

Meeting Date: 11/17/2015

Report Type: Consent

Report ID: 2015-00953

Title: Agreement: Parkview Phase 2 Subdivision (P00-022)

Location: District 1

Recommendation: Pass a Motion authorizing the City Manager to execute the Agreement to Construct Improvements with Natomas Gateway West, LLC. for the construction of public improvements.

Contact: Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

Presenter: None

Department: Public Works Department

Division: Engineering Services Admin

Dept ID: 15001111

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Exhibit A (Location Map)
- 4-Exhibit B (Subdivision Map)
- 5-Exhibit C (Improvement Agreement)

City Attorney Review

Approved as to Form
Gerald Hicks
11/9/2015 10:30:25 AM

Approvals/Acknowledgements

Department Director or Designee: Jerry Way - 10/29/2015 6:57:29 AM

Description/Analysis

Issue: On December 20, 2007, the City and Natomas Gateway West LLC (NGW) entered in to an agreement under which NGW agreed to construct the improvements for Parkview Phase 2 Subdivision that NGW had acquired from Alleghany Properties LLC. Because of the building moratorium in the Natomas Basin, neither buildings nor the public improvements needed for development of lots 7 through 10 and Parcel A of the subdivision (shown on Exhibit B) have been constructed and the original agreement has expired. Approval of a new agreement to construct the public improvements will provide a process for development to proceed.

Policy Considerations: The action requested is consistent with Title 16 of the Sacramento City Code, which requires construction of improvements in connection with subdivisions to ensure that new legal parcels are created with adequate access and public utilities.

Economic Impacts: None

Environmental Considerations:

California Environmental Quality Act (CEQA): On March 7, 2002, the City Council approved a Negative Declaration and adopted the Mitigation Monitoring Plan for the development of the Parkview Phase 2 Subdivision. The Environmental Services Manager has determined that the action of execution of the Agreement to Construct Improvements was already covered under the prior environmental documents and does not require further environmental evaluation.

Sustainability Considerations: This project is consistent with Sustainability Master Plan goals to promote infill development.

Commission/Committee Action: On January 24, 2002, the Planning Commission ratified the Negative Declaration, approved the Mitigation Monitoring Plan, approved the Master Tentative Map subdividing the 242.6 gross acres into 31 master parcels, two freeway buffer lots, and one open space lot; and a Tentative Map subdividing 17 master parcels into 611 single family lots, one medium density lot, two high density lots, two employment center lots, 9 landscape corridor lots and one open space lot for the project known as Parkview (P00-022). The Planning Commission recommended approval of the following legislative entitlements to the City Council: Development Agreement, Inclusionary Housing Plan, General and Community Plan amendments, rezone, PUD Guidelines amendment and the Schematic Plan. On March 7, 2002, the City Council approved the above mentioned legislative entitlements, thereby approving the project.

Rationale for Recommendation: Because of the expiration of the initial agreement, a new agreement is needed to secure the improvements.

Financial Considerations: As a private development project, revenue and expenses will be tracked in the Private Development Fund (Fund 2018). All costs incurred by the City under the agreement will be borne by Natomas Gateway West LLC.

Local Business Enterprise (LBE): Not applicable.

Background:

On February 2, 2007, Alleghany Properties, LLC. granted to NGW parcels 7 through 11 and parcel A of the Master Parcel Map of Parkview Phase 2 Subdivision. On December 20, 2007, the City and NGW entered into an Assignment and Assumption Agreement wherein NGW assumed the obligations of the subdivider under the subdivision improvement agreement. All the improvements needed to support the various phases of the original subdivision have been constructed with the exception of Grossbeak Circle, an internal street, which is to serve lots 7 through 11 and parcel A. The improvements for Grossbeak Circle are shown in Exhibit C.

The term of the Assignment and Assumption Agreement for the construction of the improvements was for one year, and the agreement has expired. Approval of a new agreement will ensure that the public improvements needed to serve the subdivision will be constructed per the approved improvement plans. The term of the agreement is for five years with a one year extension. The agreement provides that NGW posts security in the form of performance and payment bonds equal to 100% and 50% of the estimated cost of the improvements respectively, pursuant to Chapter 16.48.170 of the City Code.

Location Map For:
PARKVIEW PHASE 2 SUBDIVISION (P00-002)

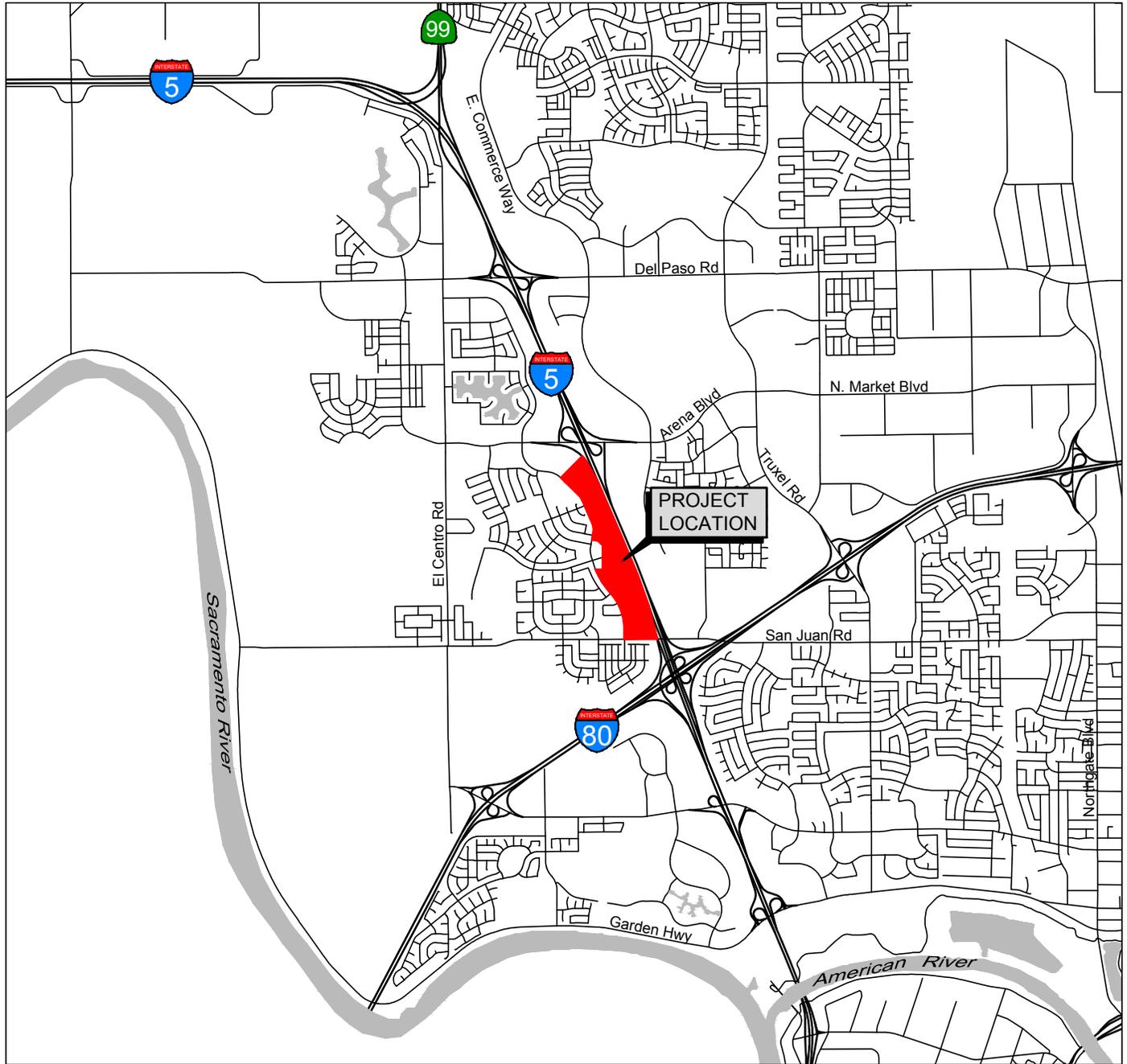


EXHIBIT B

196-9-2

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE MASTER PARCEL MAP OF PARKVIEW, 169 P.M. 2 AND WAS ESTABLISHED FROM THE MONUMENTS SHOWN HEREON. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 23°24'00" WEST.

REFERENCES

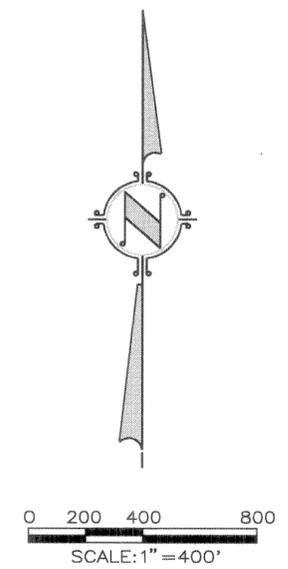
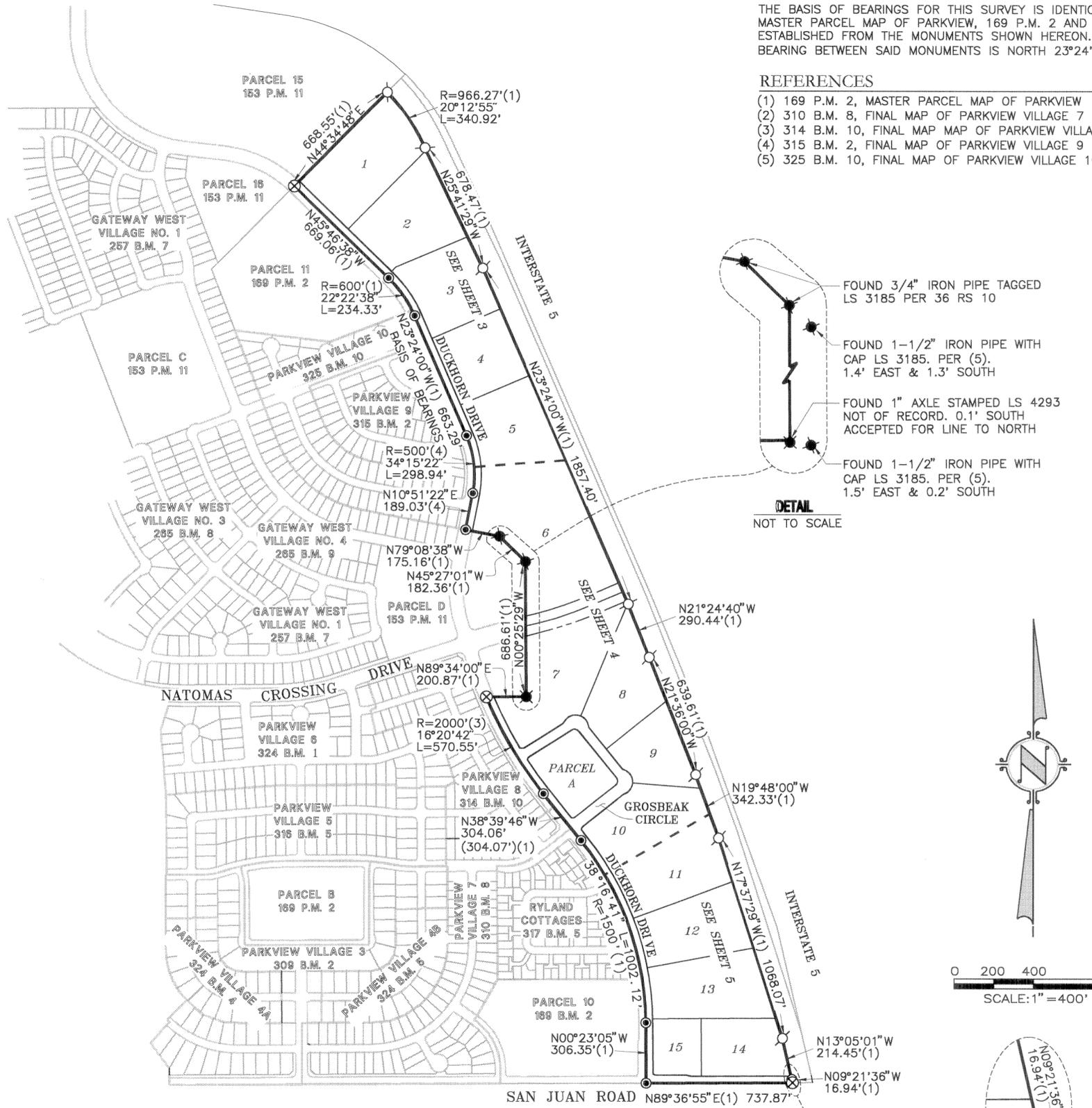
- (1) 169 P.M. 2, MASTER PARCEL MAP OF PARKVIEW
- (2) 310 B.M. 8, FINAL MAP OF PARKVIEW VILLAGE 7
- (3) 314 B.M. 10, FINAL MAP OF PARKVIEW VILLAGE 8
- (4) 315 B.M. 2, FINAL MAP OF PARKVIEW VILLAGE 9
- (5) 325 B.M. 10, FINAL MAP OF PARKVIEW VILLAGE 10

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE ARC LENGTH AND DELTA, ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS PARCEL MAP IS 67.98± ACRES GROSS, CONSISTING OF 16 PARCELS.
3. THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS ON THE LAND SUBJECT TO THE MAP: PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED.
4. PARCEL A SHALL BE GRANTED I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR PARK PURPOSES.
5. THE PUBLIC RIGHT-OF-WAY PER 264 O.R. 394, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.
6. THE PUBLIC ROAD EASEMENT, PER 20021113 O.R. 806, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.
7. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 20021113 O.R. 807, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.
8. THE LOTS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS PER BOOK _____, PAGE _____, O.R.

LEGEND

- DIMENSION POINT
- ⊕ SET 5/8" REBAR CAPPED L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK STAMPED L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊗ SET 1-1/4" IRON PIPE TAGGED L.S. 6815
- ⊙ SET 1-1/2" LONG X 1/4" DIA. PK NAIL TAGGED L.S. 6815
- FOUND 1/4" DIA. PK NAIL TAGGED L.S. 6815
- FOUND MONUMENT AS NOTED
- (R) RADIAL LINE
- DELTA XX° XX' XX"
- E.D.E. EXCLUSIVE DRAINAGE EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- L ARC LENGTH
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS



**MASTER PARCEL MAP OF
PARKVIEW
PHASE 2**
 SUBDIVISION NO. P00-022.12
 ALL OF DESIGNATED REMAINDER A OF THE
 PARKVIEW MASTER PARCEL MAP RECORDED IN
 169 P.M. 2, SACRAMENTO COUNTY RECORDS
 AND LYING WITHIN SECTIONS 10, 14 AND 15, T. 10 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS
 ENGINEERING • MAPPING • PLANNING • SURVEYING
 3301 C St., Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

OCTOBER 2006
 Sheet 2 of 5
 1109.018

AGREEMENT TO CONSTRUCT IMPROVEMENTS

This Agreement to Construct Improvements ("Agreement"), dated November 17, 2015 for purposes of identification, is made between the CITY OF SACRAMENTO, a municipal corporation, hereinafter referred to as "City", and NATOMAS GATEWAY WEST, LLC. hereinafter referred to as "NGW".

RECITALS

A. On February 2, 2007, by grant deed, Alleghany Properties, LLC. granted to NGW parcels 7 through 11, inclusive and parcel A of the Master Parcel Map of Parkview Phase 2 subdivision.

B. On December 20, 2007, the City and NGW entered into an Assignment and Assumption Agreement wherein NGW assumed obligations of the subdivider under the subdivision improvement agreement including construction of Grosbeak Circle.

C. Because of the building moratorium in the Natomas Basin, neither buildings or other construction on the six lots acquired by Alleghany nor Grosbeak Circle have been constructed. Because of the passage of time since the parties entered into the Assignment and Assumption Agreement, the parties agree that a new agreement which benefits the City by providing a process for construction of Grosbeak Circle and any associated improvements and benefits NGW by providing access to its lots which border Grosbeak Circle will benefit both the City and NGW.

AGREEMENT

In consideration of the above benefits and for other valuable consideration, the City and NGW mutually agree as follows:

1. Performance of Work. NGW agrees to furnish, construct and install at NGW's own expense the improvements shown on the plans and specifications attached to this Agreement as Exhibit A, a copy of which is on file with the Public Works Department (the "Improvements").

2. Work; Satisfaction of City Manager's Designee. All of the work on the Improvements is to be done at the places, with the materials, in the manner, and at the grades, as shown on the plans and specifications, and to the satisfaction of the City Manager's Designee.

3. Work; Time for Commencement and Performance. City sets the date for the commencement of work for the Improvements as November 17, 2015 and for its completion to be within 5 years thereafter. At least fifteen (15) calendar days prior to the commencement of the work on the Improvements, NGW shall notify the City Manager's Designee in writing of the date NGW is to commence the work on the Improvements, so that the City Manager's Designee can provide inspection services.

4. Time of Essence; Extension. Time is of the essence for this Agreement, but the dates for commencement and completion of the work for Improvements may be extended as provided herein. The City Manager's Designee, in his or her sole discretion, may grant an extension for delays in the work actually caused by inclement weather, riots, strikes, lockouts, fires, earthquakes, floods and conditions resulting therefrom, and the City Manager's Designee, in his or her sole discretion, may also grant an extension of the date for completion of the work

of construction up to one (1) year for any reason. An extension for any other reason may only be made by the Sacramento City Council, in its sole discretion. Any extension granted pursuant to this paragraph shall not obligate City in any manner to grant other, further requests for extension.

5. Request for Extension; Granting. Any request for extension of any commencement and completion date shall be in writing, shall fully state the facts and grounds relied upon for the extension, and shall be delivered to City in the manner specified for services of notice in paragraph 18. Any extension shall be granted in writing and any purported oral extension or purported oral agreement to make an extension shall not be valid for any purpose whatsoever.

6. Extension; No Release of Obligations. In the event the City extends the time for commencement or completion of the work to be done under this Agreement beyond the dates specified herein, the extension does not release any guarantee given by NGW pursuant to this Agreement, or relieve or release those providing improvement security pursuant to this Agreement. The sureties in executing the bonds shall be deemed to stipulate and agree that no change, extension of time, alteration or addition to the terms of the Agreement or to the work performed thereunder or the specifications accompanying the same shall in any way affect its obligation on the bond, and to waive notice of any change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

7. Extension; Conditions. The granting of any extension may be conditioned upon NGW providing City with new or amended surety bonds in amounts increased to reflect increases in the costs of constructing the required improvements that have occurred prior to the granting of the extension or are likely to occur prior to the completion of the work.

8. Improvement Security. Concurrently with the execution of this Agreement, NGW shall furnish City:

(a) Improvement security in the sum of three hundred sixty four thousand Dollars (\$ 364,000.00), which sum is equal to one-hundred percent (100%) of the estimated cost of constructing the Improvements and the cost of any other obligation to be performed by NGW hereunder, securing the faithful performance of this Agreement.

