EXISTING UTILITIES

- 12"SD • STORM DRAIN LINE (SIZE + DIRECTION OF FLOW)
- 12"SD • STORM DRAIN LINE (RECORD INFORMATION)
- 12"SD • STORM DRAIN LINE (UNDERGROUND LOCATING)
- SD • STORM DRAIN MANHOLE
- • STORM DRAIN CLEANOUT
- • DROP INLET
- • AREA DRAIN
- • STORM DRAIN BOX
- RWL • RAIN WATER LEADER
- DS • DOWNSPOUT
- 12"SS • SANITARY SEWER LINE (SIZE + DIRECTION OF FLOW)
- 12"SS • SANITARY SEWER LINE (RECORD INFORMATION)
- 12"SS • SANITARY SEWER LINE (UNDERGROUND LOCATING)
- SS • SANITARY SEWER MANHOLE
- • SANITARY SEWER CLEANOUT
- W • WATER LINE (SIZE INDICATED)
- W • WATER LINE (RECORD INFORMATION)
- W • WATER LINE (UNDERGROUND LOCATING)
- W • WATER MANHOLE
- • WATER VALVE
- • WATER METER
- • WATER BOX
- • IRRIGATION CONTROL VALVE
- • FIRE HYDRANT
- • BACKFLOW PREVENTER
- • SPRINKLER
- • HOSE BIBB
- OH-E • OVERHEAD ELECTRIC LINE
- E • UNDERGROUND ELECTRIC LINE
- E • UNDERGROUND ELECTRIC LINE (RECORD INFORMATION)
- E • UNDERGROUND ELECTRIC LINE (UNDERGROUND LOCATING)
- E • ELECTRIC MANHOLE
- • UTILITY POLE (WITH GUY WIRE)
- E • ELECTRIC METER
- E • ELECTRIC BOX
- • STREET LIGHTING BOX
- • TRAFFIC SIGNAL BOX
- OR • LIGHT STANDARD
- • SIGNAL LIGHT
- • FLOOD LIGHT
- • ELECTRICAL OUTLET
- G • GAS LINE (SIZE INDICATED)
- G • GAS LINE (RECORD INFORMATION)
- G • GAS LINE (UNDERGROUND LOCATING)
- G • GAS MANHOLE
- • GAS VALVE
- GM • GAS METER
- T • TELEPHONE LINE
- T • TELEPHONE LINE (RECORD INFORMATION)
- T • TELEPHONE LINE (UNDERGROUND LOCATING)

EXISTING TOPOGRAPHY

- • PROPERTY LINE
- • CENTERLINE
- • EASEMENT
- • PROPERTY CORNER FOUND AS NOTED
- • PROPERTY CORNER NOTHING FOUND OR SET
- 123 • TEMPORARY BENCHMARK (SEE TBM LIST FOR INFO)
- • SWALE OR DRAINAGE FLOW
- • DRAINAGE FLOW
- • FENCE (TYPE NOTED)
- • TREE (SIZE/TYPE INDICATED)
- • SLOPE
- 100 • CONTOUR
- • CONCRETE SURFACE
- • EDGE OF ASPHALT
- • EDGE OF BUILDING
- • SIGN
- • POST OR BOLLARD
- 999 • GROUND ELEVATION
- 999 • HARD SURFACE ELEVATION

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.

AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
APP	APPARATUS
ARV	AIR RELEASE VALVE
BBALL	BASKETBALL POLE
BCM	BRASS CAP MONUMENT
BFP	BACK FLOW PREVENTER
BL	BLOCK
BLDG	BUILDING
BOL	BOLLARD
BOV	BLOW-OFF VALVE
BR	BRICK
BWF	BARBED WIRE FENCE
C	COMMUNICATION
CATV	CABLE TELEVISION
CB	COMMUNICATIONS BOX
CD	CONDENSATE DRAIN
CIP	CAPPED IRON PIPE
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDENSATE
CPF	CONTROL POINT FOUND
CPS	CONTROL POINT SET
CS	CONCRETE SURFACE
DF	DRINKING FOUNTAIN
DI	DROP INLET
DRWY	DRIVEWAY
DS	DOWNSPOUT
DWG	DRAWING
E	ELECTRIC
EB	ELECTRICAL BOX
ESMT	EASEMENT
FA	FIRE ALARM
FB	FIRE BOX
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIBER OPTIC
FP	FLAGPOLE
FS	FIRE SERVICE
G	GAS
GB	GRADE BREAK
GD	GARAGE DOOR
GR	GRATE
GRD	GROUND ROD BOX
GROD	GROUND ROD
GST	GATE STOP
GV	GAS VALVE
H	HYDRONICS
HB	HOSE BIBB
HBB	HOSE BIBB BOX
HBD	HEADER BOARD
HP	HIGH PRESSURE
HR	HANDRAIL
HVE	HIGH VOLTAGE ELECTRIC
HWF	HOG WIRE FENCE
IC	IN CONCRETE
ICP	IRRIGATION CONTROL PANEL
ICV	IRRIGATION CONTROL VALVE
INV	PIPE INVERT ELEVATION
IRR	IRRIGATION
JP	JOINT UTILITY POLE
JT	JOINT TRENCH
LNDG	LANDING
LVE	LOW VOLTAGE ELECTRIC
M	METAL
MH	MANHOLE
MR	METAL RAMP
MS	MOW STRIP
MSC	METAL STORAGE CONTAINER
MU	MULTIPLE
OH	OVERHEAD
OHANG	OVERHANG
OIP	OPEN IRON PIPE
PA	PLANTER AREA
PB	PARKING BUMPER
PH	POSTHOLE
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PR1	PER RECORD INFORMATION
PUE	PUBLIC UTILITY EASEMENT
PV	PAVERS
PVC	POLYVINYL CHLORIDE
R	RUBBER
RG	ROLLING GATE
RIM	MANHOLE RIM ELEVATION
ROW	RIGHT OF WAY
RR	RUBBER RAMP
RW	RETAINING WALL
RWD	REDWOOD TREE
RWL	RAIN WATER LEADER
SB	SIGNAL BOX
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SIG	SIGNAL
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STL	STEEL
T	TELEPHONE
TBALL	TETHER BALL POLE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TD	TRENCH DRAIN
TP	TELEPHONE POLE
TRW	TOP OF RETAINING WALL
UG	UNDERGROUND
UNK	UNKNOWN
V	VENT
VBALL	VOLLEYBALL
W	WATER
W/	WITH
WB	WATER BOX
WD	WOOD
WF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WRF	WOOD RAIL FENCE
XF	TRANSFORMER
XWALK	CROSSWALK
YD	YARD DRAIN

TBM LIST

NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION
2	CPS CHISELED "+"	5209.54	4796.16	29.23
3	CPF PICKER	4968.60	468104	27.30
11	CPS CHISELED "+"	4703.26	5372.70	28.08
17	CPS CHISELED "+"	521205	5003.37	29.60
20	CPS CHISELED "+"	531246	5277.23	27.21
24	CPF MAG NAIL	533140	4668.38	27.72
27	CPF PK AT CL INTX	4435.08	466143	26.83

NOTES:

Not all utilities may be shown.
Utility vault & sanitary/storm structure dimensions may not be fully represented.
Some laterals were not accessible & were therefore not located.
Depths shown are to center of conductive utility & are generally +/-10% of actual depth, when not distorted by adjacent conductors. Accuracy of electronic depth decreases when adjacent utilities are located within 5 ft.
Critical depths require verification by potholing.
Sanitary & storm depths are measured from rim to invert level.

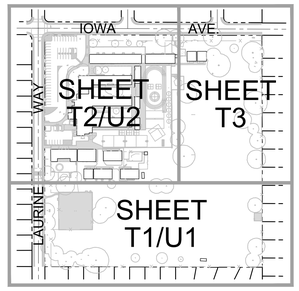
LEGEND:

- SS —Sanitary Sewer
- SD —Storm Drain
- W —Water
- GAS —Gas
- UN —Unknown
- EL —Electric
- COM —Communications

DIAMETER DEPTH/SIZE
UTILITY NAME
DEPTH
6"SS 4'10"

