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- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No. Date Description

PROJECT

VALLEY OF THE SACRED HEART EDUCATION CENTER

209 EAST A STREET
DIXON, CA



DATE SIGNED: 02/25/25

SHEET TITLE

TOPOGRAPHY & DEMOLITION PLAN

Proj Mgr: AKM
 Drawn by: JCF
 Date: 02/25/2025
 Job No.: 23217
 Sheet:

C2.0

DEMOLITION LEGEND:

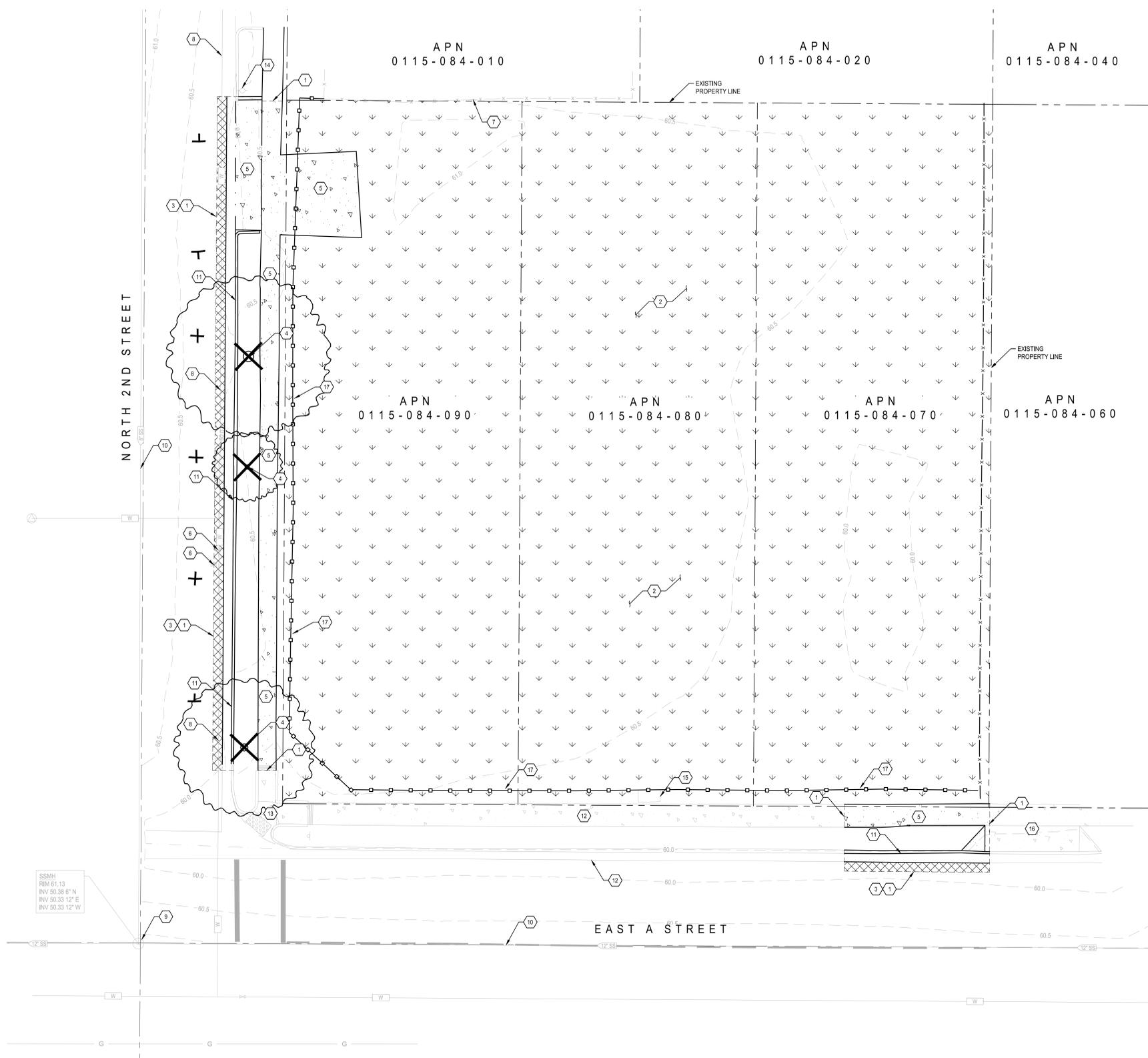
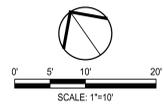
- CLEAR AND GRUB EXISTING UNDEVELOPED AREAS, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS. ALL EARTHWORK SHALL CONFORM TO PROJECT GEOTECHNICAL REPORT.
- REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS. ALL EARTHWORK SHALL CONFORM TO PROJECT GEOTECHNICAL REPORT.
- REMOVE AND DISPOSE OF EXISTING CONCRETE, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS. ALL EARTHWORK SHALL CONFORM TO PROJECT GEOTECHNICAL REPORT.
- EXISTING CONCRETE TO REMAIN

DEMOLITION KEY NOTES:

