking permits which exempt the vehicle from the provisions of this Chapter.

Sec. 16-9. Shrubbery obstructing visibility at intersections.

City Traffic Engineer may require removal of obstructing shrubbery at intersections, etc.

Sec. 16-10. One-way streets, etc. - signs required.

City Traffic Engineer required to erect one-way signs for all one-way streets at intersections. Next section designates specific streets and alleys as one-way.

Article III. Safety Advisory Commission.Sec. 16-17.10. Secretary.

Public Works Director.

Sec. 16-19. Decrease of prima facie speed limits.

Specific streets and their required speed limits are listed. Some streets are designated as low as 20 MPH.

Sec. 16-30. & 16-31. Truck routes.

Establishes truck routes and signing. Vehicles exceeding 3 tons gross weight are restricted to these routes, except for direct pick-up and delivery to adjacent streets, etc. Buses and Public utility repair vehicles exempted.

Article V. Turning and Backing Movements.

City Traffic Engineer, after approval of Safety Advisory Commission, is authorized to place signs designating and restricting turning movements at intersections.

Article VI. Traffic-Control Devices.

City Traffic Engineer, after approval of Safety Advisory Commission, is authorized to place various traffic-control devices which control vehicle movement. Devices required by State Vehicle Code may be placed without SAC approval.

Sec. 16-38. Signs required prior to enforcement.

Any sign required to be installed to provide notice of a restriction or regulation needs to be in place prior to Police enforcement.

Sec. 16-40. to 16-42. Lane markings, etc.

City Traffic Engineer, after approval of Safety Advisory Commission, is authorized to place and/or remove lane markings which designate and restrict vehicle movement.

Sec. 16-43. Traffic Signals

City Council may authorize installation or removal of Traffic Signals by resolution or ordinance.

Article VII. Special Stops and Yield.

City Traffic Engineer, after approval of City Council by resolution or ordinance, is authorized to place and/or remove Stop Signs and Yield Signs at the locations designated. Also defines through streets which require stop signs for each intersecting street, although not required on the through street. Also contains list of specific stop and yield locations.

Article VIII. Stopping, Standing and Parking.

City Traffic Engineer is authorized to place and/or remove parking signs and other markings which designate and restrict vehicle parking, etc. Also contains other miscellaneous restrictions. Allows angle parking on certain streets, see list. Some activities require approval of Council or SAC.

Sec. 16-62.1 Parking on private property.

Contains requirements for posting of parking restrictions, including required sign size, and other information, on private property.

Sec. 16-63 Parking space markings.

Allows City Traffic Engineer to mark parking spaces, etc.

Sec. 16-63 Bicycle parking space markings.

Allows City Traffic Engineer to mark bicycle parking spaces, etc.

Sec. 16-67 Curb markings.

Allows City Traffic Engineer, with approval of SAC, to mark curbs with various types of defined markings. Colors defined herein for the various markings.

Sec. 16-68 to 16-76.2 Various Parking time zones and other restrictions and prohibitions.

When signs are in place providing notice of the various restrictions and/or prohibitions, the various restrictions and/or prohibitions shall take affect on the listed streets and locations.

Article IX. Loading Zones.

City Traffic Engineer is authorized to determine and to mark loading zones within specific areas of the City. Includes Commercial Loading zones, Bus Stops, Taxicab Stands (need to be established by resolution), etc.

Article X. Pedestrians.

City Traffic Engineer, with approval of SAC, is to establish and maintain crosswalks, including signs. Crosswalks not allowed in blocks which are less than 400 feet in length. Only one additional mid-block crosswalk is allowed.

Pedestrians must use a crosswalk in School Districts (defined in Sec. 16-1.). Conversely, must show crosswalks on Plans for streets adjacent to Schools. Also must adopt School District designation for all new schools.

Article XI. Handicap Parking.

The City issues its own Handicap Parking Permits as defined by this Article. Police Chief administers these permits.

Article XIV. Interstate Truck Terminals and Access.

Regulations affecting the movement of interstate trucks coming from the federally designated interstate truck routes. Requires businesses to apply for permits through Public Works and other agencies with jurisdiction, including Caltrans.

Municipal Code, Chapter 16B. Noise Regulations.

This Chapter establishes limitations on production of noise via animal, commercial business practices, heating/cooling equipment, vehicles, construction equipment, etc. Establishes measurement practices and noise level rating system.

Sec. 16B-7. Residential Noise.

Limit is 6 dBa above ambient level. Blanket exclusion applies during general waking hours (see code), unless withdrawal of exclusion is delivered verbally or written, or by Police Officer. Contains specific limitations on heating/cooling units.

Sec. 16B-8. Commercial Noise.

Limit is 8 dBa above ambient level.

Sec. 16B-9. & 16B-10. Other noise limits.

Noise limit on public property is 15 dBa above ambient level at a point 25 feet from the source. Max limit is 25 dBa above ambient levels at any point outside the property plane, except Sec. 16B-11 & 16B-13.

Sec. 16B-11. & 16B-13. Special Provisions & Off-highway vehicles.

Construction noise limited to the hours of 7am to 7pm, Monday through Friday, and 8am to 8pm, Saturday and Sunday. Affects all City Permit Work (Subdivisions, etc.), City Employees and City Contractors. Max limit is 83 dBa at 25 feet from equipment or 86 dBa at the property line. Off-highway motor vehicle limits also specified by vehicle weight and proximity to residential housing.