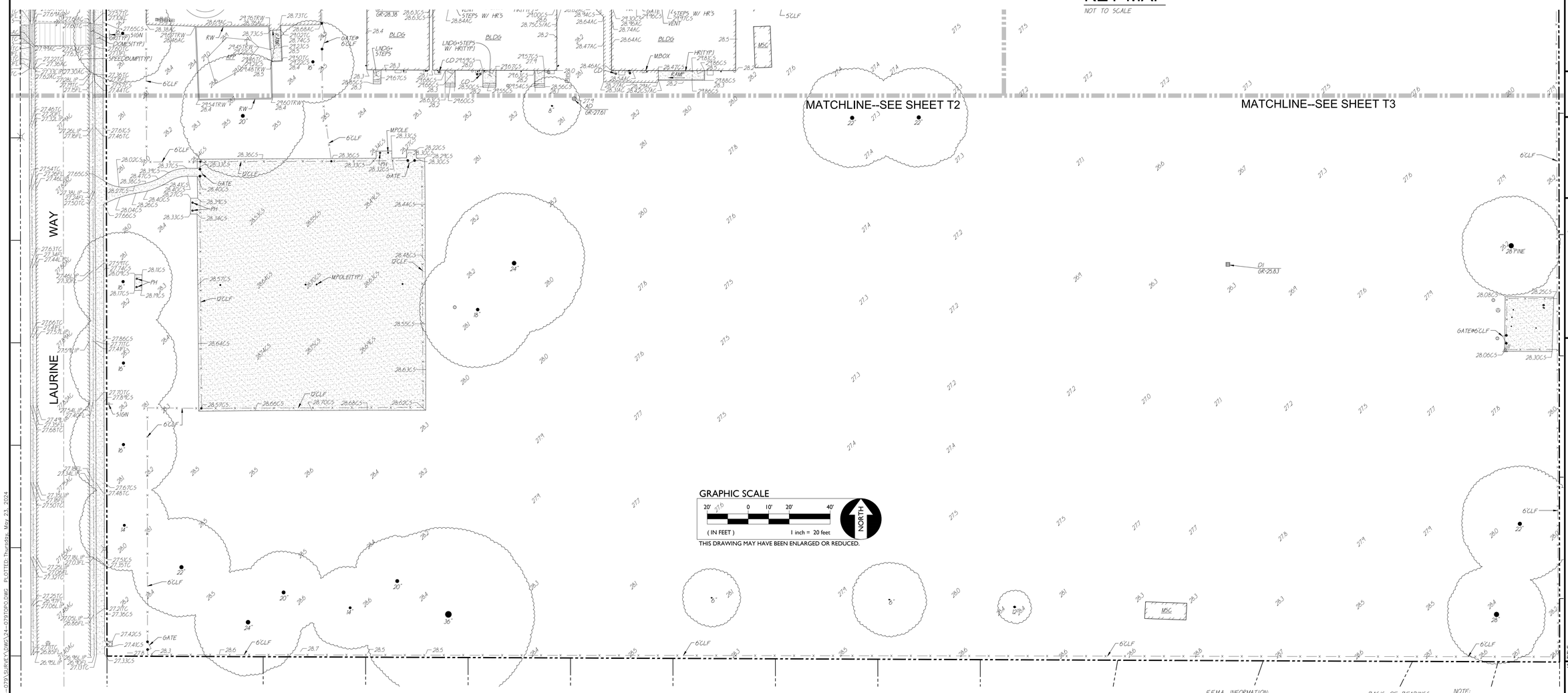
ABBREVIATIONS

AB	ABANDONED	IRC	IRRIGATION CONTROL
BX	BOX	ICV	IRRIGATION CONTROL VALVE
CA	COMPRESSED AIR	IRR	IRRIGATION
CB	CATCH BASIN	JP	JOINT POLE
CI	CAST IRON	LV	LOW VOLTAGE
COM	COMMUNICATION	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	NA	NOT ACCESSIBLE
CO	CLEAN OUT	NL	NOT LOCATED
CPT	CORROSION PROTECTION TEST BOX	NT	NO TRACE
E	ELECTRIC	OE	OPEN END
EOP	END OF PIPE	OBST	OBSTRUCTED
EOT	END OF TRACE	PED	PEDESTAL
FD	FRENCH DRAIN	PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION	PS	POOR SIGNAL
FO	FIBER OPTIC	RF	RADIO FREQUENCY
FOD/W	FULL OF DIRT/DEBRIS/WATER	RCP	REINFORCED CONCRETE PIPE
FW	FIRE WATER	RL	RAIN LEADER
G	GAS	-RSR	" " - RISER
GA	GAS ANODE	SD	STORM DRAIN
GBX	GAS BOX	SIG	SIGNAL
GM	GAS METER	SL	STREET LIGHT
GND	GROUND WIRE	SS	SANITARY SEWER
GPR	GROUND PENETRATING RADAR	T	TELEPHONE
GV	GAS VALVE	TOP	TOP OF PIPE
HV	HIGH VOLTAGE	TON	TOP OF VALVE NUT
HYD	FIRE HYDRANT	UN	UNKNOWN UTILITY
IBX	IRRIGATION BOX	WBX	WATER BOX
		WM	WATER METER
		WV	WATER VALVE



KEY MAP

NOT TO SCALE



FEMA INFORMATION:
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP 06067C0190H DATED AUGUST 16, 2012.

BASIS OF BEARINGS:
31 MAPS 8

NOTE:
EXISTING UTILITIES BASED ON VISIBLE SURFACE STRUCTURES, UG LOCATING BY SUBTRONIC, AND RECORD INFORMATION.

028-0151-001

BENCHMARK NO.	23-63	ELEV. 29.01

RAMSET AND 7/8" METAL DISC STAMPED "CO BM 23-63" LOCATED IN TOP OF ROLL CURB CENTER OF CURB RETURN 0.20 MILE SOUTH OF FRUITRIDGE RD. ● THE NORTHWEST CORNER OF IOWA AVE. AND VISTA AVE. ●NAVD 88●

HORIZONTAL SCALE:	VERTICAL SCALE:
AS NOTED	NA

A.P.N.

