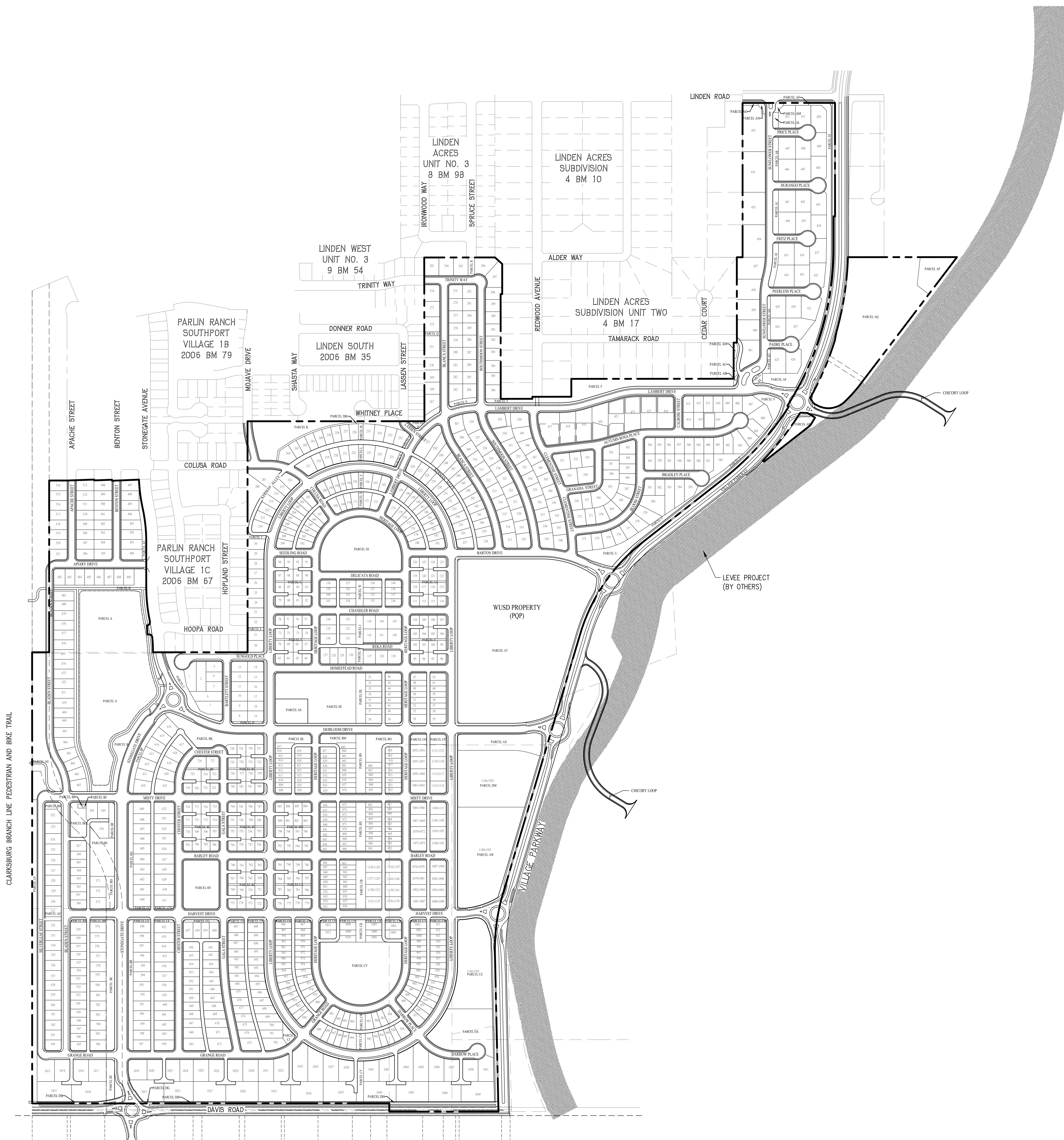


VICINITY MAP  
NOT TO SCALE



PROJECT SITE  
SCALE: 1"=300'

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED SIDEWALK/TRAIL

**GENERAL NOTES**

1. APPLICANT: PAK PROPERTIES  
CONTACT: NELSON S. PAK  
19818 SOUTH ALAMEDA STREET  
EAST RANCHO DOMINGUEZ, CA 90221  
PHONE: (310) 537-6375
2. OWNER: PAK PROPERTIES  
CONTACT: NELSON S. PAK  
19826 SOUTH ALAMEDA STREET  
RANCHO DOMINGUEZ, CA 90221  
PHONE: (310) 537-6375
3. ENGINEER/PLANNER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
CONTACT: ANDREA J. BELLANCA  
R.C.E. NO. 61806  
PHONE: (925) 866-0322
4. SOILS ENGINEER: WALLACE KUHIL & ASSOCIATES  
3050 INDUSTRIAL BOULEVARD  
WEST SACRAMENTO, CA 95691  
CONTACT: STEPHEN L. FRENCH  
R.C.E. NO. 323  
PHONE: (916) 372-1434
5. SUBDIVISION NUMBER: 5112
6. AREA: 306.38 ± AC (SEE ADJACENT MAP FOR LOCATION AND SHEET 2 & 3 FOR DESCRIPTION)  
14.52 ± AC (SEE ADJACENT MAP FOR LOCATION AND SHEET 2 & 3 FOR DESCRIPTION)  
8.62 ± AC (SEE ADJACENT MAP FOR LOCATION AND SHEET 2 & 3 FOR DESCRIPTION)  
0.48 ± AC (SEE ADJACENT MAP FOR LOCATION AND SHEET 2 & 3 FOR DESCRIPTION)  
SUBTOTAL GROSS: 330.00 ± AC  
EXISTING WUSD PROPERTY: 10.89 ± AC  
ADDITIONAL RIGHT-OF-WAY: 1.29 ± AC  
TOTAL GROSS: 342.18 ± AC
7. EXISTING ZONING: RURAL RESIDENTIAL, PARKS, OPEN SPACE, SINGLE FAMILY LARGE LOT, HIGH DENSITY MIXED RESIDENTIAL, RETAIL, PUBLIC/QUASI-PUBLIC
8. PROPOSED ZONING: REFER TO LIBERTY SPECIFIC PLAN.
9. EXISTING LAND USE: VACANT
10. PROPOSED LAND USE: REFER TO LIBERTY SPECIFIC PLAN.
11. TOTAL NUMBER OF LOTS: 1503  
(LOT COUNT FOR INDIVIDUAL PRODUCT TYPES MAY CHANGE, TOTAL LOT COUNT WILL NOT EXCEED 1503)
12. FIRE DISTRICT: CITY OF WEST SACRAMENTO FIRE DISTRICT 42
13. UTILITIES: WATER: CITY OF WEST SACRAMENTO  
SEWER: CITY OF WEST SACRAMENTO  
STORM DRAIN: CITY OF WEST SACRAMENTO, RECLAMATION DISTRICT 900  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE & HIGH SPEED INTERNET: AT&T  
CABLE TV: WAVE COMMUNICATIONS
14. PHASING: SEE SHEET 4.  
MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PER SUBDIVISION MAP ACT 66456
15. CONDOMINIUM MAP: PARCELS AW, CZ AND DM MAY CONTAIN UP TO 356 CONDOMINIUM UNITS. ONE OR MORE CONDOMINIUM MAPS WILL BE RECORDED FOR THIS SUBDIVISION. THE SUBDIVISION HAS PARCELS THAT ARE CONDOMINIUM PARCELS AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT
16. FLOOD ZONE: ZONE X
17. ASSESSORS PARCEL NUMBERS: APN 046-100-015  
APN 046-100-003  
APN 046-100-006  
APN 046-050-058  
A PORTION OF APN 046-100-005  
A PORTION OF APN 046-100-007  
A PORTION OF APN 046-100-013  
A PORTION OF APN 046-100-063
18. LEGAL DESCRIPTION: SEE SHEET 2
19. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS MAP IS THE RECORD OF SURVEY OF THE CITY OF WEST SACRAMENTO GEODETIC CONTROL NETWORK FILED IN BOOK 13 OF MAPS AND SURVEYS, PAGES 61-69, RECORDS OF YOLO COUNTY, CALIFORNIA; MORE SPECIFICALLY BETWEEN CONTROL POINTS E27-01 AND B22-01, AS SHOWN ON SAID SURVEY, THE BEARING OF WHICH IS CALCULATED FROM COORDINATES SHOWN ON SAID SURVEY TO BE N47°21'23"E.
20. BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED UPON CITY OF WEST SACRAMENTO GEODETIC CONTROL MONUMENT NO. B22-01 AS SHOWN ON THE RECORD OF SURVEY OF THE CITY OF WEST SACRAMENTO GEODETIC CONTROL NETWORK FILED IN BOOK 13 OF MAPS AND SURVEYS, PAGES 61-69, RECORDS OF YOLO COUNTY, CALIFORNIA, THE ELEVATION OF WHICH IS SHOWN ON SAID SURVEY TO BE 21.16'
21. SLOPE PLANTING & EROSION CONTROL: ALL SLOPES CREATED WILL BE PROTECTED AND EROSION CONTROL PLANS WILL BE REQUIRED AS PART OF THE GRADING PLANS.

**SHEET INDEX**

| SHEET NO. | SHEET TITLE                              |
|-----------|--|
| 1         | TITLE SHEET, VICINITY MAP, GENERAL NOTES |
| 2         | LEGAL DESCRIPTION                        |
| 3         | EXISTING CONDITIONS MAP                  |
| 4         | PHASING PLAN                             |
| 5         | (NOT IN USE)                             |
| 6         | INDEX MAP                                |
| 7         | STREET SECTIONS                          |
| 8         | DIMENSION SHEET                          |
| 9         | DIMENSION SHEET                          |
| 10        | DIMENSION SHEET                          |
| 11        | DIMENSION SHEET                          |
| 12        | DIMENSION SHEET                          |
| 13        | DIMENSION SHEET                          |
| 14        | DIMENSION SHEET                          |
| 15        | GRADING & DRAINAGE PLAN                  |
| 16        | GRADING & DRAINAGE PLAN                  |
| 17        | GRADING & DRAINAGE PLAN                  |
| 18        | GRADING & DRAINAGE PLAN                  |
| 19        | GRADING & DRAINAGE PLAN                  |
| 20        | GRADING & DRAINAGE PLAN                  |
| 21        | GRADING & DRAINAGE PLAN                  |
| 22        | GRADING SECTIONS & DETAILS               |
| 23        | SANITARY SEWER PLAN                      |
| 24        | POTABLE WATER PLAN                       |
| 25        | TREE SURVEY MAP                          |
| 26        | TREE SURVEY SUMMARY                      |

**PRODUCT SUMMARY**

| PRODUCT TYPE                              | RESIDENTIAL UNITS | AREA AC.      |
|---|-------------------|---------------|
| 75' x 100' TRIPLEX - ALLEY                | 96                | 5.49          |
| 30' x 100' DUPLEX - ALLEY                 | 113               | 7.95          |
| 55' x 62.5' SFD PASEO                     | 169               | 14.67         |
| 35' x 100' SFD - ALLEY                    | 188               | 17.78         |
| 75' x 85' SFD WIDE & SHALLOW              | 93                | 15.94         |
| 50' x 100' SFD ALLEY                      | 148               | 20.73         |
| 60' x 100' SFD FRONT                      | 179               | 29.43         |
| 60' x 100' SFD ALLEY                      | 77                | 12.52         |
| 1/2 - 1/2 AC ESTATE LOTS                  | 84                | 33.19         |
| SENIOR / APT / CONDO / AFFORDABLE RENTALS | 356               | 10.89         |
| <b>RESIDENTIAL TOTAL</b>                  | <b>1,503</b>      | <b>168.59</b> |
| NEIGHBORHOOD COMMERCIAL                   |                   | 0.69          |
| GREENBELTS                                |                   | 27.43         |
| NEIGHBORHOOD PARKS                        |                   | 13.34         |
| NO-10 STORMWATER DETENTION BASIN (POP)    |                   | 9.19          |
| THE COMMONS                               |                   | 2.84          |
| COMMUNITY PARK                            |                   | 9.00          |
| WUSD PROPERTY (POP)                       |                   | 16.43         |
| ROADWAYS                                  |                   | 94.67         |
| <b>NON- RESIDENTIAL TOTAL</b>             | <b>173.59</b>     |               |
| <b>TOTAL</b>                              | <b>1,503</b>      | <b>342.18</b> |

I, ANDREA BELLANCA, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFORESAID REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

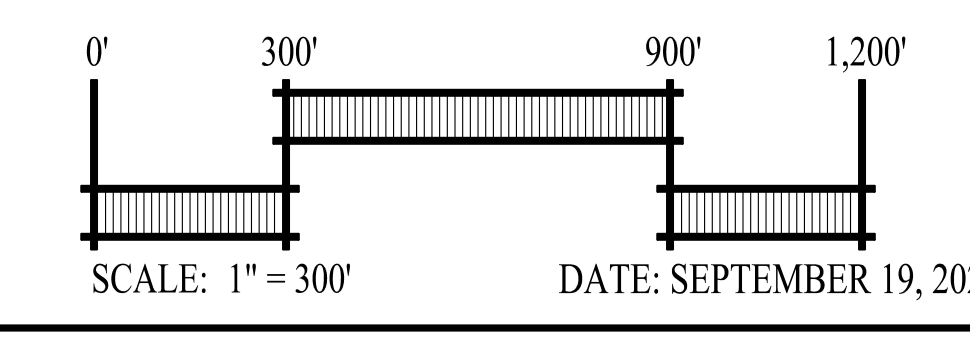
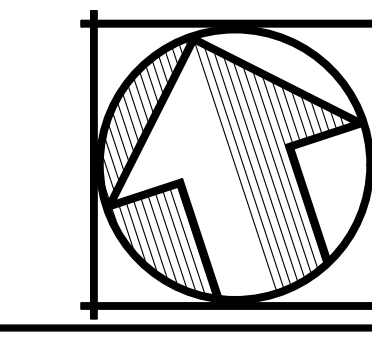
*Andrea Bellanca*  
REGISTERED ENGINEER OR LICENSED SURVEYOR

SEPTEMBER 19, 2024  
DATE



LIBERTY SUBDIVISION 5112  
**VESTING TENTATIVE SUBDIVISION MAP**

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



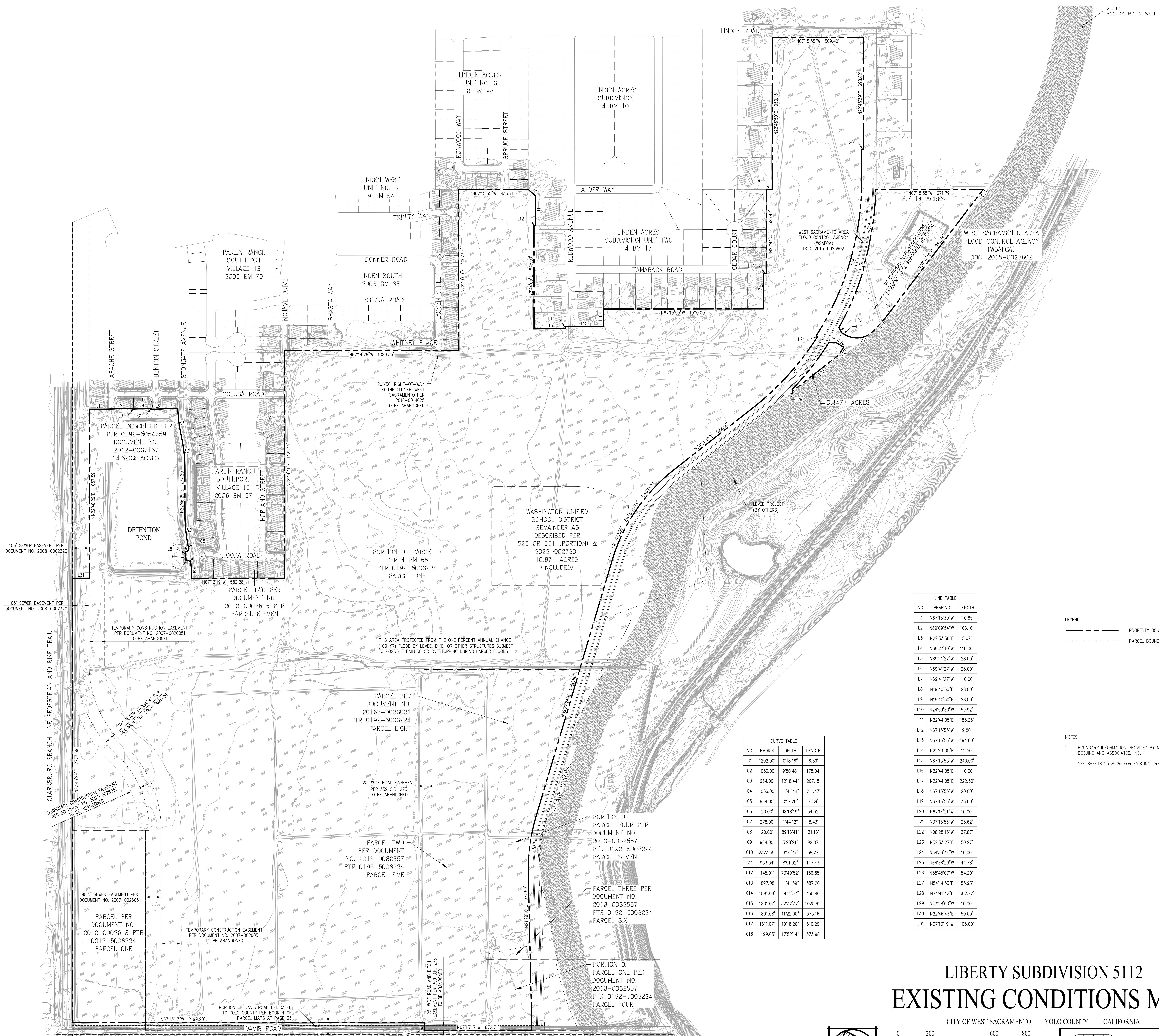
SCALE: 1" = 300'  
DATE: SEPTEMBER 19, 2024

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SAN RAMON, CALIFORNIA 94583  
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SHEET NO.  
**1**  
OF 26 SHEETS

W:\2024\09\2024\5112\DWG





21.161  
B22-01 BM IN WELL

105' SEWER EASEMENT PER DOCUMENT NO. 2008-0002320

105' SEWER EASEMENT PER DOCUMENT NO. 2008-0002320

TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT NO. 2007-0026051 TO BE ABANDONED

98.5' SEWER EASEMENT PER DOCUMENT NO. 2007-0026051

PARCEL PER DOCUMENT NO. 2012-0002618 PTR 0912-5008224 PARCEL ONE

TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT NO. 2007-0026051 TO BE ABANDONED

PORTION OF DAVIS ROAD DEDICATED TO YOLO COUNTY PER BOOK 4 OF PARCEL MAPS AT PAGE 65

PARCEL PER DOCUMENT NO. 20163-0038031 PTR 0192-5008224 PARCEL EIGHT

PARCEL TWO PER DOCUMENT NO. 2013-0032557 PTR 0192-5008224 PARCEL FIVE

PORTION OF PARCEL FOUR PER DOCUMENT NO. 2013-0032557 PTR 0192-5008224 PARCEL SEVEN

PARCEL THREE PER DOCUMENT NO. 2013-0032557 PTR 0192-5008224 PARCEL SIX

PORTION OF PARCEL ONE PER DOCUMENT NO. 2013-0032557 PTR 0192-5008224 PARCEL FOUR

PORTION OF PARCEL B PER 4 PM 65 PTR 0192-5008224 PARCEL ONE

WASHINGTON UNIFIED SCHOOL DISTRICT REMAINDER AS DESCRIBED PER 525 OR 551 (PORTION) & 2022-0027301 10.87± ACRES (INCLUDED)

THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO         | BEARING     | LENGTH  |
| L1         | N67°13'30"W | 110.85' |
| L2         | N69°09'54"W | 166.16' |
| L3         | N22°33'56"E | 5.07'   |
| L4         | N69°23'10"W | 110.00' |
| L5         | N69°41'27"W | 28.00'  |
| L6         | N69°41'27"W | 28.00'  |
| L7         | N69°41'27"W | 110.00' |
| L8         | N19°40'30"E | 28.00'  |
| L9         | N19°40'30"E | 28.00'  |
| L10        | N24°59'30"W | 59.92'  |
| L11        | N22°44'05"E | 185.26' |
| L12        | N67°15'55"W | 9.80'   |
| L13        | N67°15'55"W | 194.80' |
| L14        | N22°44'05"E | 12.50'  |
| L15        | N67°15'55"W | 240.00' |
| L16        | N22°44'05"E | 110.00' |
| L17        | N22°44'05"E | 232.50' |
| L18        | N67°15'55"W | 20.00'  |
| L19        | N67°15'55"W | 35.60'  |
| L20        | N67°14'21"W | 10.00'  |
| L21        | N37°15'56"W | 23.62'  |
| L22        | N08°28'13"W | 37.87'  |
| L23        | N32°33'27"E | 50.27'  |
| L24        | N34°36'44"W | 10.00'  |
| L25        | N64°36'23"W | 44.78'  |
| L26        | N35°43'07"W | 54.20'  |
| L27        | N54°14'53"E | 55.93'  |
| L28        | N74°41'42"E | 382.72' |
| L29        | N32°38'00"W | 10.00'  |
| L30        | N22°46'43"E | 50.00'  |
| L31        | N67°13'18"W | 105.00' |

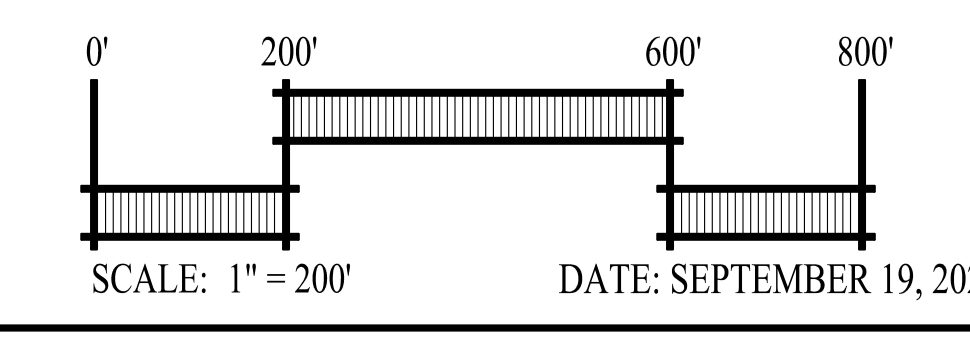
LEGEND  
 - - - - - PROPERTY BOUNDARY  
 - - - - - PARCEL BOUNDARY

NOTES:  
 1. BOUNDARY INFORMATION PROVIDED BY MICHAEL DEQUINE AND ASSOCIATES, INC.  
 2. SEE SHEETS 25 & 26 FOR EXISTING TREE INFORMATION

| CURVE TABLE |          |           |          |
|-------------|----------|-----------|----------|
| NO          | RADIUS   | DELTA     | LENGTH   |
| C1          | 1202.00' | 0°18'16"  | 6.39'    |
| C2          | 1036.00' | 9°50'48"  | 178.04'  |
| C3          | 964.00'  | 12°18'44" | 207.15'  |
| C4          | 1036.00' | 11°41'44" | 211.47'  |
| C5          | 964.00'  | 0°17'28"  | 4.89'    |
| C6          | 20.00'   | 98°18'19" | 34.32'   |
| C7          | 278.00'  | 1°44'12"  | 8.43'    |
| C8          | 20.00'   | 89°16'41" | 31.16'   |
| C9          | 964.00'  | 5°28'21"  | 92.07'   |
| C10         | 2323.59' | 0°56'37"  | 38.27'   |
| C11         | 953.54'  | 8°51'32"  | 147.43'  |
| C12         | 145.01'  | 73°49'52" | 186.85'  |
| C13         | 1897.08' | 11°41'39" | 387.20'  |
| C14         | 1891.08' | 14°11'37" | 488.46'  |
| C15         | 1801.07' | 32°37'37" | 1025.62' |
| C16         | 1891.08' | 11°22'00" | 375.16'  |
| C17         | 1811.07' | 19°18'26" | 610.29'  |
| C18         | 1199.05' | 17°52'14" | 373.98'  |

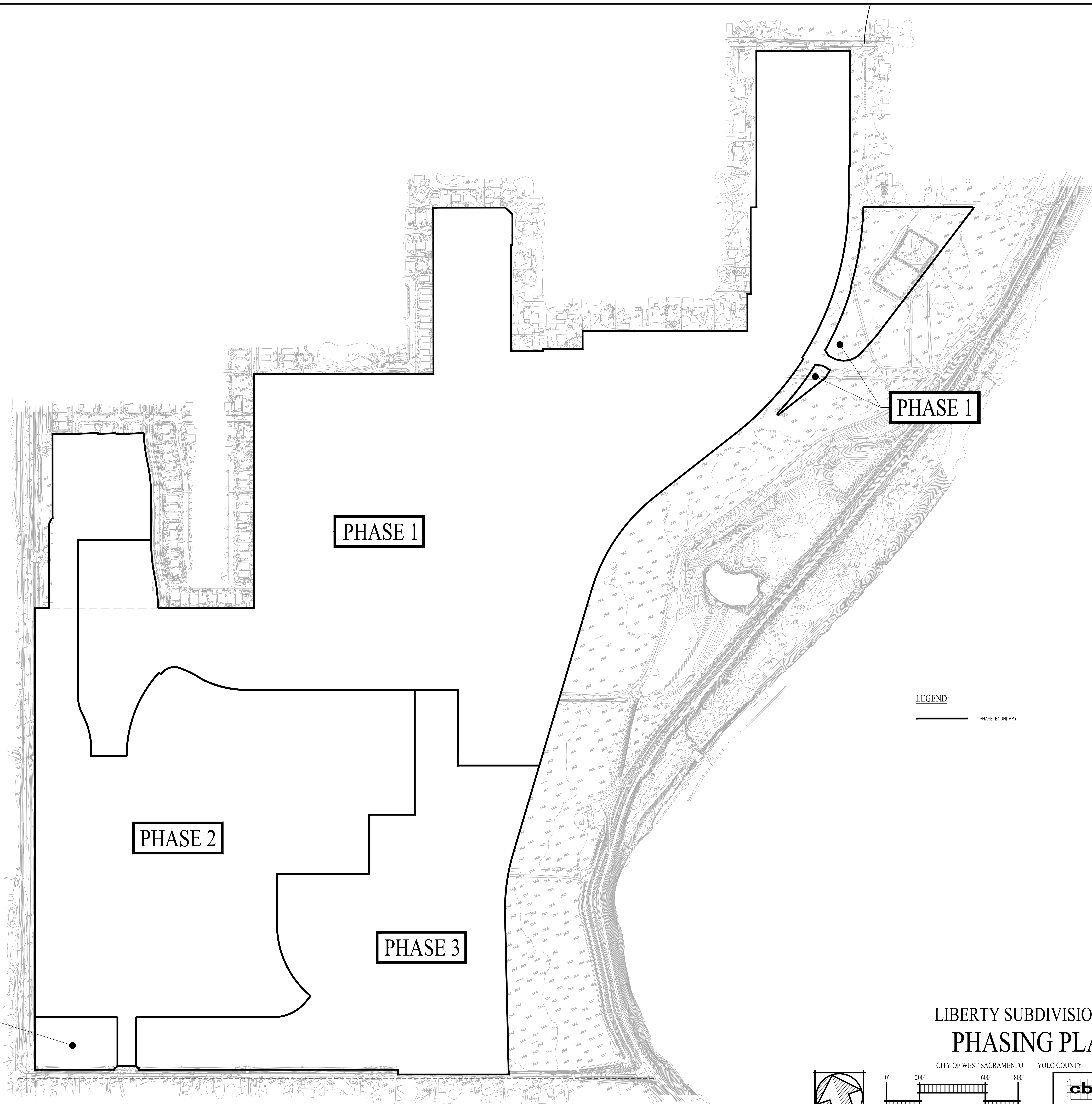
# LIBERTY SUBDIVISION 5112 EXISTING CONDITIONS MAP

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



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SHEET NO.  
**3**  
OF 26 SHEETS



PHASE 3

PHASE 2

PHASE 1

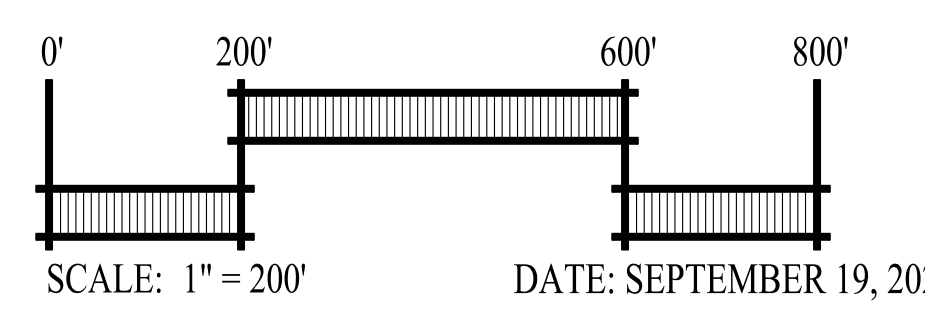
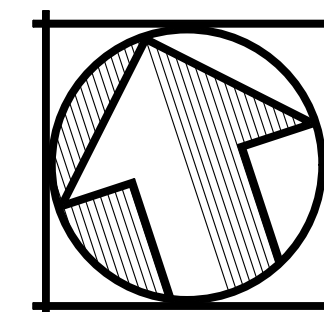
PHASE 3

