

**Meeting of the Central Valley Flood Protection Board
June 22, 2012**

Staff Report – Encroachment Permit

**Richard Nguyen
Long Plaza, Sacramento County**

1.0 – ITEM

Consider approval of Permit No. 18736 (Attachment B)

2.0 – APPLICANT

Richard Nguyen

3.0 – LOCATION

The project is located at 6451 Stockton Blvd. in Sacramento County directly adjacent to Morrison Creek. (Morrison Creek, Sacramento County, See Attachment A)

4.0 – DESCRIPTION

To install a fence, a retaining wall, and an outfall structure adjacent to Morrison Creek.

5.0 – PROJECT ANALYSIS

Richard Nguyen is proposing the construction of a 25,000+/- square foot commercial complex comprising of retail, medical office, and restaurant uses on 2.56+/- gross acres. After meeting with Board staff it was determined that due to the vicinity of Morrison Creek, a small portion of this development required a CVFPB Encroachment Permit. The portions of the project that require a permit include; a fence, a retaining wall, and an outfall structure. All other portions of this development are setback far enough to have no impact on the flood control system.

The fence and retaining wall are located on the southern end of the project site, running parallel to Morrison Creek. The chain link fence will be above the retaining wall, 9 feet 4 inches high. These are both located outside the channel and offer no potential for

blockage or debris build up. The retaining wall is three feet high with a foundation five feet deep. The alignment of the retaining wall is located on the landside of the non-project levee. A perforated drainage pipe and engineered backfill will be installed to provide appropriate drainage for the retaining wall.

The outfall structure is located at the southeast portion of the site, just adjacent to the Stockton Blvd. bridge over Morrison Creek. It has been designed to standard specifications for outfall structures used by the City of Sacramento. The concrete outlet structure will tie into the existing concrete lined channel just upstream of the bridge.

The project area is located on the northern bank of Morrison Creek as indicated in the plans (See attachment C). This project conforms to all standards in Title 23 including Sections 125 and 126.

5.1 – Hydraulic Analysis

The fence and retaining wall are outside of the channel and have no hydraulic impact. The hydraulic impacts associated with the outfall structure are considered negligible therefore a hydraulic analysis was not required.

5.2 – Geotechnical Analysis

The scope of work for this project does not require a geotechnical analysis.

6.0 – AGENCY COMMENTS AND ENDORSEMENTS

The comments and endorsements associated with this project from all pertinent agencies are shown below:

- The City of Sacramento endorsed this project on March 6, 2012 with no conditions
- The U.S. Army Corps of Engineers 208.10 comment letter has been received for this application. The USACE District Engineer has no comments or recommendations with regard to the proposed work as it does not affect a federally constructed project. The letter is incorporated into the permit by reference as Exhibit A.

7.0 – CEQA ANALYSIS

Board staff has prepared the following CEQA determination:

The Board has determined that the project is categorically exempt from CEQA under a Class 3 Categorical Exemption (CEQA Guidelines Section 15303) covering new construction of small structures.

8.0 – SECTION 8610.5 CONSIDERATIONS

1. Evidence that the Board admits into its record from any party, State or local public agency, or nongovernmental organization with expertise in flood or flood plain management:

The Board will make its decision based on the evidence in the permit application and attachments, this staff report, and any other evidence presented by any individual or group.

2. The best available science that related to the scientific issues presented by the executive officer, legal counsel, the Department or other parties that raise credible scientific issues.

The accepted industry standards for the work proposed under this permit as regulated by Title 23 have been applied to the review of this permit.

3. Effects of the decision on the entire State Plan of Flood Control:

The purposed fence, retaining wall and outfall structure will have no effect on the State Plan of Flood Control.

4. Effects of reasonable projected future events, including, but not limited to, changes in hydrology, climate, and development within the applicable watershed:

There will be no effects to the proposed project from reasonable projected future events.

