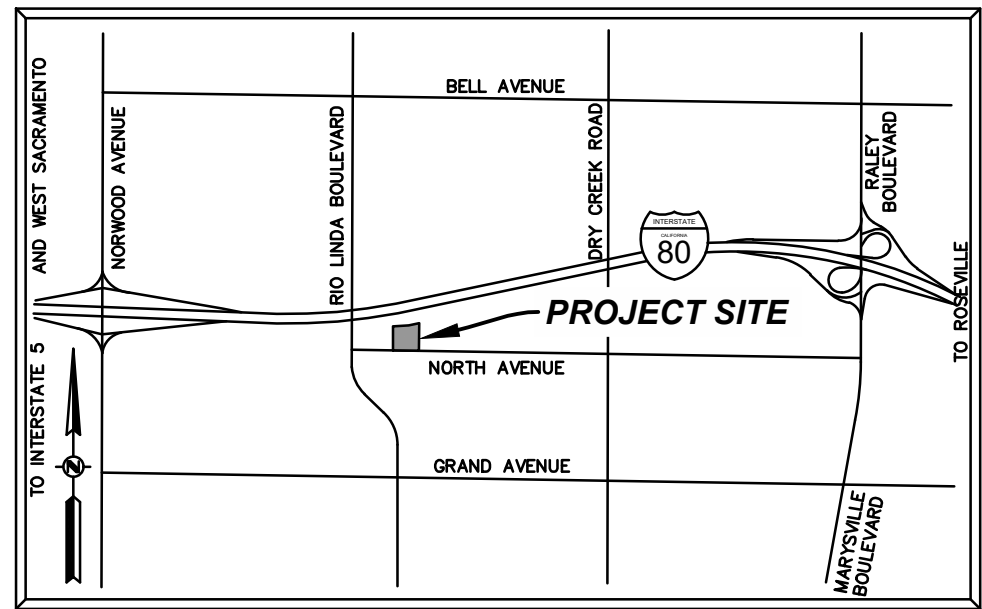


W:\2021 Projects\21-188 905 North Ave Soc\Working CAD\C1 OFFSITE TITLE.dwg Oct 17, 2023-10:33 am

OFF-SITE IMPROVEMENT PLANS FOR NERRADSCALI SUBDIVISION

CITY OF SACRAMENTO, STATE OF CALIFORNIA, 95838
APN: 237-0200-092



VICINITY MAP
NO SCALE

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BENCHMARK:

BENCHMARK 278-A2C
A HILTI NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.
ELEV: 40.402' (NAVD88)

FEMA FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", WITH A REDUCED RISK OF FLOODING DUE TO LEVEE, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0064 DATED: 08/16/2015

PROJECT DESCRIPTION:

THE EXISTING CURB, GUTTER AND SIDEWALK ALONG THE FRONTAGE OF 905 NORTH AVENUE WILL BE WIDENED 5.5' WITH NEW ROLLED CURB AND GUTTER WITH A DETACHED PUBLIC SIDEWALK. TWO UTILITY POLES WILL BE REQUIRED TO BE RELOCATED AS A RESULT OF THE WIDENING.

PROPERTY OWNER / DEVELOPER:

NERRADSCALI CORPORATION
3960 KINGSBARN DRIVE
ROSEVILLE, CA 95747

CONTACT: DARREN BROWN
PH: (916) 300-7962
EMAIL: DARRENBROWN@COMCAST.NET

ZONING:

R-2A MULTI-DWELLING UNIT ZONING

ASSESSOR'S NO.:

APN: 237-0200-092

AREA OF PARCEL:

EXISTING PARCEL 1 = 0.207 ACRES
EXISTING PARCEL 2 = 1.129 ACRES
EXISTING PARCEL 3 = 0.074 ACRES

GEOTECHNICAL REPORT:

BY: ALLERION CONSULTING GROUP
REPORT NO: 05-22016G DATED:03-23-2022



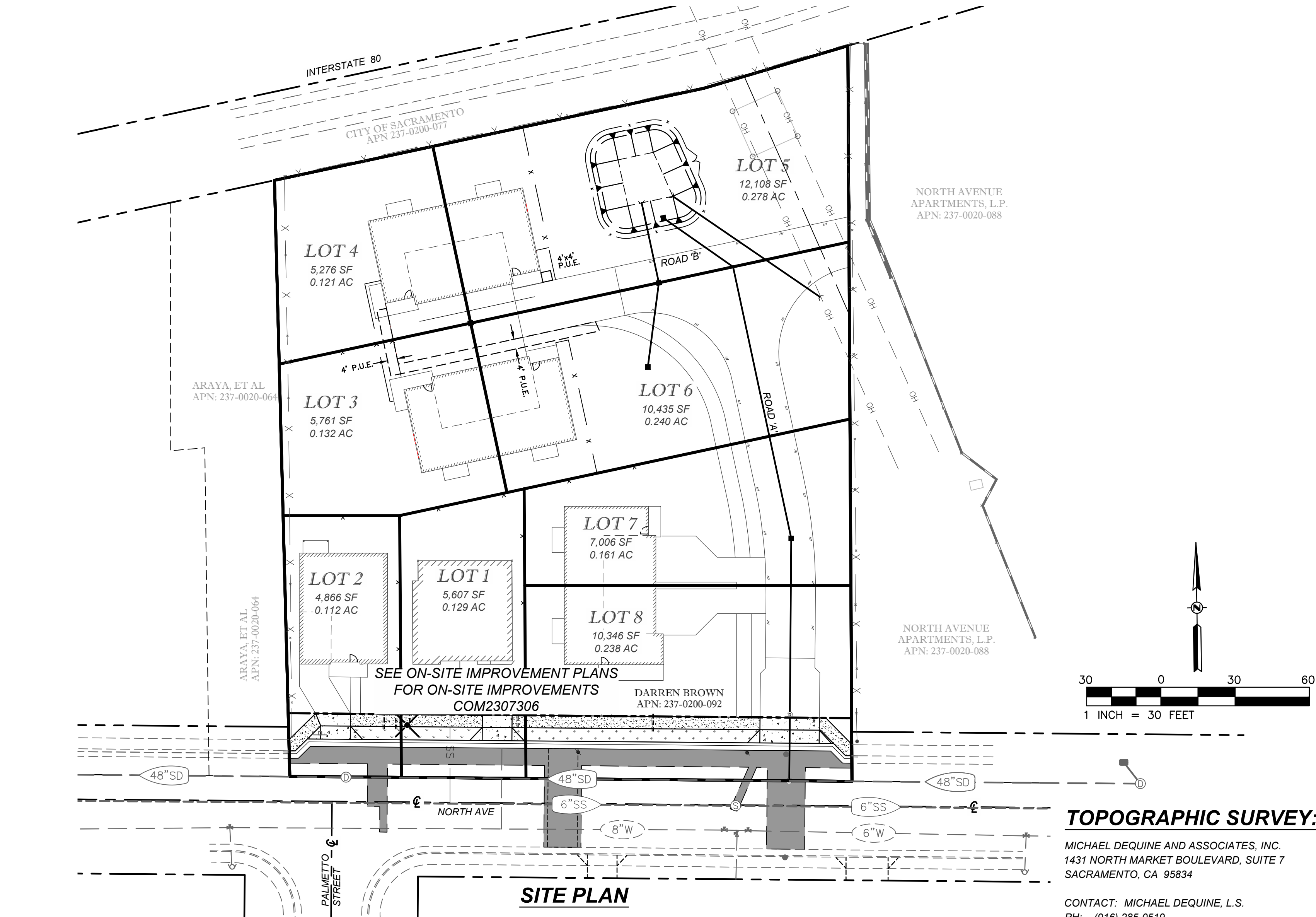
Know what's below.

Call before you dig.
or (800) 227-2600

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
SDMH	①	①
DROP INLET	■	■
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
SSMH	②	②
SSCO	③	③
FIRE HYDRANT	④	④
WATER GATE VALVE	⑤	⑤
WATER METER	⑥	⑥
BACKFLOW PREVENTER	⑦	⑦
MONUMENT WELL	⑧	⑧
BOLLARD	⑨	⑨
UTILITY POLE	⑩	⑩
STREET LIGHT	⑪	⑪
SITE LIGHT	⑫	⑫
FENCE	X	X
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX	⑬	⑬
SIGN	⑭	⑭
GRADE BREAK LINE	---	---
PIPE CAP	⑮	⑮
HANDICAP RAMP	⑯	⑯
CONTROL POINT	⑰	⑰
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	---
TRUNCATED DOMES	⑱	⑱
BUILDING	⑲	⑲
DOOR	⑳	⑳
BUILDING AWNING	㉑	㉑

ABBREVIATIONS:

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	LT	LEFT TURN
ARV	AIR RELEASE VALVE	LGTR	LIP OF GUTTER
BC	BEGIN CURVE	OMP	OPEN METAL PIPE
BCR	BEGIN CURB RETURN	(P)	PROPOSED
BOP	BOTTOM OF PIPE	PCC	PORTLAND CEMENT CONCRETE
BOW	BACK-OF-WALK	PG	PROFILE GRADE
BR	BOTTOM OF RAMP	PV	POST INDICATOR VALVE
BSE	BUILDING SETBACK EASEMENT	POC	POINT OF CONNECTION
C	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
COTG	CLEAN-OUT TO GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT TURN
DS	DOWN SPOUT	RPPA	REDUCED PRINCIPAL PRESSURE ASSEMBLY
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EC	END CURVE	SD	STORM DRAIN
ECR	END CURB RETURN	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEAN OUT
FES	FLARED END SECTION	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SWCT	SAWCUT
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISHED GROUND	STA	STATION
FH	FIRE HYDRANT	TBC	TOP OF BACK OF CURB
FL	FLOW LINE	TBW	TOP OF BACK OF SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
F.O.C.	FACE OF CURB	TFC	TOP OF FACE OF CURB
FS	FIRE SPRINKLER	TOP	TOP OF PIPE
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GR	GRATE	TR	TOP OF RAMP
GV	GATE VALVE	TS	TOP OF SIDEWALK
GWV	GROSS VEHICLE WEIGHT	TG	TOP OF GRATE
HC	HANDICAP	W	WATER
HP	HIGH POINT	WV	WATER VALVE
IRR	IRRIGATION	WM	WATER METER
		WWF	WELDED WIRE FABRIC



RAW OFF-SITE EARTHWORK SUMMARY

CUT: 125 CY
FILL: 0 CY
NET: 125 CY EXPORT

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

SITE PLAN

NOTICE TO CONTRACTOR

THIS PROJECT HAS AN APPROVED STATE GENERAL CONSTRUCTION PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WDD # 5S34C400468

CONTRACTOR IS RESPONSIBLE TO HIRE A STATE CERTIFIED QSP (QUALIFIED SWPPP PRACTITIONER) TO OVERSEE IMPLEMENTATION OF THE SWPPP PRIOR TO START OF CONSTRUCTION. ALL REQUIRED INSPECTIONS, TRAINING AND REQUIRED TESTING AND REPORTING SHALL BE OVERSEEN BY THE QSP.

THE FINAL APPROVED SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE DURING CONSTRUCTION AND MAINTAINED BY THE QSP.

CONTRACTOR SHALL SEND THE FINAL SWPPP WITH ALL INSPECTION, TESTING, AMENDMENTS, REPORTS AND OTHER DOCUMENTATION TO THE OWNER ONCE CONSTRUCTION HAS BEEN COMPLETED AND THE NOTICE OF TERMINATION SUBMITTED.

CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING AND INCLUDE THE QSP AND CIVIL ENGINEER IN THE MEETING, EITHER ON-SITE OR VIA TELEPHONE CONFERENCE.

OFF-SITE DISTURBED AREA: 0.103 ACRES (OFF-SITE)
ON-SITE DISTURBED AREA: 1.291 ACRES (ON-SITE)
TOTAL DISTURBED AREA: 1.394 ACRES (ON AND OFF-SITE)

TOPOGRAPHIC SURVEY:

MICHAEL DEQUINE AND ASSOCIATES, INC.
1431 NORTH MARKET BOULEVARD, SUITE 7
SACRAMENTO, CA 95834

CONTACT: MICHAEL DEQUINE, L.S.
PH: (916) 285-0519
EMAIL: MDEQUINE@MDEQUINE.COM
LICENSE NUMBER: LS 5614

JURISDICTION:

CITY OF SACRAMENTO

USE:

EXISTING: RESIDENTIAL AND VACANT LAND
PROPOSED: MULTI-FAMILY DWELLING

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	PG&E	DONNY KENNEDY	530-889-5089
ELECTRIC	S.M.U.D.	BLANDON GRANGER	916-732-5016
TELEPHONE	AT&T	ASTRID WILLARD	916-453-6136
DRAINAGE, WATER, SEWER	CITY OF SACRAMENTO	JESUS REYES	916-808-1721
U.S.A.	UNDERGROUND SERVICE ALERT		800-227-2600
FIRE	CITY OF SACRAMENTO	KING TUNSON	916-808-1358

SUBMITTED BY:

ROBERT F. EYNCK, PE C040666 DATE

ACCEPTED BY:

CHAD COPEMAN, PE C76393 DATE
SENIOR ENGINEER, DEVELOPMENT ENGINEERING

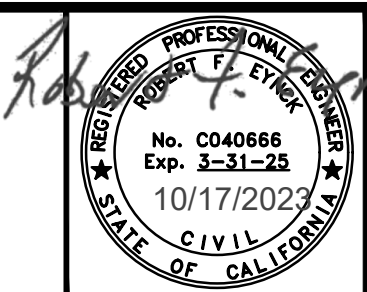
UTILITIES DEPARTMENT DATE

NO.	REVISIONS	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
DESCRIPTION	
278-A2C	
A HILTI NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.	

FIELD BOOK
SCALE
HORIZ. 1"=30'
VERT.

CITY OF SACRAMENTO	DEPARTMENT OF PUBLIC WORKS
DRAWN BY: DCJ	DESIGNED BY: M. WILSON
DATE 10/17/23	R.C.E. C 92447
CHECKED BY: R. EYNCK	R.C.E. C040666 DATE 10/17/23



OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

TITLE SHEET

RPC23-0011	P19-036	P15657300	PL-2023021	SHEET C1 OF 14
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W:\2021 Projects\21-188 905 North Ave Soc\Working CAD\C2 OFFSITE GENERAL NOTES.dwg Oct 17, 2023-10:33 am

PROJECT GENERAL NOTES:

1.

THE EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS FROM A TOPOGRAPHIC SURVEY PLAN PREPARED MICHAEL DEQUINE AND ASSOCIATES, INC AND REFERENCED ON SHEET C1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ESPECIALLY POINTS OF CONNECTION TO EXISTING FACILITIES FOR ALL IMPROVEMENTS PRIOR TO CONSTRUCTION OF APPLICABLE FACILITIES. CONTRACTOR SHALL NOTIFY CWE IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED.
2.

THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE 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. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
3.

EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL AFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
4.

OWNER WILL OBTAIN THE GENERAL BUILDING PERMIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY ADDITIONAL PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES.
5.

THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
6.

THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. TRAFFIC MOVEMENT SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY/COUNTY ENGINEERS APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.
7.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK, AND PROVIDE FOR THE PROPER AND SAFE ROUTING OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS.
8.

THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOBSITE.
9.

ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND MATERIAL BASIS, AND PAID FOR BY THE CONTRACTOR.
10.

STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
11.

ALL RETURN RADII AND CURB DATA ARE TO BOTTOM FACE OF CURB.
12.

ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
13.

LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
14.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON FACILITIES IDENTIFIED BY THE TOPOGRAPHIC SURVEY AND UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. **CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600.** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
15.

ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE APPLICABLE AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
16.

ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.

PROJECT GENERAL NOTES (CONT):

17.

IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
18.

CWE DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIAL OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGE OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY OWNER AND CWE.
19.

SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CWE, AT (916) 772-7800 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
20.

CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING AROUND EXISTING TREES TO REMAIN. SEE OTHER NOTES ON THESE PLANS, PROJECT CONDITIONS OF APPROVAL, AND SPECIFIC JURISDICTIONAL REQUIREMENTS FOR SUCH FENCING.
21.

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS, LAWS AND ORDINANCES, INCLUDING ALLOWABLE CONSTRUCTION HOURS, CONSTRUCTION NOISE NEAR RESIDENCES, DUST CONTROL AND EROSION CONTROL.
22.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW ALL CONTRACT DOCUMENTS INCLUDING ALL PLANS AND SPECIFICATION PREPARED BY OTHER DISCIPLINES FOR THIS PROJECT PRIOR TO THE START OF CONSTRUCTION. SUCH REVIEW SHALL BE CONTINUOUS THROUGHOUT THE CONSTRUCTION PROCESS, ANYTIME THAT A CONFLICT BETWEEN SUCH PLANS AND SPECIFICATIONS IS IDENTIFIED, THE CONTRACTOR SHALL CONTACT CWE AND OTHER APPLICABLE DISCIPLINES TO REQUEST A VERIFICATION OF THE DESIGN REQUIREMENTS AND A RESOLUTION TO SUCH CONFLICTS PRIOR TO CONSTRUCTION OF SUCH FACILITIES.
23.

BEFORE EXECUTION OF ANY WORK, THE CONTRACTOR SHALL EXAMINE ACTUAL JOB CONDITIONS AND REPORT TO CWE AND OWNER ANY ERROR, OMISSION, OR DISCREPANCY AFFECTING WORK. UPON COMMENCING CONSTRUCTION THE CONTRACT SHALL BE RESPONSIBLE FOR REPORTING ANY AND ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO CWE IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY/COUNTY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE. ANY COST INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
24.

THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER "AS BUILT" DRAWINGS AT PROJECT COMPLETION. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE ACCURATE SET OF RECORD CHANGES. THE CHANGES SHALL BE PLACED ON A CLEAN SET OF PROJECT DRAWINGS IN RED, AND GIVEN TO THE ENGINEER AT JOB COMPLETION.
25.

THE ENGINEERS ESTIMATE OF QUANTITIES IS FOR DESIGN REFERENCE ONLY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID AND FIELD INSTALLATION. ALL CALCULATED EARTHWORK QUANTITIES FURNISHED FOR THIS PROJECT ARE APPROXIMATE. THE QUANTITIES HEREIN WERE CALCULATED TO FINISHED ROUGH GRADE AND EXISTING GROUND. THE ACTUAL MATERIALS MOVED ARE VARIABLE DEPENDENT UPON THE CONTRACTOR'S METHOD OF OPERATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR ANY EXCESS OR SHORTAGE OF EARTH MATERIAL FOR THIS PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.
26.

THESE DRAWINGS ARE FOR THIS SPECIFIC PROJECT AND NO OTHER USE IS AUTHORIZED. CWE DISCLAIMS ALL RESPONSIBILITY FOR CONSTRUCTION BEYOND WHAT IS SPECIFICALLY DESIGNED OR DETAILED HEREIN.
27.

THE CONTRACTOR SHALL TAKE CARE TO PROTECT THE EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THE CONSTRUCTION AND SHALL REPAIR OR MAKE REPLACEMENT TO CURRENT CITY/COUNTY STANDARDS. ALL SUCH WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR SHALL PERFORM THESE REPAIRS AND REMOVE ALL TRASH AND CONSTRUCTION DEBRIS AS DIRECTED BY CWE OR THE CITY/COUNTY ENGINEER.
28.

THE AGENCY, CITY/COUNTY ENGINEER, OWNER OR CWE MAY REQUIRE THE CONTRACTOR TO UNCOVER ANY IMPROVEMENTS THAT HAVE BEEN COMPLETED WITHOUT PROPER INSPECTION AND/OR APPROVAL. IF THE INSTALLATION IS FOUND NOT TO MEET APPLICABLE STANDARDS OR PREVIOUSLY APPROVED ALTERNATIVES SHOWN ON THE PLANS, THE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE SUCH IMPROVEMENTS AT HIS OWN EXPENSE.

GENERAL PAVING NOTES:

1.

PROPER PREPARATION OF THE SUBGRADE IS ESSENTIAL FOR OPTIMUM LONG-TERM PERFORMANCE OF THE CONCRETE PAVING. WHEN SUBGRADE IS SHAPED, LARGE EMBEDDED OBJECTS SHALL BE REMOVED AND THE TOP 12-INCHES OF SOIL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND UNIFORMLY COMPACTED TO 90% RELATIVE COMPACTION. THE UPPER 6-INCHES OF SOIL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND UNIFORMLY COMPACTED TO 95% RELATIVE COMPACTION FOR ALL STRUCTURAL SECTIONS SPECIFIED ON THESE PLANS. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE ENGINEERED FILL.
2.

CLASS 2 AGGREGATE BASE SHALL BE UNIFORM IN DEPTH AND COMPACTED TO 95% RELATIVE COMPACTION.
3.

ACCEPTABLE TOLERANCES FOR FINE GRADING OF THE SUBGRADE AND AGGREGATE BASE ARE NO MORE THAN ¼-INCH ABOVE OR ½-INCH BELOW THE DESIGN GRADE.
4.

PORTLAND CEMENT CONCRETE (PCC):
 - MINIMUM COMPRESSIVE STRENGTH: 3,500 PSI IN 28 DAYS
 - SLUMP: 3" TO 4"
 - AIR ENTRAINMENT: 5% TO 6%
 - AGGREGATE: MAXIMUM ¾" - INCH CRUSHED (ROUGH-TEXTURED, ANGULAR-SHAPED)
 - ADMIXTURES CONTAINING CHLORIDES AND SULFIDES ARE NOT ACCEPTABLE.
5.

REINFORCING STEEL, IF SPECIFIED ON THE PLANS, SHALL BE CHAIRED AND LOCATED MID-SLAB DEPTH. REINFORCEMENT AND SPACING SHALL BE AS SPECIFIED ON THE PAVING PLAN. DEFORMED REINFORCEMENT SHALL BE GRADE 60 STEEL.
6.

HEAVY DUTY TRAFFIC RATED PCC SLABS SHALL BE CONSTRUCTED WITH THICKENED EDGES, AT LEAST TWICE THE SPECIFIED SLAB THICKNESS AND TAPERED 4-FEET WIDE MEASURED HORIZONTALLY FROM THE PERIMETER OF THE SLAB. SEE DETAILS.
7.

FORMS SHALL BE STRAIGHT, FREE FROM WARPING, AND STRONG ENOUGH TO RESIST THE LATERAL PRESSURE OF THE CONCRETE. A FORM RELEASE AGENT SHALL BE APPLIED TO EASE STRIPPING.
8.

CONCRETE SHALL BE PLACED CONTINUOUSLY AS CLOSE AS POSSIBLE TO ITS FINAL POSITION AND BE CONSOLIDATED.
9.

IMMEDIATELY FOLLOWING STRIKE-OFF, THE SURFACE SHALL BE LEVELED WITH A BULLFLOAT OR A SCRAPING STRAIGHTEDGE. THE SURFACE SHALL NOT BE FINISHED MORE THAN NECESSARY TO REMOVE IRREGULARITIES. ALL EDGES, TOOLED JOINTS, AND ISOLATION JOINTS SHALL BE ROUNDED TO THE SPECIFIED RADIUS WITH APPROPRIATE TOOLS. THE USE OF HAND OR POWER FLOATS AND TROWELS IS NOT NECESSARY AND IS NOT RECOMMENDED.
10.

AS SOON AS THE FINISHED CONCRETE HAS SET SUFFICIENTLY TO MAINTAIN A TEXTURE AND NO BLEED WATER REMAINS ON THE SURFACE, THE SURFACE CAN BE DRAGGED WITH A SHORT LENGTH OF DAMP BURLAP OR OTHER MATERIAL SUCH AS SYNTHETIC TURF CARPETING. AS AN ALTERNATIVE, THE SURFACE CAN BE BROOMED TO DEVELOP A SKID-RESISTANCE SURFACE AND UNIFORM APPEARANCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SPECIAL CONCRETE FINISH REQUIREMENTS AND JOINT PATTERN REQUIREMENTS. UNLESS OTHERWISE SPECIFIED ON THE ARCHITECT'S PLANS, ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH.
11.