- 1 SAWCUT TO A NEAT AND CLEAN LINE, OR TO NEAREST JOINT
- 2 CLEAR AND GRUB AREA SHOWN, PER LEGEND THIS SHEET
- 3 REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT, PER LEGEND THIS SHEET
- 4 REMOVE AND DISPOSE OF EXISTING TREE
- 5 REMOVE AND DISPOSE EXISTING CONCRETE DRIVEWAY AND/OR SIDEWALK, PER LEGEND THIS SHEET
- 6 PROTECT IN PLACE EXISTING WATER VALVE
- 7 PROTECT IN PLACE EXISTING WOOD FENCE
- 8 PROTECT IN PLACE EXISTING WATER LINE
- 9 PROTECT IN PLACE EXISTING SANITARY SEWER MANHOLE
- 10 PROTECT IN PLACE EXISTING SANITARY SEWER LINE
- 11 REMOVE EXISTING CURB AND GUTTER
- 12 PROTECT IN PLACE EXISTING VERTICAL CURB, GUTTER AND SIDEWALK
- 13 PROTECT IN PLACE EXISTING ADA SIDEWALK RAMP, TO REMAIN
- 14 PROTECT IN PLACE EXISTING SITE LIGHT
- 15 EXISTING UTILITY VAULT, CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY PROVIDER
- 16 PROTECT IN PLACE EXISTING SIDEWALK AND DRIVEWAY, PORTION TO REMAIN
- 17 REMOVE AND DISPOSE OF EXISTING 3-FOOT HIGH MESH WIRE FENCE AND POSTS

DEMOLITION NOTES:

1. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXISTING DRY UTILITIES POT HOLED FOR VERIFICATION OF LOCATION AND DEPTH. AT SUCH TIME, POT HOLE DATA SHALL BE PROVIDED TO THE ENGINEER FOR DETERMINATION OF ADEQUATE CLEARANCE AND SEPARATION.
2. ALL EXCAVATIONS SPOILS, INCLUDING, BUT NOT LIMITED TO CONCRETE AND PAVEMENT EXCAVATION, SHALL BE EXPORTED AND DISPOSED OF BY THE CONTRACTOR.
3. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCES, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC. NOT CALLED OUT IN PLANS TO BE REMOVED OR TO REMAIN SHALL BE PROTECTED IN PLACE.
4. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES. TREES NOT IDENTIFIED AS TO BE REMOVED OR TO REMAIN ARE ASSUMED TO REMAIN.
5. EXISTING CONCRETE AND PAVEMENT UNDER TEMPORARY PORTABLE BUILDINGS/TRAILER TO BE REMOVED WITH OTHER AREAS.



SSMH
 RIM 61.13
 INV 50.38 6" N
 INV 50.33 12" E
 INV 50.33 12" W

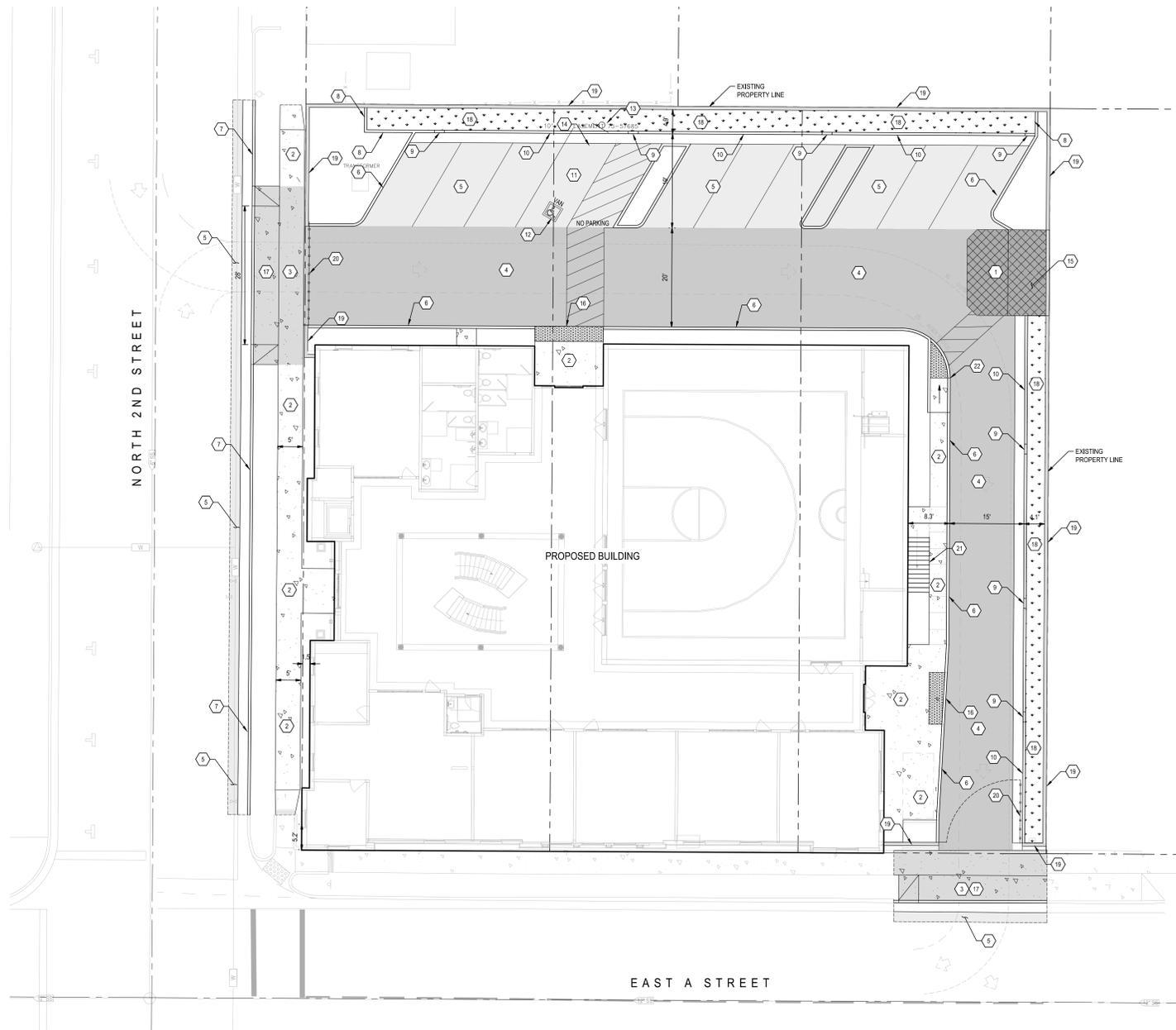
E:\PROJECTS\23217 VALLEY OF THE SACRED HEART EDUCATION CENTER - DRINKING AND GRAPHICS IMPROVEMENT PLANS\23217-C2.0 TOPOGRAPHY & DEMOLITION PLANS\2/25/2025 2:18 PM



