

CORDOVA RECREATION & PARK DISTRICT

MANLOVE PARK

WALKWAY PROJECT

9118 CALDERA WAY, SACRAMENTO, CA 95826

100% SUBMITTAL

5/22/2025

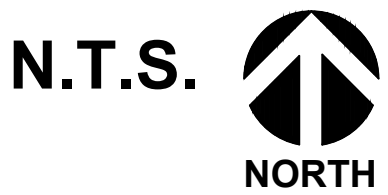
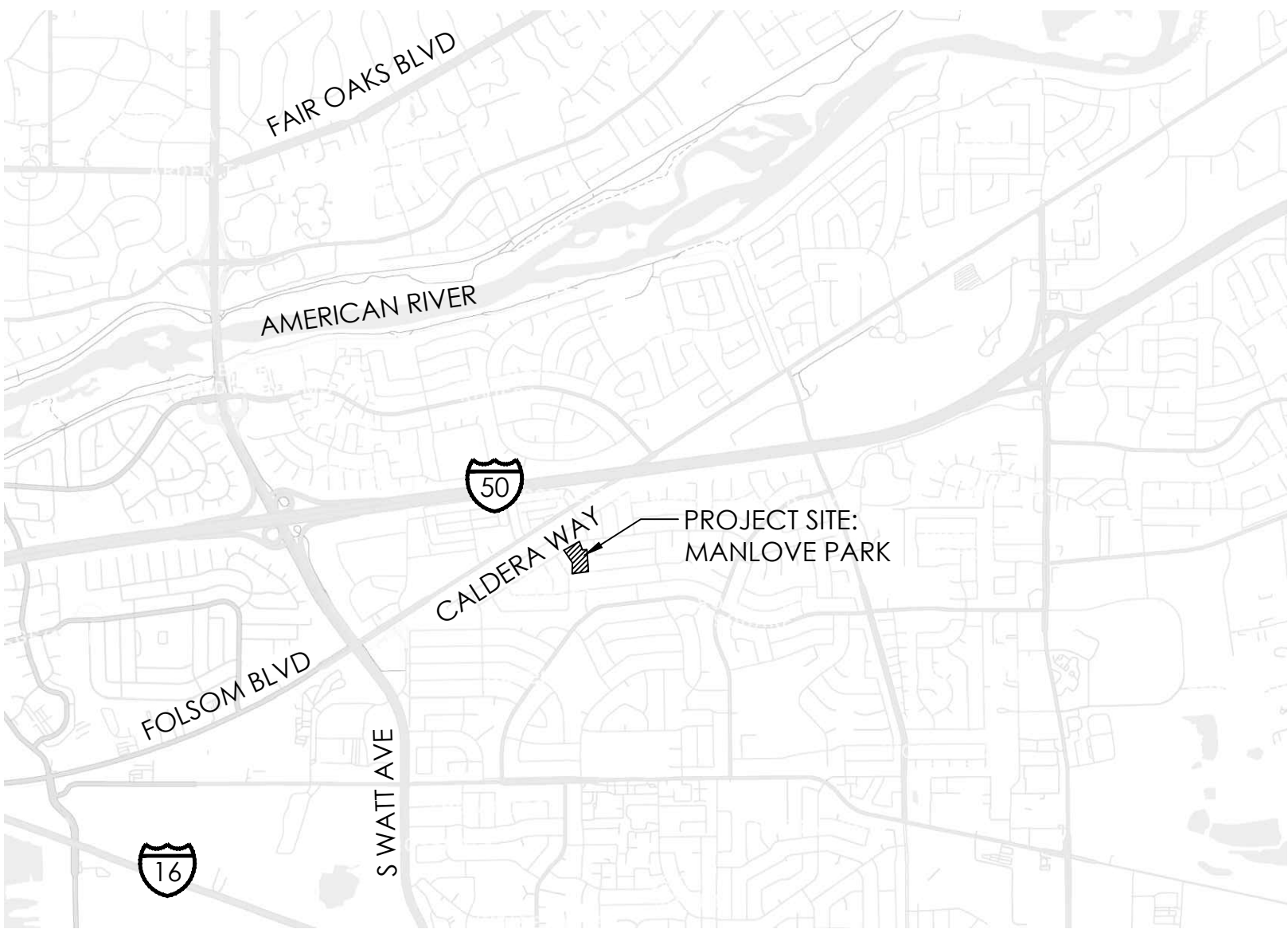


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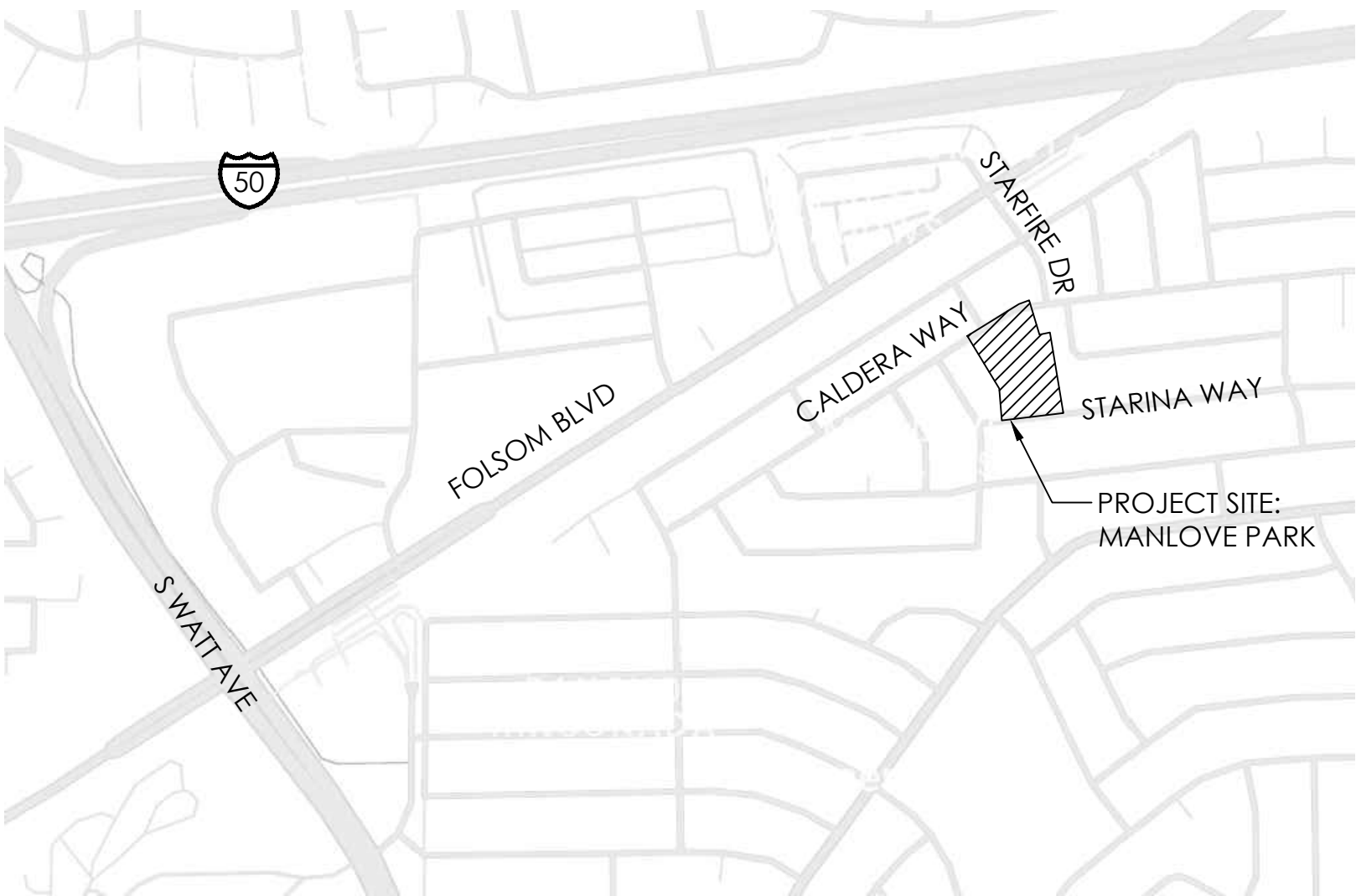
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VICINITY MAP



LOCATION MAP



GENERAL NOTES

1. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.