(b) Separate improvement security in the sum of One hundred eighty two thousand Dollars (\$ 182,000.00), which sum is equal to fifty percent (50%) of the estimated cost of constructing the Improvements, securing payment to the contractor, their subcontractor and to persons furnishing labor, materials or equipment to them for the construction of the Improvements.

The form of the improvement security shall be subject to the approval of the City Attorney. Improvement security shall be reduced or released as determined by the City in the City's sole discretion. No change, alteration or addition to the terms of this Agreement or the plans and specifications accompanying this Agreement shall in any manner affect the obligation of those providing improvement security pursuant to this Agreement.

9. Inspection Fees. The fee which is paid by NGW to City includes a fee for construction inspection and no fee for that service is payable under the terms of this Agreement, provided, however, that whenever reinspection or multiple inspections are necessary because of any delay set forth in paragraph four, additional fees may be payable at the sole discretion of City.

10. Hold Harmless Agreement. NGW agrees to, and shall, indemnify and hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from NGW's or NGW's contractors', subcontractors', or agents' or employees' operations under this Agreement, whether the operations are by NGW or by any of NGW's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, NGW or any of NGW's contractors or subcontractors. NGW agrees to, and shall, defend City and its elective and appointive boards, commissions, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows:

(a) That City does not, and shall not waive any rights against NGW which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by NGW, of any of the insurance policies described in paragraph 11.

(b) That the hold harmless agreement by NGW shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the operations referred to in this paragraph, regardless of whether or not City has prepared, supplied, or approved of plans and specifications, or regardless of whether or not the insurance policies are determined to be applicable to any of the damages or claims for damages.

11. Insurance Requirements. Prior to the commencement of any work on the improvements required by this Agreement, and until the improvements are completed and accepted by the City, NGW shall maintain the following insurance against liabilities arising out of activities performed by or on behalf of NGW.

It is understood and agreed by NGW that its liability to the City shall not in any way be limited to or affected by the amount of insurance coverage required or carried by the NGW in connection with this Agreement.

A. Minimum Scope & Limits of Insurance Coverage

(1) Commercial General Liability Insurance, providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide contractual liability and products and completed operations coverage for the term of the policy.

(2) Automobile Liability Insurance providing coverage at least as broad as ISO Form CA 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide coverage for owned, non-owned and/or hired autos as appropriate to the operations of NGW.

(3) Workers' Compensation Insurance with statutory limits, and Employers' Liability Insurance with limits of not less than one million dollars (\$1,000,000).

B. Additional Insured Coverage

(1) Commercial General Liability Insurance: The City, its officials, employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects general liability arising out of activities performed by or on behalf of the NGW, products and completed operations of NGW, and premises owned, leased or used by NGW.

(2) Automobile Liability Insurance: The City, its officials employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects auto liability.

C. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

(1) NGW's insurance coverage shall be primary insurance as respects City, its officials, employees and volunteers. Any insurance or self-insurance maintained by City, its officials, employees or volunteers shall be in excess of NGW's insurance and shall not contribute with it.

(2) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its officials, employees or volunteers.

(3) Coverage shall state that NGW's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) City will be provided with thirty (30) days written notice of cancellation or material change in the policy language or terms.

D. Acceptability of Insurance

Insurance shall be placed with insurers with a Bests' rating of not less than A:VI. Self-insured retentions, policy terms or other variations that do not comply with the requirements of this section must be declared to and approved by the City Risk Management Division in writing prior to execution of this Agreement.

E. Verification of Coverage

NGW shall furnish City with certificates and required endorsements evidencing the insurance required. The certificates and endorsements shall be forwarded to the City Manager's Designee. Copies of policies shall be delivered to the City on demand. Certificates of insurance shall be signed by an authorized representative of the insurance carrier.

F. Subcontractors

NGW shall require and verify that all contractors and subcontractors maintain insurance coverage that

meets the minimum scope and limits of insurance coverage specified in subsection A, above.

12. Certificate of Insurance. NGW will have City's standard Certificate of Insurance completed and filed with the Risk Management Division within fifteen (15) days of the execution of this Agreement and prior to engaging in any work required by this Agreement. Said policies shall provide that no cancellation, major change in coverage, or expiration may be effected by the insurance company or the insured during the term of this Agreement, without first giving the City thirty (30) days written notice prior to the effective date of such cancellation or change in coverage.

13. Title to Improvements. Title to, and ownership of, all required improvements constructed under this Agreement by NGW shall vest absolutely in City, upon completion and acceptance of the required improvements by City.

14. Repair or Reconstruction of Defective Work. Except as otherwise expressly provided in this Agreement, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect, NGW guarantees all work executed by NGW and all supplies, materials and devices of whatsoever nature incorporated in, or attached to the work, or otherwise delivered to City as a part of the work pursuant to the Agreement, to be absolutely free of all defects of workmanship and materials for a period of one year after final acceptance of the entire work by the City. NGW shall repair or replace any or all of the work or material, together with all or any other work or material which may be displaced or damaged in so doing, that may prove defective in workmanship or material within said one year guarantee period without expense or charge of any nature whatsoever to City.

In the event that NGW shall fail to comply with the conditions of the foregoing guarantee within ten (10) days, after being notified of the defect in writing, City shall have the right, but shall not be obligated, to repair, or obtain the repair of, the defect and NGW shall pay to City on demand all costs and expenses of the repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or materials covered by the foregoing guarantee results in a condition which constitutes an immediate hazard to the health or safety, or any property interest, or any person, City shall have the right to immediately repair, or cause to be repaired, the defect and NGW shall pay to City on demand all costs and expense of the repair. The foregoing statement related to hazards to health and safety shall be deemed to include either temporary or permanent repairs, which may be required as determined in the sole discretion and judgment of City.

If City, as its sole option, makes or causes to be made the necessary repairs or replacements or performs the necessary work, NGW shall pay, in addition to actual costs and expenses of the repair or work fifteen percent (15%) of the costs and expenses for overhead and interest at the maximum rate of interest permitted by law accruing thirty (30) days of the date of billing for the work or repairs.

The foregoing guarantee shall not affect or limit in any way NGW's liability for latent defects that are not discovered during the one year guarantee period, nor shall it affect or limit in any way NGW's obligations or City's rights under the hold harmless clause set forth in paragraph 10, above.

15. NGW Not Agent of City. Neither NGW nor any of NGW's agents or contractors are or shall be

considered to be agents of City in connection with the performance of NGW's obligations under this Agreement.

16. Notice of Breach and Default. If NGW refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of the work within such time, or if NGW files a bankruptcy petition, or if an involuntary bankruptcy petition is filed, or NGW should make a general assignment for the benefit of NGW's creditors, or if a receiver should be appointed, or if NGW, or any of NGW's contractors, subcontractors, agents or employees, should violate any of the provisions of this Agreement, the City Manager's Designee may serve written notice upon NGW and NGW's surety of breach of this Agreement, or of any portion thereof, and default of NGW.

17. Breach of Agreement; Performance by NGW or City. In the event of any notice of breach, NGW's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within fifteen (15) days after the serving upon it of a notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within fifteen (15) days after notice to City of the election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of NGW, and NGW's surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, utilize in completing the work, the materials, appliances, plant and other property, belonging to NGW as may be on the site of the work and necessary therefore.

18. Notices. All notices herein required shall be in writing, and delivered in person or sent by registered mail postage prepaid.

Notices required to be given to City shall be addressed as follows: Engineering Services Manager, New City Hall, 915 "I" Street, 3rd Floor, Sacramento, California 95814

Notices required to be given to NGW shall be addressed as follows:

Any party or the surety may change the address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

19. Recordation of Agreement or Abstract of the Agreement. NGW agrees that the City may record a copy of the Agreement or an abstract of the Agreement in the Official Records of Sacramento County.

20. Assignment. This Agreement will not be assigned without the written prior consent of City.

21. Joint and Several Liability. In the event that NGW consists of more than one party, each person, entity or other party described as "NGW" in the first paragraph of this Agreement or executing this Agreement for NGW, shall be jointly and severally liable for each and every obligation and requirement imposed on NGW herein.

22. Attorney's Fee. If the services of any attorney are required by either party to secure the performance of this Agreement, or otherwise upon the breach or the default of either party, or if any judicial remedy or arbitration is necessary to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to reasonable attorney fees, costs, and other expenses, in addition to any other relief to which the party may be entitled.

23. Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of the Agreement.

IN WITNESS WHEREOF, the parties hereto, have executed this Agreement on the dates set forth below their respective signatures.

CITY OF SACRAMENTO,
a Municipal Corporation

NATOMAS GATEWAY WEST, LLC.:

By: _____


(Signature)

By: _____

Print Name: Jerry way

Print Name: John Papagiannopoulos

JERRY WAY, Director of Public Works
Tit FOR _____
JOHN SHIREY, City Manager

Title: Manager

Dated: _____

Date Signed: 9/24/15

ATTEST:

By: _____
(City Clerk)

Dated: _____

ORIGINAL APPROVED AS TO FORM:

By: 
(City Attorney)

Dated: Oct 12, 2015

* Attach All-Purpose Acknowledgement Notary Certification(s) for Owner's Signature(s)

* If the Owner is a corporation, the following two signatures are required:

- (1) The first signature by either the Chairman of the Board, the President or any Vice President of the corporation; and
- (2) The second signature by either the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer of the corporation.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On September 24, 2015 before me, Merrilee Margetts, Notary Public
(insert name and title of the officer)

personally appeared John L. Papagiannopoulos,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



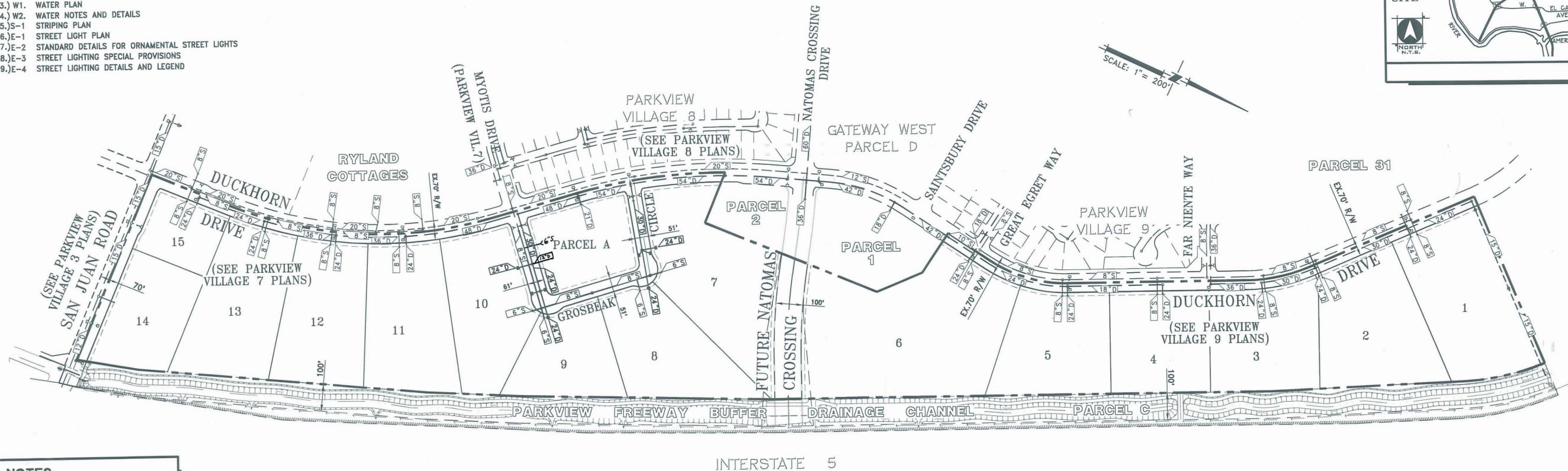
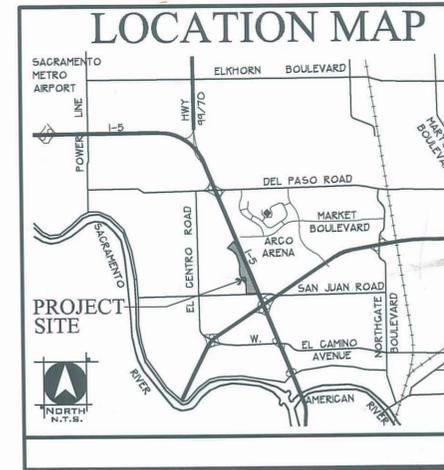
SHEET INDEX

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5. PLAN PROFILE SHEET - GROSBEAK CIRCLE STA. 45+40.00 TO 49+08.08
- (6.) G1. EROSION CONTROL NOTES AND DETAILS
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- (12.) G7. GRADING, EROSION & SEDIMENT CONTROL PLAN
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- (16.) E-1 STREET LIGHT PLAN
- (17.) E-2 STANDARD DETAILS FOR ORNAMENTAL STREET LIGHTS
- (18.) E-3 STREET LIGHTING SPECIAL PROVISIONS
- (19.) E-4 STREET LIGHTING DETAILS AND LEGEND

IMPROVEMENT PLANS FOR
PARKVIEW - EC 50
GROSBEAK CIRCLE & LOTS 1-16

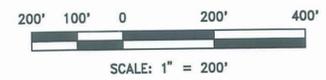
CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT A



NOTES:
 1. A NOTICE OF COMPLETION WILL NOT BE ISSUED UNTIL PUBLIC IMPROVEMENTS FOR PARKVIEW VILLAGES NO. 3, 7, 8, 9, AND FREEWAY DRAINAGE FACILITIES HAVE BEEN COMPLETED AND ACCEPTED.

SITE PLAN
SEWER AND DRAINAGE LAYOUT



UTILITY REPRESENTATIVES			
UTILITY	COMPANY & CONTACT		PHONE
GAS	P.G. & E.	MIKE WILLIAMS	386-5013
ELECTRIC	S.M.U.D.	CHUCK HAGER	732-5722
TELEPHONE	PACIFIC BELL	GARY DEL RIO	453-6943
WATER	CITY OF SACRAMENTO	DAVID SCHAMBER	264-1423
SEWER	SACRAMENTO COUNTY	STEVE NORRIS	875-6820
DRAINAGE	CITY OF SACRAMENTO	DAVID SCHAMBER	264-1423
U.S.A.			1-800-642-2444
FIRE	CITY OF SACRAMENTO	ROSS WOODMAN	264-5260
CATV	WIN	JEFF HALL	568-8518
CATV	S.T.I.	WILLIAM FORD	641-5995
CATV	AT&T	KERRY WATERS	648-8379

OWNER/DEVELOPER

ALLEGHANY PROPERTIES
 2150 RIVER PLAZA DRIVE, SUITE 155
 SACRAMENTO, CA 95833
 PHONE: (916) 648-7718

CIVIL ENGINEER

WOOD-RODGERS INC.
 3301 C STREET, SUITE 100B
 SACRAMENTO, CA 95816
 PHONE: (916) 341-7760

SUBMITTED BY:
 WOOD-RODGERS INC.
 TIMOTHY R. CRUSH - WOOD RODGERS, INC. DATE: 6-7-04

ACCEPTED BY:
 RONALD FONG
 SENIOR ENGINEER - PUBLIC WORKS DATE

ACCEPTED BY:
 UTILITIES DEPARTMENT DATE: 6-7-04

ACCEPTED BY:
 COUNTY SANITATION DISTRICT 1 DATE: 6-2-04

WDID CONTROL NO. FOR N.O.I.: 5S34C318284



NO.	REVISIONS DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
 DESCRIPTION: CITY B.M.# 256-H7C
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.
 SCALE 1"=200'

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

DRAWN BY: J. PRIEST DATE: APRIL, 2004
 DESIGNED BY: T. MAKRIS DATE: APRIL, 2004
 CHECKED BY: T. CRUSH DATE: APRIL, 2004
 R.C.E. 41978

WOOD RODGERS
 ENGINEERING • MAPPING • PLANNING • SURVEYING
 3301 C St, Bldg. 100-B Sacramento, CA 95816
 Tel 916.341.7760 Fax 916.341.7767

