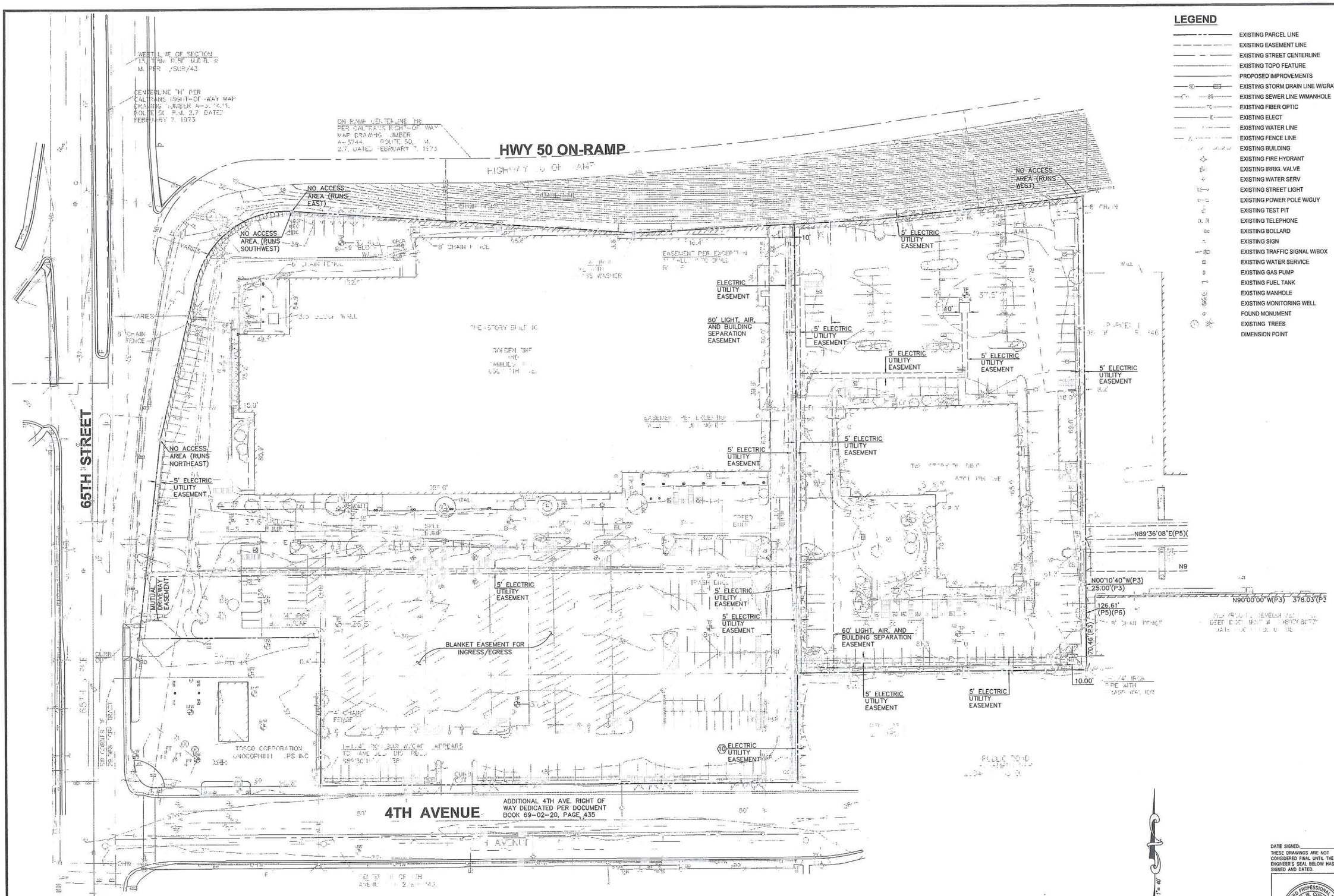

LEGEND

- EXISTING PARCEL LINE
- EXISTING EASEMENT LINE
- EXISTING STREET CENTERLINE
- EXISTING TOPO FEATURE
- PROPOSED IMPROVEMENTS
- EXISTING STORM DRAIN LINE W/GRATE
- EXISTING SEWER LINE W/MANHOLE
- EXISTING FIBER OPTIC
- EXISTING ELECT
- EXISTING WATER LINE
- EXISTING FENCE LINE
- EXISTING BUILDING
- EXISTING FIRE HYDRANT
- EXISTING IRRIG. VALVE
- EXISTING WATER SERV
- EXISTING STREET LIGHT
- EXISTING POWER POLE W/GUY
- EXISTING TEST PIT
- EXISTING TELEPHONE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL W/BOX
- EXISTING WATER SERVICE
- EXISTING GAS PUMP
- EXISTING FUEL TANK
- EXISTING MANHOLE
- EXISTING MONITORING WELL
- FOUND MONUMENT
- EXISTING TREES
- DIMENSION POINT

NOTES:

1. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY WRG DESIGN, INC., DATED 12/31/2006.