2. CONTRACTOR COORDINATION: EACH CONTRACTOR SHALL COORDINATE AND OTHERWISE INTEGRATE WORK WITH THAT OF OTHERS IN AN EFFICIENT AND TIMELY MANNER SO AS TO PROVIDE THE OWNER WITH A WELL-CONSTRUCTED, EASILY MAINTAINABLE PROJECT. EACH CONTRACTOR SHALL NOTIFY OTHERS AT LEAST TWO WORKING DAYS IN ADVANCE OF COVERING, COMPLETING, OR EXPOSING WORK TO BE INSTALLED BY OTHERS.

3. CONTRACTORS' JOB SITE CONDITIONS: CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

4. COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THIS BASE SHEET INFORMATION IS SHOWN IN HALF TONE ON THE PLANS. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

THE BASE SHEET SOURCE FOR THESE DRAWINGS IS:
"MANLOVE_PARK_TOPO_2024-11-22.DWG", PREPARED BY WOOD RODGERS, DATED NOVEMBER 2024.

5. UTILITIES: PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF THE U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 642-2444. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING FINISH GRADE.

THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE LANDSCAPE ARCHITECT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

DESCRIPTION OF WORK

THIS PROJECT INCLUDES THE REPLACEMENT OF AN EXISTING WALKWAY WITH NEW TO PROVIDE AN ACCESSIBLE PATH.

BUILDING DATA

- ALL WORK SHALL COMPLY WITH THE FOLLOWING:
- COUNTY OF SACRAMENTO BUILDING DEPARTMENT
 - 2022 CALIFORNIA BUILDING CODE

SHEET INDEX

SHEET#	SHEET TITLE
L-1	COVER SHEET
L-2 - L-3	EXISTING CONDITIONS/ DEMOLITION PLAN
L-4 - L-5	GRADING PLAN
L-6 - L-7	SITE CONSTRUCTION PLAN
L-8	DETAILS

PREPARED FOR

CORDOVA RECREATION & PARK DISTRICT

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Phone: (916) 842-3300

PREPARED BY

LANDSCAPE ARCHITECT
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MANLOVE PARK
WALKWAY PROJECT
SACRAMENTO, CA

REVISION	DATE
REVISION 1	5/22/25

PROJECT NO: 24041
DRAWN BY: CM
CHECKED BY: MR
SCALE: As Shown

SHEET TITLE
COVER SHEET



Know what's below.
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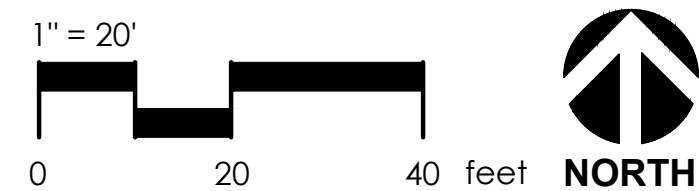
DEMOLITION LEGEND

- CLEAR AND GRUB TO LIMITS OF DEMOLITION AND GRADING ACITIVITES
- REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING AND BASE ROCK. ASSUME 4 INCH DEPTH TOTAL.
- CONSTRUCTION FENCING, PER SPECS
- TREE PROTECTION FENCING
- TO REMAIN
- TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING DRINKING FOUNTAIN
- EXISTING LIGHT POLE
- EXISTING DRAIN INLET
- EXISTING PICNIC TABLE
- EXISTING FENCE
- PROPERTY LINE
- CENTER OF ROAD
- LIMIT OF WORK

FOR TREE PROTECTION NOTES
SEE SHEET L-3

REFERENCE NOTES SCHEDULE

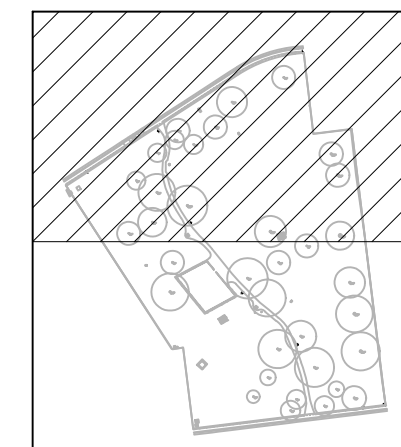
CODE	DESCRIPTION
1	EXISTING BOLLARD AND ASSOCIATED FOOTING TO BE REMOVED
2	EXISTING UTILITY TO REMAIN, PROTECT IN PLACE
3	EXISTING DRINKING FOUNTAIN TO BE REMOVED BY CONTRACTOR. NEW DRINKING FOUNTAIN TO BE PURCHASED & INSTALLED BY DISTRICT. ADJUST EXISTING UTILITIES TO FINISH GRADE



DEMOLITION NOTES

- CLEAR AND GRUB: CLEAR AND GRUB ALL EXISTING VEGETATION, UNLESS OTHERWISE INDICATED, AS REQUIRED FOR THE SITE CONSTRUCTION OPERATIONS. LIMITS OF CLEARING SHALL BE REVIEWED WITH DISTRICT'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. STRIP ALL ORGANIC MATTER TO A SUFFICIENT DEPTH TO COMPLETELY REMOVE SUCH MATERIAL.
- REVIEW DEMOLITION, AND CLEARING AND GRUBBING REQUIREMENTS ON SITE WITH DISTRICT'S REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION OPERATIONS.
 - ALL DEMOLITION OPERATIONS WITHIN THE DRIP LINE OF TREES SHALL CONFORM TO THE TREE PROTECTION NOTES.
 - EXISTING SITE FURNISHINGS AND IRRIGATION EQUIPMENT TO BE REMOVED SHALL BE RETURNED TO THE DISTRICT.
- IRRIGATION EQUIPMENT: CONTRACTOR SHALL NOTIFY DISTRICT IF IRRIGATION HEADS NEED TO BE MOVED TO ALLOW FOR NEW PATHWAY PLACEMENT. CONTRACTOR SHALL PERFORM THE WORK TO MOVE THE HEADS UNDER THE DIRECTION OF DISTRICT'S REPRESENTATIVE: CONTACT JOHN BIUNDO (916) 769-9776
- LIMIT OF WORK/ SITE ACCESS: CONTRACTOR IS RESPONSIBLE FOR PROVIDING MEANS OF ACCESS TO THE SITE, INCLUDING PROTECTIVE MEASURES FOR EXISTING IMPROVEMENTS TO REMAIN. CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE ALL COSTS ASSOCIATED WITH GAINING ACCESS, PROTECTING EXISTING IMPROVEMENTS, AND REPAIRS REQUIRED AS A RESULT OF THE WORK. REVIEW STAGING AREAS WITH DISTRICT REPRESENTATIVE PRIOR TO START OF WORK.