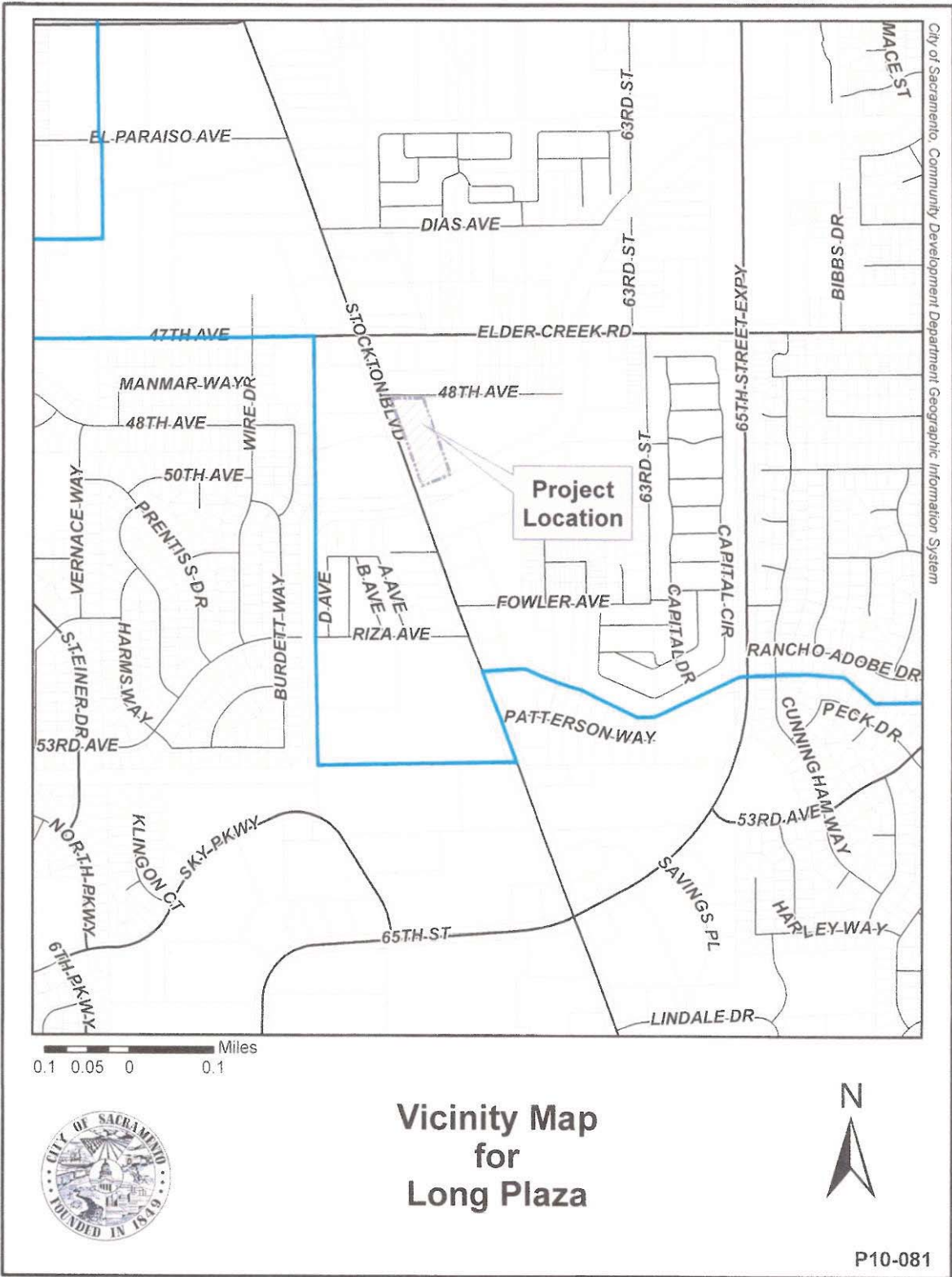
9.0 – STAFF RECOMMENDATION

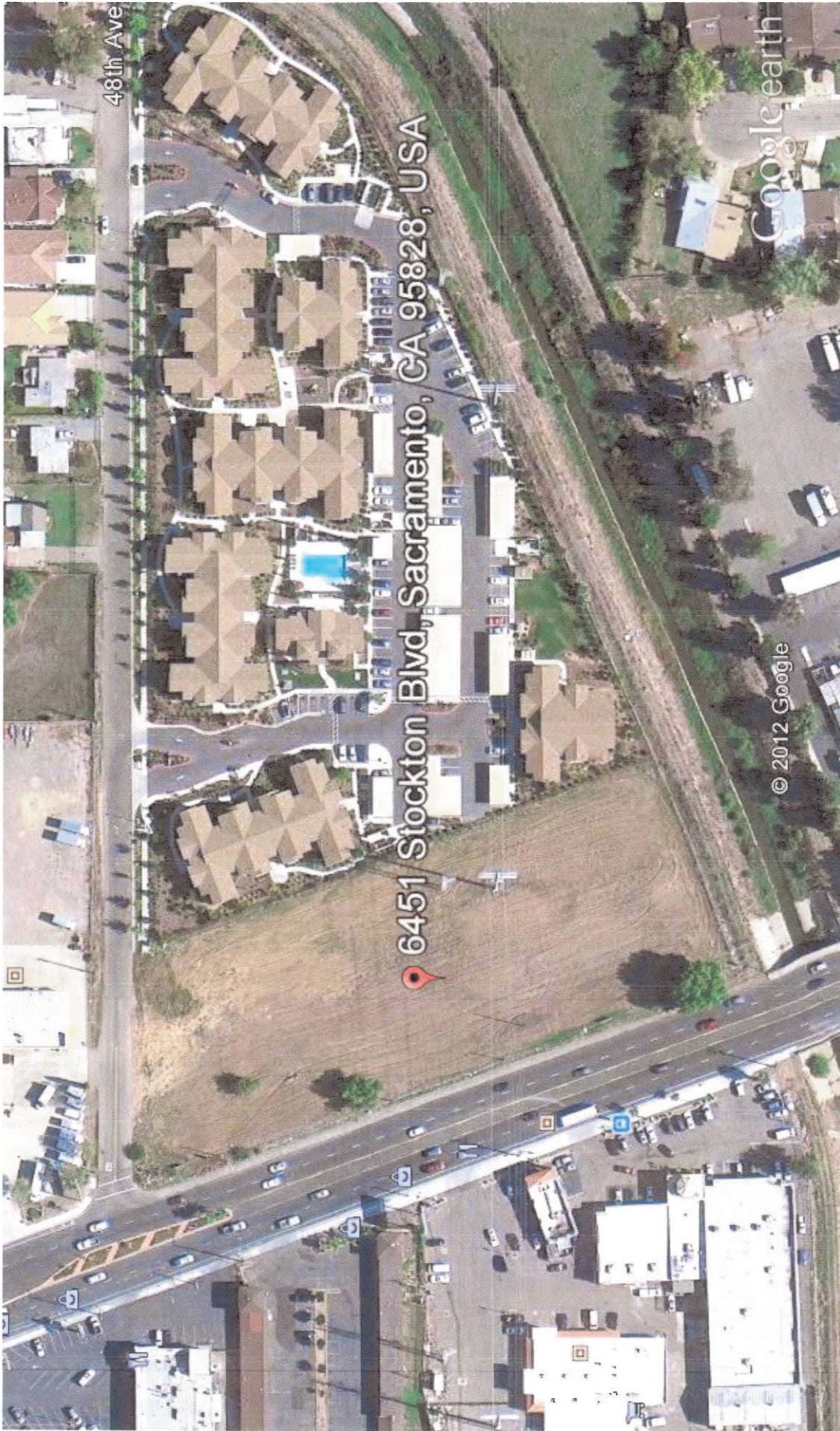
Staff recommends that the Board adopt the CEQA findings, approve the permit, and direct staff to file a Notice of Exemption with the State Clearinghouse.

