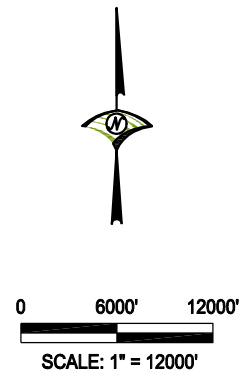
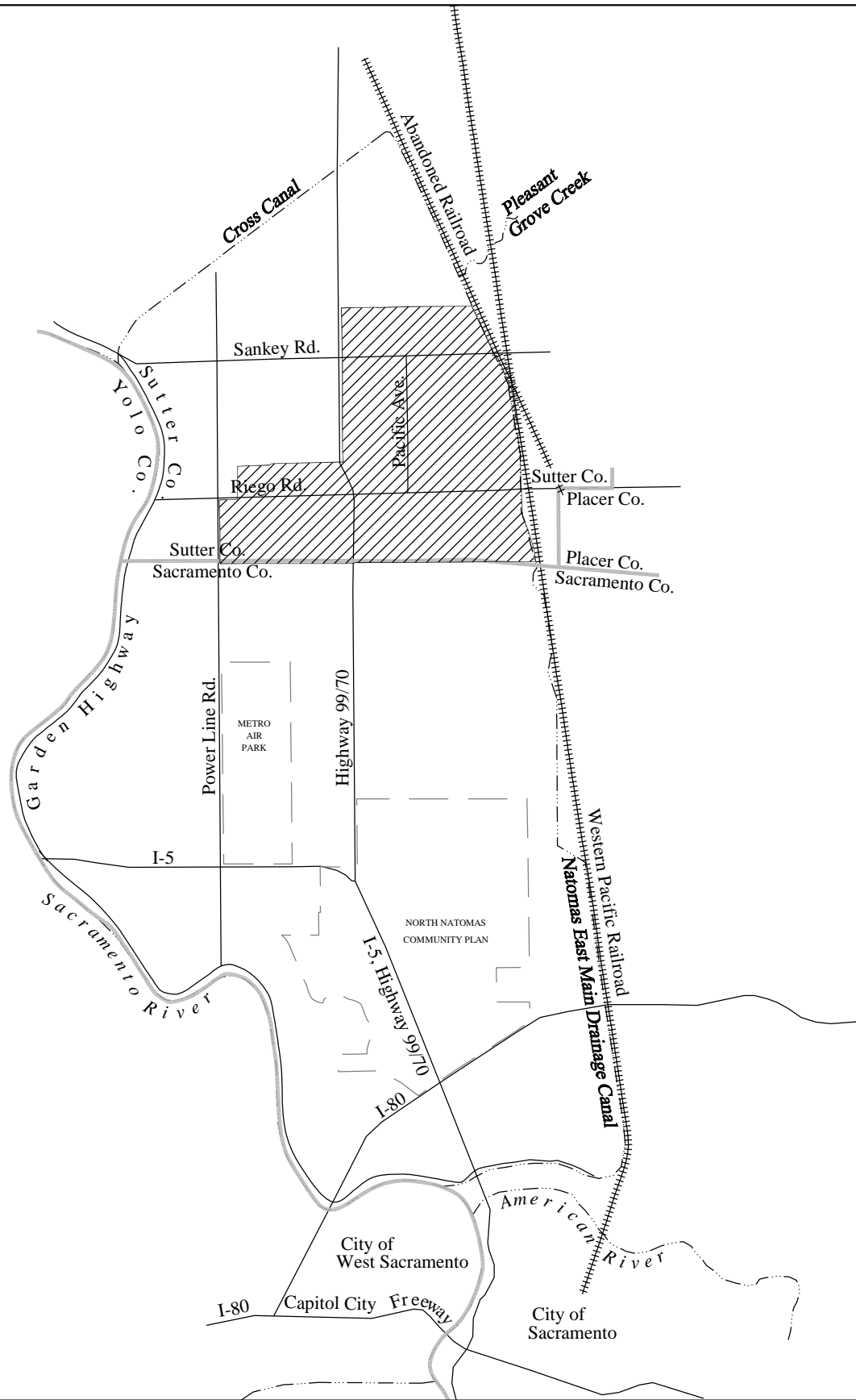


J:\jobs\1604_SouthSutterSpecPin\Overall\Civil Studies\Drain\ACAD\Report Revisions_February-2008\F01-Location_Map.dwg 5/14/08 6:06pm jpritchard



LEGEND

- County Line
- River/Creek/Canal
- Road
- Railroad
- Sutter Pointe Specific Plan Area
- Other Planning Areas