PLANNING SUBMITTAL



Know what's below.
Call before you dig.



PAVING LEGEND:

DESCRIPTION:

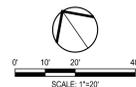
- HEAVY DUTY CONCRETE**
5" PORTLAND CEMENT CONCRETE WITH #4 BARS @ 18" O.C. EACH WAY OVER 12" CLASS II AGGREGATE BASE COMPACTED TO 95% R.C. OVER 12" SUBGRADE COMPACTED TO 95% R.C. PER PROJECT GEOTECHNICAL REPORT
- PEDESTRIAN CONCRETE**
4" PORTLAND CEMENT CONCRETE WITH #4 BARS @ 18" O.C. EACH WAY OVER 6" CLASS II AGGREGATE BASE COMPACTED TO 95% R.C. OVER 12" SUBGRADE COMPACTED TO 95% R.C. PER PROJECT GEOTECHNICAL REPORT
- DRIVEWAY CONCRETE**
8" PORTLAND CEMENT CONCRETE WITH #4 BARS @ 12" O.C. EACH WAY OVER 6" CLASS II AGGREGATE BASE COMPACTED TO 95% R.C. OVER 12" SUBGRADE COMPACTED TO 95% R.C. PER PROJECT GEOTECHNICAL REPORT
- HEAVY DUTY ASPHALT PAVEMENT (T.L. = 5.0, R. = 6)**
4" HMA OVER 17" CLASS II AGGREGATE BASE OVER 12" SUBGRADE COMPACTED TO 95% R.C. PER PROJECT GEOTECHNICAL REPORT
- ASPHALT PAVEMENT (T.L. = 5.0, R. = 6)**
3" HMA OVER 17" CLASS II AGGREGATE BASE OVER 12" SUBGRADE COMPACTED TO 95% R.C. PER PROJECT GEOTECHNICAL REPORT
- TRUNCATED DOMES**
TRUNCATED DOMES COMPLYING WITH CBC 11B-705
- EXISTING CONCRETE**
CONCRETE TO REMAIN

PAVING KEY NOTES:

1. INSTALL HEAVY DUTY CONCRETE PER LEGEND, THIS SHEET
2. INSTALL PEDESTRIAN CONCRETE PER LEGEND, THIS SHEET
3. INSTALL DRIVEWAY CONCRETE PER LEGEND, THIS SHEET
4. INSTALL HEAVY DUTY ASPHALT PAVEMENT PER LEGEND, THIS SHEET
5. INSTALL ASPHALT PAVEMENT PER LEGEND, THIS SHEET
6. INSTALL 6" VERTICAL CURB PER DETAIL 1, SHEET C6.0
7. INSTALL 6" VERTICAL CURB & GUTTER PER DETAIL 2, SHEET C6.0
8. INSTALL 6" VERTICAL CURB WITH RETAINING PER DETAIL 3, SHEET C6.0
9. INSTALL CONCRETE CURB CUT PER DETAIL 4, SHEET C6.0
10. INSTALL 6" VERTICAL CURB & GUTTER WITH RETAINING PER DETAIL 5, SHEET C6.0
11. INSTALL ACCESSIBLE PARKING STALL PER DETAIL 6, SHEET C6.0
12. INSTALL ACCESSIBLE PARKING SYMBOL PER DETAIL 7, SHEET C6.0
13. INSTALL ACCESSIBLE PARKING SIGNAGE PER DETAIL 8, SHEET C6.0
14. INSTALL 4" CONCRETE WHEEL STOP PER DETAIL 9, SHEET C6.0
15. INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL
16. TRANSITION TO FLUSH AT WALKWAY WITH PAVING, SEE GRADING PLAN
17. INSTALL COMMERCIAL DRIVEWAY APRON PER CITY OF DIXON STANDARD DETAIL 3100
18. INSTALL BIORETENTION BASIN SECTION PER DETAIL 16, SHEET C6.0
19. INSTALL 6-FOOT TALL CMU WALL, SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL
20. INSTALL IRON GATE, SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL
21. INSTALL EXTERIOR STAIRS, SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL
22. INSTALL ADA CURB RAMP PER CITY OF DIXON STANDARD DETAIL 3170, TYPE 5