10.0 – LIST OF ATTACHMENTS

- A. Location Maps and Photos
- B. Draft Permit No. 18736
- C. Design Drawings

Design Review:	Ashley Cousin
Environmental Review:	James Herota / Andrea Mauro
Document Review:	Mitra Emami P.E., Len Marino P.E.





Google earth

feet
meters

800
200

Attachment A









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DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 18736 BD

This Permit is issued to:

Richard Nguyen
9946 Mango Lane
Elk Grove, California 95624

To install a fence, a retaining wall, and an outfall structure adjacent to Morrison Creek. The project is located at 6451 Stockton Blvd. in Sacramento County directly adjacent to Morrison Creek. (Section 33, T8N, R5E, MDB&M, Morrison Creek, Sacramento County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 18736 BD

THIRTEEN: All work approved by this permit shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that approved by this permit, shall be done in the area without prior approval of the Central Valley Flood Protection Board.

FOURTEEN: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittee shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board, Department of Water Resources, and City of Sacramento shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: No construction work of any kind shall be done during the flood season from November 1 to April 15 without prior approval of the Central Valley Flood Protection Board.

EIGHTEEN: Upon receipt of a signed copy of the issued (not approved only) permit the permittee

shall contact the Department of Water Resources by telephone, (916) 574-0609, and submit the enclosed postcard to schedule a preconstruction conference. Failure to do so at least 10 working days prior to start of work may result in delay of the project.

NINETEEN: The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

TWENTY: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittee shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittee does not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

TWENTY-ONE: The permittee may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if damaged by any cause. If the permittee does not comply, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

TWENTY-TWO: If the project, or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-THREE: The letter from the Department of the Army dated March 28, 2012 is attached to this permit as Exhibit A in reference to this project.

TWENTY-FOUR: If, in the opinion of the Central Valley Flood Protection Board, the fence and gate become unnecessary due to changes in location of public access points or construction of other gated fences, the permittee agrees to remove the fence and gate at the request of the Central Valley Flood Protection Board and at permittee's cost and expense.

TWENTY-FIVE: No excavation shall be made or remain in the levee section during the flood season from November 1 to April 15 without prior approval of the Central Valley Flood Protection Board.

TWENTY-SIX: Debris that may accumulate on the permitted encroachment(s) and related facilities shall be cleared off and disposed of outside the floodway after each period of high water.

TWENTY-SEVEN: Upon completion of the project, the permittee shall submit As-Built Drawings to: Department of Water Resources, Flood Project Inspection Section, 3310 El Camino Avenue, Suite 256, Sacramento, California 95821.

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REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. Army Engineer District, Sacramento
Corps of Engineers
1325 J Street
Sacramento, California 95814-2922

Flood Protection and Navigation Section (18736)

MAR 28 2012

Mr. Jay Punia, Executive Officer
Central Valley Flood Protection Board
3310 El Camino Avenue, Room 151
Sacramento, California 95821

Dear Mr. Punia:

We have reviewed a permit application by Richard Nguyen (application number 18736). This project includes installing a fence, retaining wall and outfall structure adjacent to the right bank of Morrison Creek. The project is located just upstream of Stockton Boulevard, at 38.5079°N 121.4342°W NAD83, Sacramento County, California.