PHASE 1

LEGEND:  
 — PHASE BOUNDARY

LIBERTY SUBDIVISION 5112  
 PHASING PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



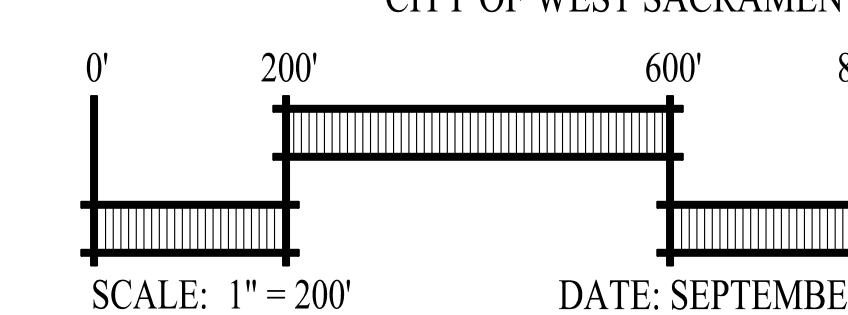
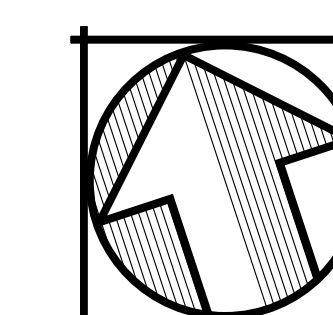
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 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 2033 CAMINO RAMON, SUITE 300  
 SAN PABLO, CALIFORNIA 94555  
 (925) 865-0322  
 www.cbarbee.com

SHEET NO.  
**4**  
 OF 26 SHEETS

NOT IN USE

LIBERTY SUBDIVISION 5112

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

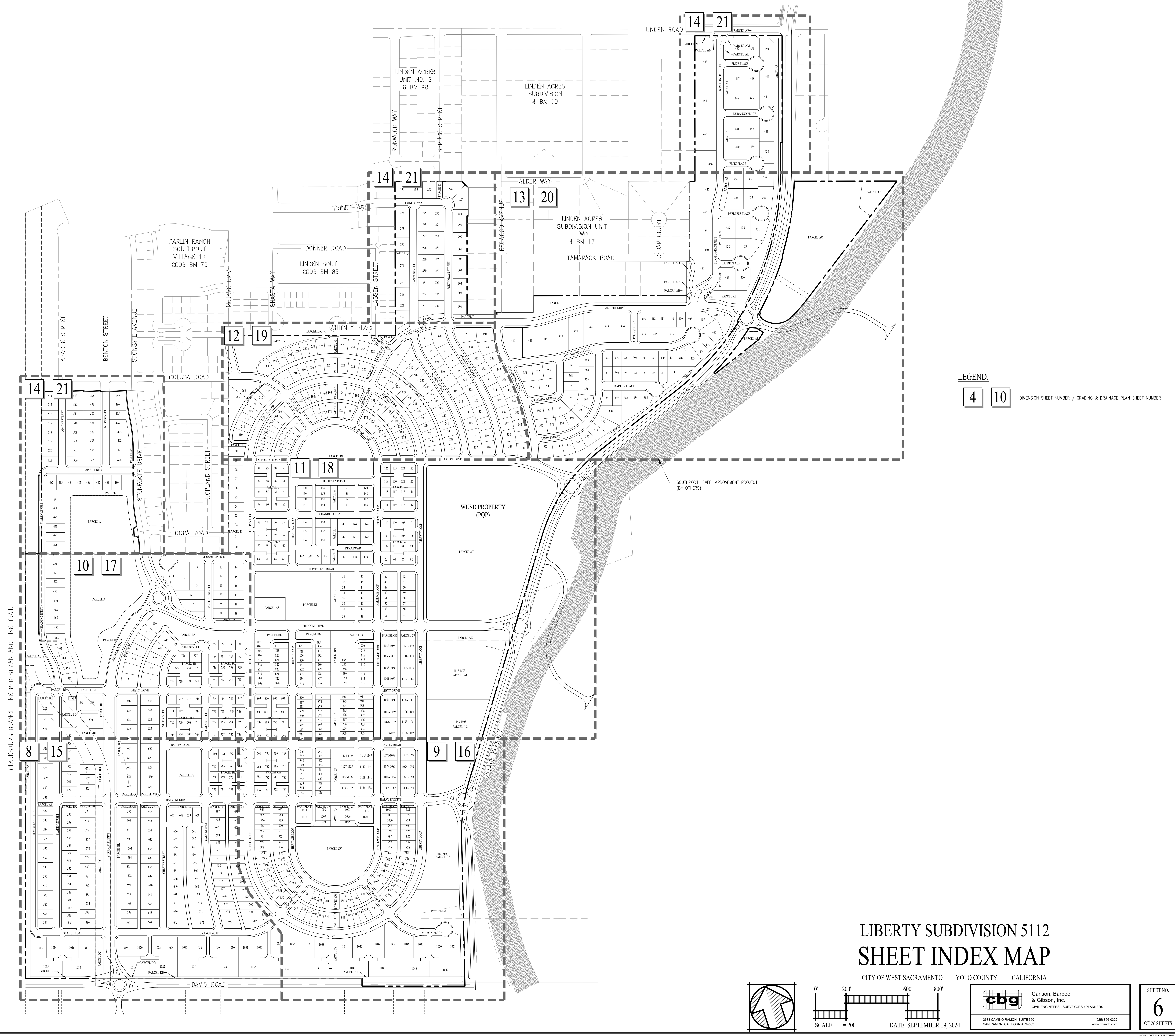
**cbg** Carlson, Barbee & Gibson, Inc.  
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SHEET NO.  
**5**  
OF 26 SHEETS

10/23/24

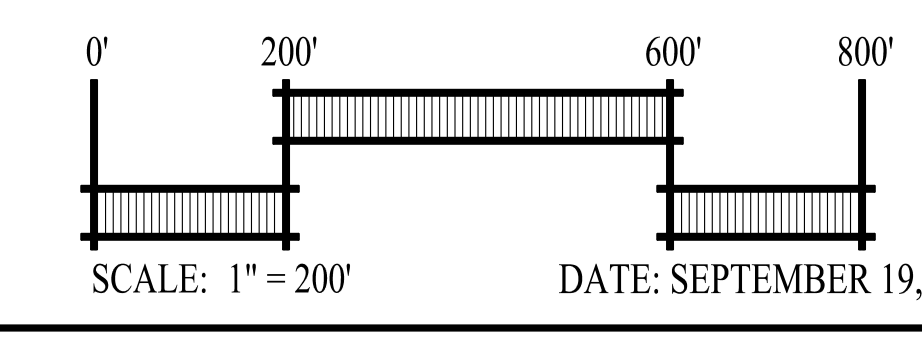
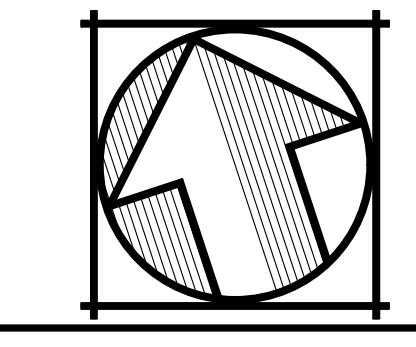
W:\2024\09\24\LIBERTY.DWG

| PARCEL | AREA (SF) | AREA (AC) | OWNED       | MAINTAINED               |
|--------|-----------|-----------|-------------|--------------------------|
| A      | 400,471   | 9.19      | CITY        | CFD (PRIVATE CONTRACTOR) |
| B      | 142,717   | 3.28      | CITY        | CFD (PRIVATE CONTRACTOR) |
| C      | 26,003    | 0.60      | CITY        | CFD (PRIVATE CONTRACTOR) |
| D      | 2,176     | 0.05      | CITY        | CFD (PRIVATE CONTRACTOR) |
| E      | 2,004     | 0.05      | CITY        | CFD (PRIVATE CONTRACTOR) |
| F      | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| G      | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| H      | 4,320     | 0.10      | CITY        | CFD (PRIVATE CONTRACTOR) |
| I      | 8,100     | 0.19      | CITY        | CFD (PRIVATE CONTRACTOR) |
| J      | 2,409     | 0.06      | LIBERTY HOA | LIBERTY HOA              |
| K      | 64,283    | 1.48      | CITY        | CITY PARKS               |
| L      | 3,000     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| M      | 3,000     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| N      | 1,437     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| O      | 1,263     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| P      | 6,735     | 0.15      | CITY        | CFD (PRIVATE CONTRACTOR) |
| Q      | 1,900     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| R      | 4,426     | 0.10      | CITY        | CFD (PRIVATE CONTRACTOR) |
| S      | 5,335     | 0.12      | CITY        | CFD (PRIVATE CONTRACTOR) |
| T      | 79,542    | 1.83      | CITY        | CFD (PRIVATE CONTRACTOR) |
| U      | 57,028    | 1.31      | CITY        | CFD (PRIVATE CONTRACTOR) |
| V      | 13,940    | 0.32      | CITY        | CFD (PRIVATE CONTRACTOR) |
| W      | 7,200     | 0.17      | CITY        | CFD (PRIVATE CONTRACTOR) |
| X      | 3,001     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| Y      | 3,001     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| Z      | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| AA     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| AB     | 1,093     | 0.03      | LIBERTY HOA | LIBERTY HOA              |
| AC     | 3,262     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| AD     | 2,061     | 0.05      | LIBERTY HOA | LIBERTY HOA              |
| AE     | 3,238     | 0.07      | LIBERTY HOA | LIBERTY HOA              |
| AF     | 86,037    | 1.98      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AG     | 1,961     | 0.05      | LIBERTY HOA | LIBERTY HOA              |
| AH     | 5,252     | 0.12      | LIBERTY HOA | LIBERTY HOA              |
| AI     | 9,475     | 0.22      | LIBERTY HOA | LIBERTY HOA              |
| AJ     | 9,402     | 0.22      | LIBERTY HOA | LIBERTY HOA              |
| AK     | 9,402     | 0.22      | LIBERTY HOA | LIBERTY HOA              |
| AL     | 3,335     | 0.08      | LIBERTY HOA | LIBERTY HOA              |
| AM     | 2,088     | 0.05      | LIBERTY HOA | LIBERTY HOA              |
| AN     | 1,745     | 0.04      | LIBERTY HOA | LIBERTY HOA              |
| AO     | 1,444     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AP     | 31,676    | 0.75      | CITY        | CITY PUBLIC WORKS        |
| AQ     | 341,451   | 7.84      | CITY        | CITY PARKS               |
| AR     | 18,684    | 0.45      | CITY        | CITY PARKS               |
| AS     | 29,923    | 0.69      | PRIVATE     | PRIVATE                  |
| AT     | 715,835   | 16.43     | WUSD        | WUSD                     |
| AU     | 91,963    | 2.11      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AV     | 9,515     | 0.22      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AW     | 194,285   | 4.48      | PRIVATE     | PRIVATE                  |
| AX     | 54,280    | 1.25      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AY     | 57,010    | 1.31      | CITY        | CFD (PRIVATE CONTRACTOR) |
| AZ     | 2,500     | 0.06      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BA     | 1,423     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BB     | 1,500     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BC     | 41,705    | 0.96      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BD     | 10,385    | 0.24      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BE     | 37,996    | 0.87      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BF     | 7,623     | 0.17      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BG     | 19,903    | 0.46      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BH     | 4,516     | 0.10      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BI     | 775       | 0.02      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BJ     | 500       | 0.01      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BK     | 49,493    | 1.14      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BL     | 12,033    | 0.28      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BM     | 12,110    | 0.28      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BN     | 21,780    | 0.50      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BO     | 24,431    | 0.56      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BP     | 16,533    | 0.38      | LIBERTY HOA | LIBERTY HOA              |
| BQ     | 19,525    | 0.45      | LIBERTY HOA | LIBERTY HOA              |
| BR     | 23,995    | 0.55      | LIBERTY HOA | LIBERTY HOA              |
| BS     | 2,020     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| BT     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| BU     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| BV     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| BW     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| BX     | 18,000    | 0.41      | CITY        | CFD (PRIVATE CONTRACTOR) |
| BY     | 65,748    | 1.51      | CITY        | CITY PARKS               |
| BZ     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| CA     | 2,200     | 0.05      | LIBERTY HOA | LIBERTY SUB-HOA          |
| CB     | 18,000    | 0.41      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CC     | 1,620     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CD     | 1,788     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CE     | 1,620     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CF     | 1,788     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CG     | 3,146     | 0.07      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CH     | 1,823     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CI     | 1,823     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CJ     | 5,573     | 0.13      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CK     | 1,324     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CL     | 1,324     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CM     | 1,723     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CN     | 1,800     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CO     | 6,223     | 0.14      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CP     | 6,223     | 0.14      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CQ     | 8,280     | 0.19      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CR     | 1,800     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CS     | 1,723     | 0.04      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CT     | 1,324     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CU     | 1,324     | 0.03      | CITY        | CFD (PRIVATE CONTRACTOR) |
| CV     | 166,153   | 3.81      | CITY        | CITY PARKS               |
| CW     | 5,506     | 0.13      | LIBERTY HOA | LIBERTY HOA              |
| CX     | 5,503     | 0.13      | LIBERTY HOA | LIBERTY HOA              |
| CY     | 10,062    | 0.23      | LIBERTY HOA | LIBERTY HOA              |
| CZ     | 118,831   | 2.73      | PRIVATE     | PRIVATE                  |
| DA     | 87,150    | 2.00      | CITY        | CITY PARKS               |
| DB     | 8,467     | 0.19      | CITY        | R/W DEDICATION           |
| DC     | 12,574    | 0.29      | CITY        | CFD (PRIVATE CONTRACTOR) |
| DD     | 983       | 0.02      | CITY        | R/W DEDICATION           |
| DE     | 39,360    | 0.90      | CITY        | R/W DEDICATION           |
| DI     | 123,718   | 2.84      | LIBERTY HOA | LIBERTY HOA              |
| DJ     | 138,830   | 3.19      | CITY        | CITY PARKS               |
| DK     | 12,822    | 0.29      | CITY        | CFD (PRIVATE CONTRACTOR) |
| DL     | 18,600    | 0.43      | CITY        | CFD (PRIVATE CONTRACTOR) |
| DM     | 160,312   | 3.68      | PRIVATE     | PRIVATE                  |