GENERAL PAVING AND DIMENSIONING NOTES:

- ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF DIXON STANDARD SPECIFICATIONS (LATEST EDITION).
1. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 3. ALL COORDINATE POINTS ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINTS ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
 5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
 7. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
 8. REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
 9. SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
 10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 11. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 12. ALL PAINT SHALL BE 1" WIDE REFLECTIVE PAINT. WHITE ON ASPHALT PAVING AND WHITE ON TOP OF 6" WIDE BLACK STRIPE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 13. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
 14. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
 15. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
 16. ALL CONCRETE SIDEWALK SHALL BE 5' MIN. WIDTH UNLESS OTHERWISE SPECIFIED. SLOPED AT 1.25% TOWARDS CURB.
 17. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
 18. FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET C4.0, OVERALL GRADING PLAN.



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PROJECT:
VALLEY OF THE SACRED HEART ACADEMY
219 EAST 'A' STREET, DIXON, CA 95620
APN# 0115-084-090 / APN# 0115-084-080 / APN# 0115-084-070

REVISIONS	No.	Date	Description



DATE SIGNED: 05/07/25

SHEET TITLE:

SITE PLAN

Prog Mgr	AKM
Drawn by	JCF
Date	05/07/2025
Job No.	23217

SHEET NO:

C3.0



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PROJECT

VALLEY OF THE SACRED HEART EDUCATION CENTER

209 EAST A STREET
DIXON, CA



DATE SIGNED: 02/25/25

SHEET TITLE

GRADING PLAN

Proj Mgr: AKM
 Drawn by: JCF
 Date: 02/25/2025
 Job No.: 23217
 Sheet: **C4.0**

PLANNING SUBMITTAL

LEGEND

- % — GRADE SLOPE PERCENTAGE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- G.B. — GRADE BREAK
- RIDGE — RIDGE
- — EXISTING FLOW DIRECTION
- — PROPOSED FLOW DIRECTION

GRADING LEGEND

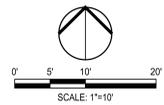
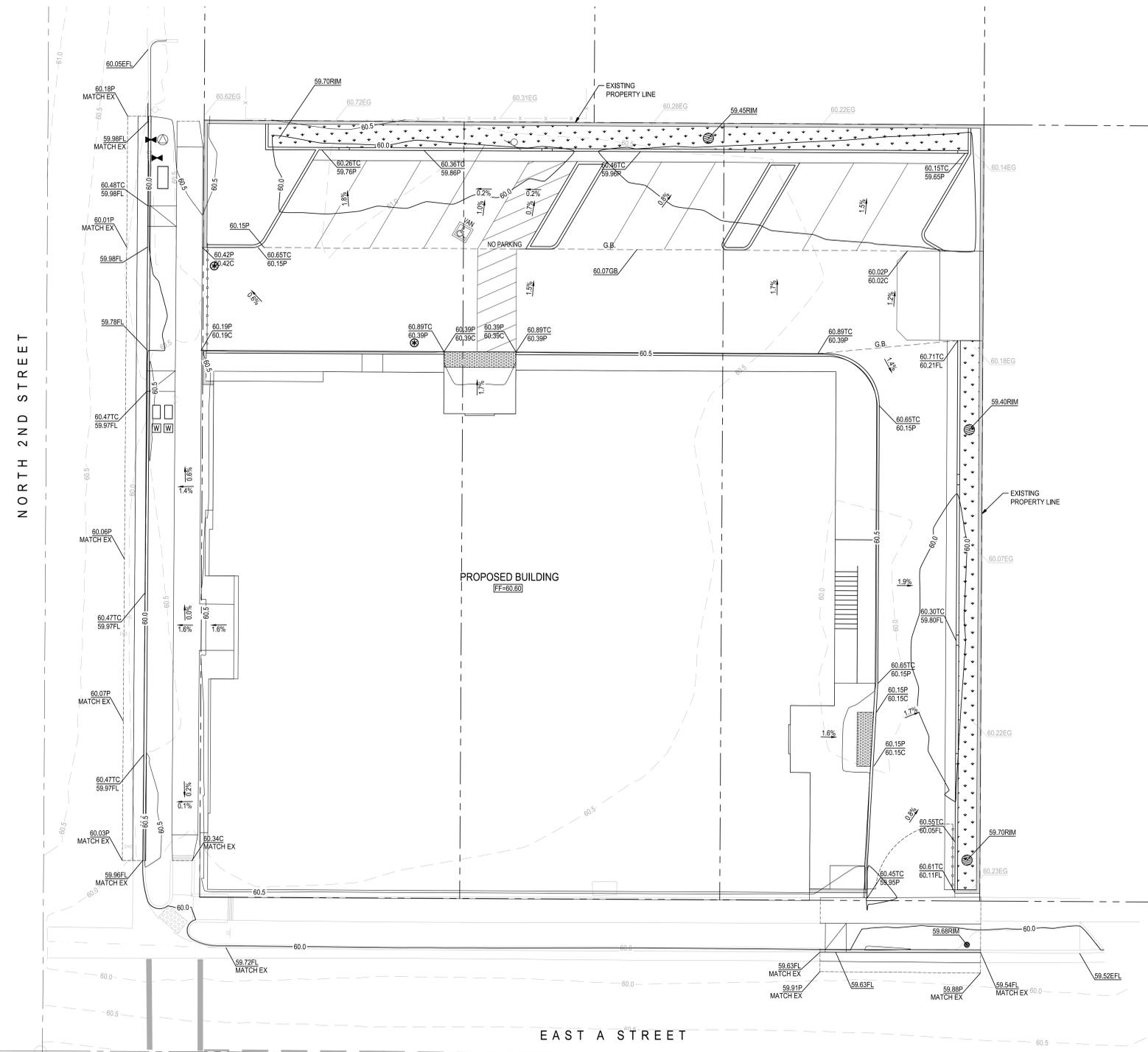
ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BO	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