The District Engineer has no comments or recommendations regarding flood control because the proposed work does not affect a federally constructed project.

There is not enough information provided to determine if there is a permit action under Section 10 and/or Section 404. Please advise the applicant to contact the U.S. Army Corps of Engineers, Sacramento District, Regulatory Division, Room 1350, 1325 J Street, Sacramento, California 95814, telephone (916) 557-5250.

A copy of this letter is being furnished to Mr. Don Rasmussen, Chief, Flood Project Integrity and Inspection Branch, 3310 El Camino Avenue, Suite LL30, Sacramento, CA 95821.

Sincerely,

A handwritten signature in black ink that reads "Meegan G. Nagy".

Meegan G. Nagy, P.E.
Chief, Flood Protection and Navigation Section

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ONSITE IMPROVEMENT PLANS FOR
LONG PLAZA

6451, 6461, 6471, 6481 STOCKTON BLVD.

CITY OF SACRAMENTO, CALIFORNIA

APN: 040-0021-047

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE 2007. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
2. 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 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
3. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2422 ARDEN WAY, SUITE 165, SACRAMENTO, PHONE 263-2600) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BARRICADES, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ACCURATELY 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 TRAFFIC CONTROL HANDBOOK (WATCH).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
6. 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.
7. IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST AND A REPRESENTATIVE OF THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE INSTALLED TO DETERMINE IF NECESSARY. MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
8. COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER THE WATER, STORM AND SANITARY LINE TRENCHES SHALL BE INCLUDED IN THE PRICE BID FOR PIPE IN PLACE. REPLACEMENT SHALL BE 4" AG AND 12" AB, MINIMUM, OR INDICATED ON THE PLANS.
9. PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
10. ALL TAPS FIFTEEN (15) INCHES & SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
11. 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 EXPENDED IN LOCATING PLUGS TO AVOID INTERFERING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED. INFLATABLE DEVICES ARE NOT SATISFACTORY.
12. DRINK PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE C-76 CL II, NONREINFORCED CONCRETE PIPE C-14 CL II, PVC 32" OR, OR AS SPECIFIED ON PLANS. IN ALL CASES, JOINTS FOR CONCRETE PIPE SHALL BE RUBBER GASKETED JOINTS.
13. DRAIN INLET LEADS SHALL BE PVC C-900 CL 150, RCP C-76 CL II, OR NONREINFORCED CONCRETE C-14 CL II.
14. SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
15. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: JULY, 1992 A.S.B., SECTION 23.
16. A STORMWATER PERMIT MUST BE OBTAIN WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORMWATER PERMIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
17. 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.
18. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1 AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.



VICINITY MAP

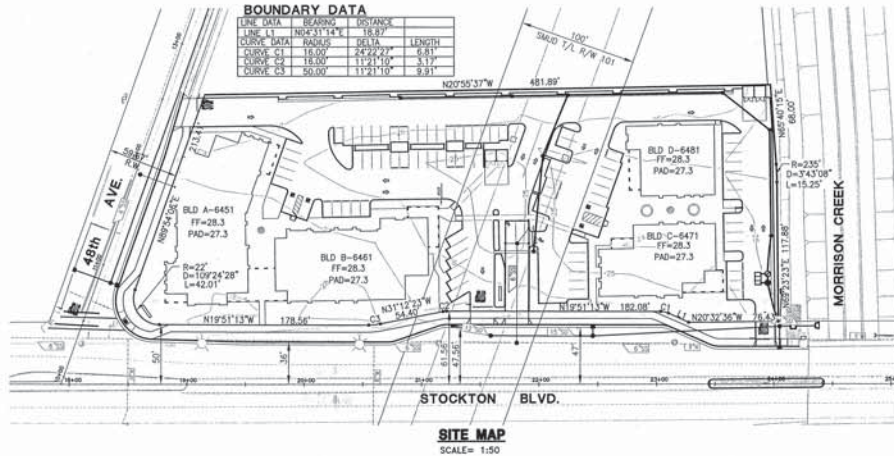
N.T.S.
OWNER
Dr. RICHARD NGUYEN
2001 ZIMMARDI DR., SUITE B-5
SACRAMENTO, CA 95816
PH: (916) 761-6956

SHEET INDEX

1. COVER SHEET
2. DETAIL SHEET
3. GRADING & DRAINAGE PLAN
4. UTILITY IMPROVEMENT PLAN
5. EROSION CONTROL PLAN
6. PAVING AND DEMOLITION PLAN
7. CHECK VALVE DETAIL & NOTES
8. MASONRY RETAINING WALL DETAIL

LEGEND

PROPOSED	EXISTING



WDID NO. 5534C382005
IMPLEMENTATION OF THE S.W.P.P.P. CERTIFICATION
THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE S.W.P.P.P.:
THE LONG PLAZA PROJECT
NAME: RICHARD NGUYEN DATE: 7/27-7/27/2007
PH: 916-743-1254

