

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.

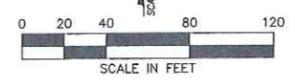
LEGEND

| | |
|--|----------------|
| PROPERTY LINE | --- |
| EXISTING PROPERTY LINE | --- |
| EXISTING EASEMENT TO BE ABANDONED AND/OR RELOCATED | --- |
| RIDGE LINE | ---R--- |
| DRAIN LINE WITH MANHOLE | ---(12" SD)--- |
| DOMESTIC WATER SERVICE WITH VALVE | ---(1/2")--- |
| IRRIGATION WATER SERVICE | ---(3/4")--- |
| FIRE WATER LINE | ---(2")--- |
| SANITARY SEWER LINE WITH MANHOLE | ---(12" SS)--- |
| DRAIN INLET | ---(12" SD)--- |
| SLOPE DIRECTION | ---OR--- |
| OVERLAND RELEASE | ---OR--- |
| WATER METER AND BACKFLOW DEVICE | ---(1/2")--- |
| FIRE DOUBLE CHECK VALVE | ---(1/2")--- |
| FIRE HYDRANT | ---(1/2")--- |
| FIRE DEPARTMENT CONNECTION (FDC) | ---(1/2")--- |
| FIRE CHECK VALVE AND PIV | ---(1/2")--- |
| SANITARY SEWER CLEANOUT | ---(1/2")--- |
| EXISTING STORM DRAIN LINE WITH MANHOLE | ---(12" SD)--- |
| 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:
 THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.



DESIGNED BY: CK
 DRAWN BY: LE
 CHECKED BY: CWG
 SCALE: 1"=40'

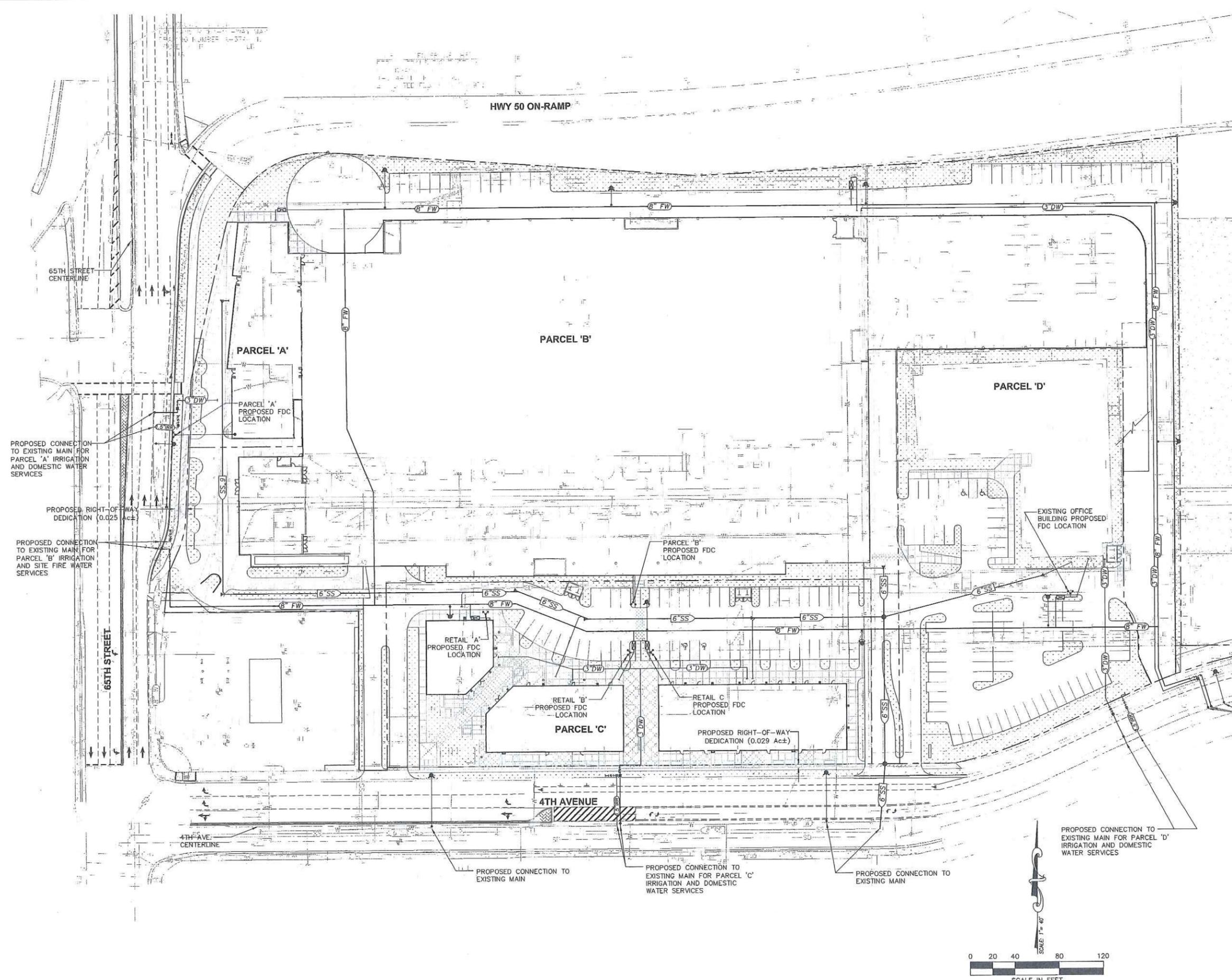
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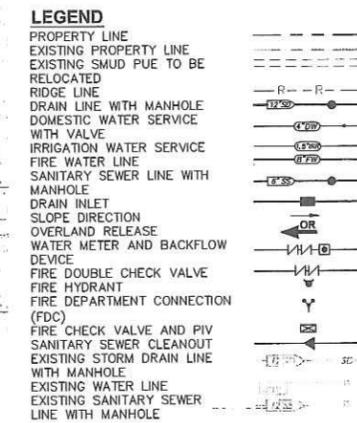
**TENTATIVE PARCEL MAP for
 65TH STREET CENTER**
 SURFACE IMPROVEMENTS, GRADING & STORM DRAIN PLAN
 CITY OF SACRAMENTO
 CALIFORNIA