# LIBERTY SUBDIVISION 5112 SHEET INDEX MAP

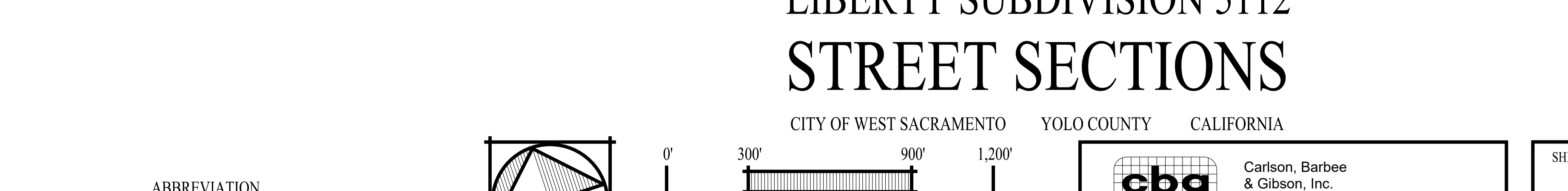
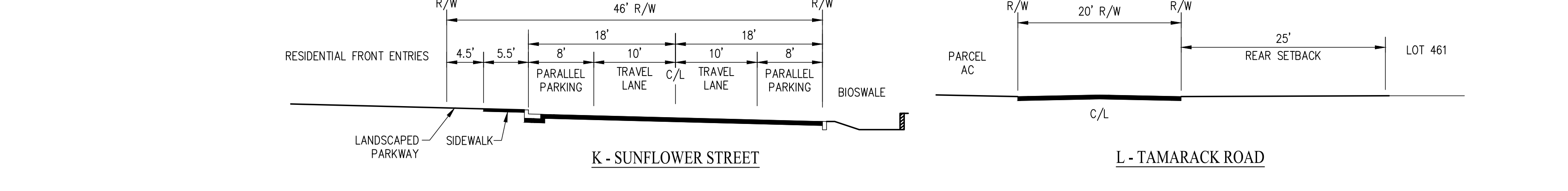
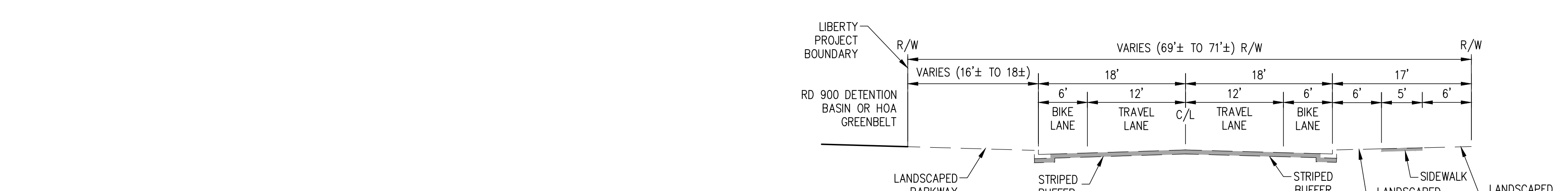
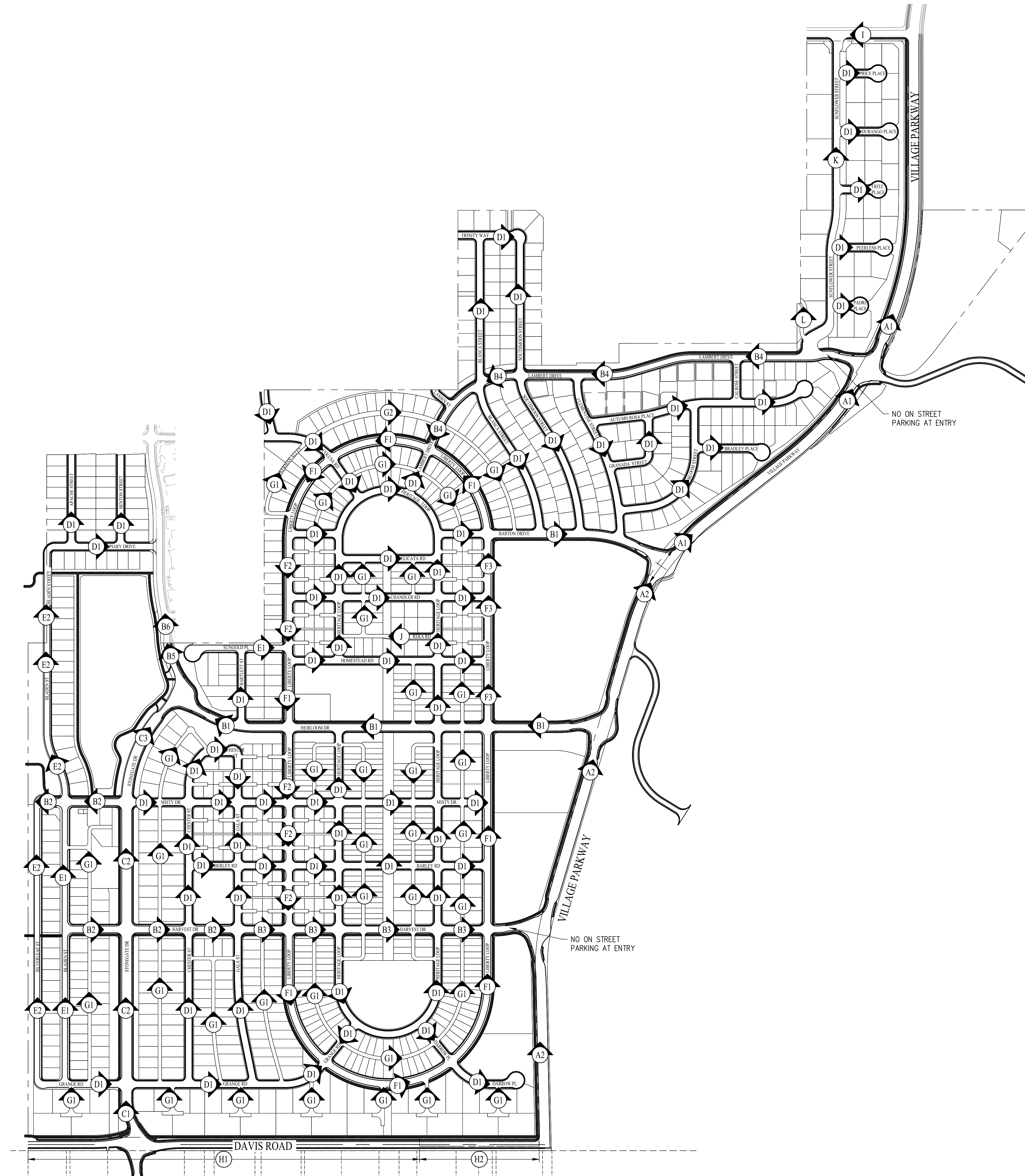
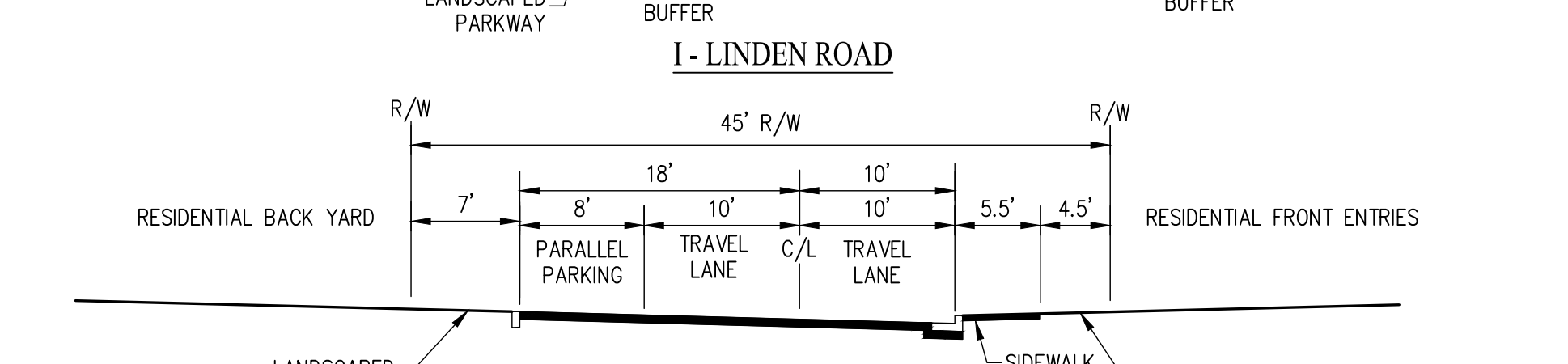
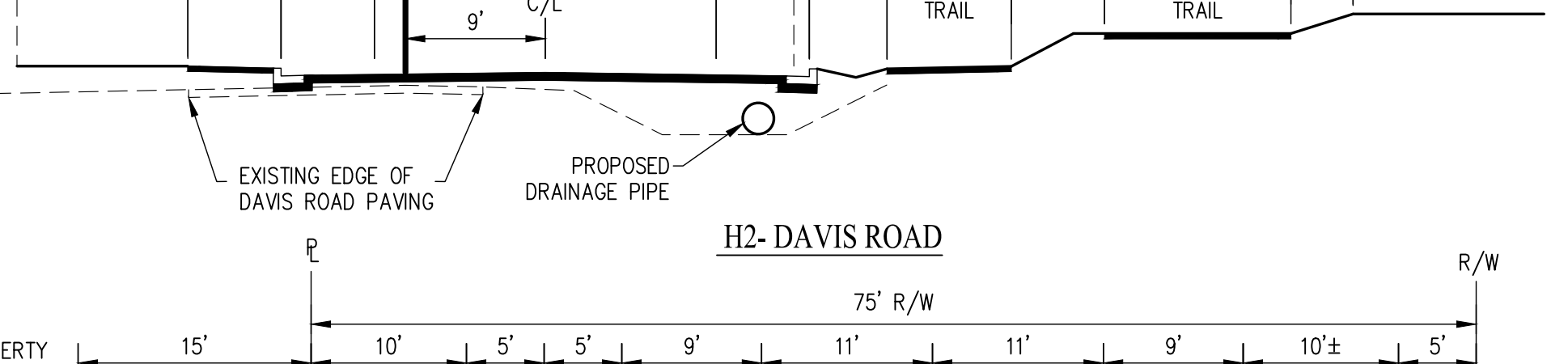
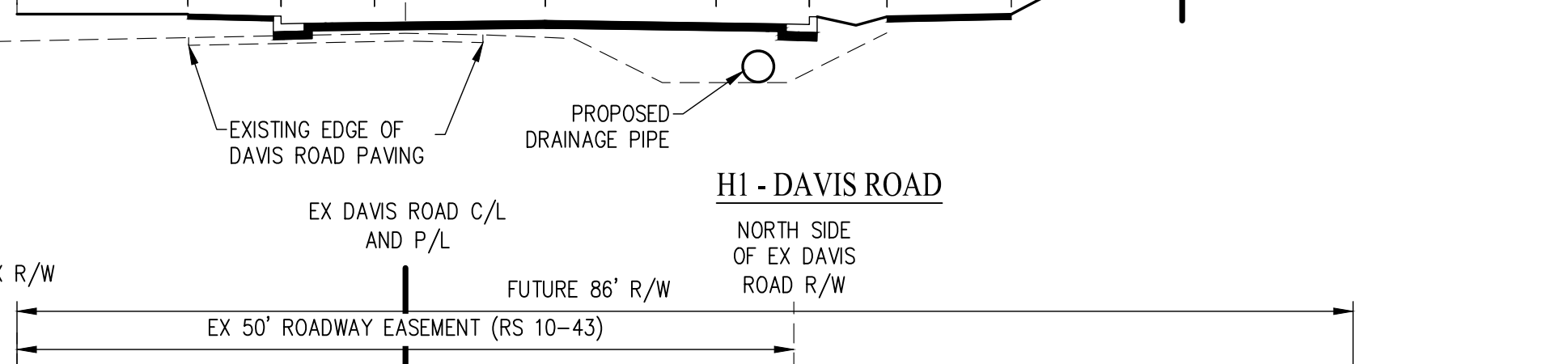
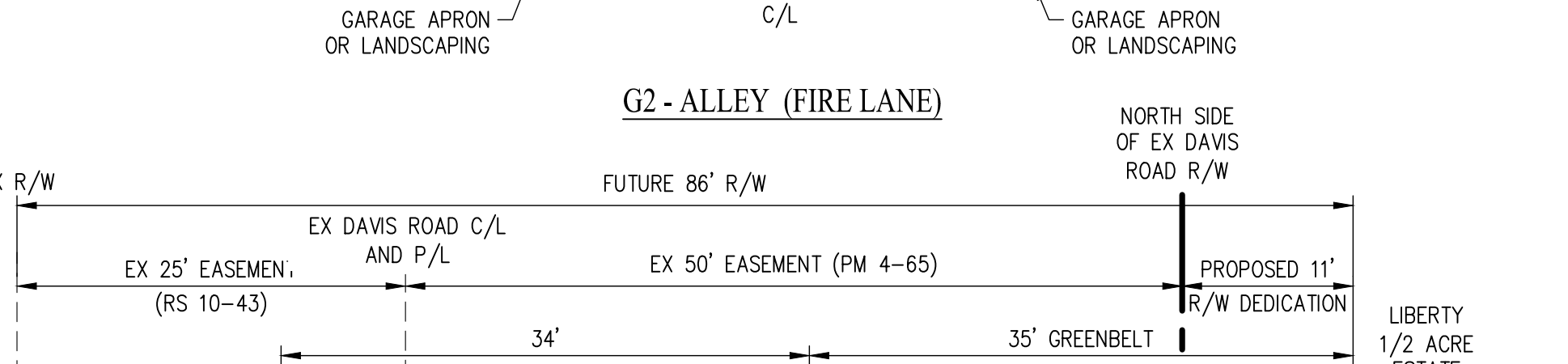
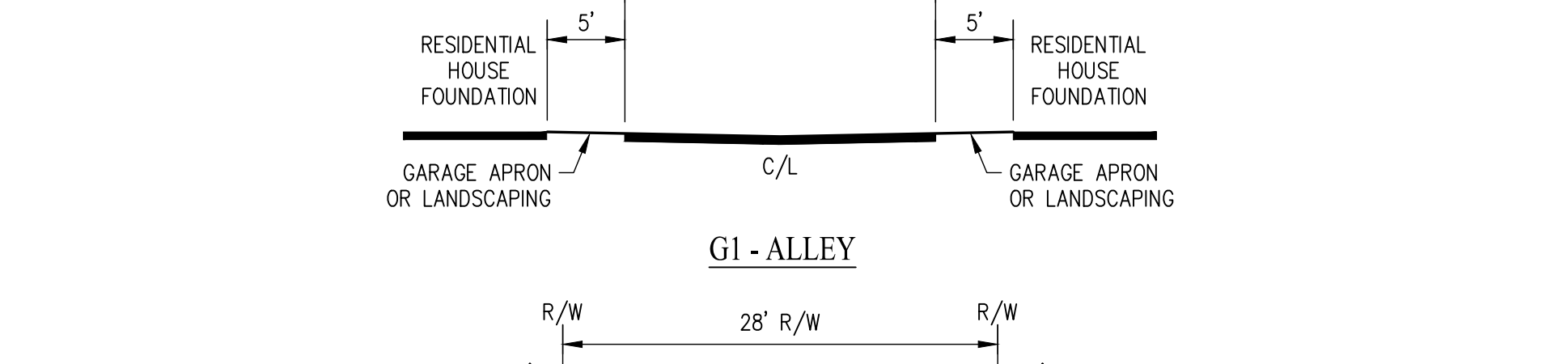
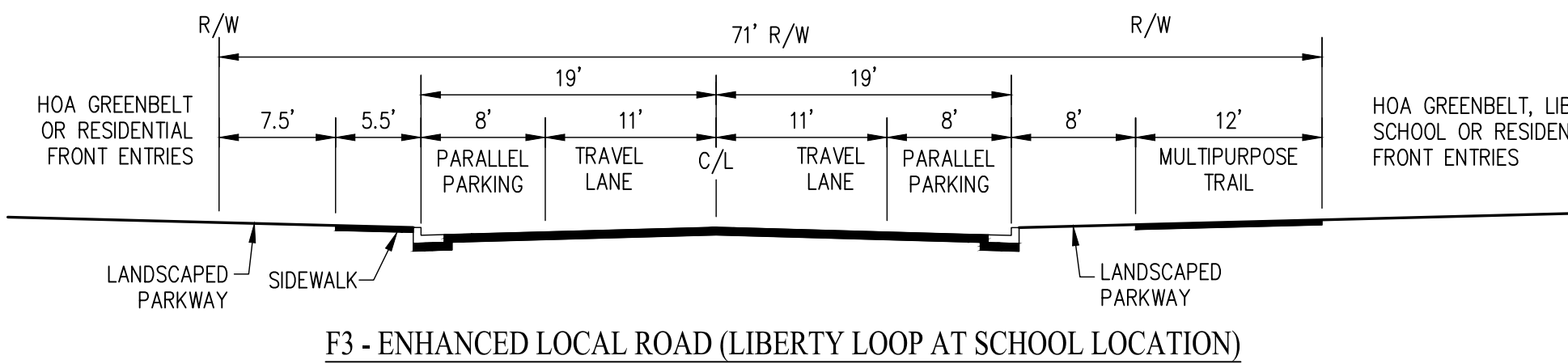
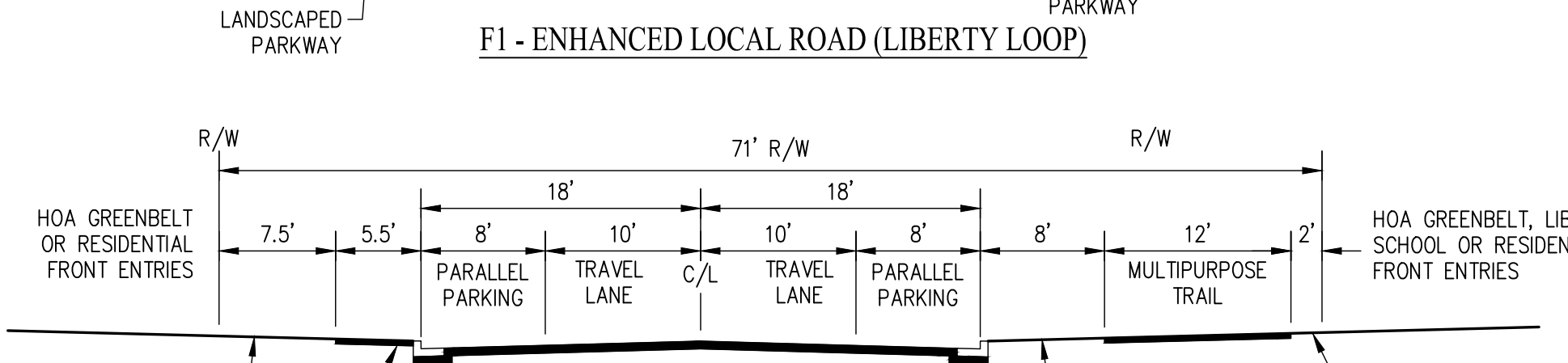
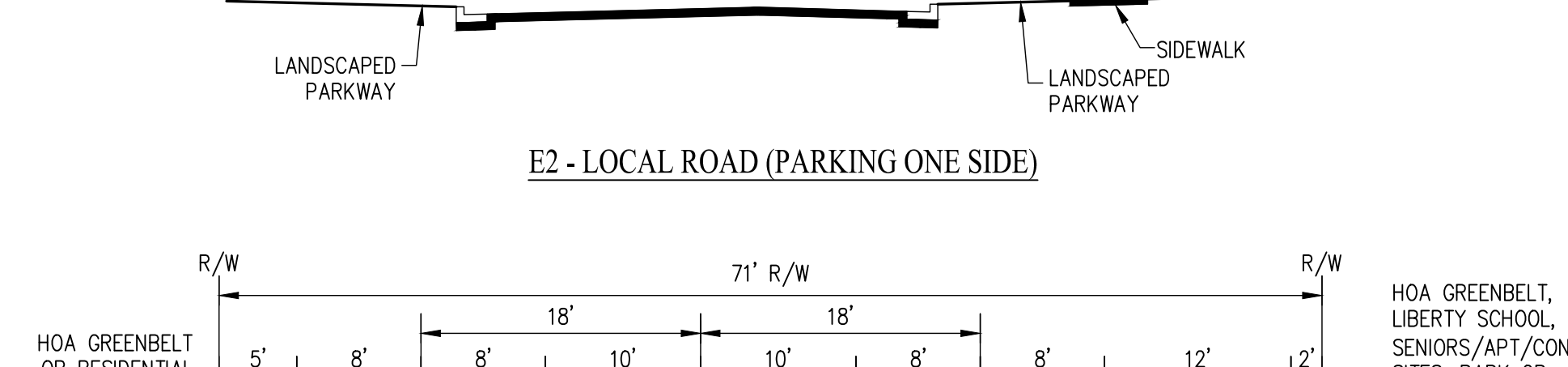
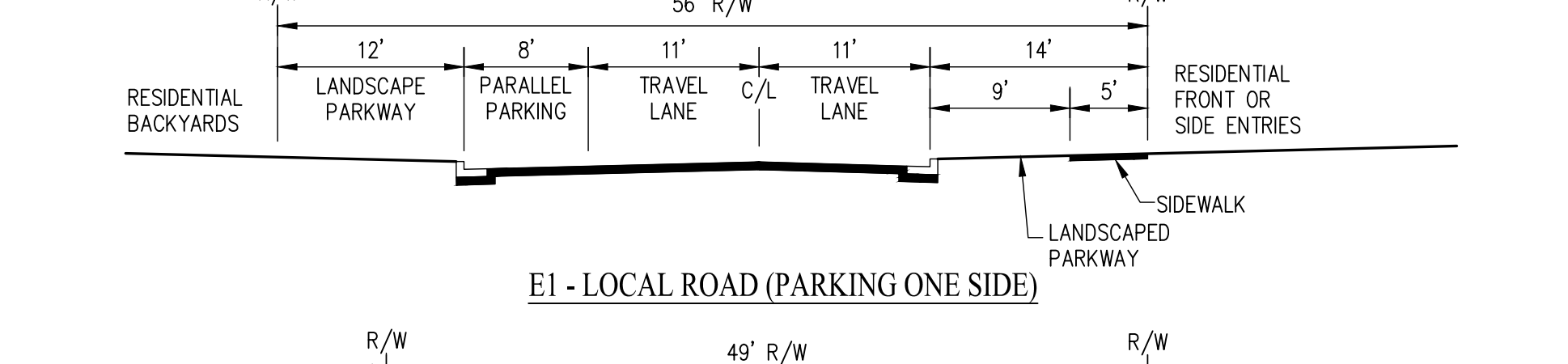
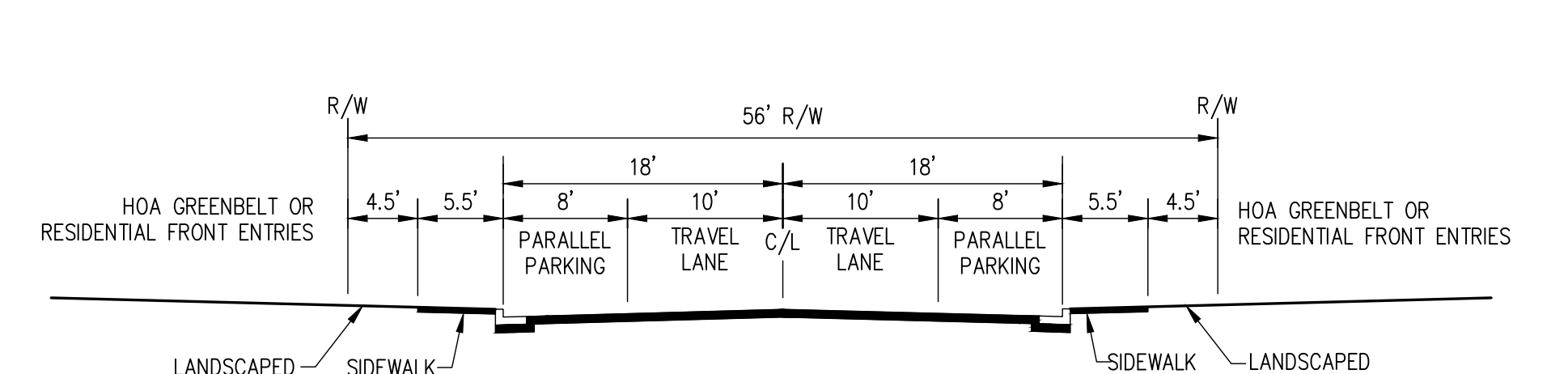
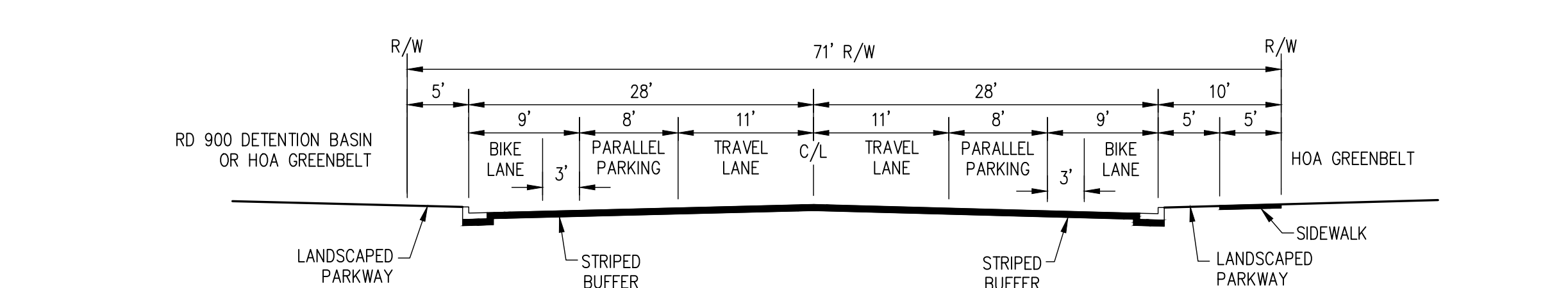
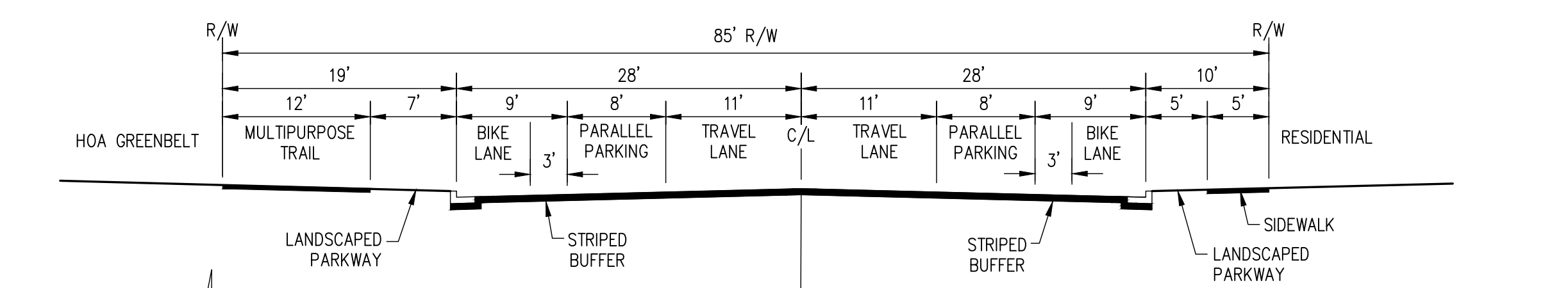
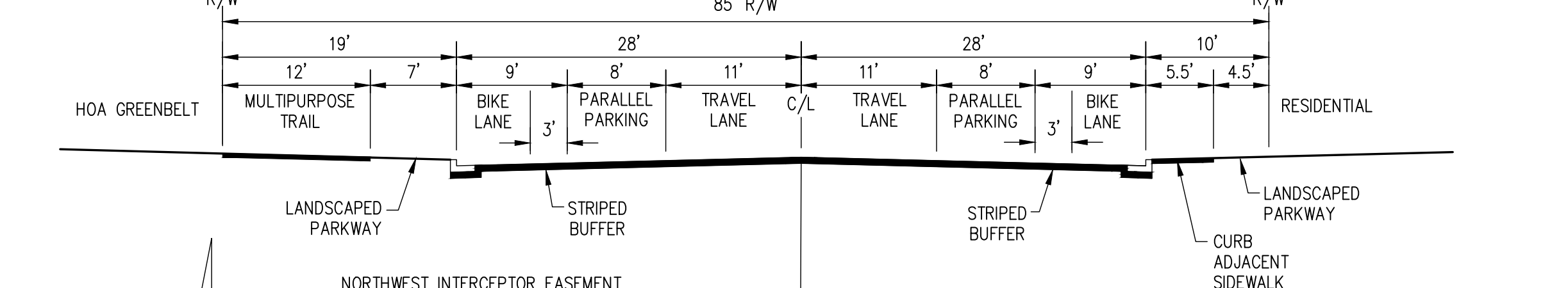
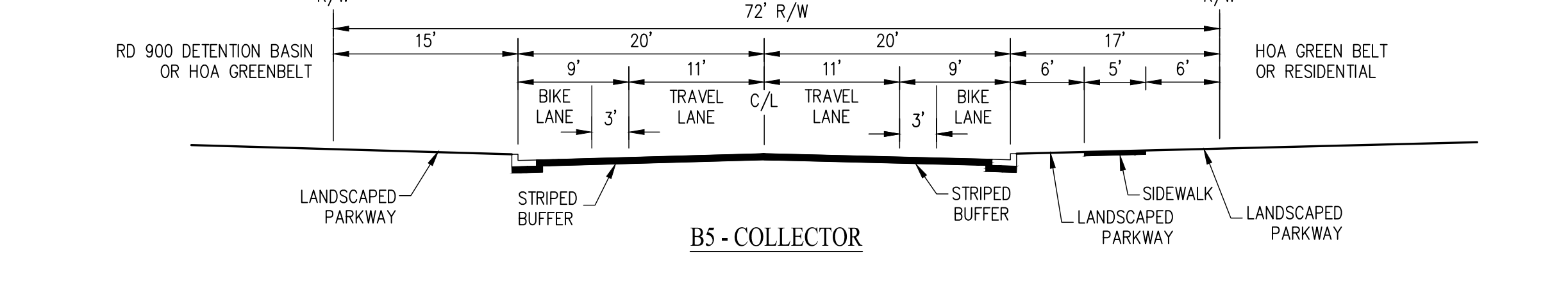
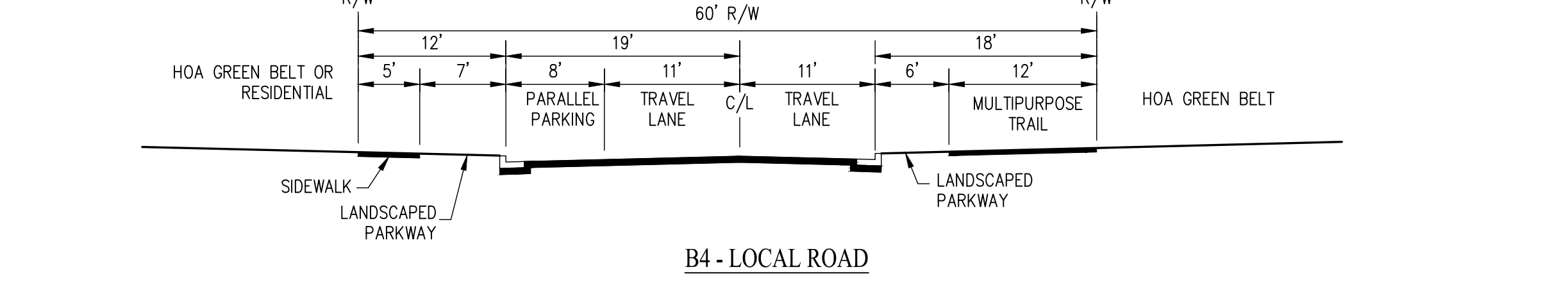
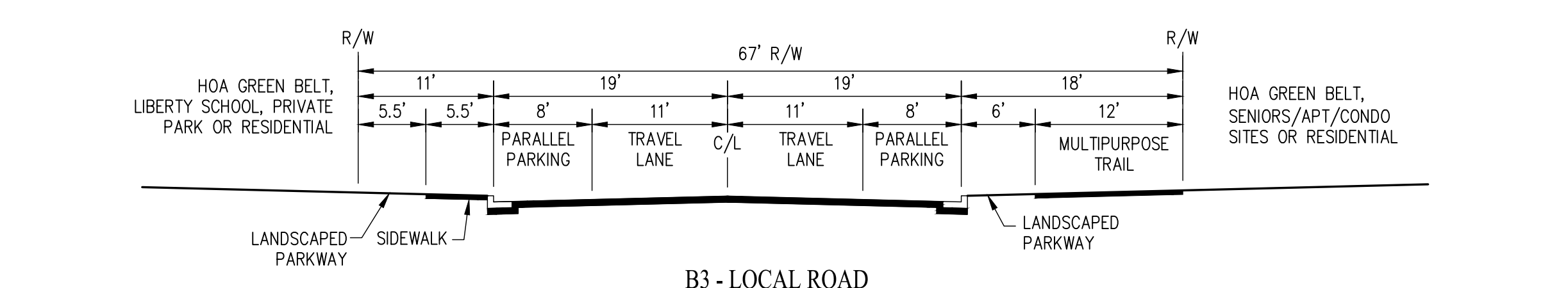
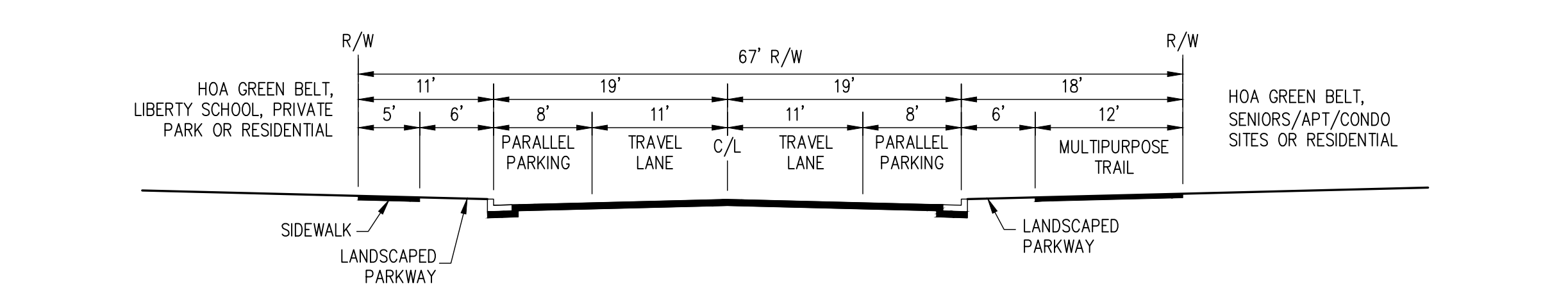
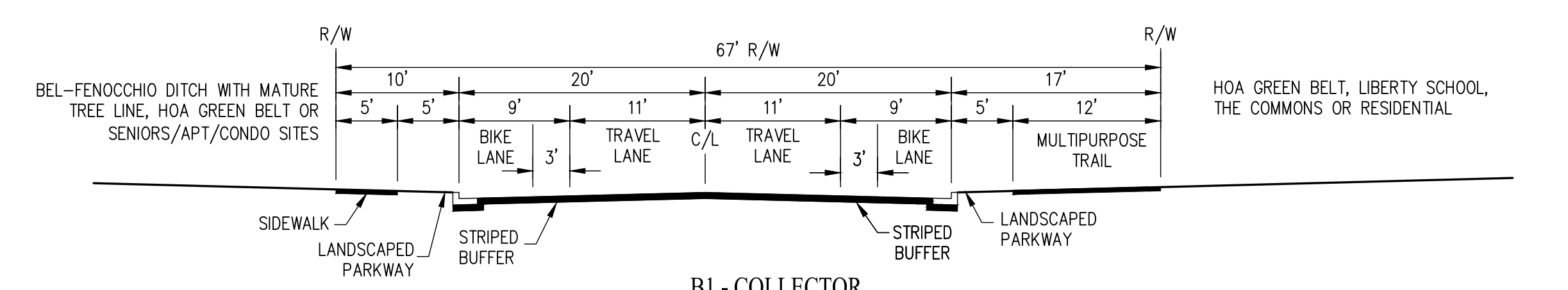
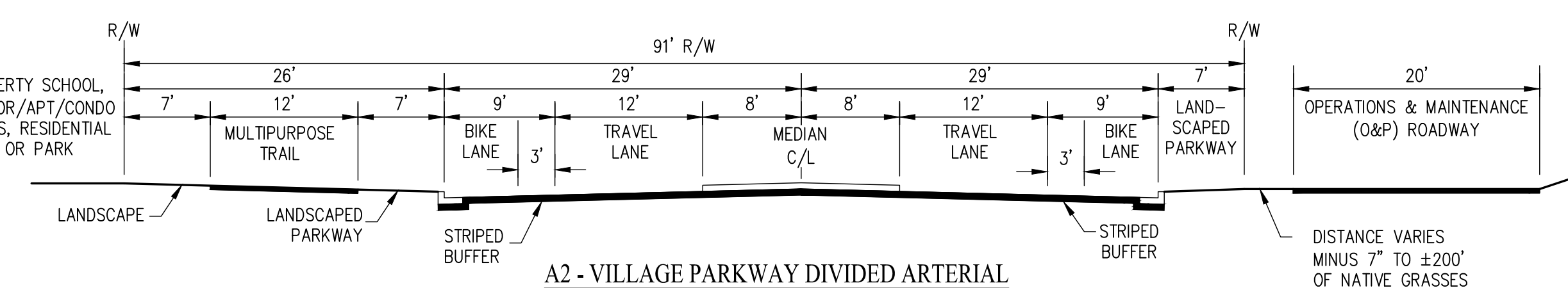
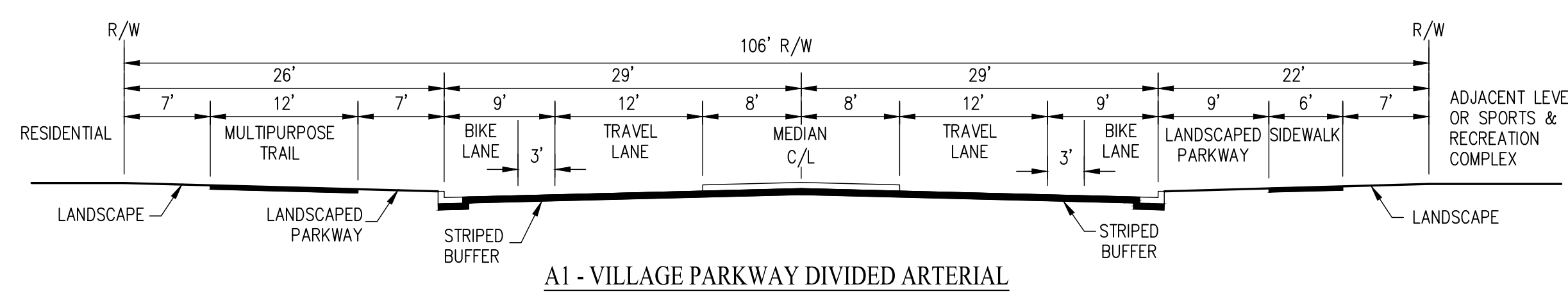
CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



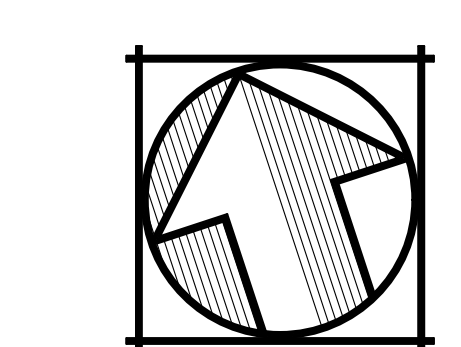
**cbg** Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 2033 CAMINO RAMON, SUITE 300 SAN RAMON, CALIFORNIA 94583 (925) 866-0322 www.cbgi.com

SHEET NO. **6**  
 OF 26 SHEETS

W:\2024\09\24\5112\5112.MXD



**ABBREVIATION**  
C/L CENTERLINE  
R/W RIGHT OF WAY  
E PROPERTY LINE



SCALE: 1" = 300'  
DATE: SEPTEMBER 19, 2024

**LIBERTY SUBDIVISION 5112**  
**STREET SECTIONS**  
CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

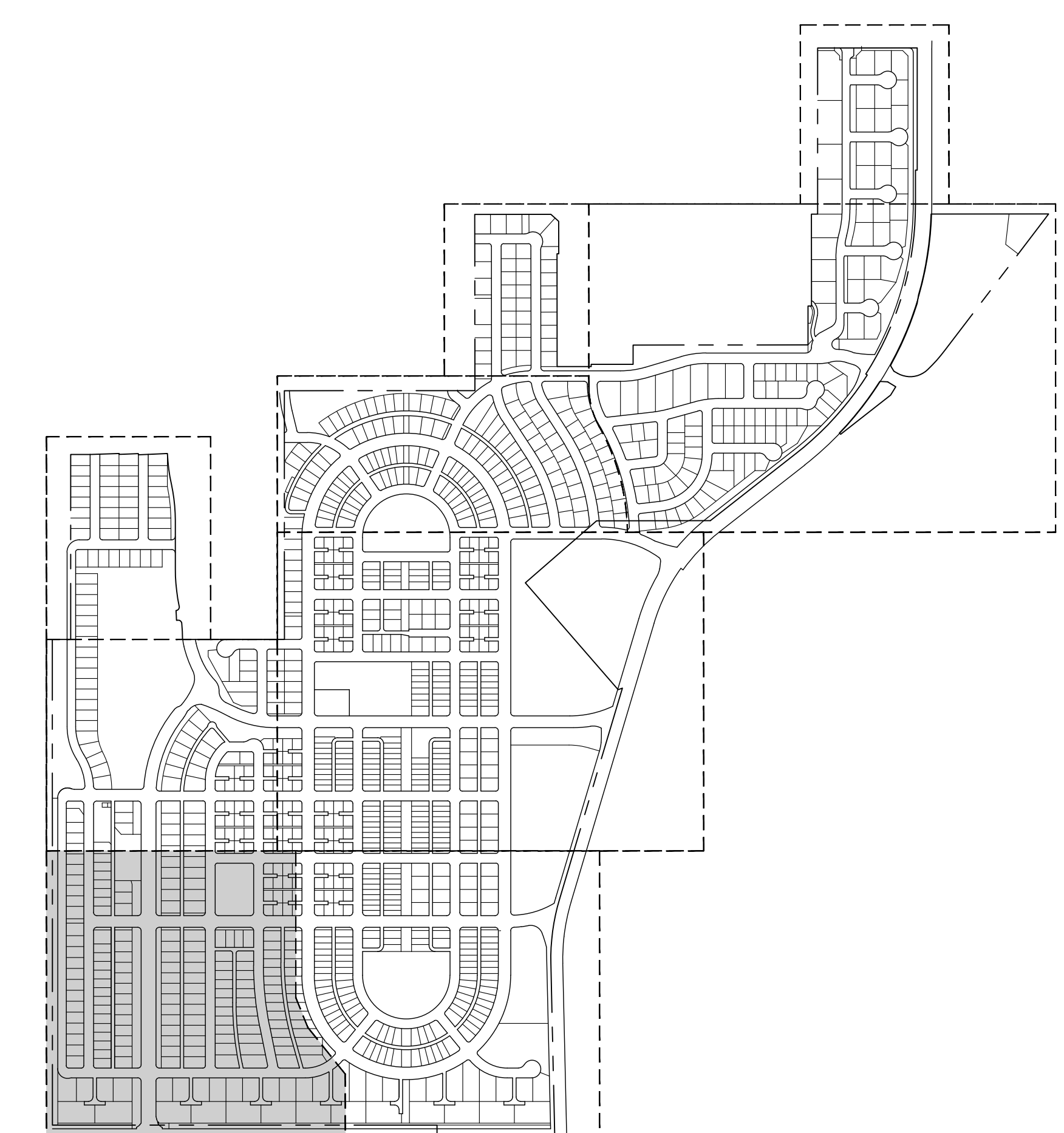
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SHEET NO.  
**7**  
OF 26 SHEETS