KEY MAP



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MANLOVE PARK WALKWAY PROJECT SACRAMENTO, CA

REVISION	DATE
REVISION 1	5/22/25

PROJECT NO:	24041
DRAWN BY:	CM
CHECKED BY:	MR
SCALE:	As Shown

SHEET TITLE
EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET

L-2

2 OF 8

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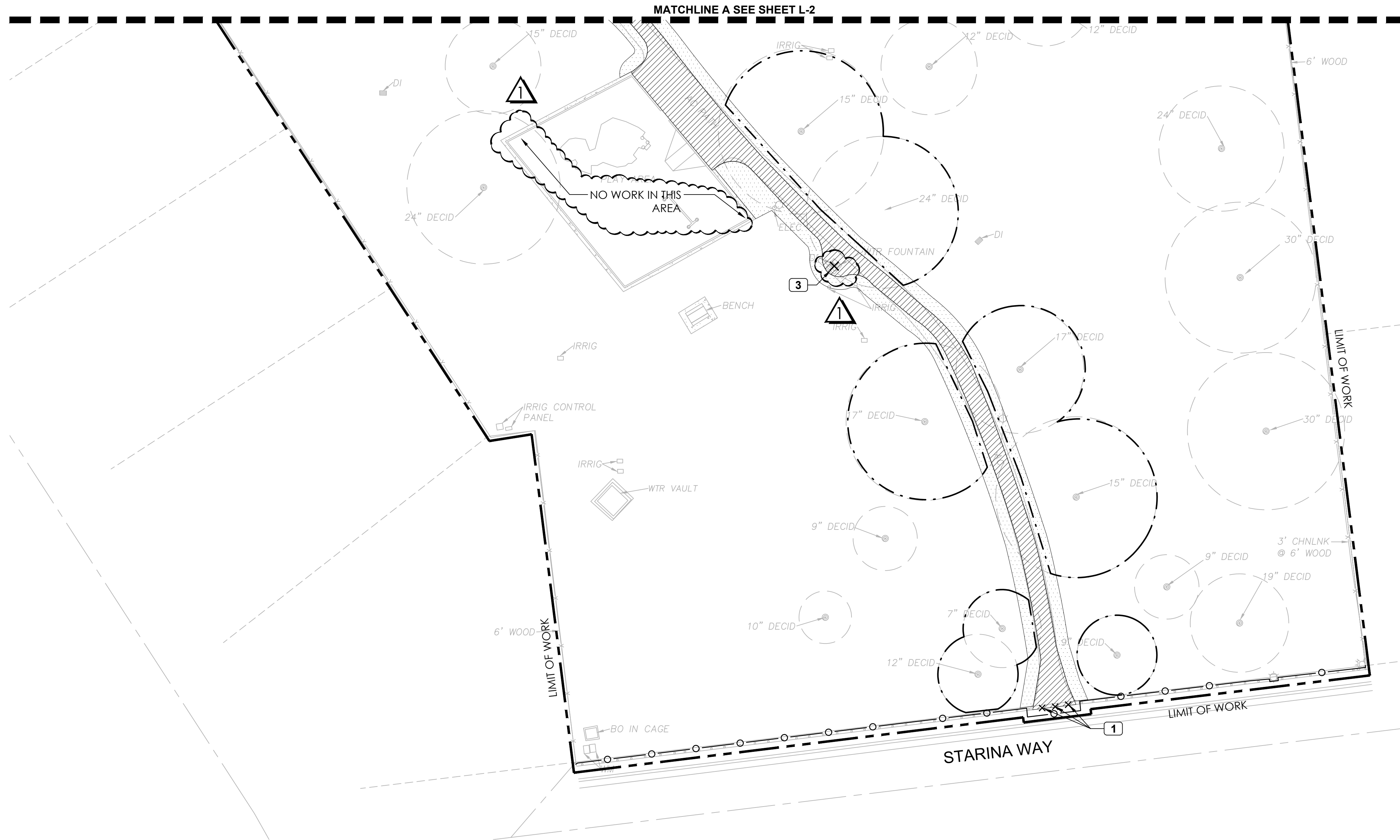
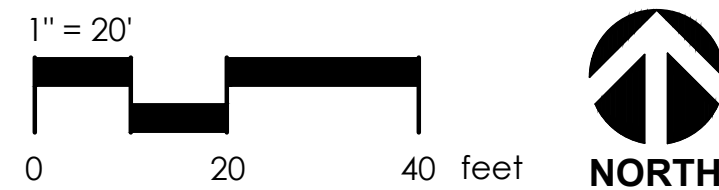
DEMOLITION LEGEND

	CLEAR AND GRUB TO LIMITS OF DEMOLITION AND GRADING ACITIVITES
	REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING AND BASE ROCK. ASSUME 4 INCH DEPTH TOTAL.
	CONSTRUCTION FENCING, PER SPECS
	TREE PROTECTION FENCING
	T.R. TO REMAIN
	T.B.R. TO BE REMOVED
	EXISTING TREE TO REMAIN
	EXISTING DRINKING FOUNTAIN
	EXISTING LIGHT POLE
	EXISTING DRAIN INLET
	EXISTING PICNIC TABLE
	EXISTING FENCE
	PROPERTY LINE
	CENTER OF ROAD
	LIMIT OF WORK

FOR DEMOLITION LEGEND AND NOTES
SEE SHEET L-2

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
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2	EXISTING UTILITY TO REMAIN, PROTECT IN PLACE
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TREE PROTECTION NOTES

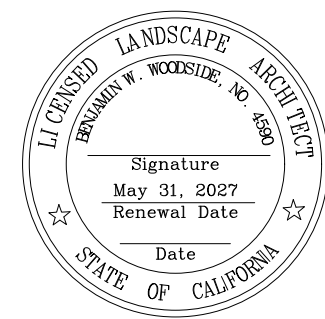
- PROJECT STARTUP:** PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET ON-SITE WITH THE DISTRICT'S REPRESENTATIVE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- TREE PROTECTION:** TREE PROTECTION ZONES (TPZ) SHALL BE FENCED ACCORDING TO PLANS AND SPECIFICATIONS. FENCING SHALL BE ERECTED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ON SITE AND SHALL NOT BE REMOVED OR MODIFIED BEFORE PROJECT COMPLETION. FENCING MAY BE INSTALLED IN A SINGLE RUN AROUND MULTIPLE TREES.
 - TREE PROTECTION MEASURES SHALL NOT BE MODIFIED TO FACILITATE CONSTRUCTION ACTIVITIES, EXCEPT WITH PRIOR REVIEW AND APPROVAL BY THE DISTRICT.
- DEMOLITION:** ALL EXISTING UNUSED LINES OR PIPES BENEATH THE CANOPIES OF TREES TO REMAIN SHALL BE ABANDONED OR CUT OFF AT EXISTING SOIL GRADE.
- MAINTENANCE DURING CONSTRUCTION:** APPLY A THREE INCH LAYER OF ARBOR MULCH WITHIN THE TPZ. WHERE IRRIGATION IS TURNED OFF OR MODIFIED BECAUSE OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE HEALTH OF THE EXISTING TREES TO REMAIN AND PREVENTING DROUGHT STRESS. FROM JUNE UNTIL REGULAR RAINFALL RESUMES, IRRIGATE MONTHLY TO MAINTAIN SOIL MOISTURE TO A DEPTH OF 24 TO 30 INCHES.
- TRENCHING AND GRADING:** THERE SHALL BE NO TRENCHING OR GRADING WITHIN THE TPZ EXCEPT WITH PRIOR APPROVAL OF THE DISTRICT REPRESENTATIVE. ANY EQUIPMENT USED SHALL BE OPERATED OUTSIDE THE TPZ.
- ROOT CUTTING:** PRIOR TO EXCAVATING WITHIN A TPZ, A TRENCH SHALL BE DUG ALONG THE EDGE OF THE EXCAVATION CLOSEST TO THE TREE TRUNK. THIS TRENCH SHALL BE DUG BY HAND OR WITH AN AIR SPADE TO A DEPTH OF 30 INCHES, AND SHALL BE OF A SUFFICIENT WIDTH TO MANUALLY SEVER ANY ROOTS ENCOUNTERED GREATER THAN 2" DIAMETER. CUTS SHALL BE MADE PERPENDICULAR TO THE DIRECTION OF THE ROOT'S GROWTH, USING A CLEAN HAND SAW. AFTER ROOTS ARE CLEANLY SEVERED, EXCAVATION EQUIPMENT MAY BE USED AS REQUIRED ON THE SIDE OF THE TRENCH FARTEST FROM THE TREE.
 - WITHIN ONE HOUR, CUT OR EXPOSED ROOTS SHALL BE COVERED WITH MOIST SOIL OR WITH BURLAP THAT IS KEPT WET UNTIL THE EXCAVATION CAN BE BACK-FILLED AND WATERED THOROUGHLY.
- DAMAGE:** THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE TO EXISTING TREES, I.E. TRUNK WOUNDS, BROKEN LIMBS, POURING OF ANY DELETERIOUS MATERIALS, OR CONCRETE WASHOUT UNDER THE DRIPLINE OF THE TREES. DAMAGES WILL BE ASSESSED USING THE "GUIDE TO PLANT APPRAISAL" 9TH EDITION, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ANY DAMAGE OR INJURY TO TREES DURING CONSTRUCTION SHALL BE REPORTED TO THE DISTRICT'S REPRESENTATIVE IMMEDIATELY SO THAT REMEDIAL ACTION CAN BE TAKEN.