SHEET
C4
 OF
6

DATE: 6/3/08
 JOB NO: 929.01



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 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.



- 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

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DESIGNED BY: CK
 DRAWN BY: LE
 CHECKED BY: CWC
 SCALE: 1"=40'

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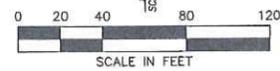


**TENTATIVE PARCEL MAP for
 65TH STREET CENTER**

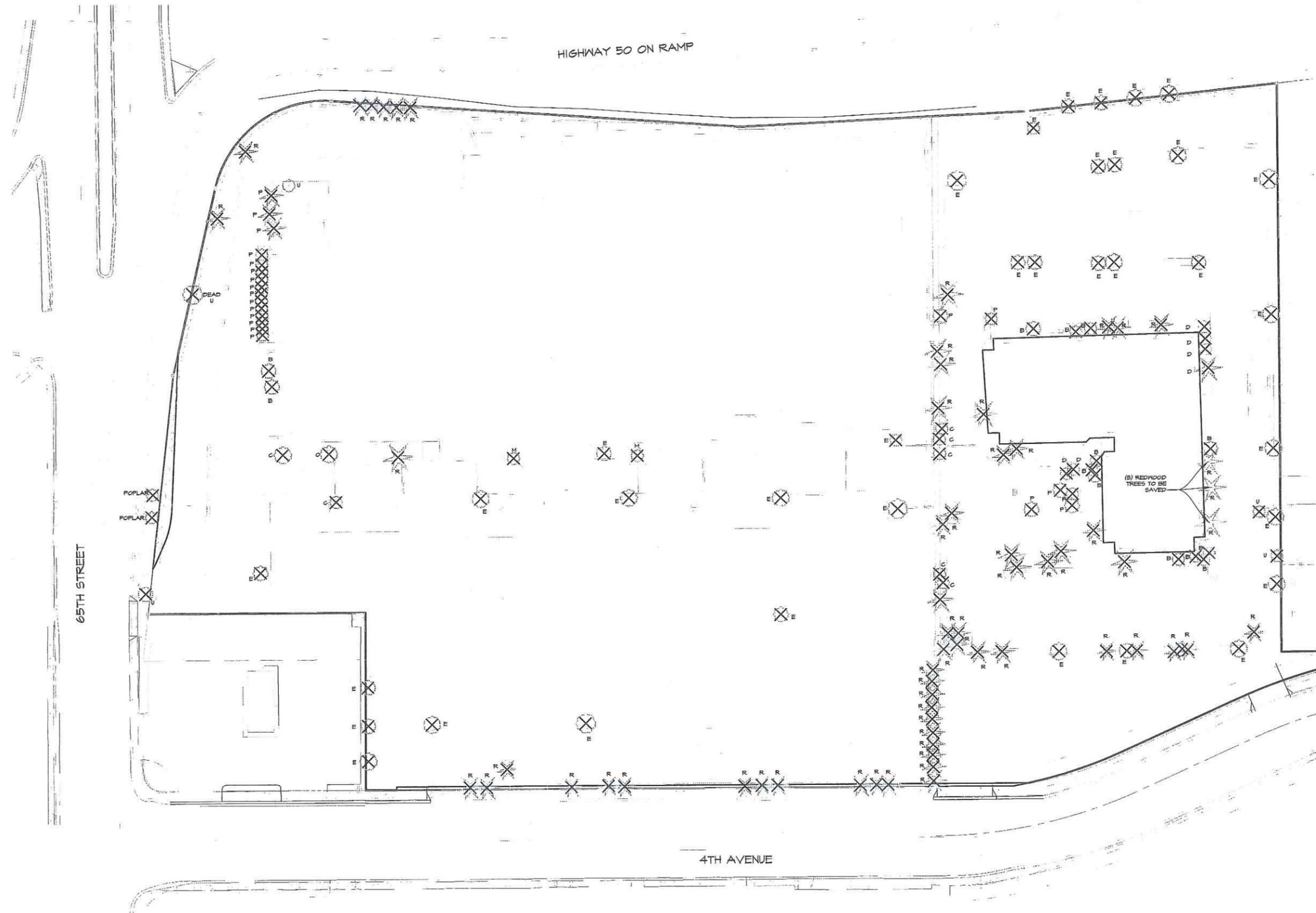
UTILITY PLAN

CITY OF SACRAMENTO

SHEET
C5
 OF
6
 DATE: 6/3/08
 JOB NO: 929.01



HIGHWAY 50 ON RAMP

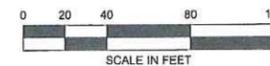


TREE DEMOLITION LEGEND

| SYMBOL | EXISTING TREE TYPE | NUMBER TO BE SAVED | NUMBER TO BE REMOVED | SYMBOL | EXISTING TREE TYPE | NUMBER TO BE SAVED | NUMBER TO BE REMOVED |
|--------------------------------------|--------------------|--------------------|----------------------|----------------------------------|------------------------|--------------------|----------------------|
| R | REDWOOD | 3 | 57 | B | BIRCH | 0 | 4 |
| E | EUCALYPTUS | 0 | 35 | H | HACKBERRY | 0 | 0 |
| O | ORNAMENTAL PEAR | 0 | 1 | P | PURPLE LEAF PLUM | 0 | 2 |
| D | DEAD TREE | 0 | 5 | U | UNKNOWN DECIDUOUS TREE | 0 | 3 |
| M | JAPANESE MAPLE | 0 | 2 | P | PINE | 0 | 21 |
| C | GRAPE MYRTLE | 0 | 6 | | | | |
| 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.