Municipal Code, Chapters 17. & 17A. Offenses, Misc. & Parks.

Contains restrictions on using vehicles in Parks.

Municipal Code, Chapter 20. Plumbing.

Adopts the Uniform Plumbing Code, '88, including appendices. Contains specific water use requirements for various types of fixtures and faucets, etc.

Municipal Code, Chapter 22. Garbage, Wastes and Recyclables.

Contains requirements for collection and disposal of all waste, trash, and other disposables, etc. Requires that all occupants subscribe to the City's waste collection company, unless exception is approved by City Manager. Prescribes basic types of waste containers, etc. City is only authorized collector of waste and recyclables.

Municipal Code, Chapter 23. Sewers and Sewage Disposal.

The Code does not contain any requirement that a potential user reside within the City limits. Although, in order to connect, any potential user must pay the current connection charges. Yolo County is generally encouraging and/or requiring connection to a sewer system when it is available.

Sec. 23-1. Privies, etc.

Privies and cesspools are prohibited, unless there is no public sewer within 150 feet of the building.

Article II. Sewer Connections.

All owners or lessees of lots with buildings containing sewer facilities, are required to connect to the city sewer system and pay the required connection fees. Construction work within public right of ways and/or connections to City sewers are required to be performed by City crews.

Article III. Discharge Requirements.

This Article sets requirements for contributors to the City wastewater system, including all lines, structures, and treatment facilities. In general the only allowable type of waste is domestic waste, within the specified limits. General and specific limits are set for various types of substances. Compliance within the terms of all State and Federal licenses and approvals are required of the user.

Sec. 23-7.2 & 7.3 Definitions and Abbreviations.

61 different terms are defined and 15 typical abbreviations are listed. Many of the definitions create requirements as listed.

Sec. 23-8. General discharge prohibitions.

Discharges or pollutants which interfere with the operation of the system are prohibited, such as:

- explosive substances;
- solids or viscous substances, such as excessive grease, various animals pieces/parts, various sands and gravels, metals, spent grains, various vegetative matters, various hydrocarbons, etc.
- excessively acidic fluids or matter, etc.;
- toxic pollutants, or combinations;
- any combination of materials which may create toxic, noxious or other malodorous which prevent access to the sewers;
- resultant violations of the NDPES permit, including reclamation of treated waste;
- objectionable colors;
- excessive temperature;
- slug-loading of the system;
- radioactive substances, as established by PW Director;
- and, hazards to human life or public nuisance.

PW is responsible for notifying users when they exceed the limits and determining allowable effluent limitations for the specific user.

Sec. 23-8.3. Specific pollutant limitations.

This section lists concentration limitations in terms of mg/l for various metals, biochemical oxygen demand, various solvents, solids, and grease.

Sec. 23-8.6 Excessive discharge.

Users cannot dilute their effluent for the purposes of meeting limitations on pollutants, etc.

Sec. 23-8.7 Accidental discharges prohibited.

Each user must provide improvements which prevent accidental discharge into the sewer system. They also need to prepare a plan for dealing with accidental discharges, which include employee training in the emergency procedures.

Sec. 23-9.1 Charges and Fees.

Authority to create charges and fees for administering the "Pretreatment Program."

Sec. 23-9.2 Special contracts.

Authority to enter into special contracts to accept waste which exceeds these limitations and allows determination of an additional price to be paid the City for this waste.

Sec. 23-10. to 23.10.18 Permits.

All users are required to have a permit to discharge waste into the City system.

All significant industrial users must apply and/or reapply for a specific permit for their use. Extensive permit information and submittal requirements listed in these sections. PW Director may issue permit, although the permit must also be discussed with the City Council. The Council may decide to hold a public hearing and deny, modify or approve the permit.

These sections contain additional provisions, for notice of changed operations, modification or transfer of permits, suspension of service, reporting, monitoring, record keeping, inspection and sampling, pretreatment, and confidential information.

Significant users required to comply with new and/or revised National Categorical Pretreatment Standards whenever they are issued.

Max duration of significant user permit is 5 years.

Sec. 23-11. to 23.11.13 Enforcement.

These sections contain provisions for enforcement of the wastewater contribution permits, including, cause for revocation, violation definition, notice, hearings, testimony and transcripts, council appeal, rights of entry, legal action, and penalties.

Article IV. Charges for use of Sanitary Sewers.

Contains adopted rates for sewer charges, connection charges, defines the responsible parties, flat rates for residential users, variable rates based on water use for commercial users, dues dates, commencement of liability for new construction, billing procedures, refunds, etc.

Sec. 23-35. Notice to PW Director for pending street work, etc.

Requires 10 days notice to PW for any pending street work which may impact an existing sewer facility. Allows for charging the responsible party for the cost of any damage.

Article V. Charges for use of Storm Sewers.

Contains adopted rates for storm sewer charges, defines the responsible parties, flat rates for all users based on parcel areas, dues dates, commencement of liability for new construction, billing procedures, refunds, etc.

Municipal Code, Chapter 24. Streets and Sidewalks.Sec. 24-1. Official Grade Map.

