

**American River Flood Control District**  
**Central Valley Flood Protection Board Permit Application**  
**5700 Coda Lane**

**Staff Report**

**Discussion:**

The parcel owner at 5700 Coda Lane in Carmichael California seeks to obtain an encroachment permit to install a sewer connection across the District levee and re-construct two structures within the American River Floodway. The parcel is on the water side of the levee and is currently served by a sewage septic system. The owner would like to connect to the County sewer main on the land side of the levee.

The proposal includes trenching 2-feet deep to install a 3-inch ABS pipe across the levee. The County will core drill into their existing manhole riser to accept the owner's new pipe connection. The trench will be backfilled with compacted levee fill.

Previous proposals for this work were based on drilling under the levee to install the new sewer connection. Feedback obtained from the State Central Valley Flood Protection Board indicated that drilling through the levee would not be allowed at the proposed depth. The applicant revised their plan to focus on trenching to install the connection.

The proposal to install the pipes and construct the sewer line connection was endorsed by the District Board of Trustees at their November 2017 meeting. The application has been re-submitted to include the re-construction of two residential structures within the floodway. These structures are to be built at the same elevation as the current structures and are not within the waterside setback zone of the levee. The structures will not impact the integrity of the levee nor impact operations and maintenance activities of the District.

**Recommendation:**

The General Manager recommends that the Board of Trustees endorse the permit application.

**APPLICATION FOR A CENTRAL VALLEY FLOOD PROTECTION BOARD  
ENCROACHMENT PERMIT**

Application No. \_\_\_\_\_  
(For Office Use Only)

1. Description of proposed work being specific to include all items that will be covered under the issued permit.

NEW SEWER, MAIN HOUSE, GUEST HOUSE. EXISTING MAIN HOUSE & GUEST HOUSE TO BE DEMOLISHED AND NEW CONSTRUCTION BUILT PER ATTACHED PLANS. INSTALLATION OF NEW SEWER LINE PER ATTACHED PLANS.

2. Project Location: SACRAMENTO County, in Section \_\_\_\_\_  
Township: \_\_\_\_\_ (N) (E)  
(S), Range: \_\_\_\_\_ (W), M. D. B. & M.  
Latitude: 38.599407 Longitude: -121.330975  
Stream: AMERICAN RIVER Levee: FEDERAL Designated Floodway: FEMA AE  
APN: 283-0280-042

3. RICH GUY of 5700 COOA LANE  
Name of Applicant / Land Owner Address  
CARMICHAEL CA 95608 916.730.4146  
City State Zip Code Telephone Number  
richguy101@hotmail.com  
E-mail

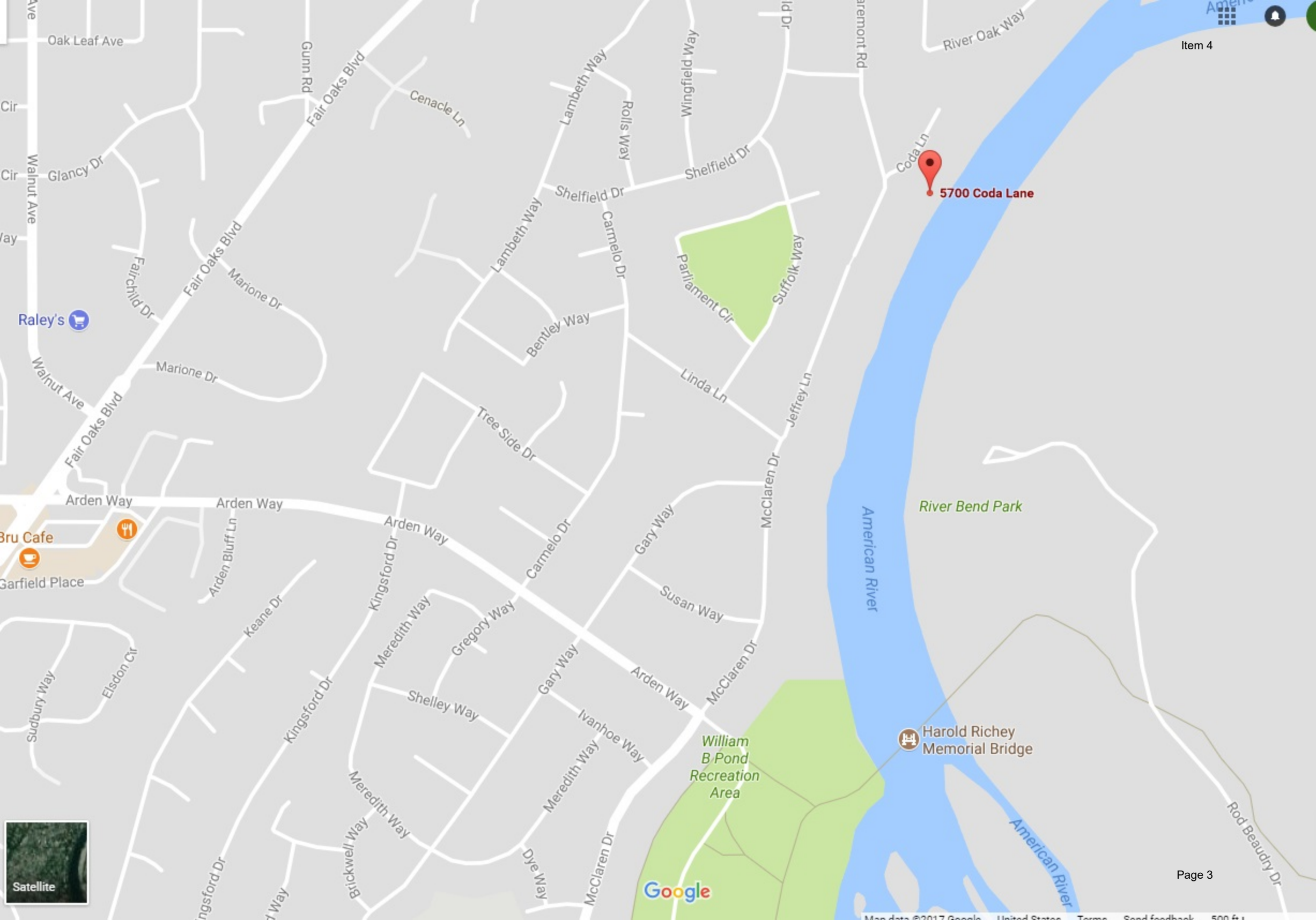
4. KELLIE CRISCIONE of LANDMARK BUILDERS  
Name of Applicant's Representative Company  
#120 DOUGLAS BLDG CA 95746 916.783.0356  
#306-215 City State Zip Code Telephone Number  
GRANITE BAY kellie@baitoylandmark.com  
E-mail