THE CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING THE CURING PROCESS.
12.

CURING:
 - COLD TEMPERATURES - CONCRETE SHALL BE PROTECTED FROM FREEZING FOR AT LEAST 5-DAYS AFTER PLACEMENT. FOR FORECAST TEMPERATURES AROUND 32 TO 25 DEGREES FAHRENHEIT THE CONCRETE SHALL BE COVERED WITH POLYETHYLENE SHEETING. FOR COLDER TEMPERATURES, TWO SHEETS OF POLYETHYLENE SEPARATED BY 12-INCHES OF STRAW OR A SIMILAR DEGREE OF INSULATION.
 - WARM TEMPERATURES - WET CURING OR LIQUID MEMBRANE-FORMING CURING COMPOUND SHALL BE INITIATED IMMEDIATELY AFTER FINISHING IN SUNNY, WINDY, AND WARM CONDITIONS.
 - CONTRACTOR SHALL HAVE ENOUGH PLASTIC SHEETING AVAILABLE ON THE PROJECT SITE TO COMPLETELY COVER ANY SURFACES THAT MAY BE DAMAGED IN THE EVENT OF RAIN. THERE SHALL ALSO BE ADEQUATE WEIGHTS AVAILABLE TO KEEP THE PLASTIC SHEETING FROM BLOWING AWAY. FOR CONCRETE ON A SLOPE, DIVERSION SHALL BE PROVIDED FOR POTENTIAL RUN-ON TO PROTECT FROM WATER ABOVE WASHING ACROSS THE SURFACE.
13.

CONCRETE JOINTS:

ISOLATION / EXPANSION JOINTS:

CONSTRUCT WHERE PCC MEETS FIXED FOUNDATIONS SUCH AS COLUMNS, BUILDING, MACHINERY FOUNDATIONS, WALLS, MANHOLES, DRAIN INLETS, UTILITY BOXES, ETC. ALL STRUCTURAL TUBING, PIPING, ETC. THAT EXTENDS UP THROUGH THE PCC SLAB SHALL BE WRAPPED WITH TWO LAYERS OF BUILDING PAPER OR ISOLATION JOINT MATERIAL TO BREAK BOND WITH PCC SLAB.

FOR PEDESTRIAN SIDEWALKS INSTALL AT 50-FOOT INTERVALS WITH APPLICABLE CONTRACTION CONTROL JOINTS BETWEEN.

EXPANSION JOINT MATERIAL = ½" - INCH FELT EXPANSION FIBER BOARD, OR APPROVED EQUIVALENT.

FULL DEPTH OF PCC

WIDTH = ¾" - INCH

RADIUS = ¼" - INCH

EXPANSION JOINT TO BE GREENSTREAK PAVING CAP SEAL OR APPROVED SEALANT IF SPECIFIED ON THE PLAN.

CONTRACTION CONTROL JOINTS HAND TOOLED OR SAWCUT

JOINT IS A SAW CUT, TROWEL CUT OR PLASTIC OR HARDBOARD PREFORMED STRIP MINIMUM OF ONE QUARTER THE DEPTH OF THE SLAB THICKNESS, MINIMUM 1" - INCH. THIS JOINT PROVIDES A WEAK PLANE IN THE SLAB WHERE CRACKING CAN OCCUR. MAXIMUM SPACING FOR ¾" - INCH MAXIMUM AGGREGATE IS 2 x SLAB THICKNESS (DEPTH) IN FEET (I.E. A 4-INCH SLAB WITH ¾" MAXIMUM AGGREGATE SHALL HAVE A MAXIMUM SPACING OF 8-FEET). MAXIMUM SPACING FOR AGGREGATE GREATER THAN ¾" - INCH SHALL BE 2.5 x SLAB THICKNESS IN FEET (I.E. A 4-INCH SLAB WITH AGGREGATE GREATER THAN ¾" SHALL HAVE A MAXIMUM SPACING OF 10-FEET). IN NO CASE SHALL SPACING BE GREATER THAN 15' - FEET.
- | SLAB THICKNESS (INCHES) | JOINT DEPTH (INCHES) | JOINT TROWEL RADIUS (INCHES) | MAXIMUM JOINT SPACING (FEET) (EACH DIRECTION) |
|-------------------------|----------------------|------------------------------|---|
| 4 | 1 | ¾ | 8 |
| 5 | 1¼ | ¾ | 10 |
| 6 | 1½ | ¾ | 12 |
| 6½ | 1¾ | ¾ | 13 |
| 7 | 1¾ | ¾ | 14 |
| 8 | 2 | ¾ | 15 |
- GENERAL PAVING NOTES CONT.:
- TOOLING OR EARLY-ENTRY DRY-CUT SAW JOINTS ARE DESIRED TO PLACE JOINTS BEFORE DEVELOPMENT OF TENSILE STRESSES THAT ARE GREAT ENOUGH TO INITIATE CRACKING, THUS INCREASING THE PROBABILITY OF CRACKS FORMING AT THE JOINT. CONTRACTION JOINT PATTERNS SHOULD DIVIDE PAVEMENTS INTO APPROXIMATELY SQUARES. THE LENGTH OF A PANEL SHOULD NOT BE MORE THAN 25% GREATER THAN ITS WIDTH.
- CONSTRUCTION JOINTS
- CONSTRUCTION JOINTS ARE STOPPING PLACES IN THE PROCESS OF CONSTRUCTION
- BUTT TYPE CONSTRUCTION JOINT WITH DOWEL
SMOOTH STEEL DOWEL BAR COATED TO PREVENT BOND
MINIMUM 1-FOOT LONG - 6-INCHES IN EACH SIDE OF JOINT
EDGE EACH SIDE WITH 1/8-INCH RADIUS.
- DOWELS SHALL BE PLACED A MINIMUM OF 12-INCHES AWAY FROM ANY JOINT INTERSECTION.
- PREVENT BOND OF CONCRETE AT JOINT OR EXTEND REBAR 1' MINIMUM BEYOND INITIAL SECTION TO TIE IN SECONDARY SECTION.
- ALL NEW PCC PAVING SHALL BE TIED INTO EXISTING WITH 1/2-INCH STEEL DOWEL @ 12-INCHES O.C. EPOXY INTO EXISTING. DOWELS SHALL NOT BE WITHIN 12-INCHES OF EDGE OF CONCRETE OR JOINT INTERSECTION. EDGE NEW PCC WITH 1/8-INCH RADIUS AT JOINT.
- SCORE JOINTS - HAND TROWELED FOR AESTHETICS ONLY. SEE ARCHITECTURE PLAN FOR PATTERN IF NOT SPECIFIED ON CIVIL PLANS - FIT ALL OTHER CONTRACTION AND CONSTRUCTION JOINTS INTO THIS PATTERN
14.

ALL ISOLATION / EXPANSION JOINTS SHALL BE CAPPED WITH GREENSTREAK G-SEAL PAVING CAP SEAL PROFILE #610 OR #628 AS APPROPRIATE FOR USE.

15.

ALL CONTRACTION CONTROL AND CONSTRUCTION JOINTS SHALL BE SEALED WITH SIKAFLEX SELF-LEVELING SEALANT (COLOR TO MATCH CONCRETE) OR APPROVED EQUIVALENT. JOINT WALLS AND ALL SURFACES TO WHICH THE SEALING MATERIAL IS TO ADHERE SHALL BE SURFACE DRY FOR AT LEAST THREE HOURS PRIOR TO SEALING. THE SURFACE OF THE SEALING COMPOUND SHALL BE A MAXIMUM OF 1/8-INCH BELOW THE LEVEL OF THE PCC SLAB SURFACE.

16.

CONTRACTOR SHALL TAKE PRECAUTIONS TO REDUCE RAPID LOSS OF MOISTURE FROM THE CONCRETE AND REDUCE PLASTIC SHRINKAGE CRACKING, PRIOR TO PLACEMENT, DURING PLACEMENT AND UP TO 5-DAYS AFTER PLACEMENT AND FINISHING OF THE CONCRETE.

17.

SEE ARCHITECTURAL PLANS FOR ADDITIONAL SPECIAL CONCRETE FINISH REQUIREMENTS AND JOINT PATTERN REQUIREMENTS. UNLESS OTHERWISE SPECIFIED ON THE ARCHITECT'S PLANS, ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH.
- CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- DRAWN BY: DCJ

DESIGNED BY: M. WILSON

CHECKED BY: R. EYNCK

DATE 10/17/23

R.C.E. C 92447

R.C.E. C040666 DATE 10/17/23
-
- 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com
-
- OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092
- GENERAL NOTES 1
- | | | | | |
|------------|---------|-----------|------------|---|
| RPC23-0011 | P19-036 | P15657300 | PL-2023021 | SHEET
C2.1
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14 |
|------------|---------|-----------|------------|---|
- CWE PROJECT NO. 21-188 – 905 NORTH AVENUE, SACRAMENTO, CA 95838

CITY OF SACRAMENTO GENERAL NOTES

18. UNLESS OTHERWISE APPROVED, DRAIN PIPE MATERIAL SHALL BE EITHER REINFORCED CONCRETE PIPE CONFORMING TO ASTM, DESIGNATION C76 CLASS III, IV, V OR PVC SDR-35 OR AS SPECIFIED ON PLANS. USE RCP CLASS II OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, AND CLASS 150 CEMENT MORTAR LINED DUCTILE IRON PIPE CONFORMING TO AWWA C151 ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM BOTTOM OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE).
19. DI INLET LEADS SHALL BE RCP CLASS III OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, PVC C-900 CLASS 150 OR RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV OR PVC C-900 BOTH ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, OR DUCTILE IRON PIPE ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM BOTTOM OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE).
20. SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.
21. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF A.B.S. PIPE PER CITY STANDARD DRAWINGS S-260 AND S-265, UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEWER SERVICES SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED.
23. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: 2010, SECTION 25.
24. THE CONTRACTOR SHALL VIDEO RECORD ALL DRAIN AND SEWER PIPES PER CITY STANDARD SPECIFICATIONS.
25. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND DRAIN SYSTEMS PRIOR TO VIDEO RECORDING, THESE SYSTEMS SHALL BE FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
26. 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.
27. IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO 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.
28. CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
29. CONSTRUCT SURVEY MONUMENT WELL PER STD. DWG. T-350 AT LOCATIONS INDICATED ON THE FINAL MAP.
30. CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.
31. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
32. THE EXACT WIDTH OF EXISTING PAVEMENT TO BE SALVAGED SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
33. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
34. THE EXACT LIMITS OF PAVEMENT OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
35. EXACT LIMITS OF CURB AND GUTTER, SIDEWALK, DRIVEWAY, AND PAVEMENT REMOVAL AND RECONSTRUCTION SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
36. COMPACTION OF TRENCH BACKFILL BY MEANS OF JETTING IS NOT PERMITTED.
37. GUTTER SLOPES FROM FLOWLINE TO LIP SHALL BE FIVE (5) PERCENT BETWEEN ROUND CORNER CURB RETURNS. THE FIVE (5) PERCENT SLOPE SHALL BE TRANSITIONED TO THE STANDARD GUTTER SLOPE OVER A DISTANCE OF THREE (3) TO FIVE (5) FEET, AS DIRECTED IN THE FIELD BY RESIDENT ENGINEER. THE GUTTER SLOPE ADJACENT TO HANDICAP RAMPS SHALL IN NO CASE BE GREATER THAN FIVE (5) PERCENT.
38. TOP (FINAL) LIFT OF AC SHALL BE ½-INCH MIX

1. TREE PROTECTION ZONE (TPZ) - THE AREA AROUND A TREE WITHIN THE OUTERMOST CIRCUMFERENCE OF THE CANOPY OR AS SET FORTH IN A TREE PROTECTION PLAN.

- CITY OF SACRAMENTO WATER NOTES:**

REVISED 10/24/13

- ## **GENERAL PROTECTION GUIDELINES FOR TREES PLANNED FOR PRESERVATION**

- OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

RPC23-0011
P19-036

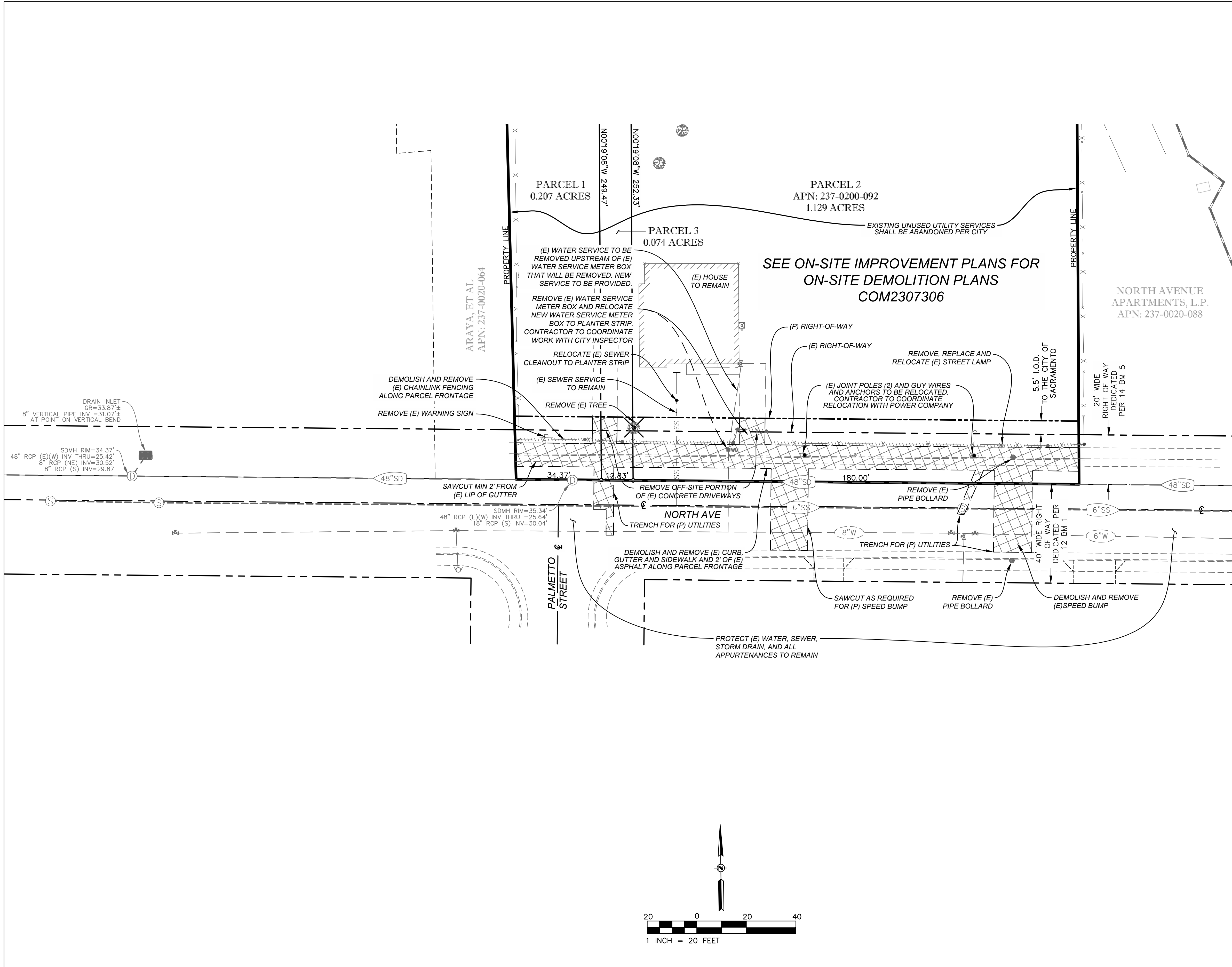


OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
 SACRAMENTO, CA 95838
 APN: 237-0200-092

EXISTING CONDITIONS

RPC23-0011	P19-036	P15657300	PL-2023021	SHEET C3 OF 14
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DEMOLITION LEGEND:

DEMOLISH AND REMOVE

REMOVE EXISTING FENCING

TREE REMOVAL



Know what's below.
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DEMOLITION PLAN NOTES:

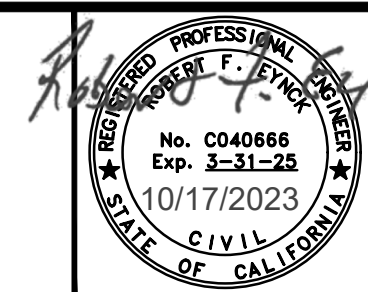
- SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND PORTLAND CEMENT CONCRETE SIDEWALKS AND CURB AND GUTTERS WITHIN THE LIMITS OF DEMOLITION. ENGINEER SHALL VERIFY LIMITS OF DEMOLITION. PROTECT EXISTING PAVEMENTS AND IMPROVEMENTS TO REMAIN.
- THE DISPOSAL OF ALL DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND IT SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. ANY PERMITS REQUIRED FOR SUCH DISPOSAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT ASPHALT 2' MIN FROM (E) CURB, (P) CURB OR AS OTHERWISE SHOWN ON PLANS.
- REMOVE EXISTING VEGETATION, MULCH, IRRIGATION, AND OTHER AS REQUIRED IN AREA OF PROJECT IMPROVEMENTS. CAP AND RELOCATE IRRIGATION AS NEEDED. SEE LANDSCAPE PLANS.
- EXISTING FACILITIES (e.g. IRRIGATION, ELECTRICAL) TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE APPLICABLE LANDSCAPE, ELECTRICAL AND ARCHITECTURAL PLANS.
- REMOVE EXISTING PCC TO LIMITS SHOWN. SAWCUT AT EXISTING SCORE AND/OR EXPANSION JOINTS WHEN POSSIBLE.
- ANY WORK IN THE CITY ROW SHALL REQUIRE A TRAFFIC CONTROL PLAN PRIOR TO THE ISSUANCE OF ANY PERMIT.
- ANY PAVEMENT CUT AND REPAIR WITHIN THE CITY ROW SHALL BE REPAIRED PER CITY OF SACRAMENTO STANDARDS.
- THE CONTRACTOR SHALL COMPLY WITH PROVISIONS OF THE SAFETY AND HEALTH REGULATION FOR CONSTRUCTION, PROMULGATED BY THE SECRETARY OF LABOR UNDER SECTION 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 USC 327 ET SEQ.) AS SET FORTH IN TITLE 29, C.F.R., CAL/OSHA, AND THE REGULATIONS ISSUED THEREUNDER. COMPLIANCE SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CURRENT CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS, (CCR) TITLE 24, PART 9, ARTICLE 87 - FIRE SAFETY DURING CONSTRUCTION ALTERATION OR DEMOLITION OF A BUILDING, SECTION 8706 - FIRE SAFETY DURING DEMOLITION.
- THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE TO THE OWNER AND ANY AFFECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES.
- EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITIES TO BE DEMOLISHED.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. PROVIDE TEMPORARY IRRIGATION WHEN IRRIGATION SUPPLY TO BE DISRUPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, AND PROTECTION OF ADJACENT UNDERGROUND UTILITIES. CONTRACTOR SHALL PROVIDE BRACING AND SHORING WHEN REQUIRED.
- EXISTING UTILITIES TO BE REMOVED: DEMOLISH AND REMOVE EXISTING BELOW GRADE UTILITIES UNLESS OTHERWISE NOTED.
- REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE, STORE AND PROTECT.
- BACKFILL OPEN PITS AND HOLES CAUSED AS A RESULT OF DEMOLITION WITH EXCESS SOIL ON SITE PER RECOMMENDATIONS CONTAINED IN THE SOILS REPORT FOR BACKFILL MATERIAL.
- UNIFORMLY ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF CONSTRUCTION AREA AND PROTECTION OF PUBLIC SAFETY DURING ALL TIMES DURING DEMOLITION WORK.
- HAZARDOUS MATERIALS:
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PROCEDURES, AND ABATEMENT SPECIFICATIONS FOR THE SAFE REMOVAL OF HAZARDOUS WASTE MATERIALS.
 - IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. NOTIFY ENGINEER & ARCHITECT.
 - CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.
- PROTECT (E) IRRIGATION AND MAINTAIN TO ALL LANDSCAPE AREAS NOT DISTURBED BY THE PROJECT DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH APPLICABLE DRY UTILITY AGENCIES FOR ABANDONMENT OR REMOVAL OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE DEMOLITION. THE OWNER AND ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR CLAIMS RESULTING FROM FAILURE TO PROPERLY COORDINATE WITH DRY UTILITY AGENCIES.
- CONTRACTOR SHALL IMPLEMENT CITY OF SACRAMENTO TREE PRESERVATION REQUIREMENTS, SEE NOTES ON SHEET C2.2.
- INSTALL 20'X10' CHAIN LINK FENCING AROUND EXISTING TREES TO REMAIN PRIOR TO DEMOLITION. COMPLY WITH TREE PROTECTION MEASURES IN GENERAL NOTES. SEE SHEET C2.2.
- EXISTING IMPROVMENTS THAT ARE DETERMINED DETERIORATED BY THE PUBLIC WORKS INSPECTOR DURING CONSTRUCTION OR AT FINAL WALK THRU INSPECTION SHALL BE RECONSTRUCTED TO THE SATISFACTION OF PUBLIC WORKS. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF NOTICE OF COMPLETION (NOC). ALL COSTS ASSOCIATED WITH THIS RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
DESCRIPTION	278-A2C
	A HILT NAIL IN LIGHT BASE OF SE
	CORNER OF DRY CREEK ROAD AND
	NORTH AVENUE.

FIELD BOOK	
SCALE	
HORIZ. 1"=20'	
VERT.	