FLOOD ZONE X:
PER FEMA MAP 0502660015F DATED JULY 6TH, 1998 LOMAR 2005

GENERAL WATER NOTES:

1. ALL CONSTRUCTION AND MATERIAL ASSOCIATED WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATION, DATED JUNE 2007 AND TO ALL APPLICABLE ADDENDA AND STANDARD DRAWINGS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION AT 808-6810 FOR A CONSTRUCTION INSPECTOR (PUBLIC WORKS INSPECTOR) AT LEAST 48 HOURS PRIOR TO BEGINNING OF WORK WITH THE RIGHT OF WAY.
3. THE CITY OF SACRAMENTO STANDARD DRAWINGS HAVE BEEN MODIFIED. THE CONTRACTOR SHALL BE IN POSSESSION OF ALL OF THE MOST CURRENT STANDARD WATER DRAWING (W). COPIES OF THESE DRAWINGS CAN BE DOWNLOADED FROM: <http://cityofsacramento.org/utilities/media-room/>. CLICK ON THE PUBLICATIONS, AND THEN UTILITIES STANDARDS LINKS.
4. THE CONTRACTOR SHALL PAY ALL FEES FOR TAPS, TIE-IN CONNECTIONS, AND METERS INSTALLATION IN ADVANCE AT THE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE AT 300 RICHARDS BLVD., THIRD FLOOR PUBLIC COUNTER. FEES ARE SUBJECT TO CHANGE EVERY JULY 1ST OR AT ANY TIME. FOR CURRENT FEE SCHEDULE VISIT: <http://cityofsacramento.org/utilities/media-room/publications.cfm>
5. THE DEPARTMENT OF UTILITIES WILL NOT INSTALL TAPS OR METERS UNLESS (a) ALL FEES HAVE BEEN PAID AND (b) PRIVATE ON-SITE PIPING HAS SUCCESSFULLY PASSED THE PLUMBING INSPECTION.
6. AT THE TIME OF PAYMENT FOR FEES AT THE CUSTOMER SERVICE OFFICE, THE CONTRACTOR SHALL PROVIDE TWO COPIES OF ALL APPROVED PLANS SHEET SHOWING DEPARTMENTS OF UTILITIES AND FIRE DEPARTMENT APPROVAL STAMPS.
7. THE CONTRACTOR SHALL SCHEDULE ALL WATER TAPS, METERS INSTALLATION AND SHUT DOWNS WITH THE PUBLIC WORKS INSPECTOR. CALL 808-6810 AT LEAST 14 DAYS IN ADVANCE FOR SCHEDULING A TAP OR METER INSTALLATION.
8. WITHOUT EXCEPTION, CONTRACTOR SHALL NOT OPEN ANY VALVES ON EXISTING CITY WATER MAINS.
9. ALL WATER SERVICE CONNECTIONS HAVE BEEN SET UP AS:
 - FULL SERVICE TAP-CITY WILL EXCAVATE TRENCH, INSTALL TAP, GATE VALVE AND SERVICE CONNECTION FROM MAIN LINE TO THE POINT OF SERVICE. THE CITY WILL ALSO BACKFILL THE TRENCH AND RESTORE THE SURFACE/PAVEMENT. IF THE FULL SERVICE IS FOR THE INSTALLATION OF A PUBLIC FIRE HYDRANT, THE FIRE HYDRANT ASSEMBLY IS INCLUDED.
 - EASEMENT TAP (4" & LARGER SERVICE)-THE CONTRACTOR SHALL PROVIDE EXCAVATION AND EXPOSE THE MAIN LINE FOR THE CITY CREW TO INSTALL A TAP AND A GATE VALVE ONLY. CONTRACTOR IS REQUIRED TO INSTALL SERVICE CONNECTION FROM THE GATE VALVE TO THE POINT OF SERVICE AND ALL NECESSARY APPURTENANCES. THE CONTRACTOR ALSO IS REQUIRED TO BACKFILL THE TRENCH AND REST OF THE SURFACE/PAVEMENT.
 - EASEMENT TAP (2" & SMALLER SERVICE) THE CONTRACTOR SHALL PROVIDE EXCAVATION AND EXPOSE THE MAIN LINE FOR THE CITY CREW TO INSTALL A TAP, A CORPORATION STOP AND A SERVICE CONNECTION. CONTRACTOR SHALL BACKFILL THE TRENCH AND RESTORE THE SURFACE/PAVEMENT.
10. METER INSTALLATION:
 - METER 3" & LARGER WILL BE PROVIDED TO THE CONTRACTOR AFTER PAYMENT OF FEES. CALL 808-6901 FOR METER ARRANGEMENT.
 - METER 2" & SMALLER WILL BE INSTALLED BY THE CITY AFTER PAYMENT OF FEES.
11. BACKFLOW ASSEMBLY INSTALLATION:
 - CONTRACTOR OF SHALL FURNISH, INSTALL AND TEST APPROVED R.P. ASSEMBLIES, AND DOUBLE CHECK VALVES PER APPLICABLE (W) DRAWINGS.
12. IF CONSTRUCTION WATER IS NEEDED, THE CONSTRUCTION OF MAY REQUEST FOR A TEMPORARY PUBLIC FIRE HYDRANT USE PERMIT CALL 808-6454