5. Endorsement of the proposed project from the Local Maintaining Agency (LMA):

We, the Trustees of American River Flood Control Agency approve this plan, subject to the following conditions:  
Name of LMA

Conditions listed on back of this form  Conditions Attached  No Conditions

Trustee \_\_\_\_\_ Date \_\_\_\_\_ Trustee \_\_\_\_\_ Date \_\_\_\_\_  
Trustee \_\_\_\_\_ Date \_\_\_\_\_ Trustee \_\_\_\_\_ Date \_\_\_\_\_



5700 Coda Lane

River Bend Park

American River

Harold Richey Memorial Bridge

William B Pond Recreation Area



Satellite

5700 Coda Lane  
New Sewer Reroute  
and septic tank  
Abandonment.



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT OF WAY
	CENTER LINE
	MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE DRAIN
	INLET
	WATER LINE
	CABLE TV CONDUITS LINE
	DRAIN LINE
	SEWER LINE
	COMBINED SERVICE LINE
	FIRE HYDRANT
	WATER VALVE
	POST IND. VALVE
	SEWER CLEAN OUT
	WATER METER
	FIRE DEPT. CONNECTION
	ENLARGER/REDUCER
	THRUST BLOCK
	CONCRETE CURB
	SPOT ELEVATION
	RIDGE
	RIDGE LINE
	TOP OF PAVEMENT
	TOP OF WALK
	EDGE OF PAVEMENT
	DRAINAGE DIRECTION
	SIGNAL LIGHT
	PARKING LIGHT
	U.G. TELEPHONE LINE
	U.G. ELECTRIC LINE
	PULL BOX
	UTILITY POLE
	GAS METER
	CABLE TV BOX
	UTILITY POLE W/GUY
	PUBLIC STREET LIGHT
	SIGN
	FENCE
	WALL
	GUARD POST
	BENCH MARK
	TREE TO BE REMOVED
	TREE
	VAULT
	LANDSCAPE DRAIN
	BACKFLOW DEVICE