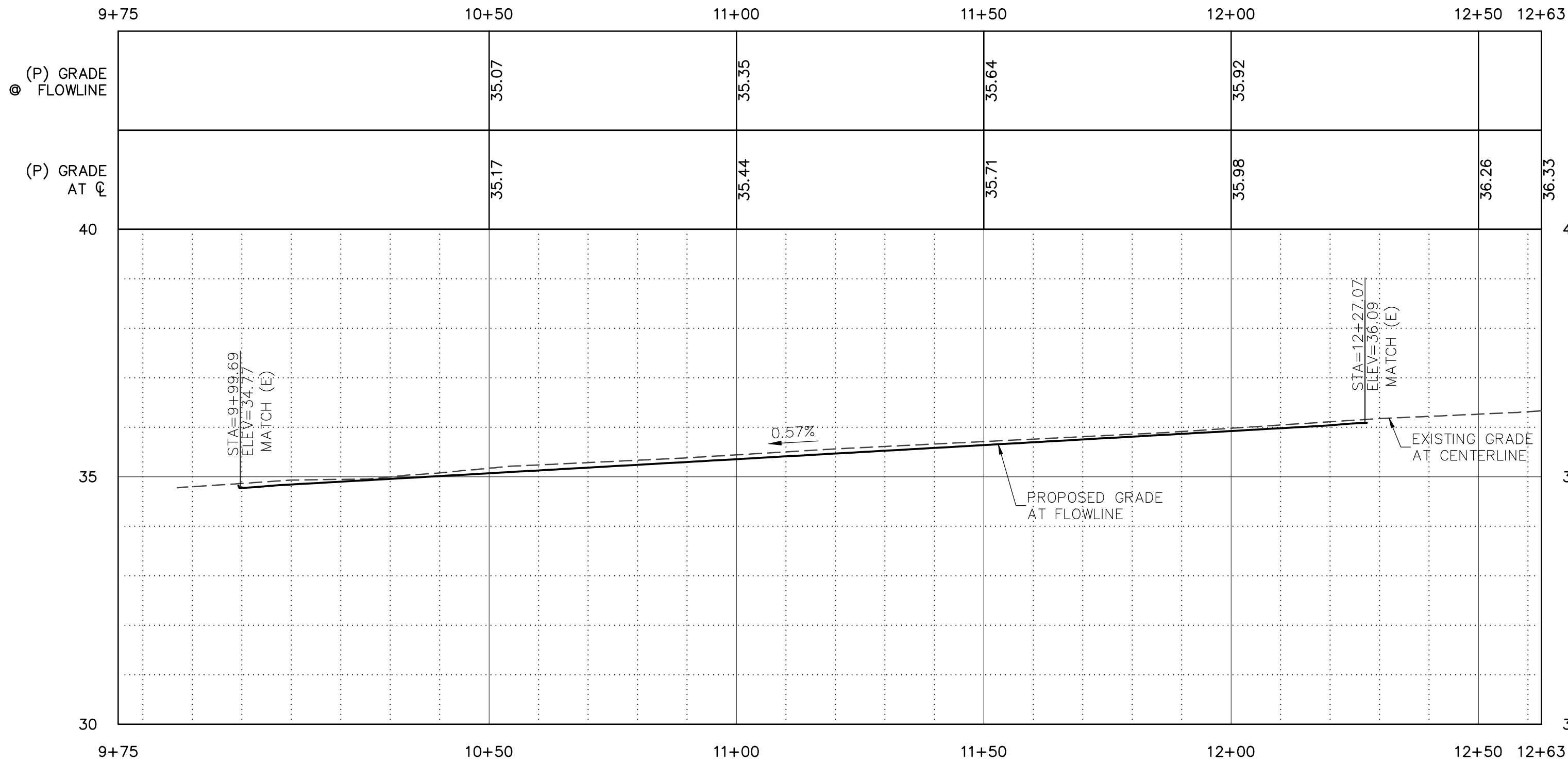
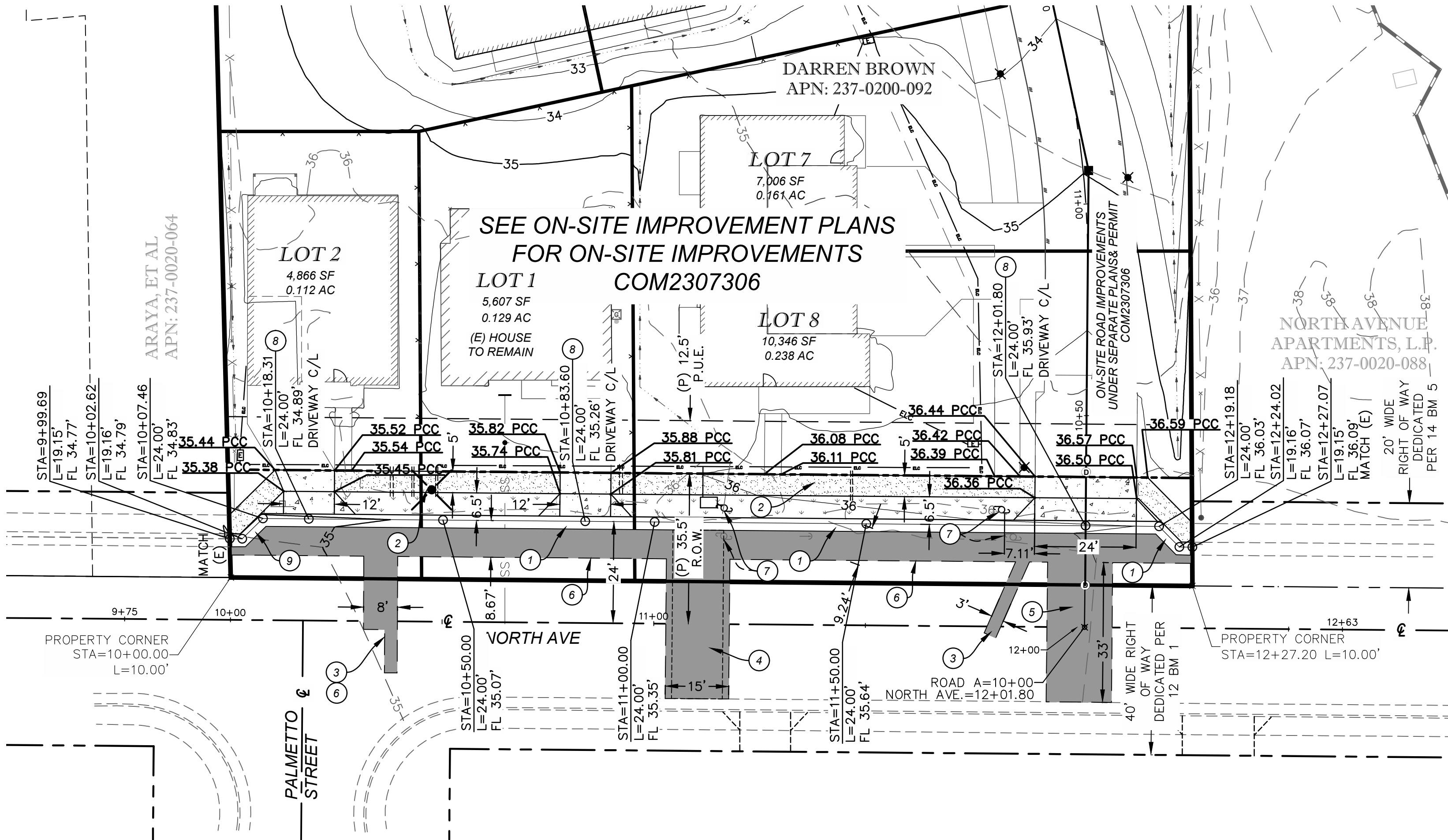
CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY: DCJ	DESIGNED BY: M. WILSON	CHECKED BY: R. EYNCK	
DATE 10/17/23	R.C.E. C 92447	R.C.E. C040666	DATE 10/17/23



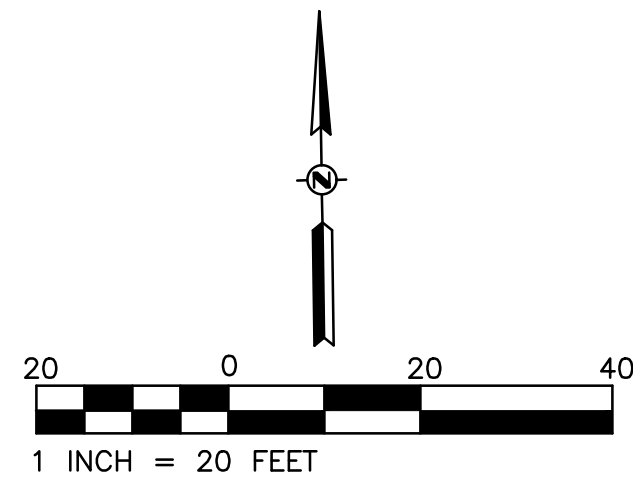
OFF-SITE IMPROVEMENT PLANS FOR NERRADSCALI SUBDIVISION SACRAMENTO, CA 95838 APN: 237-0200-092			
OFF-SITE DEMOLITION PLAN			
RPC23-0011	P19-036	P15657300	PL-2023021
SHEET			C4
OF			14

CWE PROJECT NO. 21-188 - 905 NORTH AVENUE, SACRAMENTO, CA 95838

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HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



LEGEND:

AC PAVING (TI=7.0) 4" AC / 14.5" CL2 AB OR MATCH EXISTING, WHICHEVER IS GREATER		SURFACE FLOW / DRAINAGE FLOW	
DRIVEWAY PCC 6" PCC / 6" CL2 AB		OVERLAND RELEASE	
PEDESTRIAN PCC 4" PCC / 6" CL2 AB			
LANDSCAPING SEE PLANS BY OTHERS			

CONSTRUCTION KEYNOTES:

- CONSTRUCT CITY OF SACRAMENTO STANDARD CURB AND GUTTER TYPE 2 PER CITY OF SACRAMENTO DWG. NO. T-11 ON SHEET C9.
- CONSTRUCT CITY OF SACRAMENTO STANDARD SEPARATED SIDEWALK PER DETAIL 1 - CITY OF SACRAMENTO DEPT. OF TRANSPORTATION PLATE 15-5, SHEET C9. PROPOSED CURB IS STANDARD VERTICAL CURB TYPE 2.
- TRENCH FOR PROPOSED UTILITIES AND BACKFILL PER CITY OF SACRAMENTO STANDARDS.
- CONSTRUCT SPEED LUMP AND PLACE BOLLARDS PER THE CITY OF SACRAMENTO'S SPEED LUMP PROGRAM GUIDELINES AND CITY OF SACRAMENTO DWG. NO.s T-224 AND T-230 REFERENCED ON SHEET C9.
- RESTORE PAVEMENT SAWCUT FROM REMOVAL OF EXISTING SPEED LUMP TO EXISTING PAVEMENT CONDITIONS.
- SAWCUT SHALL BE AT INSPECTORS DISCRETION AND SHALL BE A MINIMUM OF 2-FEET. SEE CITY OF SACRAMENTO GENERAL NOTES 31-35 ON SHEET C2.2 FOR ADDITIONAL NOTES.
- CONTRACTOR TO COORDINATE RELOCATION EXISTING SMUD UTILITY POLES PLACED 18" BEHIND THE BACK OF NEW CURB. POLES TO BE A MINIMUM OF 5' FROM THE EDGE OF PROPOSED DRIVEWAYS.
- CONSTRUCT DRIVEWAY PER CITY OF SACRAMENTO DWG. NO. T-22 ON SHEET C9.
- CONSTRUCT 5-FOOT TRANSITION FROM PROPOSED TYPE 2 CURB & GUTTER TO EXISTING TYPE 1 CURB & GUTTER PER DETAIL 2, SHEET C9.

GRADING AND DRAINAGE GENERAL NOTES:

- ALL VALVES, MANHOLES, TRAFFIC CONTROL BOXES, CLEANOUTS, D/S, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
- ASBESTOS CEMENT PIPE (ACP) SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- TRENCHING AND BACKFILL SHALL COMPLY WITH CITY OF SACRAMENTO STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY. ALL PIPES SHALL BE BACKFILLED WITH CLASS 2 AGGREGATE BASE.
- ADJUST ALL VALVE COVERS, MANHOLE RIMS, AND UTILITY COVERS, TO FINISHED GRADE WITHIN THE LIMITS OF WORK AS REQUIRED.
- SEE ARCHITECTURAL PLANS AND PROJECT SPECIFICATIONS FOR PCC COLORING REQUIREMENTS AND JOINT SCORING REQUIREMENTS. PCC JOINTS SHALL BE PROVIDED AT DRIVEWAY CENTERLINES AND AT GRADE BREAKS. JOINTS SHALL CREATE SLABS APPROXIMATELY 8 TO 10 FEET SQUARE.
- ALL DRAIN INLETS TO BE STENCILED TO PROHIBIT DUMPING OF POLLUTANTS.
- THE TOTAL NEW IMPERVIOUS SURFACE PROPOSED FOR THE PROJECT IS 0.063 ACRES.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED FOR THE ONSET OF ANY STORM.
- COMPLY WITH TREE PROTECTION MEASURES IN GENERAL NOTES. SEE SHEET C2.2.
- ALL EXCAVATION WITHIN THE DRIPLINE OF CITY TREES SHALL BE PERFORMED USING HYDRO EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING AND SHALL BE SUPERVISED BY THE PROJECT ARBORIST. SEE TREE PROTECTION MEASURES IN GENERAL NOTES FOR DETAILS.



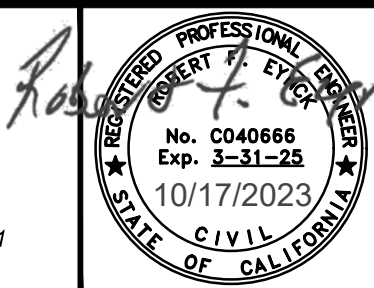
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
DESCRIPTION	278-A2C A HILT NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.

FIELD BOOK	SCALE
HORIZ. 1"=20'	
VERT. 1"=2'	

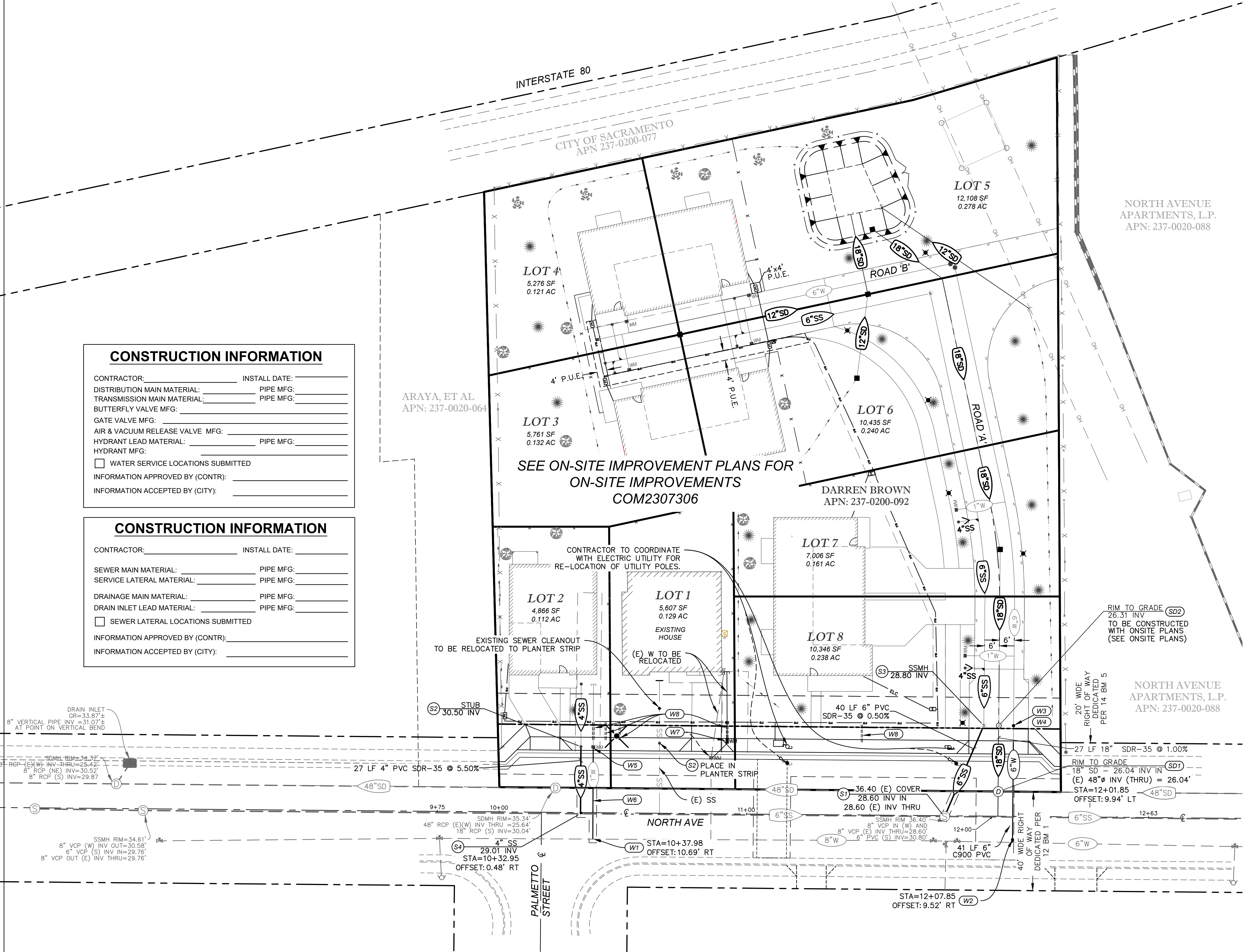
CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY: DCJ	DESIGNED BY: M. WILSON	CHECKED BY: R. EYNCK	
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OFF-SITE IMPROVEMENT PLANS FOR NERRADSCALI SUBDIVISION SACRAMENTO, CA 95838 APN: 237-0200-092 NORTH AVENUE PLAN AND PROFILE			
RPC23-0011	P19-036	P15657300	SHEET C5 OF 14
PL-2023021			

CWE PROJECT NO. 21-188 - 905 NORTH AVENUE, SACRAMENTO, CA 95838

W: 2021 Projects\21-188 905 North Ave Soc\Working CAD\06 OFFSITE WATER AND SEWER.dwg Oct 17, 2023-10:33 am



SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) CONNECT PROPOSED SEWER LATERAL TO EXISTING MANHOLE PER CITY OF SACRAMENTO STANDARDS. INVERT ELEVATIONS (I.E.) AS SHOWN PER PLAN.
- (S2) INSTALL SANITARY SEWER CLEANOUT GRADE PER CITY OF SACRAMENTO DETAIL S-265.
- (S3) POINT OF SERVICE FOR ON-SITE SANITARY SEWER. 48" SSMH PER CITY DETAIL S-70. CONSTRUCTION A PART OF ON-SITE IMPROVEMENT PLANS.
- (S4) CITY CREWS TO TAP EXISTING 6" SEWER MAIN AND PLACE 4" SEWER SERVICE STUB FOR A FEE OF \$1,350.00 (EACH). CONTRACTOR TO CONNECT TO 4" SEWER STUB AND PLACE 4" SEWER SERVICE MAIN TO THE POINT OF SERVICE PER CITY DETAIL S-265. CONTRACTOR TO PROVIDE ALL EXCAVATION, BACKFILL AND SURFACE RESTORATION AS NECESSARY. DEVELOPMENT FEES TO PAID AT TIME OF BUILDING PERMIT.

WATER CONSTRUCTION KEYNOTES:

- (W1) CITY CREWS TO TAP EXISTING 6"W MAIN AND PLACE 1" DOMESTIC WATER SERVICE TO THE POINT OF SERVICE FOR A FEE OF \$1,822.00 EACH). CONTRACTOR TO PROVIDE ALL EXCAVATION, BACKFILL AND SURFACE RESTORATION AS NECESSARY. METER AND DEVELOPMENT FEES TO BE PAID AT TIME OF BUILDING PERMIT.
- (W2) 6" DOMESTIC (PRIVATE) COMMON WATER SERVICE. CITY CREWS TO TAP EXISTING 6"W MAIN AND PLACE 6" GATE VALVE FOR A FEE \$3,325.00. CONTRACTOR TO CONNECT TO GATE VALVE AND PLACE 6" WATER SERVICE MAIN TO THE POINT OF SERVICE AFTER TESTING AND DISINFECTION. CONTRACTOR TO PROVIDE ALL EXCAVATION, BACKFILL AND SURFACE RESTORATION AS NECESSARY.
- (W3) CONTRACTOR TO PROVIDE AND INSTALL 6" GATE VALVE AT BACK OF WALK (POINT OF SERVICE)
- (W4) 6" RESIDENTIAL SERVICE POINT OF CONNECTION TO ON-SITE WATER. SEE ON-SITE IMPROVEMENT PLANS FOR CONTINUATION.
- (W5) 1" RESIDENTIAL SERVICE POINT OF CONNECTION TO ON-SITE WATER. WATER METER CONSTRUCTION A PART OF ON-SITE IMPROVEMENT PLANS. SEE ON-SITE IMPROVEMENT PLANS FOR CONTINUATION.
- (W6) CITY SHALL TAP AND INSTALL WATER SERVICE LINE
- (W7) REMOVE EXISTING WATER SERVICE METER BOX AND PLACE NEW WATER SERVICE METER BOX IN PLANTER STRIP PER CITY OF SACRAMENTO STANDARD DETAILS W-400 AND W-402. SEE SHEET C9. COORDINATE WORK WITH CITY INSPECTOR AND WATER DEPARTMENT FOR RE-LOCATION OF (E) WATER SERVICE METER BOX. NEW WATER SERVICE TO BE PROVIDED. SEE ON-SITE PLANS FOR CONTINUATION.
- (W8) INSTALL SCH 40 SLEEVES UNDER SIDEWALK FOR WATER AND IRRIGATION LINES AS NEEDED.

STORM DRAIN CONSTRUCTION KEYNOTES:

- (SD1) CONSTRUCT SADDLE STORM DRAIN MANHOLE PER CITY STD. DETAIL S-120.
- (SD2) CONSTRUCT STORM DRAIN MANHOLE PER CITY STD. DETAIL S-70.

GENERAL UTILITY NOTES:

1. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
3. ALL WATER LINE AND SANITARY SEWER TRENCHING AND BACKFILL FOR PROPOSED UTILITIES SHALL COMPLY WITH CITY OF SACRAMENTO STANDARDS AS APPLICABLE.
4. DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PLACED WITH 36" MINIMUM COVER.
5. SEE ON-SITE GRADING PLAN FOR BUILDING FINISHED FLOOR ELEVATIONS.
6. ALL PROPOSED FACILITIES MUST MAINTAIN A MINIMUM FIVE FOOT HORIZONTAL SEPARATION AND ONE FOOT VERTICAL SEPARATION (AT CROSSINGS) FROM ALL CITY OF SACRAMENTO DEPARTMENT OF UTILITIES FACILITIES, MEASURED FROM EDGE OF FACILITY TO EDGE OF FACILITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION AND REPAIR OF ANY DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT (811) 48 HOURS PRIOR TO BEGINNING OF WORK.
8. ALL EXCAVATION WITHIN THE DRIPLINE OF CITY TREES SHALL BE PERFORMED USING HYDRO EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING AND SHALL BE SUPERVISED BY THE PROJECT ARBORIST. SEE TREE PROTECTION MEASURES IN ON SHEET C2.2 FOR DETAILS.
9. STORM DRAIN TO BE SDR-35 PVC OR PVC C900.



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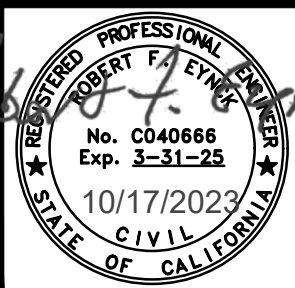
REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
278-A2C A HILT NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.	