Map prepared by County Surveyor is adopted as the "Official Grade Map of Davis", dated May 21, 1923.

Sec. 24-2. & 24-3. Obstructing Street or sidewalk.

These sections make it illegal to block or obstruct the street or sidewalk, etc. Also provide for determination by City Council and notice to property owner of nuisance (as defined), and removal and potential sale by Police.

Sec. 24-4. Encroachment Permits.

Encroachment permits can be issued by PW Director for items such as planter boxes, planting areas, bicycle parking, benches and awnings. City Council approval required for kiosks or sidewalk cafes, etc. Awnings and similar appurtenances also require review and approval by CDD and Fire. Permittee has the right of appeal to City Council if permit is denied or revoked. Insurance may be required for any permit.

Sec. 24-5. Wire and ropes across street.

Must be at least 25 feet above street or requires Council approval.

Article II. Sidewalk, Driveway, Curb, etc., Construction.

Sidewalks, driveways, curbs, streets, etc., are required to be constructed along all street frontages for which a building permit is issued. A permit is required from the PW Director for this construction. Construction must comply with the standards as established by PW.

Sec. 24-9. Driveways - width and number.

Max width of driveways across sidewalks is 12 feet. In practice, this requirement is not being enforced. See PW Standard Specifications for driveway construction requirements. Only one driveway per lot, unless approved by PW Dir. and City Manager.

Sec. 24-10. Driveways - location.

Cannot be located within 4 feet of any crosswalk.

Sec. 24-11. Driveways - distance between.

An island of 24 feet between driveways is required.

Sec. 24-12. Driveways - Apron.

Apron cannot extend into or beyond gutter line. Cannot obstruct gutter.

Sec. 24-13. Repair of Portland Cement surfaces.

All permittees required to repair any damaged surfaces by grinding smooth or replacing.

Article III. Excavations.

All excavations require issuance of a permit by the PW Director. Contains provisions for notification to PW, deposit for cost of work and inspection, excavation and restoration standards, completion, safety of public, inspections, repair of damaged concrete, liability disclaimer, minimizing public inconvenience, emergency repairs by Public Utilities exception, and enforcement.

Article IV. Parades.

Provisions for obtaining a parade permit, issued and reviewed by Police Chief.

Sec. 24-41. Parking along parade route.

Police Chief may restrict or prohibit parking along parade route and shall post signs to this effect.

Article V. Street Lighting.

Establishes that street lighting is essential for the safety and welfare of the City. Provides authority to charge for street lighting, to be billed in the same manner as water, sewer, waste, etc., bills.

Municipal Code, Chapter 25. Subdivisions.

This Chapter is adopted as required by the State Map Act. This Chapter regulates the division of land for the purposes of sale, lease or financing, including common area divisions, such as condominiums and cooperatives. The City Council has broad authority and power to enforce the provisions of the State Map Act and this Chapter.

Submission of a Tentative Map and other documentation for the review and approval by the City staff, Planning Commission and City Council, is required prior to preparation and review of the final documents. Consistency with the General Plan is required prior to approval of any proposal.

Documents such as, Final Maps and Improvement Plans, are required to be prepared by the Developer and reviewed and approved by the City. Includes provisions for a recorded Subdivision Agreement and Improvement Security to guarantee any required improvements. Improvements are broadly defined, to include, any element required to comply with the provisions of the General Plan, or which benefit any portion of the general public, whether the improvements are public or private.

Sec. 25-3. Consistency.

Any Tentative Map shall comply with the City General Plan.

Sec. 25-6. Modification.

Authority to modify projects to comply with the provisions of this Chapter, etc.

Sec. 25-9. Responsibilities.

City Attorney duties include review and approval of all Agreements, Securities, and CC&R's, etc., as to form.

City Council has approval, conditional approval or appeal authority for all Tentative Maps, Final Maps, Subdivision Agreements, etc. Planning Commission (used to) approve Tentative Maps for Major Subdivisions.

Subdivision Committee approves, etc., Parcel Maps, Lot Line Adjustments or Mergers and certificates of compliance. Also determines violations of Map Act.

City Engineer has authority to:

- prepare design and construction standards, details, and specifications (See Standard Specifications and Design Standards);
- review Plans for compliance with the Map Act and this Chapter;
- review Maps for compliance with the Map Act, this Chapter and the conditions of approval;
- approval of Street Names;
- approval as to form of Subdivision Agreements (content determined by Code and Conditions of Approval);
- Inspection, approval and acceptance of subdivision improvements.

Community Development Department responsibilities include processing Tentative Maps.

Sec. 25-11. Division of Land - Five or more parcels.

Tentative Map and Final Map required for divisions of land creating five or more parcels, with certain exceptions. Maps may be waived by Subdivision Committee per Sec. 25-44.

Sec. 25-12. Division of Land - Four or less parcels.

Tentative Map and Final Parcel Map required for divisions of land creating four or less parcels, with certain exceptions. Lot Line adjustments also excepted. Maps may be waived by Subdivision Committee per Sec. 25-44.

Sec. 25-13. & 25-14. Tentative Maps - Five or more Parcels.

These sections place requirements on application and form of the Tentative Map. Zoning and Housing Code approvals are required prior to accepting a Tentative Map application.