GRADING AND DRAINAGE NOTES:

- WHERE THERE IS LANDSCAPE ADJACENT TO THE BUILDING EXTERIOR, THE FINISHED GRADE SHALL BE 6" MINIMUM BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING WITH THE TOP OF 3" BARK MULCH, PER LANDSCAPE PLANS, BEING 3" MINIMUM BELOW FINISHED FLOOR ELEVATION.
- BEST MANAGEMENT PRACTICES (SILT FENCE, ETC.) CAN BE INSTALLED IN STAGES TO COINCIDE WITH DISTURBANCE OF UPGRADE AREAS.
- CONTOURS AND SPOT ELEVATIONS ON THIS PLAN REFLECT FINAL TOP OF PAVEMENT ELEVATIONS.
- SITE PREPARATION, GRADING, AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- NATURAL SUBGRADES TO SUPPORT FILL SHALL BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. ALL FILL SHALL BE CONSIDERED AS CONTROLLED FILL SUBJECT TO THE GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT AND IS SUBJECT TO TESTING AND INSPECTION REQUIREMENTS AS APPROPRIATE FOR THE MATERIALS INVOLVED. A GEOTECHNICAL ENGINEER IS TO PERFORM ON-SITE INSPECTION AND COMPACTION TESTING DURING THE COURSE OF FILL PLACEMENT. ANY MATERIAL DEEMED TO BE UNSUITABLE SHALL BE HAULED OFF THE SITE BY THE CONTRACTOR AT HIS EXPENSE. THE GEOTECHNICAL ENGINEER WILL DETERMINE THE FREQUENCY AND TYPE OF TESTING AND INSPECTION REQUIRED IN ORDER TO PROPERLY CONTROL COMPACTION OF FILL.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- ALL DISTURBED AREAS SHALL BE REVEGETATED, BY THE CONTRACTOR, IN ACCORDANCE WITH PROJECT SPECIFICATIONS, AND ARCHITECTURAL LANDSCAPING PLANS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, OR BETTER, CONDITION ANY DAMAGES DONE TO EXISTING SIGNS, UTILITIES, PAVEMENT, CURBS, SIDEWALKS OR DRIVEWAYS.
- DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, THE GAS UTILITY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, AND APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- ALL EXCAVATION IS UNCLASSIFIED.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH TREE PERMIT.
- TOPSOIL STRIPPING MATERIALS TO BE RE-USED FOR REVEGETATION SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
- WASTE MATERIALS, OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL SHALL BE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS/BORROW EARTHEN MATERIAL SHALL BE IMPORTED/DEPOSITED. IF THE BORROW/DEPOSIT SITE IS WITHIN THE CITY OF ROSEVILLE, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND / OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



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PROJECT

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209 EAST A STREET
DIXON, CA



DATE SIGNED: 02/25/25

SHEET TITLE

UTILITY PLAN

Proj Mgr: AKM
 Drawn by: JCF
 Date: 02/25/2025
 Job No.: 23217
 Sheet:

C5.0
6 of 8

PLANNING SUBMITTAL

UTILITY LEGEND:

- PROPOSED MANHOLE
- PROPOSED DRAIN INLET
- ⊥ SHUT OFF VALVE
- ⊞ WATER METER
- ▲ PROPOSED FIRE DEPARTMENT CONNECTION
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTION DEVICE
- EXISTING MANHOLE
- EXISTING UTILITY BOX/Vault
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN INLET
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN PIPE
- W — PROPOSED WATER LINE
- FS — PROPOSED FIRE SERVICE LINE
- FH — PROPOSED FIRE HYDRANT LINE
- IRE — PROPOSED IRRIGATION LINE
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER LINE
- OH — EXISTING OVERHEAD LINE
- AT&T — EXISTING AT&T LINE