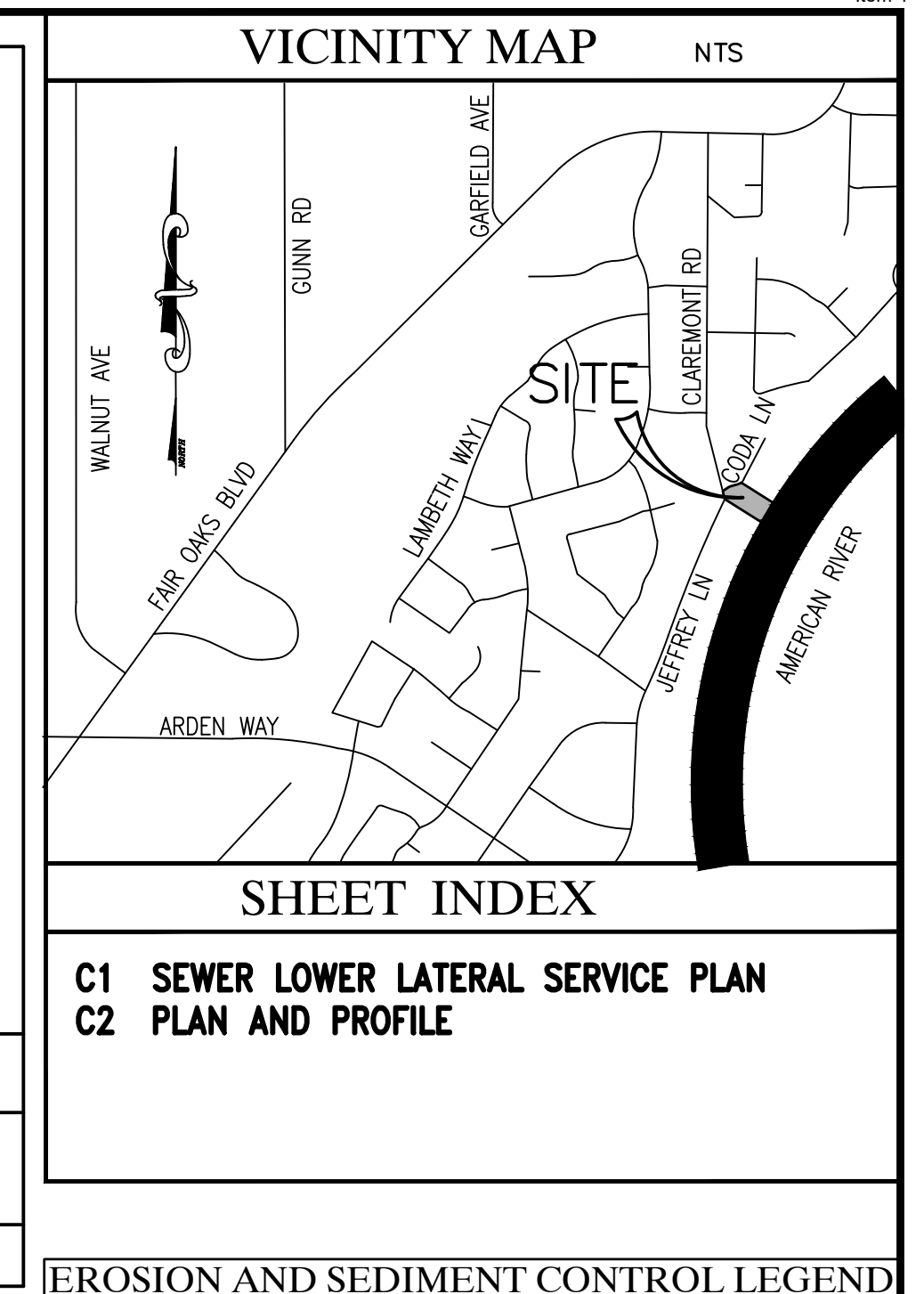
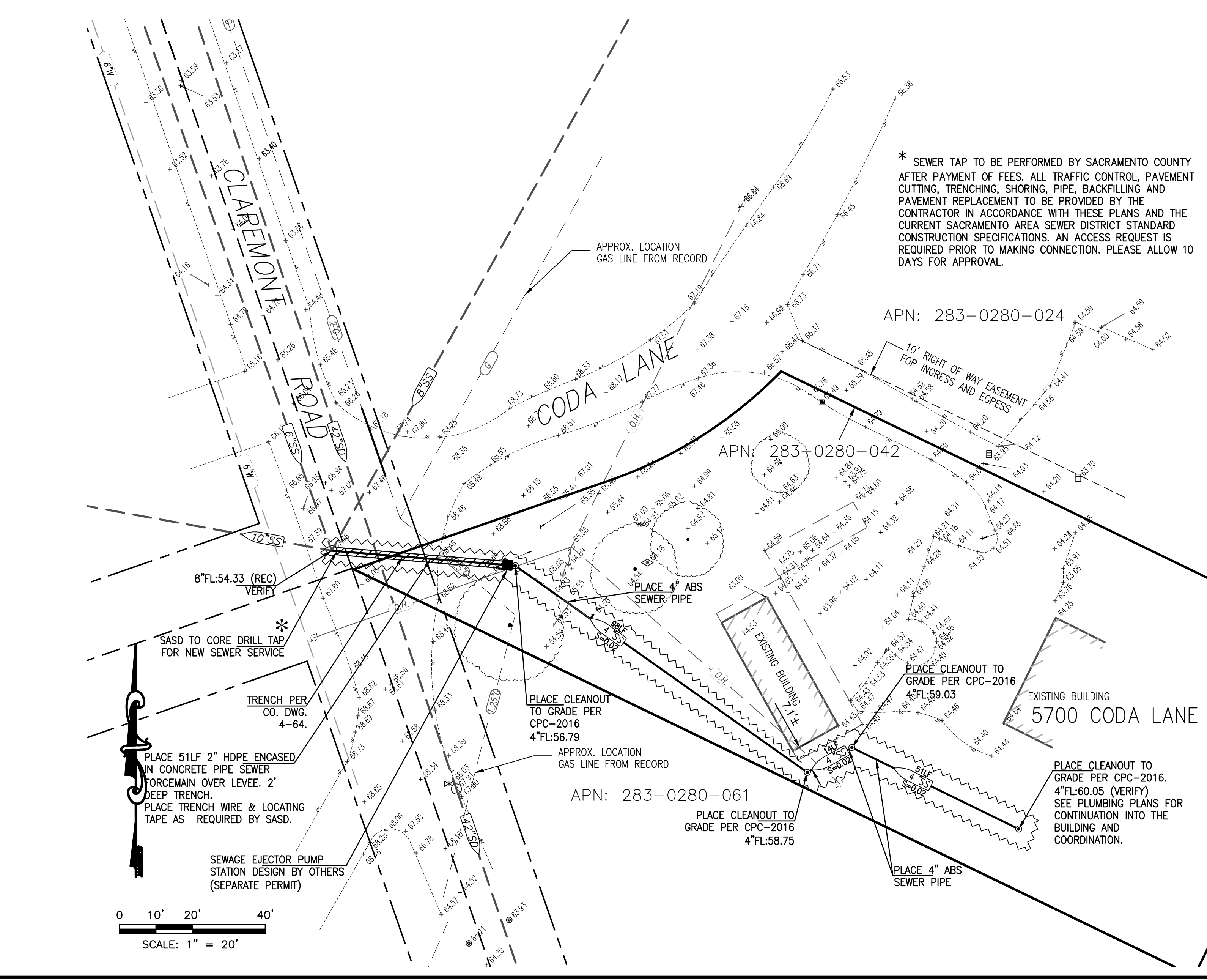
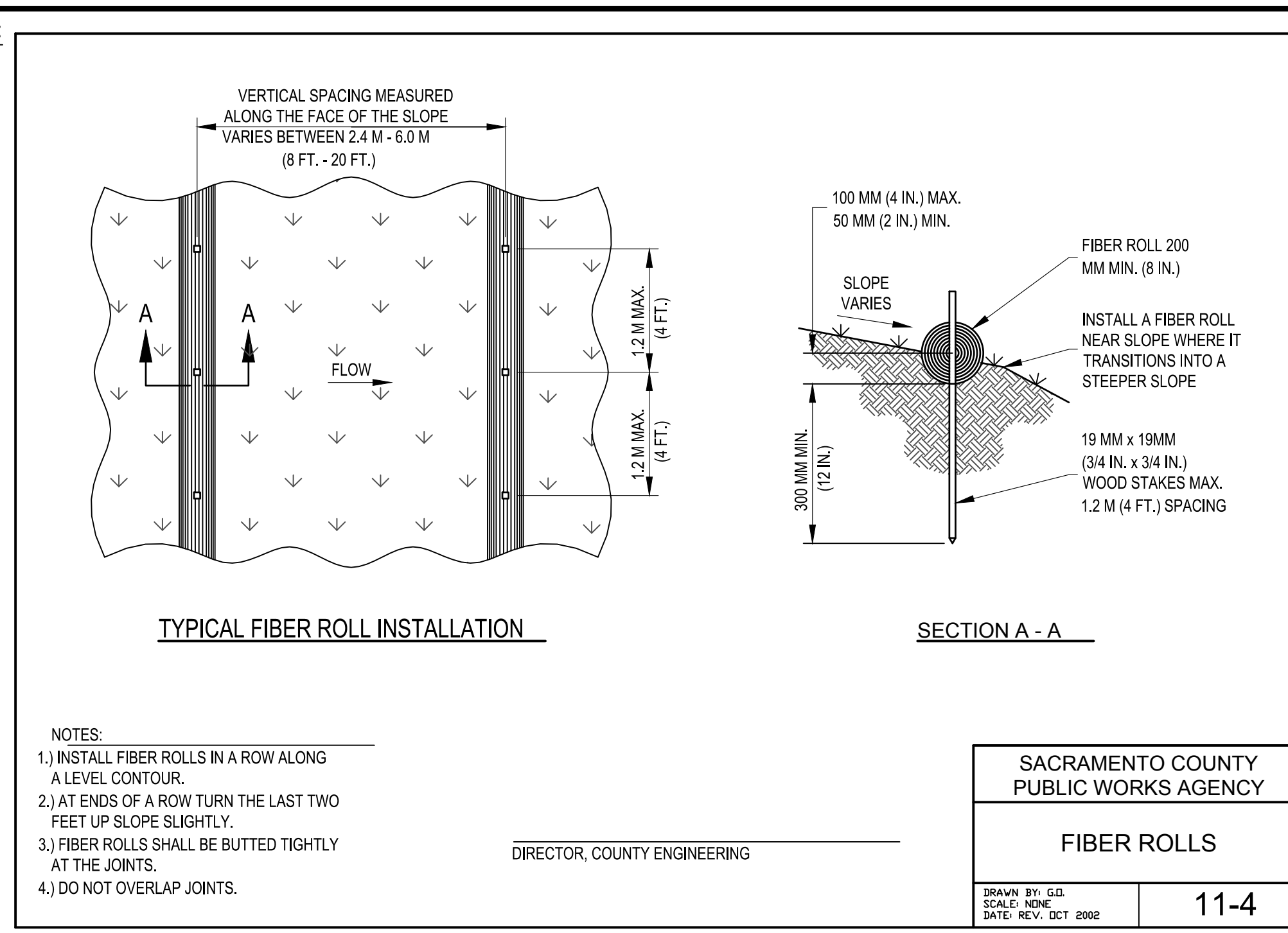
ABBREVIATIONS		
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	R
AD	AREA DRAIN	R/W
BW	BOTTOM OF WALL	RWL
BFF	BELOW FINISH FLOOR	RP
COTG	CLEANOUT (TO GRADE)	S
DCA	DOUBLE CHECK ASSEMBLY	SD
DI	DRAIN INLET	SDCO
FDC	FIRE DEPT CONNECTION	SOV
FF	FINISHED FLOOR	SS
FG	FINISH GRADE AROUND EXTERIOR OF THE BUILDING EXCEPT FLAT WORK	SSCO
FH	FIRE HYDRANT	T
FL	FLOWLINE	TBW
FS	FIRE SERVICE	TC
GB	GRADE BREAK	TG
GR	GRATE	TP
HP	HIGH POINT	TS
IRR	IRRIGATION SERVICE	TW
LF	LINEAL FEET	W
MH	MANHOLE	WM
NLS	NOT TO SCALE	WS
PL	PROPERTY LINE	VCP
PVC	POLYVINYL CHLORIDE	SRCP
		PRODUCT