SCALE: 1" = 50'

TENTATIVE PARCEL MAP for
 65TH STREET CENTER
 TREE DEMOLITION PLAN

CITY OF SACRAMENTO CALIFORNIA

DESIGNED BY: CK
 DRAWN BY: LE
 CHECKED BY: CWC
 SCALE: 1"=40'

| NO. | DATE | REVISIONS | BY | APPD. |
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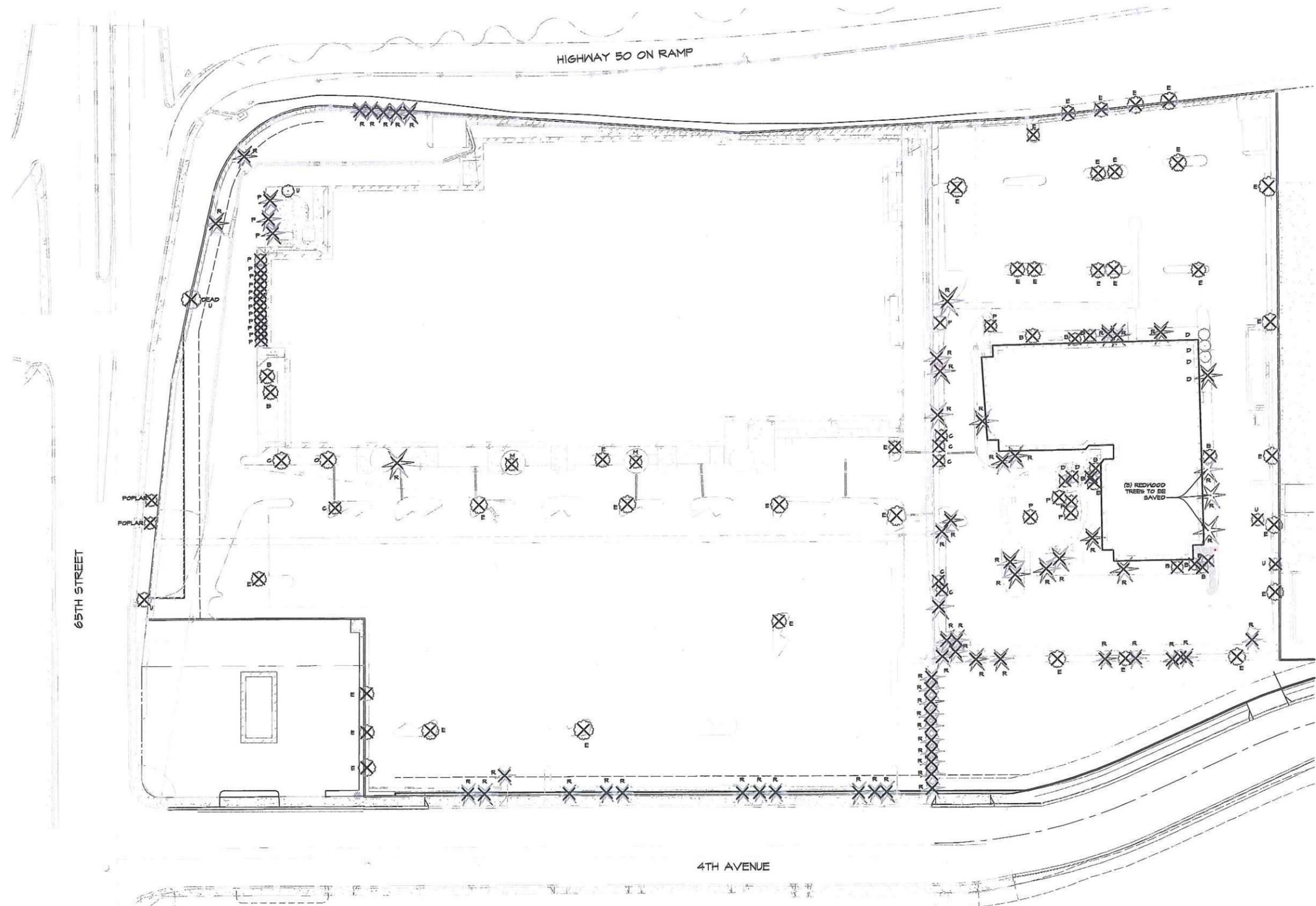
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SHEET
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 OF
6
 DATE: 6/3/08
 JOB NO: 929.01