AGENCY APPROVAL: BY | DATE

REVISIONS: NO. | DESCRIPTION | DATE

DRAWN: JB/GJS
CHECKED: AT
SURVEYED ON: 5/15/24
FINAL ISSUED: 5/23/24
JOB NO.: 24-079

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

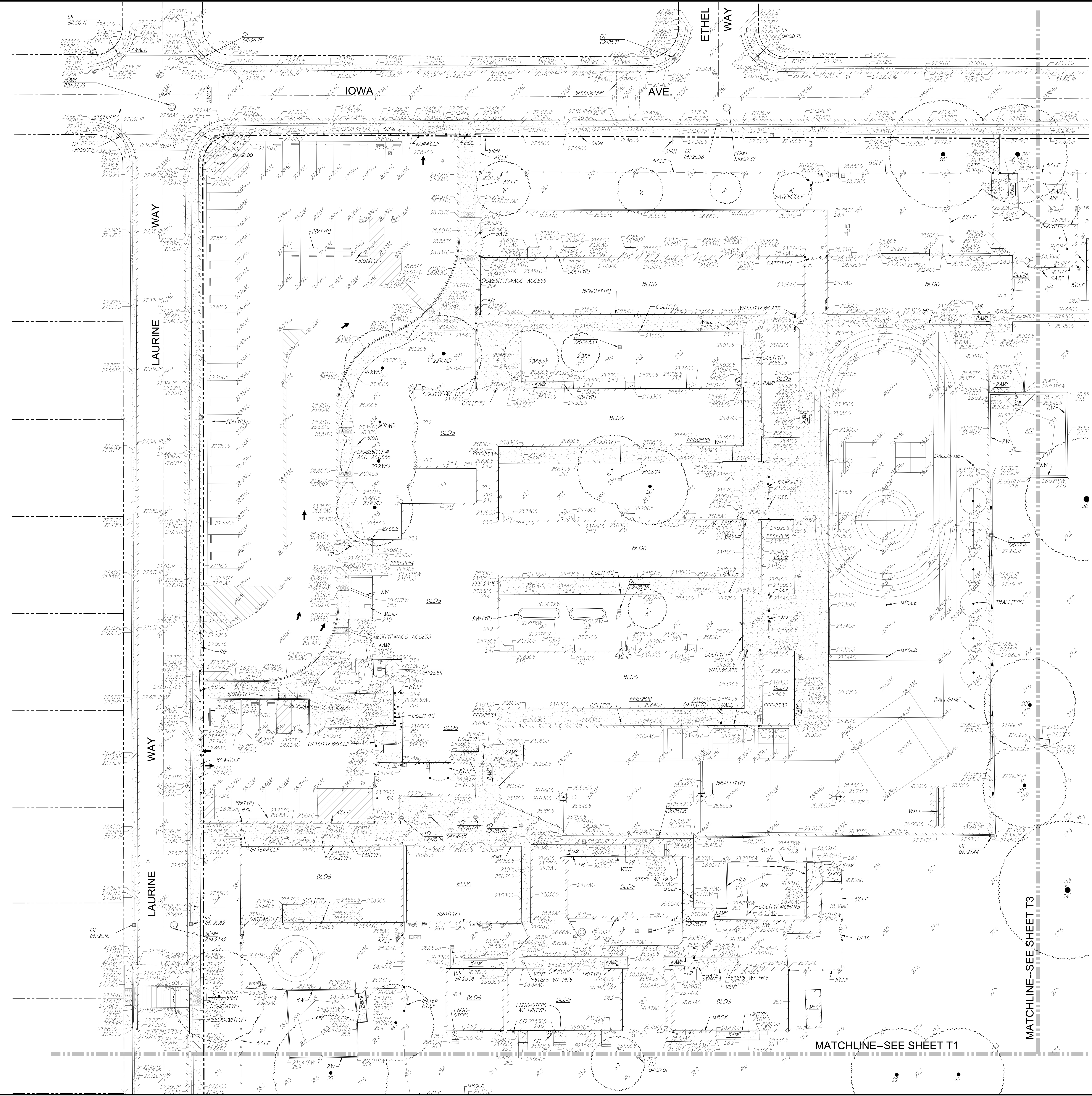
TITLE: TOPOGRAPHIC SURVEY

PROJECT: ETHEL BAKER ELEMENTARY SCHOOL AT 5717 LAURINE WAY,

SACRAMENTO CITY U.S.D. SACRAMENTO.

SHEET NO. T1

FILENAME: I:\24-079\SURVEY\DWG\24-079TOPO.DWG PLOTTED: Thursday, May 23, 2024



GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

NOTE:
EXISTING UTILITIES BASED ON VISIBLE SURFACE STRUCTURES, UG LOCATING BY SUBTRONIC, AND RECORD INFORMATION.