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SCALE 1" = 40'

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CUNNINGHAM ENGINEERING

TENTATIVE PARCEL MAP for 65TH STREET CENTER

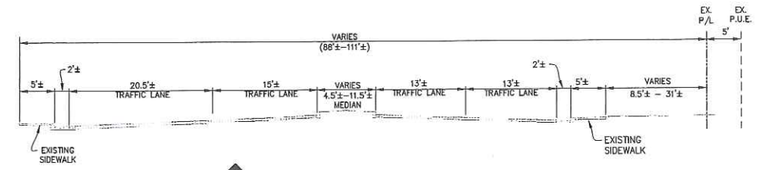
TOPOGRAPHIC AND BOUNDARY SURVEY

CITY OF SACRAMENTO CALIFORNIA

SHEET C2 OF 6

DATE: 6/3/08

JOB NO: 929.01



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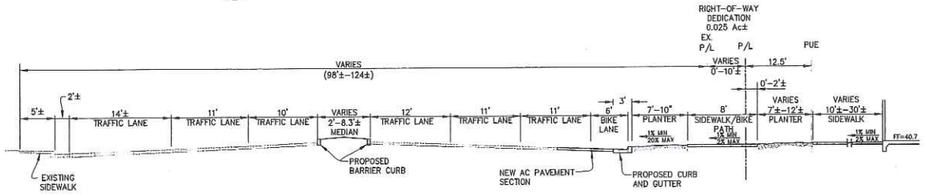
EXISTING CONDITION NTS



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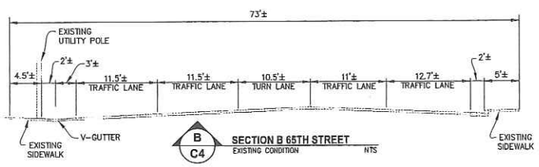

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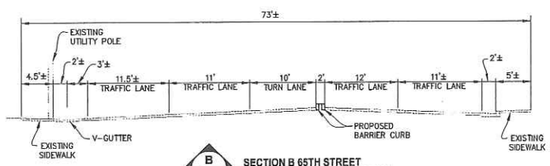
EXISTING CONDITION NTS



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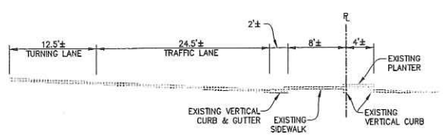
PROPOSED CONDITION NTS



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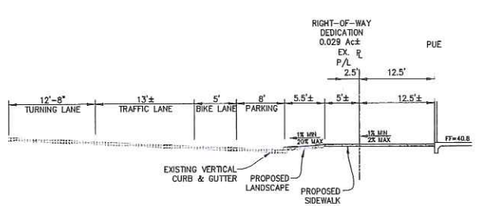
EXISTING CONDITION NTS



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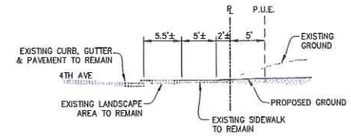
PROPOSED CONDITION NTS



D C4 SECTION D '4TH AVENUE'
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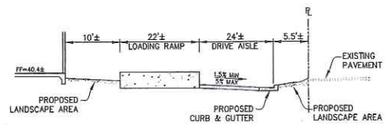

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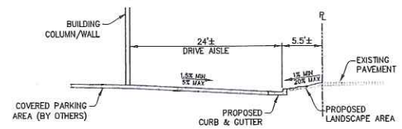
NTS



F C4 SECTION F
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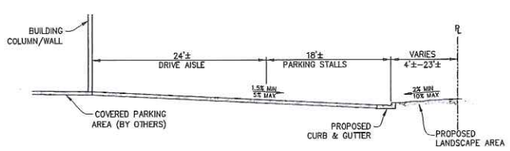

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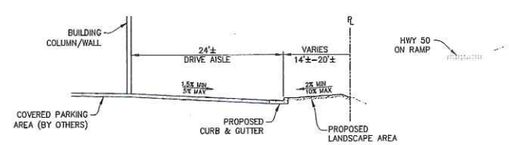

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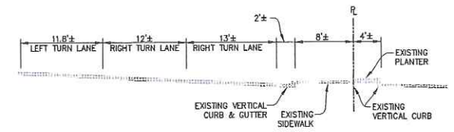
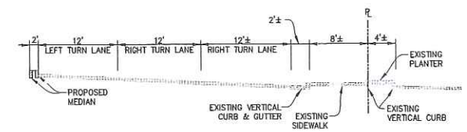
NTS