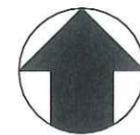


TREE DEMOLITION LEGEND

| SYMBOL | EXISTING TREE TYPE | NUMBER TO BE SAVED | NUMBER TO BE REMOVED | SYMBOL | EXISTING TREE TYPE | NUMBER TO BE SAVED | NUMBER TO BE REMOVED |
|--------|--------------------|--------------------------------------|----------------------|--------|------------------------|--------------------|----------------------|
| R | REDWOOD | 3 | 37 | B | BIRCH | 0 | 4 |
| E | EUCALYPTUS | 0 | 35 | H | HACKBERRY | 0 | 0 |
| O | ORNAMENTAL PEAR | 0 | 1 | P | PURPLE LEAF PLUM | 0 | 2 |
| D | DEAD TREE | 0 | 5 | U | UNKNOWN DECIDUOUS TREE | 0 | 3 |
| M | JAPANESE MAPLE | 0 | 2 | P | PINE | 0 | 21 |
| C | GRAPE MYRTLE | 0 | 6 | | | | |
| | | APPROXIMATE TOTAL TO BE REMOVED, 141 | | | | | |
| | | APPROXIMATE TOTAL TO BE SAVED, 9 | | | | | |

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.



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

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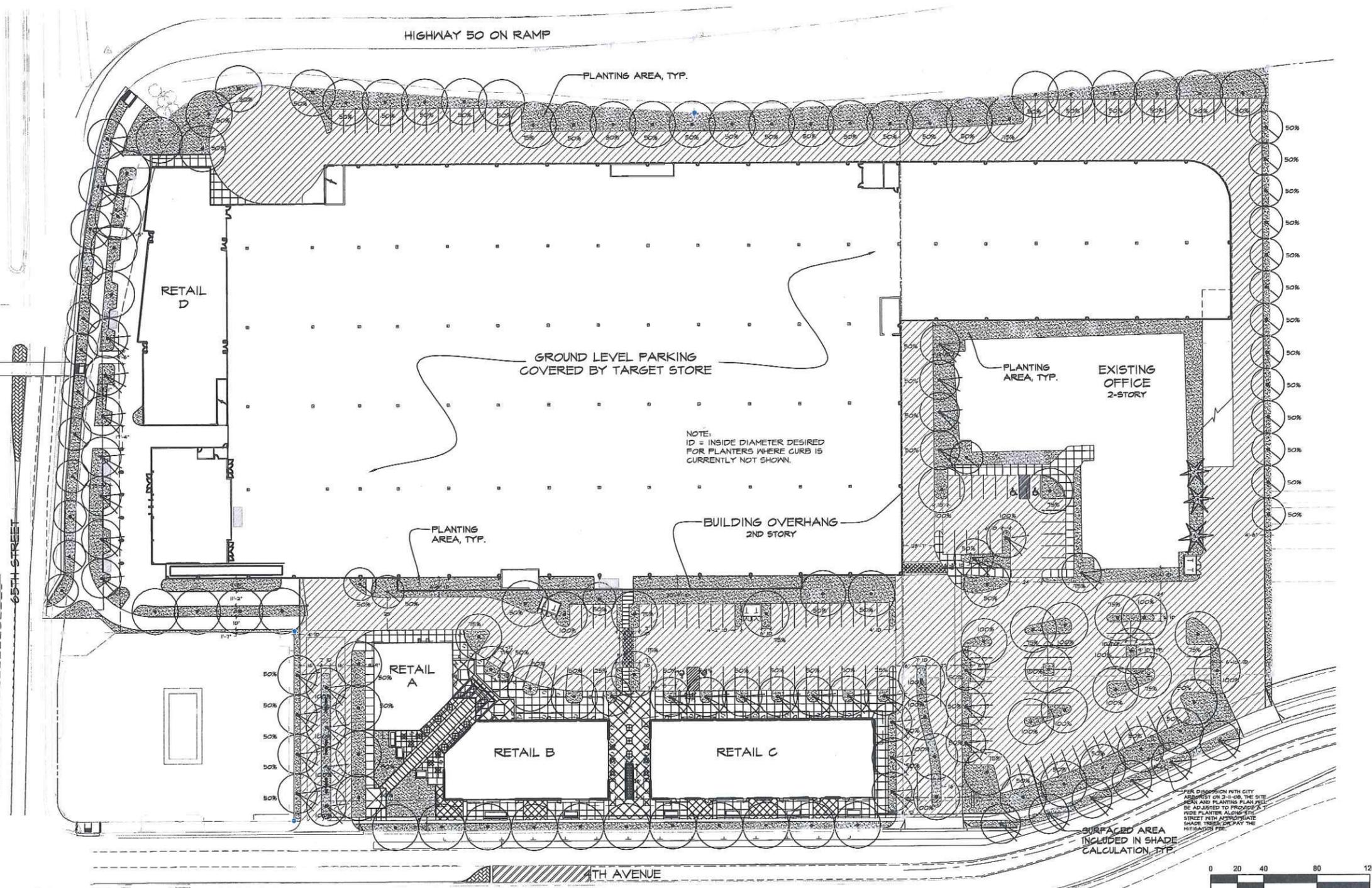
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**65TH STREET CENTER
 TREE DEMOLITION PLAN**
LANDSCAPE CONCEPTUAL PLANS
 CITY OF SACRAMENTO CALIFORNIA