IMPROVEMENT PLANS FOR
PARKVIEW EC-50
 TITLE SHEET

P00-022
 CC: PG45

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE, 1989. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
- THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON THE ASSUMPTION THAT THE INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS IS CORRECT, AND DOES NOT SUBROGATE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT. ANY AND ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
- CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444, FORTY-EIGHT (48) HOURS BEFORE WORK IS TO BEGIN.
- RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE "NOTICE TO PROCEED" WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY.
- FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 165, SACRAMENTO -- PHONE: 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAG MEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCH). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE (CITY DATUM) OF ALL IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO, AND IN CONSIDERATION OF, THE CITY'S ACCEPTANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
- COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER UTILITY LINE TRENCHES SHALL BE INCLUDED IN THE BID PRICE. TRENCHES SHALL BE BACK FILLED AND PAVEMENT SHALL BE REPLACED PER CITY DETAIL C12. PAVEMENT SHALL BE REPLACED IN KIND (MINIMUM 4" AC ON 12" AB) AS DETERMINED IN THE FIELD BY THE CITY INSPECTOR. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE RESTORED (IN THERMOPLASTIC).
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL ROUND CORNERS UNLESS OTHERWISE SHOWN. RAMPS SHALL COMPLY WITH THE MOST RECENT CITY STANDARD RAMP DETAILS. CONTRACTOR SHALL OBTAIN THESE DETAILS FROM THE CITY INSPECTOR PRIOR TO ANY RAMP CONSTRUCTION.
- PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL TAPS FIFTEEN (15) INCHES AND SMALLER INTO SEWER AND DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
- ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
- DRAIN PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE C-76 CL III, PVC SDR 35, OR AS SPECIFIED ON PLANS. IN ALL CASES, JOINTS FOR CONCRETE PIPE SHALL BE RUBBER GASKETED JOINTS.
- DRAIN INLET LEADS SHALL BE PVC C-900 WITH MINIMUM COVER OF 12" TO SUB-GRADE OR RCP CLASS III WITH A MINIMUM COVER OF 18" TO SUB-GRADE OR RCP CLASS IV WITH A MINIMUM COVER OF 12" TO SUB-GRADE.
- SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL SEWER SERVICES SHALL BE CONSTRUCTED OF A.B.S. PIPE PER STANDARD DRAWING NO. CE 71-A.B.S. SEWER SERVICE WITHOUT CLEANOUT, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEWER SERVICES SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED.
- AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: JULY, 1992 A.S.B., SECTION 25.
- THE CONTRACTOR SHALL VIDEO RECORD ALL SEWER MAINS FROM SIX (6) INCH TO AND INCLUDING THIRTY-SIX (36) INCH DIAMETER ACCORDING TO THE CITY OF SACRAMENTO "VIDEO TAPE INSPECTION OF SEWER AND DRAINAGE PIPELINES." DRAINAGE PIPES SHALL BE VIDEO TAPED IF DIRECTED BY THE CITY ENGINEER. COPIES OF THIS SPECIFICATION MAY BE OBTAINED AT THE OFFICES OF THE CITY OF SACRAMENTO, ENGINEERING SERVICES SECTION, 1231 I STREET, ROOM 200.
- THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER SYSTEMS (AND DRAIN SYSTEMS, IF REQUIRED), PRIOR TO VIDEO RECORDING. THESE SYSTEMS SHALL ALSO BE BALLED AND FLUSHED, AND FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
- A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORM WATER PERMIT UNIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
- IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO (2) YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
- CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
- CONSTRUCT SURVEY MONUMENTS AND THEIR WELLS PER CITY STD. DWG CE-6 AT LOCATIONS DETERMINED BY THE CITY AND SHOWN ON THE FINAL MAP.
- ALL DRAINAGE MAINS AND SERVICES WHICH ARE STUBBED OUT FOR FUTURE USE SHALL BE PLUGGED OR CAPPED AS FOLLOWS:
A. RCP 12" AND SMALLER SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG;
B. RCP 15" AND LARGER SHALL BE PLUGGED WITH BRICK AND MORTAR;
C. PVC PIPE SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG.
- IF ANY WELL OR SEPTIC SYSTEM IS LOCATED WITHIN THE SUBDIVISION BOUNDARIES, PERMITS SHALL BE OBTAINED FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION TO ABANDON SUCH WELLS OR SEPTIC SYSTEMS PRIOR TO ANY CONSTRUCTION.
- MITIGATION #5 REQUIRES THE PROTECTION OF CERTAIN SPECIFIED TREES. THE CONTRACTOR SHALL FOLLOW ALL MITIGATED REQUIREMENTS AND PROTECT THE SPECIFIED TREES AS REQUIRED. THE CONTRACTOR SHALL ALSO HAVE ON SITE A COPY OF SAID MITIGATION MEASURE AND MAKE IT AVAILABLE TO CONSTRUCTION WORKERS AND CITY PERSONNEL.
- MITIGATION #6 REQUIRES MITIGATION OF DEVELOPMENT IMPACTS ON BURROWING OWLS. IF AVOIDANCE IS NOT FEASIBLE, OWLS SHALL BE RELOCATED. CONTRACTOR SHALL COOPERATE FULLY WITH THE DEVELOPER IN COMPLYING WITH THIS REQUIREMENT. THE CONTRACTOR SHALL ALSO HAVE ON SITE A COPY OF SAID MITIGATION MEASURES AND MAKE IT AVAILABLE TO CONSTRUCTION WORKERS AND CITY PERSONNEL.
- THE EXACT WIDTH OF EXISTING PAVEMENT TO BE SALVAGED SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
- EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
- EXACT LIMITS OF CURB AND GUTTER, SIDEWALK, DRIVEWAY, AND PAVEMENT REMOVAL AND RECONSTRUCTION SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
- COMPACTION OF TRENCH BACK FILL BY MEANS OF JETTING IS NOT PERMITTED WITHIN THE CITY OF SACRAMENTO UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY ENGINEER.
- GUTTER SLOPES FROM FLOWLINE TO LIP SHALL BE FIVE (5) PERCENT BETWEEN ROUND CORNER CURB RETURNS. THE FIVE (5) PERCENT SLOPED SHALL BE TRANSITIONED TO THE STANDARD GUTTER SLOPE OVER A DISTANCE OF THREE (3) TO FIVE (5) FEET, AS DIRECTED IN THE FIELD BY THE RESIDENT ENGINEER. THE GUTTER SLOPE ADJACENT TO HANDICAP RAMPS SHALL IN NO CASE BE GREATER THAN FIVE (5) PERCENT.
- TOP (FINAL) LIFT OF AC SHALL BE 1/2" MIX.
- CONTROLLED DENSITY FILL (CDF) SHALL BE USED IN LIEU OF CONCRETE ENCASEMENT AS SPECIFIED IN THESE PLANS AND SHALL CONFORM TO STANDARD DRAWING CE70. MAXIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 150 PSI. SUBMIT LOAD TICKETS AND TEST RESULTS TO CITY.
- PAVEMENT REPAIR NECESSARY DUE TO SUBSIDENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR.
- IF STORM DRAIN PIPE SIZES SHOWN ON THESE PLANS ARE NOT AVAILABLE, THE NEXT LARGER PIPE DIAMETER SHALL BE INSTALLED. A PLAN REVISION APPROVED BY THE DEPARTMENT OF UTILITIES WILL BE REQUIRED.
- CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.

SEWER NOTES

- ALL MATERIALS, TESTING AND CONSTRUCTION METHODS USED WITHIN THE PIPE ZONE, INCLUDING BEDDING AND INITIAL BACKFILL, SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATION AND IMPROVEMENT STANDARDS. INTERMEDIATE BACKFILL, FINAL BACKFILL, AND ALL ROAD SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD CONSTRUCTION SPECIFICATIONS.
- ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS, MORTAR OR BRICK OR MECHANICAL DEVICE PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
- SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF VCP PIPE. BEDDING AND INITIAL BACKFILL FOR ALL SEWER PIPE SHALL BE TYPE II ALTERNATE.
- ALL MANHOLES SHALL BE 48" IN DIAMETER, UNLESS OTHERWISE SHOWN ON THE PLANS. MANHOLES SHALL BE SET FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED. MANHOLES LOCATED OUTSIDE PAVED AREAS SHALL HAVE RIMS SET 12" ABOVE GROUND SURFACE OR TO GRADES AS NOTED AND SHALL USE LOCKING TYPE LIDS.
- MANHOLE VACUUM TESTING PER ASTM C1244-93 IS REQUIRED, WITH THE ADDITION OF THE FOLLOWING CONSTRAINT: A MINIMUM OF 9 INCHES OF MERCURY SHALL BE HELD FOR A MINIMUM TIME OF ONE MINUTE.
- ALL SEWER SERVICES SHALL BE 4 INCHES IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SERVICE SEWERS SHALL BE CONSTRUCTED OF ABS PER SACRAMENTO COUNTY STANDARD DRAWING NO. 7-10. SERVICE SEWERS SHALL HAVE A MINIMUM OF 4 FEET OF COVER AT THE PROPERTY LINE AND SHALL BE TO THE CENTER OF THE LOT UNLESS OTHERWISE SHOWN. SEWER SERVICES TO MANHOLES SHALL MATCH INVERT TO CROWN WITH THE EXIT PIPE UNLESS OTHERWISE NOTED.
- CONSTRUCTION OF THE CLEANOUT TO GRADE AT THE RIGHT-OF-WAY IS REQUIRED. CONSTRUCTION OF THE TOP 1 FOOT OF THE CLEANOUT RISER MAY BE DELAYED UNTIL THE INSTALLATION OF THE BUILDING SEWER AT THE OPTION OF THE DEVELOPER, EXCEPT WHERE THE WATER MAIN IS TO BE INSTALLED BEHIND THE SIDEWALK (REFER TO NOTE 10: STANDARD DRAWING 7-5). IF THE CONSTRUCTION OF THE TOP 1 FOOT OF THE RISER IS DELAYED THE LOCATION OF THE SERVICE SHALL BE ACCURATELY STAKED WITH A 4"x4" POST.
- COUNTY SANITATION DISTRICT 1 REQUIRES THE CONTRACTOR TO VIDEO RECORD ALL SEWER MAINS FROM SIX INCH (6") TO AND INCLUDING THIRTY-SIX INCH (36") DIAMETER IN ACCORDANCE WITH SECTION 38 OF THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. ADDITIONAL INFORMATION AND ASSIGNMENT OF SEWER MANHOLE NUMBERS MAY BE OBTAINED AT THE WATER QUALITY DEPARTMENT CUSTOMER SERVICE OFFICE AT 10545 ARMSTRONG AVE., SUITE 101, MATHER, CA. 95655. THE INSPECTION RECORD SHALL BE PROVIDED TO SACRAMENTO COUNTY WATER QUALITY DIVISION STAFF FOR REVIEW PRIOR TO ACCEPTANCE OF SEWER IMPROVEMENTS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
		SEWER LINE AND SIZE
		DRAIN LINE AND SIZE
		WATER LINE AND SIZE
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
		CHAIN LINK FENCE
		CHAIN LINK GATE
		DRIVEWAY
		TRAFFIC SIGN AS NOTED
		SEWER SERVICE
		FIRE DEPARTMENT CONNECTION
		DOUBLE CHECK VALVE
		AIR RELEASE VALVE
		BLOW-OFF
		GAS, TELEPHONE OR ELECTRIC
		PROPERTY LINE
		MONUMENT
		STREET LIGHT
		FLUSHING BRANCH
		SIDEWALK RAMP
		TREE TO BE REMOVED/RELOCATED
		SPOT ELEVATION
		STREET NAME SIGN (PERMANENT)
		30" R1 SIGN (STOP)
		FUTURE DRIVEWAY

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE PAVEMENT
AVRV	AIR VACUUM RELIEF VALVE
BC	BEGIN CURVE
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BOW	BACK OF WALK
Q, .CL	CENTER LINE
CONST	CONSTRUCT
CR	CURB RETURN
CT	COURT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
MH(D)	STORM DRAIN MANHOLE
DR	DRIVE
E	EAST
EC	END CURVE
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
EXIST	EXISTING
EVC	END OF VERTICAL CURVE
FH	FIRE HYDRANT
FL	FLOW LINE
GR	GRATE
GB	GRADE BREAK
HP	HIGH POINT
HDPE	HIGH DENSITY POLYETHYLENE
HS	SEWER HOUSE SERVICE
INV.	INVERT
JP	JOINT POLE
LT.	LEFT
LF	LINEAR FEET
MAX.	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PIVC	POINT OF INTERSECTION VERTICAL CURVE
PL	PROPERTY LINE
PP	POWER POLE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
PRC	POINT OF REVERSE CURVATURE
RT	RIGHT
R/W	RIGHT OF WAY
S	SOUTH
SE	SANITARY SEWER EASEMENT
SHT	SHEET
STA.	STATION
MH(S)	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TANGENT
TBC	TOP BACK OF CURB
TYP.	TYPICAL
TP	TELEPHONE POLE
W	WEST
WM	WATER MAIN

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 16.760'
DESCRIPTION: CITY B.M.# 256-H7C	
SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.	

SCALE

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DRAWN BY: J. PRIEST	DESIGNED BY: T. MAKRIS	CHECKED BY: T. CRUSH
DATE: APRIL, 2004	R.C.E. DATE: APRIL, 2004	R.C.E. 41978 DATE: APRIL, 2004

WOOD-RODGERS INC.
ENGINEERING - MAPPING - PLANNING - SURVEYING

3301 C St, Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7780 Fax 916.341.7787

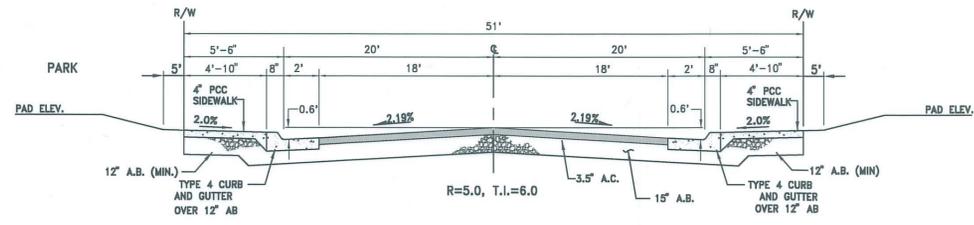
IMPROVEMENT PLANS FOR
PARKVIEW EC-50
GENERAL NOTES AND LEGEND

WOOD-RODGERS INC.

REGISTERED PROFESSIONAL ENGINEER
LAWRENCE RYAN CRUSH
No. 41978
Exp. 03-31-06
CIVIL
STATE OF CALIFORNIA

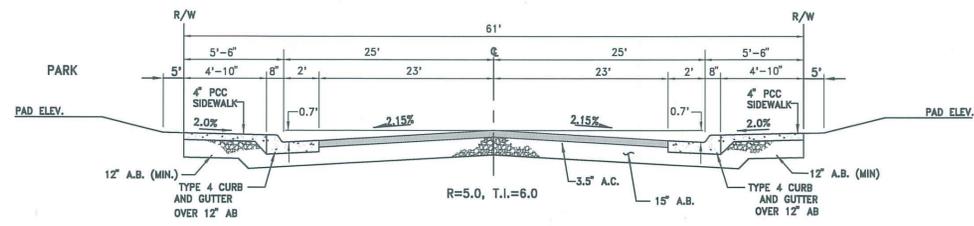
DATE: 6-7-04

P00-022	CC: PG45	SHEET 2 OF 19
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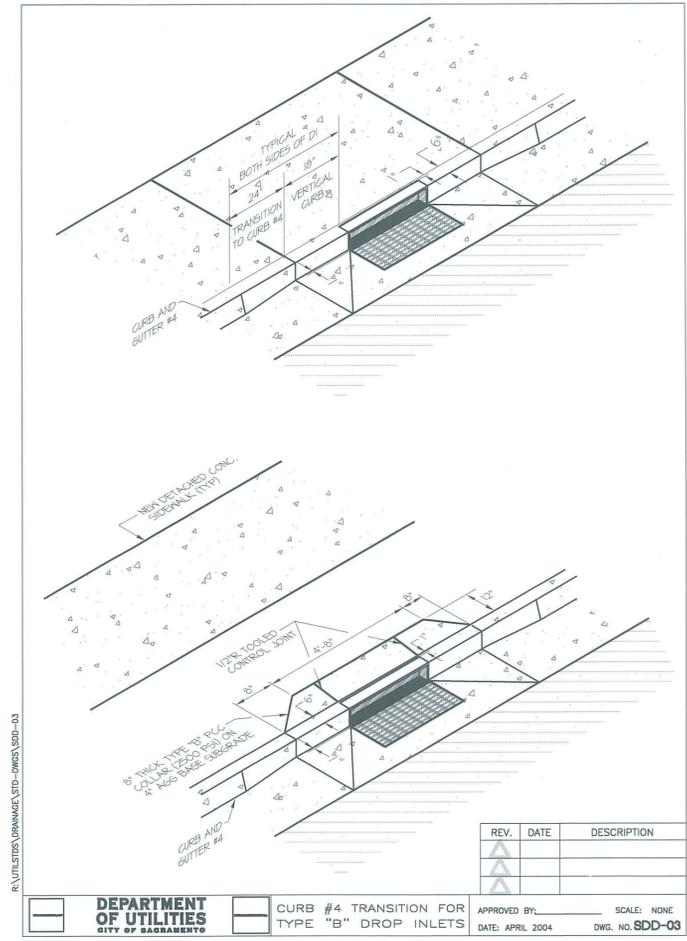
51' R.O.W.

SCALE: NOT TO SCALE
GROSBEAK CIRCLE (STA. 42+10.60 TO 49+08.08)



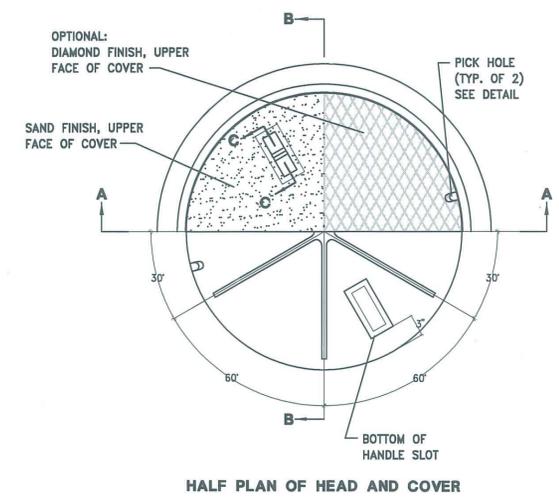
61' R.O.W.

SCALE: NOT TO SCALE
GROSBEAK CIRCLE (STA. 39+06.54 TO 42+10.60)

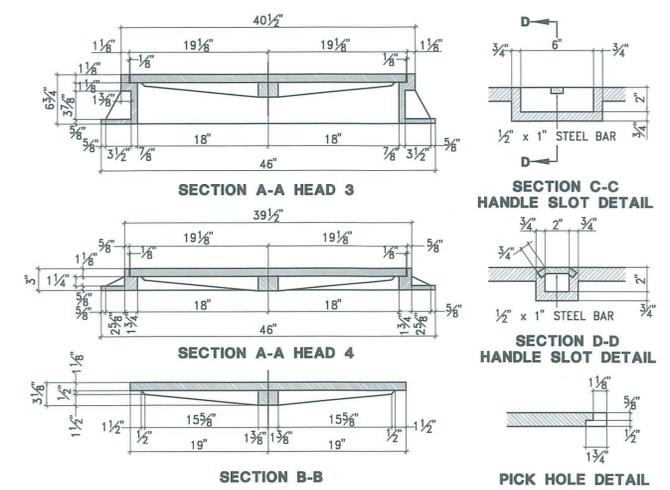


REV.	DATE	DESCRIPTION

APPROVED BY: _____ SCALE: NONE
DATE: APRIL 2004 DWG. NO. SDD-03



HALF PLAN OF HEAD AND COVER



STANDARD MANHOLE HEAD 3, HEAD 4, COVER B
N.T.S.

WOOD-RODGERS INC.