A.P.N.	026-0151-001
BENCHMARK NO.	23-63 ELEV. 29.01
	RAMSET AND 7/8" METAL DISC STAMPED "CO. B.M. 23-63" LOCATED IN TOP OF ROLL CURB CENTER OF CURB RETURN 0.20 MILE SOUTH OF FRUITRIDGE RD. @ THE NORTHWEST CORNER OF IOWA AVE. AND VISTA AVE. **NAVD 88**
HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	NA
JOB NO.:	24-079

REVISIONS

NO.	DESCRIPTION	DATE	AGENCY APPROVAL BY	DATE

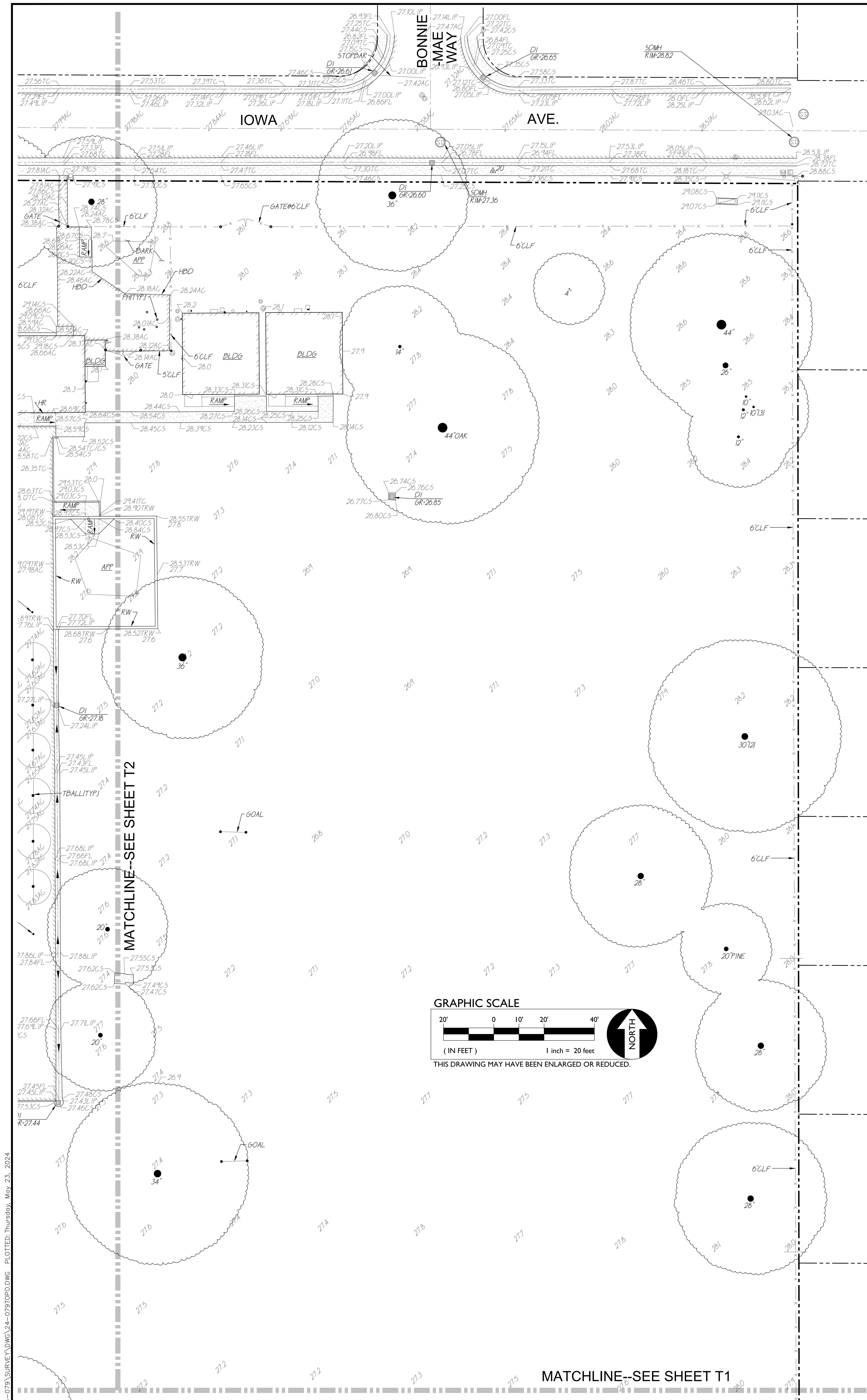
DRAWN:	JB/GJS
CHECKED:	AT
SURVEYED ON:	5/15/24
FINAL ISSUED:	5/23/24