FIELD BOOK
SCALE HORIZ. 1"=20' VERT. 1"=2'

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY: DCJ DATE 10/17/23	DESIGNED BY: M. WILSON R.C.E. C 92447	CHECKED BY: R. EYNCK R.C.E. C040666	DATE 10/17/23

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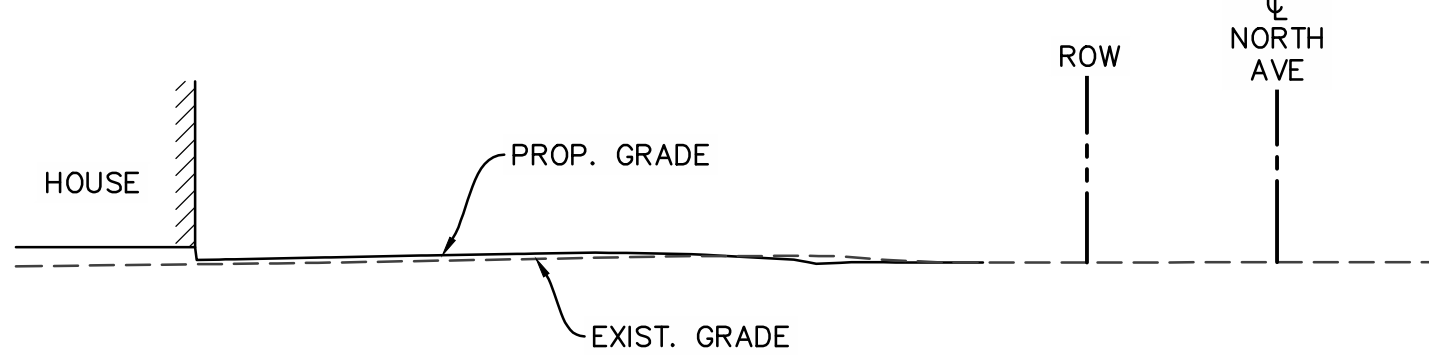
OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

OFF-SITE UTILITY PLAN

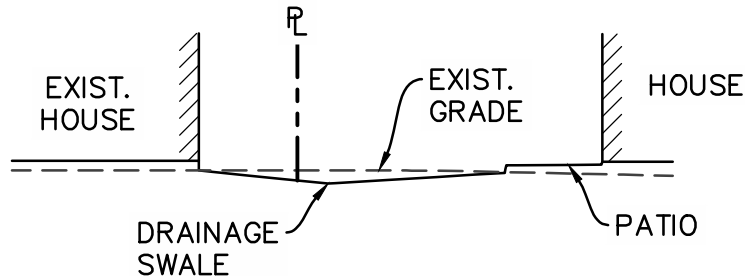
RPC23-0011	P19-036	P15657300	PL-2023021	SHEET C6 — OF — 14
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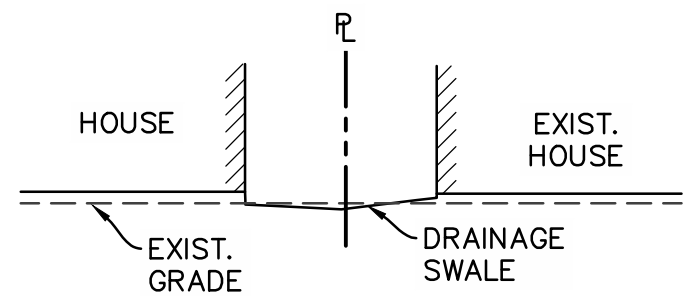
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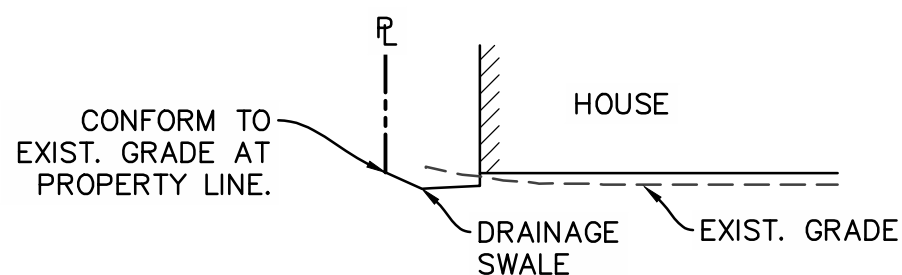
SECTION D
SCALE: 1" = 10'



SECTION C
SCALE: 1" = 10'

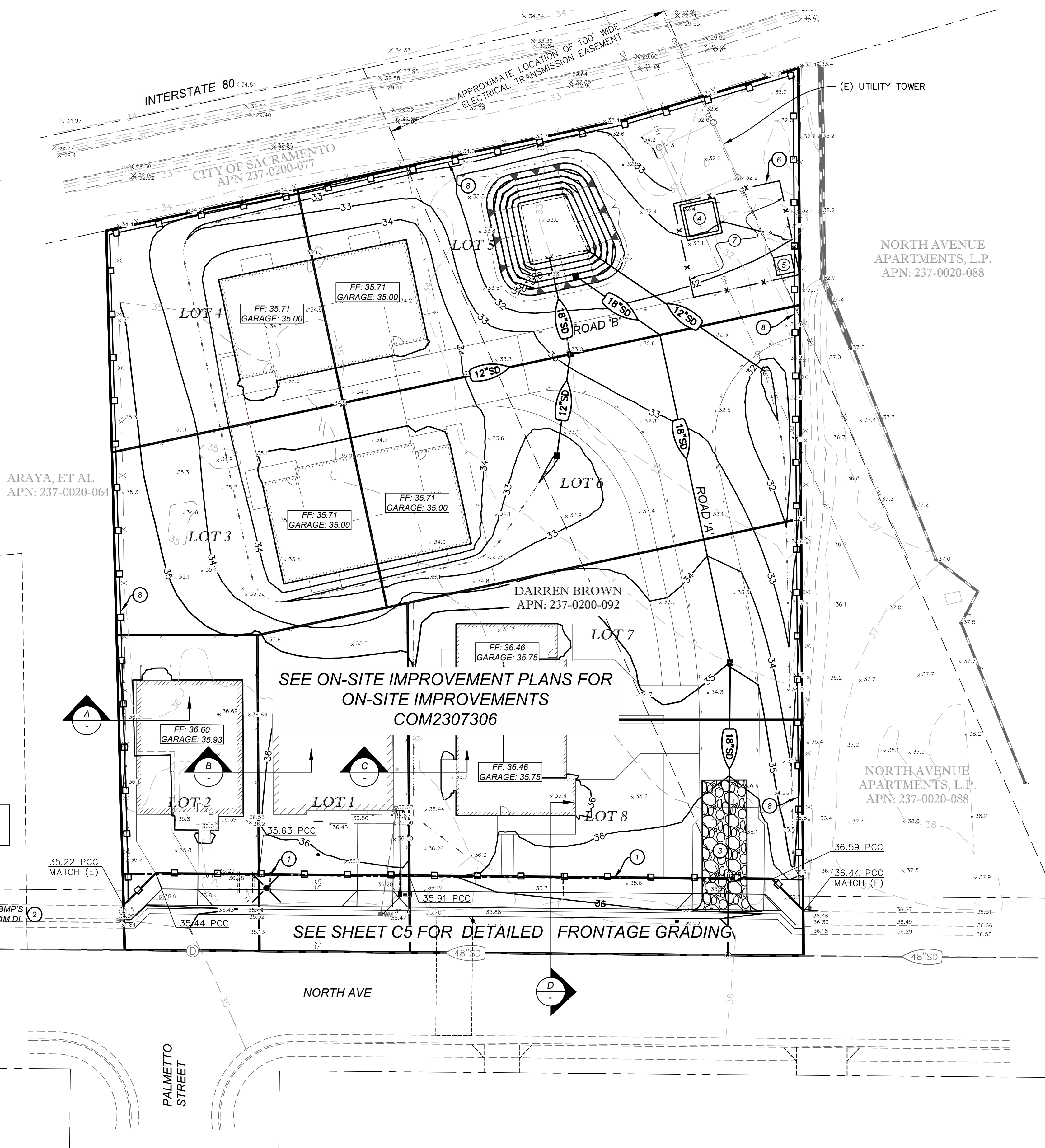


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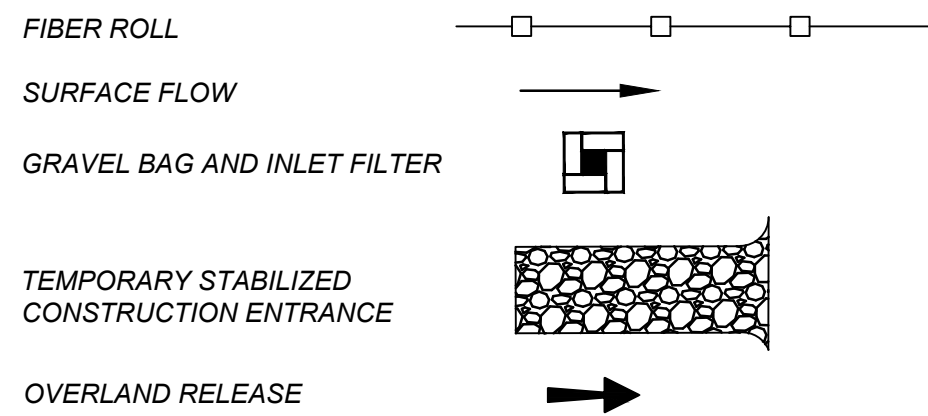


SECTION A
SCALE: 1" = 10'

NOTE:
SEE FINAL MAP FOR RECIPROCAL
DRAINAGE EASEMENTS BETWEEN LOTS



LEGEND:



CONSTRUCTION NOTES:

1. PLACE FIBER ROLL AT TOP BACK OF WALK PER CITY OF SACRAMENTO STD DWG Q-40, SHEET C8.
2. INSTALL STORM DRAIN SEDIMENT BARRIER AND INLET FILTER PER CITY OF SACRAMENTO STD DWG Q-20 AND Q-30, SHEET C8.
3. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF SACRAMENTO STD DWG Q-10, SHEET C8.
4. CONCRETE WASHOUT PER DETAIL 1, SEE SHEET C8 - REF. CASQA BMP WM-8.
5. PLACE PORTABLE TOILET FOR USE DURING CONSTRUCTION. ANCHOR TO PREVENT OVERTURNING - REF. CASQA BMP WM-9.
6. INSTALL TEMPORARY 6' HIGH CHAINLINK SECURITY FENCE.
7. STAGING AREA, MATERIAL STORAGE, TEMPORARY STOCKPILE STORAGE AREA, FUELING AREA.
8. PLACE FIBER ROLL AROUND PROJECT BOUNDARY PER CITY OF SACRAMENTO STD DWG Q-40, SHEET C8.

NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED FOR THE ONSET OF ANY STORM.
2. VERIFY BUILDING SECTION WITH STRUCTURAL PRIOR TO CONSTRUCTION.

CITY OF SACRAMENTO GRADING NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
2. CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED: NOVEMBER 2020 AND ALL APPLICABLE ADDENDA.
3. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOIL AND GEOLOGICAL INVESTIGATION PREPARED BY ALLERION CONSULTING GROUP, REPORT NO: 05-22016G, DATED 03/23/22.
4. ALL SLOPE BANKS ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
5. MAXIMUM TOLERANCE FROM PAD ELEVATIONS SHALL BE +/- 0.2'.
6. ANY GRADING OPERATIONS OUTSIDE OF SUBDIVISION BOUNDARY SHALL REQUIRE A RIGHT-OF-ENTRY.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE (ORD.NO.93-068).
8. NO GRADING, TRENCHING, CUTTING AND/OR FILLING WITHIN THE DRIP LINE OF THOSE TREES, DESIGNATED ON THE SITE PLAN FOR PRESERVATION, SHALL OCCUR. NO ACTIONS SHALL BE TAKEN THAT WILL HARM THE HEALTH, VITALITY OR LONGEVITY OF THOSE TREES IDENTIFIED ON THE SITE PLAN FOR PRESERVATION.

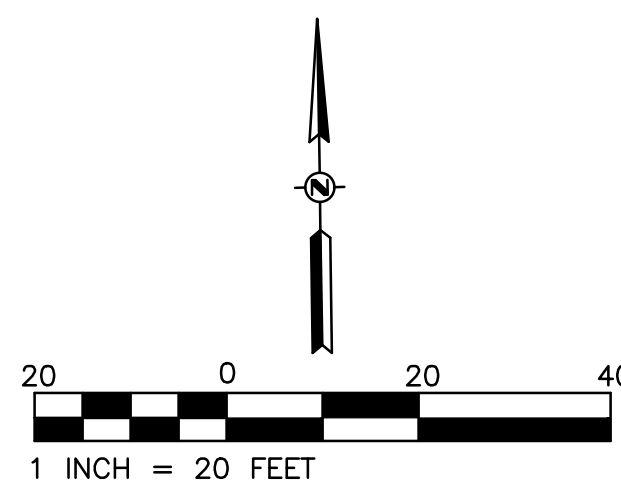
"CERTIFICATION OF LOT GRADES"

I HEREBY CERTIFY THAT THE AS-BUILT FINISHED LOT PAD ELEVATIONS, SURVEYED ON _____, DO NOT DEVIATE MORE THAN ± 0.2 FEET FROM THE DESIGN LOT PAD ELEVATIONS SHOWN ON THE PLAN SET.

PROJECT ENGINEER

R.C.E. NO.

DATE



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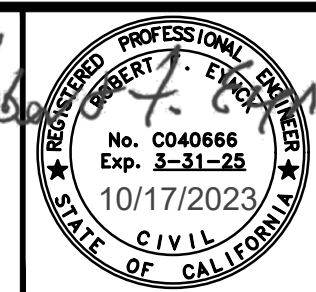
REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
278-A2C	A HILT NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.

FIELD BOOK
SCALE
HORIZ. 1"=20'
VERT.

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY: DCJ	DESIGNED BY: M. WILSON	CHECKED BY: R. EYNCK	
DATE 10/17/23	R.C.E. C 92447	R.C.E. C040666	DATE 10/17/23

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OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

**OFF-SITE GRADING, EROSION
AND SEDIMENT CONTROL PLAN**

RPC23-0011	P19-036	P15657300	PL-2023021	SHEET C7 OF 14
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CWE PROJECT NO. 21-188 - 905 NORTH AVENUE, SACRAMENTO, CA 95838

EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL GUIDELINES FOR GRADING AND THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN OR STATED ON THESE PLANS.

2. 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.

3. 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.

4. THIS PLAN MAY NOT COVER ALL THE 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.

5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

7. 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.

8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

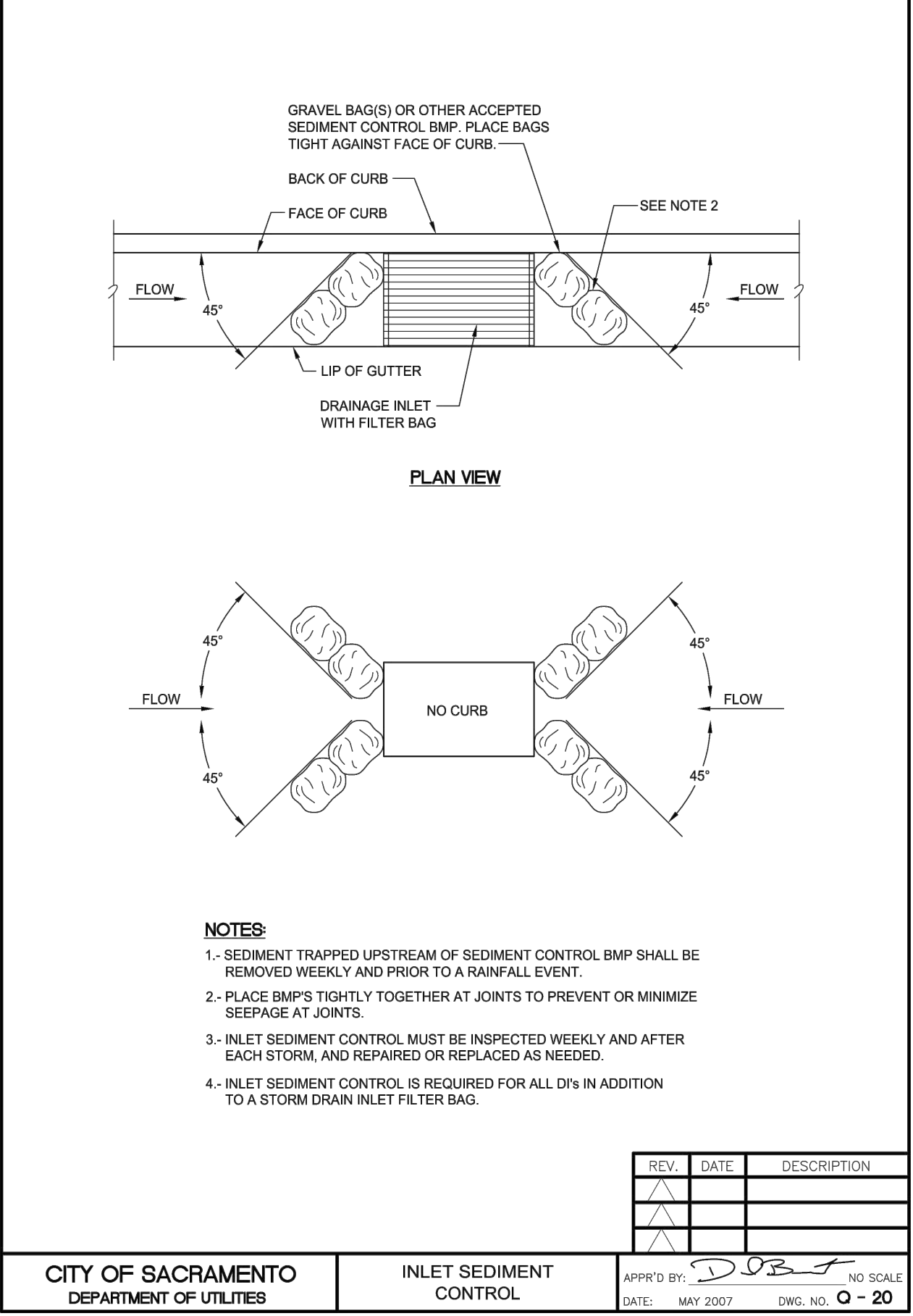
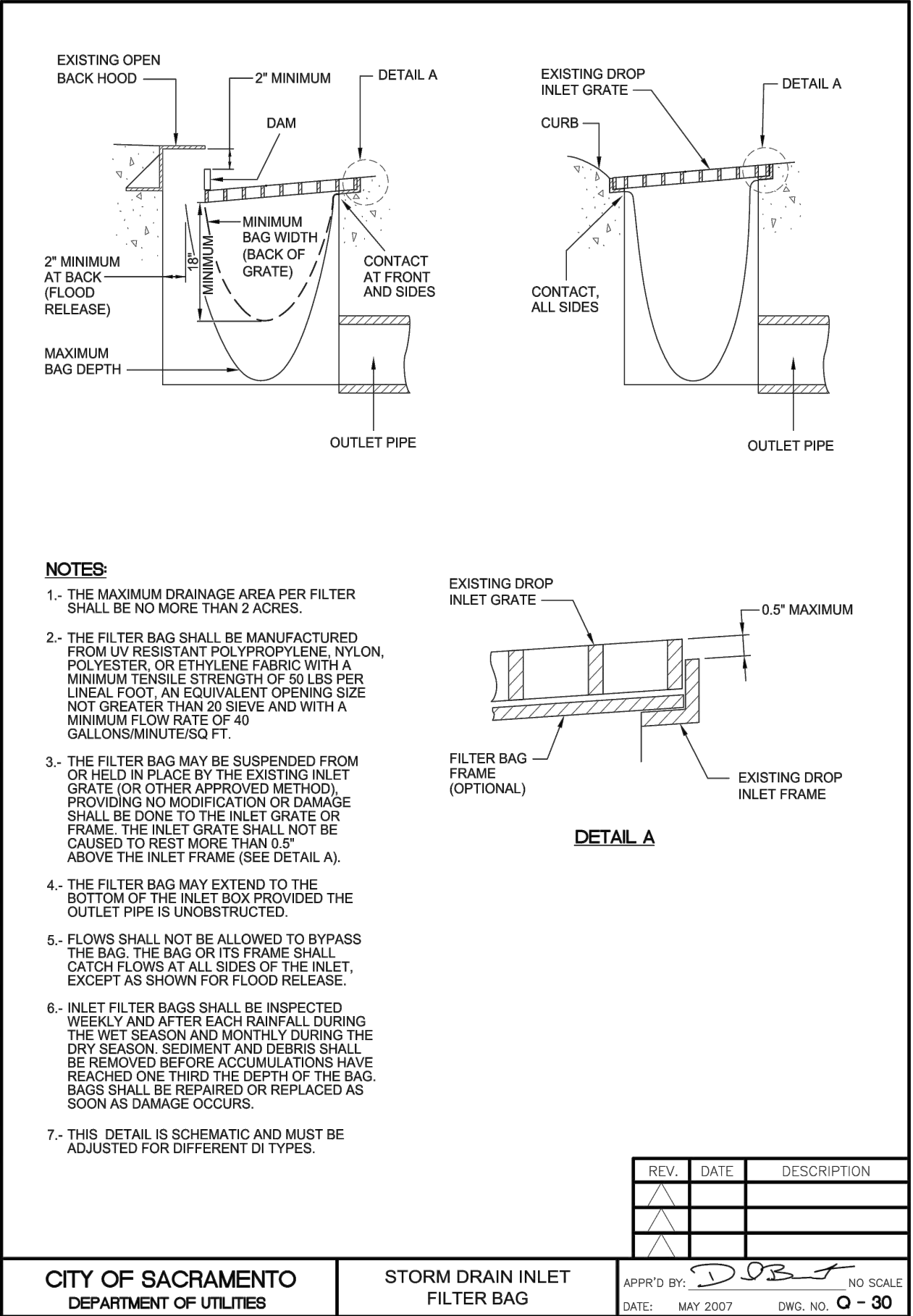
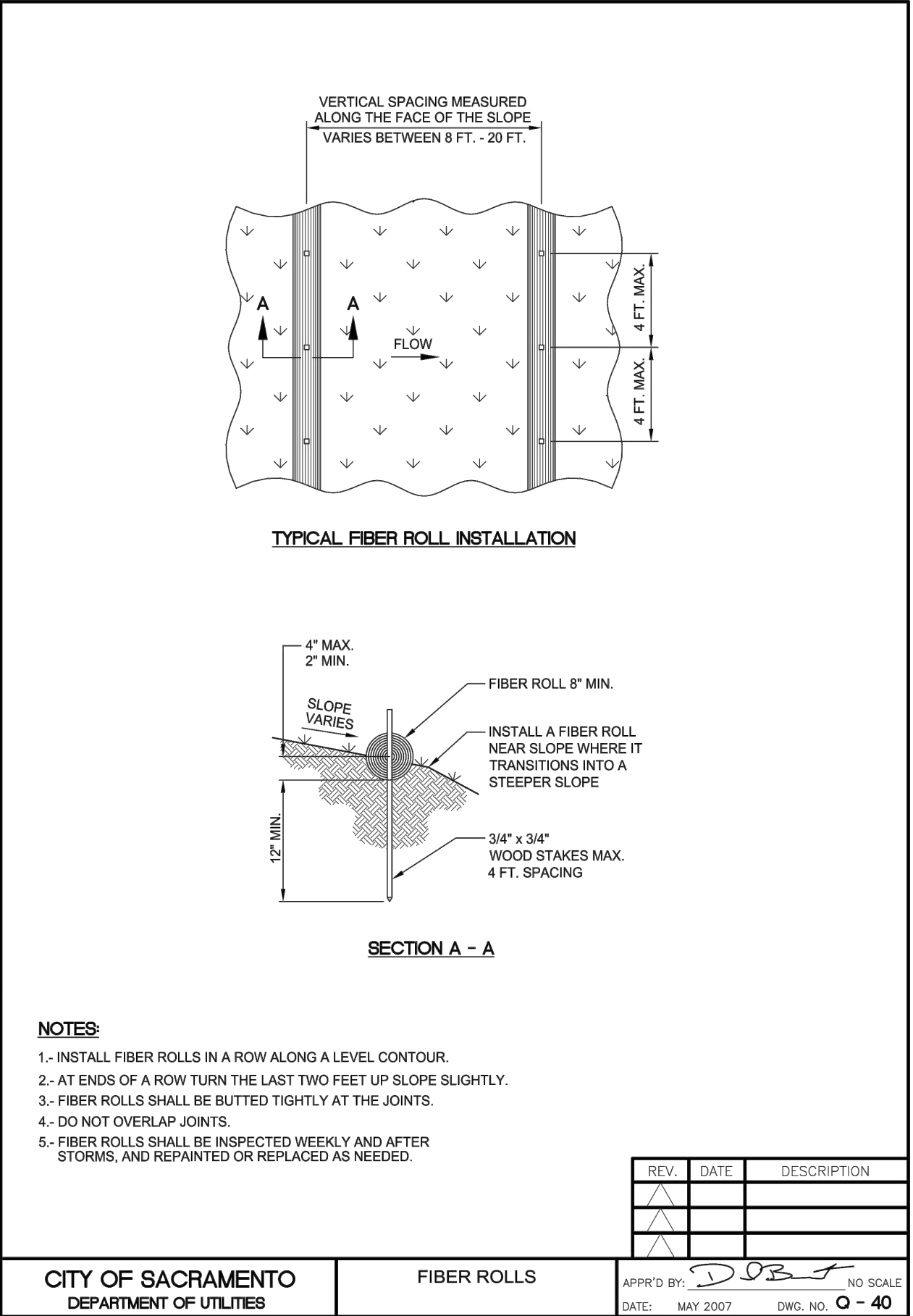
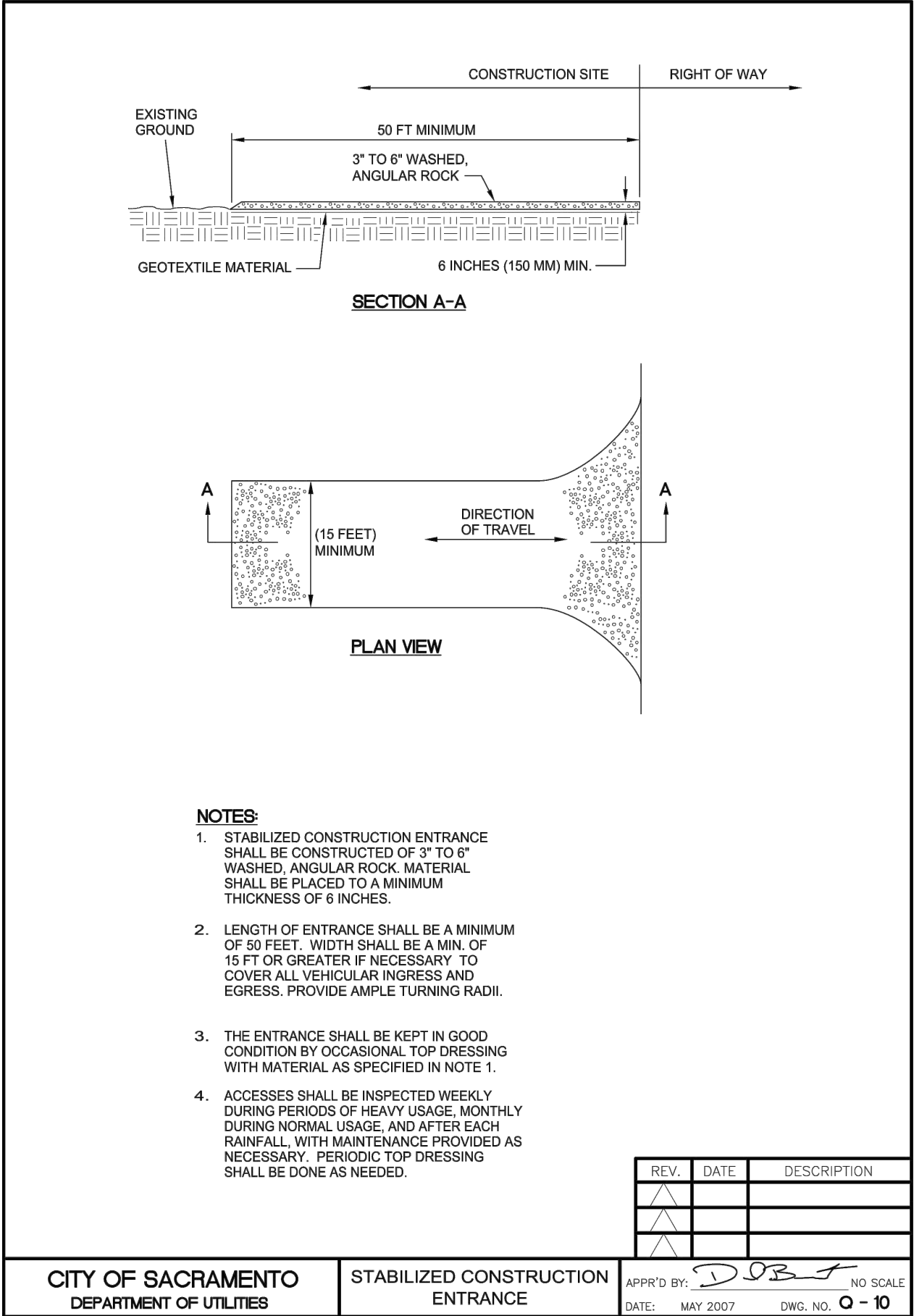
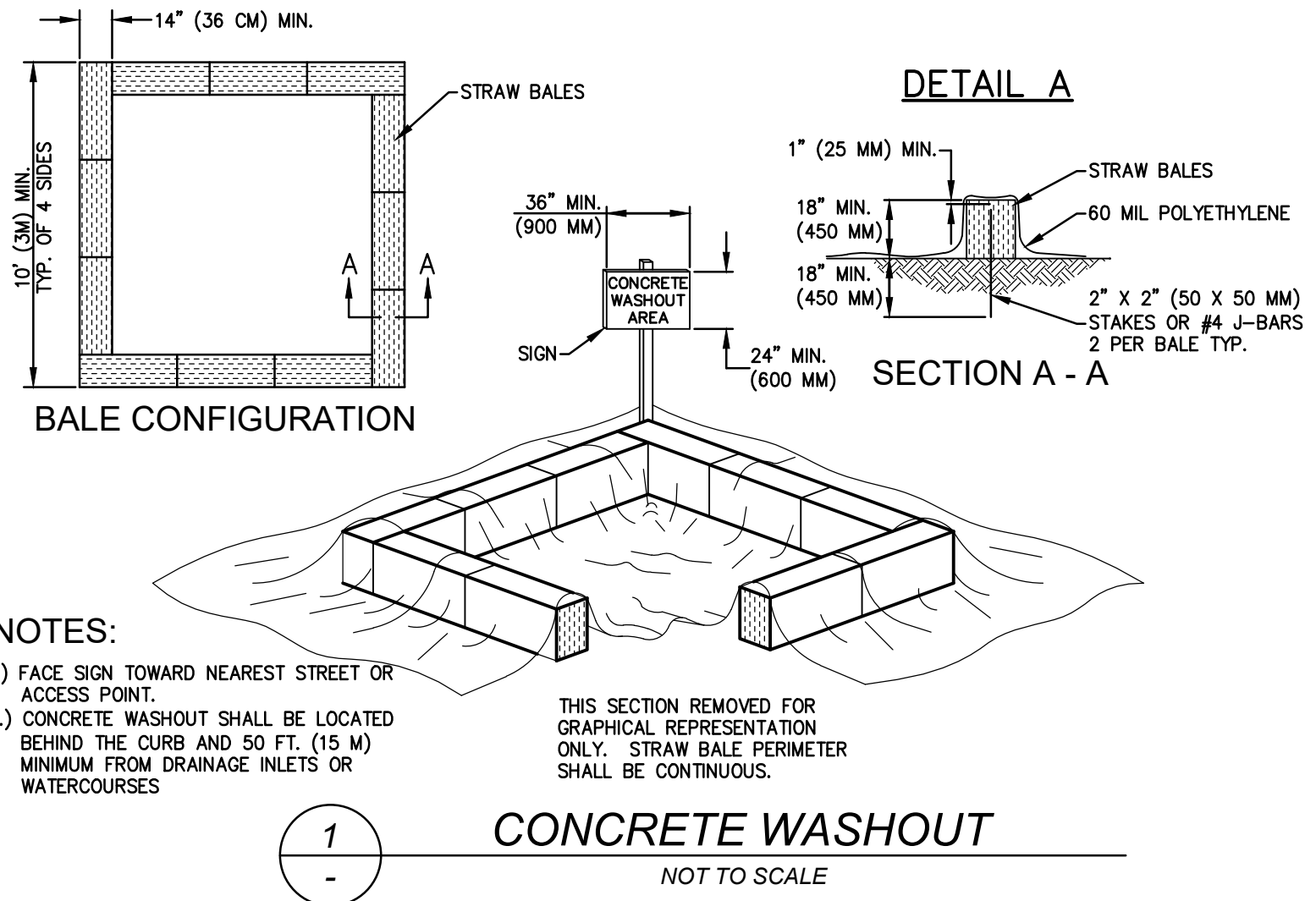
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.