REGISTERED PROFESSIONAL ENGINEER
No. 41978
Exp. 03-31-06
CIVIL
STATE OF CALIFORNIA

DATE: 6-7-04

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
DESCRIPTION: CITY B.M.# 256-H7C

SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

SCALE: HORIZ.=AS, VERT.=SHOWN

DRAWN BY: J. PRIEST
DATE: APRIL 2004

DESIGNED BY: T. MAKRIS
R.C.E. DATE: APRIL 2004

CHECKED BY: T. CRUSH
R.C.E. 41978 DATE: APRIL 2004

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

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IMPROVEMENT PLANS FOR
PARKVIEW EC-50

SECTIONS AND DETAILS

P00-022
CC: PG45

SHEET **3** OF **19**

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL FOLLOW THE GUIDELINES FOR THE CITY OF SACRAMENTO'S "ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PLACE INLET BAGS IN ALL EXISTING DRAINAGE STRUCTURE OPENINGS WHICH COLLECT FLOW FROM THE PROPOSED PROJECT. THE CONTRACTOR SHALL PLACE THESE INLET BAGS IN ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THE INLET BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- PRIOR TO GRADING, THE CONTRACTOR SHALL PLACE SILT FENCING PER CITY OF SACRAMENTO'S "ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL" WHERE CUT OR FILLS EXCEED 0.5 FEET IN HEIGHT ALONG THE PERIPHERY OF THE SITE TO TREAT THE RUNOFF TO ADJACENT PROPERTIES. THESE EROSION CONTROL ELEMENTS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- WHEN THE FINAL GRADING IS COMPLETED, THE CONTRACTOR SHALL STABILIZE ALL SLOPES 3:1 OR STEEPER WITH SEEDING, MULCHING, BROADCAST STRAW, OR JUTE NETTING AS DESCRIBED IN THE GUIDELINES MENTIONED IN NOTE 1.
- THE CONTRACTOR SHALL PLACE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF GRADING AND SHALL REMAIN IN PLACE UNTIL ROADWAY BASE ROCK IS COMPLETED. LOCATION MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
- CONTRACTOR SHALL STORE ALL CONSTRUCTION MATERIALS AT ONE DESIGNATED LOCATION. THIS LOCATION SHALL BE BERMED AND FENCED. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
- CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASTE. THIS AREA SHALL BE BERMED AND USED FOR CONCRETE TRUCKS TO DROP THEIR LEFTOVER WASTE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS FOR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL KEEP ONSITE & OFFSITE PAVED STREETS CLEAN AT ALL TIMES. ANY MATERIAL DEPOSITED ON PAVED STREETS BY THE CONTRACTORS OPERATION SHALL BE REMOVED & CLEANED BY SWEEPING AT THE END OF EACH DAY OR AS NECESSARY.
- HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS. SPECIAL CARE MUST BE TAKEN IN STORING AND DISPOSAL OF HAZARDOUS WASTES. THESE MATERIALS SHOULD BE CLEARLY LABELED AND STORED IN PROTECTIVE CONTAINERS. CHEMICALS THAT MAY REACT WITH OTHER MATERIALS SHOULD BE STORED IN SEPARATE CONTAINERS. HAZARDOUS WASTE MUST NOT BE DISPOSED OF IN DUMPSTERS LABELED FOR CONSTRUCTION DEBRIS. ALL HAZARDOUS WASTES MUST BE COLLECTED, REMOVED FROM THE SITE, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
- SPILL PREVENTION AND CONTROL: PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, STOPPING THE SOURCE OF SPILLS, CONTAINING AND CLEANING UP SPILLS, PROPERLY DISPOSING OF SPILL MATERIAL AND TRAINING EMPLOYEES. AN AMPLIFIED SUPPLY OF SPILL CONTROL AND CLEANUP MATERIALS MUST BE AVAILABLE ONSITE NEAR STORAGE AREAS. SPILL & LEAKS SHOULD BE ATTENDED TO IMMEDIATELY. SPILLS OR LEAKS ON PAVEMENTS SHOULD BE CLEANED UP USING AS LITTLE WATER AS POSSIBLE. NEVER HOSER DOWN DRY MATERIAL SPILLS. SWEEP UP OR EXCAVATE THE MATERIAL AND DISPOSE OF PROPERLY. IF A LEAK OR SPILL WILL ENTER OR HAS ENTERED THE DRAINAGE SYSTEM, REPORT TO THE CITY OF SACRAMENTO 24-HOUR OPERATOR AT 264-5011.
- WINTERIZATION: THE SITE SHALL BE STABILIZED PRIOR TO ANY EXTENDED SHUT DOWN DURING THE WINTER. CONTACT THE DEPARTMENT OF UTILITIES FOR SITE INSPECTION. EMERGENCY CONTACT NUMBERS FOR KEY PERSONNEL SHALL BE ON FILE WITH THE INSPECTOR DURING THE SHUT DOWN.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

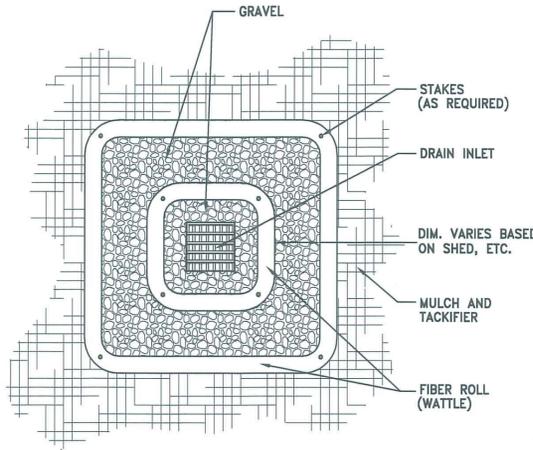
- CONTRACTOR IS ADVISED THAT THE STATE OF CALIFORNIA HAS ADOPTED NATIONAL POLLUTION DISCHARGE ELIMINATION REQUIREMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLEAN WATER ACT. THIS PROJECT IS SUBJECT TO ALL OF THE REQUIREMENTS CONTAINED IN THOSE ACTS THE CONTRACTOR SHALL ABIDE BY ALL OF THE LAWS, ORDINANCES AND REGULATIONS ASSOCIATED WITH THE NPDES AND THE CLEAN WATER ACT.
- AS PART OF THE NPDES REQUIREMENTS, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE DEVELOPED FOR THE PROJECT. AN OUTLINE OF THIS PLAN HAS BEEN DEVELOPED BY THE OWNER. THE CONTRACTOR SHALL COMPLETE THE SWPPP AND UPDATE IT AS NECESSARY THROUGHOUT CONSTRUCTION OF THE PROJECT. A COPY OF THE OUTLINE SWPPP IS AVAILABLE FROM THE OWNER.
- THE STORM WATER POLLUTION PREVENTION PLAN MUST BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND BE AVAILABLE AT THE CONSTRUCTION SITE. THE CONTRACTOR IS ADVISED THAT HE SHALL CONFORM TO THIS REQUIREMENT AND THAT HE SHALL IMPLEMENT ALL OF THE MEASURES REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN, INCLUDING MAINTENANCE OF DILIGENT RECORD KEEPING AND LOGS AS REQUIRED BY THE SWPPP.
- THE CONTRACTOR SHALL PROVIDE COPIES OF THE UPDATED STORM WATER POLLUTION PREVENTION PLAN TO THE CITY AND OWNER PRIOR TO STARTING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF HIS SWPPP RECORDS AND LOGS DURING THE COURSE OF CONSTRUCTION, ON A MONTHLY BASIS, TO THE OWNER. THE CONTRACTOR SHALL ALSO KEEP COPIES OF THESE RECORDS AND LOGS WITH THE SWPPP AT THE CONSTRUCTION SITE FOR POTENTIAL VIEWING BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

ASSEMBLY & INSTALLATION OF FIBER ROLLS:

- ROLL LENGTH OF EROSION CONTROL BLANKET INTO A TUBE OF MINIMUM 8 IN. DIAMETER & BIND EVERY 4 FT. AND AT EACH END WITH JUTE-TYPE TWINE.
- LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
 - SLOPE INCLINATION OF 4:1 OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
 - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 : FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
 - SLOPE INCLINATION OF 2:1 OR GREATER : FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
- TURN THE ENDS OF THE FIBER ROLLS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE FIBER ROLL.
- STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.

INSPECTION & MAINTENANCE OF FIBER ROLLS:

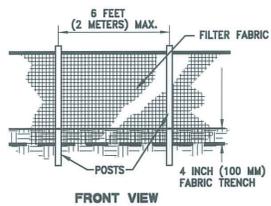
- REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.



PLAN VIEW

INLET FILTER-FIBER ROLLS W/ GRAVEL BED

N.T.S.



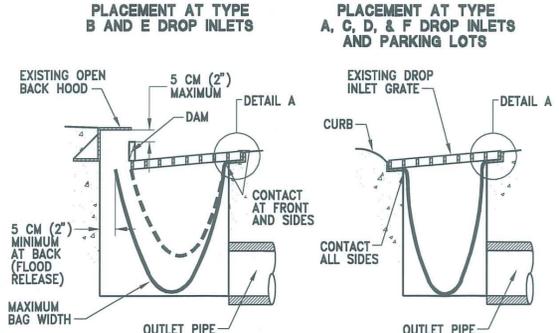
FRONT VIEW

NOTES:

- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE ADMINISTRATOR. THE MAXIMUM DISTANCE BETWEEN FILTER BARRIERS SHALL BE 4.5 METERS X THE SLOPE EXPRESSED AS A RATIO.
- FILTER FABRIC SHALL BE PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN WITH A MINIMUM TENSILE STRENGTH OF 50 LBS. PER LINEAR FOOT AT 20 PERCENT MAXIMUM ELONGATION AND CONTAINING ULTRAVIOLET INHIBITORS. FILTER FABRIC SHALL RETAIN A MINIMUM OF 85 PERCENT OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.
- SUPPORT POSTS SHALL BE A MINIMUM 30 INCHES LONG 2 INCH X 2 INCH WOOD POSTS OR STEEL FORM STAKES DRIVEN WITH A MINIMUM OF 12 INCH INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART. FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH 1/2 INCH STAPLES OR 16 GAUGE WIRE TIES SPACED A MAXIMUM OF 6 INCHES APART.
- A 4 INCH FABRIC TRENCH SHALL BE EXCAVATED ALONG THE UPHILL SIDE OF FILTER BARRIER POSTS. THE BOTTOM EDGE OF THE FABRIC SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FILTER FABRIC.
- CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE FILTER FABRIC.

FILTER BARRIER

N.T.S.



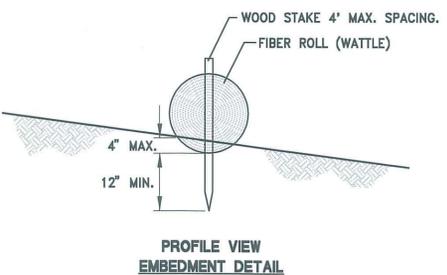
DETAIL A

STORM DRAIN INLET FILTER BAG

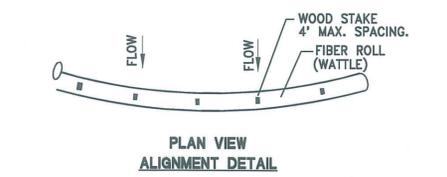
N.T.S.

NOTES:

- THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES.
- THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS. PER LINEAL FOOT. AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS / MINUTE / SQ. FT.
- THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1/2" ABOVE THE INLET FRAME (SEE DETAIL A).
- THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
- FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR IT'S FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
- INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.



PROFILE VIEW EMBEDMENT DETAIL



PLAN VIEW ALIGNMENT DETAIL

FIBER ROLL (WATTLE) INSTALLATION DETAIL

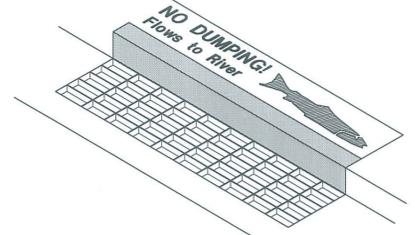
N.T.S.

Best Management Practice	Location	Schedule Implementation	Maintenance Schedule
Preserving Existing Vegetation	Around perimeter of project site	Continuous, until construction is completed	Educate employees and subcontractors regarding importance of maintaining existing vegetation to prevent erosion and filter out sediment in runoff from disturbed areas on the construction site. Inspect site perimeter monthly to verify the outside vegetation is not disturbed.
Protect Graded Areas and Slopes from Washout and Erosion	Throughout project site	During Wet Season	Inspect graded areas and slopes on at east a monthly basis to check for erosion. Regard tributary areas or install filter barrier or sand bag dikes as necessary to prevent erosion.
Gravel Filter	Along flow lines of unpaved roadways within site	In place during Wet Season until roadways are paved	Inspect after each storm. Remove onsite sediment deposited behind berm or barrier to maintain effectiveness.
Bag Inlet Filter	Inlets to the storm drainage system	Continuous until Landscaping is in place.	Inspect weekly and after each storm. Remove sediment and debris before accumulations have reached one third the depth of the bag. Repair or replace Inlet filter bag as soon as damage occurs.
Silt Fencing	See note 3 of erosion & sediment control notes	During Wet Season	Inspect after each storm. Remove sediment deposited behind fencing whenever necessary to maintain effectiveness.
Hydroseeding	3:1 slopes	In place during by Sept. 15	Inspect slopes on at least a monthly basis to check for erosion. If erosion is noted, spread straw mulch over affected areas.
Stabilized Construction Entrance	Entrances to site from public roadways	Continuous, until entrances and onsite roadways are paved	Inspect on a monthly basis and after each rainfall. Add aggregate base material whenever necessary to prevent sediment from being tracked into public street.
Wind Erosion Control Practices	Wherever necessary throughout project site	Continuous until grading is completed and soils have stabilized	Inspect site during windy conditions to identify areas where wind erosion is occurring and abate erosion as necessary.
Good Housekeeping Measures	Throughout project site	Continuous until construction is completed	Inspect site on at least a monthly basis to verify good housekeeping practices are being implemented.
Proper Construction Material Storage	Designated area	Continuous until construction is completed	Inspect site on at least a weekly basis to verify that construction materials are stored in a manner which could not cause storm water pollution.
Proper Construction Waste Storage and Disposal including 1) Concrete Spill Cleanup including 1) Paint & Painting Supplies 2) Vehicle fueling, maintenance & cleaning	Designated collection area and containers Material handling areas Designated area with secondary containment	Continuous until construction is completed Continuous	Inspect site on at least a weekly basis to assure waste is stored properly and disposed of at legal disposal site, daily. Inspect material handling areas on at least a monthly basis to verify proper spill cleanup. Keep ample supplies of spill clean-up materials on site & inspect on regular schedule.
Street and Storm Drainage Facility Maintenance Definitions	Streets and storm drainage facilities	Continuous until construction is completed	Maintain storm drainage facilities and paved streets clear of sediment and debris.

- Wet Season: Entire period between October 1 through April 30. Contractor shall also implement Wet Season Measures if wet weather is expected during the dry season
- Phases of Grading
 - Initial: When clearing and grubbing activities occur.
 - Rough: When cut and fill activities occur and the site improvements are constructed, including underground piping, streets, sidewalks, and other improvements.
 - Final: When final elevations are set, and site improvements are completed and ready for City acceptance.

BEST MANAGEMENT PRACTICES TABLE

- STORM DRAIN MESSAGE SHALL BE APPROVED BY THE CITY OF SACRAMENTO
- STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A WAY AS TO PROVIDE A CLEAR LEGIBLE MESSAGE.
- DIMENSIONS OF STORM DRAIN MESSAGE SHALL NOT EXCEED 12" x 33". THE LETTERS SHOULD BE A MINIMUM OF 1.5" INCHES IN HEIGHT.
- IF STAMPED IN CONCRETE, THE DEPTH SHOULD BE APPROXIMATELY 0.25 INCH.



A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE DETAIL ABOVE.

STORM DRAIN PUBLIC NOTICE

N.T.S.

WOOD-RODGERS INC.
 REGISTERED PROFESSIONAL ENGINEER
 RYAN CRUSH
 No. 41678
 Exp. 03-31-06
 CIVIL
 STATE OF CALIFORNIA
 DATE: 6-7-04

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
 DESCRIPTION: CITY B.M.# 256-H7C
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.
 SCALE
 HORIZ.=N/A
 VERT.=N/A

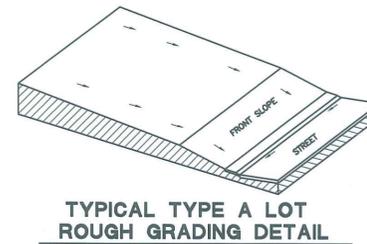
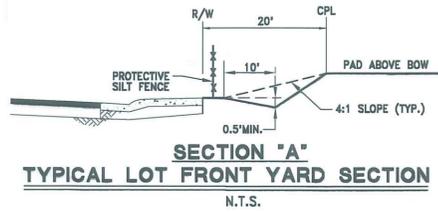
CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS
 DRAWN BY: J. PRIEST
 DATE: APRIL, 2004
 DESIGNED BY: T. MAKIS
 R.C.E. DATE: APRIL, 2004
 CHECKED BY: T. CRUSH
 R.C.E. DATE: 4/19/04

WOOD-RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 3301 C St, Bldg. 100-B Tel 916.341.7780
 Sacramento, CA 95818 Fax 916.341.7787

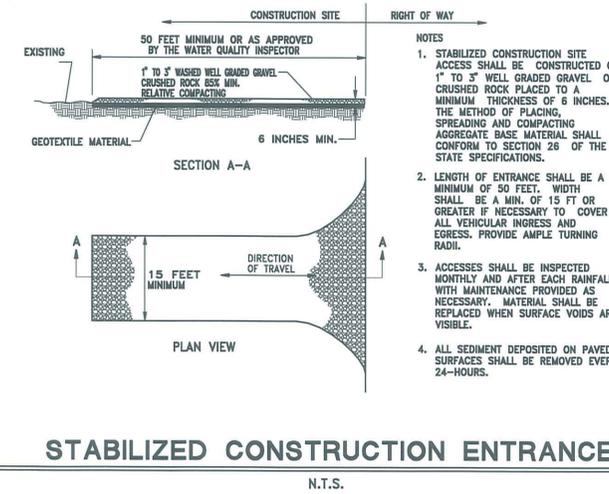
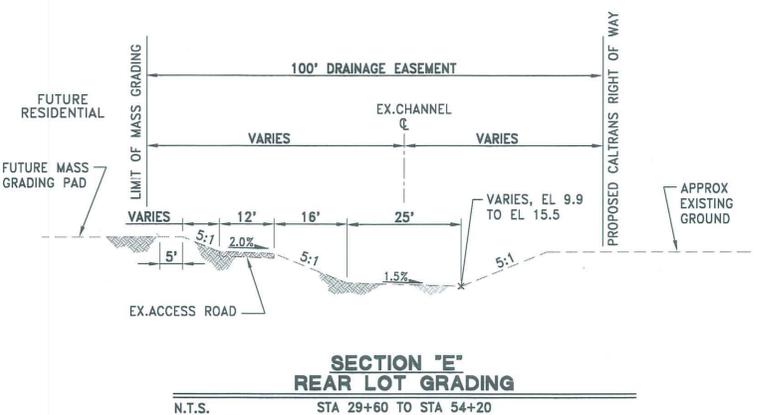
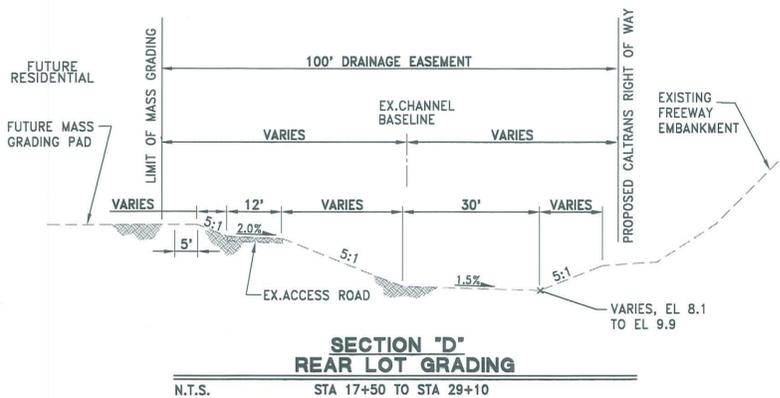
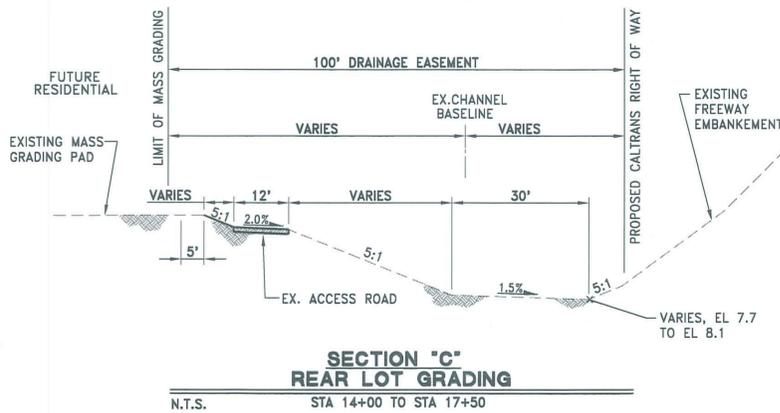
IMPROVEMENT PLANS FOR
 PARKVIEW
 EC-50
 EROSION & SEDIMENT CONTROL
 NOTES & DETAILS
 P00-022
 CC: PG45
 SHEET G1 OF 19