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MANLOVE PARK WALKWAY PROJECT SACRAMENTO, CA

REVISION	DATE
1	5/22/25

PROJECT NO:	24041
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SCALE:	As Shown

SHEET TITLE

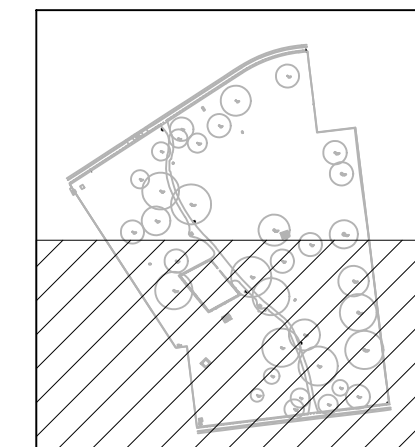
EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET

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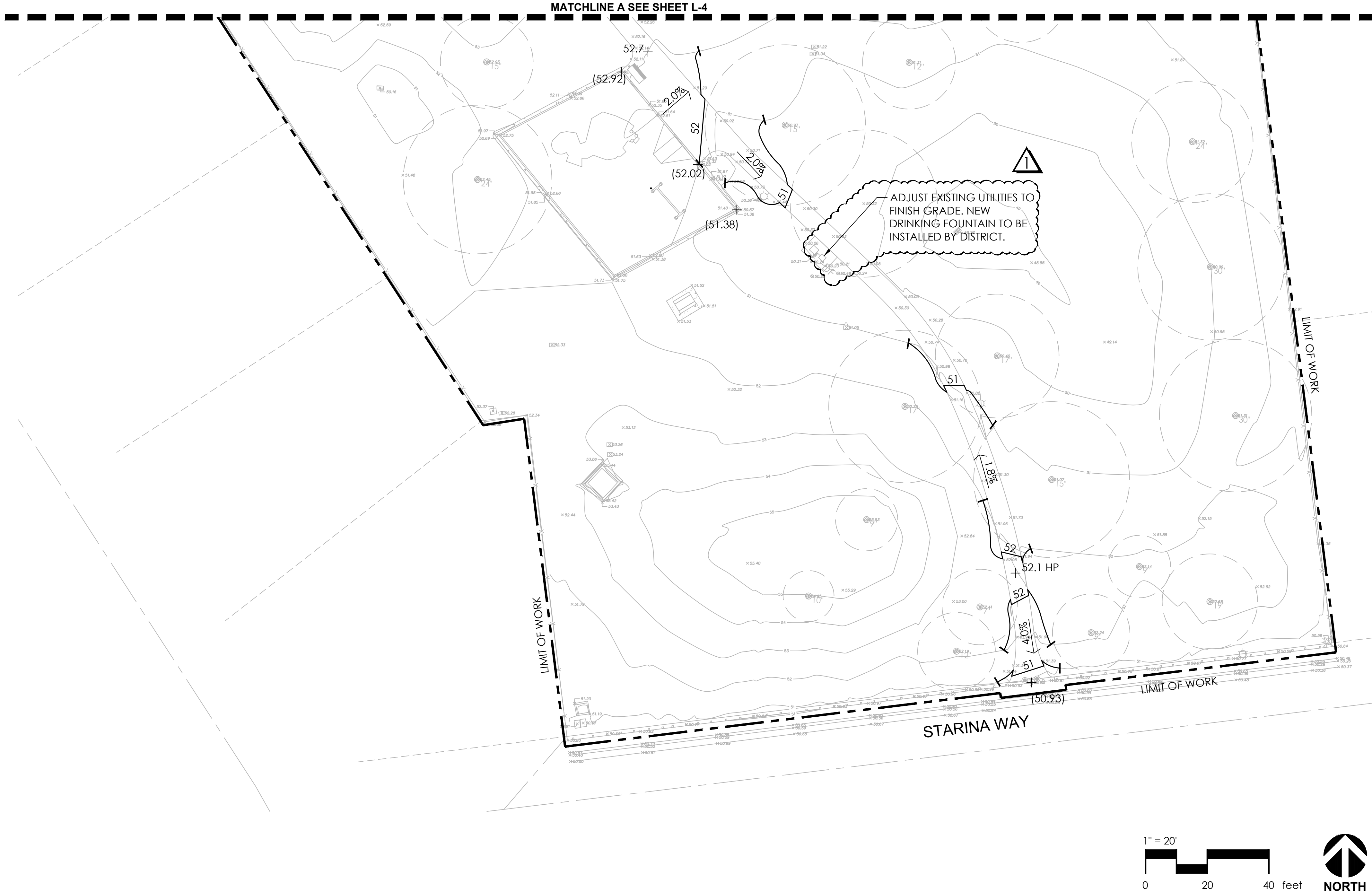
KEY MAP



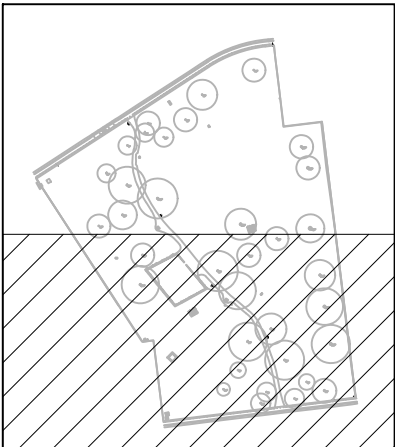
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FOR GRADING LEGEND AND NOTES
SEE SHEET L-4

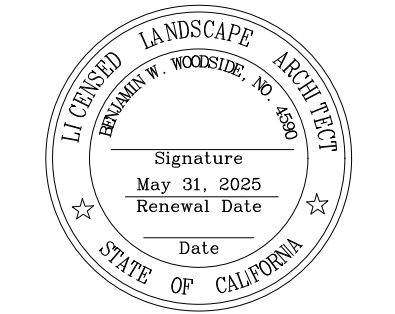


KEY MAP



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MANLOVE PARK
WALKWAY PROJECT
SACRAMENTO, CA

REVISION	DATE
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PROJECT NO: 24041
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CHECKED BY: MR
SCALE: As Shown