MATCHLINE - SEE SHEET 10



SHEET INDEX

MATCHLINE - SEE SHEET 9

46-27-031

46-27-004

46-27-006

46-27-026

46-27-014

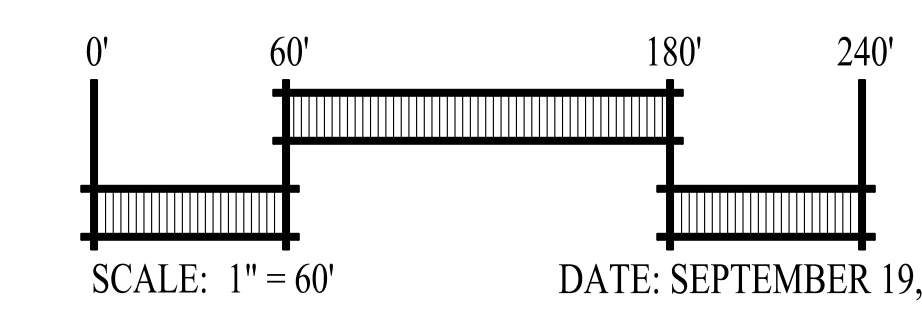
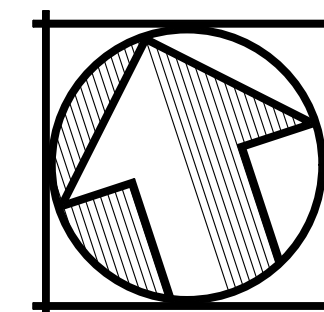
46-27-015

46-27-029 RIVER PARK PROJECT PROPERTY

ROUNDABOUT DESIGN PER CURRENT USDT PARK ROUNDABOUT DESIGN GUIDELINES AND SUBJECT TO CITY OF WEST SACRAMENTO FINAL DESIGN APPROVAL

# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

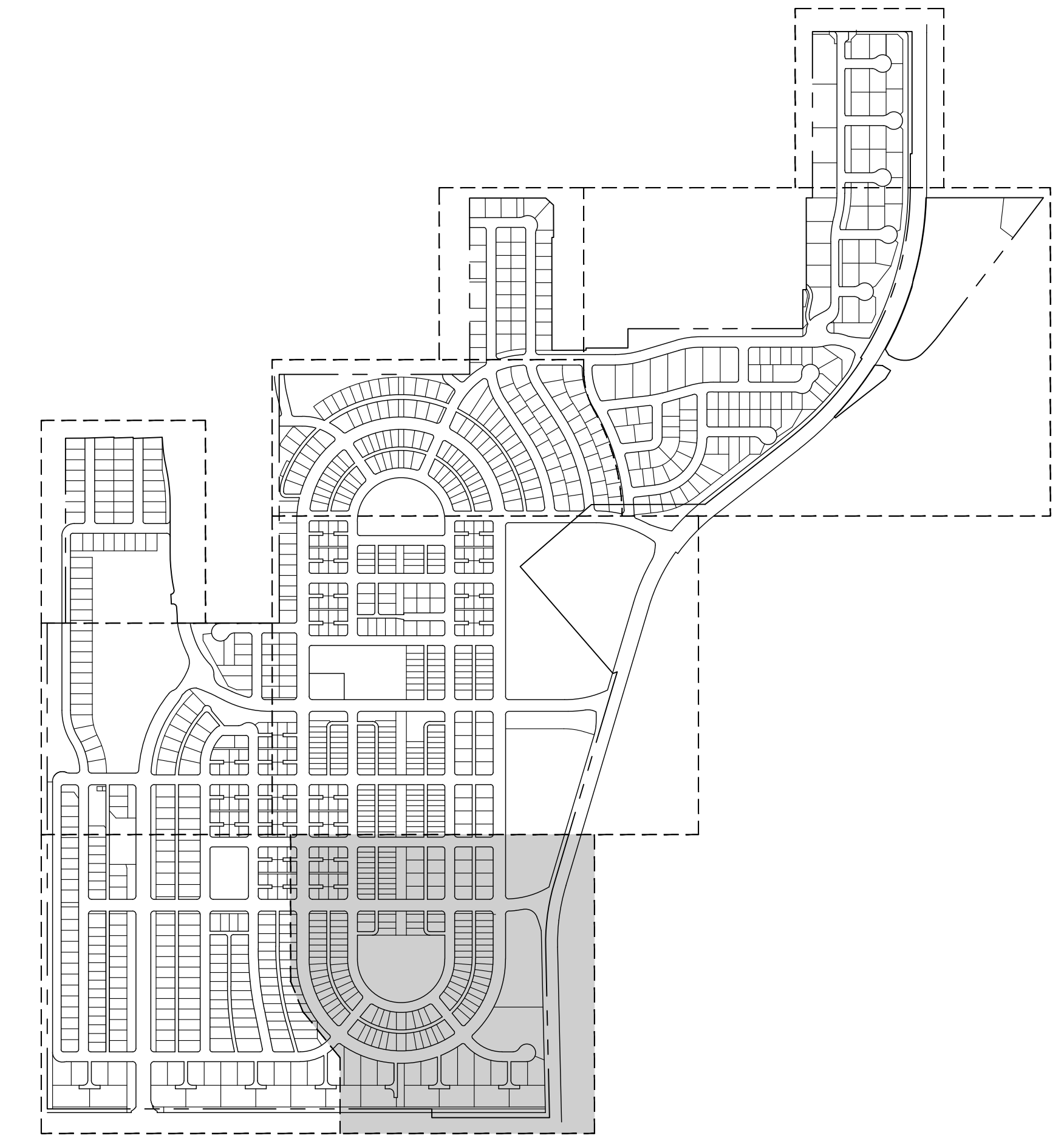
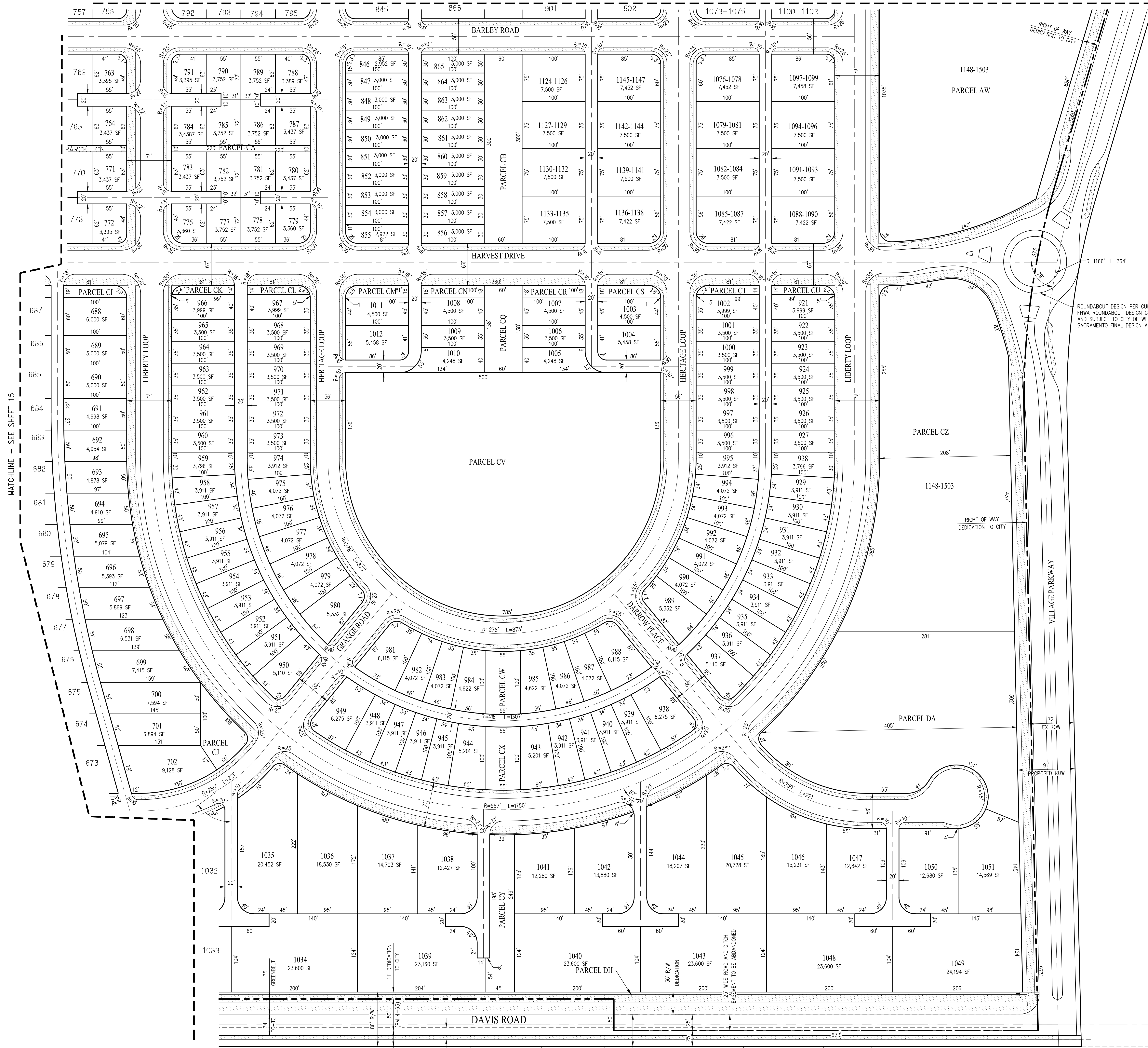
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SHEET NO.  
**8**  
OF 26 SHEETS

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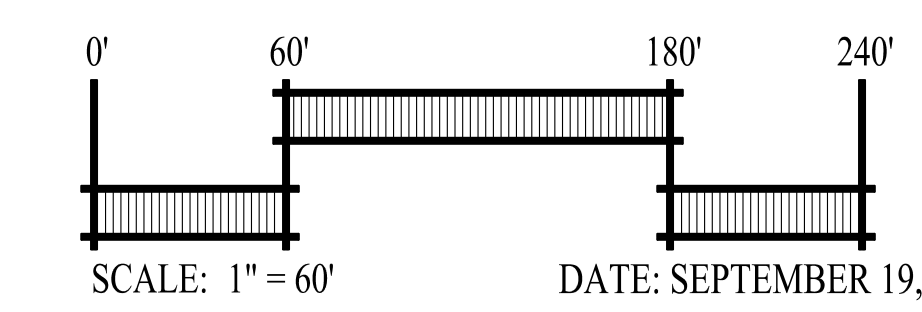
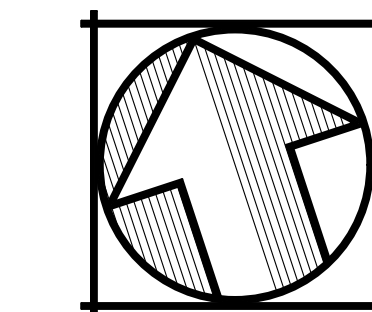
MATCHLINE - SEE SHEET 18



MATCHLINE - SEE SHEET 15

# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



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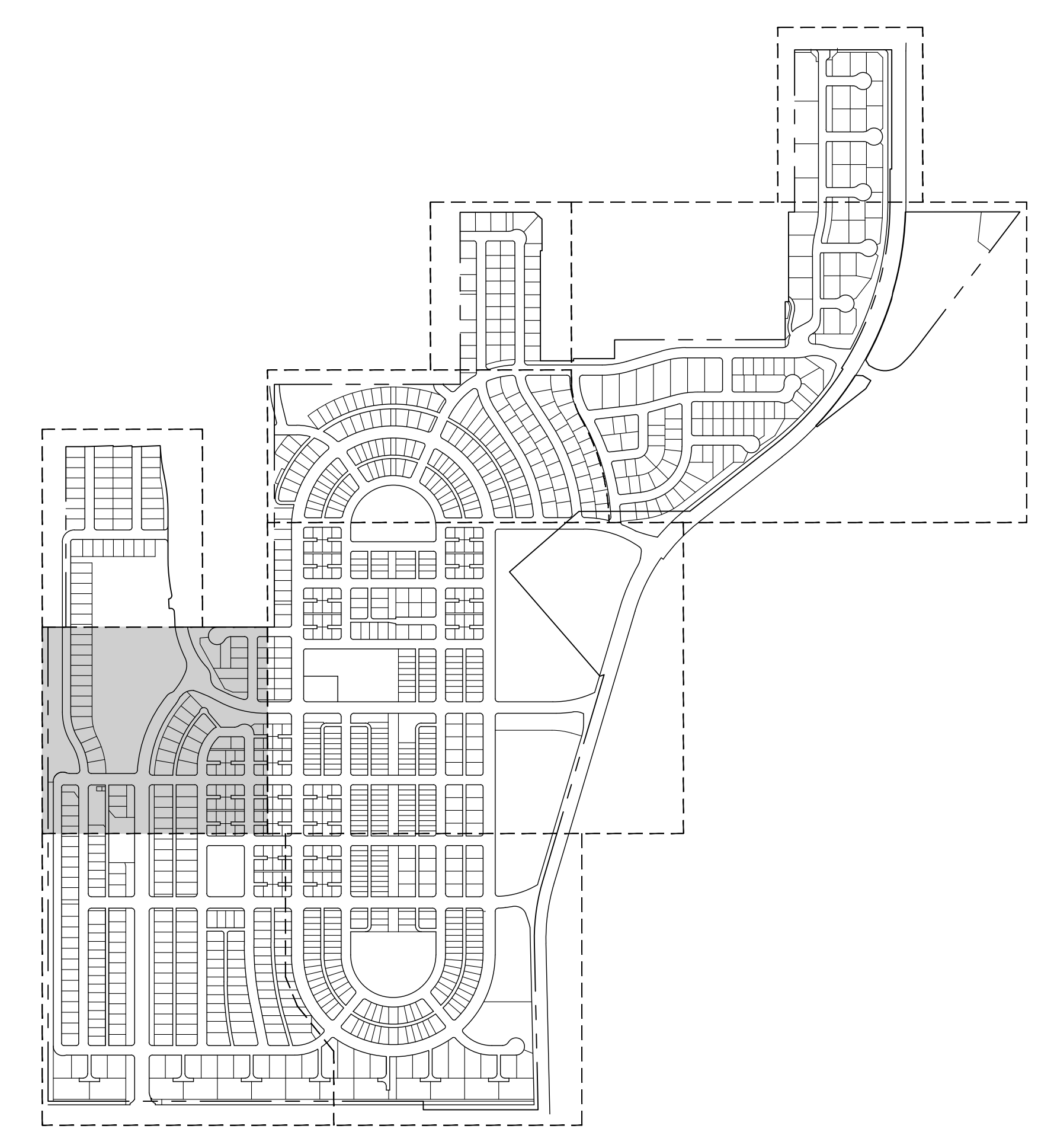
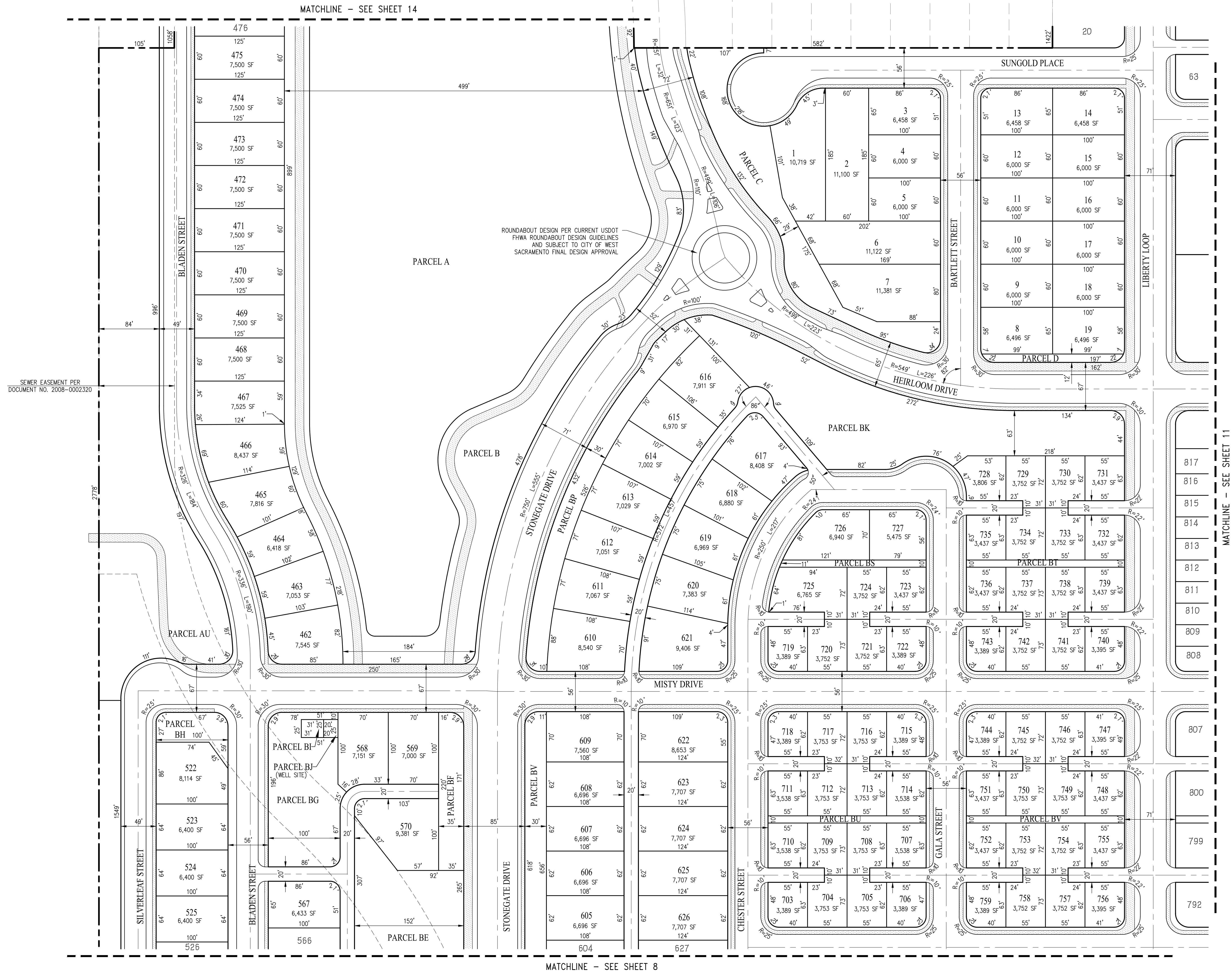
2633 CAMINO RAMON, SUITE 300  
SAN RAMON, CALIFORNIA 94583

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SHEET NO.  
**9**  
OF 26 SHEETS

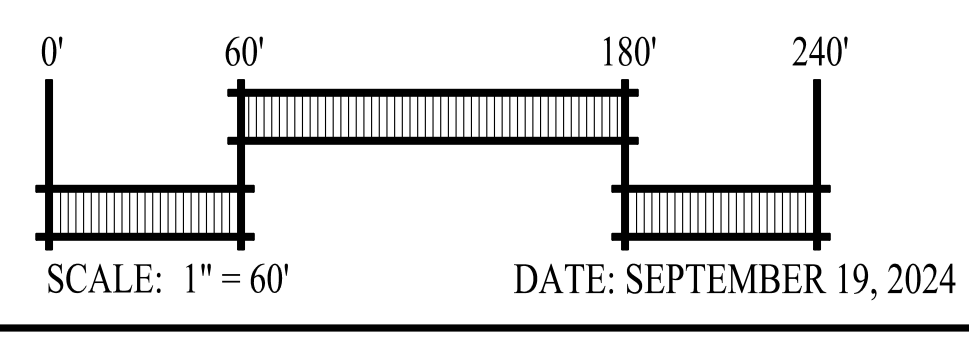
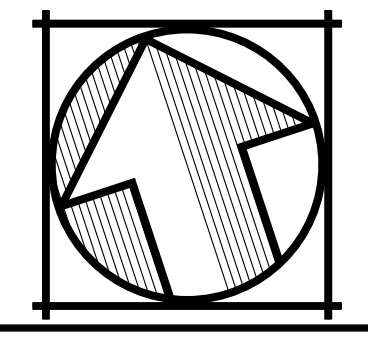
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# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

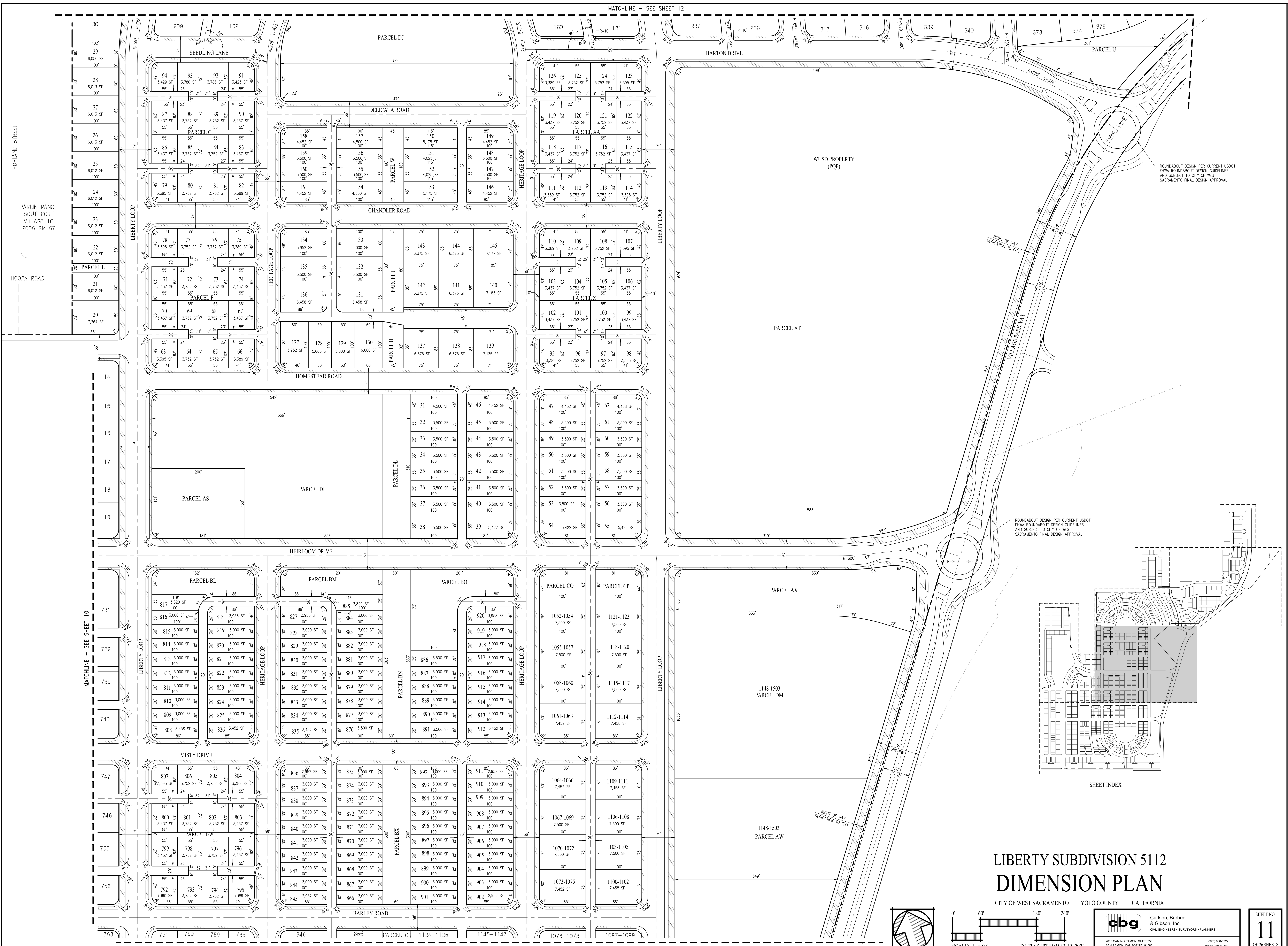


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SHEET NO.  
**10**  
OF 26 SHEETS

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MATCHLINE - SEE SHEET 12



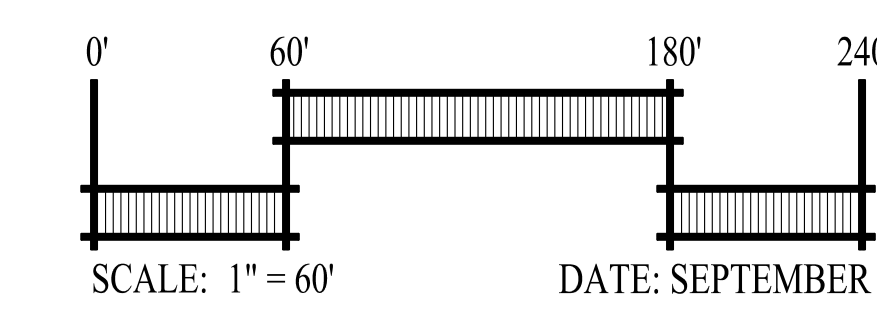
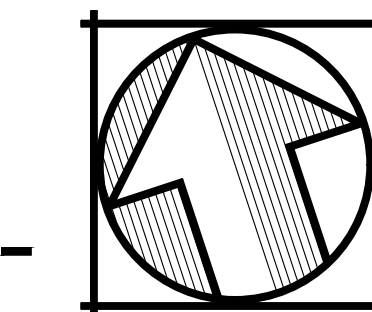
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ROUNDABOUT DESIGN PER CURRENT USDOT FHWA ROUNDABOUT DESIGN GUIDELINES AND SUBJECT TO CITY OF WEST SACRAMENTO FINAL DESIGN APPROVAL

SHEET INDEX

# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

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SHEET NO. **11**  
OF 26 SHEETS

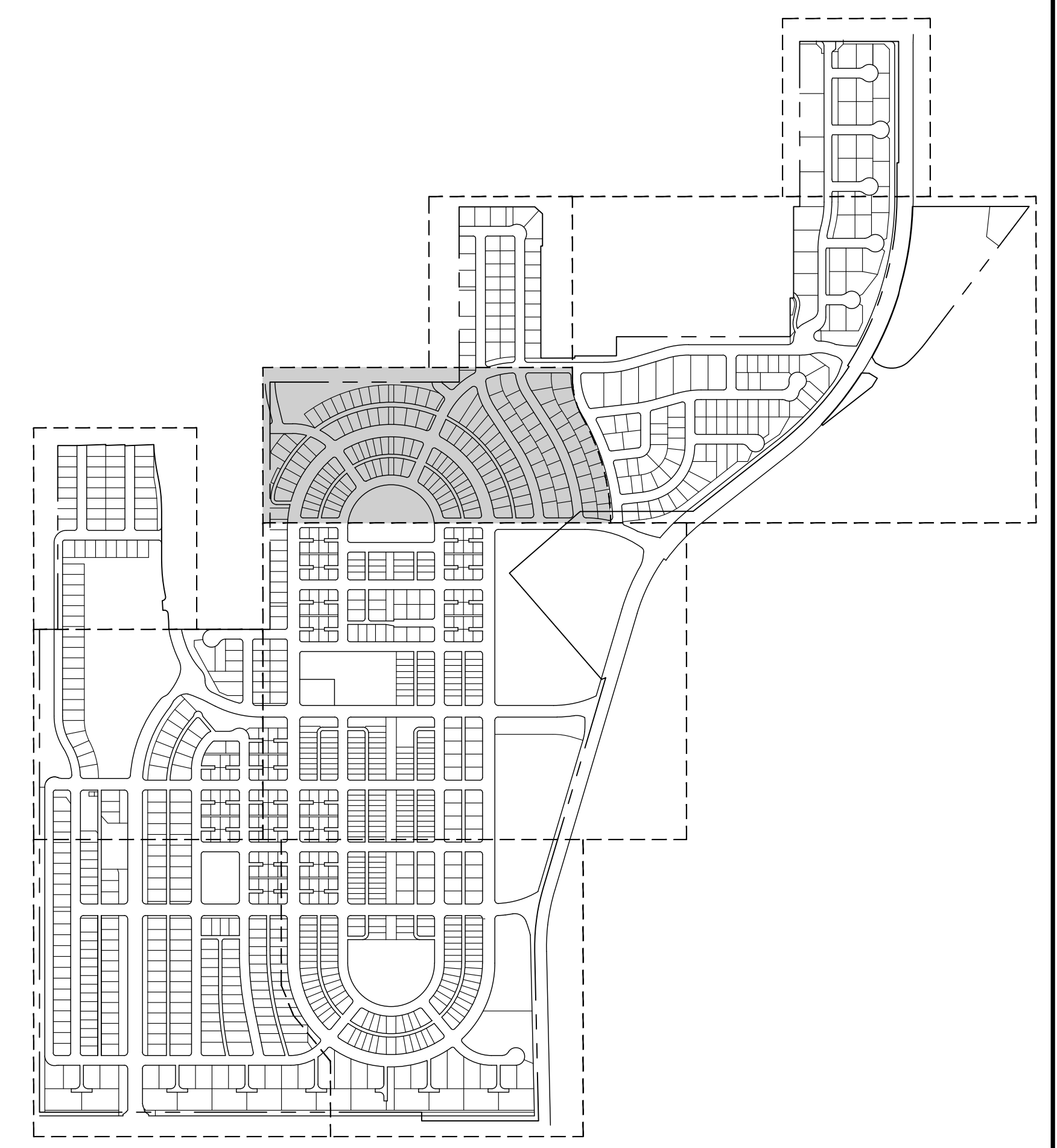
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MATCHLINE - SEE SHEET 10