GRADING NOTES

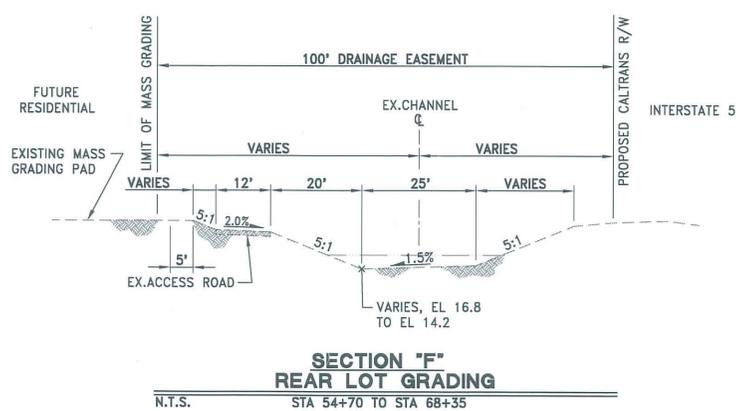
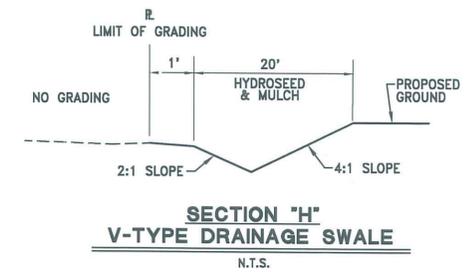
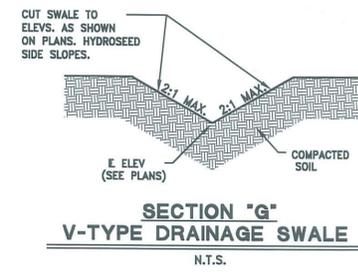
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION OF THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, WHICH ARE AVAILABLE AT THE CITY OF SACRAMENTO.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FHA STANDARDS.
- ALL GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE (ORD. NO. 93-068)
- ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
- ALL GRADING TO BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS AND IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT, FILE NO. WKA 3425.03 PREPARED BY WALLACE-KUHL & ASSOCIATES, DATED APRIL 4, 1997. CONTRACTOR TO NOTIFY GEOTECHNICAL ENGINEER, OWNER, AND THE CITY OF SACRAMENTO PRIOR TO ANY GRADING.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS PROJECT WILL BE REQUIRED TO NOTIFY MEMBERS OF UNDERGROUND SERVICE ALERT 48 HOURS IN ADVANCE OF PERFORMING WORK. BY CALLING THE TOLL FREE NUMBER (800) 642-2444. EXCAVATIONS FOR THE PURPOSE OF THESE REQUIREMENTS, SHALL BE DEFINED AS BEING 18" OR MORE IN DEPTH.
- THE CONSULTING ENGINEER SHALL NOTIFY THE CITY OF SACRAMENTO IMMEDIATELY UPON COMPLETION OF STAKING AND 48 HOURS PRIOR TO COMMENCEMENT OF ANY GRADING BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START GRADING UNTIL THE CITY COMPLETES PRE-GRADING INSPECTION.
- ALL FILL WITHIN PAVED AREAS SHALL BE 95% COMPACTION. ALL OTHER FILL SHALL BE 90% COMPACTION. UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
- SOIL DENSITIES SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION TO THE CONSULTING ENGINEER, THE OWNER AND TO THE CITY ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL, SHOULD THE PROJECT BE UNDER CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT. BY OCTOBER 1st OF EACH YEAR, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MUD AND SILT SHALL BE SETTLED OUT OF THE STORM RUNOFF BEFORE SAID RUNOFF LEAVES THE CONSTRUCTION SITE, ENTERS STORM DRAIN SYSTEMS, OR ENTERS A NATURAL CHANNEL.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL, OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- SHOULD ANY PREHISTORIC (ARROWHEADS, MORTAR, HUMAN BONES) OR HISTORIC ARTIFACTS (GLASS, CERAMICS, METAL, NAILS) BE EXPOSED DURING EXCAVATION, GRADING OR CONSTRUCTION OPERATIONS, ALL WORK SHALL CEASE IMMEDIATELY WITHIN 50 METERS OF THE FOUND MATERIAL(S) AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE IMMEDIATELY NOTIFIED. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DETERMINE WHETHER ANY SUCH MATERIAL(S) ARE SIGNIFICANT PRIOR TO CONTINUING EXCAVATION, GRADING OR CONSTRUCTION ACTIVITIES AT THE ARCHAEOLOGICAL SITE. IF NECESSARY, FURTHER MITIGATION MEASURES MAY BE REQUIRED TO FURTHER REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT LEVEL BEFORE CONSTRUCTION CONTINUES. STANDARDIZED PROCEDURES FOR EVALUATION OF ACCIDENTAL FINDS AND DISCOVERY OF HUMAN REMAINS SHALL BE FOLLOWED AS PRESCRIBED IN APPENDIX K OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
- GRADING, TRENCHING, CUTTING AND/OR FILLING WITHIN THE DRIP LINE OF THOSE TREES, DESIGNATED ON THE SITE PLAN FOR PRESERVATION, SHALL NOT OCCUR. NO ACTIONS SHALL BE TAKEN THAT WILL HARM THE HEALTH, VITALITY OR LONGEVITY OF THOSE TREES IDENTIFIED ON THE SITE PLAN FOR PRESERVATION.
- CONTRACTOR SHALL DISPOSE OF ANY TREES REMOVED DURING GRADING BY MEANS OTHER THAN LANDFILL.
- NO REFUELING, LUBRICATION OR MAINTENANCE OF EARTHMOVING OR OTHER CONSTRUCTION VEHICLES SHALL BE DONE ANYWHERE ON THE SITE EXCEPT WITHIN APPROVED CONSTRUCTION STAGING AREAS.
- WOOD RODGERS IS NOT RESPONSIBLE FOR GRADING UNLESS CONSTRUCTION STAKING IS PERFORMED BY THIS OFFICE.
- PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY WOOD RODGERS. FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, WOOD RODGERS, ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT IS DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY WOOD RODGERS., THAT AMOUNT SHALL BE AGREED TO BY WOOD RODGERS. CORPORATION IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY WOOD RODGERS. WILL NEGATE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.
- WOOD RODGERS. HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE CALCULATION, PLAN CHECK AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS, OTHER THAN WOOD RODGERS., PERFORM THE CONSTRUCTION STAKING OPERATION, THEY SHALL INDEMNIFY WOOD RODGERS. FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THOSE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY WOOD RODGERS.
- ALL SLOPE BANKS ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
- ANY GRADING OPERATIONS OUTSIDE OF SUBDIVISION BOUNDARY SHALL REQUIRE RIGHT-OF-ENTRY.



- FINISH GRADING IS TO BE COMPLETED BY OTHERS, AS PART OF FUTURE BLDG. CONSTRUCTION.
- ALL FUTURE BLDGS WILL BE CONSTRUCTED SUCH THAT THE FIRST FLOOR WILL BE MINIMUM IF 1.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATIONS OR 1.7 FEET ABOVE THE CONTROLLING DOWNSTREAM RELEASE POINT, WHICH EVER IS HIGHER.

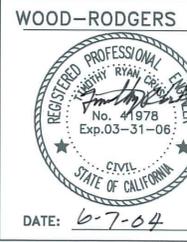


- NOTES
- STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 1" TO 3" WELL GRADED GRAVEL OR CRUSHED ROCK PLACED TO A MINIMUM THICKNESS OF 6 INCHES. THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
 - LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET. WIDTH SHALL BE A MIN. OF 15 FT OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
 - ACCESSES SHALL BE INSPECTED MONTHLY AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY. MATERIAL SHALL BE REPLACED WHEN SURFACE VOIDS ARE VISIBLE.
 - ALL SEDIMENT DEPOSITED ON PAVED SURFACES SHALL BE REMOVED EVERY 24-HOURS.



LEGEND AND ABBREVIATIONS

EXIST. GROUND ELEVATIONS	29.6
PROPOSED HOUSE PAD ELEVATION	P-346.0
LOT NUMBER	54
PROPOSED BACK OF SIDEWALK	30.00
EXIST. CONTOUR LINE	350
PROPOSED CONTOUR GRADING LINE	350
EXIST. SWALE	---
PROPOSED SWALE	---
EXISTING TREE TO REMAIN	○
EXISTING TREE TO BE REMOVED	⊗
EXISTING FINISHED GRADE ELEVATION	29.6 (EXIST.)
FLOW LINE ELEVATION	F.L. 35.4 HGL= 42.50
HYDRAULIC GRADE LINE ELEVATION	---
EXISTING DRAIN PIPE DI & MH	MH DI 12" D
PROPOSED DRAIN PIPE DI & MH	MH DI 12" D
PROPOSED SEWER PIPE	MH SERVICE 8" S
GRADING LIMIT LINE	---
PROPOSED BARRIER FENCING	X-X
VERNAL POOL	V. P.
STREET CENTERLINE	⊕
NO GRADING	N. G.
PROPOSED FINISHED GRADE ELEVATIONS	47.50
BUILDING PAD LINE	B. P. L.
SUBDIVISION BOUNDARY	SUBDIVISION BOUNDARY
RETAINING WALL	---
COMPACTED PAD LINE	CPL



REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 16.760'
DESCRIPTION:	CITY B.M.# 256-H7C
SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.	

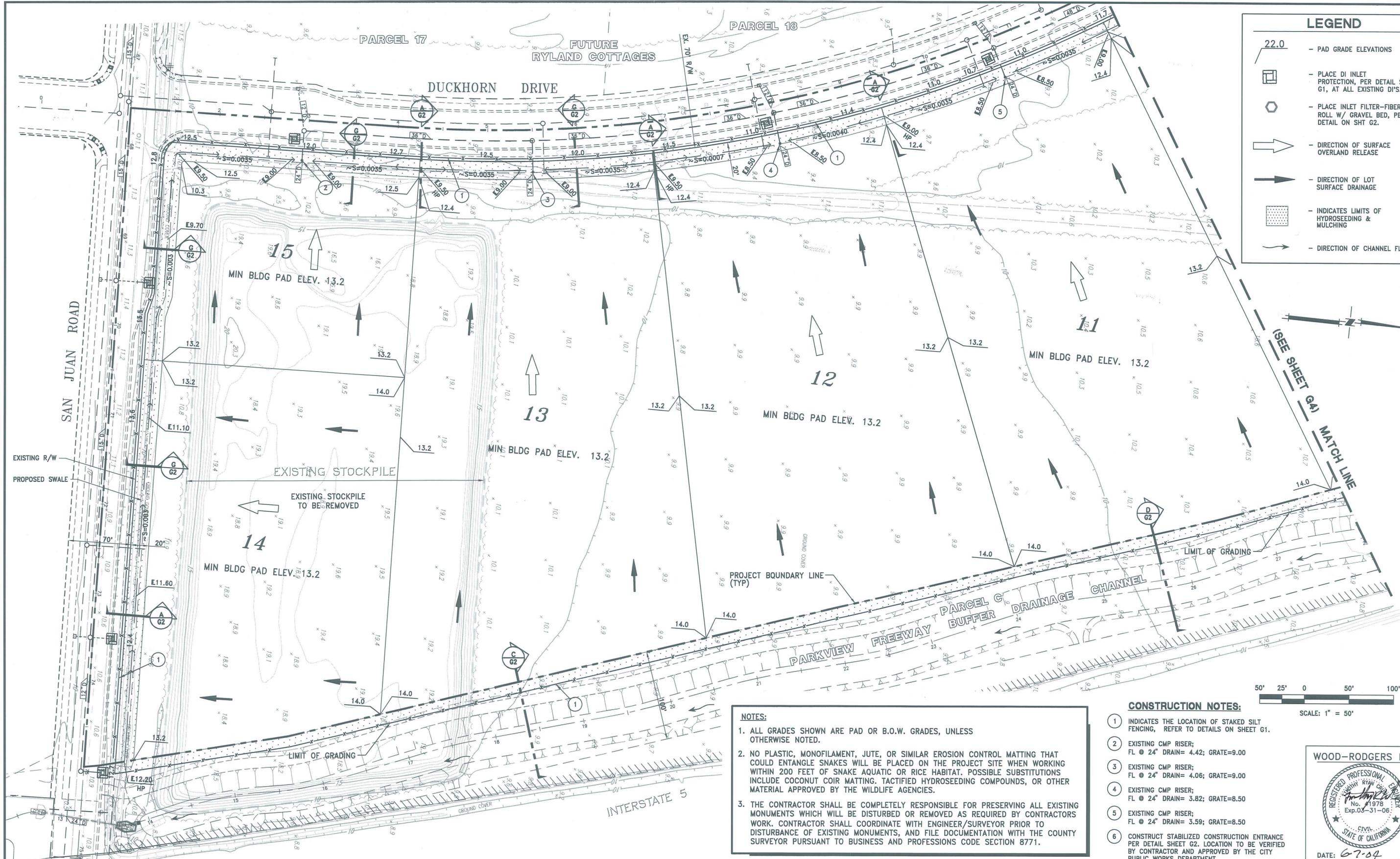
CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

SCALE HORIZ. = N/A VERT. = N/A	DRAWN BY: J. PRIEST DATE: APRIL, 2004	DESIGNED BY: T. MAKRIS R.C.E. DATE: APRIL, 2004	CHECKED BY: T. CRUSH R.C.E. 41978 DATE: APRIL, 2004
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WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St, Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7780 Fax 916.341.7787

IMPROVEMENT PLANS FOR
PARKVIEW
EC-50
GRADING NOTES
AND DETAILS

P00-022
CC: PG45
SHE G
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16



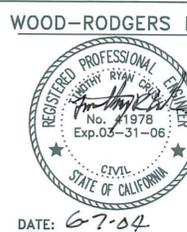
LEGEND

- 22.0 - PAD GRADE ELEVATIONS
- [Symbol] - PLACE DI INLET PROTECTION, PER DETAIL SH G1, AT ALL EXISTING DI'S.
- [Symbol] - PLACE INLET FILTER-FIBER ROLL W/ GRAVEL BED, PER DETAIL ON SHT G2.
- [Symbol] - DIRECTION OF SURFACE OVERLAND RELEASE
- [Symbol] - DIRECTION OF LOT SURFACE DRAINAGE
- [Symbol] - INDICATES LIMITS OF HYDROSEEDING & MULCHING
- [Symbol] - DIRECTION OF CHANNEL FLOW

NOTES:

1. ALL GRADES SHOWN ARE PAD OR B.O.W. GRADES, UNLESS OTHERWISE NOTED.
2. NO PLASTIC, MONOFILAMENT, JUTE, OR SIMILAR EROSION CONTROL MATTING THAT COULD ENTANGLE SNAKES WILL BE PLACED ON THE PROJECT SITE WHEN WORKING WITHIN 200 FEET OF SNAKE AQUATIC OR RICE HABITAT. POSSIBLE SUBSTITUTIONS INCLUDE COCONUT COIR MATTING, TACTIFIED HYDROSEEDING COMPOUNDS, OR OTHER MATERIAL APPROVED BY THE WILDLIFE AGENCIES.
3. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR PRESERVING ALL EXISTING MONUMENTS WHICH WILL BE DISTURBED OR REMOVED AS REQUIRED BY CONTRACTORS WORK. CONTRACTOR SHALL COORDINATE WITH ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OF EXISTING MONUMENTS, AND FILE DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

- CONSTRUCTION NOTES:**
- 1 INDICATES THE LOCATION OF STAKED SILT FENCING, REFER TO DETAILS ON SHEET G1.
 - 2 EXISTING CMP RISER; FL @ 24" DRAIN= 4.42; GRATE=9.00
 - 3 EXISTING CMP RISER; FL @ 24" DRAIN= 4.06; GRATE=9.00
 - 4 EXISTING CMP RISER; FL @ 24" DRAIN= 3.82; GRATE=8.50
 - 5 EXISTING CMP RISER; FL @ 24" DRAIN= 3.59; GRATE=8.50
 - 6 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHEET G2. LOCATION TO BE VERIFIED BY CONTRACTOR AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.



REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760' DESCRIPTION: CITY B.M.# 256-H7C SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.	SCALE 1"=50' N/A
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CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

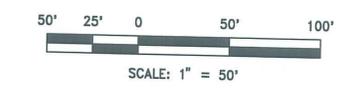
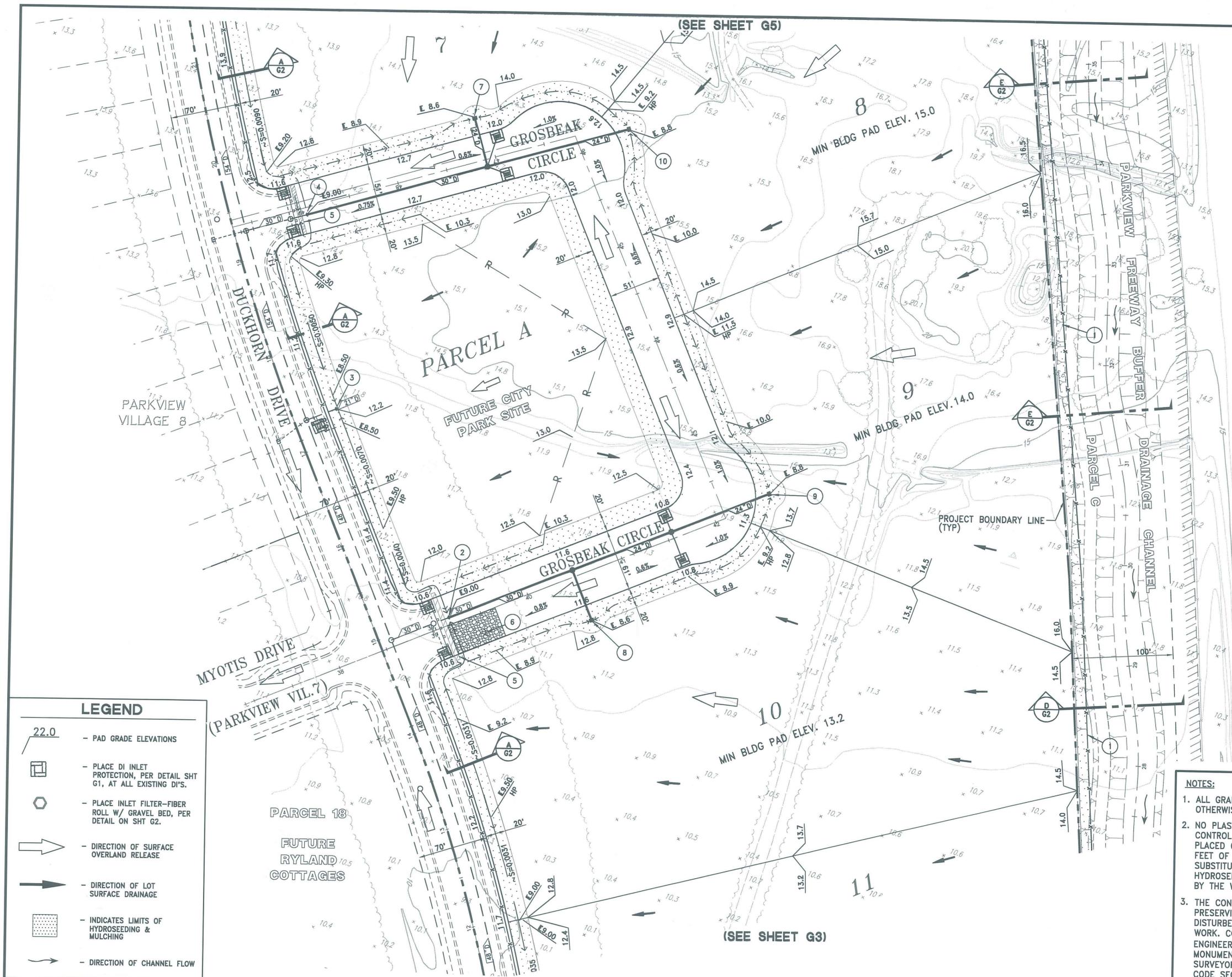
DRAWN BY: J. PRIEST DATE: APRIL, 2004	DESIGNED BY: T. MAKRIS R.C.E. DATE: APRIL, 2004	CHECKED BY: T. CRUSH R.C.E. 41978 DATE: APRIL, 2004
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WOOD-RODGERS INC.
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 Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
PARKVIEW
EC-50
GRADING, EROSION & SEDIMENT CONTROL PLAN

P00-022	CC: PG45	SHEET G3	OF 19	DATE: 6-7-04
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CONSTRUCTION NOTES:

- 1 INDICATES THE LIMIT OF GRADING AND THE LOCATION OF STAKED SILT FENCING PER DETAILS ON SHEET G1.
- 2 EXISTING CMP RISER; FL @ 30" DRAIN= 3.84; GRATE=9.00
- 3 EXISTING CMP RISER; FL @ 21" DRAIN= 4.44; GRATE=8.50
- 4 EXISTING CMP RISER; FL @ 30" DRAIN= 4.09; GRATE=9.00
- 5 EXISTING BERM TO BE REMOVED.
- 6 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHEET G2. LOCATION TO BE VERIFIED BY CONTRACTOR AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
- 7 CONSTRUCT DITCH BOX PER CITY OF SACRAMENTO DWG. NO. CE 52, TOP OF BOX ELEV=9.27, E @ OPENING=8.6, BOTTOM OF BOX E=5.24
- 8 CONSTRUCT DITCH BOX PER CITY OF SACRAMENTO DWG. NO. CE 52, TOP OF BOX ELEV=9.27, E @ OPENING=8.6, BOTTOM OF BOX E=4.72
- 9 CONSTRUCT DITCH BOX PER CITY OF SACRAMENTO DWG. NO. CE 52, TOP OF BOX ELEV=9.47, E @ OPENING=8.8, BOTTOM OF BOX E=5.12
- 10 CONSTRUCT DITCH BOX PER CITY OF SACRAMENTO DWG. NO. CE 52, TOP OF BOX ELEV=9.47, E @ OPENING=8.8, BOTTOM OF BOX E=5.52

- NOTES:**
1. ALL GRADES SHOWN ARE PAD OR B.O.W. GRADES, UNLESS OTHERWISE NOTED.
 2. NO PLASTIC, MONOFILAMENT, JUTE, OR SIMILAR EROSION CONTROL MATTING THAT COULD ENTANGLE SNAKES WILL BE PLACED ON THE PROJECT SITE WHEN WORKING WITHIN 200 FEET OF SNAKE AQUATIC OR RICE HABITAT. POSSIBLE SUBSTITUTIONS INCLUDE COCONUT COIR MATTING, TACTIFIED HYDROSEEDING COMPOUNDS, OR OTHER MATERIAL APPROVED BY THE WILDLIFE AGENCIES.
 3. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR PRESERVING ALL EXISTING MONUMENTS WHICH WILL BE DISTURBED OR REMOVED AS REQUIRED BY CONTRACTORS WORK. CONTRACTOR SHALL COORDINATE WITH ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OF EXISTING MONUMENTS, AND FILE DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

LEGEND

	- PAD GRADE ELEVATIONS
	- PLACE DI INLET PROTECTION, PER DETAIL SHT G1, AT ALL EXISTING DI'S.
	- PLACE INLET FILTER-FIBER ROLL W/ GRAVEL BED, PER DETAIL ON SHT G2.
	- DIRECTION OF SURFACE OVERLAND RELEASE
	- DIRECTION OF LOT SURFACE DRAINAGE
	- INDICATES LIMITS OF HYDROSEEDING & MULCHING
	- DIRECTION OF CHANNEL FLOW

REVISIONS

NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
 DESCRIPTION: CITY B.M.# 256-H7C
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

SCALE
 1"=50'
 N/A

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

DRAWN BY: J. PRIEST
 DATE: APRIL, 2004

DESIGNED BY: T. MAKRIS
 R.C.E. _____ DATE: APRIL, 2004

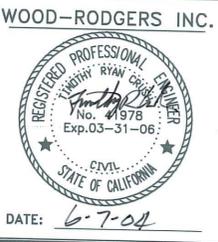
CHECKED BY: T. CRUSH
 R.C.E. 41978 DATE: APRIL, 2004

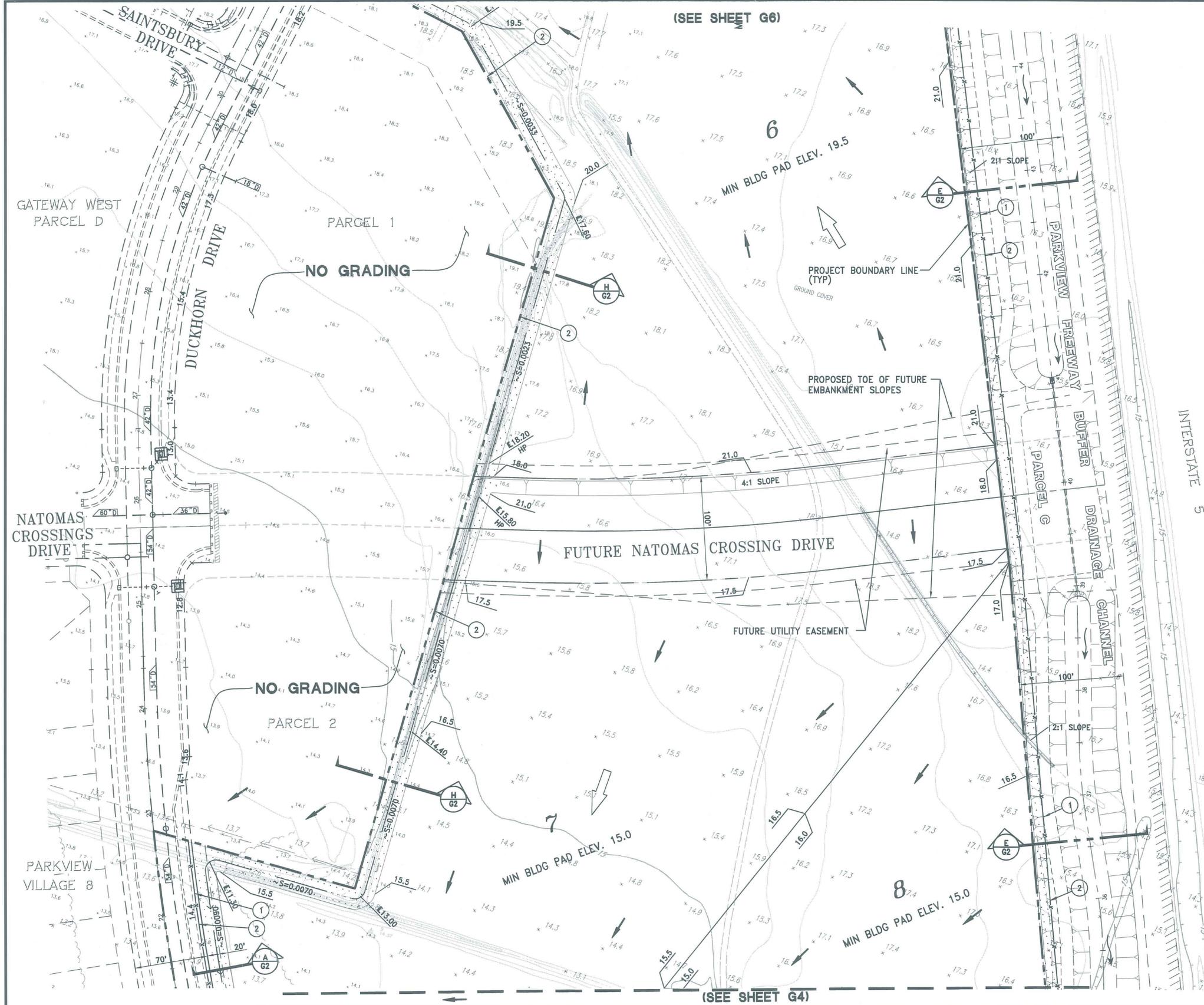
WOOD-RODGERS INC.
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IMPROVEMENT PLANS FOR
PARKVIEW EC-50
 GRADING, EROSION & SEDIMENT CONTROL PLAN

P00-022 CC: PG45 SHEET G4 OF 19

DATE: 6-7-04





(SEE SHEET G6)

(SEE SHEET G4)

LEGEND

- 22.0 - PAD GRADE ELEVATIONS
- [Symbol] - PLACE DI INLET PROTECTION, PER DETAIL SHT G1, AT ALL EXISTING DI'S.
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- [Symbol] - DIRECTION OF LOT SURFACE DRAINAGE
- [Symbol] - INDICATES LIMITS OF HYDROSEEDING & MULCHING
- [Symbol] - DIRECTION OF CHANNEL FLOW

SCALE: 1" = 50'

- CONSTRUCTION NOTES:**
- 1 INDICATES THE LOCATION OF STAKED SILT FENCING, REFER TO DETAILS ON SHEET G1.
 - 2 INDICATES THE LIMIT OF GRADING.

- NOTES:**
1. ALL GRADES SHOWN ARE PAD OR B.O.W. GRADES, UNLESS OTHERWISE NOTED.
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WOOD-RODGERS INC.

DATE: 6-7-04

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
 DESCRIPTION: CITY B.M.# 256-H7C
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

SCALE
 1"=50'
 N/A

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

DRAWN BY: J. PRIEST
 DATE: APRIL, 2004

DESIGNED BY: T. MAKIS
 R.C.E. DATE: APRIL, 2004

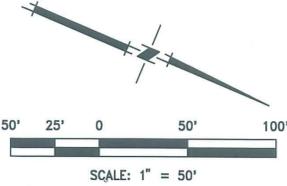
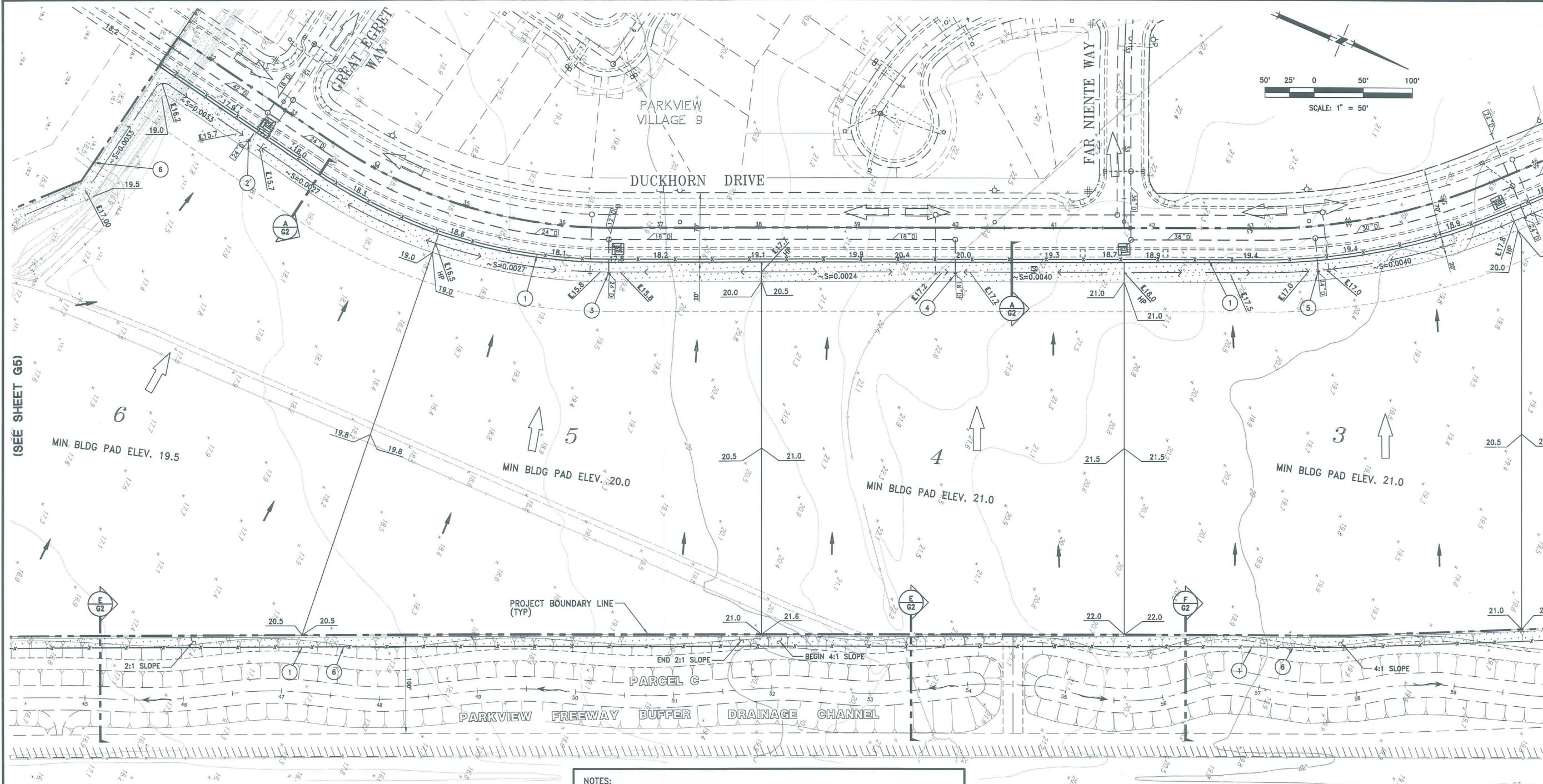
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 R.C.E. 41978 DATE: APRIL, 2004

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IMPROVEMENT PLANS FOR
PARKVIEW
EC-50
 GRADING, EROSION & SEDIMENT CONTROL PLAN

P00-022
 CC:PG45
 SHEET **G5** OF **19**



(SEE SHEET G5)

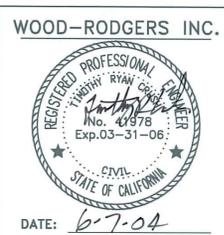
(SEE SHEET G7)

- CONSTRUCTION NOTES:**
- 1 INDICATES THE LOCATION OF STAKED SILT FENCING, REFER TO DETAILS ON SHEET G1.
 - 2 EXISTING CMP RISER; FL @ 24" DRAIN= 8.04; GRATE=15.70
 - 3 EXISTING CMP RISER; FL @ 24" DRAIN= 9.24; GRATE=15.80
 - 4 EXISTING CMP RISER; FL @ 18" DRAIN= 11.17; GRATE=17.20
 - 5 EXISTING CMP RISER; FL @ 24" DRAIN= 10.05; GRATE=17.00
 - 6 INDICATES THE LIMIT OF GRADING.

