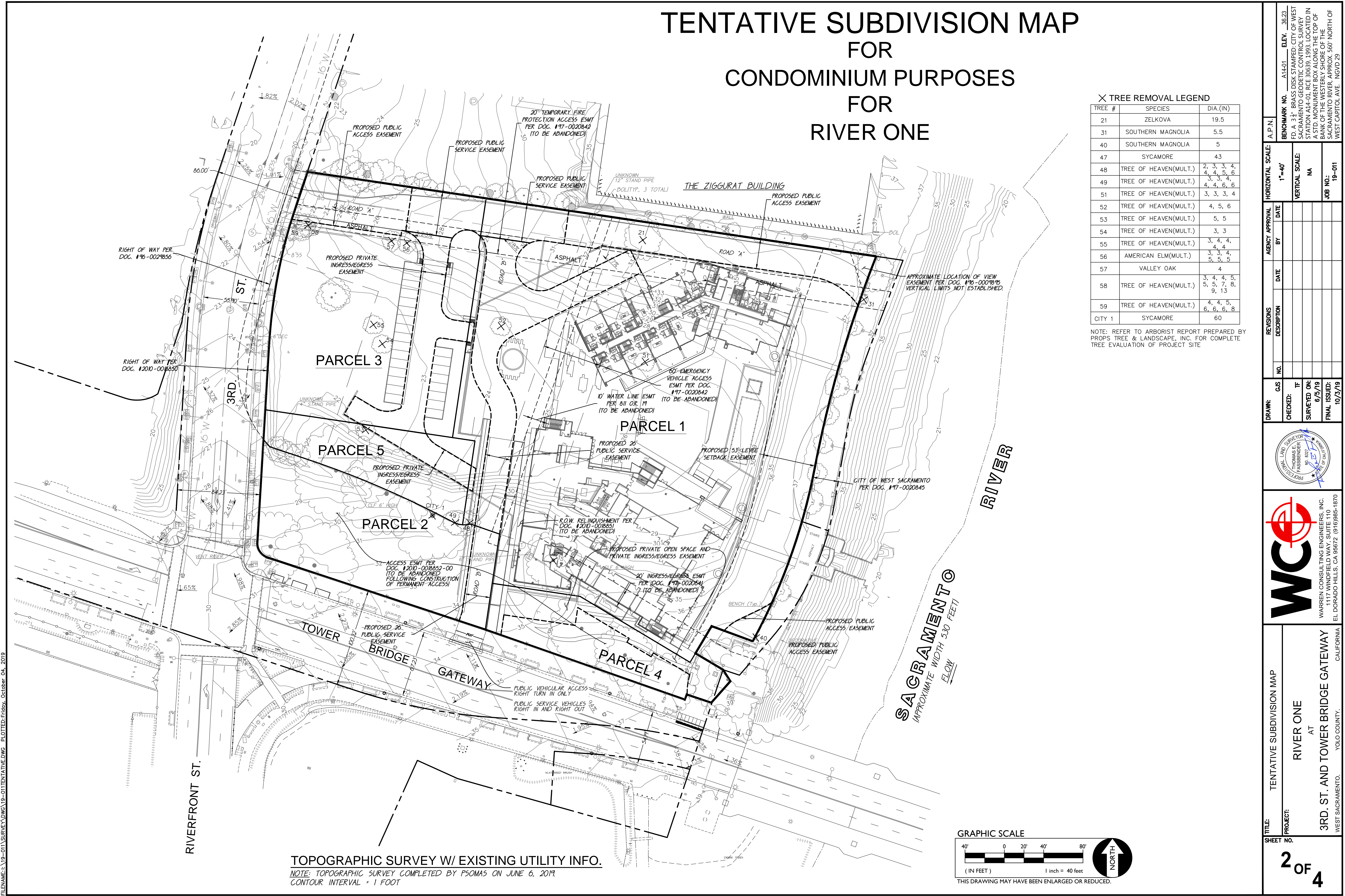


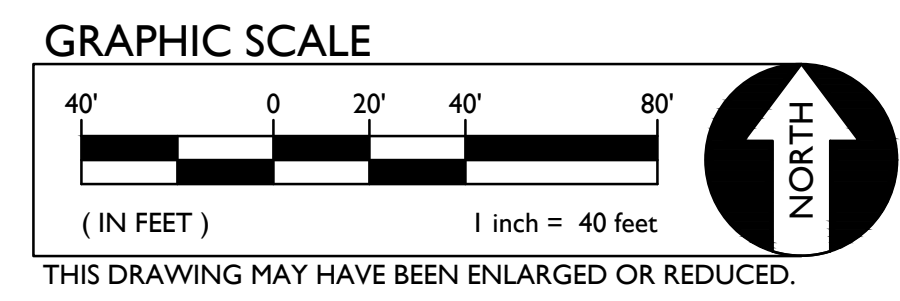
TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES FOR RIVER ONE



× TREE REMOVAL LEGEND

TREE #	SPECIES	DIA.(IN)
21	ZELKOVA	19.5
31	SOUTHERN MAGNOLIA	5.5
40	SOUTHERN MAGNOLIA	5
47	SYCAMORE	43
48	TREE OF HEAVEN(MULT.)	2, 3, 3, 4, 4, 4, 5, 6
49	TREE OF HEAVEN(MULT.)	4, 4, 3, 4, 4, 4, 6, 6
51	TREE OF HEAVEN(MULT.)	3, 3, 3, 4
52	TREE OF HEAVEN(MULT.)	4, 5, 6
53	TREE OF HEAVEN(MULT.)	5, 5
54	TREE OF HEAVEN(MULT.)	3, 3
55	TREE OF HEAVEN(MULT.)	3, 4, 4, 4, 4
56	AMERICAN ELM(MULT.)	3, 3, 4, 5, 5, 5
57	VALLEY OAK	4
58	TREE OF HEAVEN(MULT.)	3, 4, 4, 5, 5, 5, 7, 8, 9, 13
59	TREE OF HEAVEN(MULT.)	4, 4, 5, 6, 6, 6, 8
CITY 1	SYCAMORE	60