Requirements on the form of the application include:

- Miscellaneous, such as, Title, Name of Developer, legal description, scale of map, proposed and existing zoning, vicinity map, etc.;
- Existing and proposed Topography (must be complete, see details);
- Proposed Lot layout, types of uses, building sites, preliminary dimensions, etc.;
- Proposed utility improvements, including preliminary calculations;
- Soils Engineer;
- Proposed Phasing;
- Deviations from City Standards;
- Sheet size and other such details.

Sec. 25-15. Accompanying Data and Reports.

Separate Documents and Reports required to be included with Tentative Map applications:

- List of street names (See also Sec. 25-17.);
- Soils Report (See also Sec. 25-16.);
- Title Report;
- CEQA Determination (EIR's), etc.;
- Preliminary Engineering Calculations;
- Phasing;
- Solar Access;
- Other miscellaneous reports (Traffic Study, etc.).

Sec. 25-18. to 25-25. Department Review, Council Approval, Appeals, Extensions, etc.

Various requirements on submittal, timing of responses, scheduling of hearings, approvals, denials, appeals, extensions of approval, mandatory denials, minor amendments, etc.

Article V. Final Subdivision Maps - Five or more parcels.

Sec. 25-26. General.

Final Map application must conform to this Chapter and must be prepared by a licensed Land Surveyor or a registered Civil Engineer.

Sec. 25-26. Phasing.

Phased Final Maps are allowed provided that notice was given prior to approval of the Tentative Map.

Sec. 25-28. Survey required.

Final Map must be based on a field survey. Allowable error of closure is 1/10,000 for field work, and 1/20,000 for calculated closures. Engineer or Surveyor required to set monuments, etc.

Sec. 25-29. Form.

Basic requirement for legibility producing a permanent record document. Other requirements:

- Original signatures, stamps, seals, etc.;
- Sheet size of 18" by 26", with 1" margin;
- Maximum scale of 1"=100', unless otherwise approved;
- Sheet numbering;
- Key map when sheets exceed 4;
- Minimum lettering size of 1/8";
- Final form approval by City Engineer.

Sec. 25-30. Contents.

Contents as follows:

- Boundary;
- Title;
- Certificates and Acknowledgements;
- Scale, North Arrow, Basis of Bearings (must be California Coordinate System, Zone II);
- Dimensional data;
- Monuments;
- Lot Numbers;
- Adjoining Properties;

- City Boundaries;
- Street names;
- Easements and dedications;
- Greenbelts.

Sec. 25-31. Preliminary Submittal for review.

Copies of the Final Map shall be submitted along with the following data for review:

- Improvement Plans per Sec. 25-74.;
- Soils Report;
- Title Report;
- Tax Certificate;
- Deeds for off-site easements and right of ways, including rights of entry;
- Traverse Closures;
- Hydrology and Hydraulic Calculations;
- Governing Documents (CC&R's for all residential, retail, and commercial uses, etc., and/or bylaws for an owner's association and documents of incorporation for Condominiums and Cooperatives);
- Title Guarantee;
- Improvement Agreement;
- Liability Agreement and Insurance;
- Other items as required.

Sec. 25-32. & 25-33. Review and Approval by City Engineer.

City Engineer reviews and approves the Map. After Developer and others have signed, then it is signed by City Engineer and sent to City Clerk for further processing.

Sec. 25-34. & 25-35. City Council Approval.

City Council approves Improvement Agreement (see Sec. 25-75.) and then the Map. The Council also accepts or rejects any right of way dedications, easements, etc. Council cannot deny a Map which complies with all of the conditions of approval.

Sec. 25-36. Recordation.

Map is recorded once it is approved by the Council.

Article VI. Parcel Maps.

Process substantially the same as for Final Maps, except the approving authority is the Subdivision Committee, with appeal rights to first the Planning Commission and then the City Council. Form and content of the Tentative Map and final Parcel Map the same as for Major Subdivisions. Subdivision Committee approves the final Parcel Map, with appeal rights.

Article VII. Vesting Tentative Maps.

Substantially the same as other Tentative Maps, except the term "Vesting Tentative Map" must be on the map. Rights vested are those described in Section 66474.2 of the Map Act.

Article VIII. Dedications, Reservations, and Development Fees.

Requires the developer to make dedications for streets, utilities, greenbelts, scenic easements, drainage, bicycle paths, etc, and requires the improvement of the dedicated items. Fee title dedication or irrevocable offer of dedication required for all items, except scenic easements, open space easements, and utility easements.

Also contains specific dedication requirements for:

- Parkland;
- School Sites;
- Reservations;
- Local Transit facilities;
- Bridges and Major Thoroughfare;
- Supplemental Improvement Capacity (over-sizing);
- Interim and Permanent Classroom facilities;
- Solar Access;
- Cable TV dedications.

Article IX. Improvements.

Subdivider required to complete all required improvements or enter into an Agreement for completion. All improvement work shall conform to City standards or specifications.

Sec. 25-70. Required Improvements.

All improvements as required by the conditions of approval of the Tentative Map, and as follows:

- Frontage Improvements along each lot;
- Storm Drainage improvements for the 100-year storm, including any off-site work;
- Sanitary Sewers to each lot;
- Water Supply to each lot;
- Utilities, including, gas, electric, telephone, and cable TV;
- Place overhead Utilities underground which are existing adjacent to the project. May be waived or an in-lieu fee paid;
- Fencing between the lots and any public facility;
- Other improvements, such as, fire hydrants, grading, street lights, signs and striping, street trees, landscaping, monuments, bicycle facilities, fences, etc., or fees in-lieu;
- Off-site Improvements, with certain limitations as specified.