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

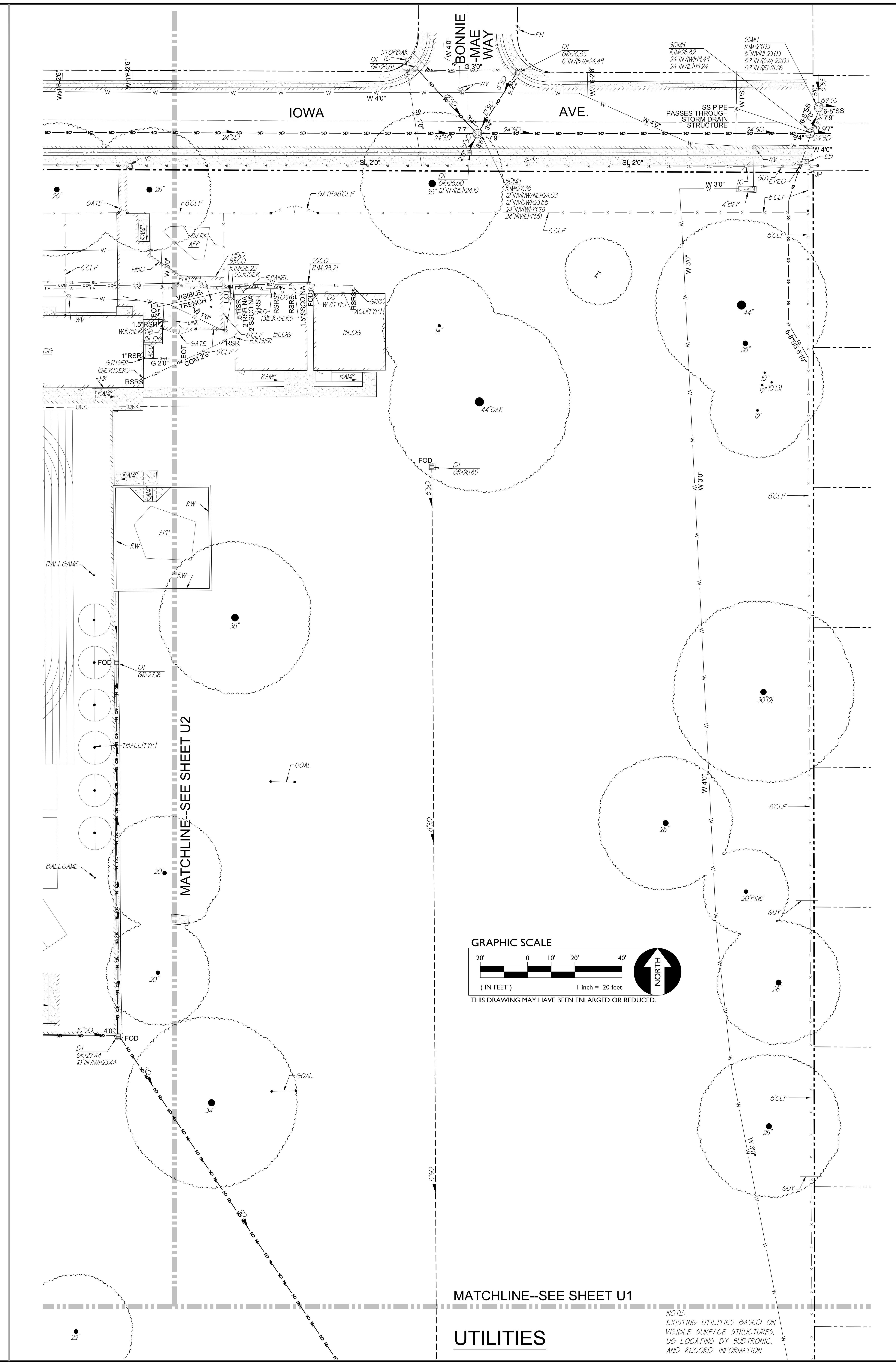
TITLE: TOPOGRAPHIC SURVEY

PROJECT: ETHEL BAKER ELEMENTARY SCHOOL
AT
5717 LAURINE WAY,
SACRAMENTO CITY U.S.D., SACRAMENTO, CALIFORNIA

SHEET NO.
T2



TOPOGRAPHY



UTILITIES

A.P.N. 026-0151-001

BENCHMARK NO. 23-63 ELEV. 29.01

RAMSET AND 7/8" METAL DISC STAMPED "CO. B.M. 23-63" LOCATED IN TOP OF ROLL CURB CENTER OF CURB RETURN 0.20 MILE SOUTH OF FRUITRIDGE RD. @ THE NORTHWEST CORNER OF IOWA AVE. AND VISTA AVE. **NAVD 88**