10. CONTRACTOR SHALL PLACE GRAVEL BAG BARRIERS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAG BARRIERS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL FOLLOW DUST CONTROL METHODS INCLUDING:
A. WATERING THE SOIL OF THE SITE AND THE ADJACENT STREETS BEING USED IN CONNECTION WITH SOIL DISTURBANCE OPERATIONS ON THE SITE.
B. COMPLETELY COVER GRAVEL OR ROCK LANDSCAPING UNTIL STABILIZED.
D. WATER GRASSES AND LANDSCAPING UNTIL STABILIZED.

12. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
A. SOLID WASTE MANAGEMENT:
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. 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.
D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ON-SITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
F. 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 STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES												
	(WET SEASON)					(WET AND DRY SEASON)							
	HYDRO-SEEDING	STRAW MULCHING & TACTIFIER	PRESERVATION OF EXISTING VEGETATION	SOIL BINDERS	FIBER ROLLS	OUTLET PROTECTION	STORM DRAIN INLET PROTECTION	DEWATERING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION	CONCRETE WASHOUT	DUST CONTROL	SEDIMENT TRAP
PRE-GRADING			●		●		●		●	●		●	●
CUT AND FILL ACTIVITIES	●	●		●				●				●	●
UNDERGROUND WORK												●	
STORM DRAIN IMPROVEMENTS						●					●	●	
CURB & GUTTER							●					●	
STREET IMPROVEMENTS					●							●	
POST CONSTRUCTION	●	●	●										

NOTES:
1. ALL EROSION BMPS SHALL BE IN PLACE PRIOR TO STORM EVENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF SECTION II OF THE IMPROVEMENT STANDARDS AND THE CALIFORNIA STORM WATER HANDBOOK.
2. MAINTAIN BMP'S AS NECESSARY.



REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
DESCRIPTION	278-A2C A HILT NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.

FIELD BOOK
SCALE
HORIZ. 1"=20'
VERT.

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY: DCJ	DESIGNED BY: M. WILSON	CHECKED BY: R. EYNCK	
DATE 10/17/23	R.C.E. C 92447	R.C.E. C040666	DATE 10/17/23

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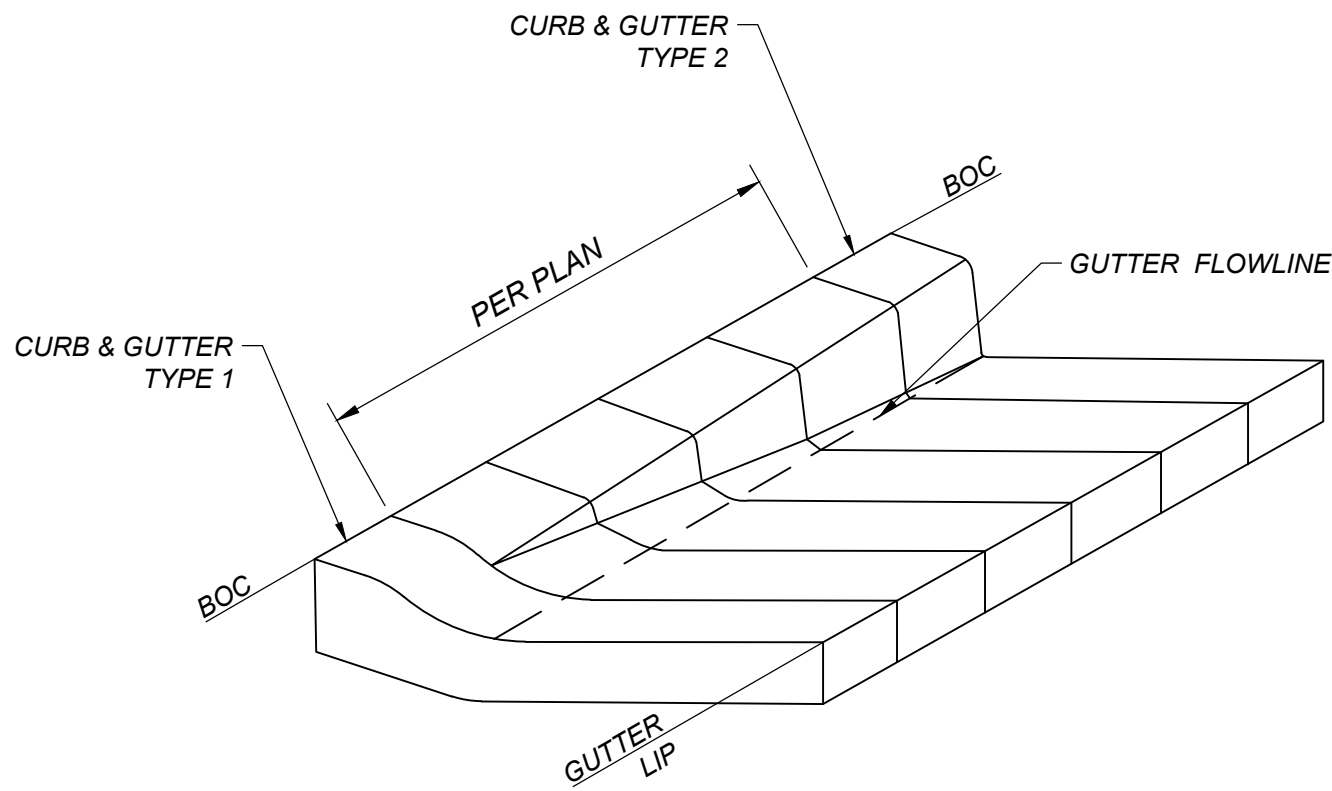
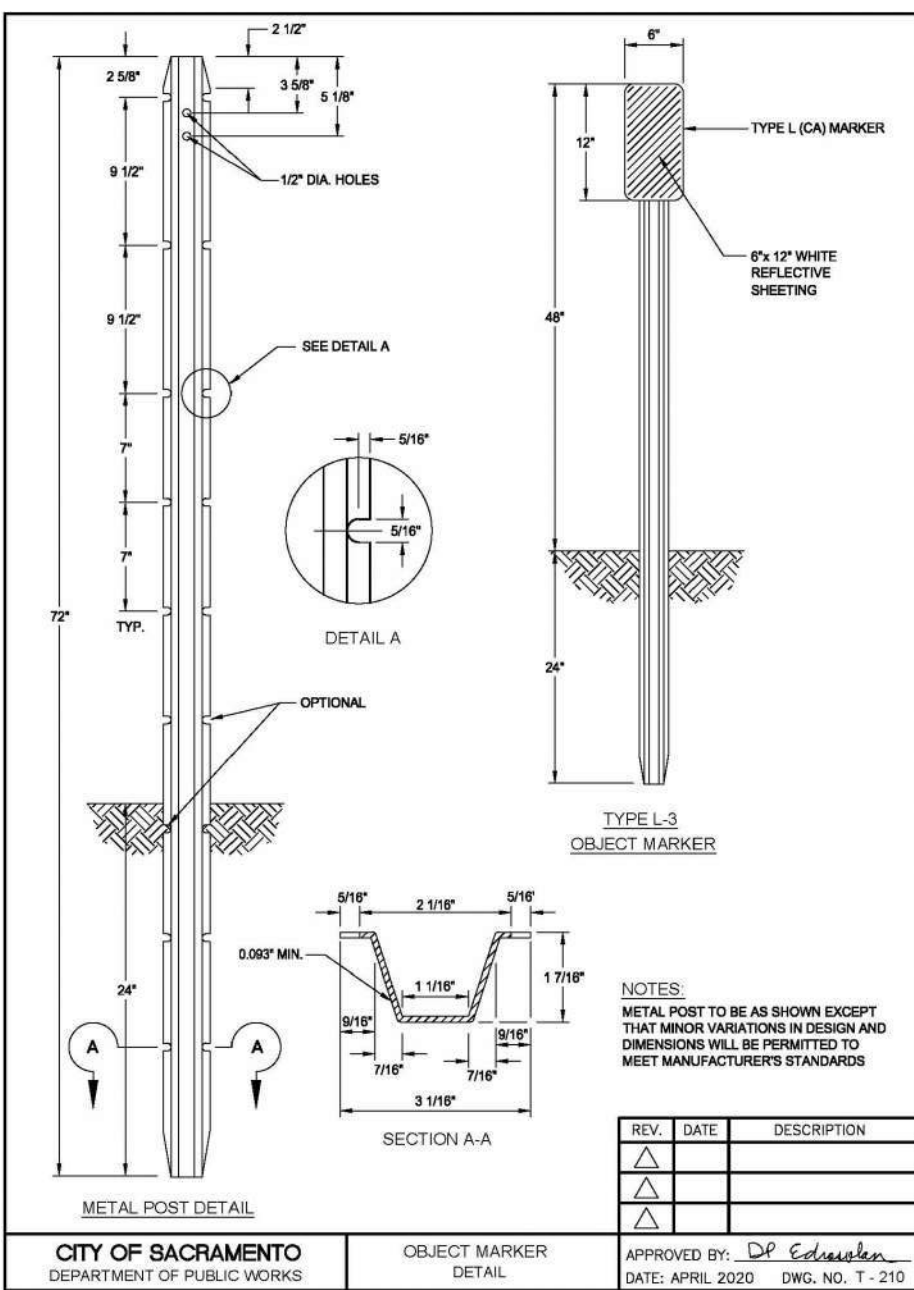
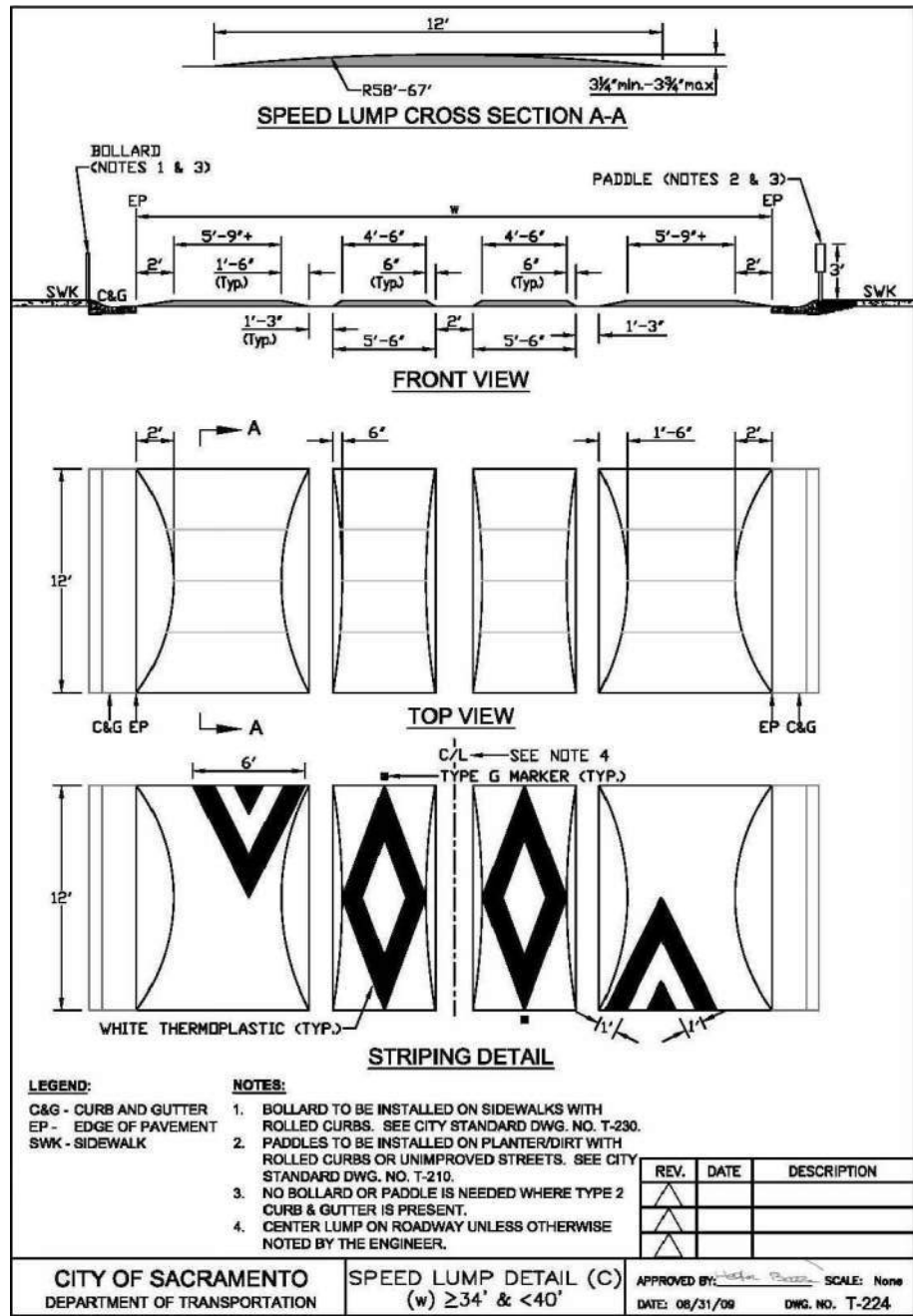
REGISTERED PROFESSIONAL ENGINEER
No. C040666
Exp. 3-31-28
10/17/2023
CIVIL
STATE OF CALIFORNIA

OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

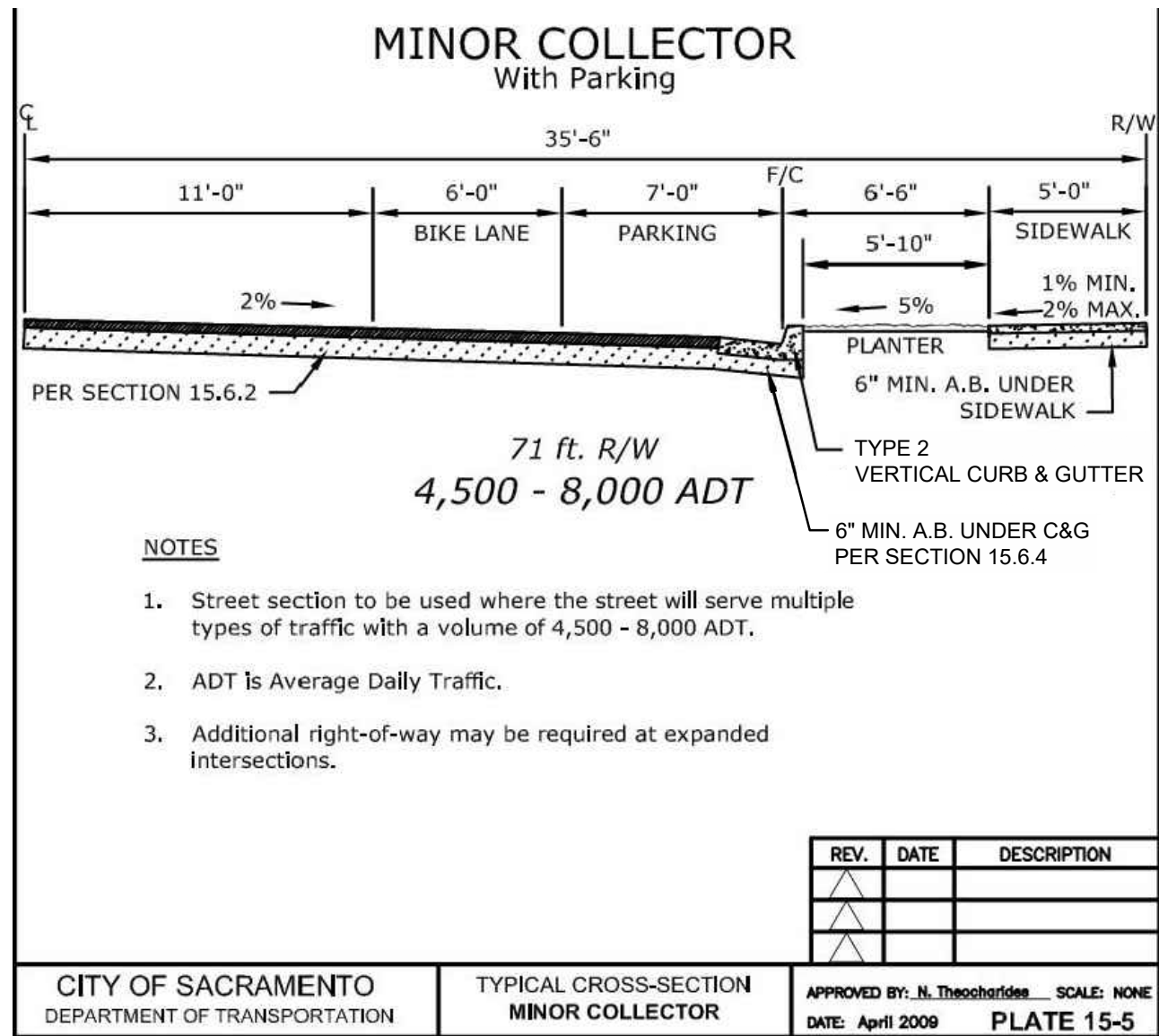
OFF-SITE EROSION & SEDIMENT
CONTROL NOTES & DETAILS