Sec. 25-71. Deferred Improvement Agreements.

Improvements for Parcel Maps may be deferred with the preparation and recordation of a Deferred Improvement Agreement, with certain specified conditions.

Remainder parcels may also defer improvements, upon execution of an agreement, with certain specified limitations. Time deadline may be imposed for completion of deferred improvements.

Sec. 25-72. Design.

Design and layout of all private or public improvements shall comply with generally accepted engineering practice, standard engineering specifications, the Subdivision Map Act, and the City Code. Provisions shall be made for Energy Conservation and Cable TV, as specified.

Sec. 25-73. Access.

All lots are required to have access to public or private streets. Private streets require approval of Planning Commission. Private streets improvements included within definition of required improvements.

Sec. 25-74. Improvement Plans.

Required to be prepared by a California registered Civil Engineer. Plans include, but not limited to, requirements for all improvements listed in Sec. 25-70.

Required Form:

- Sheet size, 24" x 36", with 1½" left border & ½" other borders;
- Title Block in lower right corner or along right edge;
- Plans and profiles at a scale of 1"=40', or as approved;
- Vicinity Map;
- North arrow;
- Plans oriented with north up or to right;
- Lettering of 1/8" minimum;
- Three or more sheets, requires cover sheet with index and vicinity map, etc.;

References to standard plans is acceptable. Supplementary Design Calculations as required. City Engineer approves Plans and makes a set of reproducible for City. Revisions are made as necessary. Subdivider pays cost of plan checking and inspection.

Sec. 25-75. Improvement Agreement.

Agreement is prepared by City Engineer and reviewed by City Attorney, and includes:

- provisions for securing construction of all required improvements, such as those listed in Sec. 25-70.;
- time limit for completion of improvements;
- right to modify Plans;
- Subdivider's warranty in regard to affects of construction on adjacent property;
- Payment of all fees;
- Improvement Security;
- Maintenance and repair of any defects or failures;
- Indemnification of City;
- Any other deposits, reimbursements, fees, conditions, etc., necessary and as provided by City Code, resolutions, State Map Act, etc.

Sec. 25-76. Improvement Security.

Securities must be received and approved prior to signing or filing any Map. Acceptable form of security includes; Bonds, Cash Deposit in escrow account, Letter of Credit, or any other form allowed by law. Amount of security shall be based on construction cost, including contingency, inflation, and utility costs. Security amounts are as follows:

- Cash Bond, \$3,000 (\$1,000) or 1% of the cost for Final (Parcel) Maps;
- Warranty Security, not less than 10%, retained for one year after completion;
- Performance Security, 100% of cost, may be released as work proceeds, may not be released if Warranty Security not received;
- Labor and Materials Security, 50% of cost, may not be released until at least 6 months after completion, and if no claims have been received.

Sec. 25-77. to 25-79. Construction, Inspection, Completion, and Acceptance.

City will inspect the construction, which shall not commence until all plans have been signed by City Engineer.

Construction shall be completed within a period of 1 year to 3 years, unless extensions are granted by Council. Parcel Map construction tied to issuance of Building Permit. City may use Securities to complete project if subdivider fails to do it. As-built Plans required at completion of project.

City Engineer accepts all or part of the improvements once they are completed and the City Clerk files a notice of Acceptance with the County Recorder.

Article X. Reversion to Acreage.

Contains requirements for submitting a Tentative Map application and preparing and filing the appropriate Final Map to accomplish the reversion.

Article XI. Parcel Mergers and Un-mergers.

Two or more parcels are required to be merged if they are contiguous and do not conform to various provisions of the City Zoning Code and General Plan. Contains various trigger qualifications as specified. Article also contains various notice recordations, hearing, approval, and appeal provisions. Similar provisions for unmerging parcels. Parcel owners may request a determination.

Article XII. Correction and Amendment of Maps.

Provisions are specified for correcting any error which is obvious from the information presented on the Map. Other types of amendments or modifications require a hearing before the Subdivision Committee, Planning Commission or City Council, as the case may be.

Article XII-A. Condominiums Conversions.

Contains extensive provisions regulating the conversion of existing one owner units with multiple tenants to single ownership units. Non-resident conversions are exempt from most requirements except for filing of a Tentative Map application and compliance with other Zoning requirements. All resident conversions require:

- filing of a Tentative Map application per this Chapter;
- compliance with minimum City-wide vacancy rate prior to conversion, or optional approval of tenants;
- various notice requirements to existing tenants, of purchasing costs, repair costs, pre-application notification, etc.;
- various report and study requirements on the condition of the buildings and any required improvements, prepared by licensed Contractors, Engineers and other professionals;
- conversion standards for all physical improvements;
- tenant benefits and notification;
- variance requirements.

Article XIII. Enforcement.

With certain exceptions (Model Homes, etc.), no person shall sell, finance, or lease any parcel or parcels or commence construction for which a Final Map or Parcel Map is required by this Chapter. Maps must be recorded prior to any of these actions. It is okay to enter into any Agreement to do the above, provided that the Agreement is conditioned on compliance with this Chapter.