I C4 SECTION I '4TH AVENUE'
EXISTING CONDITION NTS



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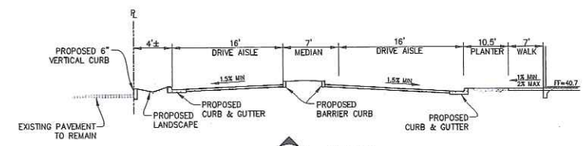
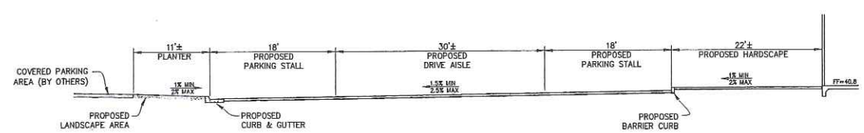
PROPOSED CONDITION NTS



J C4 SECTION K
NTS



K C4 SECTION L
NTS

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SCALE NTS

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TENTATIVE PARCEL MAP for 65TH STREET CENTER

SECTIONS

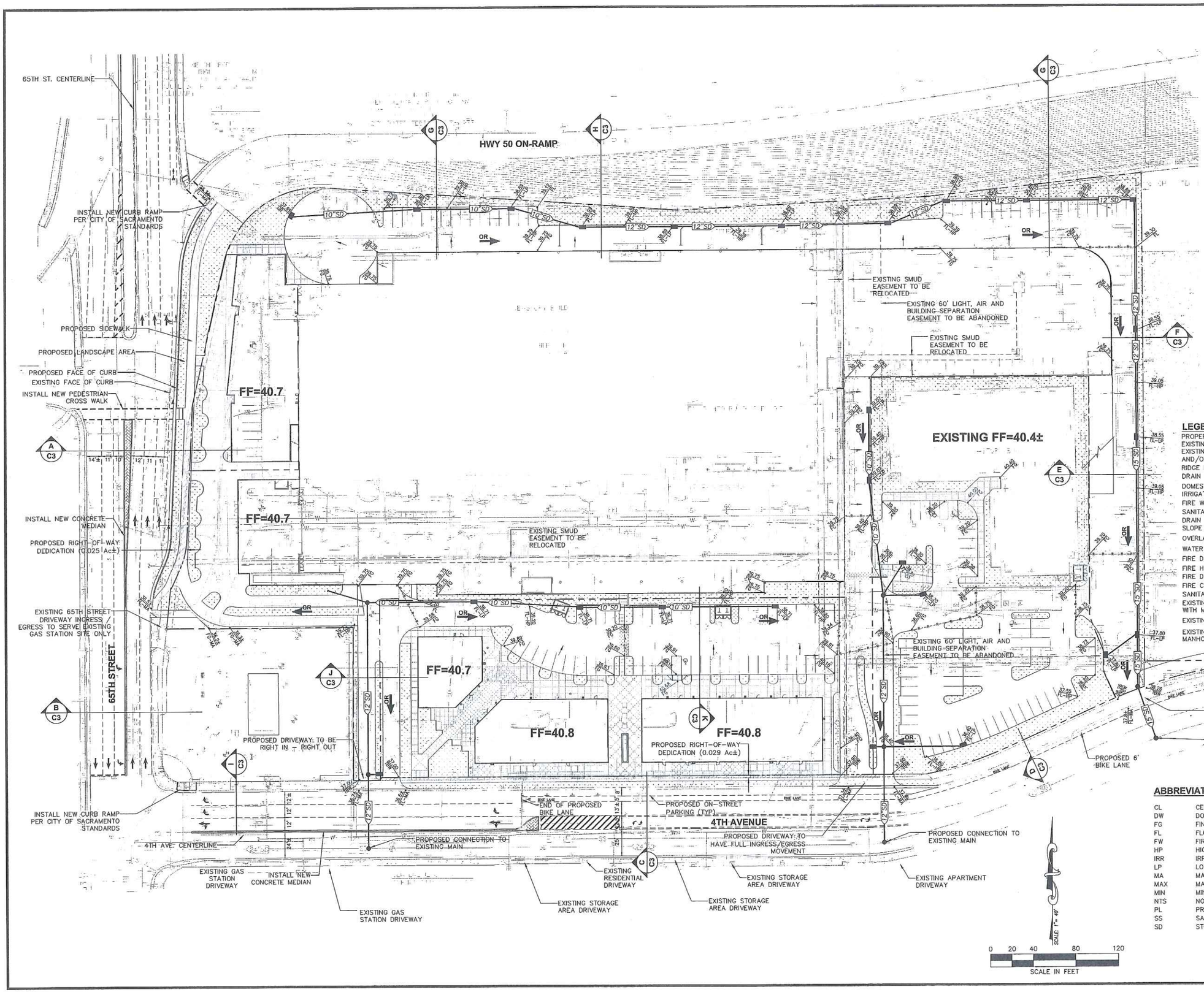
CITY OF SACRAMENTO CALIFORNIA

SHEET C3 OF 6

DATE: 6/3/08

JOB NO: 929.01

S:\AutoCAD\929 Target 65th Street 929-01\ TENTATIVE MAPS\ETS 929-01-C3-SECTIONS.dwg SECTIONS 6/03/2008 2:24PM Plotted by: cwc