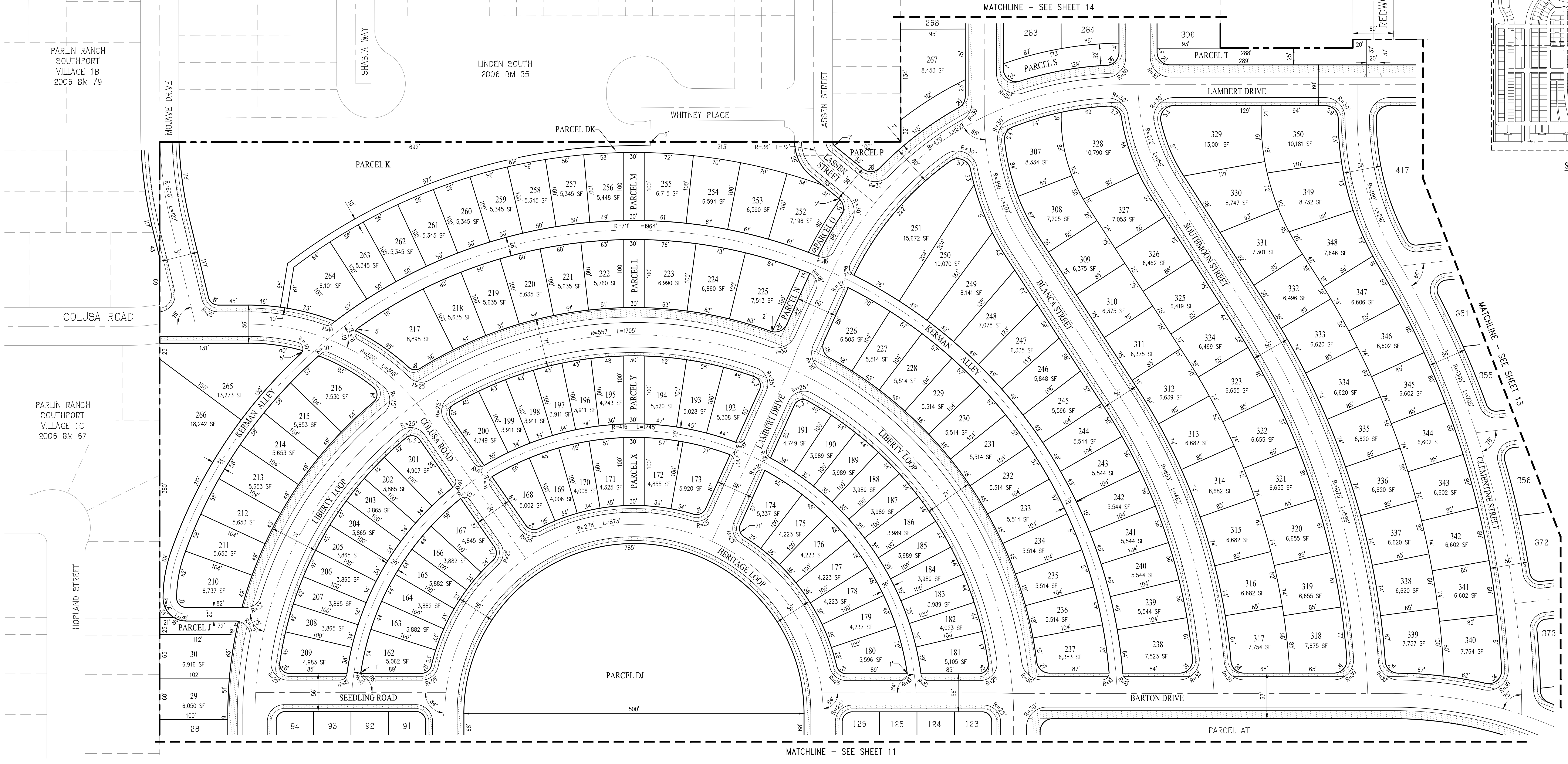
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SOUTHPORT  
VILLAGE 1B  
2006 BM 79

LINDEN SOUTH  
2006 BM 35

PARLIN RANCH  
SOUTHPORT  
VILLAGE 1C  
2006 BM 67

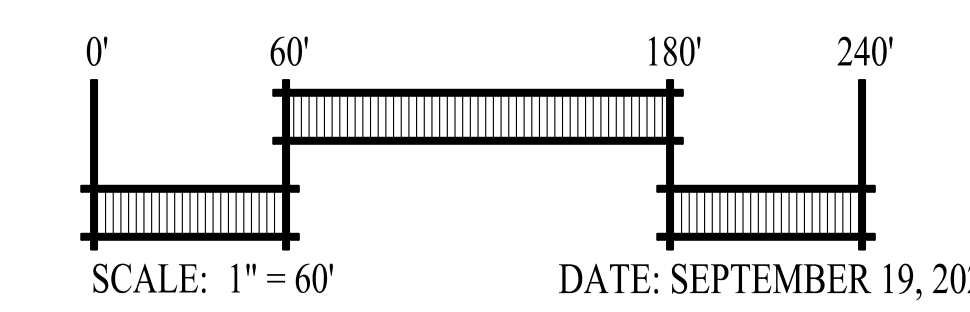
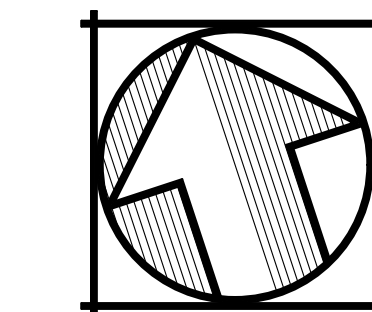


SHEET INDEX



# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



SCALE: 1" = 60'

DATE: SEPTEMBER 19, 2024

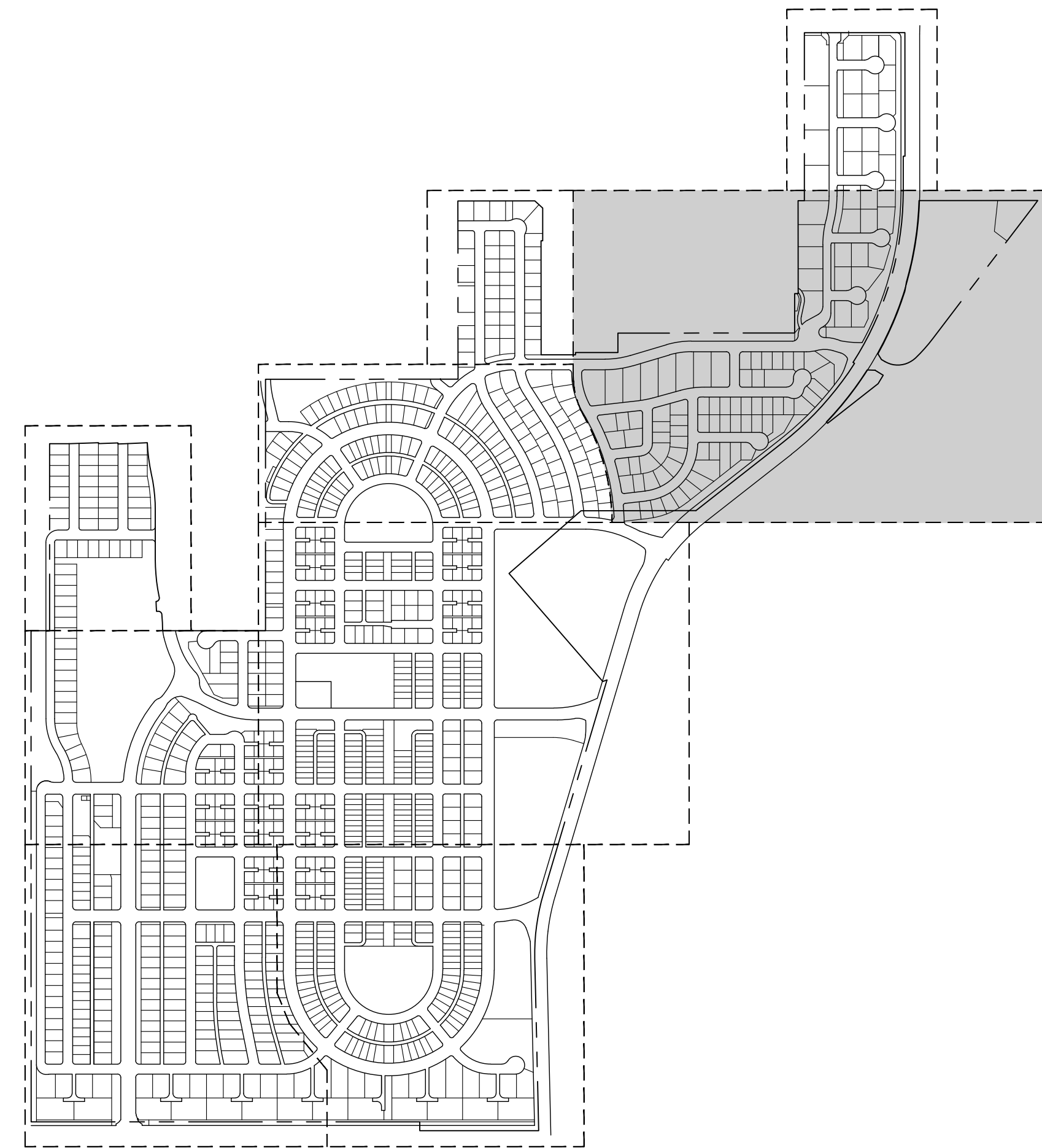
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SAN FRANCISCO, CALIFORNIA 94585

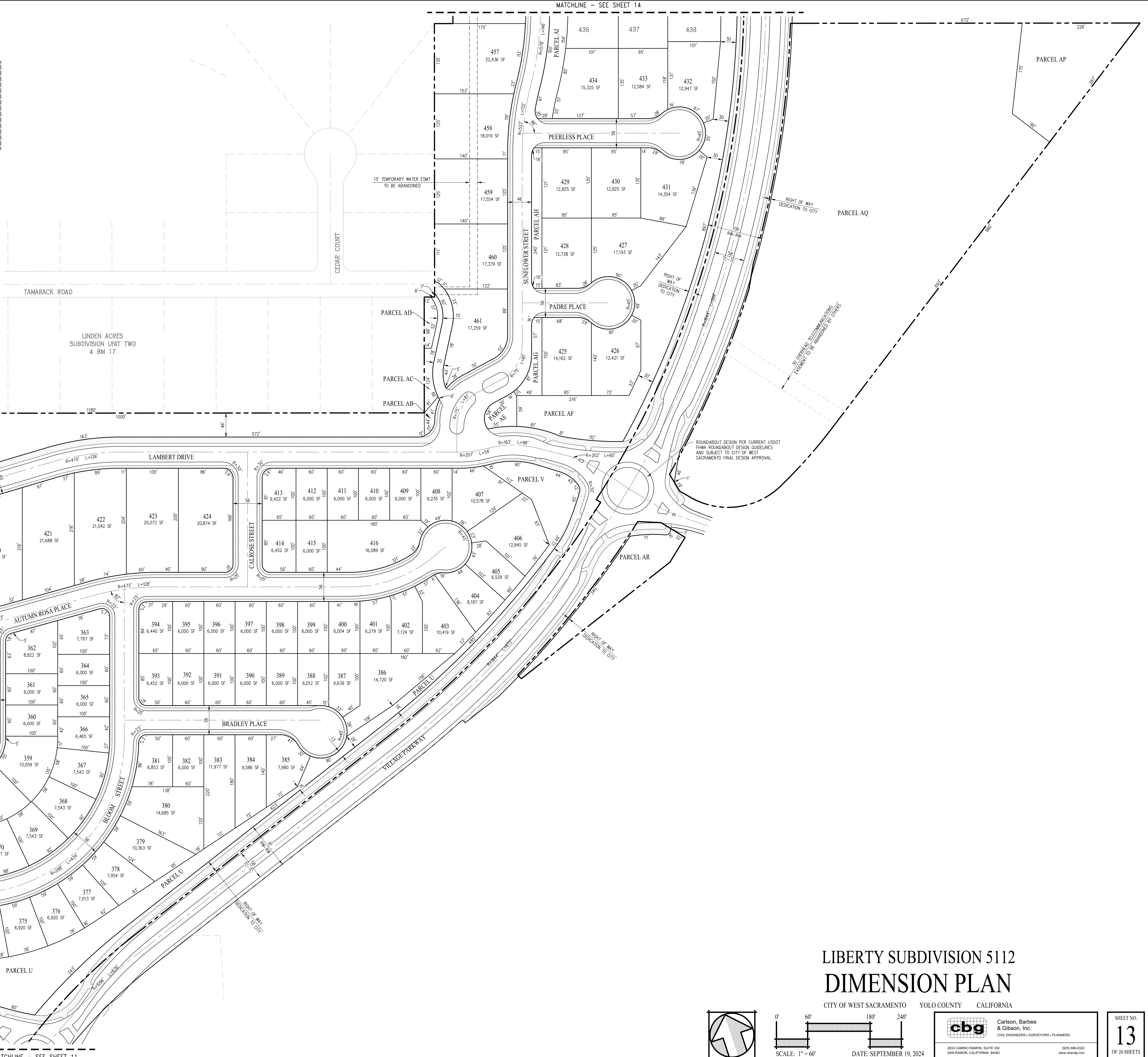
(925) 866-0322  
www.cbgi.com

SHEET NO.  
**12**  
OF 26 SHEETS

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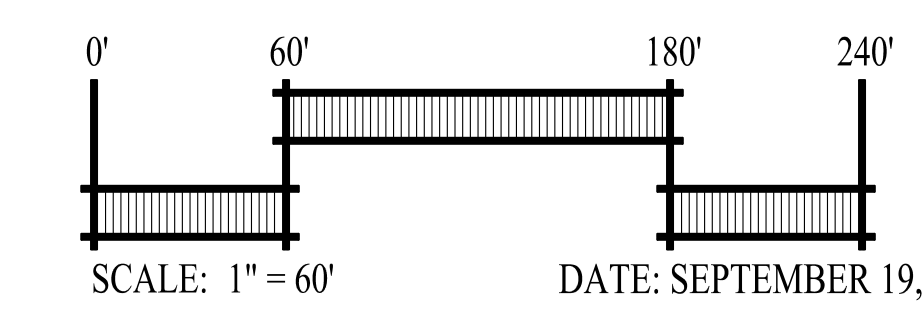
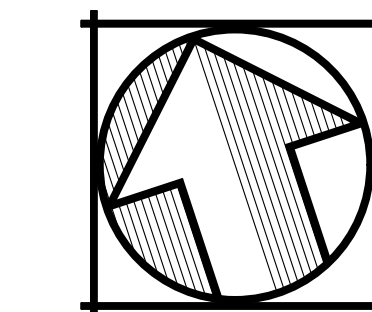


SHEET INDEX



LIBERTY SUBDIVISION 5112  
DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

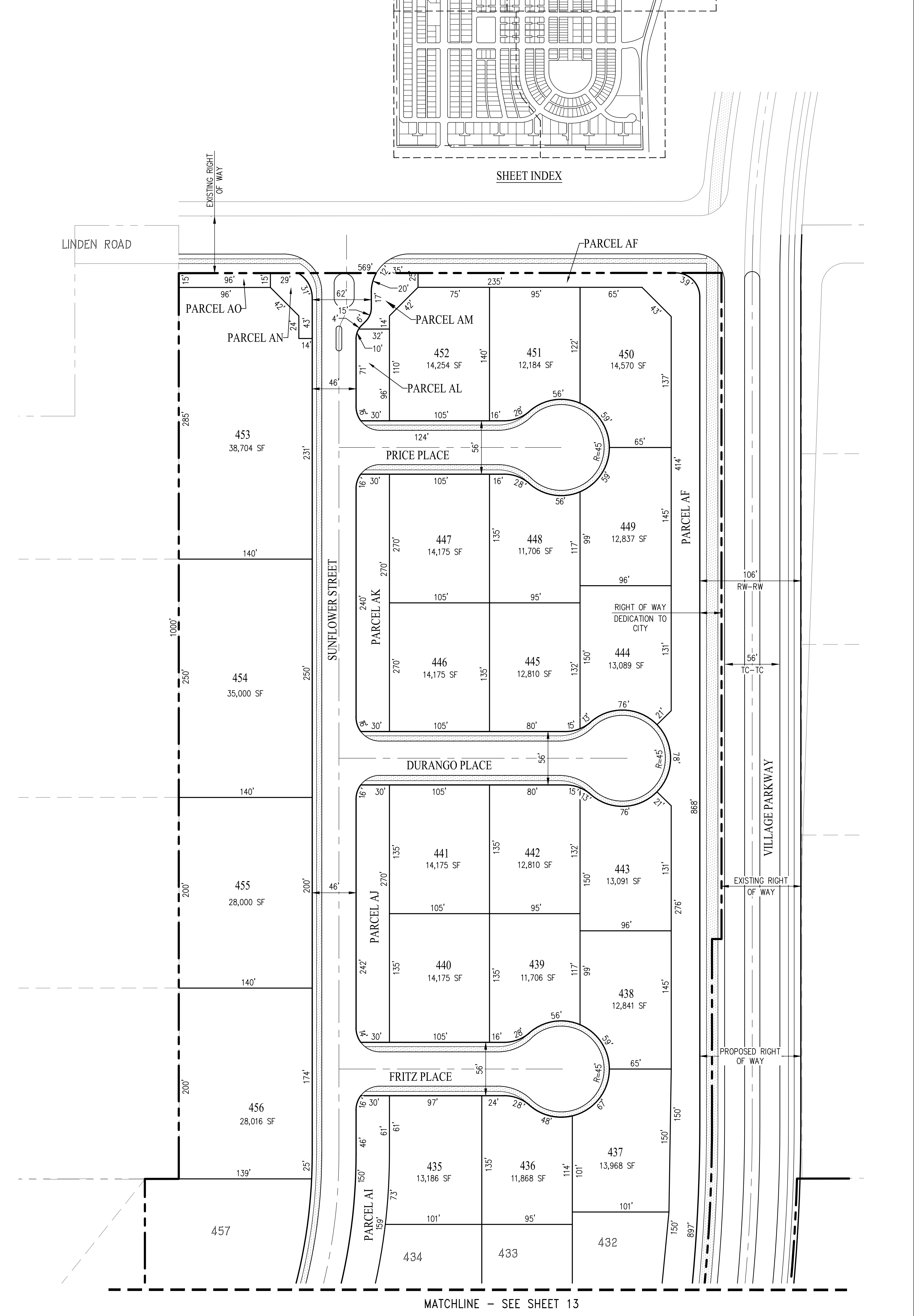
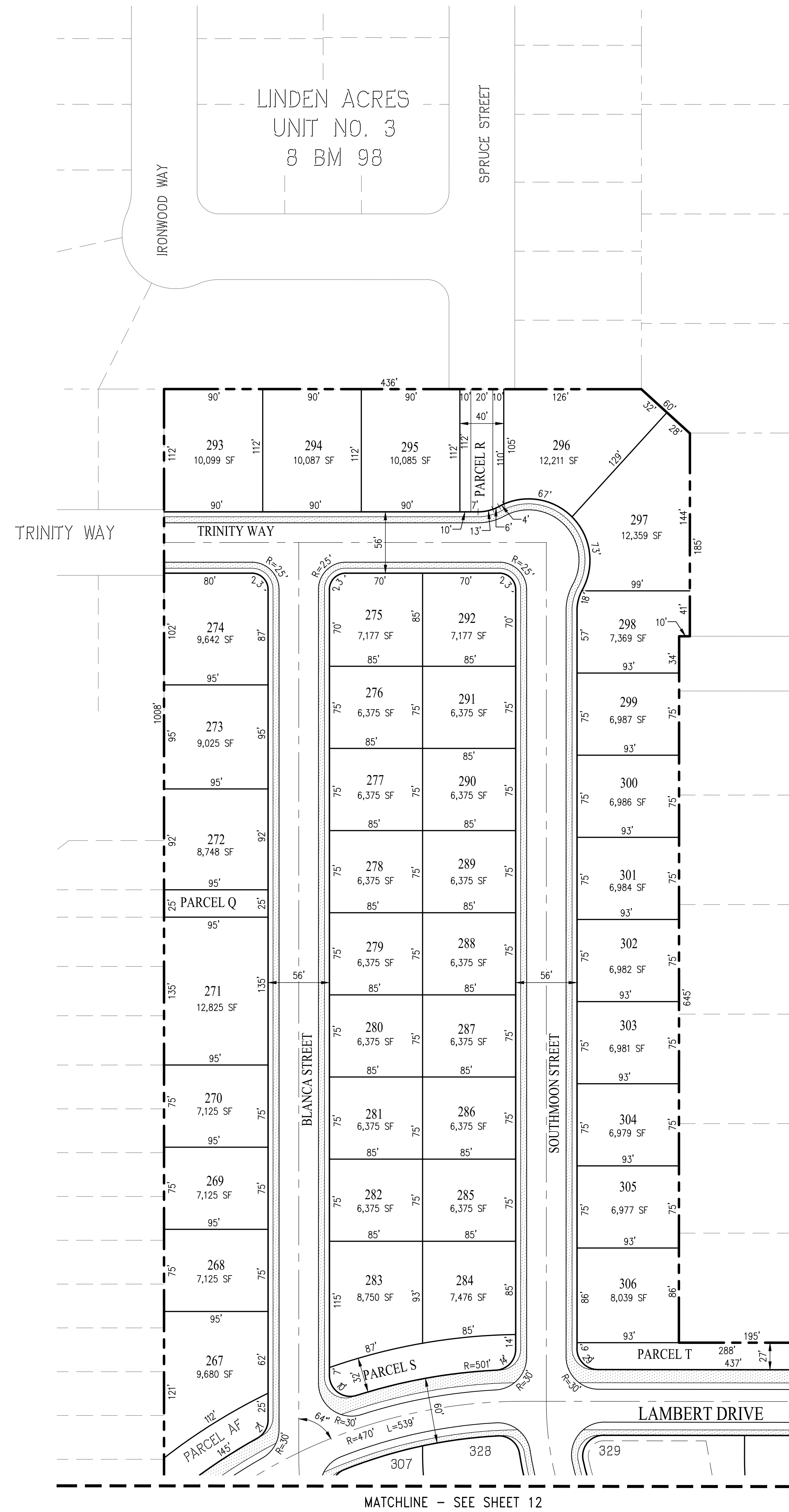


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CIVIL ENGINEERS - SURVEYORS - PLANNERS

3533 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583

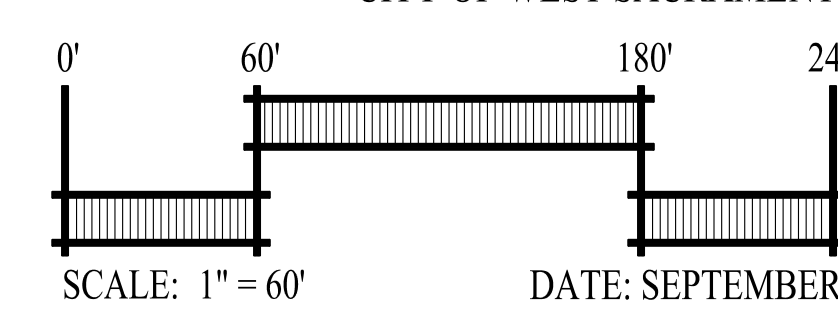
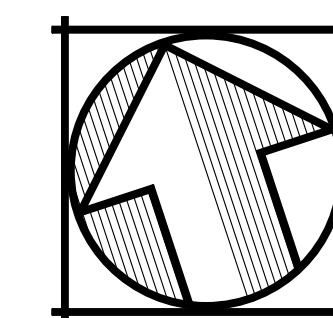
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SHEET NO. 13 OF 26 SHEETS



# LIBERTY SUBDIVISION 5112 DIMENSION PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

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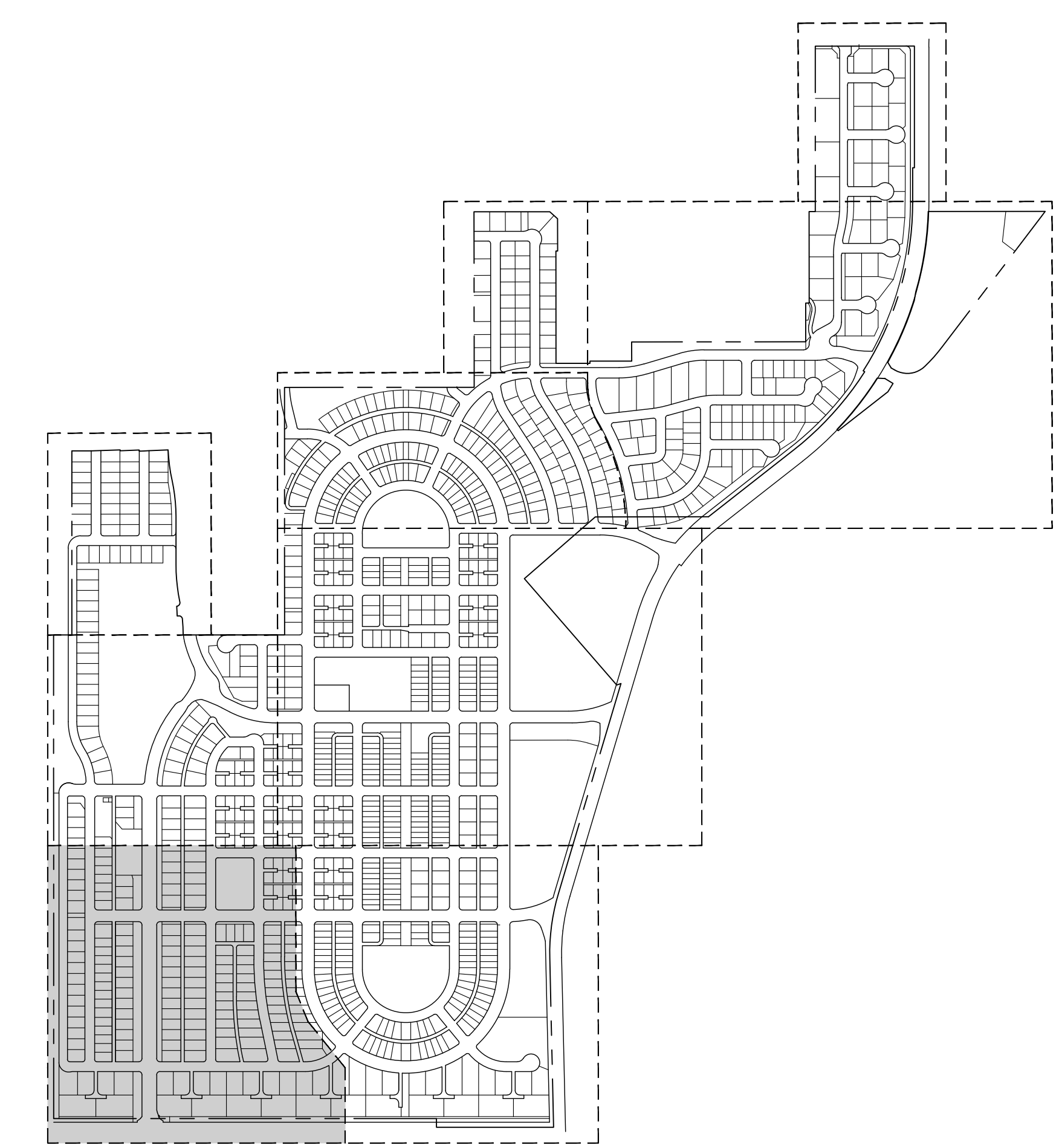
3033 CAMINO RAMON, SUITE 300  
SAN RAMON, CALIFORNIA 94583

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SHEET NO.  
**14**  
OF 26 SHEETS

W:\2024\09\24\5112\14.DWG

MATCHLINE - SEE SHEET 17



SHEET INDEX

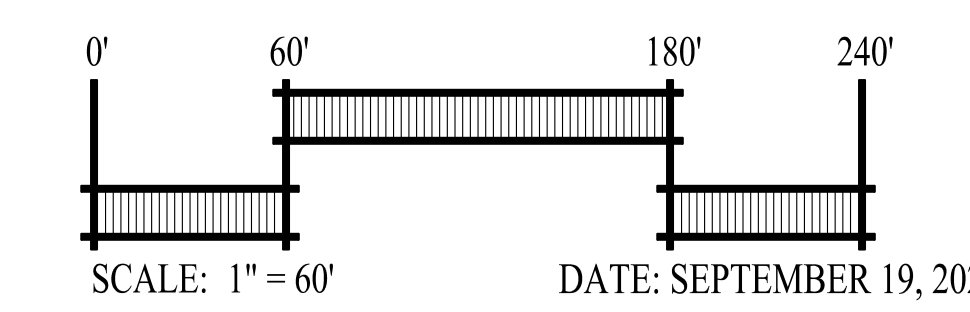
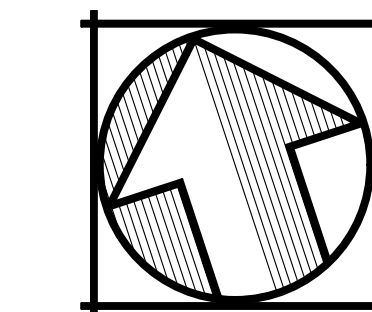
ROUNDABOUT DESIGN PER CURRENT USDOT  
FHWA ROUNDABOUT DESIGN GUIDELINES  
AND SUBJECT TO CITY OF WEST  
SACRAMENTO FINAL DESIGN APPROVAL