Various legal remedies are not limited by this Article.

City is prohibited from issuing any permit which would be for an "illegal" parcel, regardless of the ownership and/or knowledge of the applicant.

Article also contains provisions for requesting a Certificate of Compliance, approval by Subdivision Committee, appeal to Planning Commission and City Council, violation notification, etc.

Municipal Code, Chapter 27. Underground Utility Districts.

Contains provisions for the under-grounding of existing above ground or aerial electrical, phone, and other overhead facilities. Council may, upon application of 20% of the property owners in an area, declare an under-grounding district and require the under-grounding of all existing facilities.

Utilities are responsible for the under-grounding cost of their main line facilities, unless otherwise provided by PUC rules and regulations. Property owners are responsible for the cost of under-grounding their service lines from the mains to the buildings, unless otherwise provided by PUC rules and regulations.

City Engineer responsible for notifying "reluctant" owners of their responsibilities to construct the underground connections, etc. Includes provisions for performance of work by City order and assessment against the respective properties.

Municipal Code, Chapter 28. Water.

This Chapter requires that the City Council approve the connection of any property outside of the City limits to the City water system. In general, all users must reside within the City limits.

Article II. Service, Facilities, etc.

Sec. 28-2. Application.

Application required for any person desiring to connect to City water system.

Sec. 28-3. Inspections.

PW has the right to enter any premises and inspect any device using City water.

Sec. 28-4. Leaky fixtures.

Leaky fixtures or devices using City water are prohibited.

Sec. 28-5. Water waste.

Water wasting prohibited, and connection to and/or use of City fire hydrants requires permission of Fire or PW.

Sec. 28-8. Multiple service pipe connections.

Connection of more than one service to a particular tap requires PW approval.

Sec. 28-9. Shut off of pipe or hydrant by PW.

No one may reopen a pipe or hydrant shut off by PW, without permission.

Sec. 28-10. Obstruction of fire hydrant, or other valve.

Obstruction of any fire hydrant or valve is prohibited.

Sec. 28-11. Notice of pending street work.

Requires 10 days notice to PW for any pending street work which may impact an existing water facility. Allows for charging the responsible party for the cost of any damage.

Sec. 28-12. Minimum and maximum sizes of services.

Minimum size of service is 1", maximum size as determined by PW.

Sec. 28-13. Discontinuance of Service for non-payment of bills.

City may discontinue water service for non-payment of water bills. Section provides for notice times, procedures, complaints, investigation, notice to master metered units, limits on termination to normal City working days, etc.

Sec. 28-14. Reconnection.

City will reconnect upon payment, or other suitable arrangement, including penalties and guarantee.

Sec. 28-15. Discontinuance for repairs.

City may discontinue for repairs at any time without notice, and no liability assumed thereby.

Article III. Rates and Charges.

This Article defines various types of flat rate and metered rate water users (5) and establishes the rates for water use. In general single-family users are base (flat) rate and all other users are metered rate. Includes rates for pools and one-time filling charge. PW director has the right to require installation of a meter and billing on a metered rate for any user.

Contains adopted rates for water charges, connection charges, defines the responsible parties, flat rates for residential users, variable rates based on water use for commercial users, dues dates, commencement of liability for new construction, billing procedures, refunds, etc.

Establishes a retro-fit program and sets deadline for metered rate billing of all residential customers.

Sec. 28-24. to 28-26. Service outside of City.

Council approval required for furnishing water to any entity outside of City limits. Meter installation required and metered billing rates, if approved. El Macero Service Area is the only user listed. (City also maintains the North Davis Meadows water system under contract to the County.)

Sec. 28-27. Stand-by service.

Standby water may be provided to premises with non-city water for normal uses. Stand-by water usually is for emergency uses.

Sec. 28-28. Construction project rate.

Contains charge rates for construction project requiring a building permit. Variable rate based on cost of construction. May be metered and billed as metered rate.

Article IV. Cross-Connection Control.

Contains provisions for the prevention of cross-connection between various types of uses and the City water system. PW has the authority to carry out the provisions of this Article. Customers are responsible for installation of required devices. Also contains provisions for certification of testers for backflow prevention devices. PW can establish rules and regulations for implementation of this Article. (See Cross Connection Control Rules and Regulations by PW.)

Municipal Code, Chapter 29. Zoning.

This Chapter has 37 Articles and is about 300 pages in length. It is the most extensive of all of the Chapters of the City Code. Many of its provisions are specific to certain types of uses and zoning areas. This summary is mostly limited to the more general types of requirements which may impact most improvement projects.

This Chapter is prepared in conformity with the County and City General Plans and is an implementation of these General Plans. This Chapter defines Zoning Districts by letter and number designations, which districts are shown on the Zoning Maps on file in the office of the Planning Commission.

Each Zoning District contains specific limitations on lots size, building setbacks, building coverage, building size and stories, open space requirements, parking requirements, permitted uses, accessory uses, conditional uses, and special application and permit requirements. Many of the districts refer to other general requirements, such as lighting, parking, security, etc.

Most projects are creating a Planned Development (P-D) district for their projects. This allows for flexibility in creating site specific requirements and standards which maintain the overall desired quality of development and still provides for General Plan consistency.