BENCHMARK

NGS DESIGNATION: F 846, PID: JS0999
ELEVATION: 50.15 (THIS BENCHMARK ALSO HAS AN NAVD 88 ELEVATION)

NOTES

1. THIS CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED GRADING, DRAINAGE AND UTILITY CONCEPTS AS REQUIRED FOR THE TENTATIVE MAP PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS PLAN IS BASED ON THE 65TH STREET CENTER SITE PLAN AND DATA PROVIDED BY NADEL RETAIL ARCHITECTS, LLP., RECEIVED 1/29/08.
3. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
4. PROPOSED LOT LINES SHOWN ARE PRELIMINARY. FINAL LOT LINE LAYOUT MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
5. POST CONSTRUCTION STORM WATER QUALITY TREATMENT STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF SACRAMENTO STANDARDS.
6. PROPOSED RIGHT-OF-WAY LOCATION ADJACENT 65TH STREET AND 4TH AVENUE ARE PRELIMINARY. FINAL RIGHT-OF-WAY LOCATION MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
7. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WRG DESIGN INC., DATED 12/03/04.
8. EXISTING ON-SITE UTILITY SERVICES AND LINES TO BE ABANDONED AND/OR RELOCATED.

LEGEND

PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT TO BE ABANDONED AND/OR RELOCATED
RIDGE LINE
DRAIN LINE WITH MANHOLE
DOMESTIC WATER SERVICE WITH VALVE
IRRIGATION WATER SERVICE
FIRE WATER LINE
SANITARY SEWER LINE WITH MANHOLE
DRAIN INLET
SLOPE DIRECTION
OVERLAND RELEASE
WATER METER AND BACKFLOW DEVICE
FIRE DOUBLE CHECK VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION (FDC)
FIRE CHECK VALVE AND PIV
SANITARY SEWER CLEANOUT
EXISTING STORM DRAIN LINE WITH MANHOLE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE WITH MANHOLE

ABBREVIATIONS

CL	CENTERLINE
DW	DOMESTIC WATER
FG	FINISH GRADE
FL	FLOWLINE
FW	FIRE WATER
HP	HIGH POINT
IRR	IRRIGATION
LP	LOW POINT
MA	MATCH EXISTING GRADE
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
PL	PROPERTY LINE
SS	SANITARY SEWER
SD	STORM DRAIN

DATE SIGNED
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DRAWN BY	LE
CHECKED BY	CWC
SCALE	1"=40'

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TENTATIVE PARCEL MAP for 65TH STREET CENTER

SURFACE IMPROVEMENTS, GRADING & STORM DRAIN PLAN

CITY OF SACRAMENTO CALIFORNIA

SHEET C4 OF 6

DATE: 6/3/08

JOB NO: 929.01

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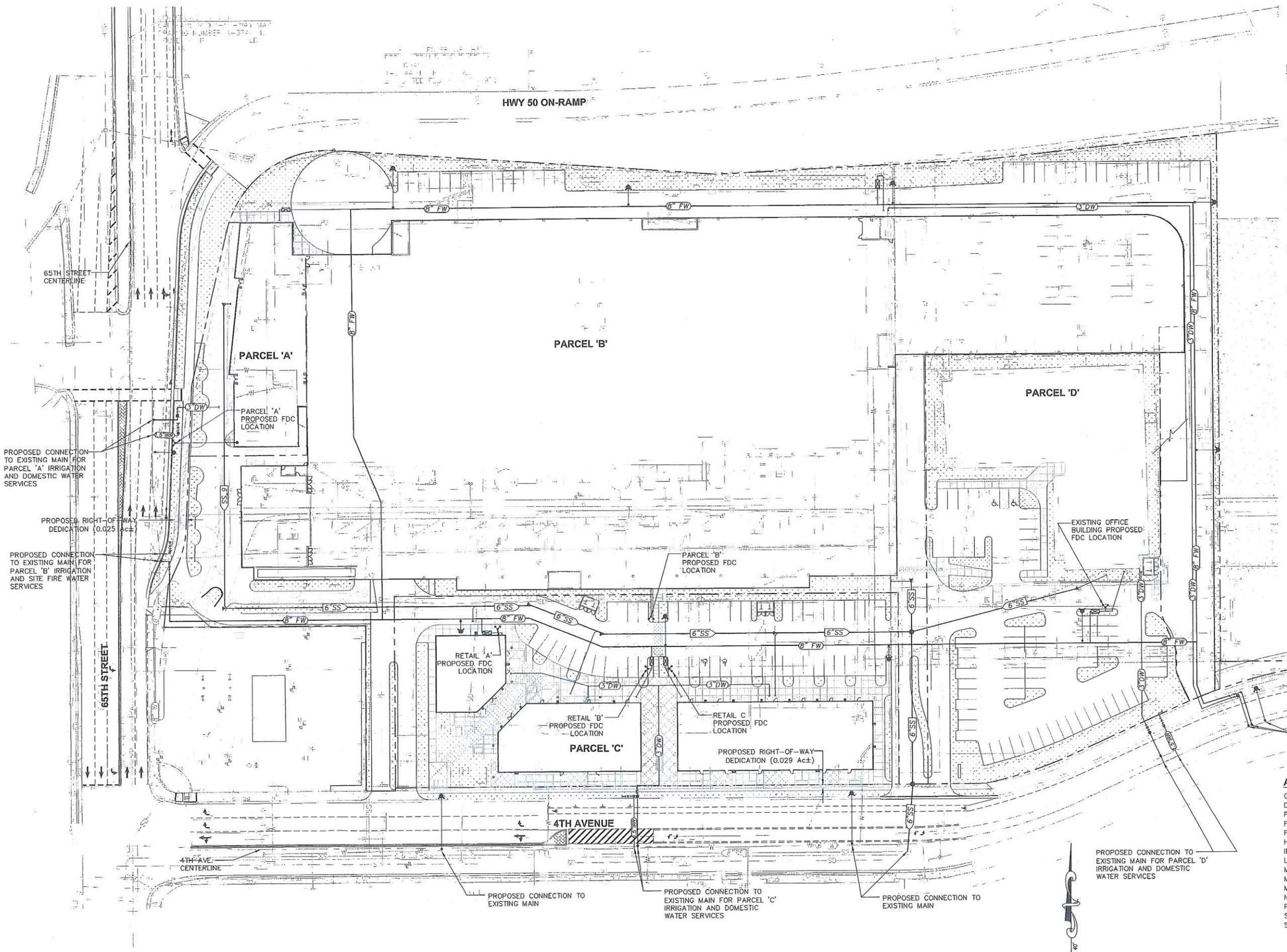