NOTE: REFER TO ARBORIST REPORT PREPARED BY PROPS TREE & LANDSCAPE, INC. FOR COMPLETE TREE EVALUATION OF PROJECT SITE

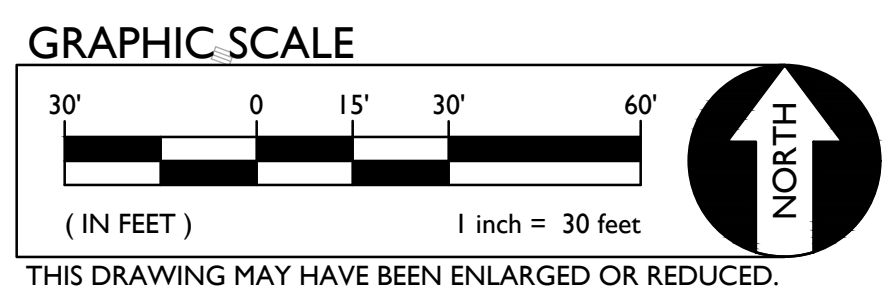
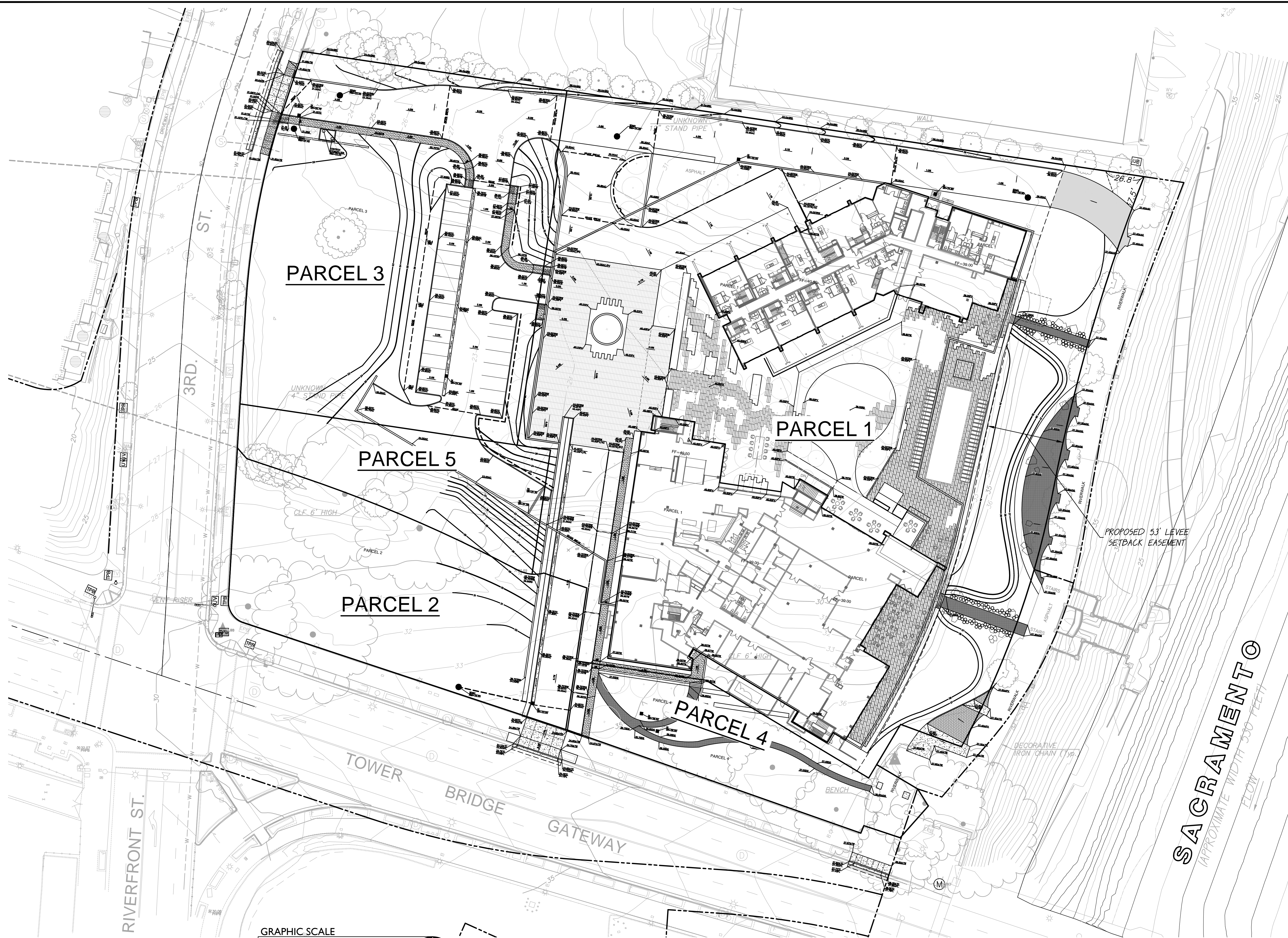


TOPOGRAPHIC SURVEY W/ EXISTING UTILITY INFO.
NOTE: TOPOGRAPHIC SURVEY COMPLETED BY PSOMAS ON JUNE 6, 2019.
CONTOUR INTERVAL = 1 FOOT

A.P.N.	A14-01		
BENCHMARK NO.	A14-01		
ELEV.	38.23		
FD.A 3" BRASS DISK STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION A14-01. RCE 30639, 1993. LOCATED IN A STD. MONUMENT BOX ALONG THE TOP OF BANK OF THE WESTERLY SHORE OF THE SACRAMENTO RIVER, APPROX. 560' NORTH OF WEST CAPITOL AVE. NGSVD 29			
HORIZONTAL SCALE:	1"=40'	VERTICAL SCALE:	NA
AGENCY APPROVAL	DATE	BY	
REVISIONS	DESCRIPTION	DATE	
NO.			
DRAWN:	C/S	IF	
CHECKED:		SURVEYED ON:	6/5/19
		FINAL ISSUED:	10/23/19
WARREN CONSULTING ENGINEERS, INC. 1117 WINDFIELD WAY, SUITE 110 EL DORADO HILLS, CA 95672 (916)985-1870			
TITLE:	TENTATIVE SUBDIVISION MAP		
PROJECT:	RIVER ONE AT 3RD. ST. AND TOWER BRIDGE GATEWAY		
SHEET NO.	2 OF 4		
	WEST SACRAMENTO,	YOLO COUNTY,	CALIFORNIA