LEGEND

- EXISTING
- PROPOSED
- PROJECT BOUNDARY
- CURB, GUTTER & SIDEWALK
- SPOT ELEVATION
- SLOPE
- PAD ELEVATION
- STORM DRAIN PIPE
- MANHOLE
- DI/CATCH BASIN/FIELD INLET
- OVERLAND RELEASE

# LIBERTY SUBDIVISION 5112 PRELIMINARY GRADING & DRAINAGE PLAN

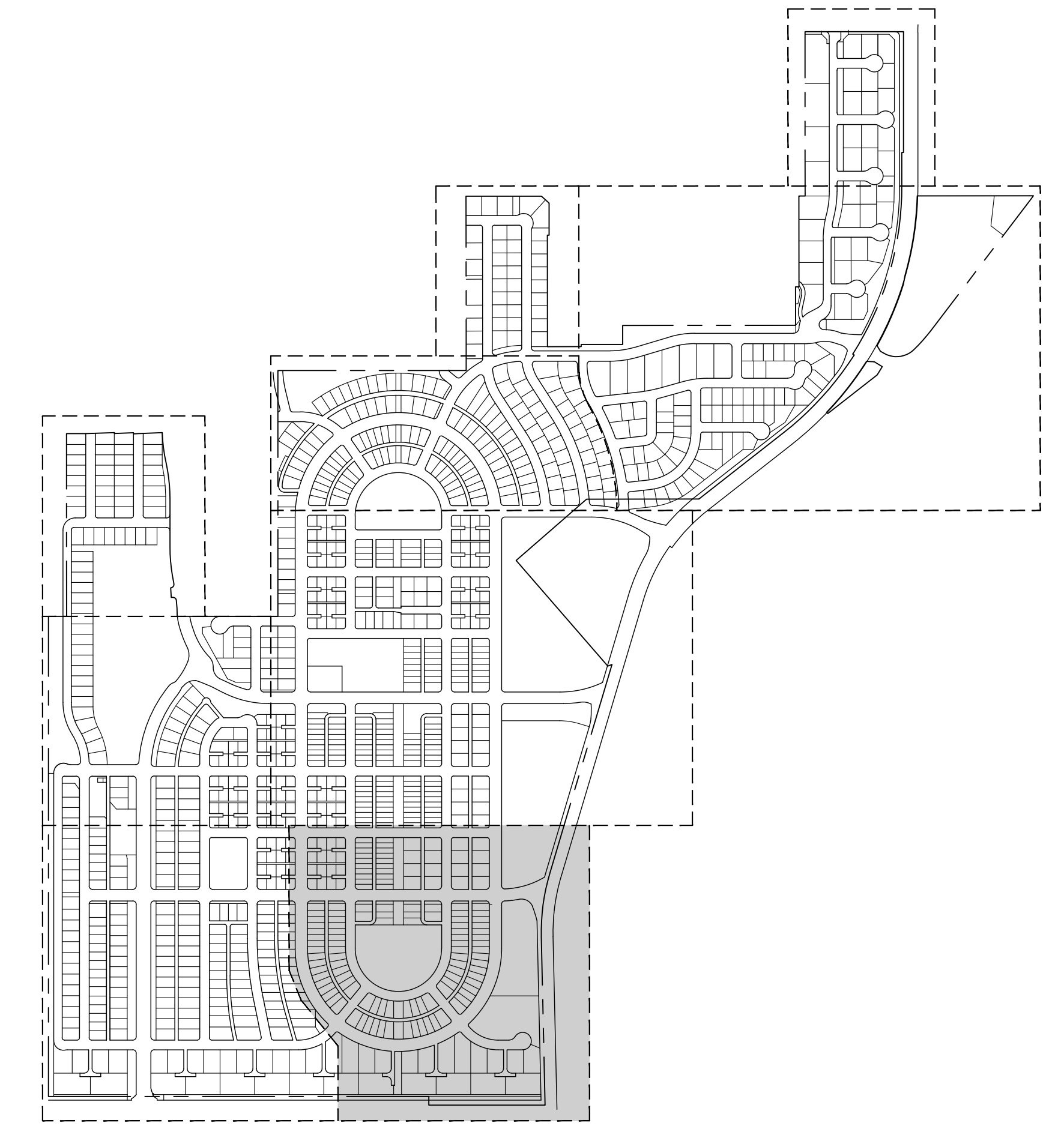
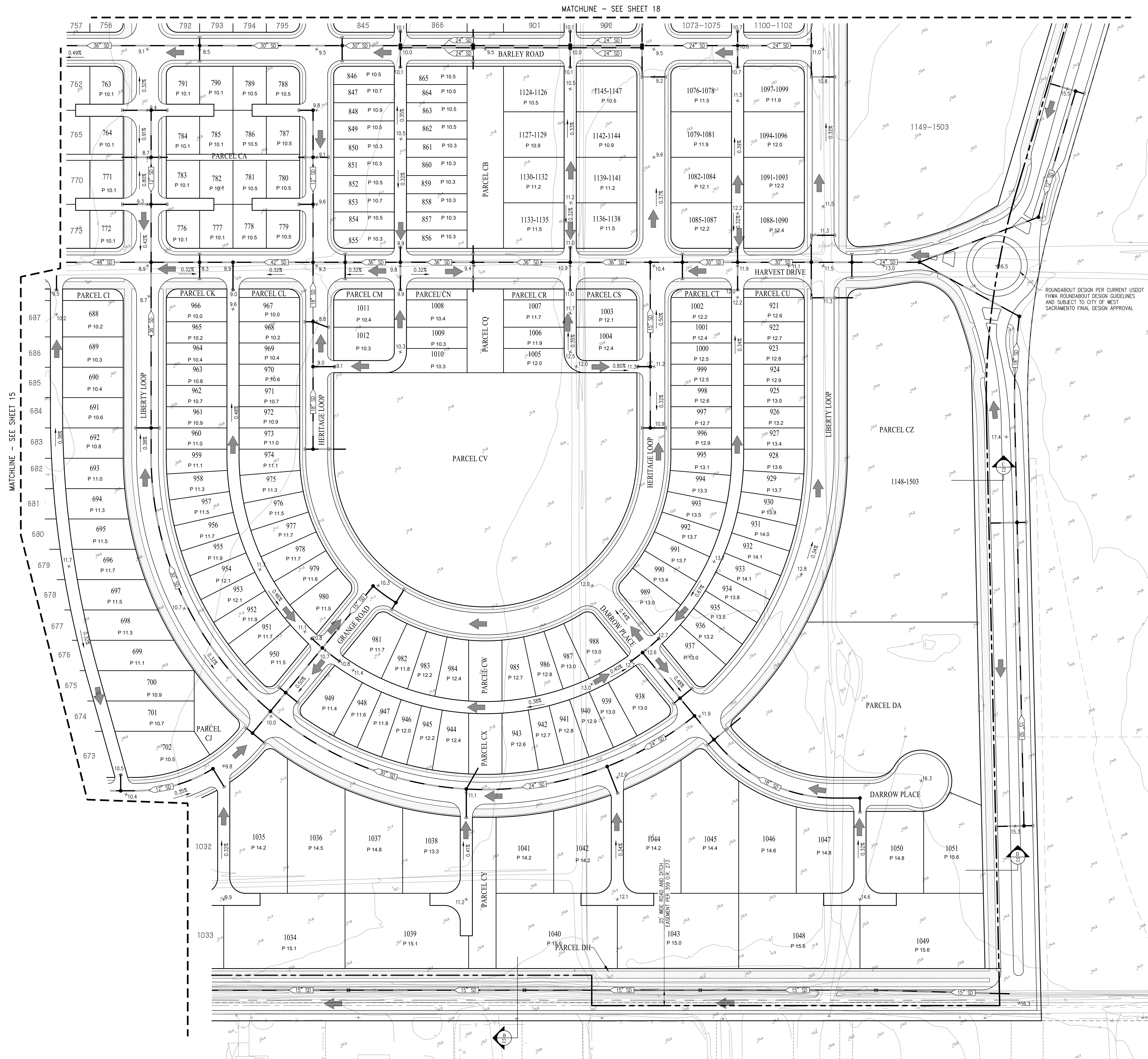
CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

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SHEET NO.  
**15**  
OF 26 SHEETS

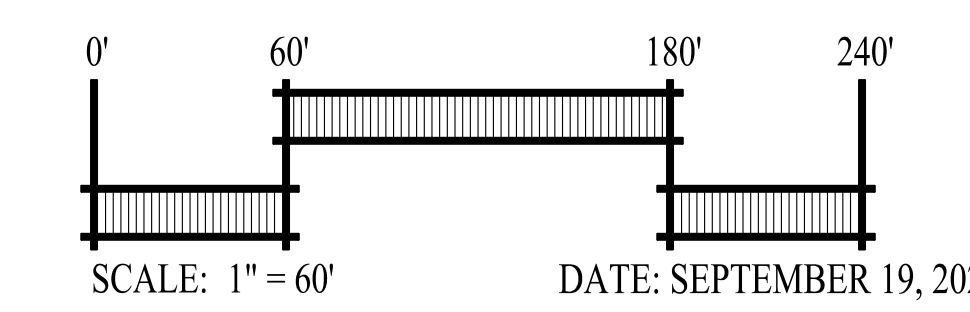
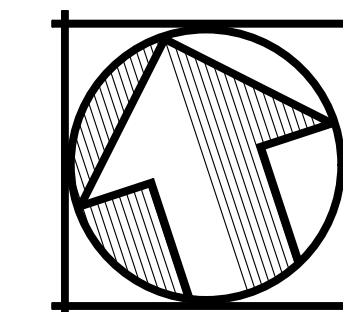


**LEGEND**

| EXISTING | PROPOSED | DESCRIPTION                |
|----------|----------|----------------------------|
| ---      | ---      | PROJECT BOUNDARY           |
| ---      | ---      | CURB, GUTTER & SIDEWALK    |
| +        | +        | SPOT ELEVATION             |
| 0.66%    | 0.66%    | SLOPE                      |
| P.X.XX   | P.X.XX   | PAID ELEVATION             |
| ---      | ---      | STORM DRAIN PIPE           |
| ○        | ○        | MANHOLE                    |
| ■        | ■        | DI/CATCH BASIN/FIELD INLET |
| ←        | ←        | OVERLAND RELEASE           |

# LIBERTY SUBDIVISION 5112 PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

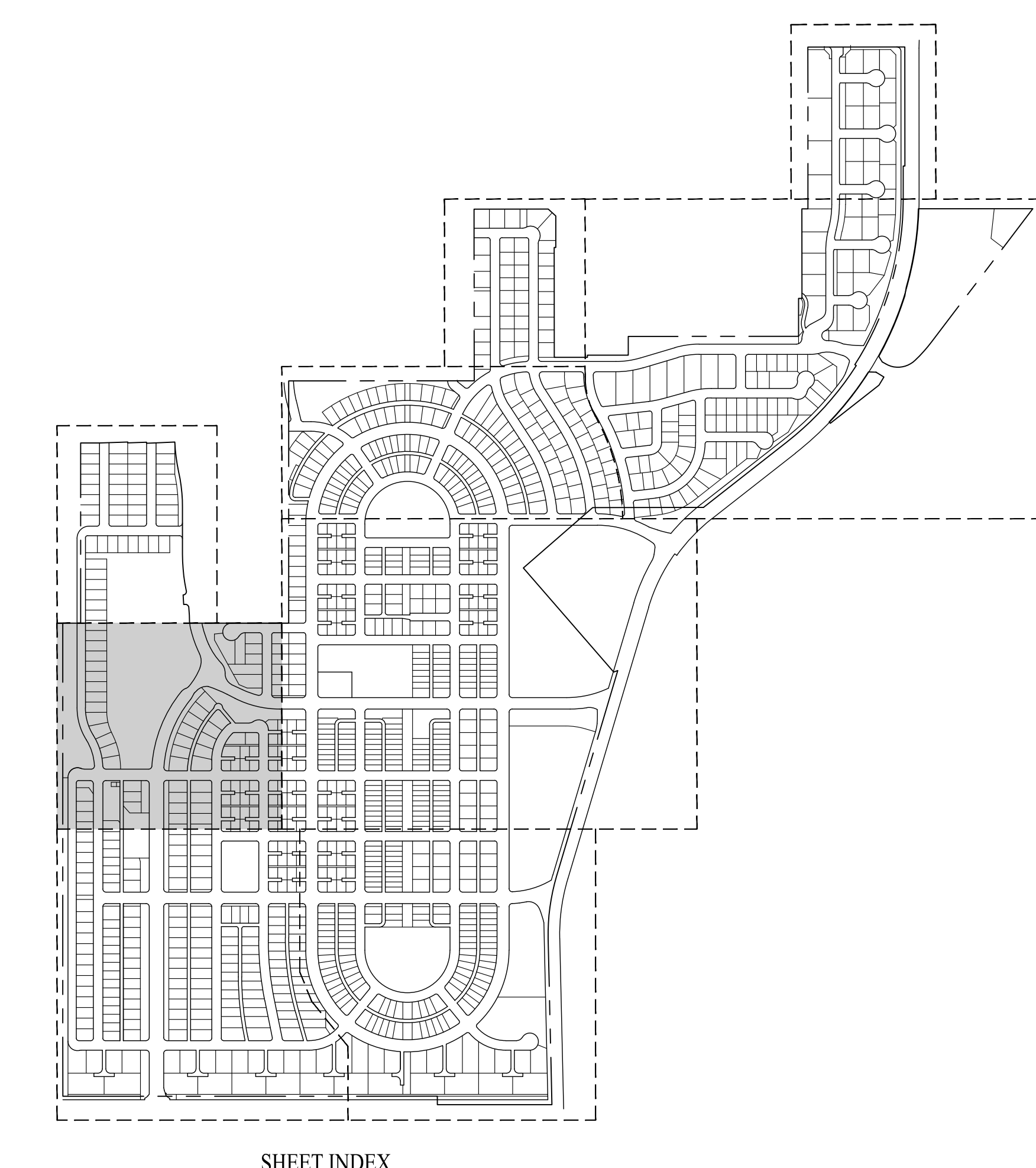
**cbg** Carlson, Barbee & Gibson, Inc.  
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SHEET NO.  
**16**  
OF 26 SHEETS





**LEGEND**

| EXISTING | PROPOSED | DESCRIPTION                |
|----------|----------|----------------------------|
| ---      | ---      | PROJECT BOUNDARY           |
| ---      | ---      | CURB, GUTTER & SIDEWALK    |
| +        | +        | SPOT ELEVATION             |
| 0.66%    | 0.66%    | SLOPE                      |
| P.XXX    | P.XXX    | PAD ELEVATION              |
| ---      | ---      | STORM DRAIN PIPE           |
| ○        | ○        | MANHOLE                    |
| ■        | ■        | DI/CATCH BASIN/FIELD INLET |
| →        | →        | OVERLAND RELEASE           |

LIBERTY SUBDIVISION 5112  
**PRELIMINARY GRADING & DRAINAGE PLAN**

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

SCALE: 1" = 60'

DATE: SEPTEMBER 19, 2024

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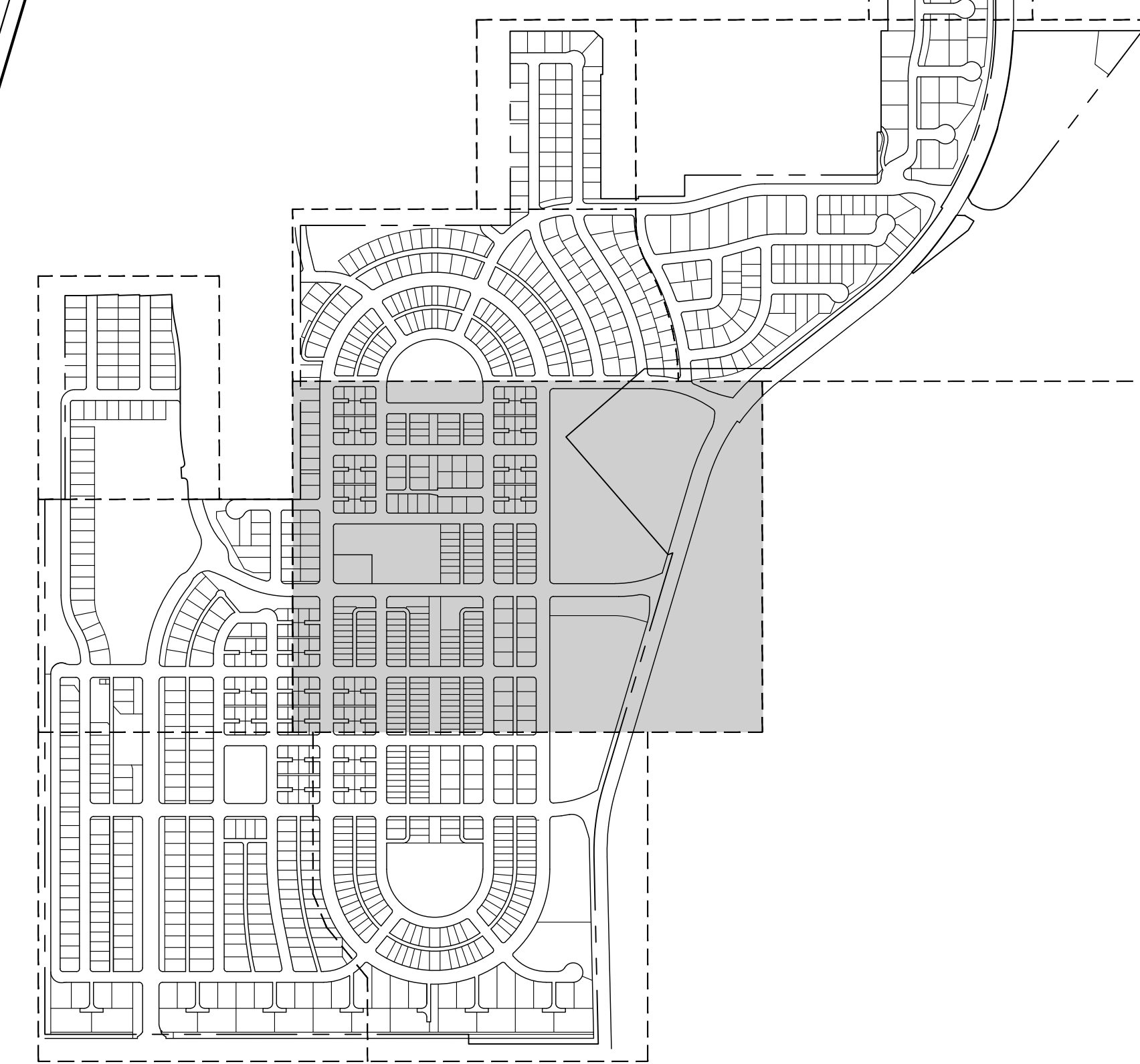
SHEET NO.  
**17**  
 OF 26 SHEETS

MATCHLINE - SEE SHEET 19



ROUNDABOUT DESIGN PER CURRENT USDOT FHWA ROUNDABOUT DESIGN GUIDELINES AND SUBJECT TO CITY OF WEST SACRAMENTO FINAL DESIGN APPROVAL

ROUNDABOUT DESIGN PER CURRENT USDOT FHWA ROUNDABOUT DESIGN GUIDELINES AND SUBJECT TO CITY OF WEST SACRAMENTO FINAL DESIGN APPROVAL

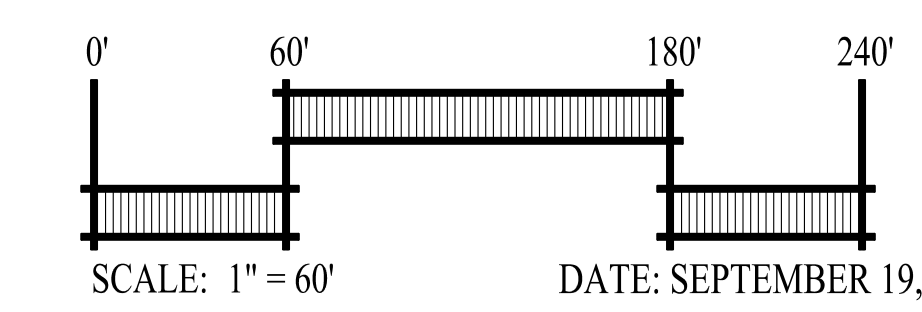


**LEGEND**

- |  |                           |  |                           |
|--|---------------------------|--|---------------------------|
|  | EXISTING                  |  | PROPOSED                  |
|  | +10.0                     |  | +10.0                     |
|  | 0.66%                     |  | 0.66%                     |
|  | P.XXX                     |  | P.XXX                     |
|  | SD                        |  | SD                        |
|  | MANHOLE                   |  | MANHOLE                   |
|  | D/CATCH BASIN/FIELD INLET |  | D/CATCH BASIN/FIELD INLET |
|  | OVERLAND RELEASE          |  | OVERLAND RELEASE          |

# LIBERTY SUBDIVISION 5112 PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

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SHEET NO.  
**18**  
OF 26 SHEETS

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

PARLIN RANCH SOUTHPORT VILLAGE 1C 2006-BM-67

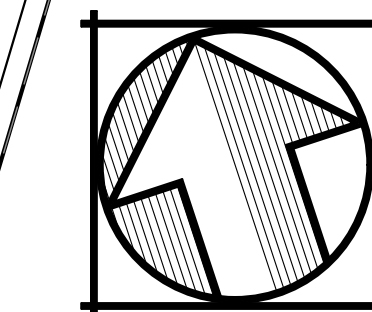
SINGOLD PLACE

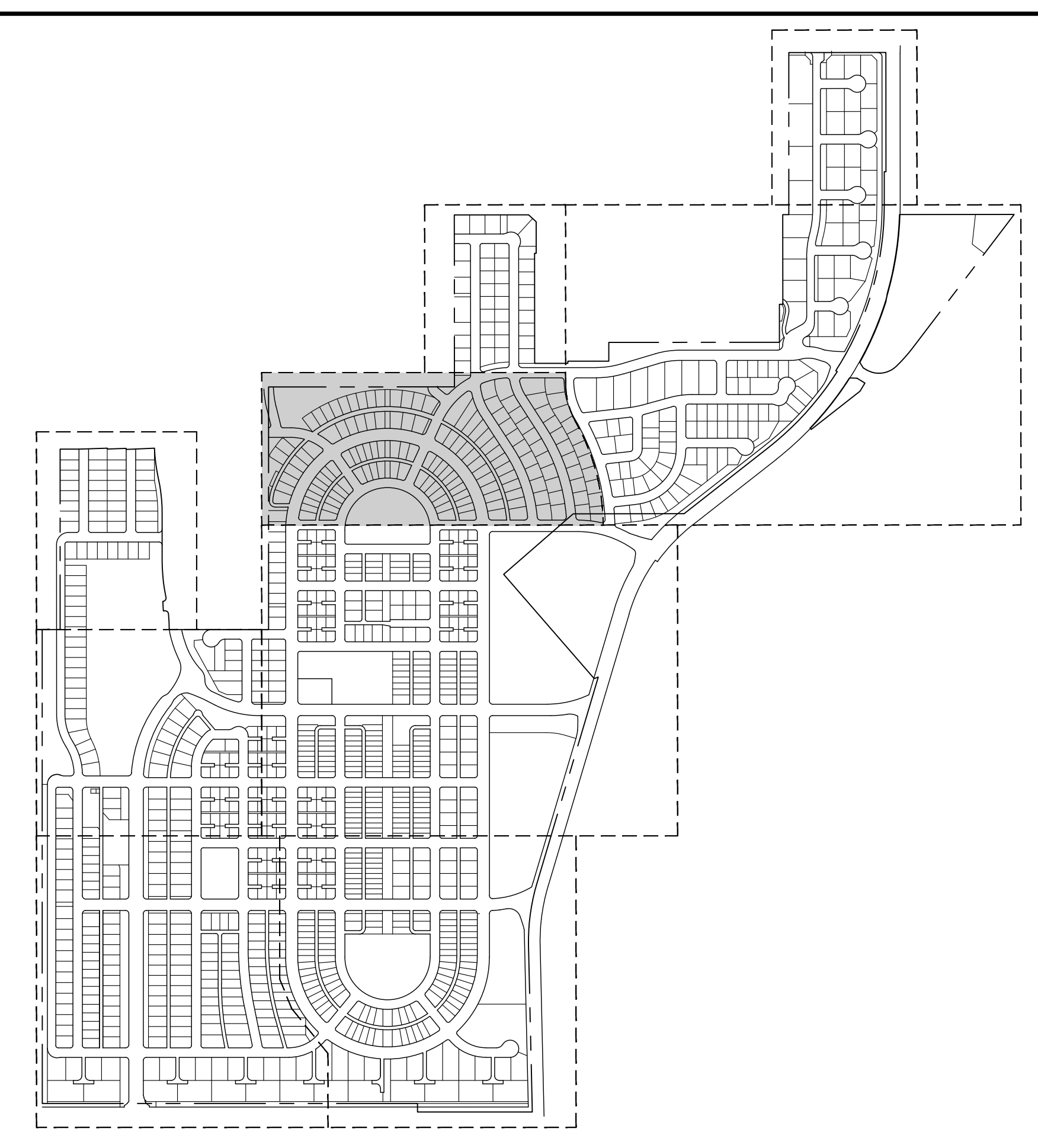
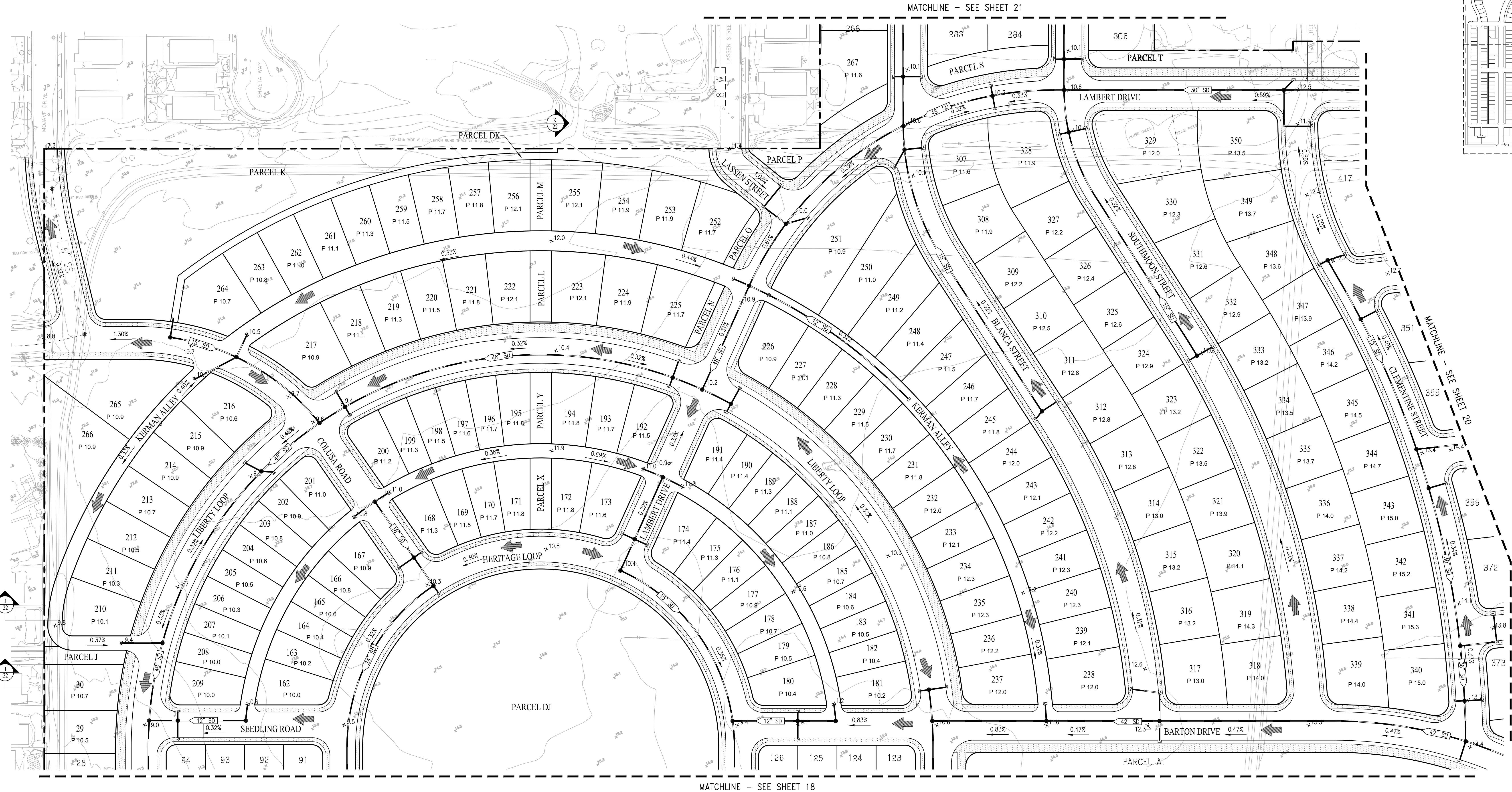
WUSD PROPERTY (POP)