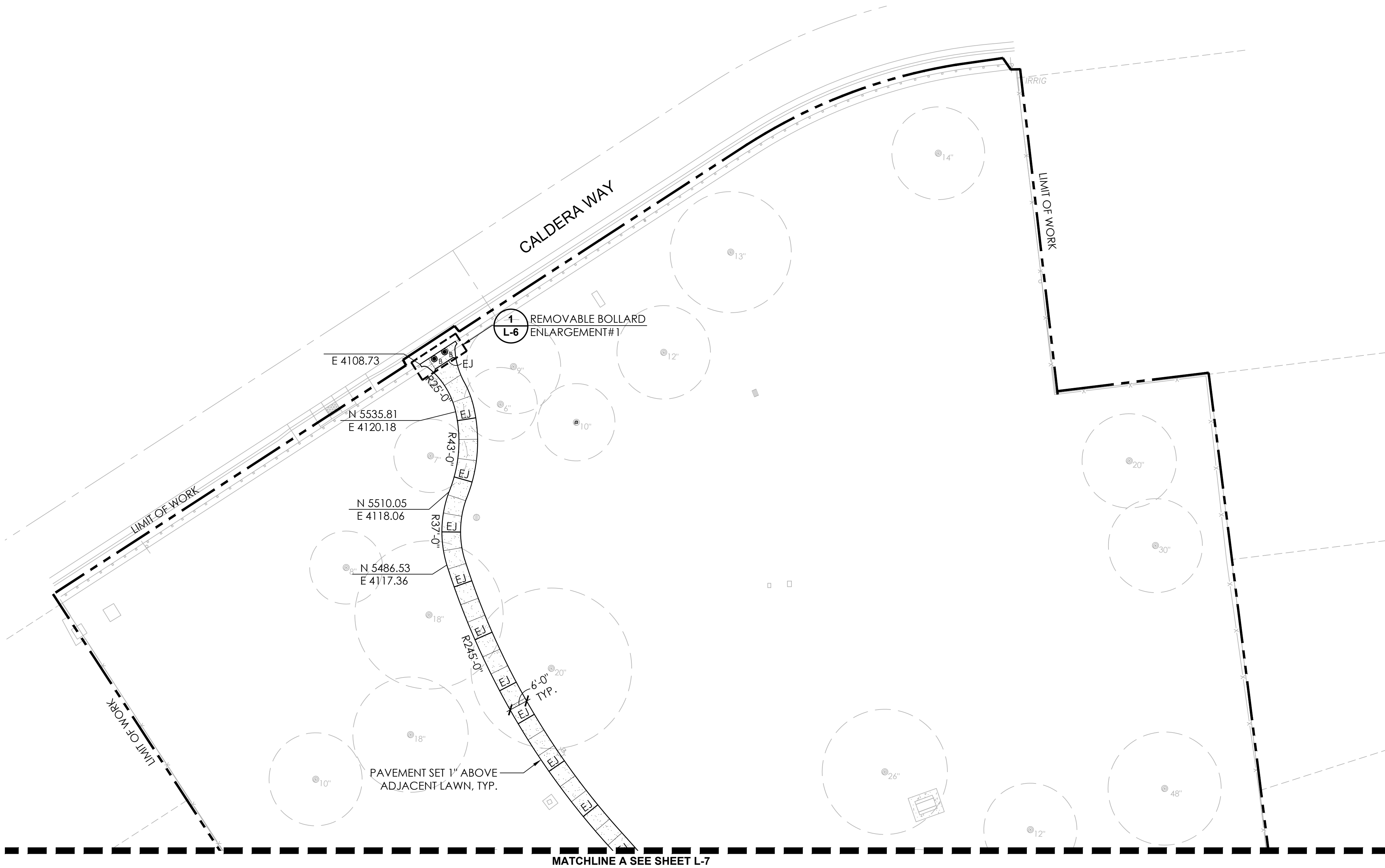
SHEET TITLE
GRADING PLAN

SHEET

L-5

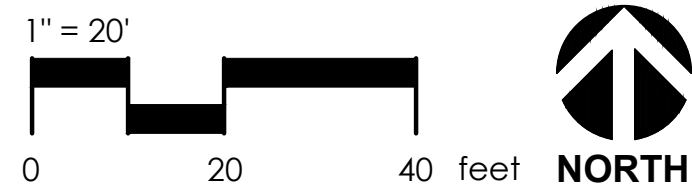
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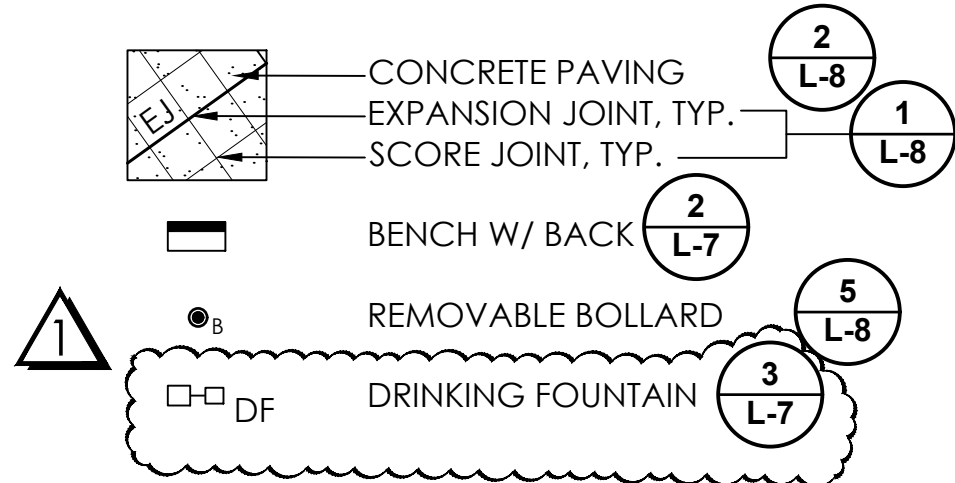


SITE CONSTRUCTION NOTES

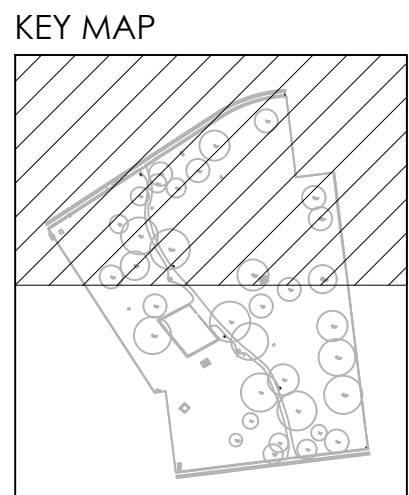
- DIMENSIONS:** ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF CONCRETE.
- EXPANSION JOINTS:** INSTALL EXPANSION JOINTS AS SHOWN ON DRAWINGS, AS WELL AS BETWEEN CONCRETE FLATWORK AND CURBS, AND EXISTING FLATWORK.
- PROJECT STAKING:** ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- NORTHINGS/EASTINGS:** NORTHINGS AND EASTINGS COORDINATES ARE PROVIDED AT STRATEGIC POINTS FOR PROPOSED CONSTRUCTION ELEMENTS. FOR CLARITY, THE FIRST DIGITS (196) FOR NORTHING COORDINATES AND THE FIRST THREE DIGITS (674) FOR ALL EASTING COORDINATES HAVE BEEN TRUNCATED.



SITE CONSTRUCTION LEGEND

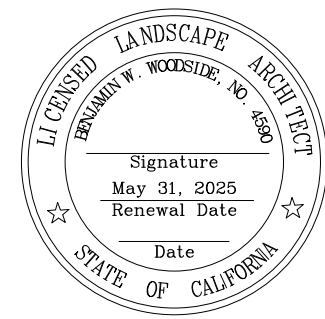


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MANLOVE PARK WALKWAY PROJECT SACRAMENTO, CA

REVISION	DATE
REVISION 1	5/22/25

PROJECT NO: 24041
DRAWN BY: CM
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SCALE: As Shown