UTILITY KEY NOTES:

- 1 CONNECT TO EXISTING WATER LINE PER CITY OF DIXON STANDARD DETAIL 5050, CONTRACTOR TO VERIFY EXISTING PIPE LOCATION(S) AND SIZE(S) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- 2 INSTALL 2" WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF DIXON STANDARD DETAILS 5120 AND 5190
- 3 STUB 2" DOMESTIC WATER LINE TO BUILDING, SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION
- 4 STUB 6" FIRE SERVICE LINE TO BUILDING, SEE PLUMBING PLANS FOR CONTINUATION
- 5 INSTALL 6" RPDA BACKFLOW PREVENTER AND FDC PER CITY OF DIXON STANDARD DETAIL 5190
- 6 INSTALL GATE VALVE AND BOX PER CITY OF DIXON STANDARD DETAIL 5090
- 7 INSTALL FIRE HYDRANT PER CITY OF DIXON STANDARD DETAIL 5060 AND 5070
- 8 CONNECT TO EXISTING SANITARY SEWER STUB PER CITY OF DIXON STANDARDS AND DETAIL 6040; CONTRACTOR TO VERIFY EXISTING INVERT LOCATION(S), SIZE(S), AND ELEVATION(S) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- 9 INSTALL SEWER SERVICE LATERAL AND STUB 4" SANITARY SEWER LINE TO BUILDING PER CITY OF DIXON STANDARD DETAIL 6030, SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION
- 10 INSTALL SANITARY SEWER CLEANOUT PER CITY OF DIXON STANDARD DETAIL 6020
- 11 INSTALL BIORETENTION BASIN PER DETAIL 16, SHEET C6.0
- 12 INSTALL STORM DRAIN PIPE
- 13 INSTALL STORM DRAIN OVERFLOW INLET PER DETAIL 13, SHEET C6.0
- 14 INSTALL 2" IRRIGATION METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF DIXON STANDARD DETAILS 5120 AND 5190
- 15 STUB 2" IRRIGATION LINE, SEE LANDSCAPE PLANS BY OTHERS FOR CONTINUATION
- 16 INSTALL STORM DRAIN BUBBLE-UP PER DETAIL 14, SHEET C6.0
- 17 INSTALL THRUST BLOCKS PER CITY OF DIXON STANDARD DETAIL 5020
- 18 INSTALL INLINE SANITARY SEWER BUILDING CLEAN OUT
- 19 INSTALL ROOF DRAIN PIPING, FOR CONNECTION TO BUILDING SEE ARCHITECTURAL PLANS AND DAYLIGHT TO BIO-RETENTION BASIN

UTILITY CONSTRUCTION NOTES:

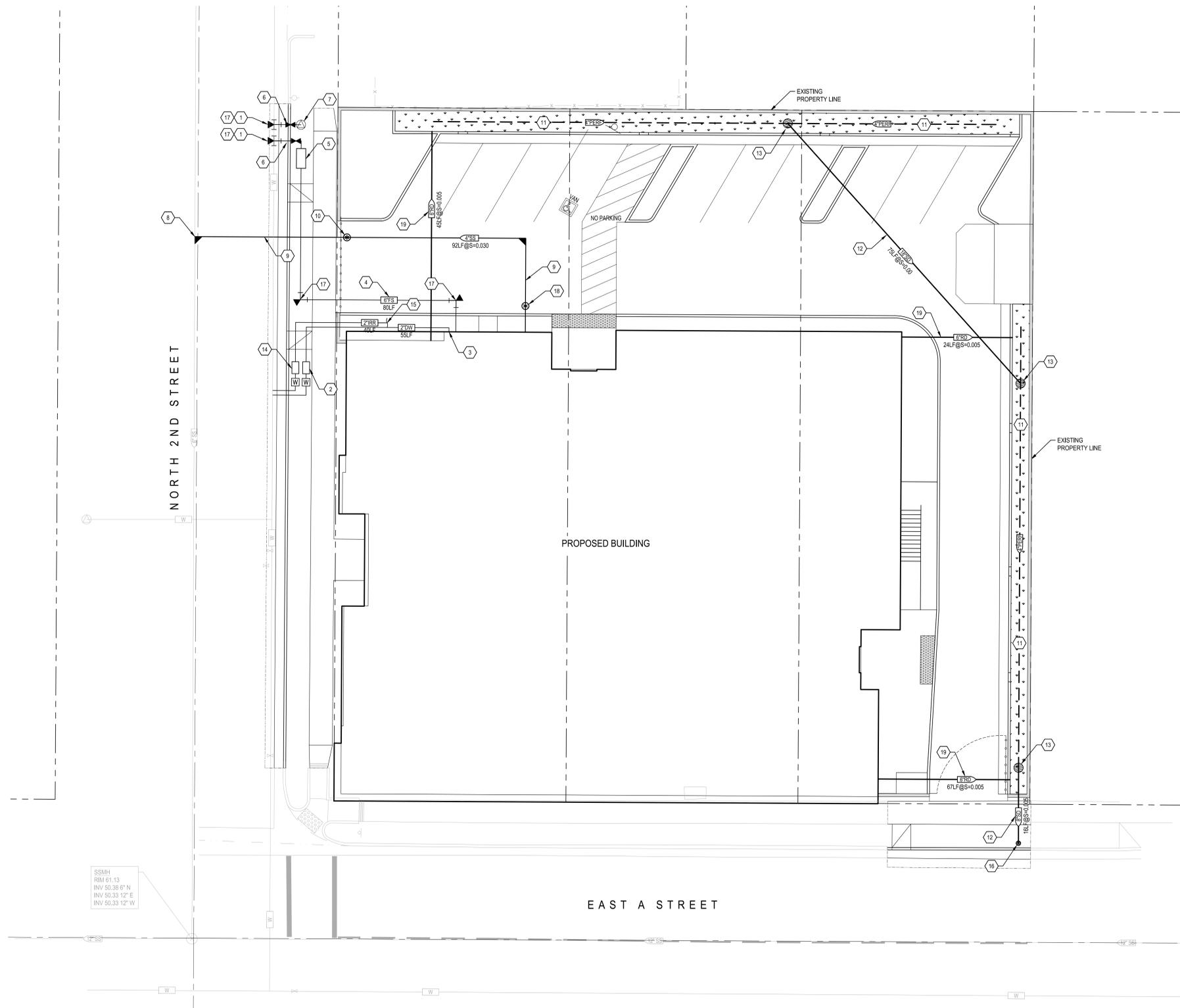
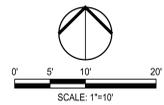
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF DIXON STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN.
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF DIXON FOR THIS WORK.
9. PROVIDE AN 18 GAUGE (BLUE) TRACER WIRE WITH SITE PVC PIPING

EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR TO CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



SSMH
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E:\PROJECTS\23217 VALLEY OF THE SACRED HEART EDUCATION CENTER - DRAIN PLANS AND GRAPHICS IMPROVEMENT PLANS\23217-C5.0 UTILITY PLANNING\2/25/2025 2:00 PM





SIEGFRIED
 3428 Brookside Road
 Stockton, California 95219
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- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

PROJECT:

**VALLEY OF THE SACRED HEART
 ACADEMY**
 219 EAST 'A' STREET, DIXON, CA 95620
 APN# 0115-084-090 / APN# 0115-084-080 / APN# 0115-084-070

REVISIONS
 No. Date Description



SHEET TITLE:

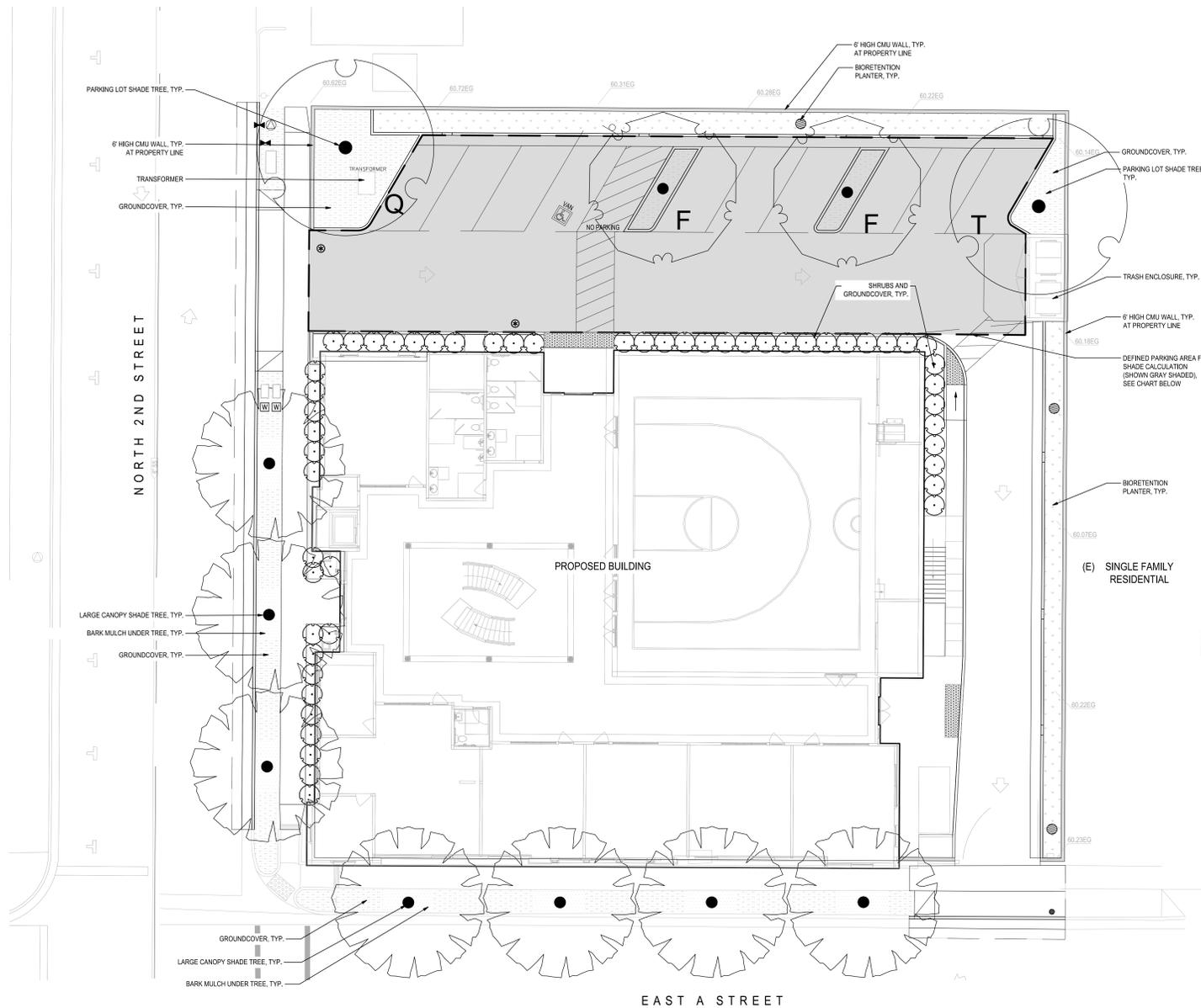
**LANDSCAPE
 PLAN**

Proj Mgr: AKM
 Drawn by: JCF
 Date: 05/01/2025
 Job No.: 28217

SHEET NO:

L1.0

(E) SINGLE FAMILY
 RESIDENTIAL



CONCEPT PLANT SCHEDULE

- LARGE SHADE TREES**
 24" box trees. Site and parking lot shade tree. Low and medium water-use trees. Drip bubbler irrigation.
Zelkova serrata 'Village Green' / Village Green Japanese Zelkova
- STREET TREES**
 24" box trees. Street tree. Low and medium water-use trees. Drip bubbler irrigation.
Platanus chinensis 'Keith Dewey' / Keith Dewey Chinese Platanus
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
- MEDIUM SHADE TREES**
 24" box trees. Smaller planting areas. Low and medium water-use trees. Drip bubbler irrigation.
Zelkova serrata 'JFS-KW11' / City Sprink® Japanese Zelkova
- SHRUBS**
 5 gallon shrubs. Drought tolerant, low and medium water-use plants. Shrubs (2'-3' high/wide) throughout project site. Drip bubbler irrigation.
Bulbine frutescens 'Yellow' / Yellow Bulbine
Mahonia x Soft Caress' / Soft Caress Mahonia
Olea europaea 'Montro' / Little Olive Olive
Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary
- GROUNDCOVER**