RPC23-0011
P19-036
P15657300
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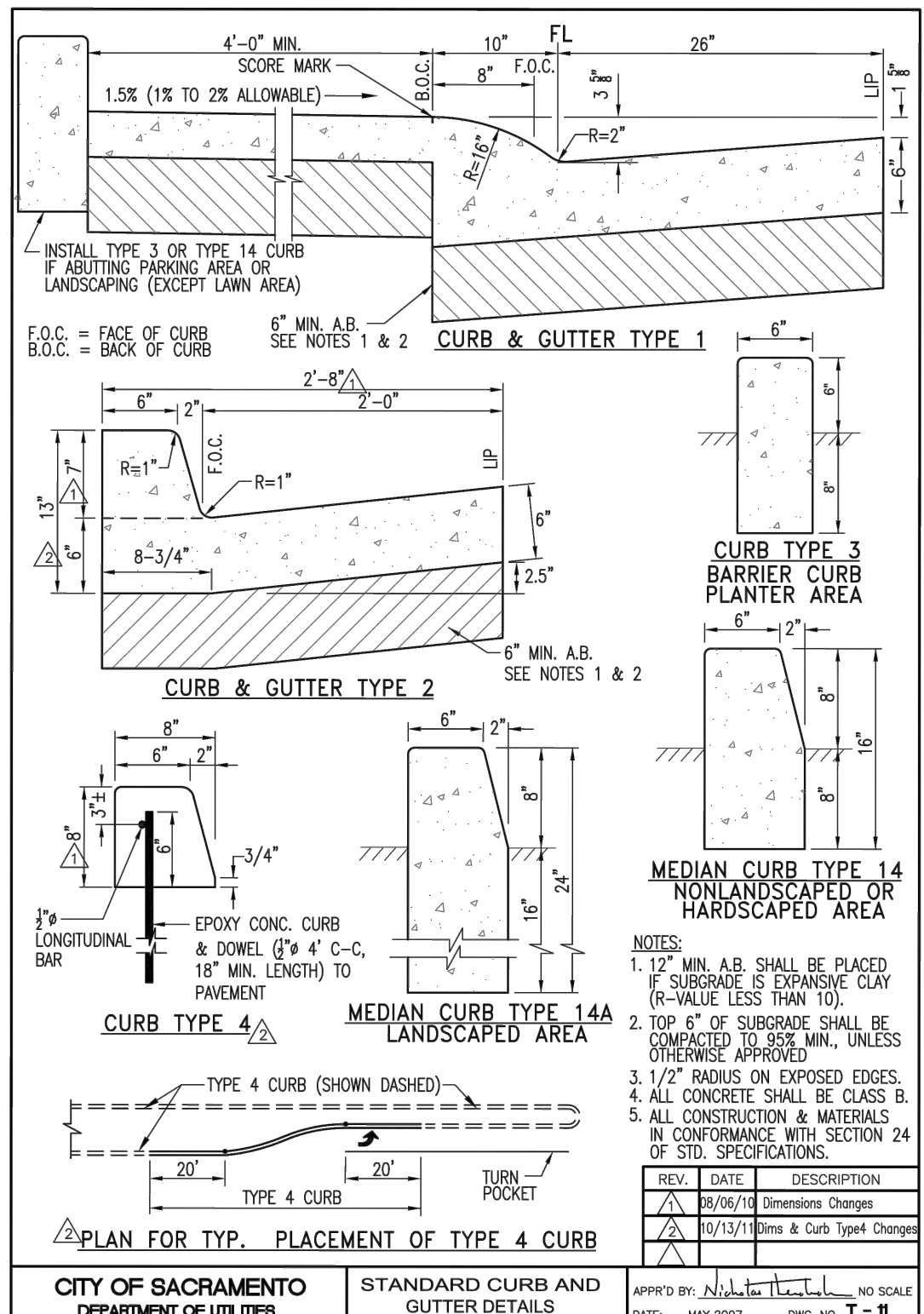
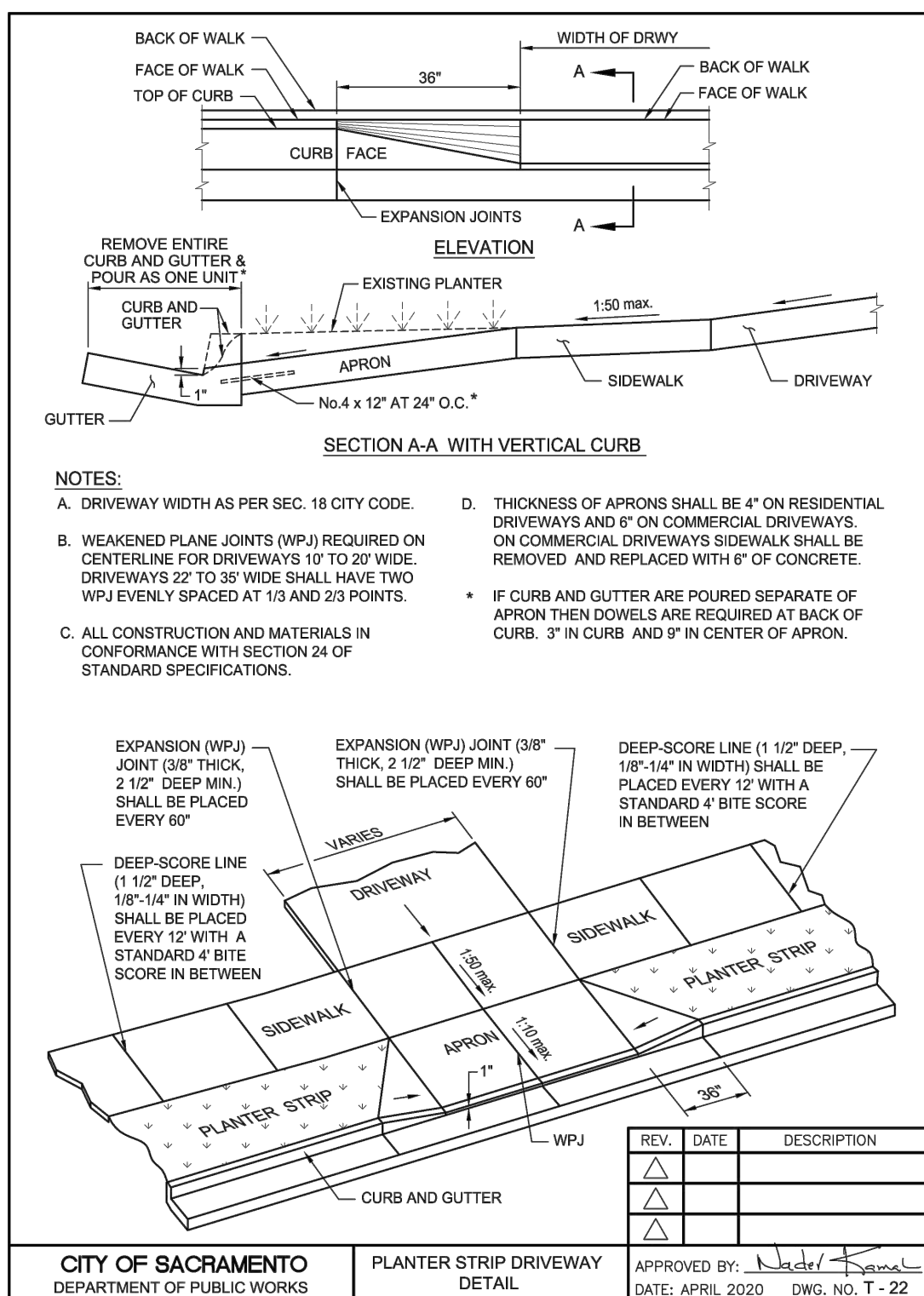
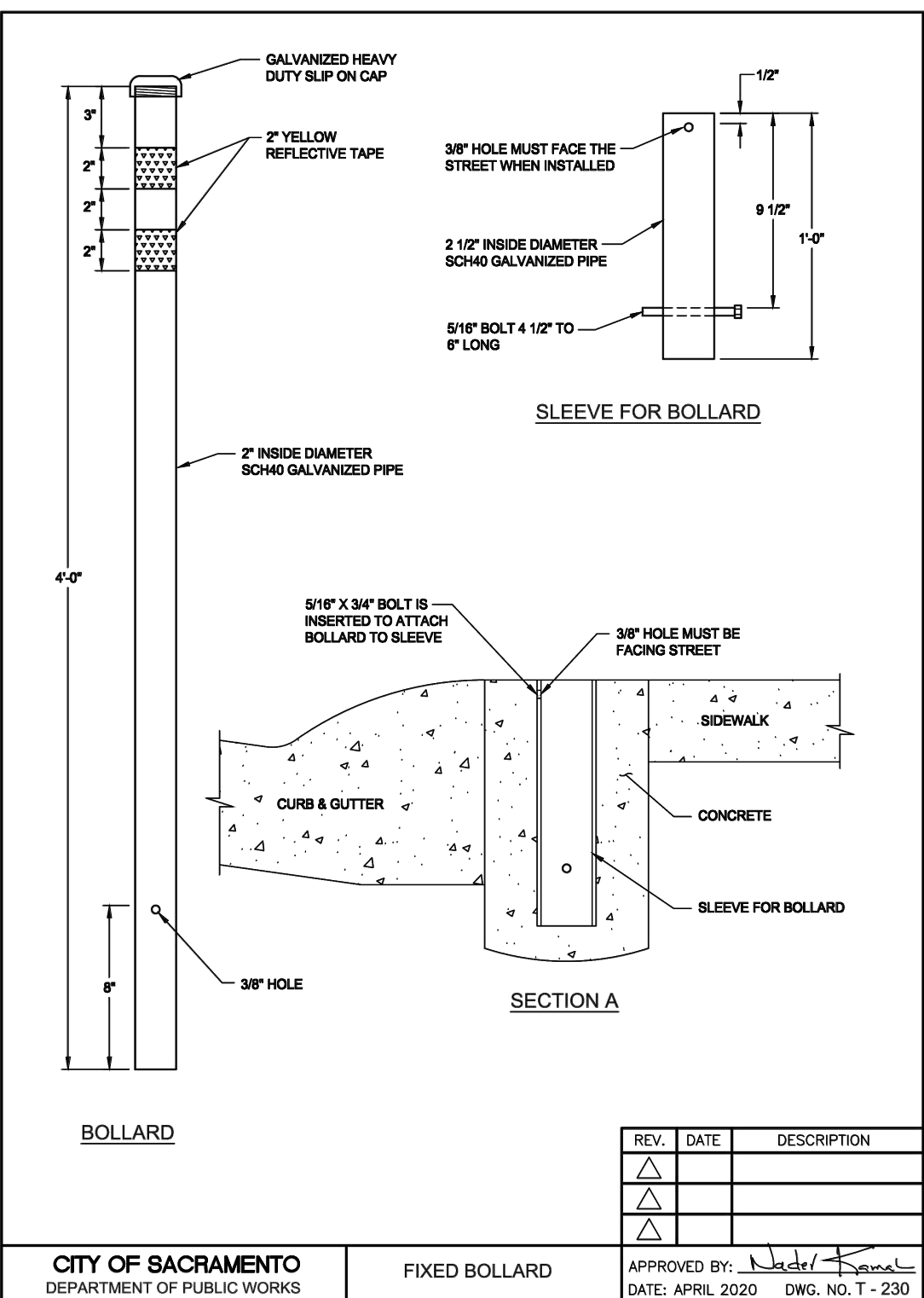
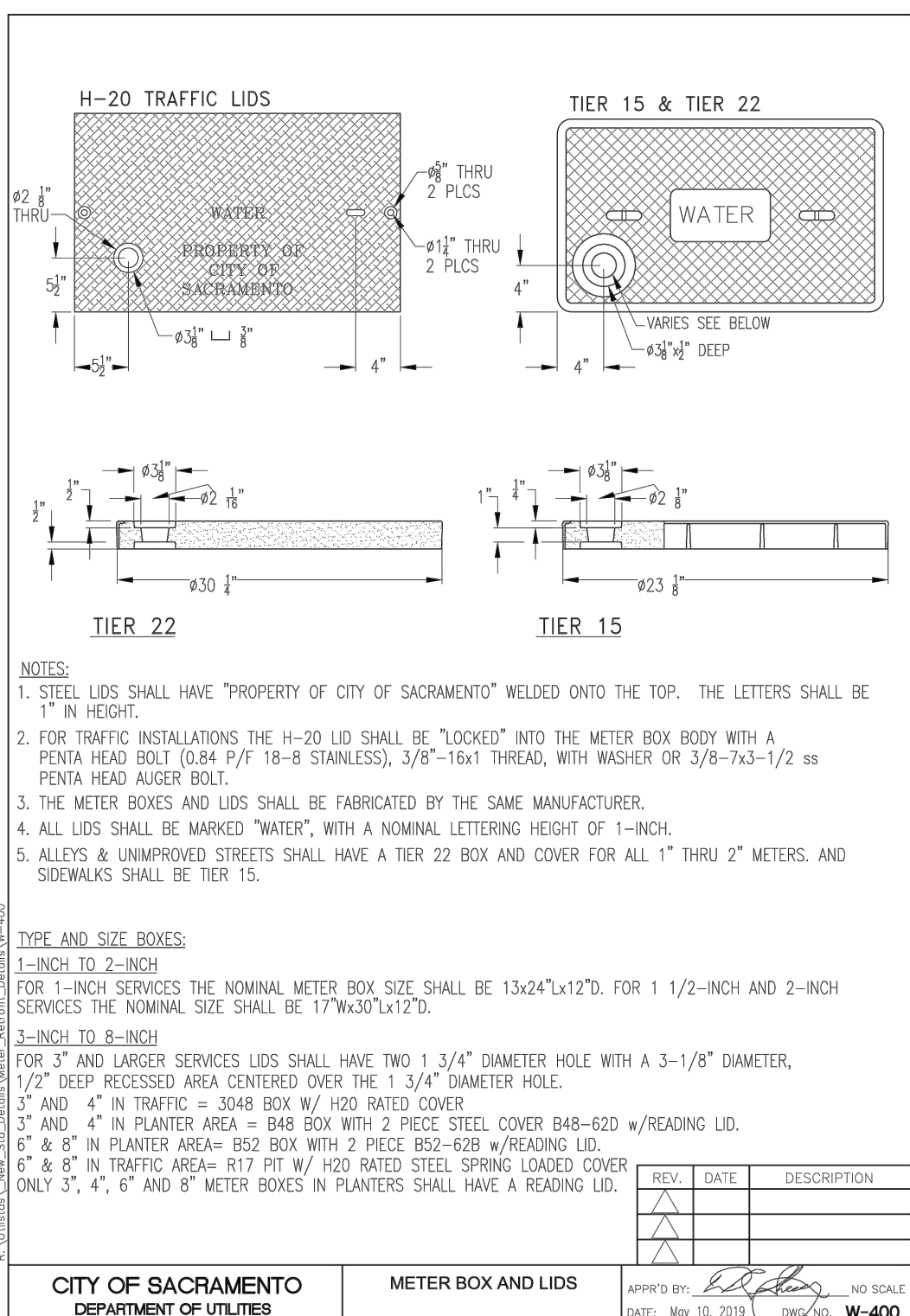
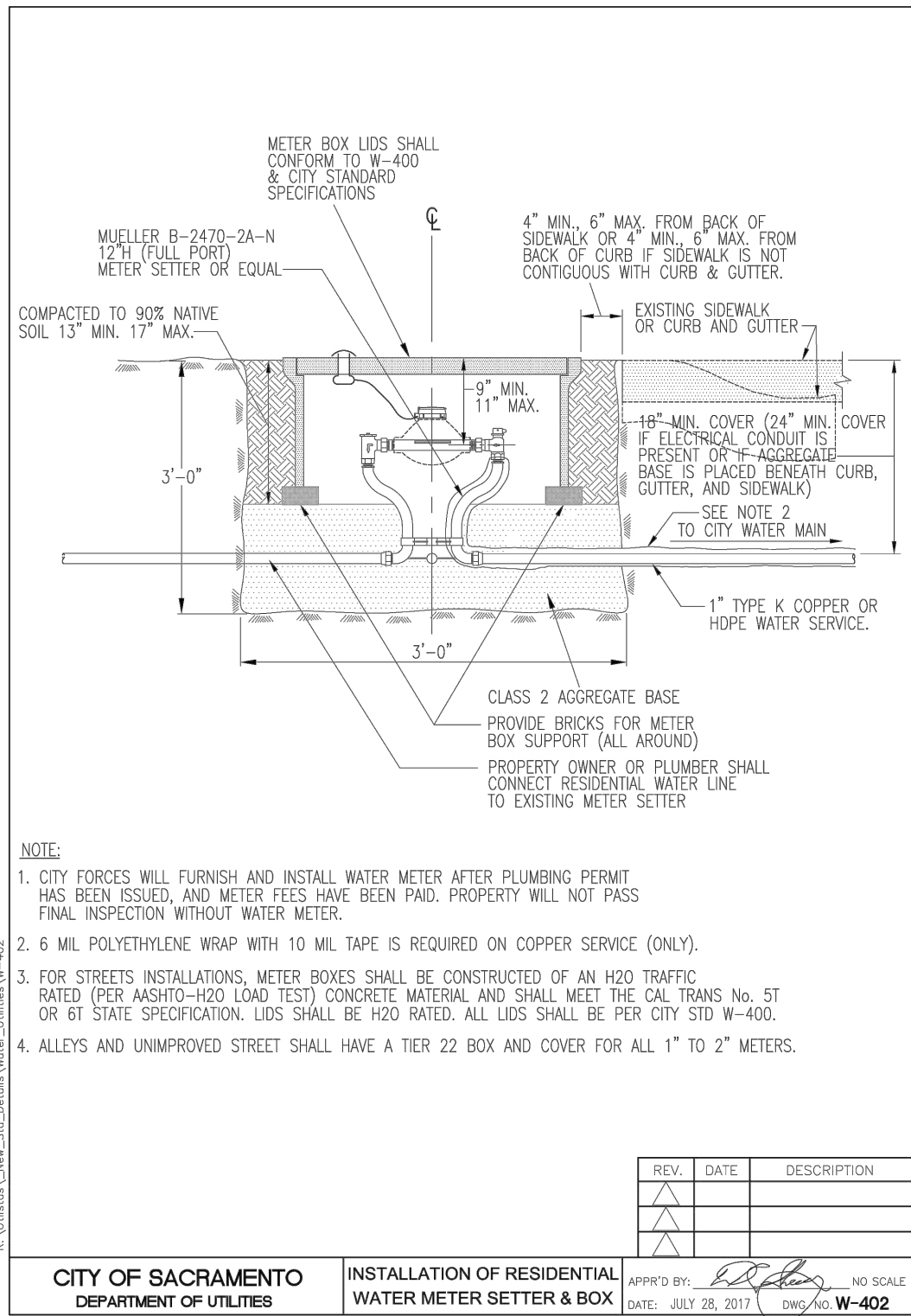
SHEET
C8
OF
14



2 CURB AND GUTTER TRANSITION DETAIL
NOT TO SCALE



1 NORTH AVENUE STREET SECTION
NO SCALE



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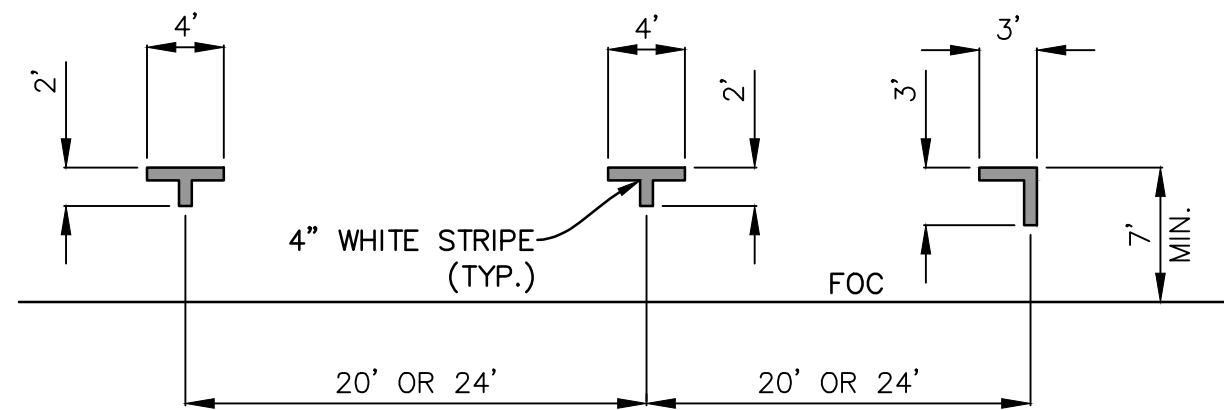
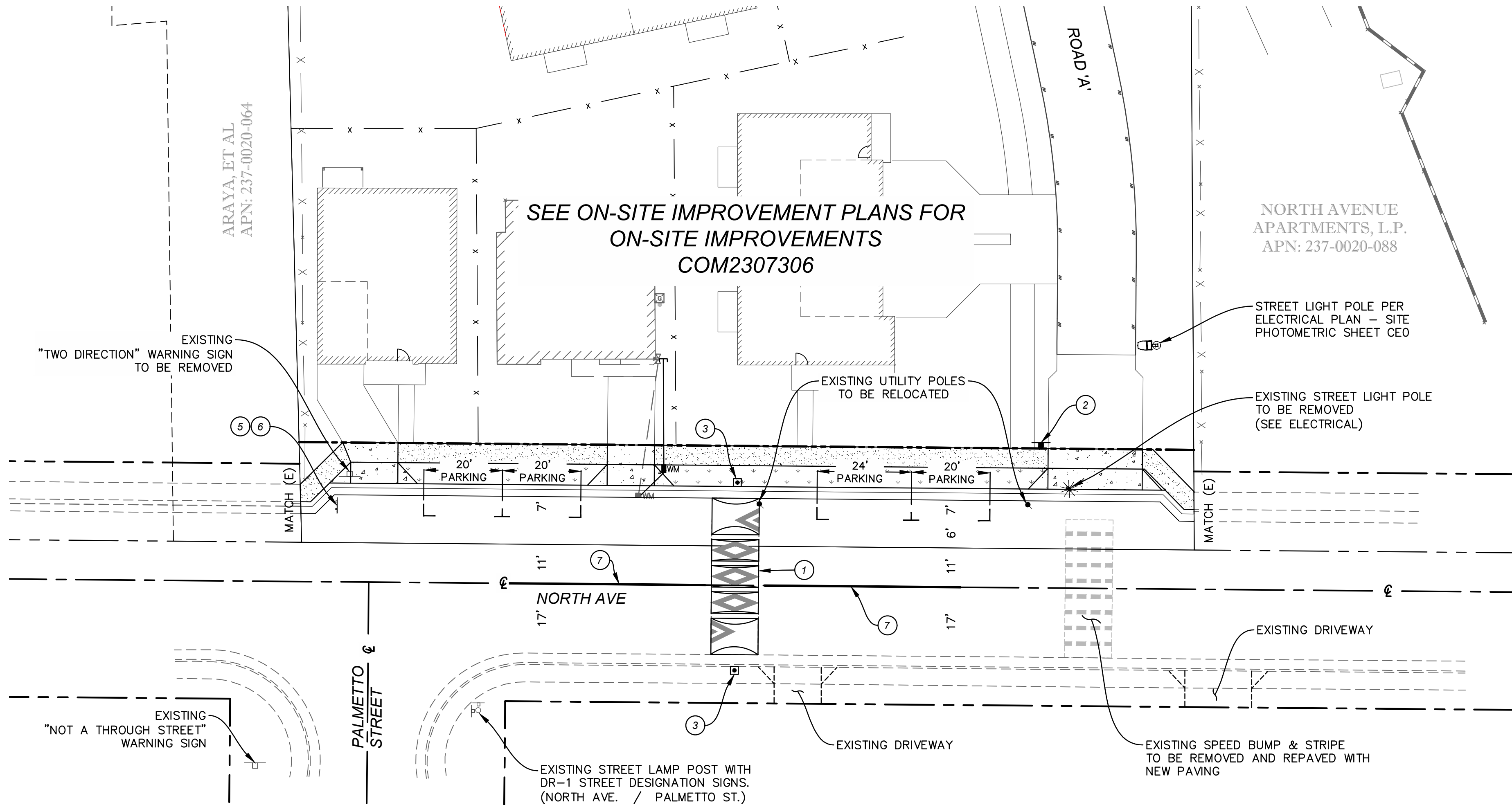
FIELD BOOK	SCALE
HORIZ.	DATE
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CONSTRUCTION DETAILS			
RPC23-0011	P19-036	P15657300	PL-2023021
SHEET C9			OF 14

W:\2021 Projects\21-188 905 North Ave Snc\Working CAD\010 OFFSITE SIGN & STRIPING PLAN.dwg Oct 17, 2023-10:34 am



PARKING STALL DETAIL
NTS

LEGEND

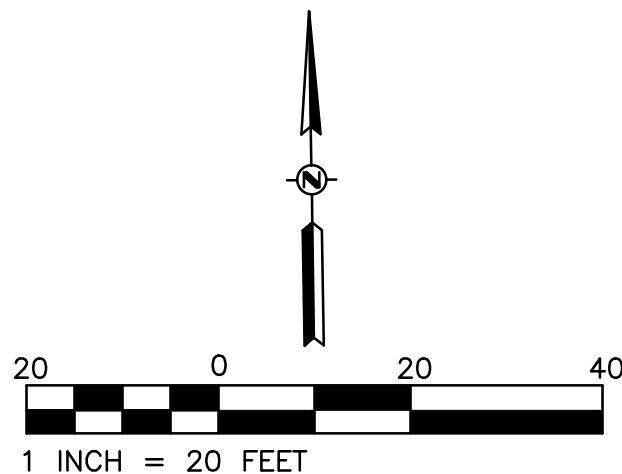
- PROPOSED R1-1 STOP SIGN
- PROPOSED MONUMENT MARKER
- PROPOSED STREET LIGHT POLE
- EXISTING LAMP POST WITH MOUNTED STREET DESIGNATION SIGNS.
- EXISTING "NOT A THROUGH STREET" WARNING SIGN

CONSTRUCTION KEYNOTES:

- CONSTRUCT SPEED LUMP AND STRIPE PER THE CITY OF SACRAMENTO'S SPEED LUMP PROGRAM GUIDELINES AND CITY OF SACRAMENTO DWG. NO. T-224 REFERENCED ON SHEET C9.
- PLACE R1-1 STOP SIGN AT BACK-OF-WALK.
- PLACE MONUMENT MARKER METAL POST PER CITY OF SACRAMENTO DWG. NO. T-210 REFERENCED ON SHEET C9.
- PLACE HELMETED BICYCLE SYMBOL AND ARROW PER CA MUTCD DETAIL 9C-3.
- INSTALL T-110 BARRICADE.
- INSTALL TWO (2) TYPE P MARKERS: ONE FACING EB AND ONE FACING WB.
- INSTALL A SOLID CHANNELIZING LINE ALONG THE NORTH AVE CENTERLINE (50' ON BOTH SIDES OF SPEED BUMP) PER CALTRANS STD. PLAN A20D, DETAIL "38A". CONTRACTOR TO NOTIFY PROPERTY OWNERS ON THE SOUTH OF NORTH AVE OF NEW SPEED BUMP LOCATION.