SHEET
L-1
 OF
4
 DATE: 03/05/08
 JOB NO: 929.01

S:\ARCH\03\03\08\929 Target 65th Street\929-01-LA-CONCEPTUAL TREE DEMO.dwg - L-1.dwg 3/7/08 9:15AM Plotted by: gsp



SHADE CALCULATIONS TABLE

| SYM | 100% | 75% | 50% | 25% | TOTAL S.F. |
|----------------------------|--------|--------|--------|-------|----------------|
| 35' | 150962 | 110722 | 440481 | 0 | 44258 |
| | 14,490 | 8,664 | 21,164 | 0 | |
| 30' | 50708 | 10531 | 210354 | 20177 | 11,851 |
| | 3,540 | 531 | 7,434 | 354 | |
| 25' | 0 | 0 | 160246 | 0 | 3,936 |
| | 0 | 0 | 3,936 | 0 | |
| 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 | | 30' TREES | | 25' TREES | |
| QUERCUS LOBATA VALLEY OAK | 15 GAL | ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE | 15 GAL | NYSSA SYLVATICA TUPELO OR SOUR GUM | 15 GAL |
| FRAXINUS AMERICANA WHITE ASH | | GINKGO BILOBA 'FAIRMOUNT' MAIDENHAIR TREE | | ZELKOVA SERRATA 'MURASHINO' MURASHINO ZELKOVA | |
| CELTIS AUSTRALIS EUROPEAN HACKBERRY | | PISTACIA CHINENSIS CHINESE PISTACHE | | | |
| QUERCUS AGRIFFOLIA COAST LIVE OAK | | QUERCUS SHUMARDII SHUMARD RED OAK | | | |
| QUERCUS VIRGINIANA SOUTHERN LIVE OAK | | ULMUS PARVIFOLIA 'FRONTIER', 'PROSPECTOR' FRONTIER, PROSPECTOR ELM | | | |
| | | ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA | | | |

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

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

| NO. | DATE | REVISIONS | BY | APPD. |
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**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