PARCEL AT

1148-1503 PARCEL DM

1148-1503 PARCEL AW





**LEGEND**

|          |          |                            |
|----------|----------|----------------------------|
| EXISTING | PROPOSED | PROJECT BOUNDARY           |
| +10.0    | +10.0    | CURB, GUTTER & SIDEWALK    |
| 0.66%    | 0.66%    | SPOT ELEVATION             |
| P.XXX    | P.XXX    | SLOPE                      |
| 30       | 30       | PAD ELEVATION              |
| 30       | 30       | STORM DRAIN PIPE           |
| 30       | 30       | MANHOLE                    |
| 30       | 30       | DI/CATCH BASIN/FIELD INLET |
| 30       | 30       | OVERLAND RELEASE           |

# LIBERTY SUBDIVISION 5112 PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF WEST SACRAMENTO    YOLO COUNTY    CALIFORNIA

SCALE: 1" = 60'

DATE: SEPTEMBER 19, 2024

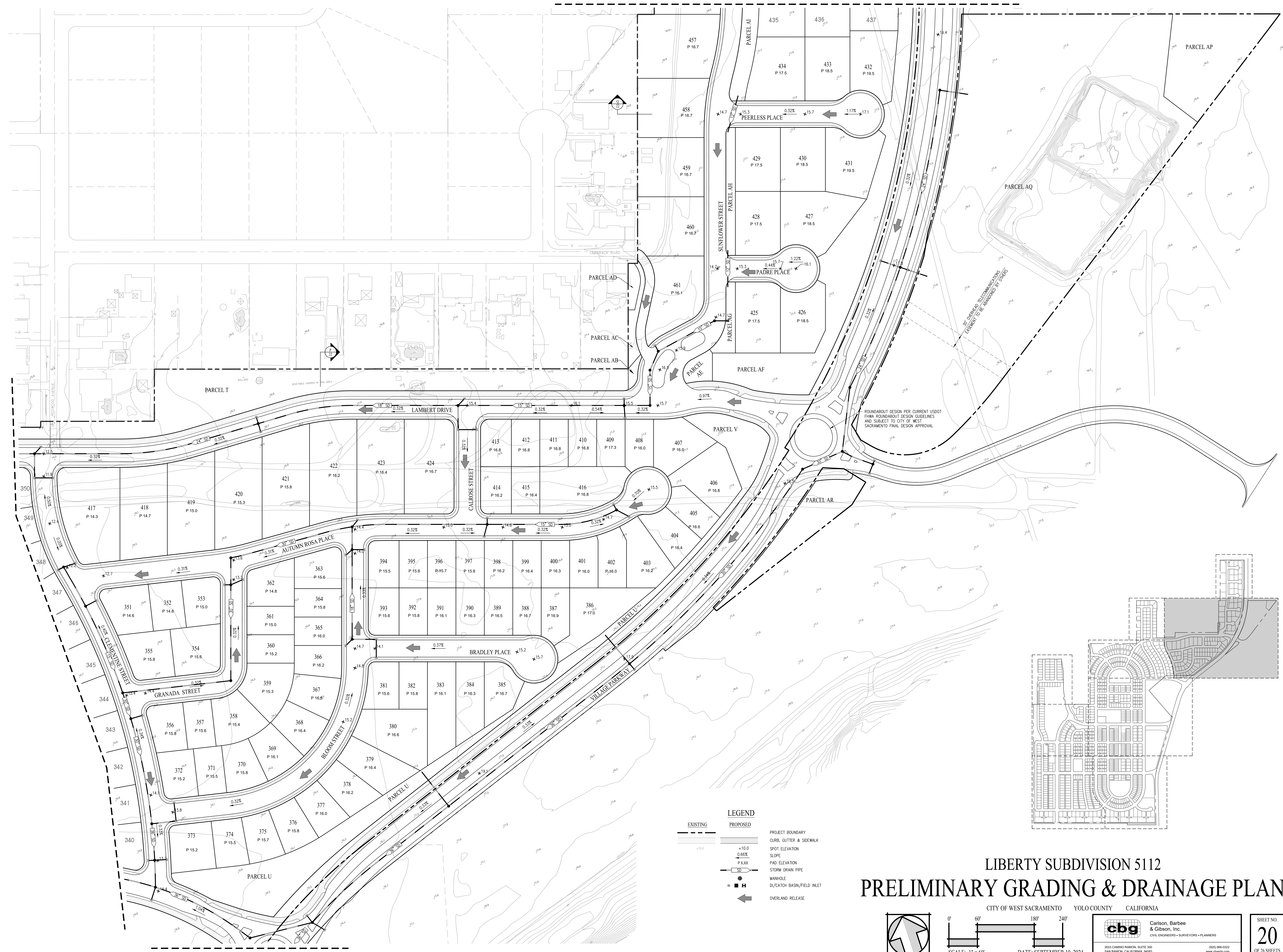
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SHEET NO.  
**19**  
OF 26 SHEETS

MATCHLINE - SEE SHEET 21

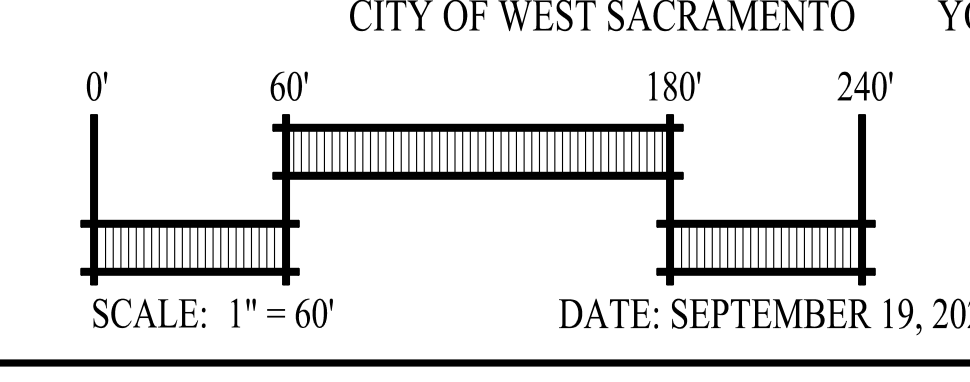
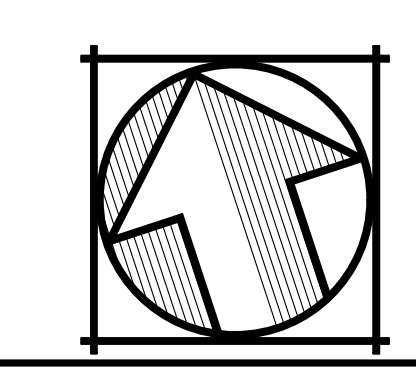


LIBERTY SUBDIVISION 5112  
**PRELIMINARY GRADING & DRAINAGE PLAN**

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

**LEGEND**

|  |                  |  |                            |
|--|------------------|--|----------------------------|
|  | EXISTING         |  | PROPOSED                   |
|  | PROJECT BOUNDARY |  | CURB, GUTTER & SIDEWALK    |
|  | SPOT ELEVATION   |  | SLOPE                      |
|  | PAD ELEVATION    |  | STORM DRAIN PIPE           |
|  | MANHOLE          |  | DI/CATCH BASIN/FIELD INLET |
|  | OVERLAND RELEASE |  |                            |



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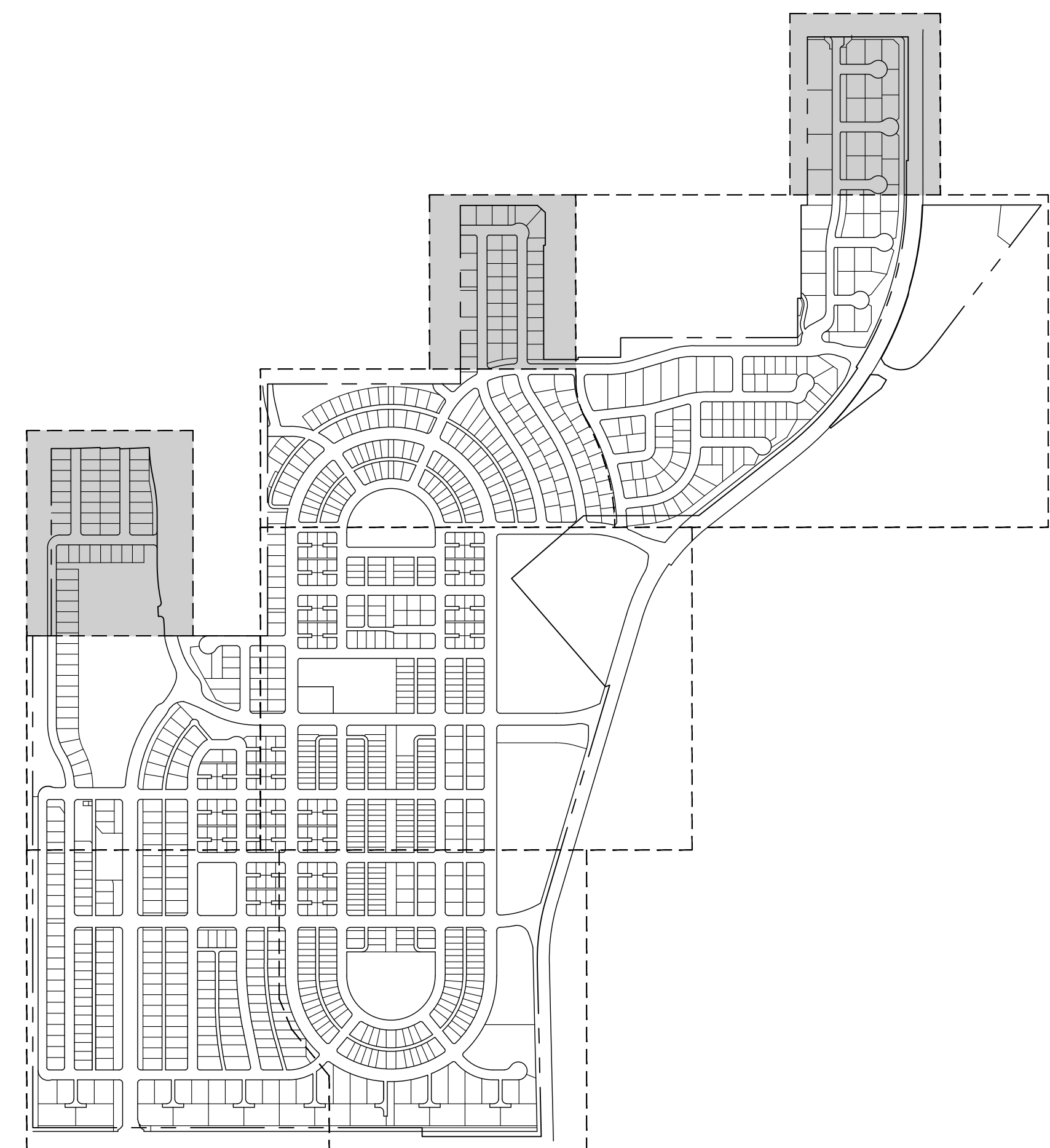
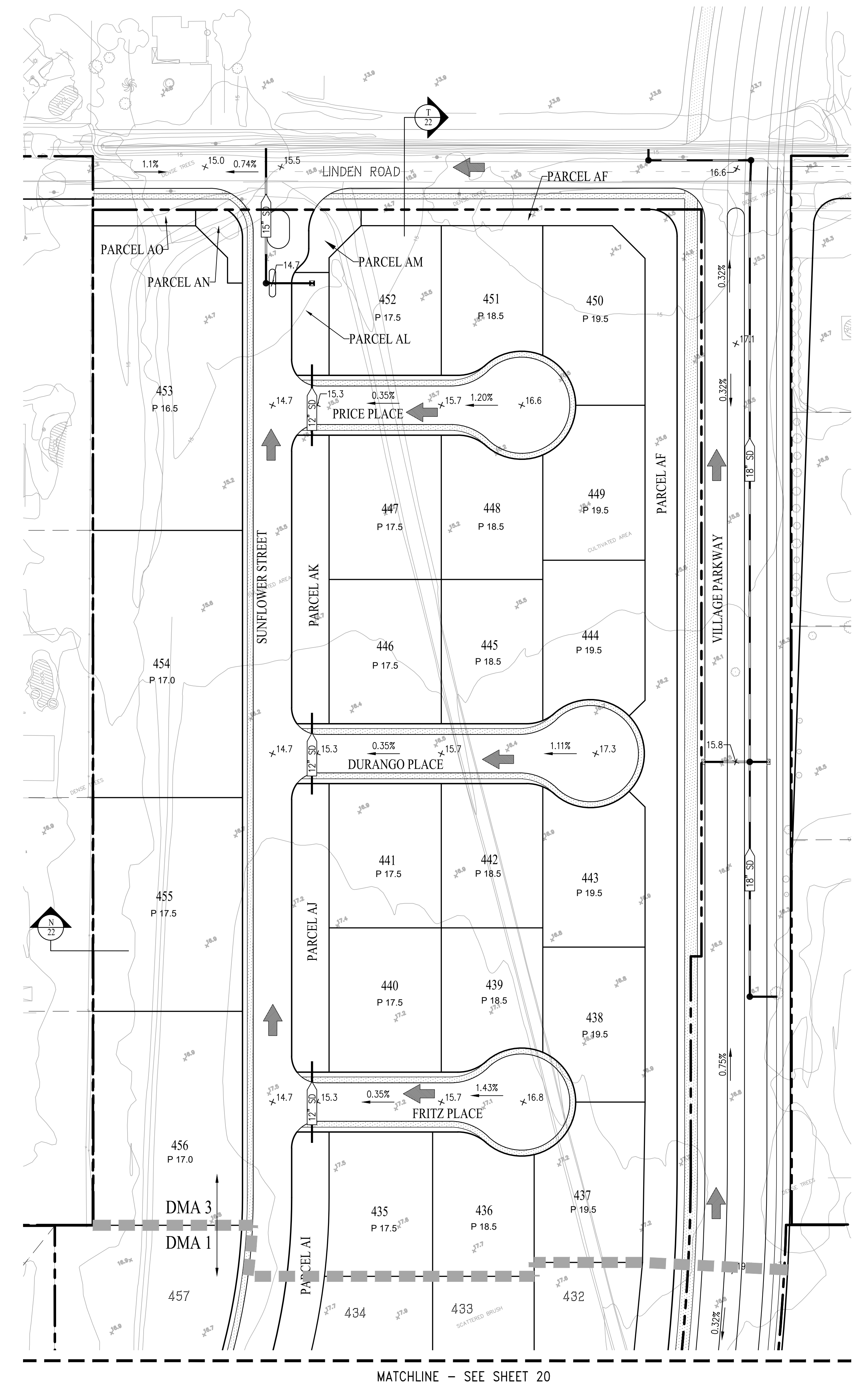
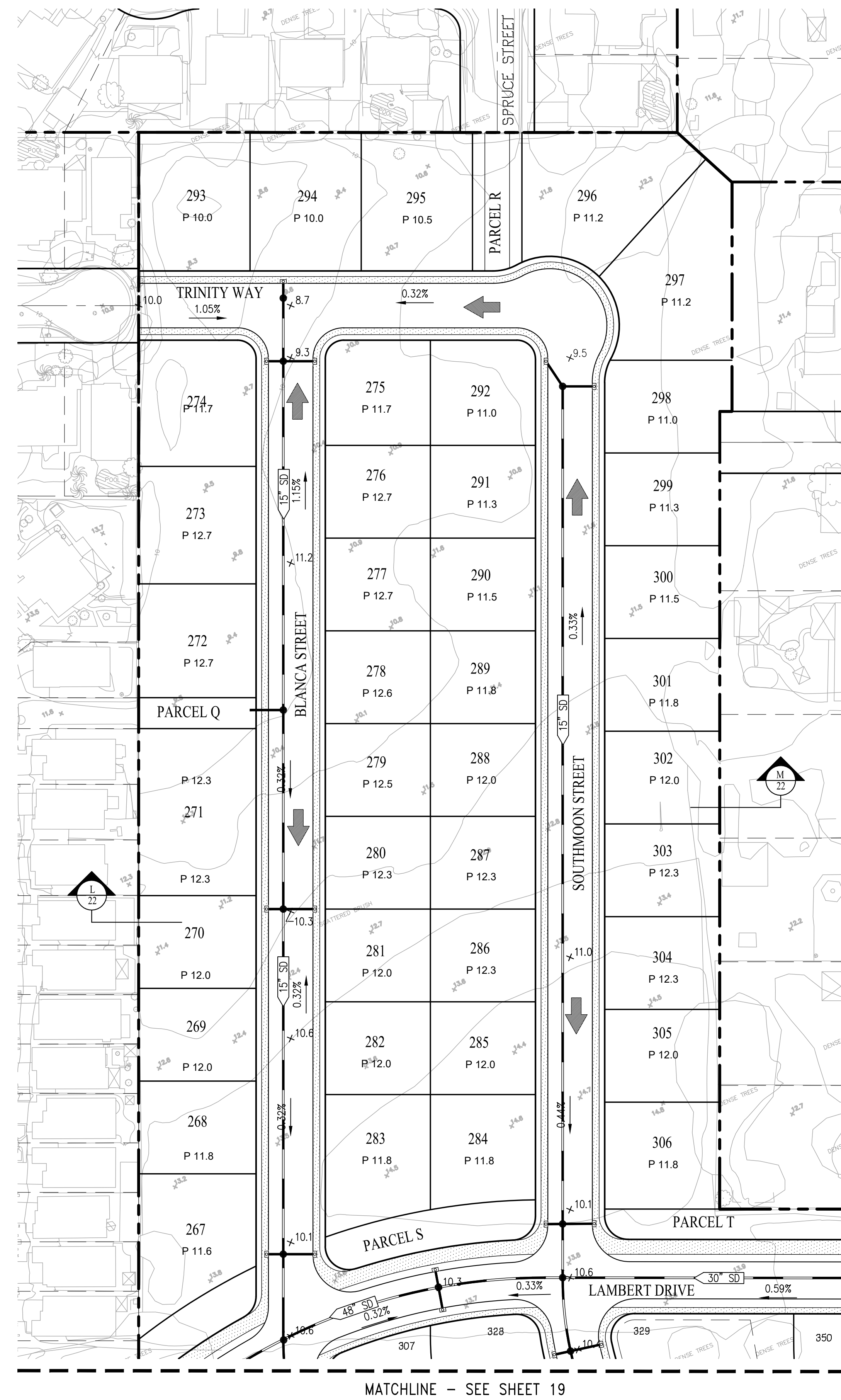
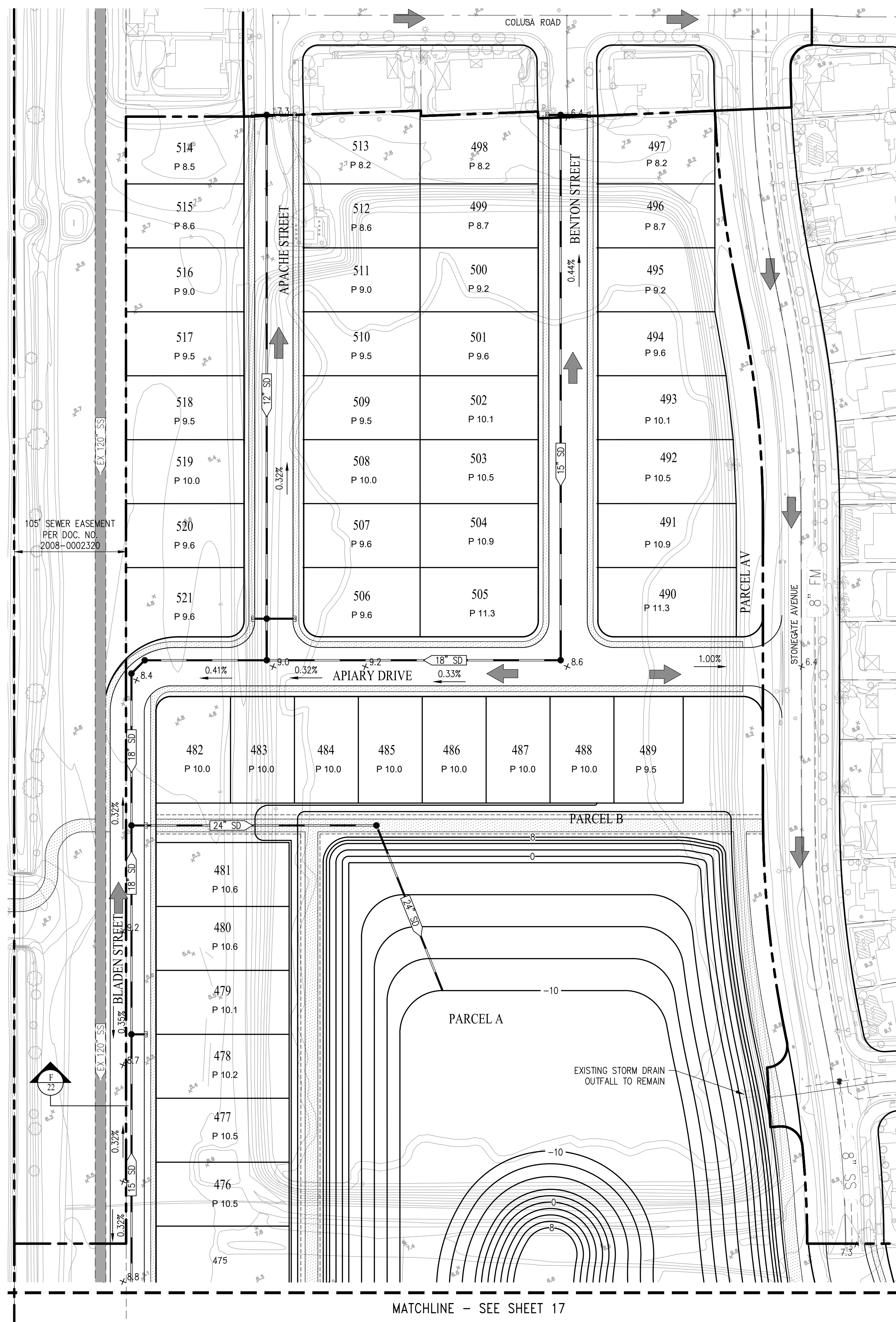
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SHEET NO.  
**20**  
 OF 26 SHEETS

MATCHLINE - SEE SHEET 18

W:\2511-007\2024\171021.DWG



**LEGEND**

|  |          |                            |
|--|----------|----------------------------|
|  | EXISTING |                            |
|  | PROPOSED |                            |
|  | +10.0    | PROJECT BOUNDARY           |
|  | +10.0    | CURB, GUTTER & SIDEWALK    |
|  | 0.66%    | SPOI ELEVATION             |
|  | P.XXX    | SLOPE                      |
|  | P.XXX    | PAD ELEVATION              |
|  | 50       | STORM DRAIN PIPE           |
|  |          | MANHOLE                    |
|  |          | DI/CATCH BASIN/FIELD INLET |
|  |          | OVERLAND RELEASE           |

# LIBERTY SUBDIVISION 5112 PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

SCALE: 1" = 60'