- ### SACRAMENTO COUNTY GENERAL NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE COUNTY OF SACRAMENTO STANDARD CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS. WHERE INCONSISTENCIES EXIST, THE LATEST EDITION SHALL TAKE PRECEDENCE.
  - PUBLIC CONVENIENCE SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6-12 AND 6-13 OF THE STANDARD CONSTRUCTION SPECIFICATIONS AND AS DIRECTED BY THE COUNTY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
  - THE CONSULTING ENGINEER SHALL NOTIFY THE COUNTY OF SACRAMENTO CONSTRUCTION INSPECTION OFFICE IMMEDIATELY UPON COMPLETION OF STAKING. (PHONE 875-2700)
  - THE CONTRACTOR SHALL NOTIFY THE COUNTY OF SACRAMENTO CONSTRUCTION INSPECTION OFFICE TWO WORKING DAYS PRIOR TO THE INTENTION TO COMMENCE WORK. THE CONTRACTOR SHALL NOT START ANY GRADING UNTIL THE COUNTY COMPLETES A PRECONSTRUCTION MEETING. (PHONE 875-2700)
  - THE COUNTY OF SACRAMENTO IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 2 WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. THOMAS BROS. PAGE 299 INDEX C-1 (2007 EDITION).
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - ALL EXCAVATIONS OF 5 FEET OR MORE IN DEPTH SHALL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL SAFETY.
  - EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE COUNTY OF SACRAMENTO IMPROVEMENT STANDARDS.
  - WHenever the work area is adjacent to a traffic lane and there is a cut, ditch or trench more than two inches deep, the contractor shall maintain continuous barricades spaced at 5'-0" intervals for this project.
  - UNLESS SPECIFICALLY SET FORTH AS SPECIAL PROVISIONS, ALL MARKED LANES OF TRAFFIC SHALL BE UNOBSTRUCTED ON CODA LANE AND CLAREMONT ROAD IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:00 TO 8:00 A.M. AND 3:30 TO 6:00 P.M. A TRAFFIC LANE IS CONSIDERED UNOBSTRUCTED IF IT IS SURFACED WITH ASPHALT AND AT LEAST 10 FEET WIDE.
  - A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO SACRAMENTO COUNTY CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION FOR REVIEW AT LEAST 20 DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AN ENCROACHMENT PERMIT OR PLAN APPROVAL MUST FIRST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN THE COUNTY RIGHT-OF-WAY.
  - EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP IS KEPT UP-TO-DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY LOCAL AND STATE INSPECTORS.
  - EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT BMPs SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
  - ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
  - SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.