Source:

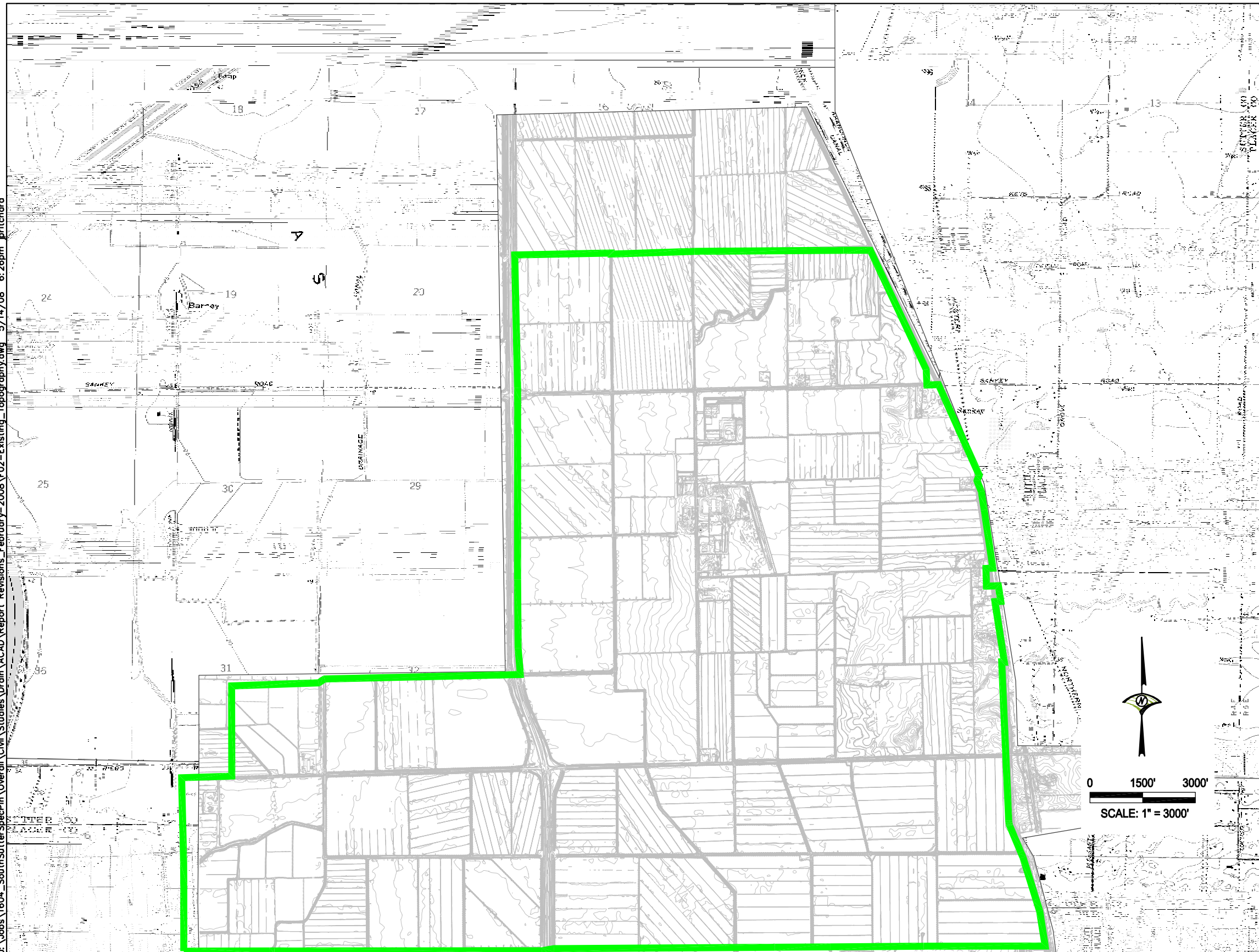
"South Sutter County Specific Plan Area - Drainage Master Plan,"
Borcalli & Associates, Inc., October 2001.