NOTES

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7. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WRG DESIGN INC., DATED 12/03/04.
8. EXISTING WATER SERVICES AND METERS TO BE ABANDONED PER CITY STANDARDS.

LEGEND

PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING SMUD PUE TO BE RELOCATED
RIDGE LINE
DRAIN LINE WITH MANHOLE
DOMESTIC WATER SERVICE WITH VALVE
IRRIGATION WATER SERVICE
FIRE WATER LINE
SANITARY SEWER LINE WITH MANHOLE
DRAIN INLET
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MIN	MINIMUM
NTS	NOT TO SCALE
PL	PROPERTY LINE
SS	SANITARY SEWER
SD	STORM DRAIN

DATE SIGNED: _____
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TENTATIVE PARCEL MAP for 65TH STREET CENTER

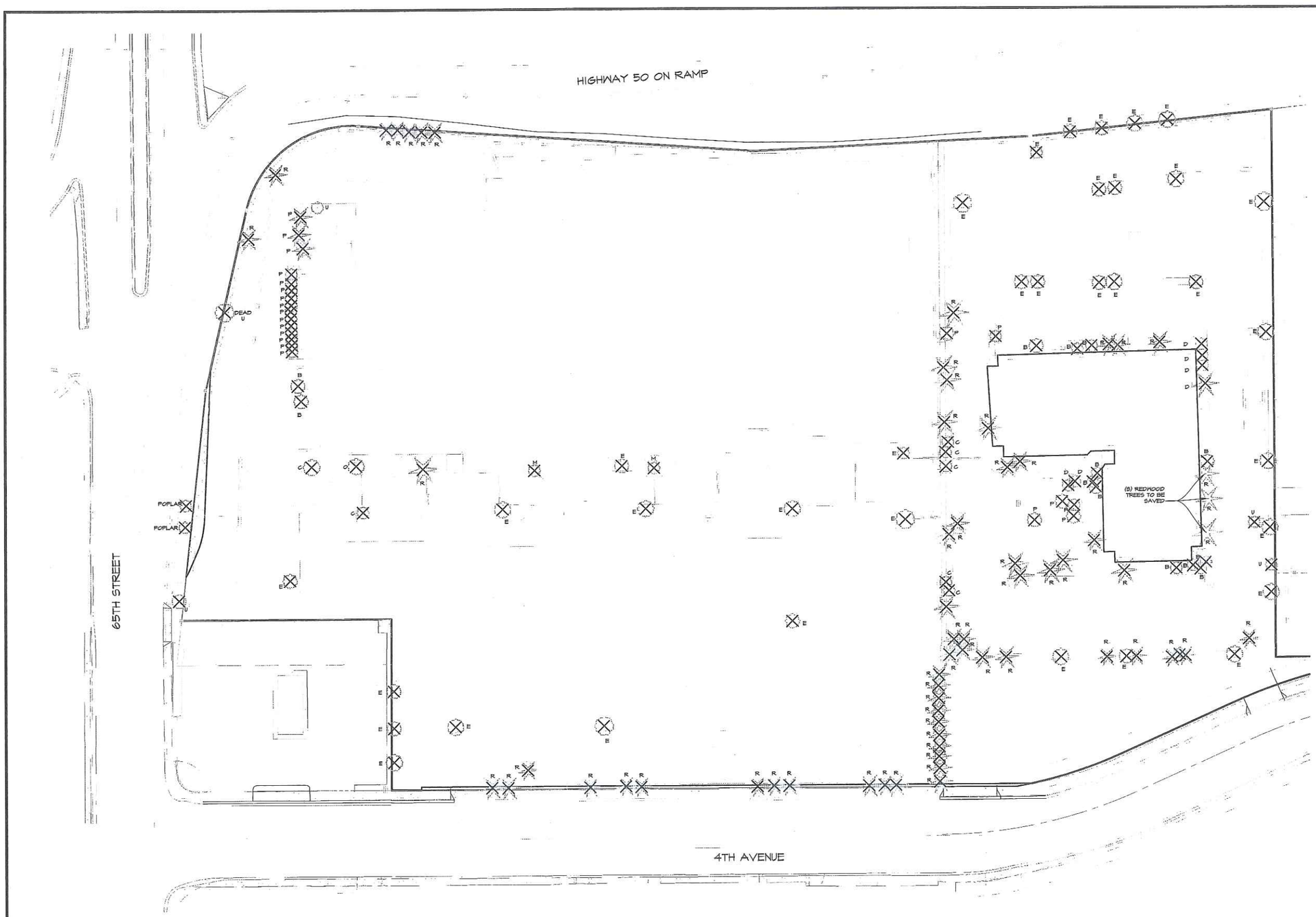
UTILITY PLAN

CITY OF SACRAMENTO CALIFORNIA

SHEET C5 OF 6

DATE: 6/3/08

JOB NO: 929.01



TREE DEMOLITION LEGEND

SYMBOL	EXISTING TREE TYPE	NUMBER TO BE SAVED	NUMBER TO BE REMOVED
R	REDWOOD	3	57
E	EUCALYPTUS	0	35
O	ORNAMENTAL PEAR	0	1
D	DEAD TREE	0	5
M	JAPANESE MAPLE	0	2
C	CRAPE MYRTLE	0	6

SYMBOL	EXISTING TREE TYPE	NUMBER TO BE SAVED	NUMBER TO BE REMOVED
B	BIRCH	0	9
H	HACKBERRY	0	0
P	PURPLE LEAF PLUM	0	2
U	UNKNOWN DECIDUOUS TREE	0	3
P	PINE	0	21
APPROXIMATE TOTAL TO BE REMOVED: 141			
APPROXIMATE TOTAL TO BE SAVED: 3			

X INDICATES TREE TO BE REMOVED

NOTE:
1. TREES DESIGNATED FOR PRESERVING OR REMOVING ON THIS PLAN ARE BASED ON PRELIMINARY ANALYSIS ONLY. TREES HAVE NOT BEEN TAGGED OR SURVEYED BY A CERTIFIED ARBORIST AT THIS TIME. SOME TREES MAY BE SAVED OR REMOVED BASED ON THE FUTURE RECOMMENDATIONS OF A CERTIFIED ARBORIST AND/OR CONSTRUCTION REQUIREMENTS.
2. NO TREES ON SITE MEET THE CRITERIA OF 'HERITAGE TREES', AS DEFINED BY CITY OF SACRAMENTO MUNICIPAL CODE 12.64.020.

DATE SIGNED:
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REGISTERED PROFESSIONAL ENGINEER CHARLES W. CUNNINGHAM No. C30339 Exp. 3/31/10 CIVIL STATE OF CALIFORNIA

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CHECKED BY CWC
SCALE 1"=40'