### SACRAMENTO AREA SEWER DISTRICT (SASD) SANITARY SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS USED WITHIN THE PIPE ZONE SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SASD DESIGN STANDARDS AND THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. THE LATEST EDITION SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS, INTERMEDIATE BACKFILL, FINAL BACKFILL, AND ALL ROAD SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING JURISDICTION STANDARD CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTION OFFICE FIVE (5) WORKING DAYS IN ADVANCE OF BEGINNING WORK:
  - FOR COLLECTOR FACILITIES
    - FOR PROJECTS LOCATED WITHIN THE UNINCORPORATED COUNTY, CITY OF CITRUS HEIGHTS, CITY OF RANCHO CORDOVA AND THE CITY OF ELK GROVE CONTACT THE SACRAMENTO COUNTY CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION AT 875-2700.
    - FOR PROJECT LOCATED WITHIN THE CITY OF SACRAMENTO LIMITS CONTACT THE PUBLIC UTILITIES DEPARTMENT 808-6810.
  - FOR TRUNK FACILITIES
    - CONTACT THE SACRAMENTO COUNTY CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION AT 875-2700.
- PLANS SHALL BE RESUBMITTED FOR APPROVAL IF CONSTRUCTION OF SEWER FACILITIES HAS NOT BEGUN WITHIN ONE YEAR AFTER THE FINAL APPROVAL DATE OF THESE IMPROVEMENT PLANS.
- ALL WORK SHALL BE INSPECTED BY THE SASD INSPECTION STAFF PRIOR TO BACKFILLING THE PIPE ZONE.
- DIMENSIONS SHOWN ON PLANS ARE TO THE CENTERLINE OF PIPE AND OR MANHOLES, UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL BE 48" IN DIAMETER, UNLESS OTHERWISE SHOWN.
- SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF EXTRA STRENGTH VCP PIPE WITH TYPE II BEDDING AND BACKFILL, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE SIX-FOOT (6') PIPE LENGTHS IN CURVED SECTIONS, UNLESS OTHERWISE NOTED.
- COMMERCIAL AND RESIDENTIAL LOWER LATERALS SHALL BE CONSTRUCTED PER SASD DESIGN STANDARDS DRAWING LL-01A.
- CONSTRUCTION OF A CLEANOUT TO GRADE FOR ALL LOWER LATERALS IS REQUIRED PER SASD DESIGN STANDARD DRAWING LL-02A.
- ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE CONNECTIONS. MORTAR AND BRICKS OR MECHANICAL DEVICE PLUGS MUST BE USED; INFLATABLE DEVICES ARE NOT SATISFACTORY.
- SASD REQUIRES TELEVISION INSPECTION OF ALL CONSTRUCTED SEWER LINES IN ACCORDANCE WITH SECTION 333 OF THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. THE SEWER INSPECTOR SHALL SIGN PLANS ON PROVIDED SIGNATURE BLOCK "OK TO SUBMIT FOR MANHOLE NUMBERING" AFTER INSTALLATION OF ALL SEWER FACILITIES AND PRIOR TO OBTAINING MANHOLE NUMBERS FOR TELEVISION INSPECTION.
- FOR A CURRENT LIST OF SASD APPROVED TV CONTRACTORS GO TO <http://www.sacsewer.com/pdf/oprv-tv-con.pdf> OR CALL 916-876-PLAN (7526).
- DEWATERING SHALL BE PERFORMED AS NECESSARY TO PROVIDE A STABLE TRENCH BOTTOM FOR PLACEMENT OF SEWER FACILITIES. PRIOR TO THE CONTRACTOR PLACING MATERIALS IN THE TRENCH, THE BOTTOM OF THE TRENCH SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER VERIFYING THAT THE TRENCH MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT. ADDITIONAL REQUIREMENTS FOR UNSTABLE CONDITIONS SHALL BE AT THE WRITTEN DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER OF RECORD. GEOTEXTILE FABRIC WILL BE REQUIRED AS DESCRIBED IN NOTE 2; SASD DESIGN STANDARD DRAWING P-01.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE SUBMITTED TO SASD FOR APPROVAL. ALL DEVIATIONS SHALL BE APPROVED IN WRITING BY SASD AS A PLAN REVISION PRIOR TO CONSTRUCTION. THE REQUEST FOR DEVIATION FORM CAN BE FOUND AT <http://www.sacsewer.com/pdf/form-request-for-deviation.pdf>

- ### COUNTY EROSION AND SEDIMENT CONTROL NOTES:
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE COUNTY OF SACRAMENTO IMPROVEMENT STANDARDS (OCTOBER 2006).
  - EROSION CONTROL BEST MANAGEMENT PRACTICE (BMPs) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
  - ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLET UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
  - ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING 11-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
  - ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED IS PLACED DURING WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
  - SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
  - SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
  - EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.
  - EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.



### EROSION AND SEDIMENT CONTROL LEGEND

	PROVIDE STRAW WATTLE SEDIMENT PROTECTION AT AREAS INDICATED ON PLAN. (STD. DWG. 11-4)
--	---

### CAUTION AND CONFLICT NOTE:

TO AVOID CONSTRUCTION DELAYS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE AND EXPOSE ALL EXISTING UTILITIES AT ALL POTENTIAL CONFLICT POINTS, EITHER SHOWN ON THE PLANS OR MARKED ON THE GROUND BY USA NORTH (UNDERGROUND SERVICE ALERT - DIAL 811), PRIOR TO ORDERING ANY MATERIALS OR SCHEDULING GENERAL EXCAVATION FOR UTILITY INSTALLATION. CONTRACTOR SHALL ALLOCATE SUFFICIENT TIME AND BUDGET TO VERIFY LOCATION/ELEVATION OF POTHOLED UTILITIES, AND IF CONFLICTS EXIST, ALLOW THE ENGINEER TO DETERMINE AN ALTERNATE SOLUTION BY PROVIDING WRITTEN DOCUMENTATION OF THE ELEVATION AND LOCATION OF SURVEYED CONFLICTS. THE CONTRACTOR SHALL BEGIN INSTALLATION OF GRAVITY-STORM/SANITARY SEWER UTILITIES ONLY AT THE DOWNSTREAM POINT-OF-CONNECTION, AND PROCEED TO LAY PIPE IN THE UPSTREAM DIRECTION TO THE NEXT STRATEGY (E.G. MANHOLE) ONLY AFTER ALL POTENTIAL UPSTREAM CONFLICTS HAVE BEEN ASCERTAINED, INCLUDING VERIFYING THE FEASIBILITY OF CONNECTION TO ALL AS-BUILT PLUMBING STUBS ALONG THE PERIMETER OF A BUILDING'S FOUNDATION.

### SASD APPROVAL

PLAN CHECKER	DATE
ORDER NO. 90006311	

### PRE-CONSTRUCTION APPROVAL

INSPECTOR	DATE
-----------	------

### UTILITY CONTACTS

TELEPHONE	AT&T	ASTRID-EATON-WILLARD	(916) 972-2142
GAS	PG&E	DEMETRIUS WILLIAMS	(916) 366-5013
ELECTRICITY	SMUD	CJ BERRY	(916) 732-5897
WATER	CARMICHAEL WATER DISTRICT		(916) 483-2452
CABLE	COMCAST	ANDREW KOTZ	(800) 830-6722
DRAINAGE	SAC COUNTY		(916) 874-6851
SEWER	SAC AREA SEWER DIST.	COREY PAPIIS	(916) 876-6069
FIRE	SAC METRO FIRE		(916) 859-4330
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT		(800) 227-2600

BENCHMARK ELEVATION: TBM: 67.66'

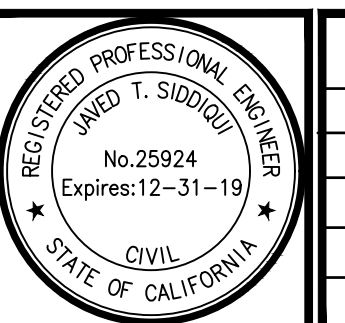
ASSUMED TBM ELEVATION ON MANHOLE LOCATED ON THE CROSSING OF CLAREMONT ROAD AND CODA LANE.