SHEET TITLE
SITE CONSTRUCTION
PLAN

SHEET
L-6
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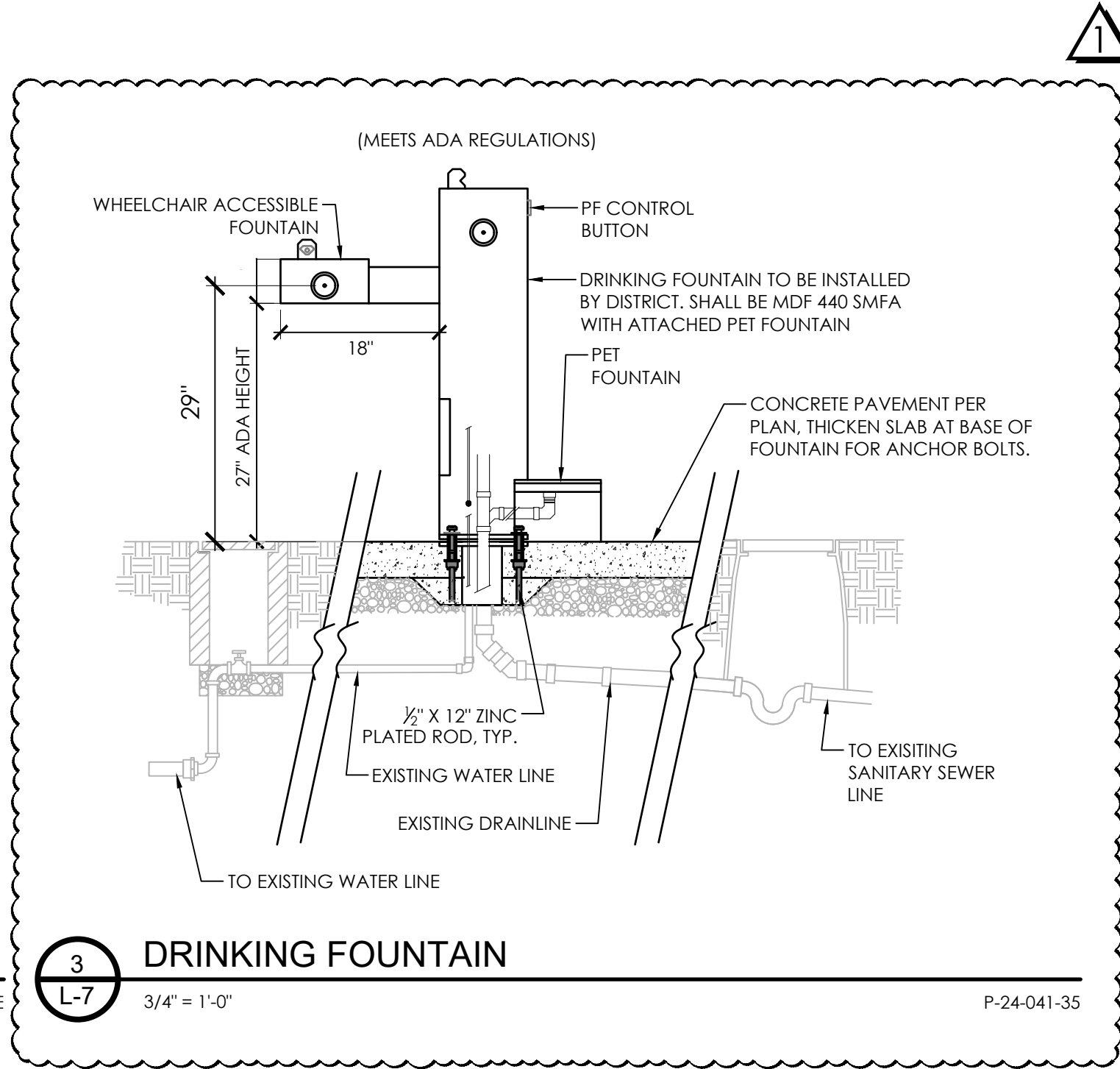
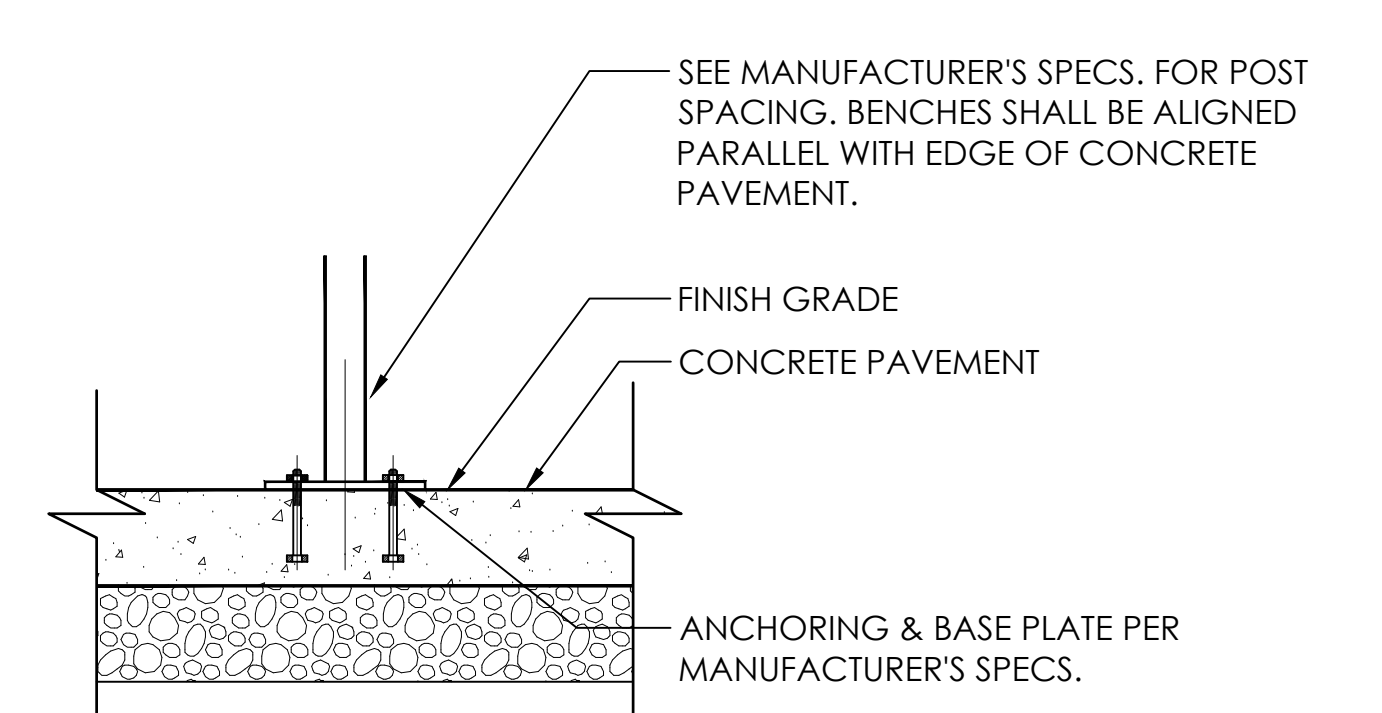
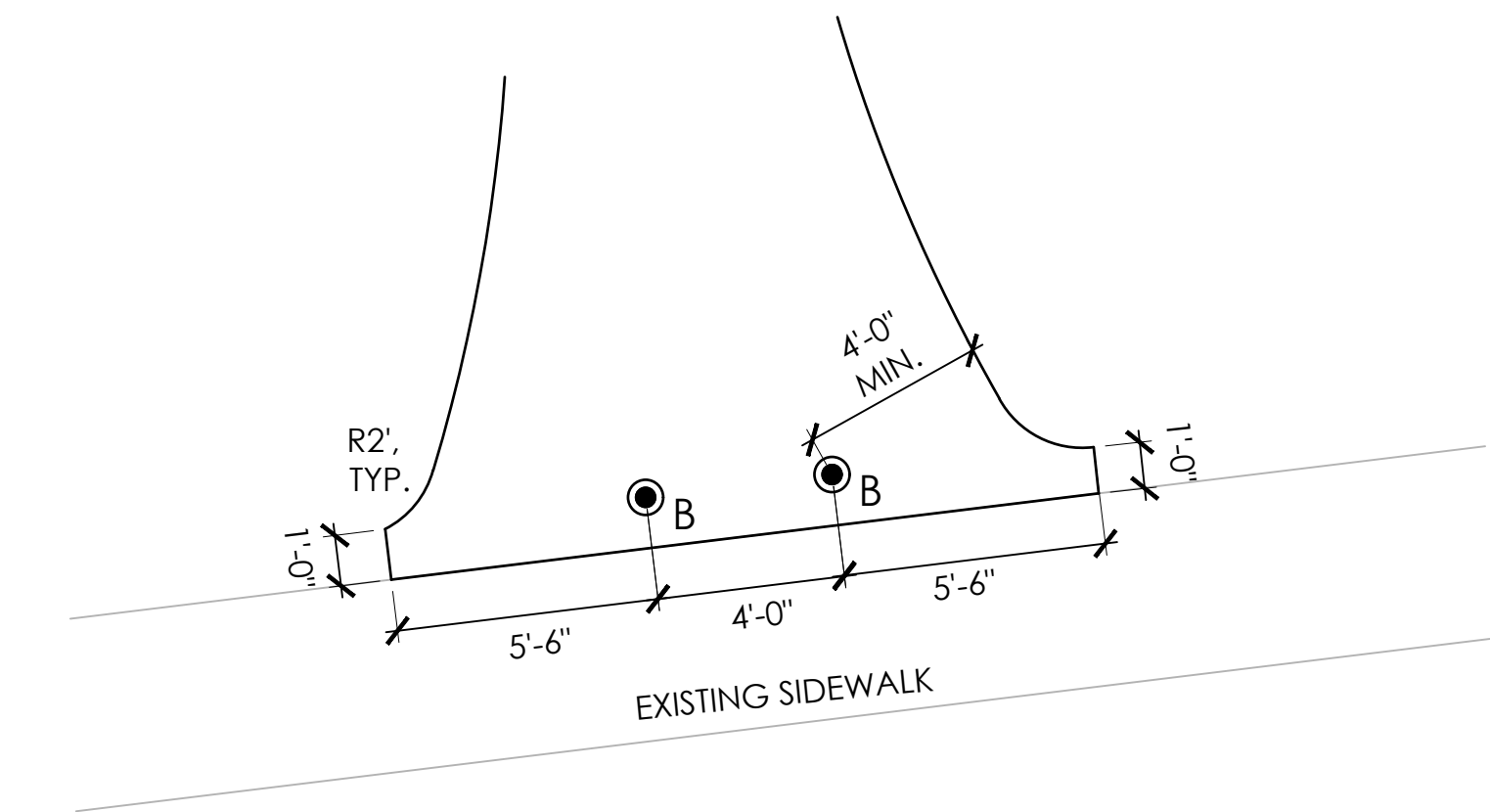
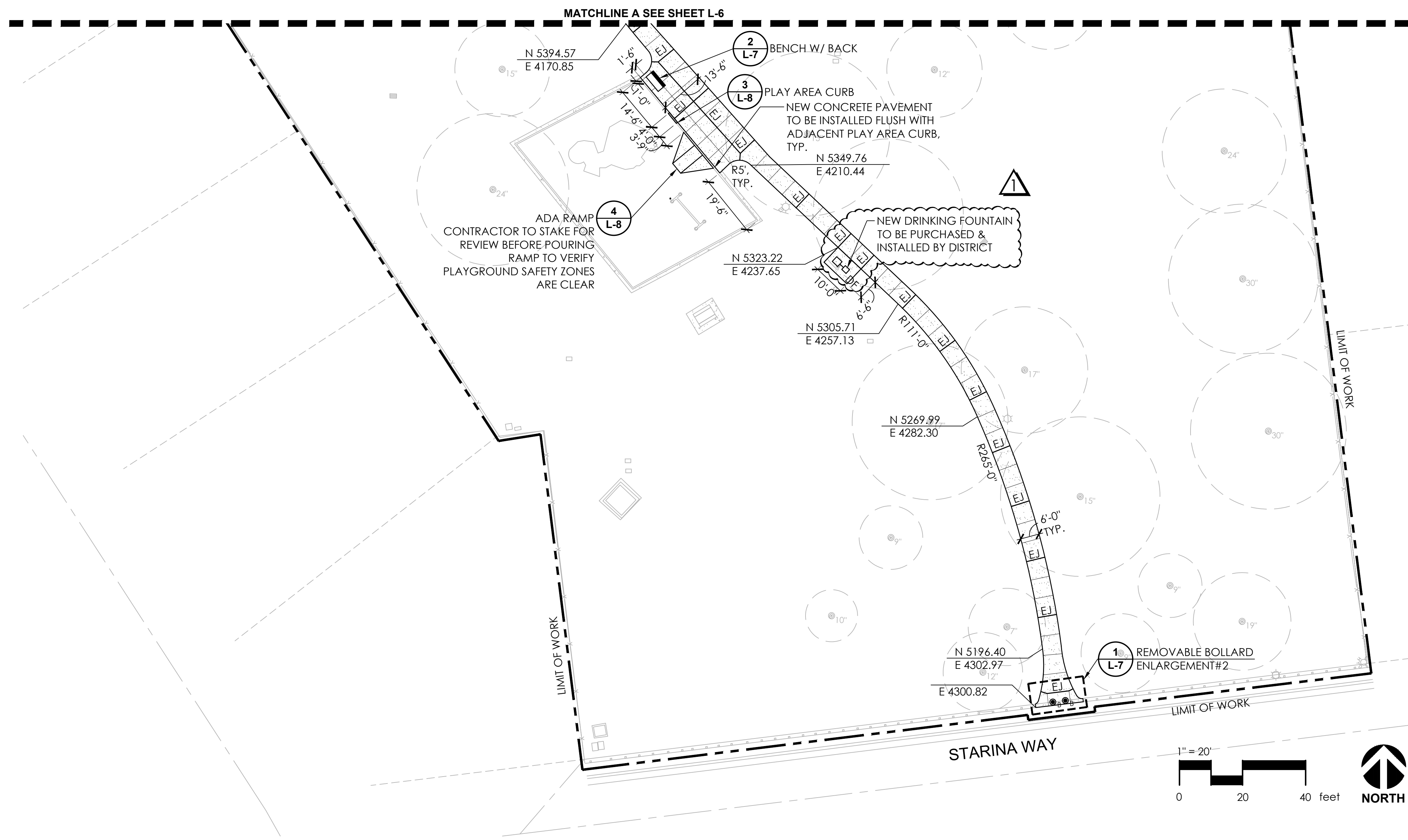