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TENTATIVE PARCEL MAP for 65TH STREET CENTER TREE DEMOLITION PLAN

CITY OF SACRAMENTO CALIFORNIA

SHEET L-1 OF 6

DATE: 6/3/08

JOB NO: 929.01

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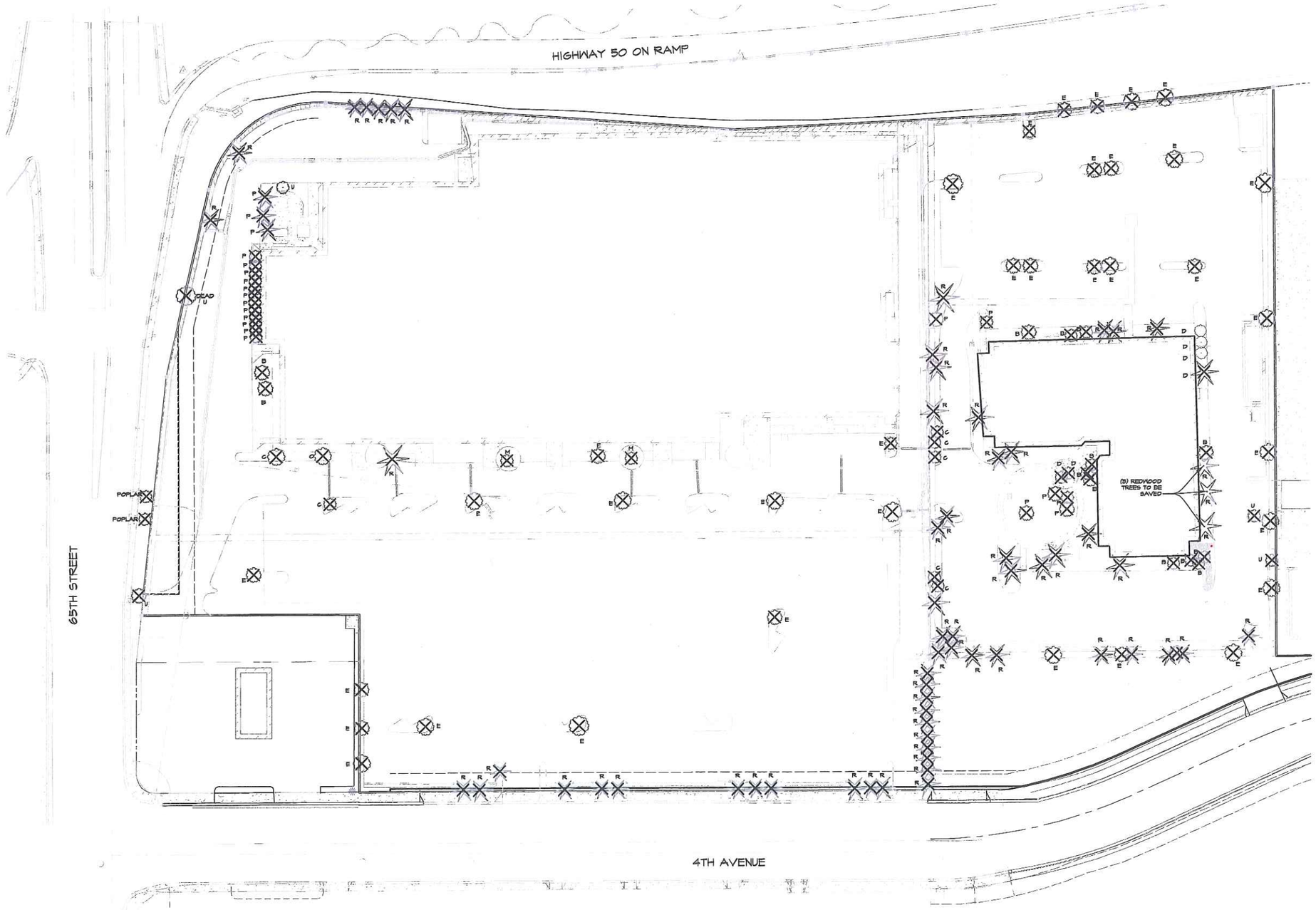

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0 20 40 80 120
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DATE SIGNED:
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LICENSED LANDSCAPE ARCHITECT
CHERRY R. HOLLYWOOD
No. 4874
Revised Date
Date
STATE OF CALIFORNIA