FIELD BOOK NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**

1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	PHYA	SCALE:	H: 1" = 20'
DRAWN:	DVN	CHECKED:	JTS
NO.		DATE	
DESCRIPTION		ENGR INIT	APPROVAL BY DATE



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY DATE

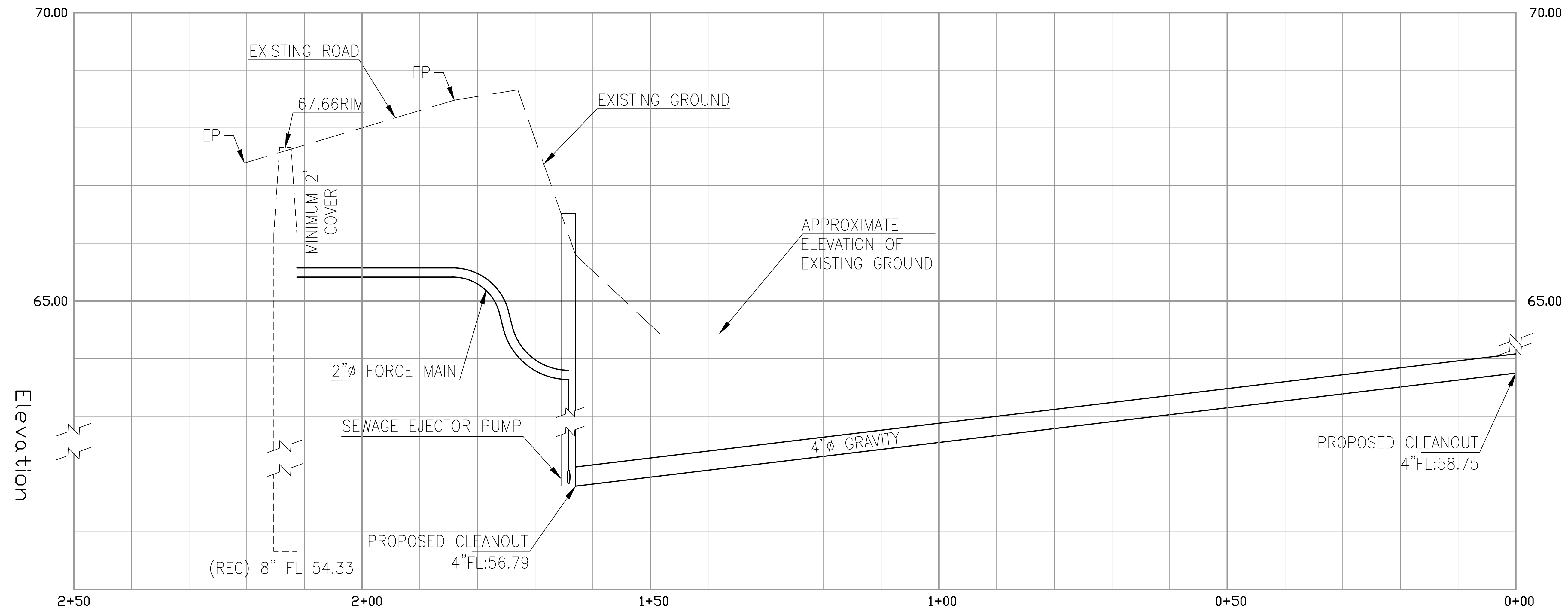
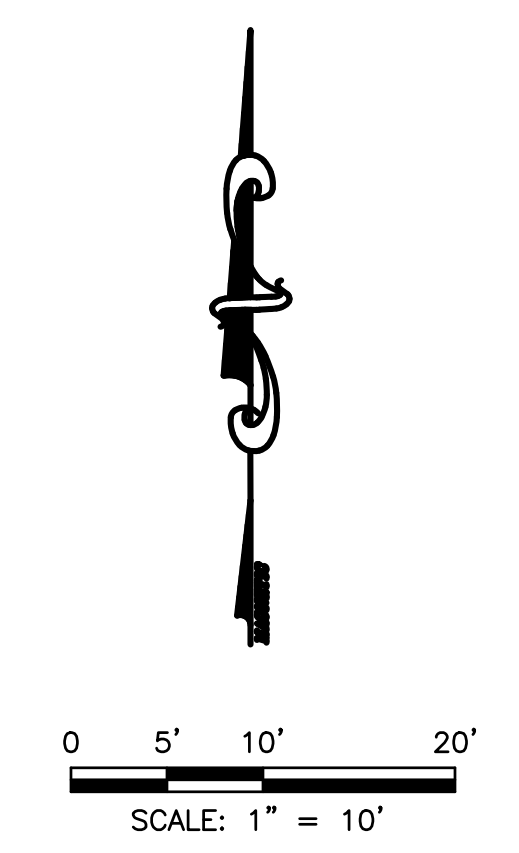
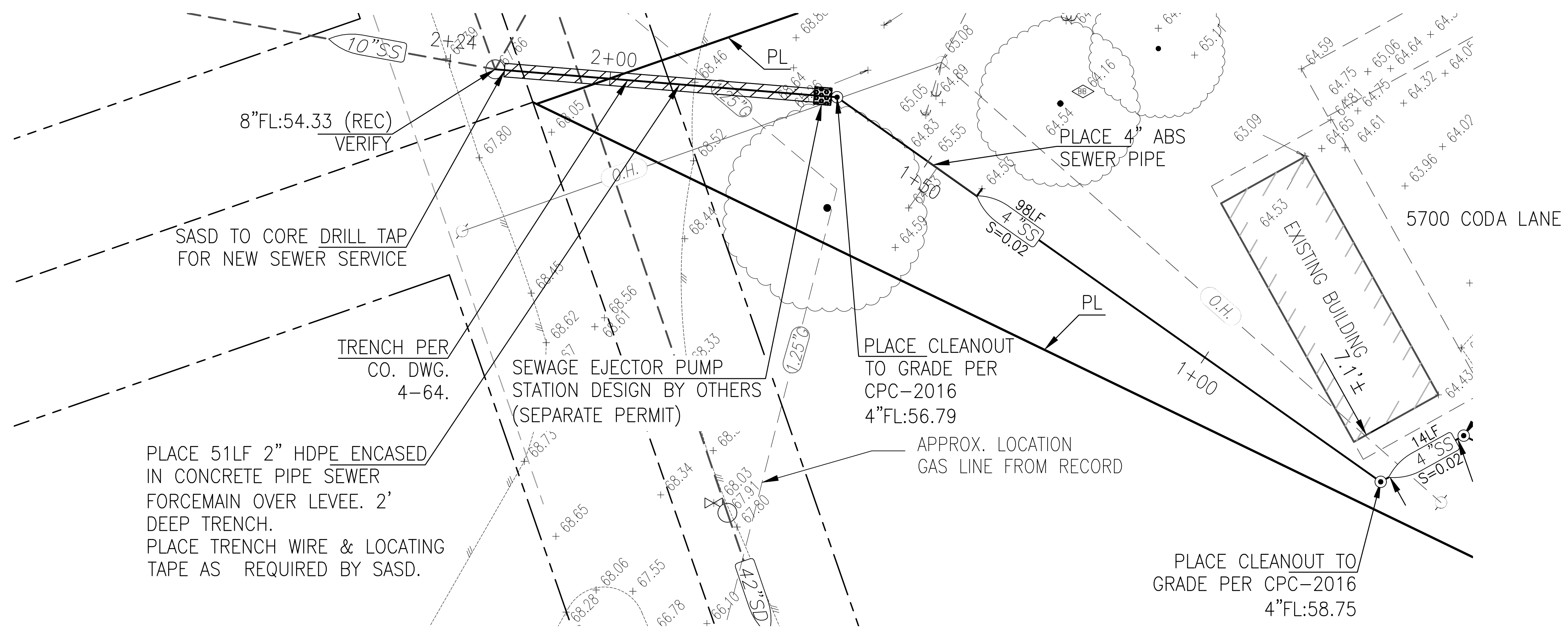
SEWER LOWER LATERAL SERVICE PLAN  
5700 CODA LANE