- NOTES:**
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LEGEND

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- [Symbol] - DIRECTION OF CHANNEL FLOW



REVISIONS				BENCH MARK	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV.
				CITY B.M.# 256-H7C	16.760

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

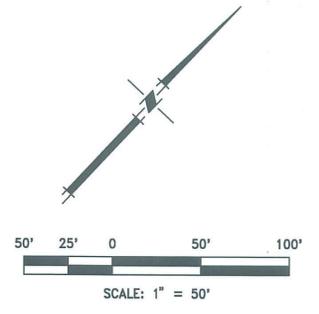
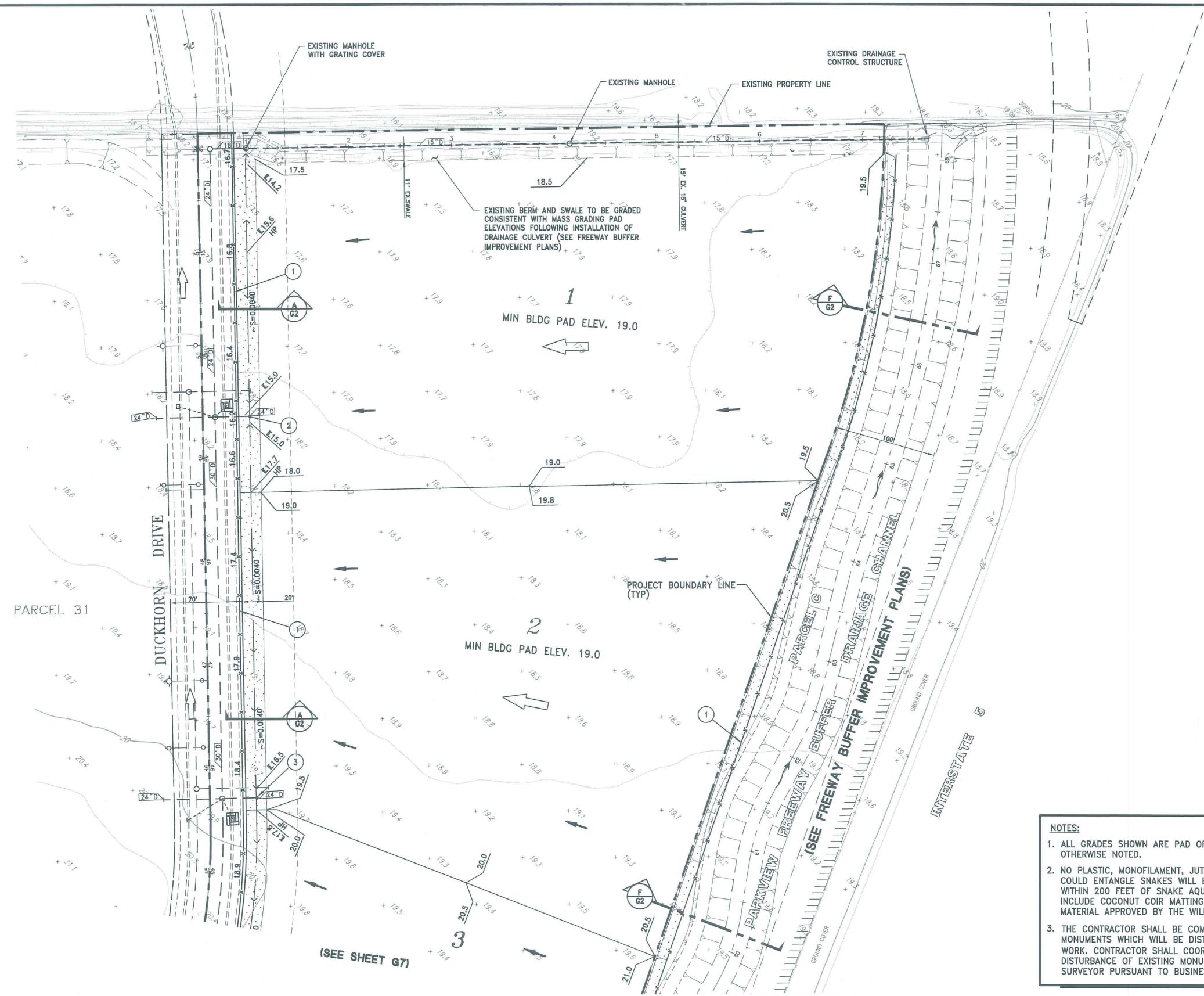
SCALE: 1"=50' N/A

DRAWN BY: J. PRIEST DATE: APRIL, 2004
DESIGNED BY: T. MAKRIS DATE: APRIL, 2004
CHECKED BY: T. CRUSH DATE: APRIL, 2004

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IMPROVEMENT PLANS FOR
PARKVIEW
EC-50
GRADING, EROSION & SEDIMENT CONTROL PLAN

P00-022
CC: PG45
SHEET **G6** OF **19**



LEGEND

- PAD GRADE ELEVATIONS
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- DIRECTION OF SURFACE OVERLAND RELEASE
- DIRECTION OF LOT SURFACE DRAINAGE
- INDICATES LIMITS OF HYDROSEEDING & MULCHING
- DIRECTION OF CHANNEL FLOW

- CONSTRUCTION NOTES:**
- 1 INDICATES LIMIT OF GRADING AND THE LOCATION OF STAKED SILT FENCING, REFER TO DETAILS ON SHEET G1.
 - 2 EXISTING CMP RISER; FL @ 24" DRAIN= 8.90; GRATE=15.00
 - 3 EXISTING CMP RISER; FL @ 24" DRAIN= 9.05; GRATE=16.50

- NOTES:**
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WOOD-RODGERS INC.

DATE: 6-7-04

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
DESCRIPTION: CITY B.M.# 256-H7C

SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

SCALE: 1"=50'
N/A

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DRAWN BY: J. PRIEST
DATE: APRIL, 2004

DESIGNED BY: T. MAKRS
R.C.E. DATE: APRIL, 2004

CHECKED BY: T. CRUSH
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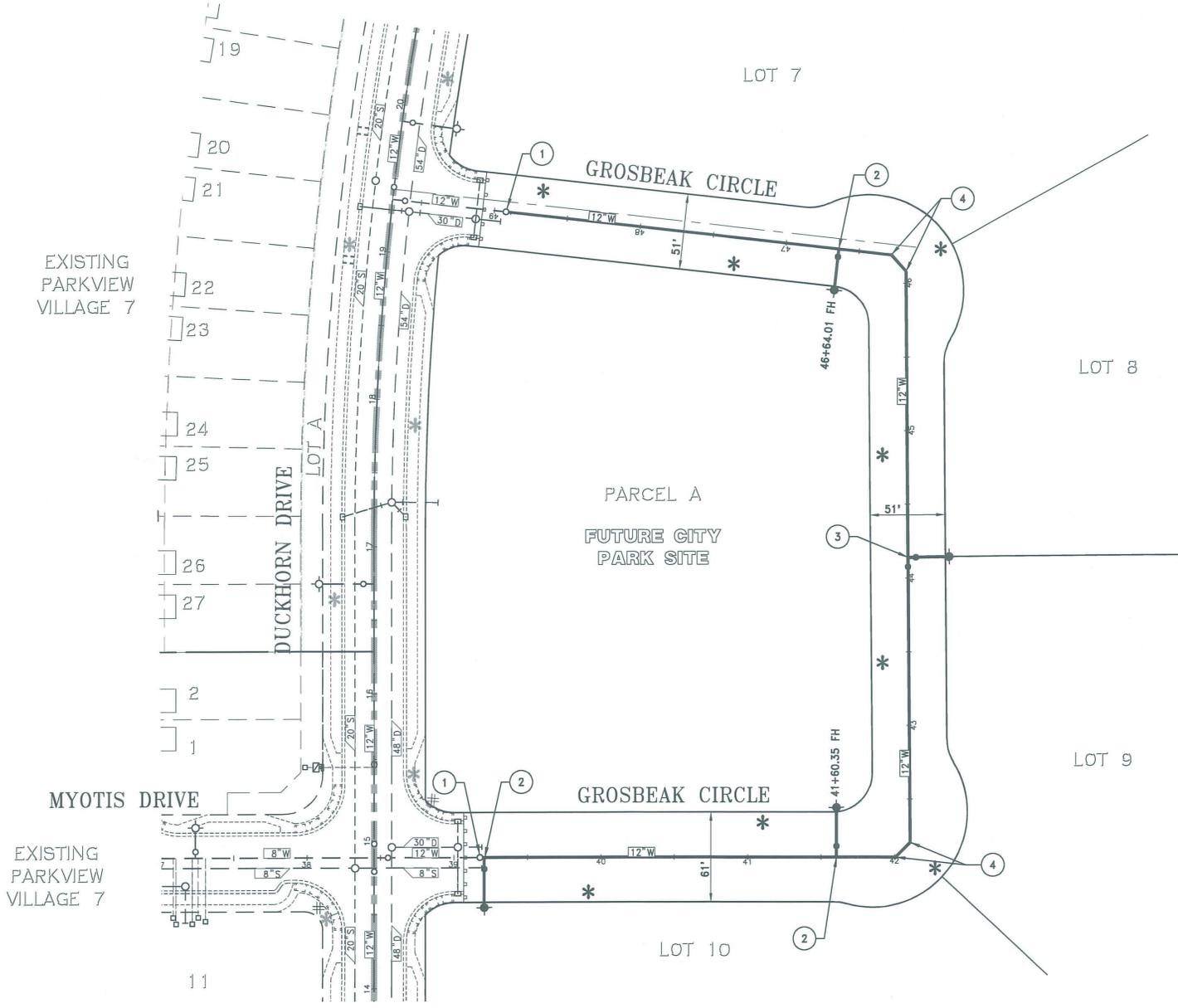
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IMPROVEMENT PLANS FOR
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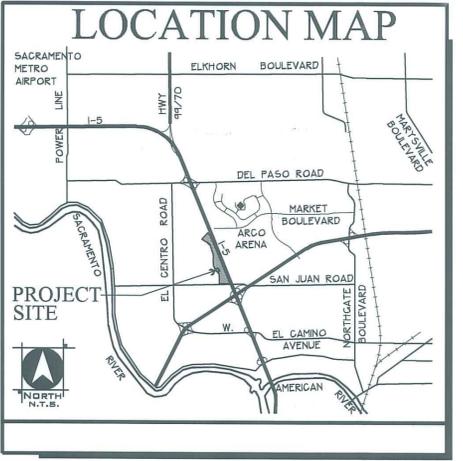
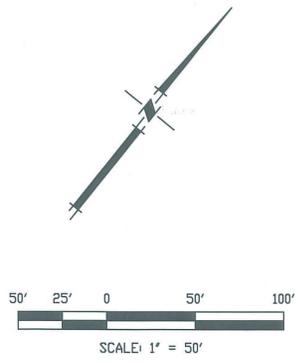
P00-022
CC: PG45

SHEET **G7**
OF
19



WATER PLAN

SCALE: 1"=50'



CONSTRUCTION NOTES

- 1 AFTER TESTING & DISINFECTION, REMOVE EXISTING 2" B.O. AND CONNECT TO EXISTING WATER MAIN
- 2 PLACE 12"X8" TEE WITH STANDARD FH PER SD-201.
- 3 PLACE 12"X8" TEE WITH 12" GATE VALVE SOUTH AND STANDARD FH EAST PER SD-201
- 4 PLACE 12"-45° ELBOW

LEGEND

EXISTING	PROPOSED	
		WATER LINE AND SIZE
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		IRRIGATION SERVICE W/ METER & RP DEVICE
		PROPOSED STREET LIGHT - SEE STANDARD WATER NOTE 10
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
		SEWER LINE AND SIZE
		DRAIN LINE AND SIZE
		DRIVEWAY

Total Project Estimate of Quantities

968	LF	12" DIAMETER WATER MAIN
1	EA	12" DIAMETER GATE VALVE
4	EA	STANDARD FIRE HYDRANT
4	EA	12" DIAMETER 45° ELBOWS

WOOD RODGERS
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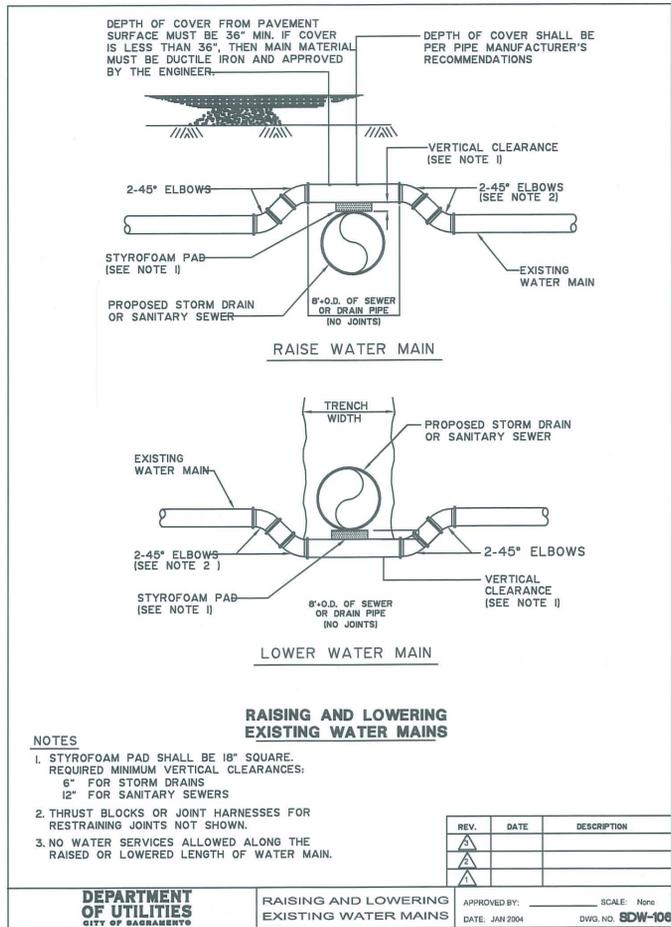
DATE: 6-7-04

REV.	DATE	DESCRIPTION	APPROVD	AS BUILT
3				
2				
1				

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES
WATER MAINS IN
PARKVIEW - EC 50
GROSBEAK CIRCLE
WATER PLAN

DRAWN BY: J. PRIEST	CHECKED BY: T. CRUSH	FOO-022
DESIGNED BY: T. MAKRIS	ACCEPTED BY: [Signature]	DATE: 6-7-04
COST CENTER NO. P645	SCALE: 1" = 50'	SECTION NO. RII, SII, TII/29N
DATE: APRIL, 2004	DWG. NO. 5I-2367	SHEET W1 OF 2

J:\data\Parkview\Grosbeak_Circle\Civil\DWG\C-13-W01_GBC.dwg 6/03/04 10:12am jprist



NOTES

1. STYROFOAM PAD SHALL BE 18" SQUARE. REQUIRED MINIMUM VERTICAL CLEARANCES:
5" FOR STORM DRAINS
12" FOR SANITARY SEWERS
2. THRUST BLOCKS OR JOINT HARNESSSES FOR RESTRAINING JOINTS NOT SHOWN.
3. NO WATER SERVICES ALLOWED ALONG THE RAISED OR LOWERED LENGTH OF WATER MAIN.

REV.	DATE	DESCRIPTION
1		
2		
3		

APPROVED BY: _____ SCALE: None
DATE: JAN 2004 DWG. NO. **SDW-106**

DEPARTMENT OF UTILITIES
CITY OF SACRAMENTO

RAISING AND LOWERING EXISTING WATER MAINS

GENERAL WATER NOTES

1. WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS AND WATER SERVICES SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED JUNE 1989.
2. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION SECTION OF THE CITY OF SACRAMENTO ENGINEERING DIVISION AT 808-8300 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK FOR CONSTRUCTION SURVEYS AND THE SCHEDULING OF CONSTRUCTION INSPECTION.
3. PRIOR TO BEGINNING ANY EXCAVATION AND TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL OR TELEVISION CONDUITS AND CABLES, GAS LINES, WATER MAINS, SEWER AND DRAIN LINES, CABLE T.V., ETC. NOTIFY UNDERGROUND SERVICE ALERT (USA) A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (CALL 1-800-642-2444).
4. THE CONTRACTOR SHALL SCHEDULE ALL REQUESTS FOR CITY INSTALLED WATER SYSTEM, TIE-IN CONNECTIONS OR TAPS, AND WATER MAIN SHUT DOWNS AND IRRIGATION TAPS WITH THE DEPARTMENT OF PUBLIC WORKS, TECHNICAL SERVICES SECTION. FOR SCHEDULING AND COORDINATION, CALL 808-8300 AT LEAST 14 WORKING DAYS IN ADVANCE.
5. WITHOUT EXCEPTION, ALL OPENING AND CLOSING OF VALVES ON EXISTING WATER MAINS SHALL BE PERFORMED BY DEPARTMENT OF UTILITIES FIELD PERSONNEL.
6. THE CONTRACTOR SHALL PAY ALL FEES FOR IRRIGATION TAPS, IRRIGATION METERS AND CITY INSTALLED WATER SYSTEM TIE-IN, METERS OR TAPS AT THE DEPARTMENT OF UTILITIES CUSTOMER SERVICE SECTION, 1395 35TH AVENUE. FOR ADDITIONAL INFORMATION CONCERNING FEES, CALL 264-5371. DEPARTMENT OF UTILITIES FIELD PERSONNEL SHALL NOT TAP MAINS OR PROVIDE OTHER SERVICE UNTIL ALL FEES HAVE BEEN PAID.
7. ALL FEES ARE SUBJECT TO CHANGE. FOR CORRECT INFORMATION, CALL 264-5371.
8. THE CITY OF SACRAMENTO STANDARD WATER DRAWINGS HAVE BEEN MODIFIED AND RENUMBERED. CONTRACTOR SHALL BE IN POSSESSION OF THE MOST CURRENT STANDARD WATER DRAWINGS PRIOR TO START OF CONSTRUCTION. FOR COPIES OF THE MOST CURRENT STANDARD WATER DRAWINGS AND NEW DRAWING NOS., E-MAIL cysae@cityofsacramento.org.
9. A SOLID NO. 10 COPPER WIRE INSULATED WITH HIGH MOLECULAR WEIGHT POLYETHYLENE (HHWPE) (BLUE COLOR ONLY) LOCATING WIRE SHALL BE PLACED WITH ALL PIPES FOR WATER DISTRIBUTION REGARDLESS OF MATERIAL TYPE. SEE SOW-102.
10. SECTION 10-30(6L) AND SECTION 10-31(3) OF THE STANDARD SPECIFICATIONS SHALL BE AMENDED TO READ, "FIRE HYDRANTS AND VALVES SHALL TURN LEFT (COUNTERCLOCKWISE) TO OPEN".
11. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR PRESERVING ALL EXISTING MONUMENTS WHICH WILL BE DISTURBED OR REMOVED AS REQUIRED BY CONTRACTORS WORK. CONTRACTOR SHALL COORDINATE WITH ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OF EXISTING MONUMENTS, AND SHALL RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

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3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

WOOD-RODGERS INC.