The Zoning Administrator, Planning Commission and City Council have responsibility for making the specified determinations and approvals in regard to the different types of applications. Revision to this Chapter require public hearings before the Planning Commission and City Council.

Sec. 29-3. Applicability.

Chapter applies to all property within the City limits, except as provided in the Government Code, whether privately or publicly owned, including Federal, State, County and City owned properties, or any other type of Agency properties.

Sec. 29-197. Area and lot width where public sewer and water are not available.

Minimum lot area is 1 acre, minimum lot width is 200 feet.

Article XXXV. Enforcement.

Responsibility assigned to building inspectors to enforce the provisions of this Chapter. City Attorney will take legal action as directed by Council for violations.

APPENDIX E

Backflow Prevention Rules and Regulations

APPENDIX F

Wastewater Discharge Requirements

F-1. Synopsis of Municipal Code Requirements

See also Chapter 23 in the above section on Municipal Code References.

F-2. DISCHARGE REQUIREMENTS

All users connecting to the City sanitary sewer system shall comply with the prohibitions on discharge of substances into the sanitary sewer system contained in Article III, Chapter 23, "Sewers and Sewage Disposal," of the Municipal Code. The requirements are summarized and repeated herein for convenience although the Code takes precedence.

In general, the City sewer system is designed to convey and treat the waste from residential type uses or uses that are substantially equivalent. Waste discharge from most Commercial uses, such as Professional Offices and Retail, may also be acceptable. All industrial users are required to fill out a questionnaire and may be required to apply for a significant industrial user permit to connect to the City sewer system.

a. General Prohibitions

The following substances shall not be discharged into the City sewer system:

(1) Explosive Substances

Materials include, but are not limited to, alcohols, aldehydes, benzene, bromates, carbides, chlorates, ethers, gasoline, hydrides, kerosene, ketones, naphtha, perchlorates, peroxides, sulfides, toluene, xylene, and any other substance which is known to be a fire hazard or hazard to the system.

(2) Excessive Solids

Solids include, but are not limited to, grease, garbage with particles greater than ½ inch in least dimension, any animal pieces/parts, whole blood, ashes, cinders, sand, spent line, spent grains, spend hops, waste paper, wood, plastics, residues from industrial and commercial processes, etc.

(3) Excessive Acid

Fluids or substances which create a condition more acid than a pH of 5.0, as well as any other materials with similar corrosive properties.

(4) Toxic Pollutants

Toxic pollutants which, singly or in combination, constitute a health hazard to humans or animals, which creates a toxic effect in the receiving waters of the Treatment Plant, or which exceeds the limitations in a categorical pretreatment standard. Toxic pollutants include, but are not limited to those contained in Federal and State Law.

(5) Combinations of Materials

Any combination of liquids, solids, or gases, which create a public nuisance or hazard to life or are sufficient to prevent entry into the sewers for maintenance and repair.

(6) NDPES Violations

Any substance which cause the Treatment Plant's effluent, residues, sludges or scums to be unsuitable for reclamation or reuse or which interferes with the reclamation process. Also prohibited is any substance which causes the Treatment Plant, or any effluent, residues, sludges or scums, to be in violation of its operating permit and any other Federal, or State Laws, rules and regulations.

(7) Colors

Any objectionable colors not removed in the treatment process, from substances such as, dye wastes and vegetable tanning solutions.

(8) Temperature

Fluids or substances which exceed a temperature at the connection point of 104° F (40° C). Also prohibited is any excessive temperature which will inhibit biological activity in the Treatment System.

(9) Slug-loading

Flows which last longer than 15 minutes and are more than 5 times the average 24-hour flow rates and concentrations.

(10) Radioactivity

Radioactive substances with half-lives which exceed Federal and State laws, rules and regulations.

(11) Health Hazards

Any wastewater which causes a hazard to human life or creates a public nuisance.

b. Maximum Pollutant Concentrations

The following table lists maximum allowable concentrations of specific chemicals, metals, biological materials, and other miscellaneous substances:

Maximum Allowable Concentrations of Substances In Wastewater Discharges	
Name or Description of Substance	Maximum Allowable Concentration (mg/l)
Ammonia	20.0
Arsenic	0.1
Beryllium	1.0
Biochemical Oxygen Demand	200.0
Cadmium	0.1
Chromium, hexavalent	1.0
Chromium, total	2.0
Chemical Oxygen Demand	600.0
Copper	1.0
Cyanides, total	1.0
Fluorides	5.0
Hydrocarbon Solvents	50.0
Lead	1.0
Mercury	0.01
Nickel	1.0
Phenols and derivatives	1.0
Silver	0.5
Suspended Solids	200.0
Zinc	3.0
Total identifiable chlorinated hydrocarbons	0.01
Oils and Grease	100.0

c. Dilution of wastewater

No user shall increase the wastewater flows by adding water for the purposes of diluting the substance concentrations to below the maximum requirements.

d. Accidental Discharges

All commercial and industrial users shall provide protection against accidental discharges. The user shall prepare a plan to prevent accidental discharges for review and approval of PW. Notices shall be posted in the user's facility with phone numbers of PW personnel to notify in the event of an accidental discharge.

e. Special Contracts

The City may enter into Special Contracts to receive wastewater which exceeds these requirements. Any such contracts require review by PW and approval by the City Council. The Special Contract will establish supplemental charges and contain other administrative requirements for receiving the user's wastewater. Any user desiring to apply for a Special Contract shall follow the permit application procedures for significant industrial users.

f. Permits

All users are required to obtain permits to connect to the City sewer system and discharge wastewater. Each user is classified according to the following sections and shall follow the requirements contained therein.