COUNTY OF SACRAMENTO APN: 283-0280-042 CALIFORNIA

DATE: 7/11/18

SHEET C1 OF 1

JOB NO: 2017-051



BENCHMARK ELEVATION: 5/29/18  
 ASSUMED TBM ELEVATION ON MAN HOLE LOCATED ON THE CROSSING OF CLAREMONT ROAD AND CODA LANE.  
 FIELD BOOK NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	PHYA	SCALE:	H: 1" = 10'
DRAWN:	AAS	CHECKED:	JTS
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

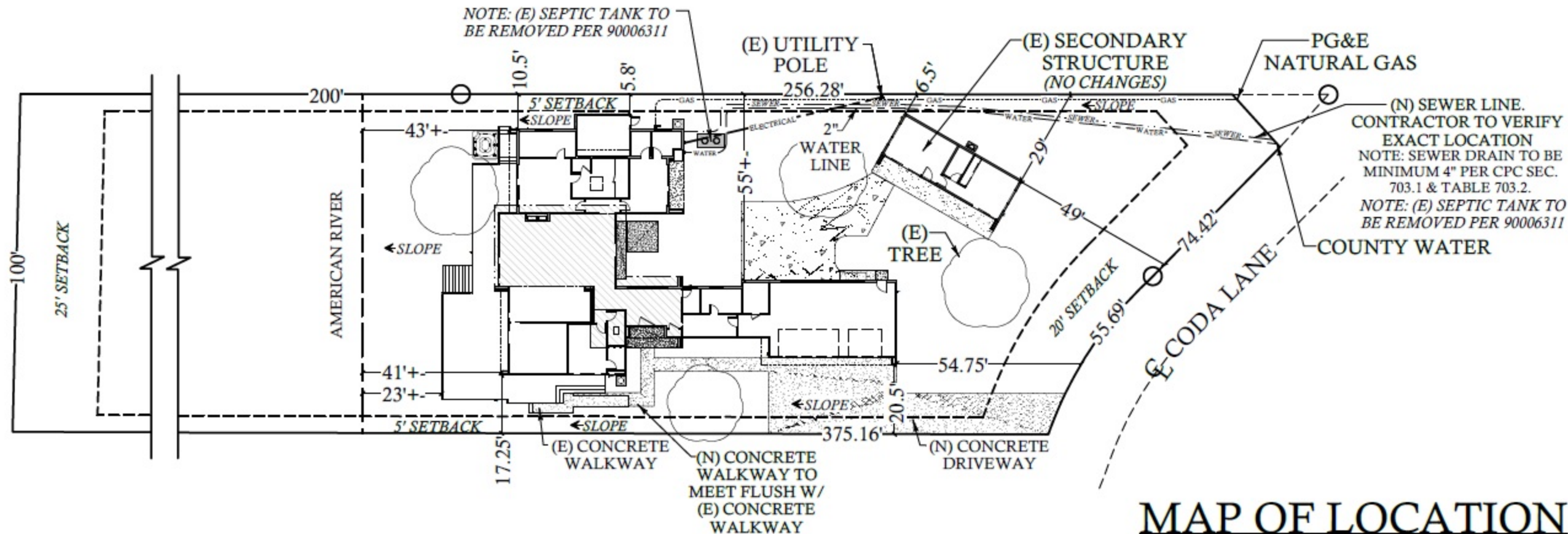


NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

PLAN AND PROFILE  
**5700 CODA LANE**  
 COUNTY OF SACRAMENTO APN: 283-0280-042 CALIFORNIA

DATE: 7/11/18  
 SHEET  
**C2**  
 OF 2

# SITE PLAN



SCALE: 1"=20'

SITE PLAN NOTES:  
THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR THE BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. ANY CONFLICTS BETWEEN WORKING DRAWINGS AND EXISTING SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER, GENERAL CONTRACTOR, AND THE DESIGNER FOR CLARIFICATION OR CORRECTION PRIOR TO ANY WORK.



NOTE:  
CONTRACTOR SHALL GRADE THE PROPERTY IN A MANNER THAT RUNOFF FROM THE NEW STRUCTURE SHALL NOT ADVERSELY AFFECT ADJACENT NEIGHBOR'S PROPERTY.

NOTE:  
GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) PER CBC 1804.3.