BUILDING PAD CERTIFICATION

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE PUBLIC WORKS AGENCY, HAVE BEEN CONSTRUCTED TO WITHIN 2/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

DENNIS C. BARKSDALE R.C.E. 51334 DATE

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORMS TO THE RECOMMENDATIONS OF THIS PROJECT'S GEOTECHNICAL REPORT:
LOTS:

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE COUNTY AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

GEOTECHNICAL ENGINEER P.E. DATE
SOILS REPORT: # XXXXXXXXX

UTILITY REPRESENTATIVES

UTILITY	AGENCY	REPRESENTATIVE	PHONE
U.S.A.			1-800-227-2600
GAS	P.G.&E.		(916)-386-5013
ELECTRICITY	S.M.U.D.	RICHARD RAMEREZ	(916)-732-5754
TELEPHONE	PACIFIC BELL		(916)-972-2135
WATER	CITY OF SACRAMENTO	TONY BERTRAND	(916)-808-1416
SEWER	SACRAMENTO CO.	CLAIR DAUGHERTY	(916)-876-6020
DRAINAGE	CITY OF SACRAMENTO	TONY BERTRAND	(916)-808-1416
T.V. CABLE	AT&T BROADBAND		(916)-386-5013

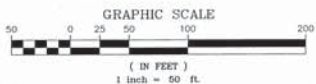
SUBMITTED BY: DENNIS BARKSDALE, P.E. CLAYBAR ENGINEERING DATE

APPROVED BY: COUNTY SANITATION DISTRICT NO. 1 DATE



DISTURBED AREA
AREA TO BE DISTURBED= 2.32 ACRES
WDID # XXXXXXXXX

PERMIT/06-05-617



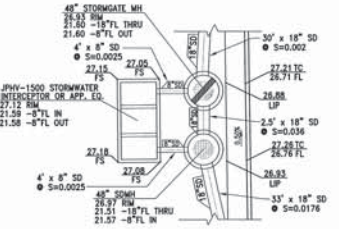
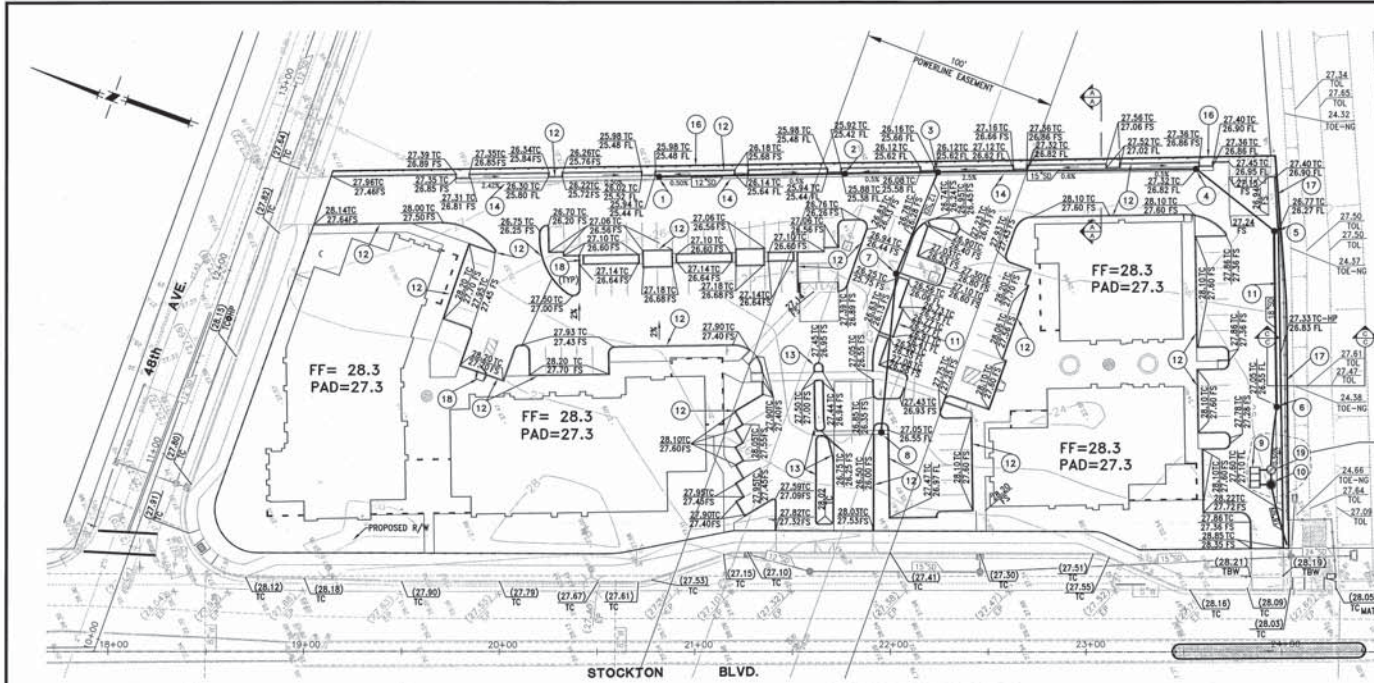
NO.	REVISIONS DESCRIPTION	DATE	BY	BENCH MARK ELEV. 27.217'	FIELD BOOK
1	FOUND AND USED A HILT NAIL IN THE TRAFFIC LIGHT BASE AT THE SOUTHWEST CORNER OF 47TH AVENUE AND STOCKTON BLVD. BM# 318-46A				