FILENAME: 19-011 SURVEY\DWG\19-011TENTATIVE.DWG PLOTTED: Friday, October 04, 2019

FILENAME: 19-011 SURVEY\DWG\19-011 GRADING EXHIBIT.DWG PLOTTED: Thursday, October 03, 2019

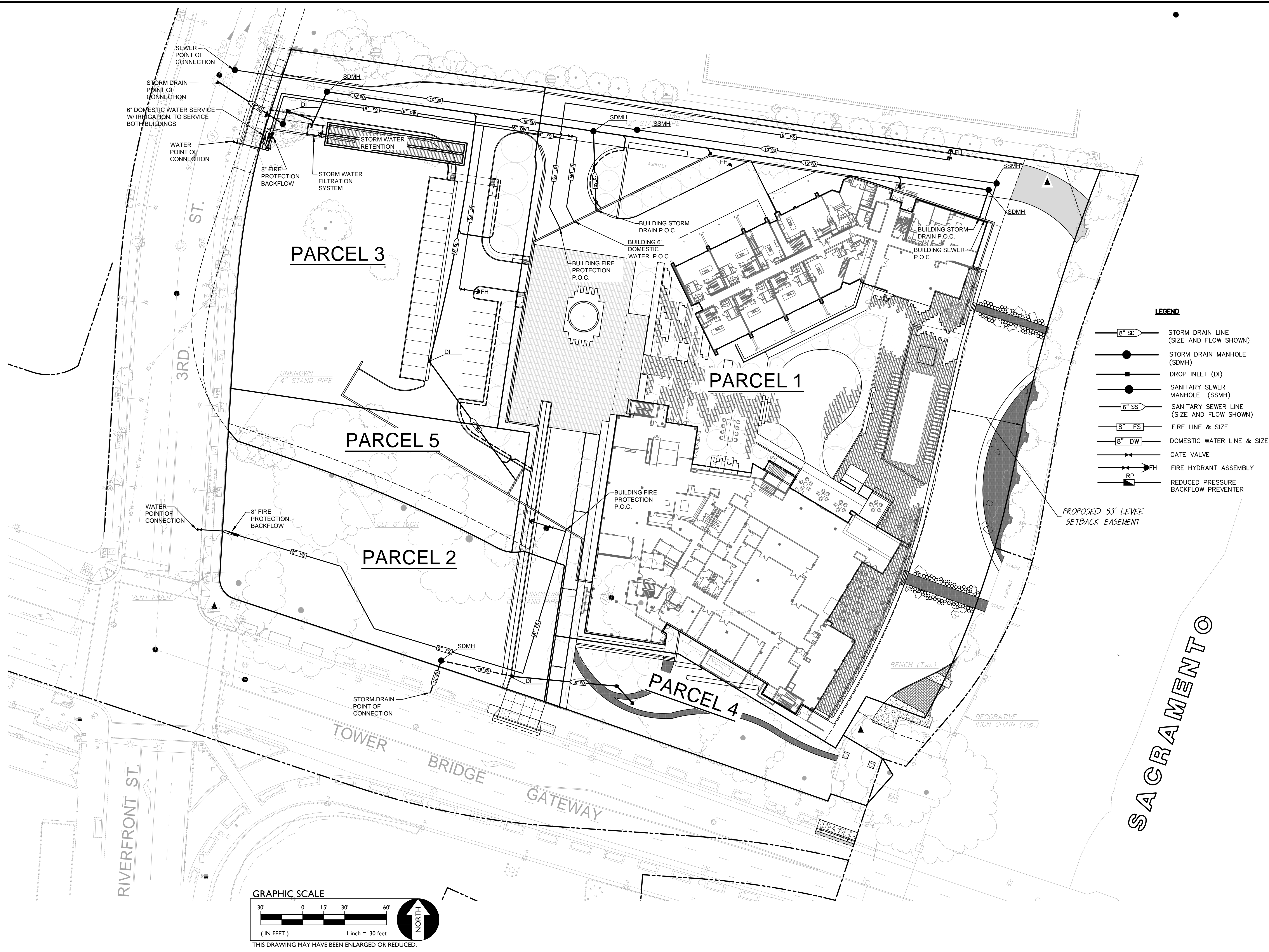


SHEET NO.		3 OF 4	
PROJECT:		RIVER ONE AT 3RD. ST. AND TOWER BRIDGE GATEWAY WEST SACRAMENTO, YOLO COUNTY, CALIFORNIA	
TITLE:		GRADING EXHIBIT	
DRAWN:		CJS	
CHECKED:		TF	
SURVEYED ON:		6/5/19	
FINAL ISSUED:		10/23/19	
REVISIONS		NO. DESCRIPTION DATE	
AGENCY APPROVAL		BY DATE	
HORIZONTAL SCALE:		1"=40'	
VERTICAL SCALE:		NA	
JOB NO.:		19-011	
A.P.N.:		A14-01	
BENCHMARK NO.:		A14-01	
ELEV.:		36.23	
<small> FD. A 3" BRASS DISK STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION A14-01. R.C.E. 30639, 1993. LOCATED IN A STD. MONUMENT BOX ALONG THE TOP OF BANK OF THE WESTERLY SHORE OF THE SACRAMENTO RIVER, APPROX. 567' NORTH OF WEST CAPITOL AVE. NSVD 29 </small>			

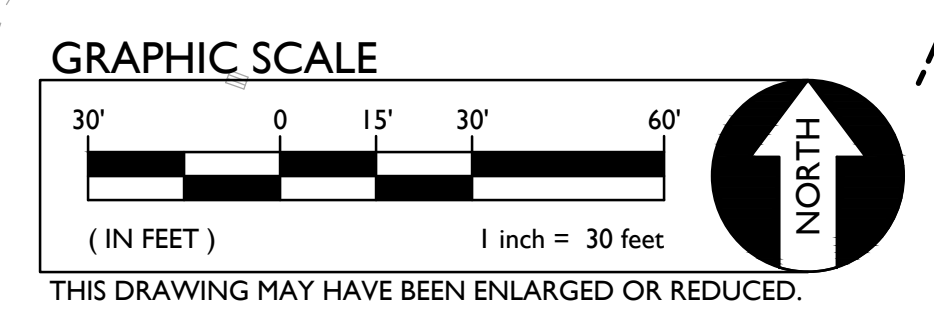


SACRAMENTO
 APPROXIMATE WIDTH 500 FEET
 FLOW

FILENAME: \\19-011 SURVEY\DWG\19-011 UTILITY EXHIBIT.DWG PLOTTED: Thursday, October 03, 2019