MANLOVE PARK
WALKWAY PROJECT
SACRAMENTO, CA

REVISION	DATE
REVISION 1	5/22/25
PROJECT NO:	24041
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SHEET TITLE
SITE
CONSTRUCTION
PLAN

SHEET
L-7
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- 1
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REMOVABLE BOLLARD ENLARGEMENT #2

1/4" = 1'-0"

P-24-041-33
- 2
L-7

SURFACE MOUNT

1" = 1'-0"

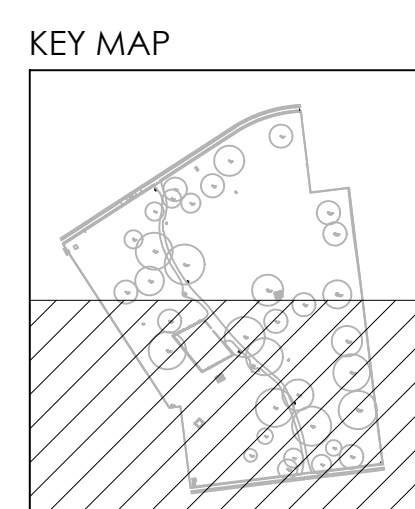
DETAIL FILE
- 3
L-7

DRINKING FOUNTAIN

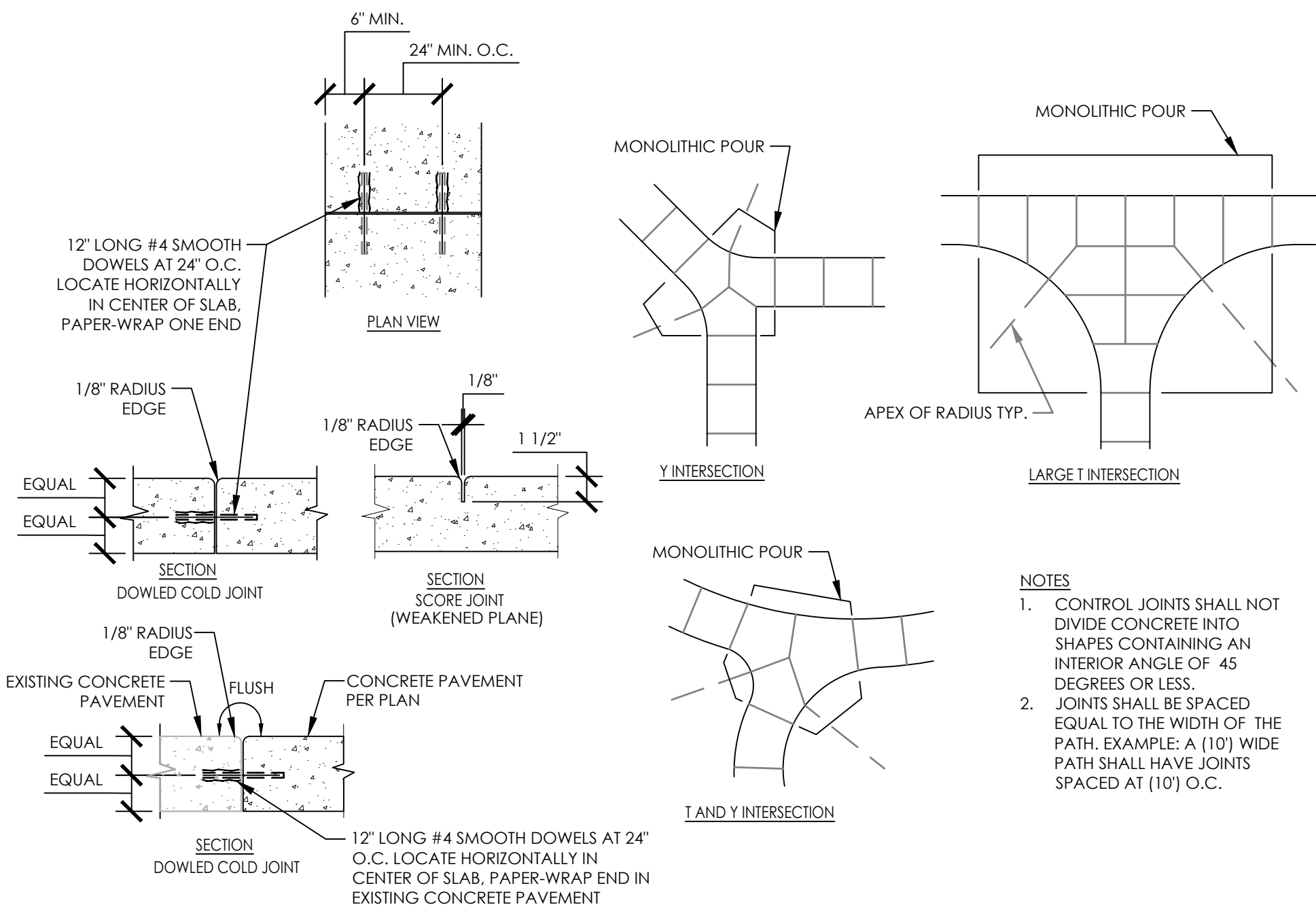
3/4" = 1'-0"

P-24-041-35

FOR SITE CONSTRUCTION
LEGEND AND NOTES SEE SHEET L-6



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1 L-8 CONTROL JOINTS
N.T.S.