SCALE: HORIZ. DATE: JULY-2008 VERT. DATE: JULY-2008

DRAWN BY: STAFF DESIGN BY: DCB R.C.E. 51334 DATE: MAY-2007 CHECKED BY: DCB R.C.E. 51334 DATE: MAY-2007

IMPROVEMENT PLANS FOR
LONG PLAZA
6451-6481 STOCKTON BLVD.
COVER SHEET

CLAYBAR ENGINEERING INC. 9324 ELK GROVE-PIEDMONT ROAD ELK GROVE, CA 95624 PH: 916-684-7031 FAX: 916-884-2627	CPCT1-0018 PH504300 P: PIP-081	SHEET 1 OF 8
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DETAIL "B"
N.T.S.

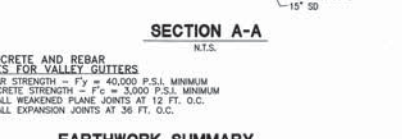
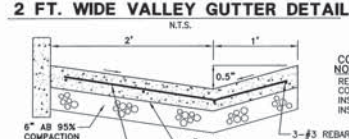
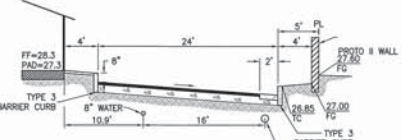
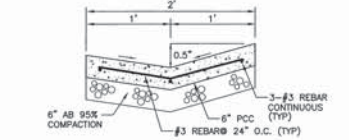
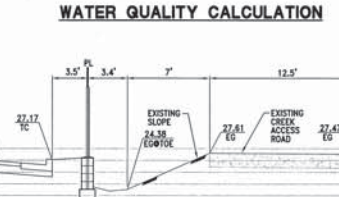
Long Plaza-46th and Stockton Blvd.

Water Quality Calculations		
AREA IDENTIFICATION	SUB-AREA	RUNOFF COEFFICIENT
TOTAL PROJECT AREA	2.34 acres	0.86
IMPERVIOUS AREA	1.97 acres	0.95
LANDSCAPE AREA	0.35 acres	0.37

Weighted RC = (1.97)(0.95) + (0.37)(0.36) = 1.87 + 0.13 = 2.00
 Water Quality Rain Depth (W) = 0.18 inches
 Water Quality Flow Rate (Q) = 0.36 c.f.s.

WATER QUALITY CALCULATION

Weighted RC = (1.97)(0.95) + (0.37)(0.36) = 1.87 + 0.13 = 2.00
 Water Quality Rain Depth (W) = 0.18 inches
 Water Quality Flow Rate (Q) = 0.36 c.f.s.



CONCRETE AND REBAR NOTES FOR VALLEY GUTTERS
 REBAR STRENGTH - F_y = 40,000 P.S.I. MINIMUM
 CONCRETE STRENGTH - F_c = 3,000 P.S.I. MINIMUM
 INSTALL WEAKENED PLANE JOINTS AT 12 FT. O.C.
 INSTALL EXPANSION JOINTS AT 36 FT. O.C.

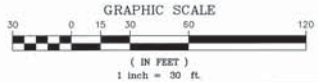
EARTHWORK SUMMARY

	RAW	WITH 10% SHORINKAGE
ESTIMATED EXCAVATION	990 C.Y.	990 C.Y.
ESTIMATED EMBANKMENT	3,370 C.Y.	4,100 C.Y.
ESTIMATED IMPORT		3,210 C.Y.

THE EARTHWORK SUMMARY AS SHOWN ON THIS PLAN IS AN APPROXIMATE QUANTITY BASED ON THE ENGINEER'S OPINION. CONTRACTOR IS SUBJECT TO VERIFY THE QUANTITIES TO BEST DETERMINE OF THE EXCAVATION AND EMBANKMENT OF THIS PROJECT.