- LEGEND**
- 8" SD STORM DRAIN LINE (SIZE AND FLOW SHOWN)
 - SDMH STORM DRAIN MANHOLE (SDMH)
 - DI DROP INLET (DI)
 - SSMH SANITARY SEWER MANHOLE (SSMH)
 - 6" SS SANITARY SEWER LINE (SIZE AND FLOW SHOWN)
 - 8" FS FIRE LINE & SIZE
 - 8" DW DOMESTIC WATER LINE & SIZE
 - GV GATE VALVE
 - FH FIRE HYDRANT ASSEMBLY
 - RP REDUCED PRESSURE BACKFLOW PREVENTER



A.P.N.		BENCHMARK NO. A14-01 ELEV. 38.23	
HORIZONTAL SCALE: 1"=40'		VERTICAL SCALE: NA	
AGENCY APPROVAL	DATE	NO.	DATE
REVISIONS	DESCRIPTION	NO.	DATE
DRAWN: GJS	CHECKED: TF	SURVEYED ON: 6/5/19	FINAL ISSUED: 10/23/19

BENCH: A 3" BRASS DISK STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION A14-01. RCE 30639, 1993. LOCATED IN A STD. MONUMENT BOX ALONG THE TOP OF BANK OF THE WESTERLY SHORE OF THE SACRAMENTO RIVER, APPROX. 360' NORTH OF WEST CAPITOL AVE. NGSVD 29.

WARREN CONSULTING ENGINEERS, INC.
 1117 WINDFIELD WAY, SUITE 110
 EL DORADO HILLS, CA 95672 (916)985-1870

TITLE:	SITE UTILITY EXHIBIT
PROJECT:	RIVER ONE AT 3RD. ST. AND TOWER BRIDGE GATEWAY
SHEET NO.:	4 OF 4

WEST SACRAMENTO, YOLO COUNTY, CALIFORNIA