SIGNING AND STRIPING GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DESIGN AND PROCEDURES MANUAL, DATED SEPTEMBER 1990, THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED NOVEMBER 2020, CALTRANS STANDARD PLANS, 215 EDITION, AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), 2014 EDITION.
- THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK WITHIN THE PUBLIC RIGHT OF WAY ONLY.
- ALL EXISTING SIGNING, STRIPING, AND MARKINGS TO REMAIN, UNLESS OTHERWISE NOTED, CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
- ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE, 3M TAPE (OR APPROVED EQUIVALENT) SHALL BE USED ON CONCRETE SURFACES.
- EXACT POSITION AND LOCATION OF ALL ROADSIDE SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
- REMOVAL OF EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY APPROVED GRINDING METHOD.
- CROSSWALK 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 COORDINATED WITH THE ELECTRICAL WORK AS DIRECTED BY THE ENGINEER.
- LANE WIDTHS ADJACENT TO CURBS ARE MEASURED TO THE FACE OF CURB.
- TRAFFIC SIGNS SHALL BE INSTALLED BEHIND THE SIDEWALK WHEN THE SIDE WALK 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.
- ALL ROADWAY SIGNS (REGULATORY, WARNING GUIDE, SCHOOL ZONE AND OBJECT MARKERS) SHALL INCLUDE ASTM TYPE XI SHEETING. FOR ALL OTHER SIGNS, USE ASTM TYPE II SHEETING. FLUORESCENT YELLOW-GREEN SHALL NOT BE USED IN ANY SIGNS OTHER THAN SCHOOL RELATED SIGNAGE.
- MOUNT SIGNS USING BANDING ON SIGNAL AN STREET LIGHT POLES WHERE FEASIBLE. SEE ELECTRICAL PLANS FOR POLE LOCATIONS.
- CONTRACTOR SHALL VERIFY WITH THE ENGINEER THE EXACT STREET NAME AND STREET ADDRESS FOR PLACEMENT ON STREET NAME SIGNS PRIOR TO ORDERING SIGNS.
- ALL SIGNS REGULATING PARKING SHALL BE DOUBLE SIDED AND SIDE MOUNTED, UNLESS SHOWN OTHERWISE.
- AT NEWLY SIGNALIZED LOCATIONS, REMOVE EXISTING STOP SIGNS, STOP LEGENDS AND STANCHIONS AT THE SIGNAL IS TURNED ON.
- CONTRACTOR SHALL DELIVER ALL REMOVED ROADWAY SIGNS TO THE CITY OF SACRAMENTO SOUTH AREA CORPORATION YARD AT 5730 24TH STREET, BLDG 10, 95822. PHONE (906) 808-4038.



ACCEPTED BY:

DAVID EDROSOLAN, P.E., T.E.
CITY TRAFFIC ENGINEER, CITY OF SACRAMENTO

DATE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK	ELEV. 40.402' (NAVD88)
DESCRIPTION	278-A2C A HILT NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.

FIELD BOOK	
SCALE	
HORIZ. 1"=20'	
VERT. 1"=2'	

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			
DRAWN BY:	DCJ	DESIGNED BY:	M. WILSON
DATE	10/17/23	R.C.E.	C 92447
CHECKED BY:	R. EYNCK	R.C.E.	C040666
DATE	10/17/23		



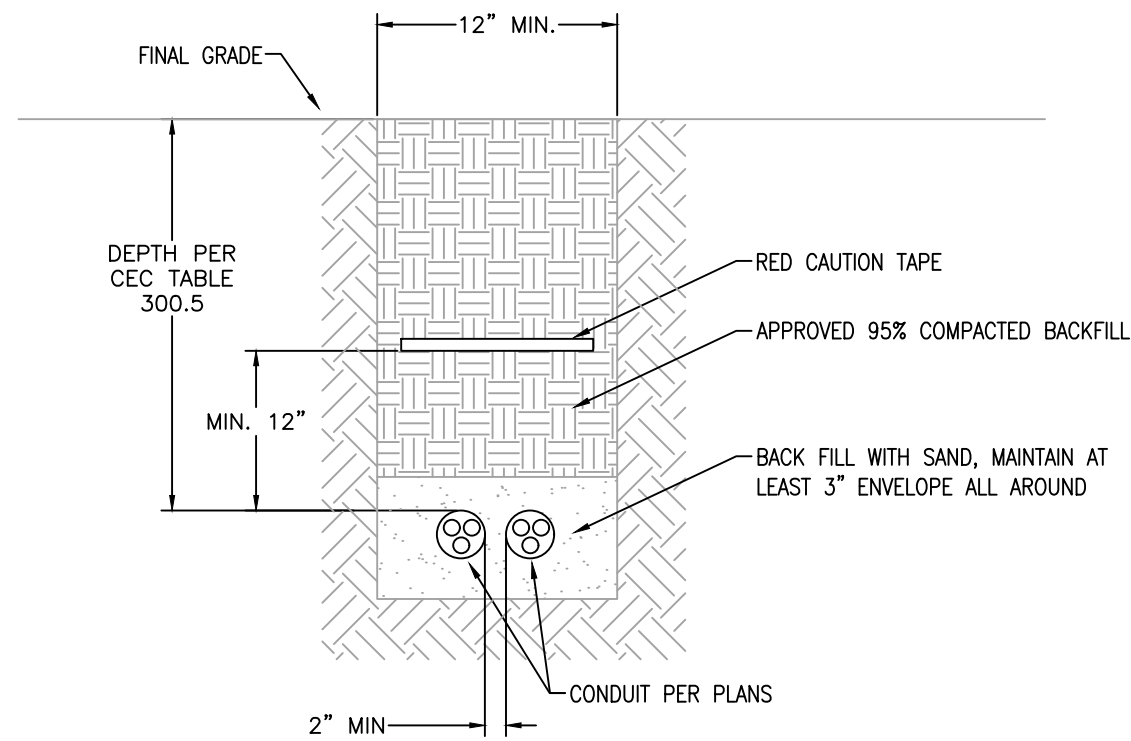
OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092
SIGNING AND STRIPING PLAN

RPC23-0011	P19-036	P15657300	PL-2023021	SHEET C10 OF 14
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CWE PROJECT NO. 21-188 - 905 NORTH AVENUE, SACRAMENTO, CA 95838

SHEET NOTES:

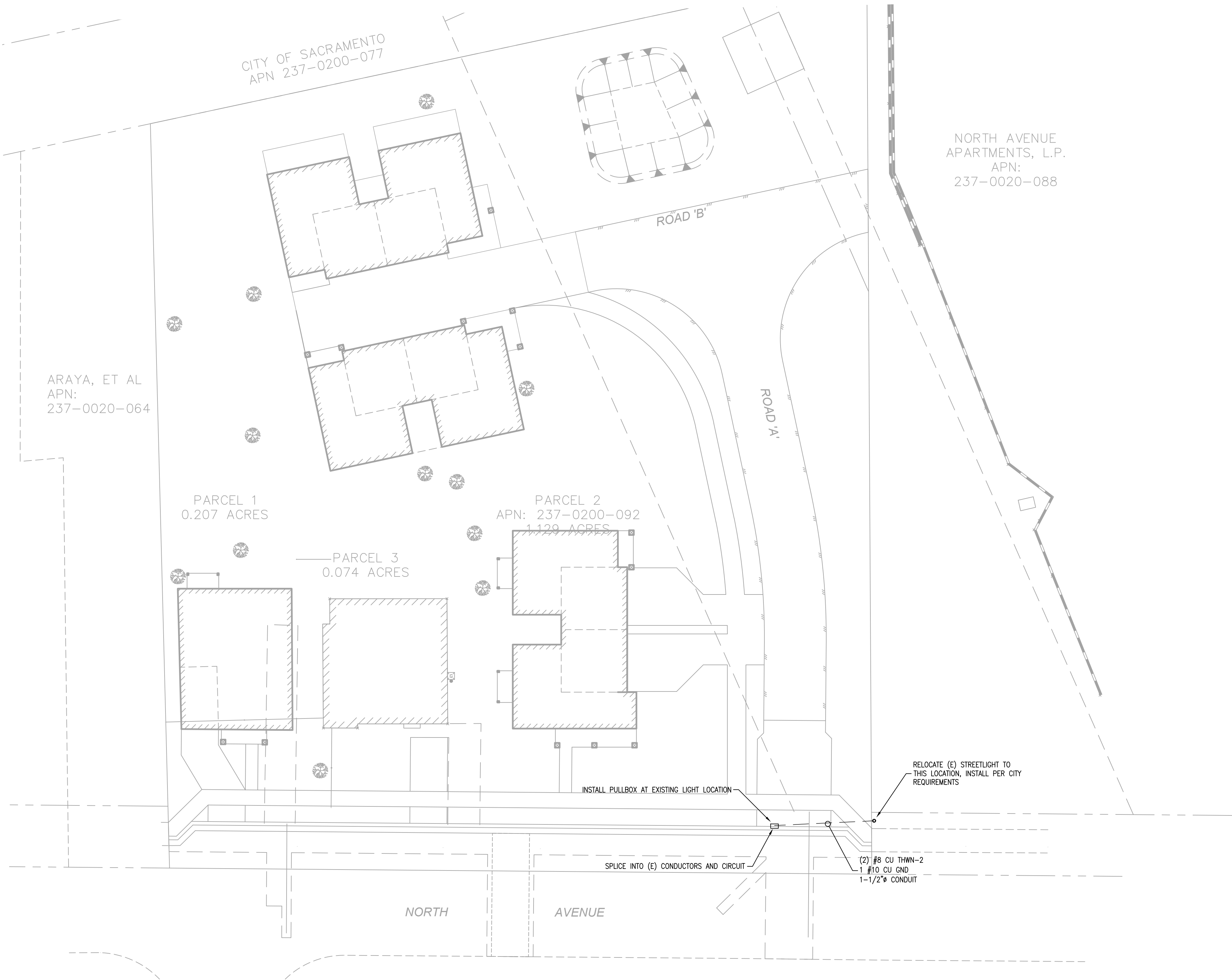
- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL UNDERGROUND CONDUIT SHALL BE PVC U.O.N. AND HAVE A MINIMUM BURIAL DEPTH PER CEC TABLE 300.5



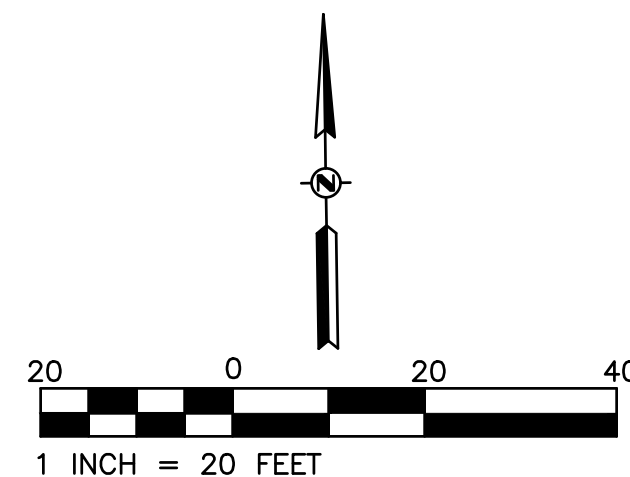
- NOTES:
- BOTTOM OF TRENCH SHALL BE SQUARE AND CLEAN
 - REFER TO PLANS FOR QUANTITY AND SIZES OF CONDUITS
 - SAND SHALL BE FINE GRANULAR MATERIAL, FREE OF ORGANIC MATTER, MICA, LOAM OR CLAY

UNDERGROUND TRENCH DETAIL

1
CEO



A ELECTRICAL PLAN - OFFSITE POWER
SCALE: 1" = 20'-0"



REVISIONS				BENCH MARK	ELEV. 40.402' (NAVD88)	FIELD BOOK	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS				OPTIMIZEDENERGY & FACILITIES CONSULTING, INC. 5734 Lorente Boulevard, Rocklin, CA 95765 Office: (916) 520-5510 www.oefacilities.com		OFF-SITE IMPROVEMENT PLANS FOR NERRADSCALI SUBDIVISION SACRAMENTO, CA 95838 APN: 237-0200-092 ELECTRICAL POWER OFFSITE PLAN			SHEET CE0 OF 1
NO.	DESCRIPTION	DATE	BY				SCALE	DRAWN BY:	DESIGNED BY:	CHECKED BY:						
				278-A2C A HILTI NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.			HORIZ. AS NOTED VERT. _____	DATE 05/17/2023	A. NELKEN	A. BATISTA DATE 05/18/23						

LANDSCAPE GENERAL NOTES

1.

CONSTRUCTION DOCUMENTS ARE PART OF THE CONTRACT DOCUMENTS. BY SUBMITTING A BID OR STARTING WORK, THE CONTRACTOR SIGNIFIES UNDERSTANDING AND ACCEPTANCE OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS PROVIDED BY THE OWNER/DEVELOPER, INCLUDING BUT NOT LIMITED TO THE GENERAL CONDITIONS, SPECIAL CONDITIONS, PROJECT SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND ANY ADDENDA.
2.

THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS, CAREFULLY EXAMINE ALL THE CONTRACT DOCUMENTS AND BECOME SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF THAT CONTRACTOR'S ERROR, NEGLIGENCE OR FAILURE TO BECOME ACQUAINTED WITH THE CONDITIONS OF THE SITE.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE TO VISUALLY INSPECT THE SITE PRIOR TO STARTING THE WORK AND FOR DOCUMENTING DAMAGE TO ANY EXISTING FEATURES. ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, ADJACENT PROPERTIES OR ANY EXISTING FEATURES THAT ARE TO REMAIN (INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL AND UTILITIES) DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4.

COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED UNLESS SPECIFIC REPORTS ARE SUBMITTED BY THE GEOTECHNICAL ENGINEER TO THE ENGINEERING DIVISION STATING THAT COMPACTION OF BACKFILL BY JETTING IS AN ACCEPTABLE METHOD OF COMPACTION FOR THE SOILS ENCOUNTERED.
5.

THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK DESCRIBED WITHIN THIS PLAN SET. ANY ITEMS REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF SITE.
6.

ALL EXISTING FEATURES AND STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED IN PLACE. ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7.

THE CONTRACTOR SHALL COMPLETE THE REQUIREMENTS OF THE LOCAL MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND THE CERTIFICATE OF COMPLETION (REQUIREMENTS ABOVE) UPON COMPLETION OF THE LANDSCAPE IMPROVEMENTS. FAILURE TO SUBMIT THE REQUIRED CERTIFICATES MAY DELAY THE FINAL APPROVAL OF THE LANDSCAPE IMPROVEMENTS AND PROJECT CERTIFICATE OF OCCUPANCY.
8.

LANDSCAPE SUBMITTALS (MANUFACTURERS PRODUCT SHEETS) AND MATERIALS SAMPLES SHALL BE PROVIDED PRIOR TO THE START OF THE WORK. LANDSCAPE SUBMITTALS SHALL INCLUDE, AT A MINIMUM, SOIL AMENDMENTS, IRRIGATION COMPONENTS, PLANT LISTS AND MATERIAL SAMPLES. SUBMITTALS SHALL BE PROVIDED A MINIMUM OF 45 DAYS PRIOR TO MATERIAL ORDERING.
9.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING THE CONSTRUCTION PERIOD (OR WHENEVER SOIL IS LEFT EXPOSED). ALL DUST CONTROL MEASURES MUST BE IMPLEMENTED AS NECESSARY, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITIES ARE NOT OCCURRING (I.E. WEEKENDS OR HOLIDAYS).
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM 60-DAY MAINTENANCE PERIOD FOR ALL PLANTING AREAS. BEGIN MAINTAINING ALL PLANTINGS IMMEDIATELY UPON INSTALLATION THROUGH COMPLETION OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL WRITTEN NOTICE IS PROVIDED TO THE CONTRACTOR BY THE OWNER. THE CONTRACTOR SHALL CONTINUE TO MAINTAIN THE LANDSCAPE BEYOND THE 60-DAY PERIOD UNTIL THE OWNER PROVIDES WRITTEN ACCEPTANCE OF THE WORK. DEAD/DYING PLANTINGS SHALL BE REPLACED BY THE CONTRACTOR AT NOT COST TO THE OWNER DURING THE MAINTENANCE PERIOD.
12.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ELECTRICAL CONNECTION IN THE FIELD FOR THE IRRIGATION CONTROLLER. COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
13.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT, AND WHETHER INCORPORATED OR NOT INCORPORATED IN THE WORK.
14.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, INCLUDING COORDINATION OF TRADES. ALL WORK SHALL BE ACCOMPLISHED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. THE CONTRACTOR SHALL EMPLOY A SUPERINTENDENT TO SUPERVISE THE WORK ON SITE WHO SHALL BE THE CONTRACTORS REPRESENTATIVE.
15.

CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING AIR QUALITY, NOISE AND WORK HOUR REQUIREMENTS.
16.

IF ANY HAZARDOUS MATERIALS, BURIAL MARKERS, ARCHEOLOGICAL MATERIALS OR WETLANDS ARE FOUND, CONTRACTOR SHALL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IN WRITING. WORK SHALL BE SUSPENDED UNTIL THE SIGNIFICANCE OF THE DISCOVERY IS ASSESSED BY A QUALIFIED PROFESSIONAL AND MITIGATION MEASURES ARE APPROVED.
17.

DURING PROGRESSION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN A COPY OF THE DRAWINGS ON SITE IN A NEAT AND ORDERLY MANNER, INCLUDING ALL ADDENDA, REQUESTS FOR INFORMATION, SUPPLEMENTAL INFORMATION, APPROVED SUBSTITUTIONS, APPROVED SHOP DRAWINGS, AND OTHER DOCUMENTS AND MARK THIS COPY TO INDICATE FIELD CHANGES AND AS-BUILT CONDITIONS THROUGHOUT THE PROGRESSION OF THE WORK.
18.

UNTIL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN THE JOB SITE, INCLUDING ERECTING TEMPORARY FENCING, REMOVING TRASH, SWEEPING AND CLEANING. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE JOB SITE AND SHALL REPLACE ANY MATERIALS DAMAGED OR LOST THROUGH THEFT OR OTHER REASONS AT NO ADDITIONAL COST TO THE OWNER.

PLANTING NOTES

1.

PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2.

PROVIDE MINIMUM SLOPE OF 1-1/2% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3.

THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4.

ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5.

ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. DO NOT STORE CONSTRUCTION EQUIPMENT BELOW THE CANOPY OF ANY TREES TO REMAIN. DAMAGE TO ANY EXISTING TREES OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BACK TO ORIGINAL CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
6.

IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE CONTRACTOR SHALL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS COMPARABLE TO THE ORIGINAL SPECIFIED SPECIES. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER. CONTRACTOR TO SOURCE MULTIPLE NURSERIES WHEN ORDERING PLANT MATERIAL.
7.

THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8.

ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK' AND MEET THE MINIMUM SIZES:
SHRUBS/GROUNDCOVER

	HEIGHT	SPREAD	TREES	HEIGHT	SPREAD	CALIPER
1 GAL.	9-11"	6-8"	15 GAL.	8'-11'	30-36"	1"- 1-1/4"
5 GAL.	18-24"	15-18"				
15 GAL.	36-42"	36-42"				
9.

TREE ROOTS SHALL BE VISUALLY INSPECTED IN CONTAINERS PRIOR TO PLANTING. CONTRACTOR SHALL CONFIRM THAT NO CIRCLING ROOTS ARE LOCATED WITHIN THE TOP SOIL OF THE CONTAINER.
10.

ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 10' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
11.

ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF BARK MULCH.
12.

THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
A. INFILTRATION RATE.
B. SOIL TEXTURE.
C. CATION EXCHANGE CAPACITY.
D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
13.

PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. REPORT AND AMENDMENTS SHOWN ON THE PLAN ARE FOR BIDDING INFORMATION ONLY. CONTRACTOR SHALL ACCOUNT FOR SOIL AMENDMENTS IN FINAL BID. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS TO BE INSTALLED AND SHALL NOT ALTER FINAL BID TO OWNER.
14.

ANY LAWN AREAS SHALL BE BID AS SOD UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL MAKE SCHEDULING PROVISIONS TO ASSURE THAT ALL SOD IS INSTALLED PRIOR TO OCTOBER 1. ANY LAWN INSTALLED AFTER OCTOBER 1 SHALL BE SUBJECT TO AN EXTENDED ESTABLISHMENT PERIOD (MINIMUM 6 MONTHS) TO GUARANTEE PROPER ESTABLISHMENT.
15.

SOD AREAS TO BE PREPPED WITH A MIN 3" AMENDED SOIL. AMENDMENTS TO BE INSTALLED PER THE RECOMMENDATIONS OF THE SOILS REPORT.
16.

CONTRACTOR RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE ALL MEASURES ARE FUNCTIONING PROPERLY.
17.