CONSTRUCTION NOTES:

- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (2) WITH 95 LF X 12" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0028, FLO DI(1) = 22.43, FLO DI(2) = 22.16, TO=25.43
- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (3) WITH 47.5 LF X 12" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0020, FLO DI(2) = 22.16, FLO DI(3) = 22.06, TO=25.37
- CONSTRUCT A 48" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (4) WITH 132 LF X 15" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0015, FLO DI(3) = 22.06, FLO DI(4) = 21.86, TO=25.66
- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (5) WITH 91 LF X 15" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0015, FLO DI(4) = 21.86, FLO DI(5) = 21.76, TO=26.82
- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (6) WITH 90 LF X 15" PVC SDR 35 STORM DRAIN PIPE @ S= 0.0015, FLO DI(5) = 21.76, FLO DI(6) = 21.45, TO=26.27
- CONSTRUCT A 42" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO STORMGATE MH (10) WITH 30 LF X 18" P-905 STORM DRAIN PIPE @ S= 0.0017, FLO DI(6) = 21.65, FLO STORMGATE MH (10) = 21.60, TO=26.55
- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (7) WITH 56 LF X 12" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0021, FLO DI(7) = 22.18, FLO DI(8) = 22.06, TO=25.74
- CONSTRUCT A 36" DIA. JENSEN PRECAST BRAND DI STRUCTURE OR APPROVED EQUAL W/ SLOTTED TRAFFIC GRATE. CONNECT TO DI (8) WITH 82 LF X 12" PVC SDR-35 STORM DRAIN PIPE @ S= 0.0020, FLO DI(8) = 22.55, FLO DI(9) = 22.16, TO=25.80
- SUPPLY AND INSTALL JENSEN PRECAST JHW STORM WATER QUALITY UNIT (WOU) W/ TRAFFIC RATED MH COVER. CONNECT TO WOU (9) WITH 4 LF X 8" PVC SDR 35 DRAIN PIPE @ S= 0.0025, FLO DI(9) = 21.60, FLO WOU(9) = 21.58, RM=21.12-SEE DETAIL "B"
- CONSTRUCT JENSEN PRECAST 48" DWH WITH TRAFFIC RATED LID. CONNECT TO OFFSITE DRAINAGE STUB WITH 30 LF X 18" CMP RCP CLASS 3 DRAIN PIPE @ S=0.0194, FL AT DWH (10) = 21.57, FL @ OFFSITE DRAINAGE STUB=20.93, RM=20.97-SEE DETAIL "B"
- CONSTRUCT CURB AND GUTTER TYPE 2 PER CITY OF SACRAMENTO STD. DWG. T-11
- CONSTRUCT BARRIER CURB TYPE 3 PER CITY OF SACRAMENTO STD. DWG. T-11
- CONSTRUCT MEDIAN CURB NO. 14 PER CITY OF SACRAMENTO STD. DWG. T-11
- CONSTRUCT 3 FOOT WIDE CONCRETE Y-GUTTER PER DETAIL BELOW
- CONSTRUCT 2 FOOT WIDE CONCRETE Y-GUTTER PER DETAIL BELOW
- REMOVE AND DISPOSE OF EXISTING FENCE. MASONRY SOUND WALL PER DETAILS ON ARCHITECTURAL PLANS.
- REMOVE EXISTING FENCE. CONSTRUCT GRADING UTILITIES, AND SURFACE IMPROVEMENTS. CONSTRUCT MASONRY RETAINING WALL AND RECONSTRUCT CHAIN LINK FENCE ON MASONRY RETAINING WALL PER DETAIL ON SHEET 8
- CONSTRUCT CONCRETE PAVING AT ALL DRAINAGE GAPS IN THE MEDIAN CURBS - 4" MIN. THICKNESS 2,500 PSI (MIN) CONCRETE OVER 6" OF CLASS II AS COMPACTED TO 90%
- SUPPLY AND INSTALL JENSEN PRECAST STORMGATE MANHOLE W/ TRAFFIC RATED MH COVER. CONNECT TO WOU (9) WITH 4 LF X 8" PVC SDR 35 DRAIN PIPE @ S= 0.0025, FLO DI(9) = 21.60, FLO WOU(9) = 21.58, RM=21.12-SEE DETAIL "B"



REVISIONS

NO.	DESCRIPTION	DATE	BY

BENCH MARK ELEV. 22.217'

DESCRIPTION:
 FOUND AND USED A METAL NAIL IN THE TRAFFIC LIGHT BASE AT THE SOUTHWEST CORNER OF 4TH ANGLE AND STOCKTON BLVD.
 BM 316-66A

SCALE: _____

HORIZ. _____

VERT. _____

DATE: JULY-2008

DESIGN BY: DGB

R.C.E. 51334 DATE: APRIL-2007

CHECKED BY: DGB

R.C.E. 51334 DATE: APRIL-2007

**IMPROVEMENT PLANS FOR
 LONG PLAZA FOR
 6451-6481 STOCKTON BLVD.
 GRADING & DRAINAGE PLAN**

CLAYBAR ENGINEERING INC.
 2354 ELK GROVE-FLOOR ROAD
 ELK GROVE, CA 95624
 Tel: 916-684-7300
 Fax: 916-684-2827



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