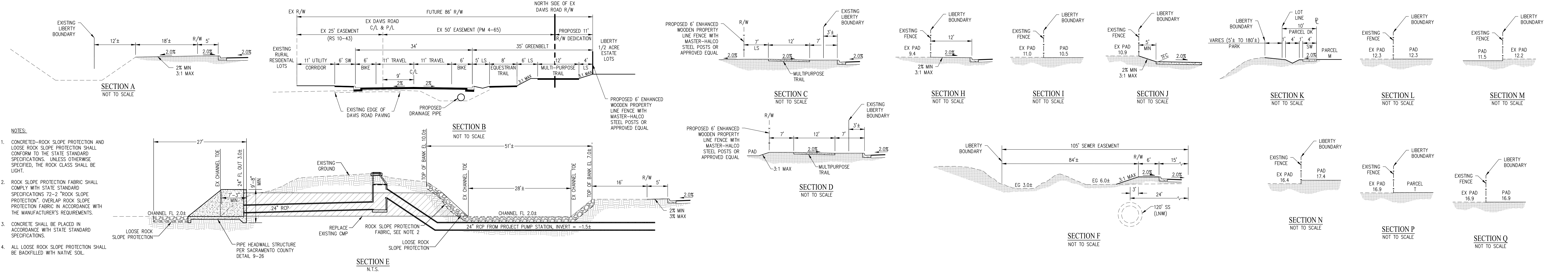
DATE: SEPTEMBER 19, 2024

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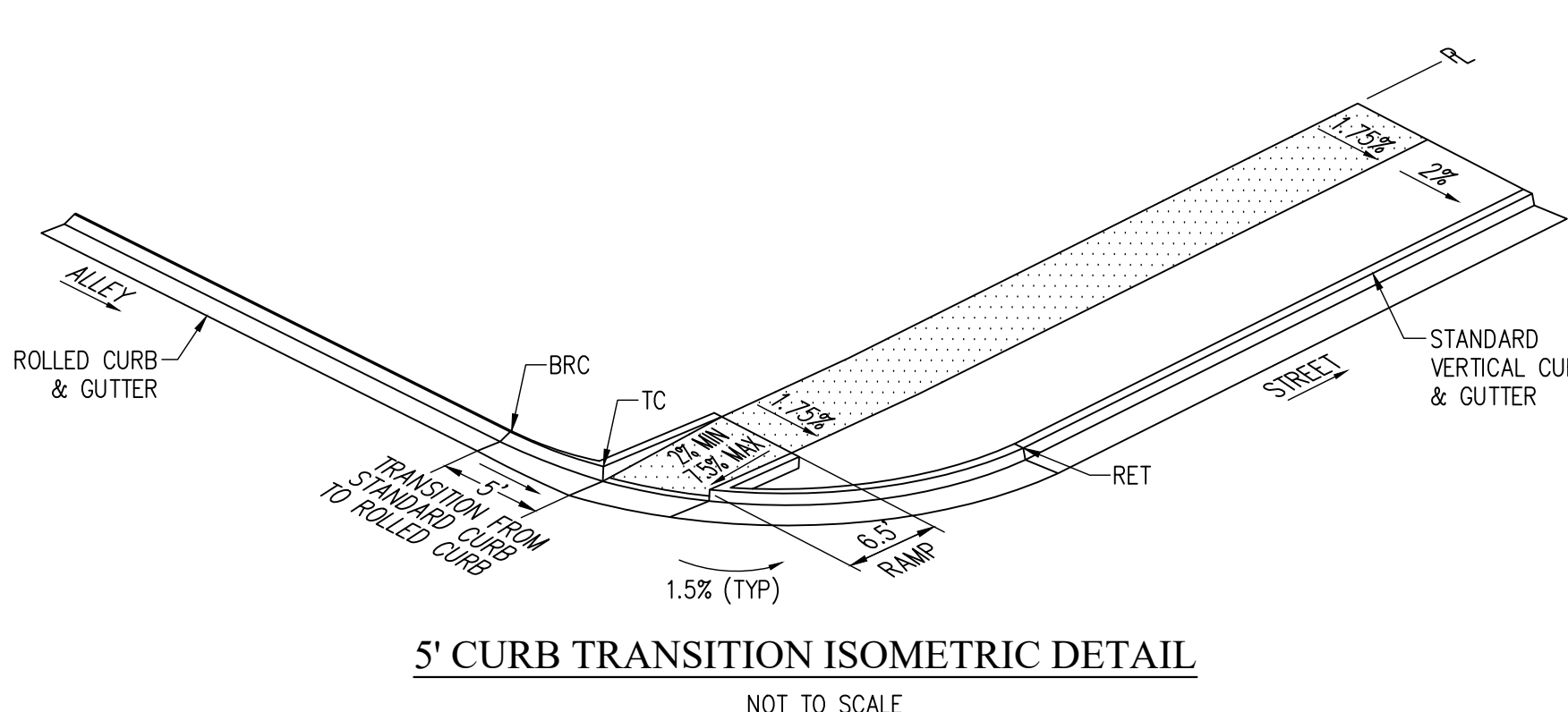
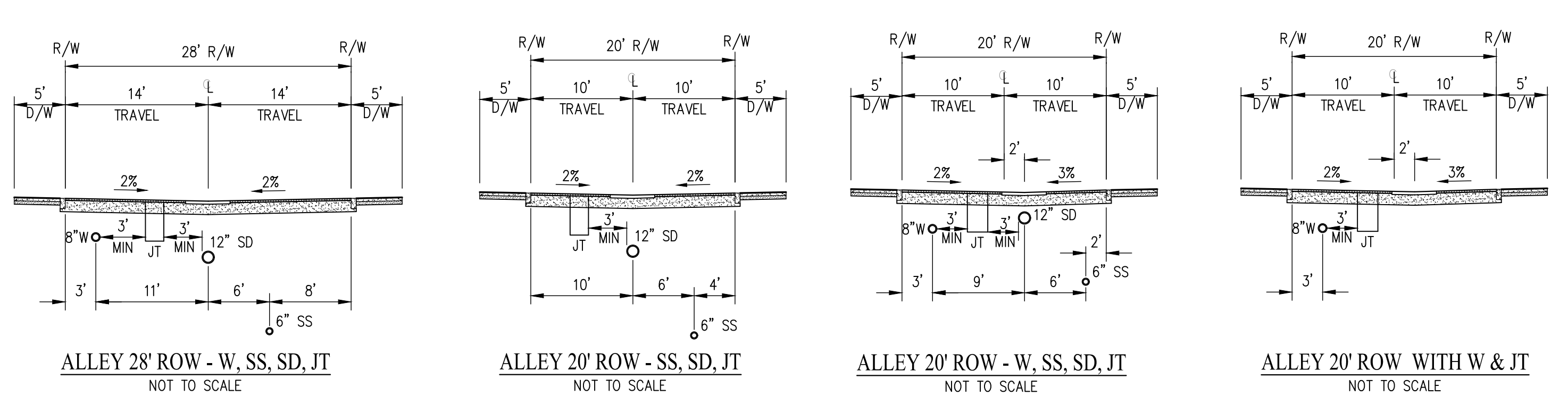
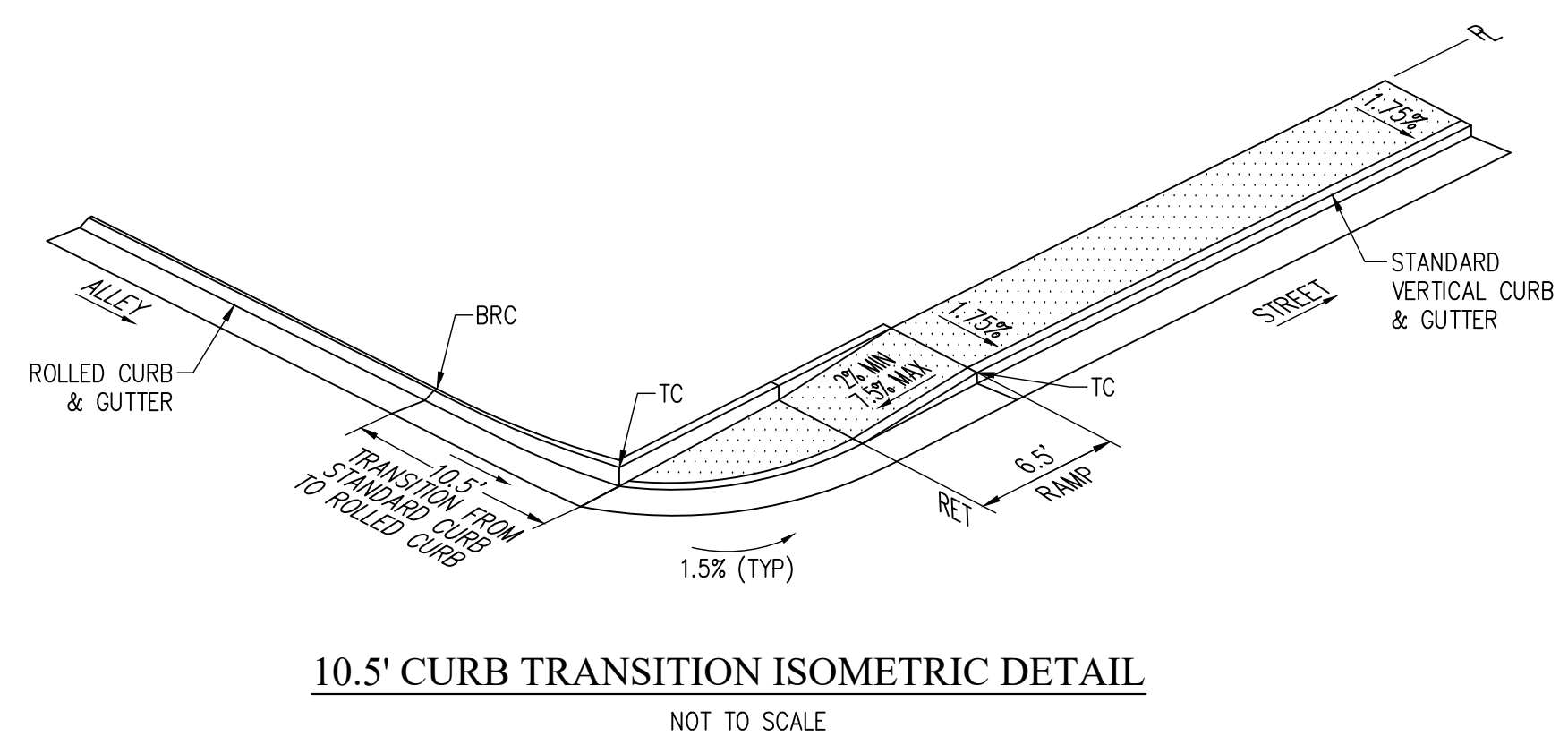
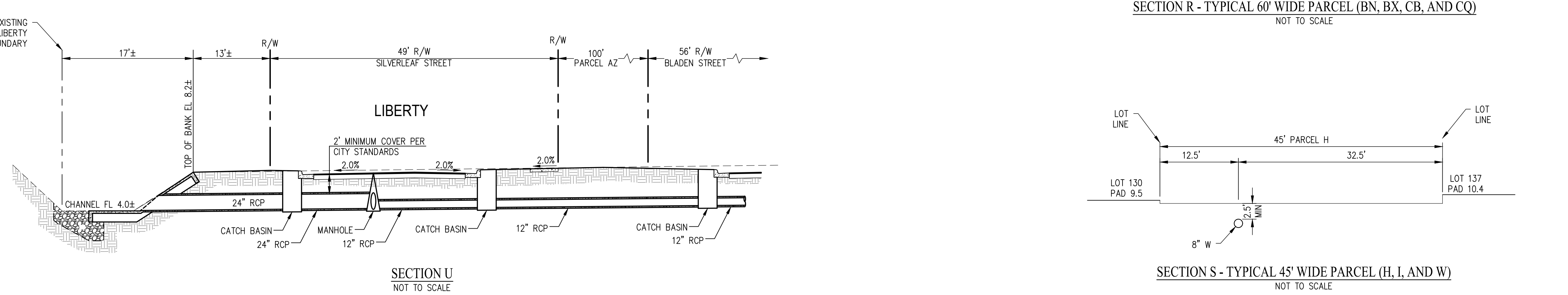
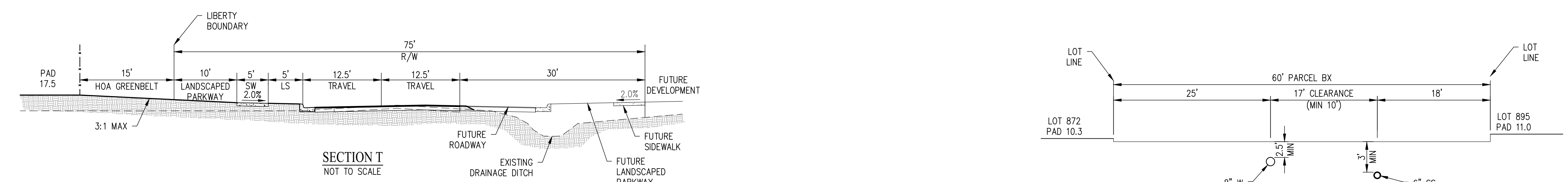
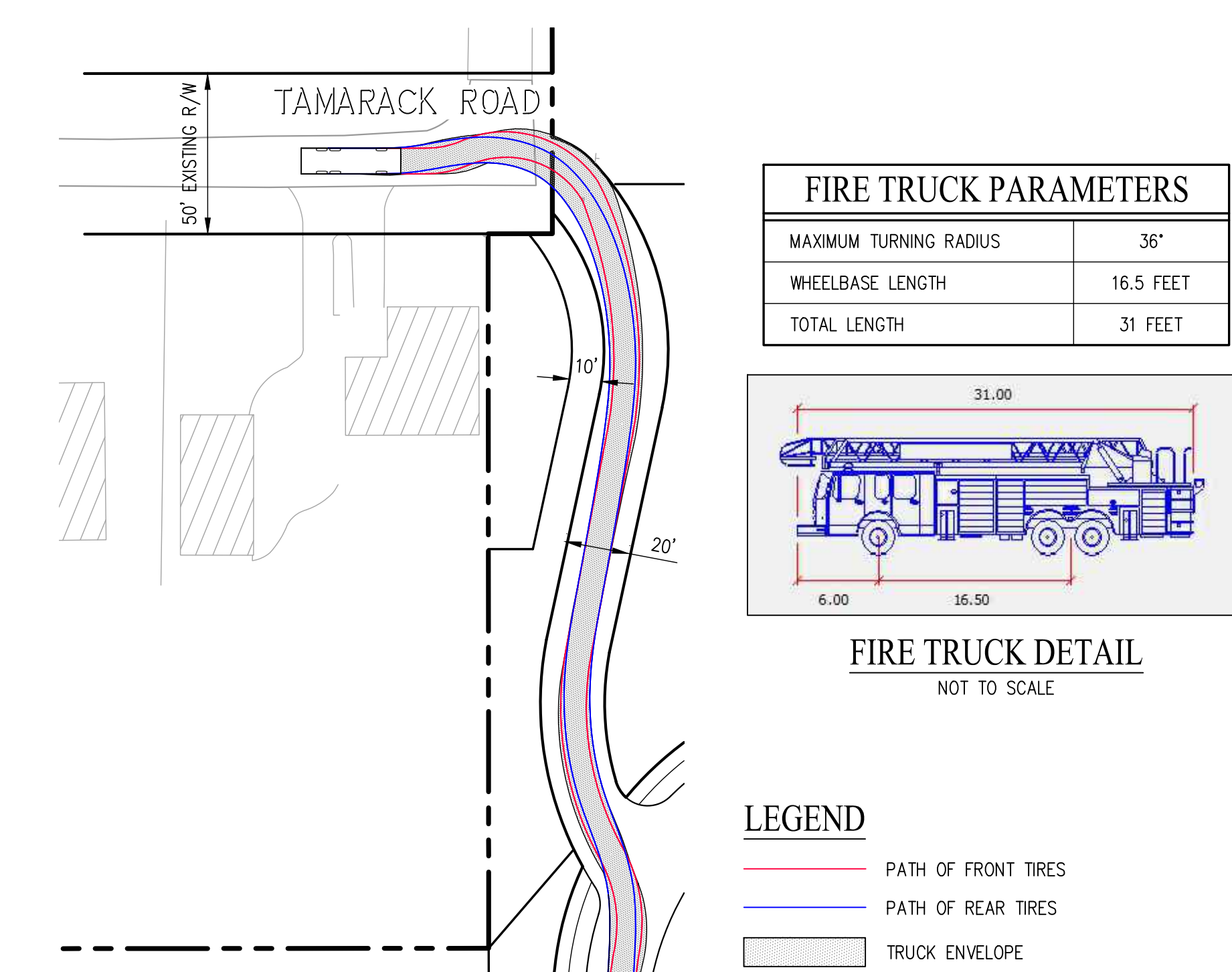
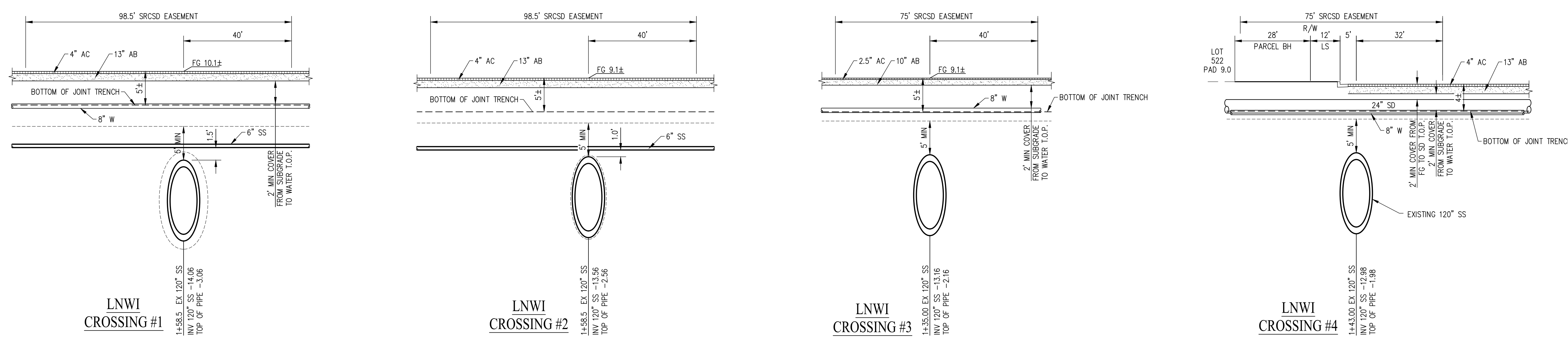
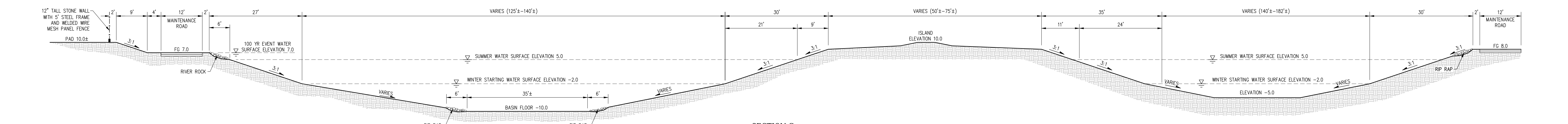
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SHEET NO.  
**21**  
OF 26 SHEETS

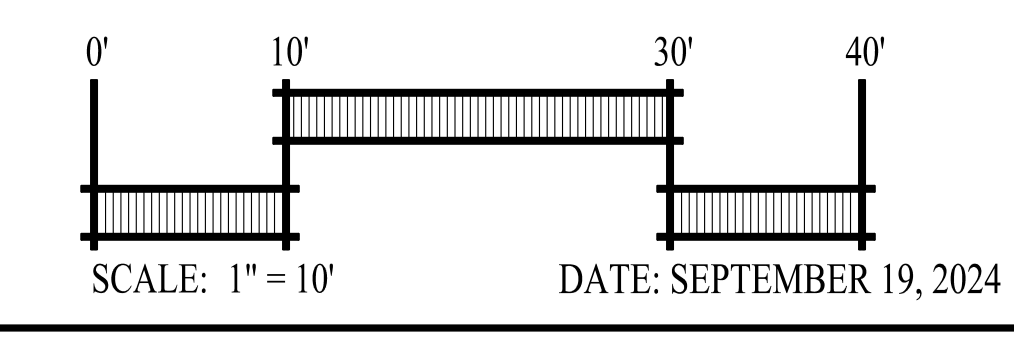
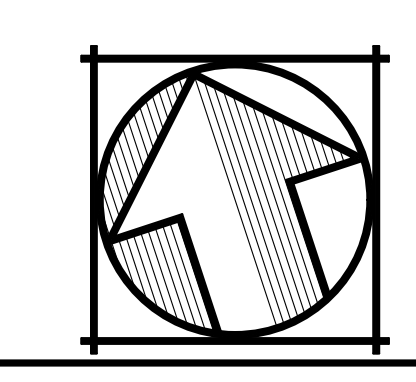


- NOTES:**
- CONCRETE-ROCK SLOPE PROTECTION AND LOOSE ROCK SLOPE PROTECTION SHALL COMPLY WITH STATE STANDARD SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, THE ROCK CLASS SHALL BE LIGHT.
  - ROCK SLOPE PROTECTION FABRIC SHALL COMPLY WITH STATE STANDARD SPECIFICATIONS 72-2 "ROCK SLOPE PROTECTION", OVERLAP ROCK SLOPE PROTECTION FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
  - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH STATE STANDARD SPECIFICATIONS.
  - ALL LOOSE ROCK SLOPE PROTECTION SHALL BE BACKFILLED WITH NATIVE SOIL.



# LIBERTY SUBDIVISION 5112 GRADING SECTIONS

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA

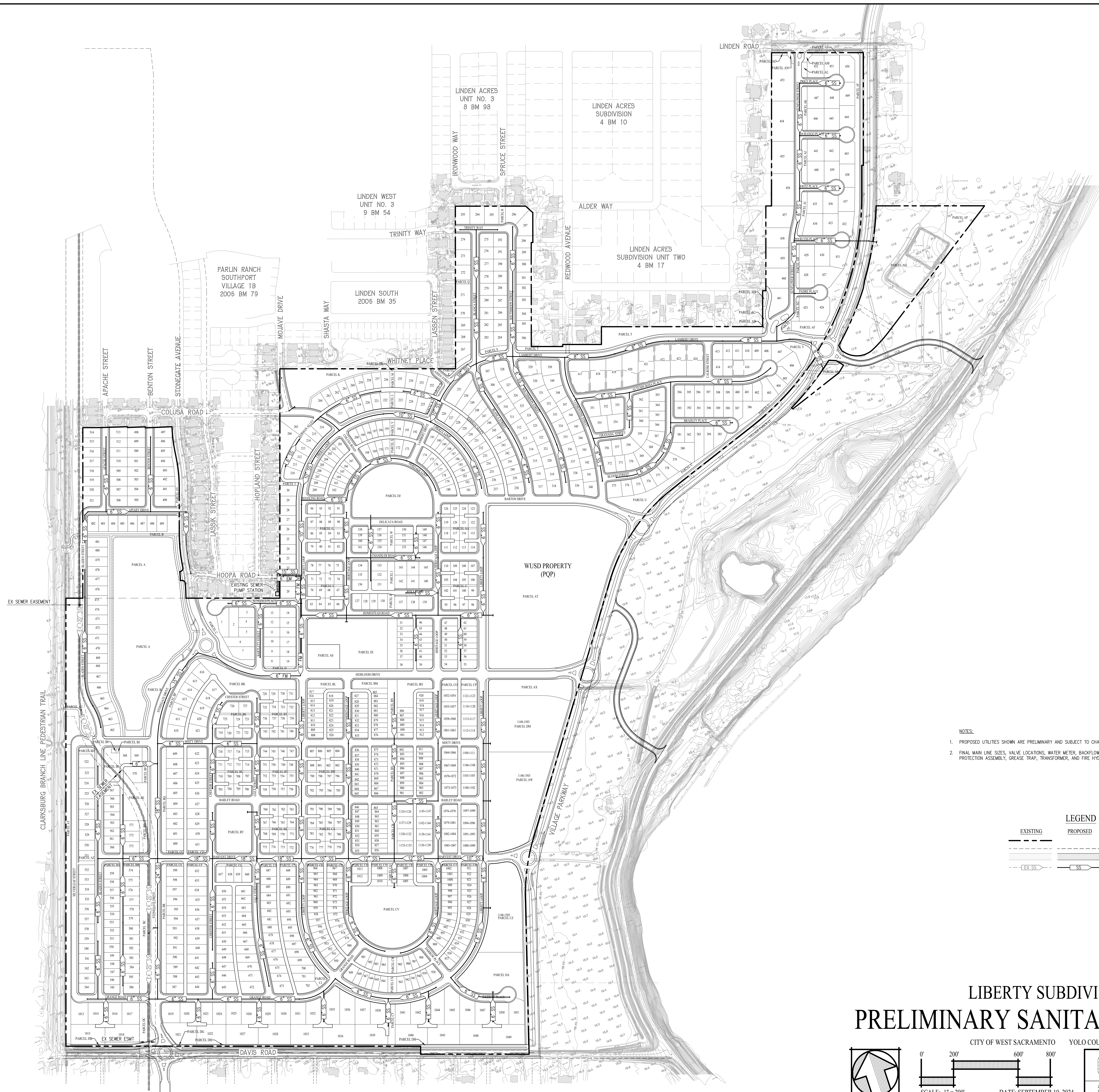


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DATE: SEPTEMBER 19, 2024

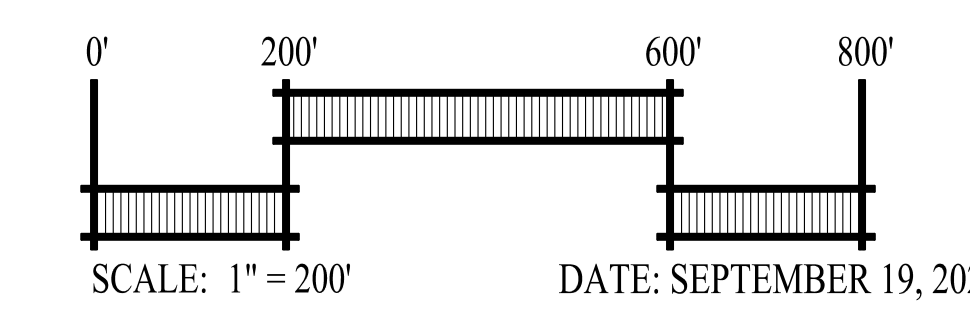
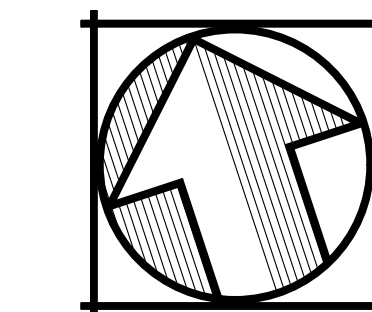


- NOTES:
1. PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
  2. FINAL MAIN LINE SIZES, VALVE LOCATIONS, WATER METERS, BACKFLOW PREVENTER, DOUBLE CHECK DETECTOR, FIRE PROTECTION ASSEMBLY, GREASE TRAP, TRANSFORMER, AND FIRE HYDRANT LOCATIONS TO BE DETERMINED.

| LEGEND   |          |                         |
|----------|----------|-------------------------|
| EXISTING | PROPOSED |                         |
|          |          | PROJECT BOUNDARY        |
|          |          | EASEMENT LINE           |
|          |          | CURB, GUTTER & SIDEWALK |
|          |          | SANITARY SEWER PIPE     |

# LIBERTY SUBDIVISION 5112 PRELIMINARY SANITARY SEWER PLAN

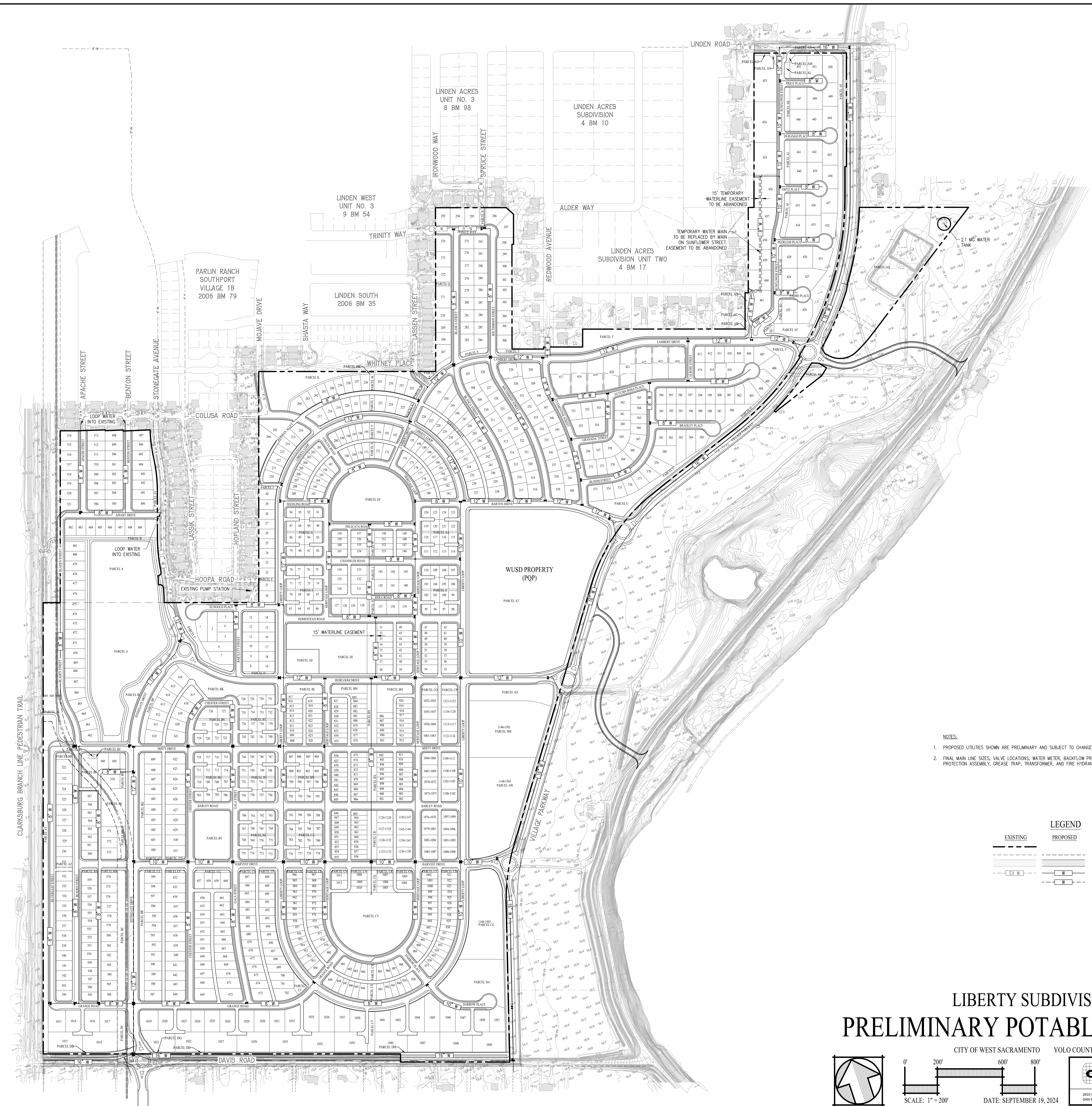
CITY OF WEST SACRAMENTO    YOLO COUNTY    CALIFORNIA



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SHEET NO.  
23  
 OF 26 SHEETS

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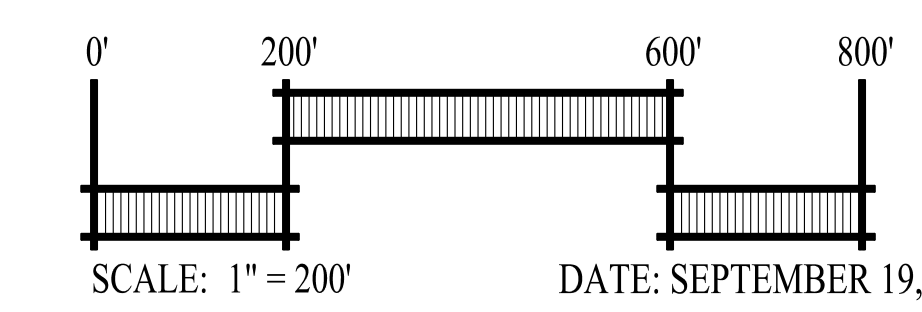
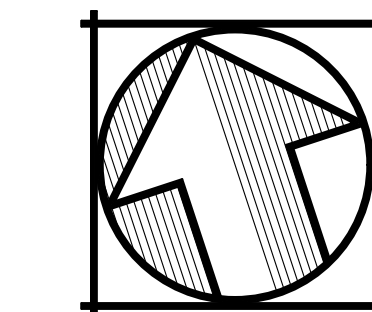


- NOTES:
1. PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
  2. FINAL MAIN LINE SIZES, VALVE LOCATIONS, WATER METERS, BACKFLOW PREVENTER, DOUBLE CHECK DETECTOR, FIRE PROTECTION ASSEMBLY, GREASE TRAP, TRANSFORMER, AND FIRE HYDRANT LOCATIONS TO BE DETERMINED.

| LEGEND   |          |                                     |
|----------|----------|-------------------------------------|
| EXISTING | PROPOSED |                                     |
|          |          | PROJECT BOUNDARY                    |
|          |          | EASEMENT LINE                       |
|          |          | CURB, GUTTER & SIDEWALK             |
|          |          | WATER PIPE                          |
|          |          | TEMPORARY WATER PIPE (CITY PROJECT) |

# LIBERTY SUBDIVISION 5112 PRELIMINARY POTABLE WATER PLAN

CITY OF WEST SACRAMENTO    YOLO COUNTY    CALIFORNIA



DATE: SEPTEMBER 19, 2024

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SHEET NO.  
**24**  
OF 26 SHEETS

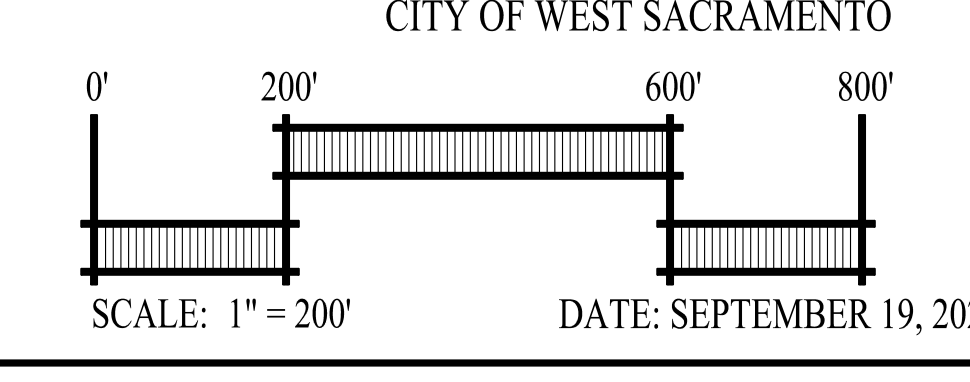
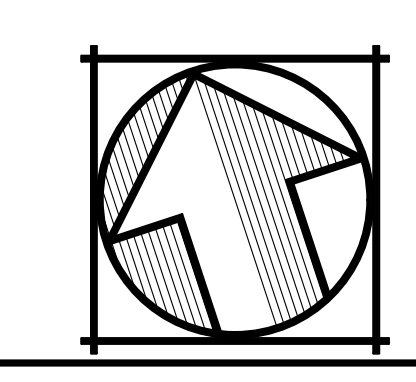
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# LIBERTY SUBDIVISION 5112 TREE SURVEY MAP

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA



DATE: SEPTEMBER 19, 2024

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SHEET NO.  
**25**  
OF 26 SHEETS

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION  
THIS MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER.