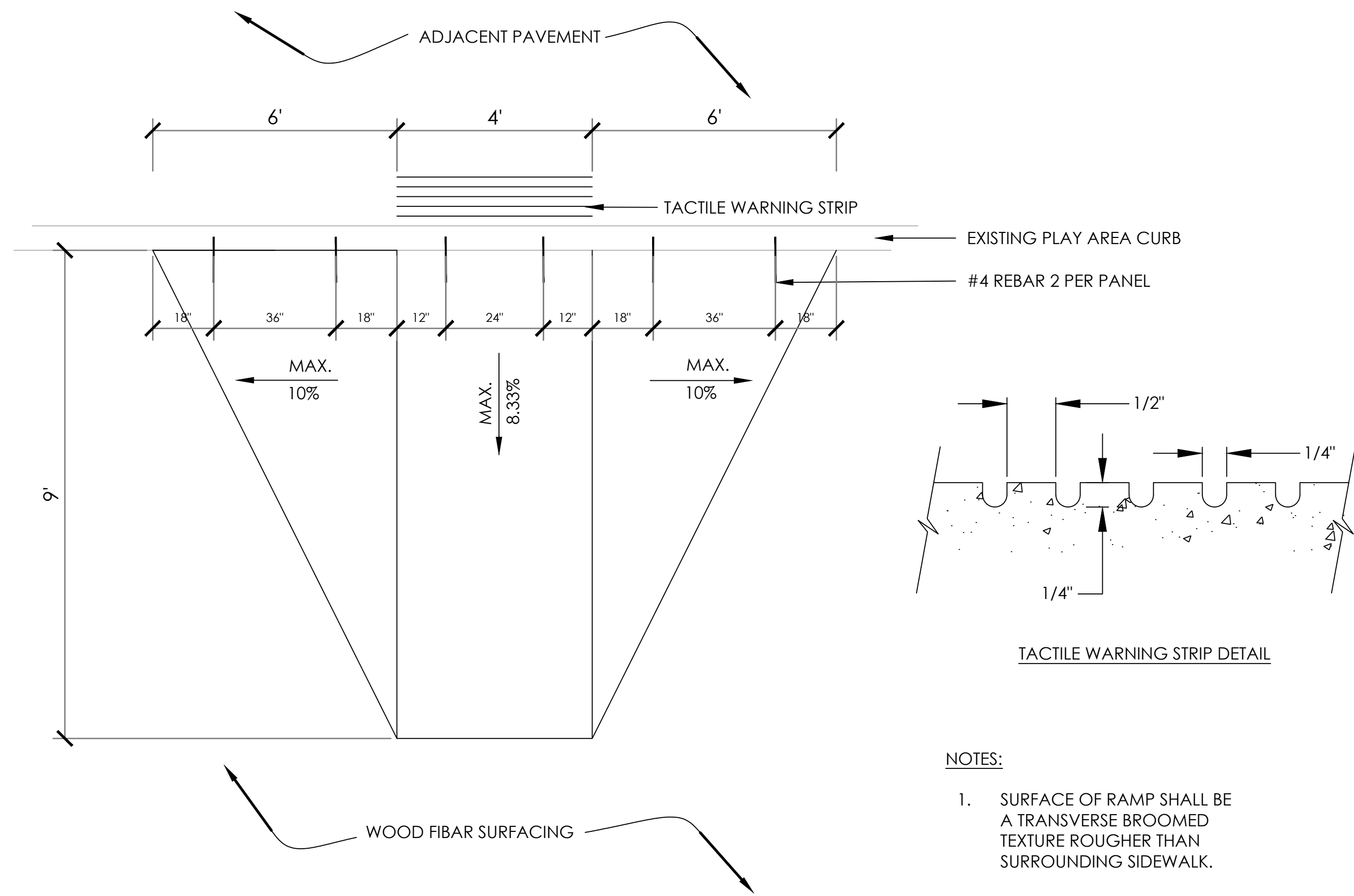
P-24-041-28

2 L-8 CONCRETE WALK
1" = 1"

P-24-041-27

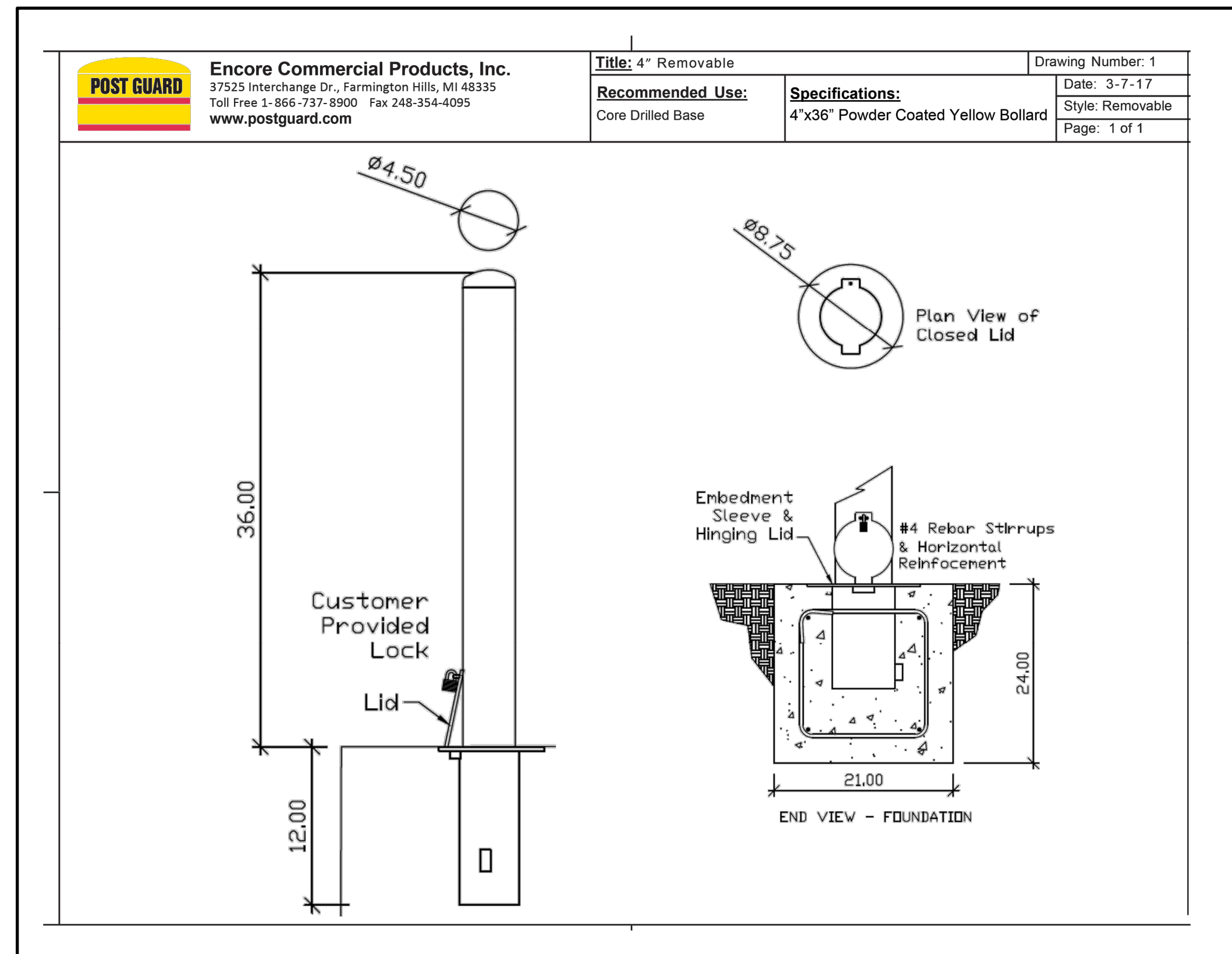
3 L-8 PLAY AREA CURB
N.T.S.

P-24-041-31



4 L-8 ADA RAMP
N.T.S.

P-24-041-29

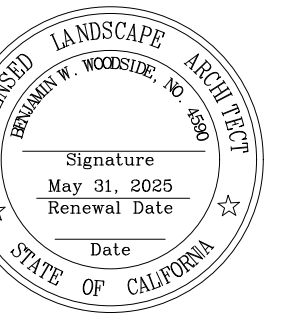


5 L-8 REMOVABLE BOLLARD
1" = 1"

P-24-041-30

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SHEET TITLE
LANDSCAPE DETAILS

SHEET
L-8
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