PRELIMINARY

DESIGNED BY LBC
DRAWN BY LBC
CHECKED BY CHS
SCALE
AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

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CUNNINGHAM ENGINEERING

65TH STREET CENTER TREE DEMOLITION PLAN

LANDSCAPE CONCEPTUAL PLANS

CITY OF SACRAMENTO CALIFORNIA

SHEET
L-1
OF
4

DATE: 03/05/08

JOB NO: 929.01

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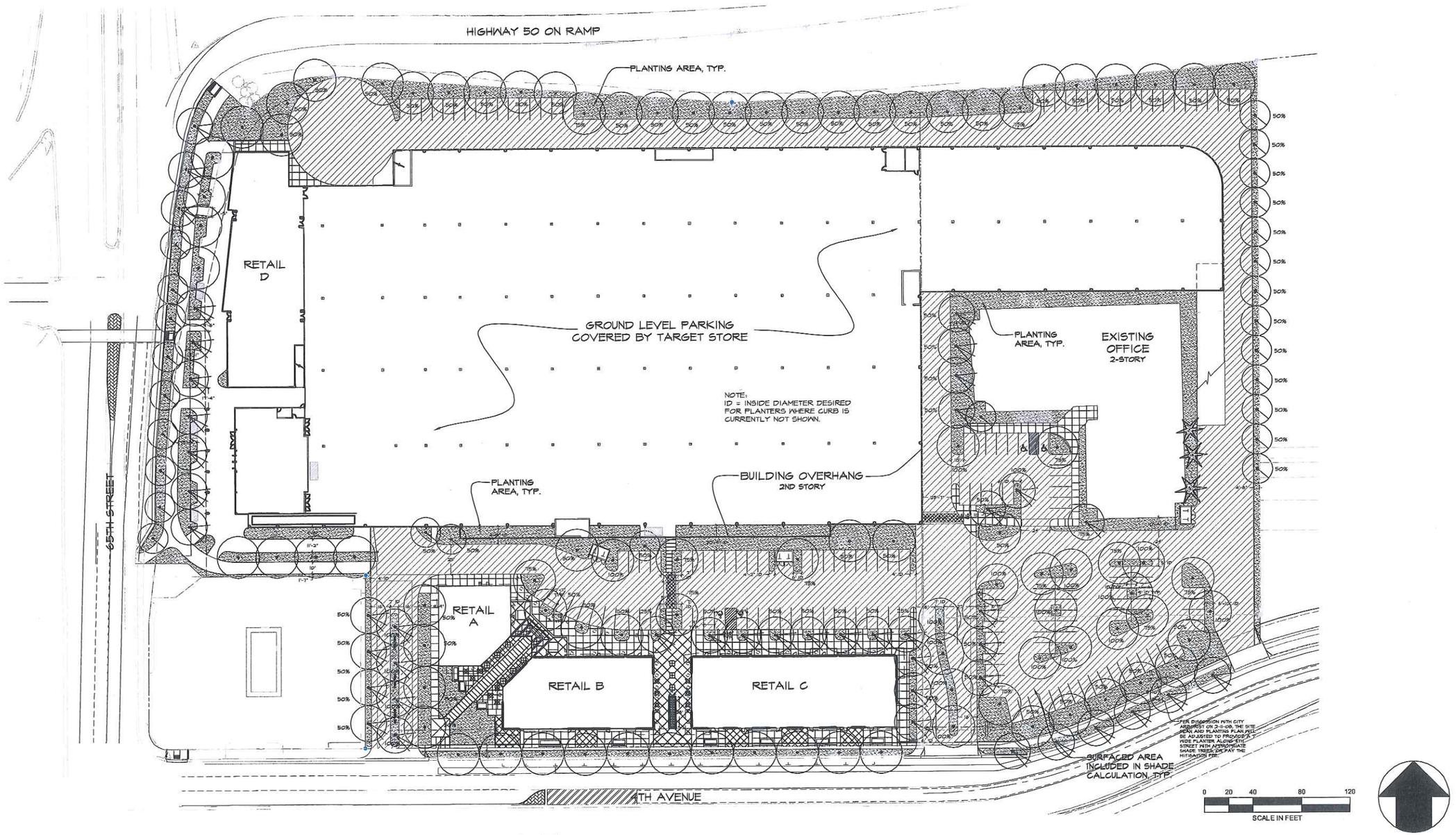

SHADE CALCULATIONS TABLE

SYM	100%	75%	50%	25%	TOTAL S.F.
35'	15@962 14,490	11@722 8,664	44@481 21,164	0 0	44,258
30'	5@708 3,540	1@531 531	21@354 7,434	2@177 354	11,859
25'	0 0	0 0	16@246 3,936	0 0	3,936
TOTAL TREE SHADE					60,053
TOTAL SURFACED AREA					112,662
SHADE AREA REQUIRED					56,331
SHADE AREA PROVIDED					60,053
PERCENT SHADE					53%

NOTE:
THE PLAN SHOWS ALL PROPOSED TREE LOCATIONS. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH % COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

PRELIMINARY TREE LEGEND

BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE
35' TREES QUERCUS LOBATA VALLEY OAK FRAXINUS AMERICANA WHITE ASH CELTIS AUSTRALIS EUROPEAN HACKBERRY QUERCUS AGRIFOLIA COAST LIVE OAK QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 GAL	30' TREES ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE GINKGO BILOBA 'FAIRMOUNT' MAIDENHAIR TREE PISTACIA CHINENSIS CHINESE PISTACHE QUERCUS SHUMARDII SHUMARD RED OAK ULMUS PARVIFOLIA 'FRONTIER', PROSPECTOR' FRONTIER, PROSPECTOR ELM ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	15 GAL	25' TREES NYSSA SYLVATICA TUPELO OR SOUR GUM ZELKOVA SERRATA 'MURASHINO' MURASHINO ZELKOVA	15 GAL

NOTE:
LANDSCAPE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED BY THE PROPERTY OWNER.

DATE SIGNED:
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE LANDSCAPE ARCHITECT'S SEAL BELOW HAS BEEN SIGNED AND DATED.

LICENSED LANDSCAPE ARCHITECT
CHRIS B. SOLIVAN
No. 3427
VB
Renewal Date
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY	APP'D.

DESIGNED BY LBC
DRAWN BY LBC
CHECKED BY CHS
SCALE AS SHOWN

CSCWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Corporate Office •
2840 Spafford Street, Suite 200 • Davis, CA 95618 • (530) 758-3205
Sacramento Office •
2120 20th Street, Suite Three • Sacramento, CA 95816 • (916) 455-3205
CUNNINGHAM ENGINEERING

65TH STREET CENTER PARKING LOT SHADING PLAN

LANDSCAPE CONCEPTUAL PLANS

CITY OF SACRAMENTO CALIFORNIA

SHEET L-2 OF 4

DATE: 03/05/08

JOB NO: 929.01

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