(1) Single-Family Residential Permits

Single-Family Residential permits are not issued individually for each unit. Prior to connection, the Map shall be recorded, connection fees shall be paid, public improvements shall be accepted by the City, and a Building Permit shall be issued by CDD. Each user shall connect to the service shown on the approved Plans. Any user which desires to install a new service or alter the existing service shall apply for and obtain a Utility Connection Permit from PW.

(2) Multiple-Family Permits

Permits for this use will be issued after application for a Building Permit and payment of all connection fees. Each user shall apply to PW for a Utility Connection Permit.

(3) Retail, Office, Commercial and Industrial Permits

Permits for these uses will be issued after application for a Building Permit. The connection fees for these uses are paid at recordation of any Map creating the lots or at application for a Building Permit, whichever is sooner. Each type of use shall submit information on the projected wastewater generation rates for review by PW. Each user shall apply to PW for a Utility Connection Permit. All non-typical uses are required to fill out a discharge questionnaire. Any significant pollutants, toxic materials or large wastewater flows, will classify the user as a Significant Industrial User.

(4) Significant Industrial User Permits**(a) Definition**

A significant industrial user is a user which meets one of the following requirements:

- (i) Discharge flow which exceeds 25,000 gallons per day.
- (ii) Discharge flow greater than 5% (approx. 0.25 mgd) of the city wastewater flow.
- (iii) Discharge substances which are classified as toxic pollutants according to the Federal Pollution Control Act, or other Federal or State laws, rules or regulations.

- (iv) Is found by the City, California Water Quality Regional Control Board, or the EPA, either singly or in combination with other users, to have a significant impact on the City's Wastewater Treatment System, or any other effluent, residues or air emissions.

(b) Additional Requirements for Permits

The Municipal Code contains additional requirements, not mentioned herein, which affect this type of permit. If the Federal Government adopts a National Categorical Pretreatment Standard with more stringent standards, which may impact specific users, then the user will be required to comply with these requirements at the time it is issued, regardless of any issued City permit. The City Code includes additional provisions for:

- (i) Permit Modifications
- (ii) Typical Permit Conditions
- (iii) Revision of Permit and/or Suspension of Service
- (iv) Permit Transfer
- (v) Change of Discharge
- (vi) Notice of Potential Problems
- (vii) Reporting Requirements
- (viii) Onsite Monitoring Facilities
- (ix) Record-keeping
- (x) Inspection and sampling
- (xi) Test Procedures
- (xii) Pretreatment Requirement
- (xiii) Confidential Information
- (xiv) Enforcement Procedures

(c) Permit application

The user shall submit the following information along with a Pretreatment plan for review by PW:

- (i) Application and Review Fee
- (ii) Name, address and location of user and use.
- (iii) SIC number according to the Standard Industrial Classification Manual, (Federal) Bureau of the Budget, 1972, as amended.
- (iv) Wastewater discharge characteristics, constituents and concentrations, per the above requirements, as determined by an analytical laboratory. Sampling and analysis shall be performed per EPA requirements.
- (v) Time and duration of contribution.
- (vi) Average daily and 3 minutes duration peak flow rates, with any daily, monthly, and seasonal variations.
- (vii) Site Plan, Floor Plans, and Mechanical Plans, which show plumbing details of all sewers, cleanouts, connections, and locations, by size, elevation and slopes.
- (viii) Descriptions of industrial processes and activities, including all materials or substances which are to be or could be discharged into the City system.
- (ix) The nature and concentration of any known pollutants in the discharge which are limited by the City, State or Federal requirements. A statement regarding the methods by which the toxic constituents are being reduced and the procedures being used to reduce concentrations.
- (x) Type and amount of raw materials processed, average and maximum per day.

- (xi) Number and type of employees, hours of operation of plant, and hours of operation of any pretreatment procedures.
- (xii) Any other information as required by the City Engineer.

(d) City Review and Approval

The City Engineer will review the application and may issue the permit with conditions. The permit is not valid for a period of 20 days after issuance to allow for City Council review of the permit. All permits denied by PW may be appealed to the City Council.

(e) City Council Review

The permit will be presented to the City Council along with a report from PW for the review of the Council. The Council may elect to hold a public hearing on the permit in which case it shall not be valid until after the hearing date. After the public hearing, the City Council may uphold the permit, attach additional conditions, or deny it.

(f) Permit Period

The permit will be valid for the specified time period. The maximum time period which may be granted will be 5 years.

F-3. Wastewater Discharge Questionnaire

APPENDIX G

Standard Public Works Forms and Applications

G-1. Encroachment Permit (General)

G-2. Encroachment Permit (Concrete)

G-3. Water Use Permit

G-4. Sidewalk Crossing Permit

G-5. Utility Connection Request

G-6. Meter Sizing Form

APPENDIX H

FY 1991-92 Fee Schedule

APPENDIX I