 1 gallon, small shrubs and spreading groundcover, low and medium water-use plants. Plants to be primarily evergreen with seasonal interest in flowering and/or form. Shrubs and groundcover (6"-12" high x 36" x 60" wide) throughout project site. Drip bubbler irrigation.
Carex divulca / European Grey Sedge
Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper
Rosemarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
Westringia fruticosa 'WES08' / Low Horizon™ Coast Rosemary
- BIORETENTION**
 1 gallon shrubs. Drought tolerant, low and medium water-use plants. Grasses and grass-like plants (2' - 4' high/wide) in bioretention planters. Subsurface inline drip irrigation.
Chorizanthe strictum 'Dwarf' / Dwarf Cape Rush
Leymus condensatus / Giant Wink Rye
Lomandra longifolia 'Breeze' / Breeze™ Maii Rush
Muhlenbergia capillaris 'Lancel' / Regal Maii® Pink Muhly Grass
- BARK MULCH**
 Recycled natural chip bark mulch, 3" thick layer minimum. All landscape planting areas within the project site to receive chip bark mulch. Not installed in bioretention area.

GENERAL PLANTING NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
2. ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
4. THE CONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
5. THE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST AND PROVIDING THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS.
6. FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.

MINIMUM LANDSCAPE COVERAGE AT PARKING AREA

REQUIRED MINIMUM LANDSCAPE COVERAGE	5 % / 319 SF
TOTAL PARKING AREA	6,386 SF
LANDSCAPE AREA	1,057 SF
PROVIDED LANDSCAPE COVERAGE	16.6 %

PARKING LOT SHADE CALCULATIONS

TREE TYPE	CANOPY	TREE SHADE COVERAGE				TOTALS
		F (100%)	T (75%)	H (50%)	Q (25%)	
LARGE CANOPY TREE	30'-35'	—	1 @ 722 SF = 722	—	1 @ 240 SF = 240	
MEDIUM CANOPY TREE	25'-30'	2 @ 707 SF = 1,414	—	—	—	
		1,414 SF	722 SF	0 SF	240 SF	2,376 SF

DEFINED PARKING AREA FOR SHADE CALCULATION 5,210 SF

REQUIRED SHADED AREA (40%)	2,084 SF
PROVIDED TREE SHADED AREA	2,376 SF
PAVED AREA	5,210 SF
PERCENT SHADED	46 %