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: NA

JOB NO.: 24-079

REVISIONS			AGENCY APPROVAL	
NO.	DESCRIPTION	DATE	BY	DATE

DRAWN: JB/GJS

CHECKED: AT

SURVEYED ON: 5/15/24

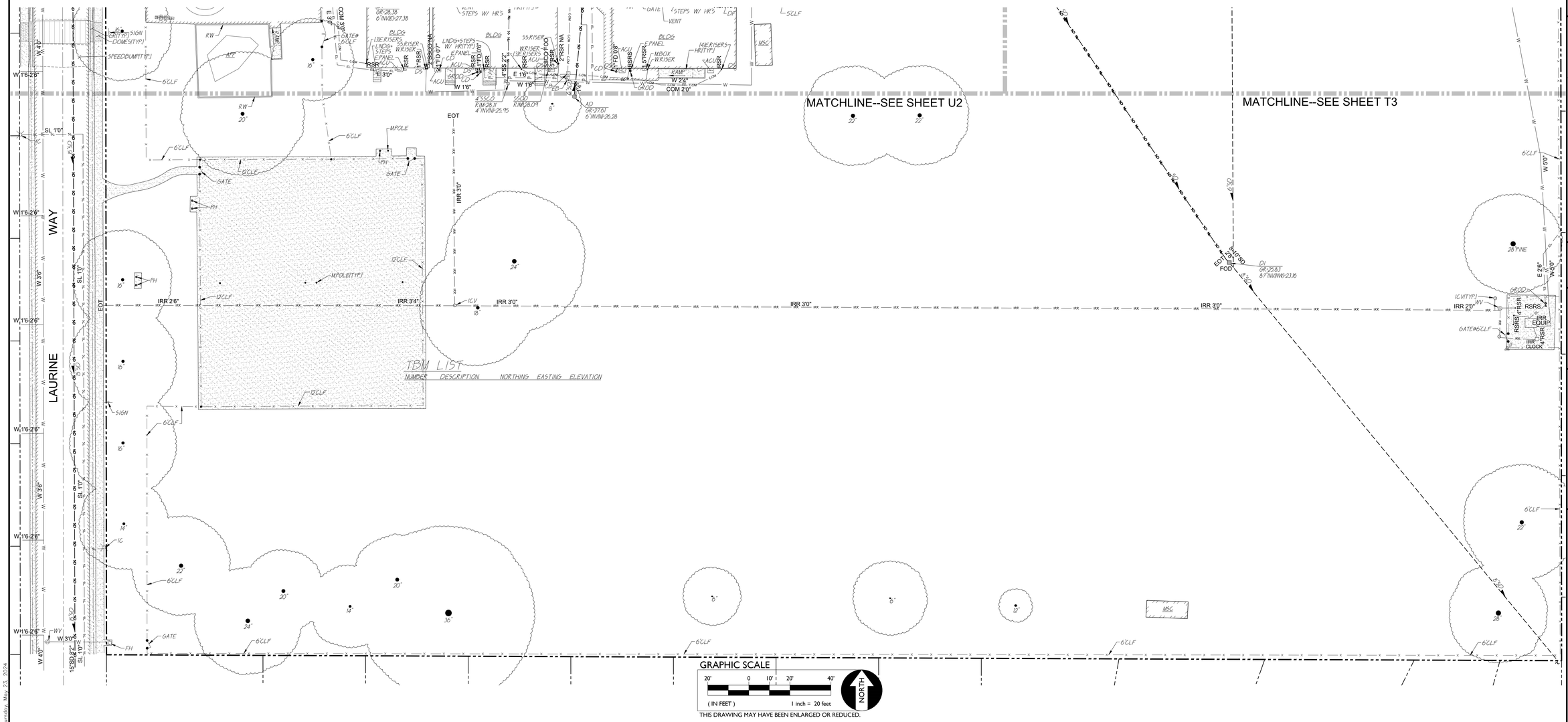
FINAL ISSUED: 5/23/24

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

TITLE: TOPOGRAPHIC SURVEY

PROJECT: ETHEL BAKER ELEMENTARY SCHOOL AT 5717 LAURINE WAY,
SACRAMENTO CITY U.S.D., SACRAMENTO, CALIFORNIA

SHEET NO. **T3**



NOTE:
EXISTING UTILITIES BASED ON VISIBLE SURFACE STRUCTURES, UG LOCATING BY SUBTRONIC, AND RECORD INFORMATION.

026-0151-001

A.P.N.

BENCHMARK NO. 23-63 ELEV. 29.01

RAMSET AND 7/8" METAL DISC STAMPED "CO BM 23-63" LOCATED IN TOP OF ROLL CURB CENTER OF CURB RETURN 0.20 MILE SOUTH OF FRUITRIDGE RD ● THE NORTHWEST CORNER OF IOWA AVE AND VISTA AVE. ●●NAVD 88●●