ALL AREAS THAT ARE EXPOSED SHALL BE PLANTED WITH HYDROSEED MIX. NO AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. EXPOSED SURFACES SHALL HAVE EROSION CONTROL MEASURES IN PLACE PRIOR TO OCTOBER 1.
18.

ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS, HARDSCAPES, SIDEWALKS OR OTHER NON-PLANTER AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
19.

CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CIVIL EROSION CONTROL PLAN AND/OR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ADDITION TO THESE MINIMUM REQUIREMENTS (AS APPLICABLE).
20.

ALL PLANTER AREAS TO BE FREE FROM DEBRIS, TRASH, CONSTRUCTION MATERIAL, WOOD, ETC WITHIN THE TOP 6" OF THE SOIL. SOIL SHALL BE FREE FROM STONES GREATER THAN 1" IN DIAMETER WITHIN THE TOP 6" OF SOIL PROFILE.

IRRIGATION NOTES

1.

THESE PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
2.

IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES FOR MAXIMUM SYSTEM PERFORMANCE BEFORE AND AFTER EMITTER INSTALLATION.
3.

THE IRRIGATION CONTRACTOR IS FOR COMPLETING THE FINAL DESIGN AND INSTALLATION BASED ON STANDARD PRACTICE. PROVIDE A NEW IRRIGATION SERVICE AND CONTROLLER FOR CURRENT DESIGN. FIELD VERIFY ALL EXISTING CONDITIONS AND INSTALL DRIP IRRIGATION FOR NEW PLANTINGS. UTILIZE SCHEMATIC DETAILS FOR REFERENCE.
4.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
5.

CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BEGINNING WORK.
6.

SUBSTITUTIONS, DELETIONS OR CHANGES TO THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
7.

ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
8.

THE IRRIGATION PLAN IS SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY BASED ON ACTUAL FIELD CONDITIONS TO GUARANTEE ADEQUATE IRRIGATION COVERAGE TO ALL PLANT MATERIAL.
9.

EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE. TRENCHING WITHIN DRIPLINES OF TREES AND SHRUBS TO REMAIN SHALL BE DONE BY HAND. DAMAGE TO EXISTING TREE AND/OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
10.

THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONTROLLER WIRING TO THE POWER SOURCE. THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL ORDINANCES THAT APPLY.
11.

THE FINAL LOCATION OF THE IRRIGATION CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
12.

ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
13.

SCHEDULE 40 PVC PIPE SLEEVING (2X THE SIZE OF PIPE TO BE SLEEVED) IS REQUIRED FOR ALL IRRIGATION LINES THAT RUN UNDER HARDSCAPE. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE PLACEMENT OF SLEEVING PRIOR TO PAVING OPERATIONS.
14.

THREADED PLASTIC PIPE JOINTING: DO NOT USE SOLVENT CEMENT ON THREADED JOINTS, WRAP MALE PLASTIC THREADED JOINTS WITH TEFLON TAPE.
15.

IRRIGATION VALVE BOXES SHALL BE NDS 10" ROUND WITH GREEN OR BLACK COVER. 13"x20" OR 14"x19" PRO SERIES RECTANGLE VALVE BOXES. SIZE OF BOX TO BE SELECTED TO ACCOMMODATE EASE OF ACCESS AND FUTURE MAINTENANCE OF VALVES. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
16.

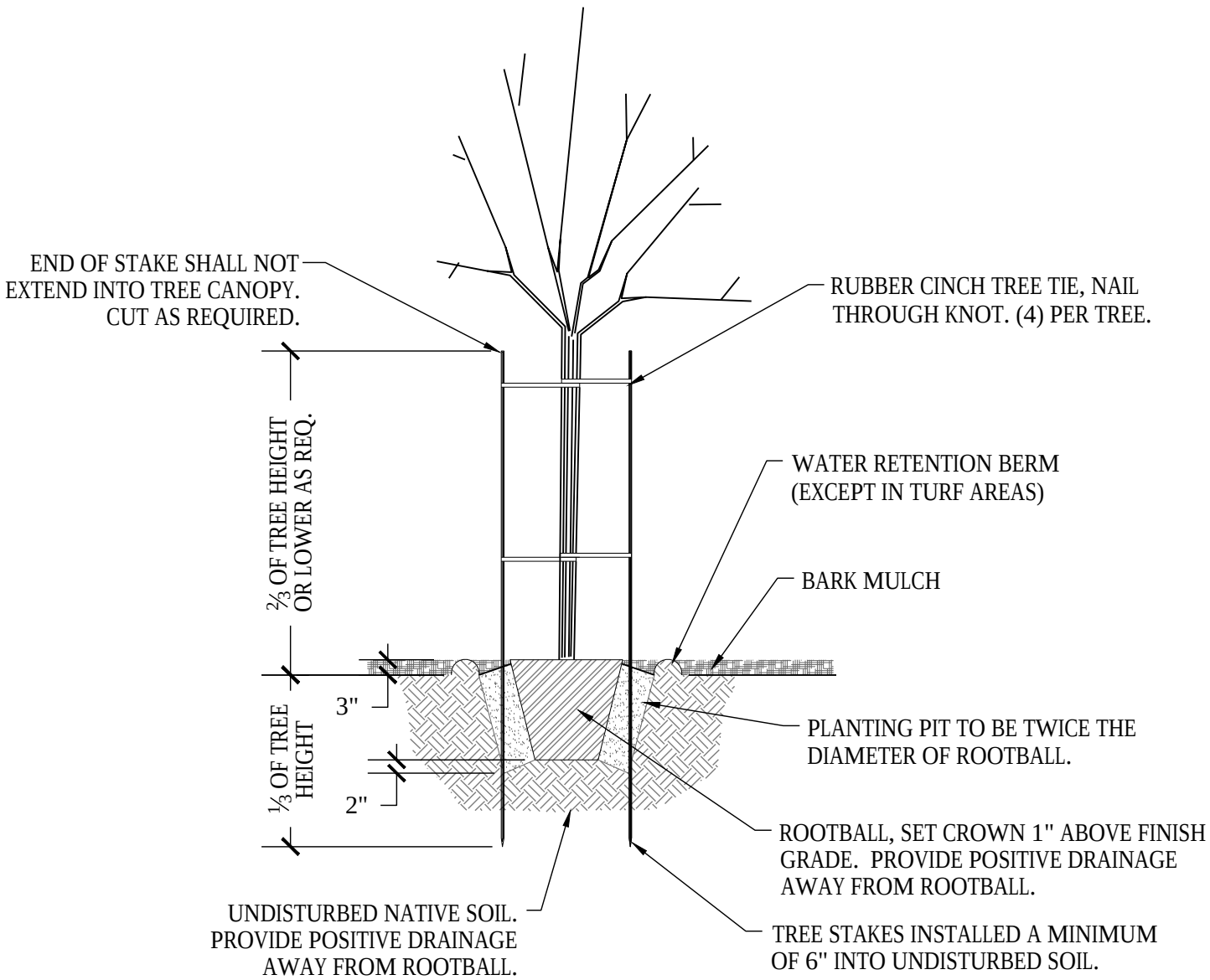
AS-BUILT OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE PROJECT COMPLETION AND CERTIFICATION.
17.

A COLOR-COATED AND LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES (MINIMUM SIZE TO BE 11"x17").
18.

IRRIGATION CONTRACTOR RESPONSIBLE TO ADJUST/TUNE THE IRRIGATION INSTALLATION TO ELIMINATE OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.

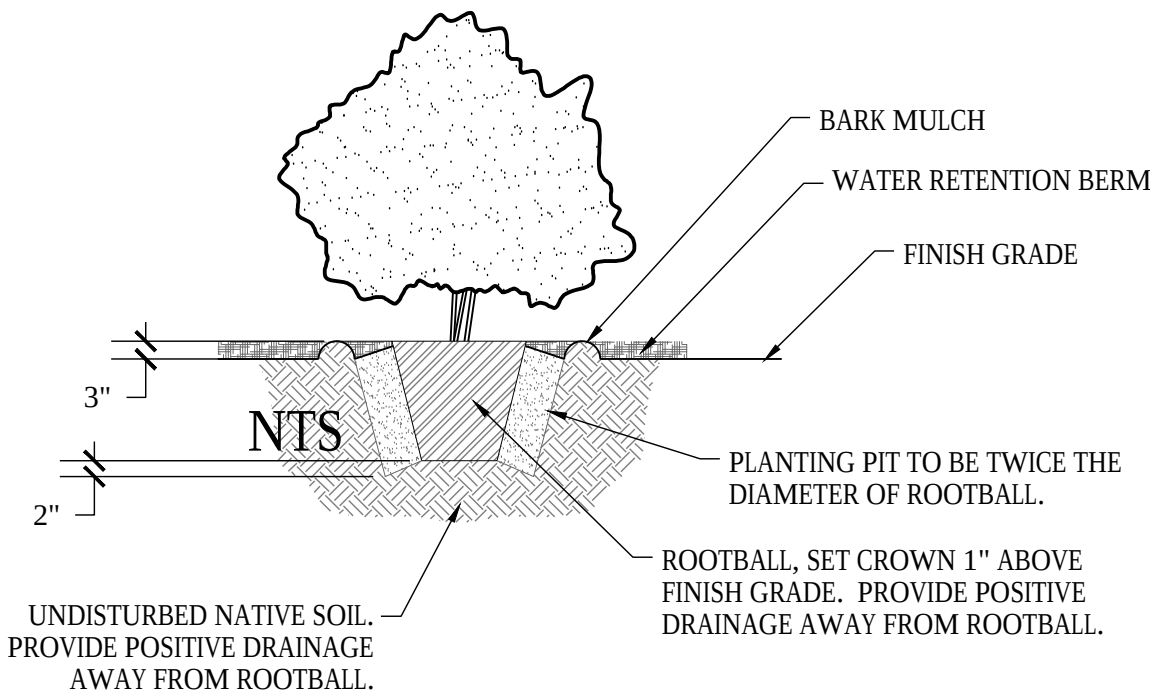
IRRIGATION SCHEMATIC NOTE:

IRRIGATION SYSTEM SHOWN FOR REFERENCE ONLY. ACTUAL INSTALLATION TO BE PERFORMED AND CONNECTED TO ON-SITE SYSTEM PER SEPARATE DRAWING SET. COORDINATE DETAILS WITH THE OWNER.



A- TREE PLANTING DETAIL

NTS



B- SHRUB PLANTING DETAIL

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: North Ave Half Plexes 905 North Avenue Sacramento California								
Maximum Applied Water Allowance (MAWA)								
Area	16,247	ETAF:	0.55	Project Type:	Residential			
ETo	51.9	Station:	Sactamento	SLA:	0			
MAWA = (ETo) (0.62) [(ETAF x LA) + [(1-ETAF) x SLA]								
287,538 Gallons Per Year								
Hydrozone/ Planting Description	Plant Water Use	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Hydrozone Area (HA) (square feet)	ETAF X Area	Estimated Total Water Use
Onsite Landscape Areas								
Turf	High	0.7	Spray	0.75	0.93	2,199	2,052	66,042
Trees	Low	0.2	Drip	0.81	0.25	972	240	7,723
Shrubs	Low	0.2	Drip	0.81	0.25	10,174	2,512	80,834
Shrubs	Med	0.4	Drip	0.81	0.49	1,797	887	28,555
Area Total						15,142	5,692	
Offsite Landscape Areas								
Trees	Med	0.4	Drip	0.81	0.49	376	186	5,975
Shrubs	Low	0.2	Drip	0.81	0.25	729	180	5,792
Area Total						1,105	366	
Special Landscape Areas								
1					1	0	0	0
2					1	0	0	0
Area Total						0	0	
ETWU Total								194,921
MAWA								287,538

REVISIONS

NO.	DESCRIPTION	DATE	BY

BENCH MARK

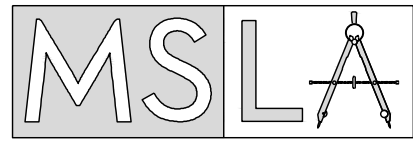
DESCRIPTION	ELEV. 40.402' (NAVD88)
278-A2C A HILTI NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.	

FIELD BOOK

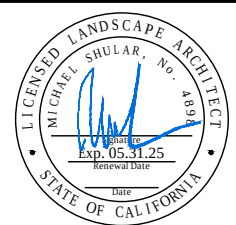
SCALE
HORIZ. _____
VERT. _____

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DRAWN BY: M. SHULAR	DESIGNED BY: M. SHULAR	CHECKED BY: M. SHULAR
DATE 05/19/2023	RLA 4898	RLA 4898 DATE 05/19/2023



LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msldesign.com



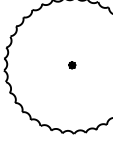
Date: 5/19/2023

OFF-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

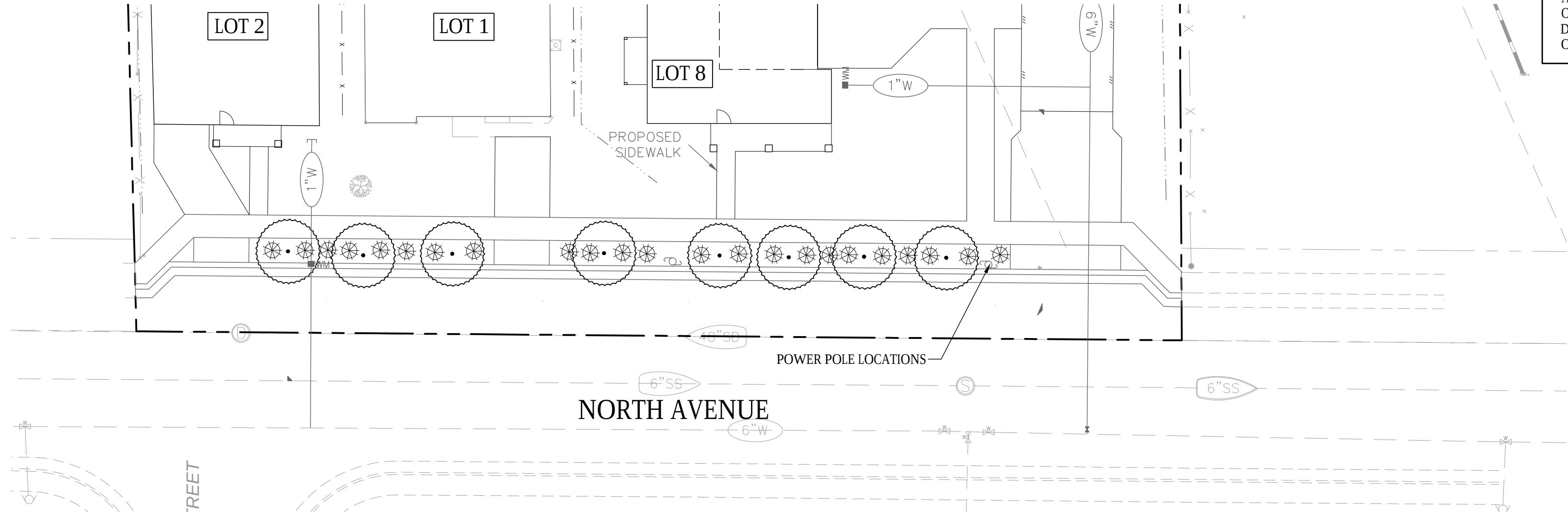
LANDSCAPE NOTES AND DETAILS

RPC23-0011	P19-036	P15657300	PL-2023021	SHEET L1 — OF — 1
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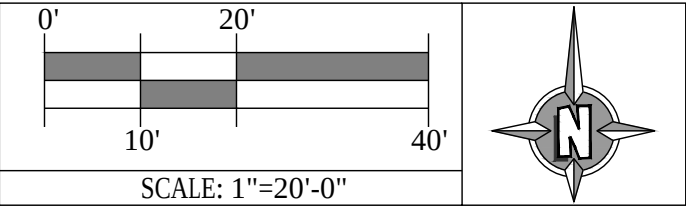
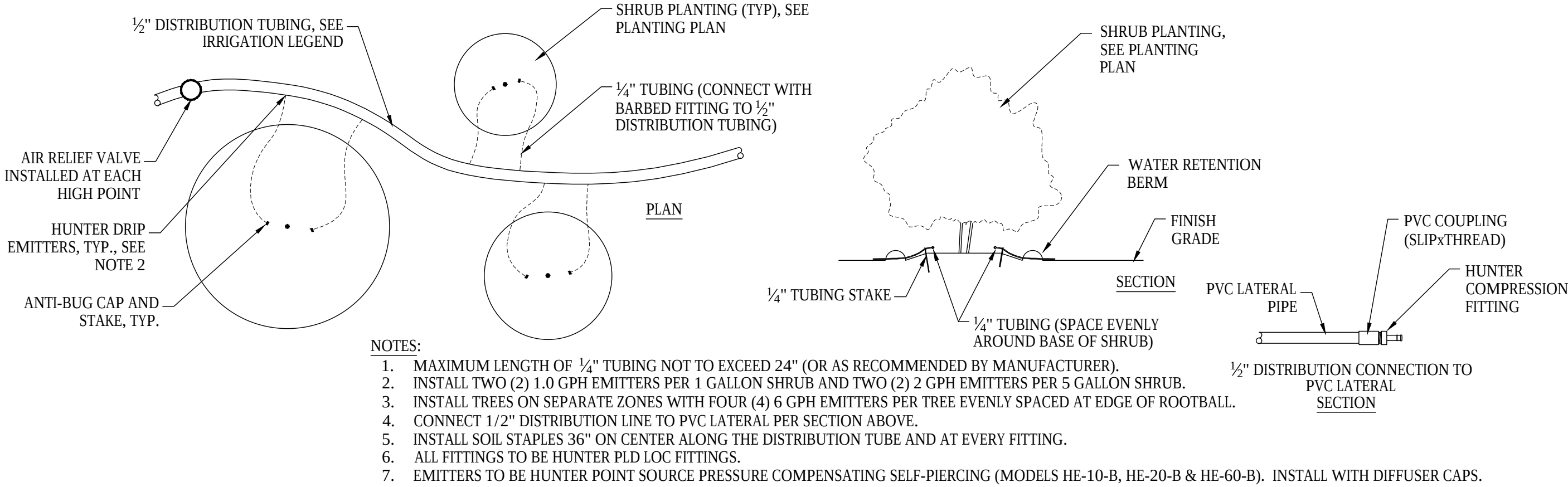
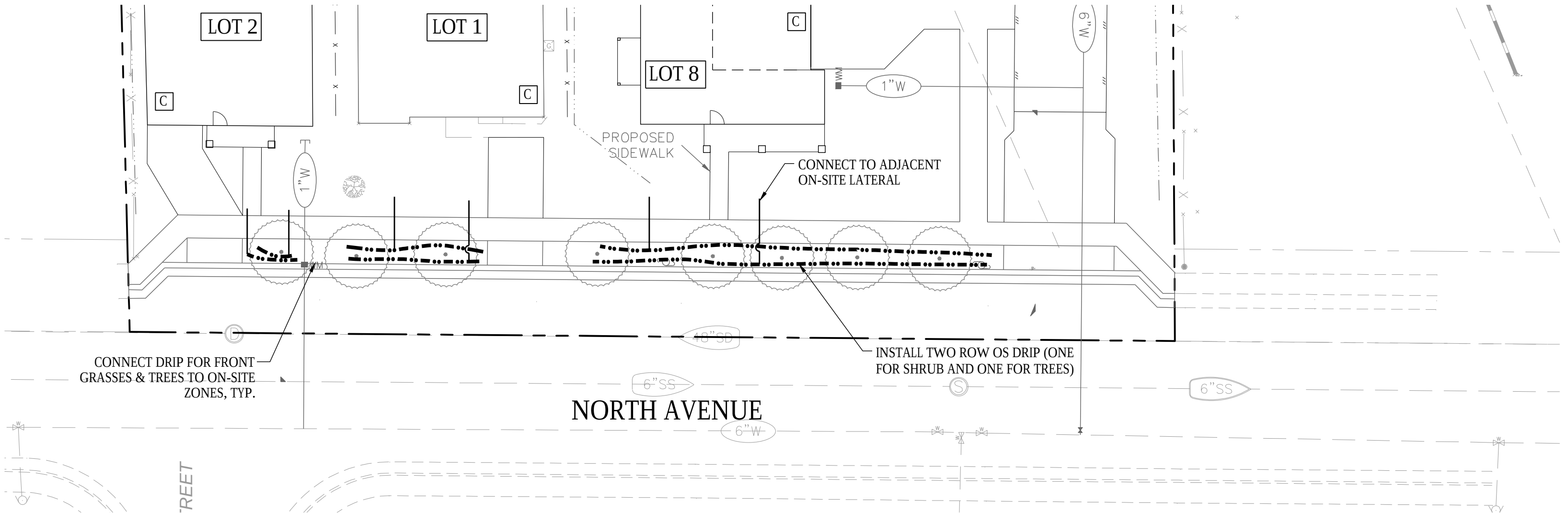
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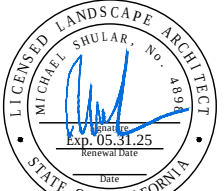
PLANT LEGEND					
TREES					
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
15 GALLON CONTAINERS					
	CERCIS CANADENSIS/ EASTERN REDBUD	8	MED	20'x20'	STANDARD
NOTE: CERCIS PROPOSED BELOW POWER LINES NOTED AS SMALL CANOPY BY SACRAMENTO TREE FOUNDATION.					
SHRUBS					
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
1 GALLON CONTAINERS					
	MUHLENBERGIA RIGENS/ DEER GRASS	23	LOW	4'x4'	

IRRIGATION LEGEND		
SYMBOL	MANUFACTURER	REMARKS
	AUTOMATIC IRRIGATION CONTROL VALVES: HUNTER ICZ DRIP ZONE CONTROL KIT (DRIP) HUNTER ICV VALVES (TREE BUBBLERS)	INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE PER PLAN. ADJUST/TUNE VALVES AS REQUIRED TO ENSURE PROPER WATER DISTRIBUTION TO ALL PLANTER AREAS.
	CONTROLLER PER SITE IRRIGATION PLANS.	CONNECT TO SITE CONTROLLER.
NOT SHOWN	SLEEVING AND CONDUIT LOCATIONS FOR IRRIGATION LINE AND CONTROL WIRE CROSSINGS. INSTALL SLEEVES TO BE 2X THE SIZE OF THE PIPE TO BE SLEEVED AND CONDUIT AS REQUIRED FOR CONTROL WIRE (MIN. 1" DIA.)	COORDINATE WITH SITE DEVELOPMENT PLANS AND OTHER TRADES. SLEEVE EVERY CROSSING AND NOT LOCATIONS ON IRRIGATION AS-BUILTS.
	HUNTER PLD BLANK TUBE DRIP LINES (NON-PRESSURE)	INSTALL PER POINT SOURCE DRIP DETAIL I/SHEET L1.
	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)	INSTALL PER IRRIGATION DETAILS. SIZE PER PLAN.



IRRIGATION SCHEMATIC NOTE:
IRRIGATION SYSTEM SHOWN FOR REFERENCE ONLY.
ACTUAL INSTALLATION TO BE PERFORMED AND
CONNECTED TO ON-SITE SYSTEM PER SEPARATE
DRAWING SET. COORDINATE DETAILS WITH THE
OWNER.



REVISIONS				BENCH MARK	ELEV. 40.402' (NAVD88)	FIELD BOOK	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			MSLA LANDSCAPE ARCHITECTURE, Inc. 306 Canyon Falls Dr. Folsom, CA 95630 916.989.3372 www.msladesign.com	 Date: 5/19/2023	OFF-SITE IMPROVEMENT PLANS FOR NERRADSCALI SUBDIVISION SACRAMENTO, CA 95838 APN: 237-0200-092 PLANTING & IRRIGATION PLAN				SHEET L2 OF 2
NO.	DESCRIPTION	DATE	BY													
				278-A2C A HILTI NAIL IN LIGHT BASE OF SE CORNER OF DRY CREEK ROAD AND NORTH AVENUE.												