## MAP OF LOCATION



**RICHARD GUY'S  
CUSTOM HOME**  
5700 CODA LANE  
CARMICHAEL, CA 95608  
APN# 283-0280-042

## STRUCTURAL DESIGN INFORMATION

ROOF LOADS: LIVE LOAD: 20 (psf)  
DEAD LOAD: 20 (psf) (INCLUDES CEILING LOAD)  
WALL LOADS: EXTERIOR: 15 (psf) (STUCCO)

### GENERAL CONSTRUCTION NOTES

- IN CASE OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES, AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE BUILDING DESIGNER OR EOR, ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE BUILDING DESIGNER OR EOR WILL THEN INFORM THE CONTRACTOR IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OF THE WORK RESULTING FROM SUCH CLARIFICATION OF DISCREPANCIES.
- FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.



PLAN CHECKED  
ON 8/6/2018

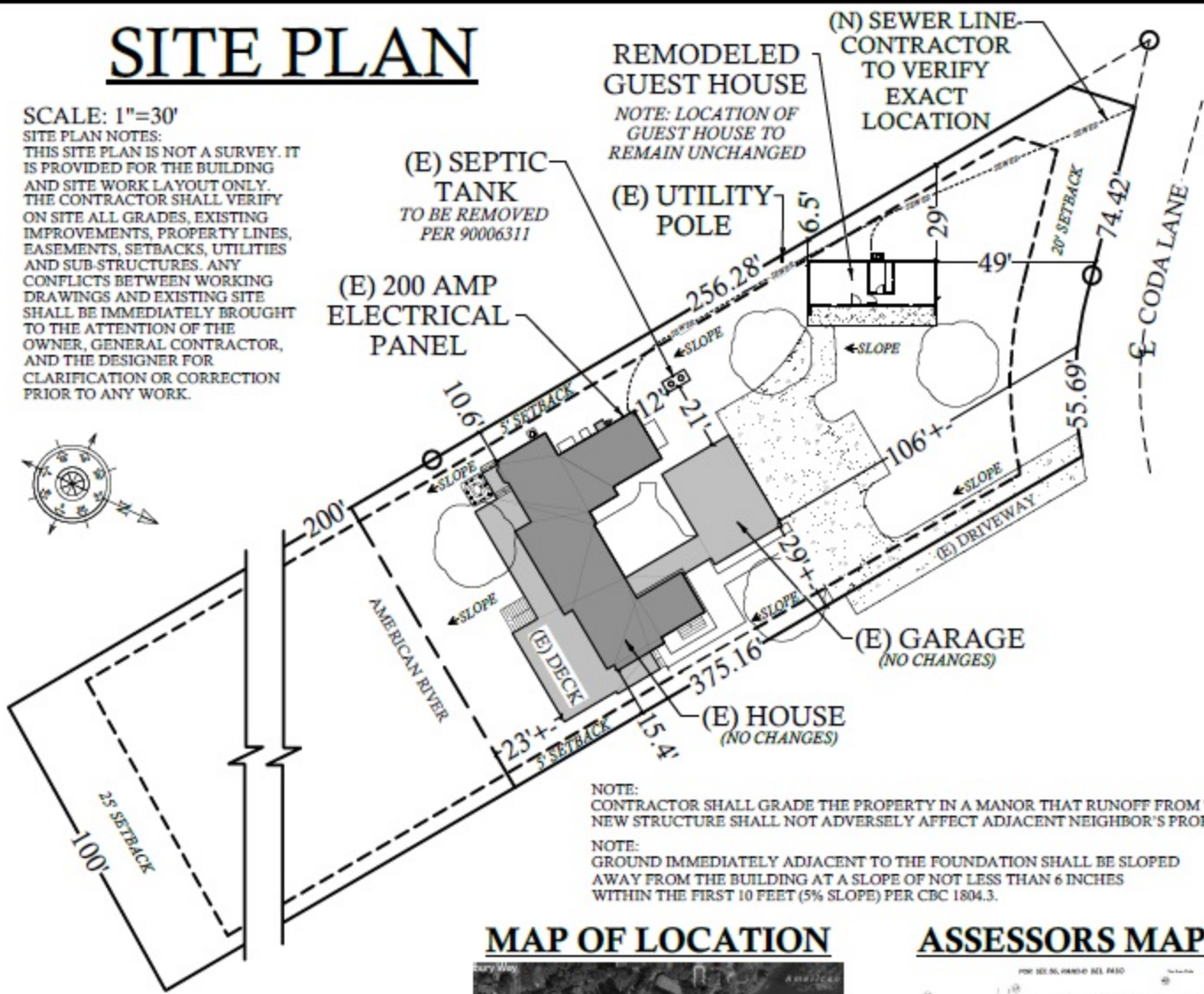
Page 7

JAMIE R. YOUNG

# SITE PLAN

SCALE: 1"=30'

**SITE PLAN NOTES:**  
THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR THE BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. ANY CONFLICTS BETWEEN WORKING DRAWINGS AND EXISTING SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER, GENERAL CONTRACTOR, AND THE DESIGNER FOR CLARIFICATION OR CORRECTION PRIOR TO ANY WORK.



**REMODELED GUEST HOUSE**  
NOTE: LOCATION OF GUEST HOUSE TO REMAIN UNCHANGED

**(N) SEWER LINE CONTRACTOR TO VERIFY EXACT LOCATION**

**(E) SEPTIC TANK TO BE REMOVED PER 90006311**

**(E) UTILITY POLE**

**(E) 200 AMP ELECTRICAL PANEL**

NOTE: CONTRACTOR SHALL GRADE THE PROPERTY IN A MANNER THAT RUNOFF FROM THE NEW STRUCTURE SHALL NOT ADVERSELY AFFECT ADJACENT NEIGHBOR'S PROPERTY.

NOTE: GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) PER CBC 1804.3.

## MAP OF LOCATION



## ASSESSORS MAP



**Above & Beyond**  
Item 4 Building Design, Inc.  
8037 Fair Oaks Blvd, Suite 108  
Carmichael, CA 95608  
916.944.4088 Office  
916.944.4087 Fax  
Web site: abbdesign.net

**RICHARD GUY'S GUEST HOUSE REMODEL**  
5700 CODA LANE  
CARMICHAEL, CA 95608  
APN# 283-0280-042

**REGISTERED PROFESSIONAL ENGINEER**  
MIM C STALEY  
No. 26639  
Exp. 3-31-2018  
**FINAL PLAN**  
CIVIL  
PLOTTED ON  
11.27.2017

**A & B D.** JAMIE R. YOUNG  
PROFESSIONAL BUILDING DESIGNER  
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN

**TURAL DESIGN INFORMATION**

Page 8  
**T, & PS**