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: NA

JOB NO.: 24-079

NO.	DESCRIPTION	DATE	BY	DATE

AGENCY APPROVAL

REVISIONS

DRAWN: JB/GJS

CHECKED: AT

SURVEYED ON: 5/15/24

FINAL ISSUED: 5/23/24

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

TITLE: UTILITY SURVEY

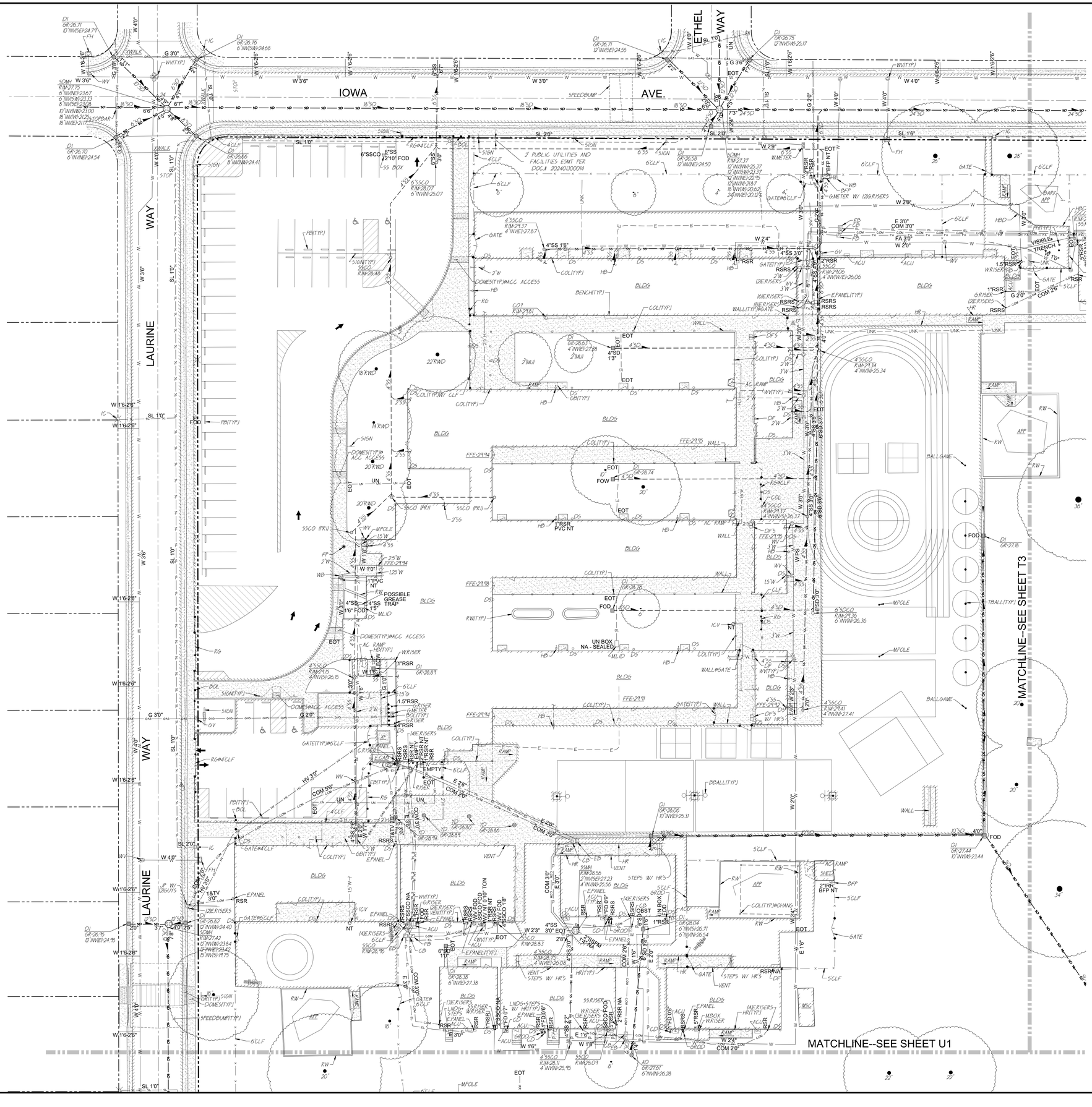
PROJECT: ETHEL BAKER ELEMENTARY SCHOOL AT 5717 LAURINE WAY, SACRAMENTO, CALIFORNIA

SACRAMENTO CITY U.S.D.

SHEET NO.

U1

FILENAME: L:\24-079\SURVEY\DWG\24-079TOPO.DWG PLOTTED: Thursday, May 23, 2024



GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

NOTE:
EXISTING UTILITIES BASED ON VISIBLE SURFACE STRUCTURES, UG LOCATING BY SUBTRONIC, AND RECORD INFORMATION.

026-0151-001

A.P.N.	
BENCHMARK NO.	23-63
ELEV.	29.01

RAMSET AND 7/8" METAL DISC STAMPED C.O. BM 23-63" LOCATED IN TOP OF ROLL CURB CENTER OF CURB RETURN 0.20 MILE SOUTH OF FRUITRIDGE RD. ● THE NORTHWEST CORNER OF IOWA AVE. AND VISTA AVE. ●NAVD 88●

HORIZONTAL SCALE:	VERTICAL SCALE:
1"=20'	NA

JOB NO.: 24-079

AGENCY APPROVAL		
BY	DATE	

REVISIONS			
NO.	DESCRIPTION	DATE	

DRAWN:	JB/GJS
CHECKED:	AT
SURVEYED ON:	5/15/24
FINAL ISSUED:	5/23/24

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

TITLE: UTILITY SURVEY

PROJECT: ETHEL BAKER ELEMENTARY SCHOOL AT 5717 LAURINE WAY, SACRAMENTO, CALIFORNIA

SACRAMENTO CITY U.S.D.

SHEET NO. U2

FILENAME: I:\24-0793\SURVEY\DWG\24-0793PO.DWG PLOTTED: Thursday, May 23, 2024