DATE: 6-7-04

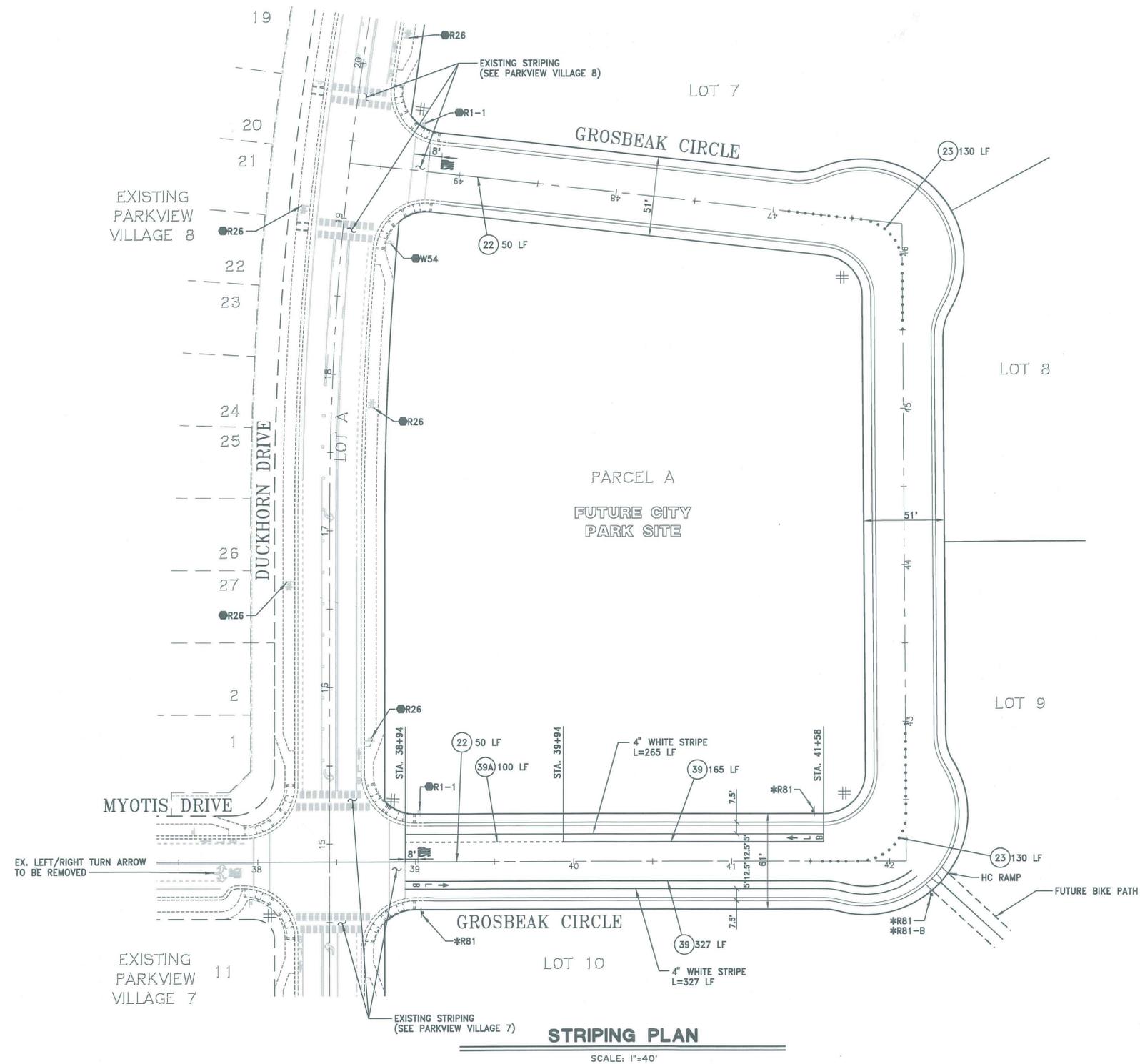
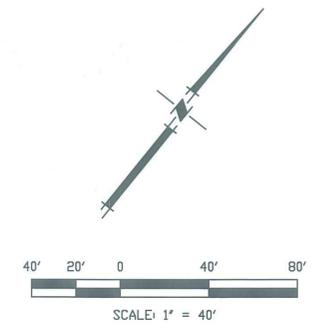
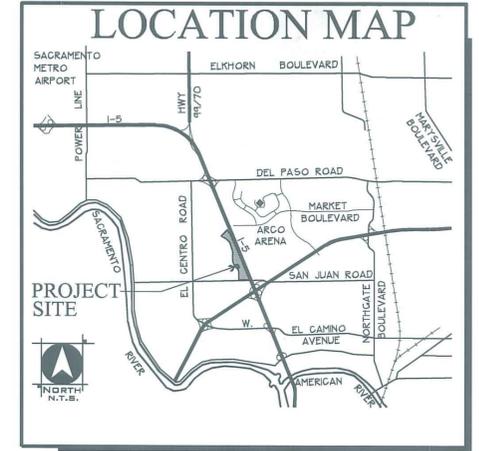
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2					TAPS:
1					BY:
REV.	DATE	DESCRIPTION	APPROVD	AS BUILT	

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

WATER MAINS IN
PARKVIEW - EC 50
GROSBEEK CIRCLE
WATER NOTES AND DETAILS

DRAWN BY: J. PRIEST	CHECKED BY: T. CRUSH	P00-022
DESIGNED BY: T. MAKRISS	ACCEPTED BY: <i>Timothy Ryan</i>	DATE: 6-7-04
COST CENTER NO. PG45	SCALE:	SECTION NO. RII, SII, TII/29N
DATE: APRIL, 2004	DWG. NO. 5I-2367	SHEET W2 OF 2

Z:\Jobs\Parkview\Grosbeek Circle\DWG\04-W02_G02.dwg 6/03/04 10:15am Print



STRIPING AND SIGNING GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH: CITY OF SACRAMENTO DESIGN & PROCEDURES MANUAL, DATED SEPTEMBER 1990, INCLUDING SECTION 15 UPDATED JANUARY 2003 OR LATEST UPDATE; CITY STANDARD SPECIFICATIONS, DATED JUNE 1989, CALTRANS STANDARD PLANS, DATED JULY 1992, THE LATEST ENGLISH UNIT EDITION OF THE CALTRANS TRAFFIC MANUAL, AND MUTCD SIGN SPECIFICATIONS.
- SEE CALTRANS STANDARD PLANS, SHEET A20A-A24E FOR STRIPING DETAILS. ALL SIGNS SHALL MEET THE REQUIREMENTS OF CALTRANS APPROVED SIGN SPECIFICATIONS. SIGN POLES SHALL BE 2-INCH GALVANIZED STEEL, UNLESS OTHERWISE NOTED.
- ALL STRIPING, AND MARKINGS TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY RESIDENT ENGINEER.
- EXACT POSITION AND LOCATION OF ALL ROADSIDE SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER. OVERHEAD STREET NAME SIGNS SHALL BE PLACED ON SIGNAL MAST ARMS.
- REMOVAL OF EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY SANDBLASTING OR OTHER APPROVED GRINDING METHOD.
- ALL STRIPING AND TRAFFIC MARKINGS SHALL BE THERMOPLASTIC.
- CROSSWALKS SHALL BE 12 FEET WIDE INCLUDING THE 12" SOLID PAVEMENT MARKINGS AND SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL SIGNING AND STRIPING WORK SHALL BE DONE BY THE CONTRACTOR AND SHALL BE COORDINATED WITH THE ELECTRICAL WORK AS DIRECTED BY THE ENGINEER.
- EXISTING SIGNS NOT SHOWN ON THESE PLANS SHALL BE REMOVED OR RELOCATED AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY WITH THE PROJECT MANAGER OR ENGINEER THE EXACT STREET NAME AND STREET ADDRESS FOR PLACEMENT ON STREET NAME SIGNS PRIOR TO ORDERING SIGNS.
- MOUNT SIGNS USING BANDING ON SIGNAL AND STREET LIGHT POLES WHERE FEASIBLE. SEE ELECTRICAL PLANS FOR POLE LOCATIONS.
- TRAFFIC SIGNS SHALL BE INSTALLED BEHIND THE SIDEWALK WHEN THE SIDEWALK IS IMMEDIATELY ADJACENT TO THE CURB. SIGNS SHALL BE INSTALLED BETWEEN THE CURB AND SIDEWALK WHEN THE SIDEWALK IS DETACHED. SIGNS IN PEDESTRIAN AREAS SHALL HAVE A CLEARANCE FROM THE GROUND OF AT LEAST SEVEN FEET. IF THIS CLEARANCE REQUIREMENT IS NOT SATISFIED AFTER THE INSTALLATION OF ADDITIONAL SIGN PANELS, CONTRACTOR SHALL INSTALL A NEW SIGN POST.
- AT SIGNALIZED LOCATIONS, REMOVE EXISTING STOP SIGNS, STOP LEGENDS AND STANCHIONS AT THE TIME SIGNAL IS TURNED ON.
- LANE WIDTHS ADJACENT TO CURBS ARE MEASURED TO THE FACE OF CURB.
- THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
- ALL SIGNS REGULATING PARKING SHALL BE DOUBLE SIDED AND SIDE MOUNTED.
- ALL STREET NAME (INCLUDING G7'S) R1, R2, W SERIES, AND SCHOOL ZONE SIGNS SHALL INCLUDE ASTM TYPE IX SHEETING. FOR ALL OTHER SIGNS, USE ASTM TYPE I OR TYPE III SHEETING. SCHOOL ZONE SIGNAGE SHALL BE FLUORESCENT YELLOW-GREEN WHERE YELLOW IS INDICATED IN THE CALTRANS TRAFFIC MANUAL.

LEGEND

- EXISTING ROADSIDE SIGN LOCATION
- ROADSIDE SIGN LOCATION (ONE POST)
- ROADSIDE SIGN LOCATION (TWO POST)
- TYPE IV ARROW (RT)
- TYPE IV ARROW (LT)
- BIKE MARKINGS
- MAST ARM MOUNTED
- TYPE III ARROW (LT)
- TYPE VI ARROW
- RELOCATE SIGN
- INSTALL SIGN
- EXISTING SIGN TO REMAIN
- REMOVE SIGN
- SURFACE MOUNTED CHANNELIZER
- CALTRANS DETAIL NO. CALLOUT
- FUTURE STREETLIGHT
- PROPOSED STREETLIGHT

STRIPING PLAN

SCALE: 1"=40'

ACCEPTED BY:

 ANGIE LOUIE, BE, TE
 CITY TRAFFIC ENGINEER
 DATE: 2/17/06

WOOD-RODGERS INC.

 DATE: 3/14/06

NO.	REVISIONS DESCRIPTION	DATE	BY

BENCH MARK ELEV. 16.760'
 DESCRIPTION: CITY B.M.# 256-H7C
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

SCALE 1"=40'

DRAWN BY: J. PRIEST
 DATE: APRIL, 2004

DESIGNED BY: T. MAKRIS
 R.C.E. DATE: APRIL, 2004

CHECKED BY: T. CRUSH
 R.C.E. 41978 DATE: APRIL, 2004

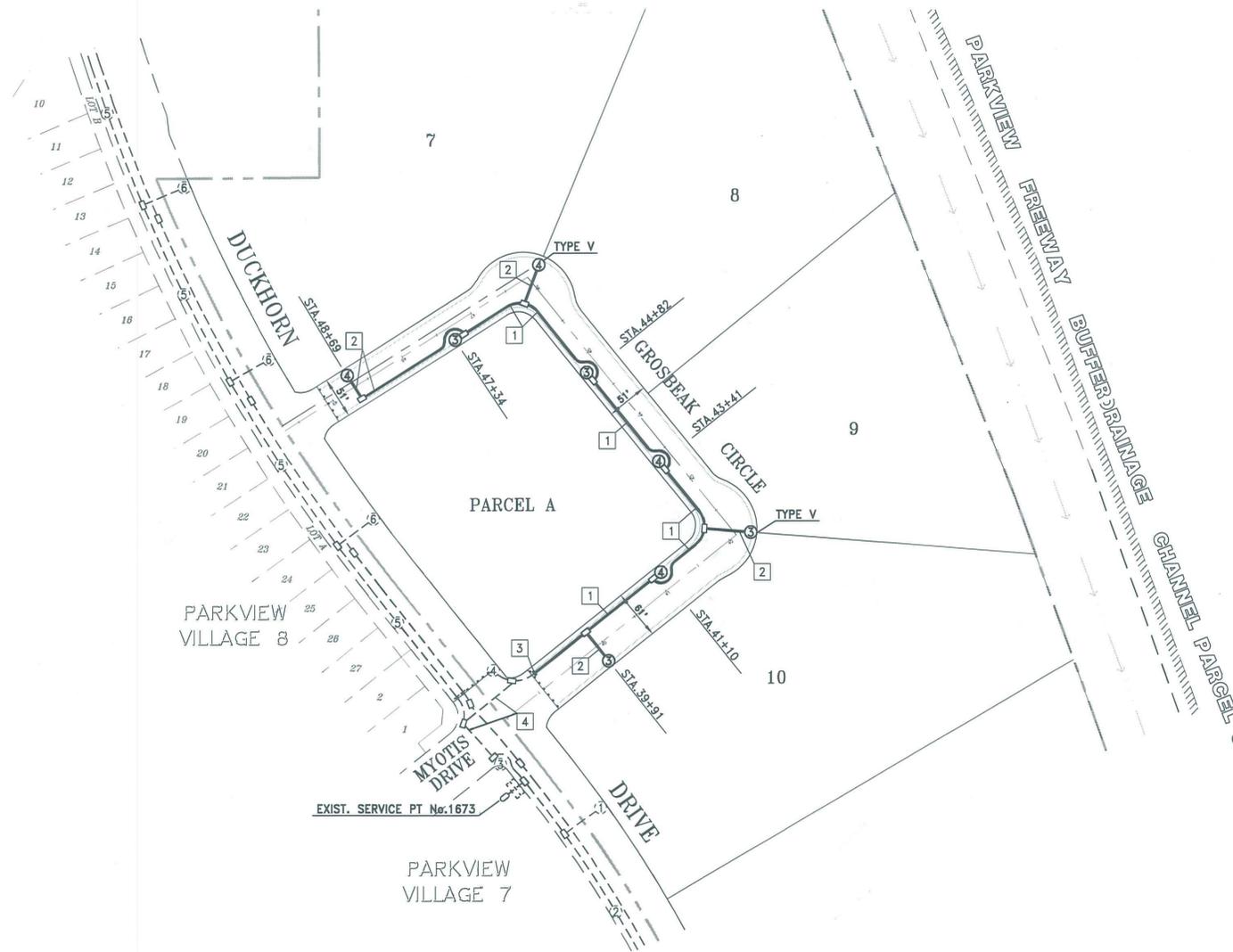
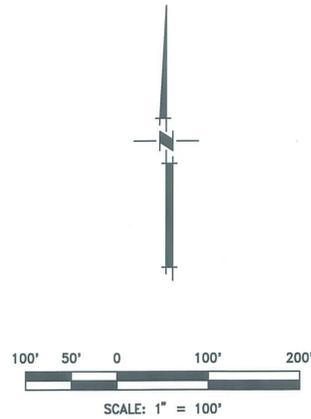
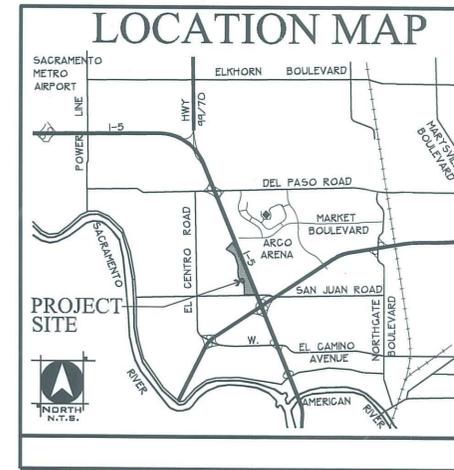
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IMPROVEMENT PLANS FOR
PARKVIEW EC-50
 STRIPING PLAN

P00-022
 CC: PG45
 SHEET S-1
 OF 19

STREET LIGHTING IMPROVEMENT PLANS FOR PARKVIEW - EC 50 GROSBEAK CIRCLE & LOTS 1-16

CITY OF SACRAMENTO, CALIFORNIA



STREET LIGHTING PLAN

SCALE: 1"=100'

NOTES

1. SEE SHEET E-1 FOR STREET LIGHTING SPECIAL PROVISIONS.
2. SEE SHEET E-2 FOR STREET LIGHTING DETAILS AND LEGEND.
3. SEE SHEET E-4 FOR ORNAMENTAL STREET LIGHT DETAILS.
4. PLACE ELECTROLIERS DIRECTLY BACK OF SIDEWALK PER DETAIL 'A' ON SHEET E-4. 12.5' PUBLIC UTILITY EASEMENT IN WIDTH ALONG THE FRONT OF DRIVES, WAYS, COURTS, AVENUES, AND ROADS SHOWN HEREON, UNLESS OTHERWISE NOTED. ALL LANDSCAPE CORRIDORS ARE ALSO PUBLIC UTILITY EASEMENTS.
5. EXCEPT STREET CROSSINGS, CONDUITS SHALL BE PLACED UNDER THE SIDEWALK.
6. ALL NEW LUMINAIRES TO BE INSTALLED SHALL BE INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION.
7. ALL NEW PULL BOXES LOCATED AT STREET CORNERS SHALL BE PLACED IN THE SIDEWALK AREA 3 FEET AWAY FROM THE END OF THE RADIUS.
8. THIS PLAN IS ACCURATE FOR ELECTRICAL WORK ONLY.

CONSTRUCTION NOTES:

- 1 PLACE 1 1/2" C.-3#6 THW & 1#10 THW GROUND
- 2 PLACE 1 1/2" C.-2#6 THW & 1#10 THW GROUND
- 3 INTERCEPT AND EXTEND EXISTING 1 1/2" C. ADD 3#6 THW 1#10 THW GND.
- 4 EXISTING 1 1/2" C. ADD 1#6 THW INTO EXISTING PULLBOX.

LUMINAIRE SCHEDULE: (EXIST No.1673)

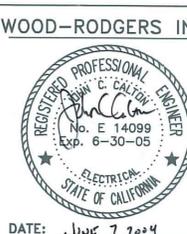
EXISTING UNMETERED SERVICE No.1673 IS LOCATED ON THE WEST SIDE OF DUCKHORN DRIVE, 70' ± SOUTH OF THE CENTERLINE OF MYOTIS DRIVE.

CIRCUIT NUMBER	EXISTING 100W HPS ORNAMENTAL	NEW 100W HPS ORNAMENTAL	TOTAL CIRCUIT
1	6		6
2	5		5
3	1	4	5
4	1	4	5
5	6		6
6	6		6

TOTAL NEW: 8

EXISTING SERVICE IS 120/240 VOLT, 1Ø, 3 WIRE. CONNECT LUMINAIRES TO 120 VOLT CIRCUITS.

ACCEPTED BY: *Kalish Halie*
KALISH HALIE, P.E.: E-15137
 SENIOR ELECTRICAL ENGINEER
 DATE: *2-27-06*



NO.	REVISIONS DESCRIPTION	DATE	BY

BENCH MARK ELEV. _____
 DESCRIPTION: CITY BENCHMARK 256-H7
 SPIKE IN POWERPOLE ONE QUARTER MILE SOUTH OF DEL PASO ROAD ON EAST SIDE OF EL CENTRO AT ACCESS ROAD TO FIELD.

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=100'

DRAWN BY: LN. DESIGNED BY: L.N. CHECKED BY: J.C.
 DATE: _____ R.C.E. _____ DATE _____ R.C.E. _____ DATE _____

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IMPROVEMENT PLANS FOR
 PARKVIEW
 EC-50
 STREET LIGHTING PLAN

WOOD-RODGERS IN
 SHEET NO. **E-01**
 P00-022
 CC: PG45
 11