SUTTER POINTE

MEASURE "M" GROUP

Figure 1
Location Map

J:\jobs\1604_SouthSutterSpecPin\Overall\Civil Studies\Drain\ACAD\Report Revisions_February-2008\F02-Existing_Topography.dwg 5/14/08 6:26pm pritchard



LEGEND

 Sutter Pointe Specific Plan Area

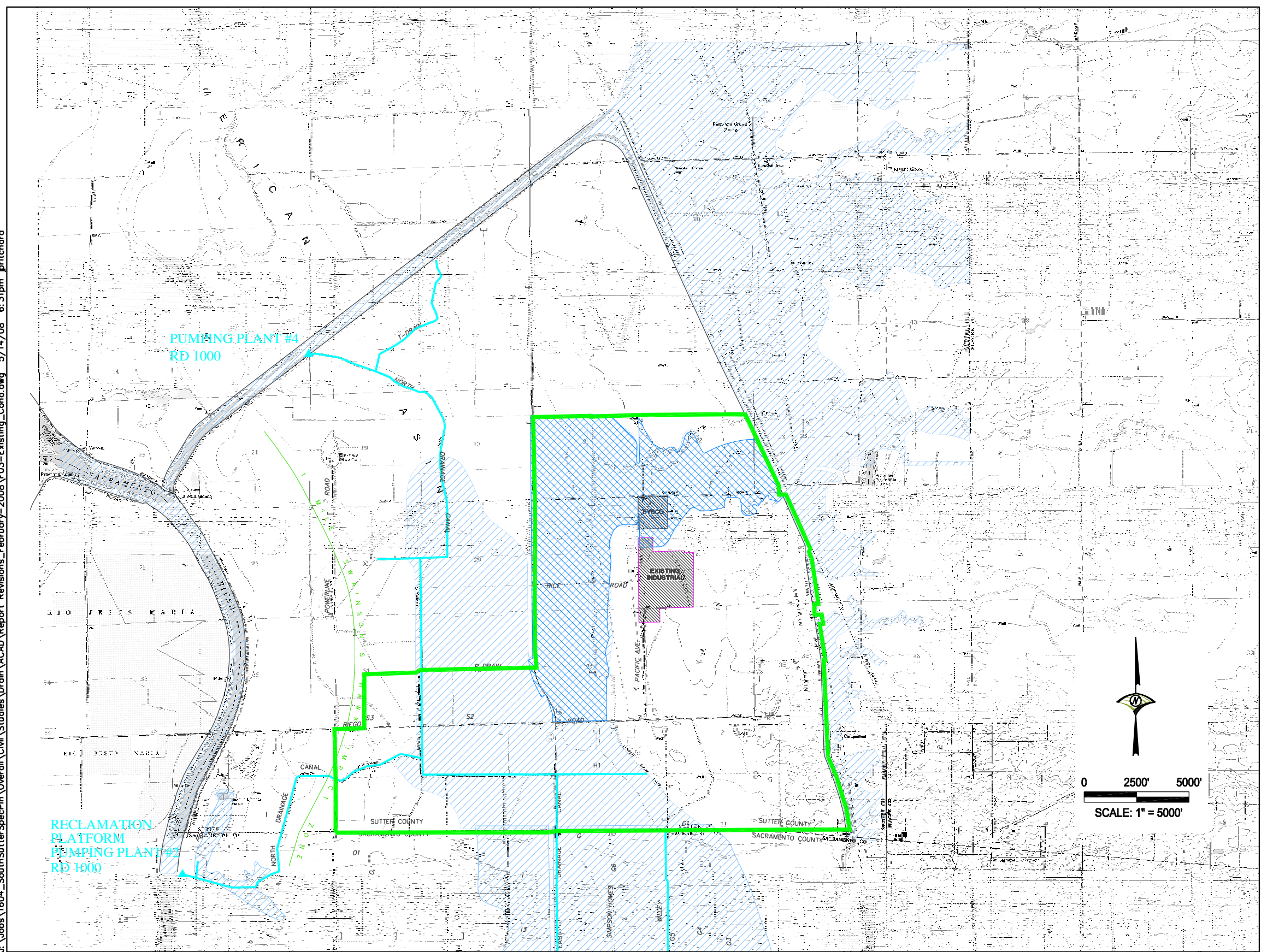
Sources:

1. USGS 7.5 Minute Series (Topographic) Quadrangle Mapping, Vertical Datum is National Geodetic Vertical Datum of 1929(NGVD29).
2. Digital Topographic Mapping performed by Geomaps International, Inc., October 28, 2003 and February 1, 2005. Vertical Datum is NGVD29, Horizontal Datum is North American Datum of 1983 (NAD83), California State Plane II.

SUTTER POINTE
MEASURE "M" GROUP

Figure 2
Existing Topography

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L E G E N D

- Sutter Pointe Specific Plan Area
- RD 1000 Drain
- Swainson's Hawk Impact Zone Within Sutter County Portion of the Natomas Basin
- Existing Development Within or Adjacent to Specific Plan
- Existing FEMA 100-Year Floodplain
- Existing FEMA 100-Year Floodplain From Sankey Gap

Sources:

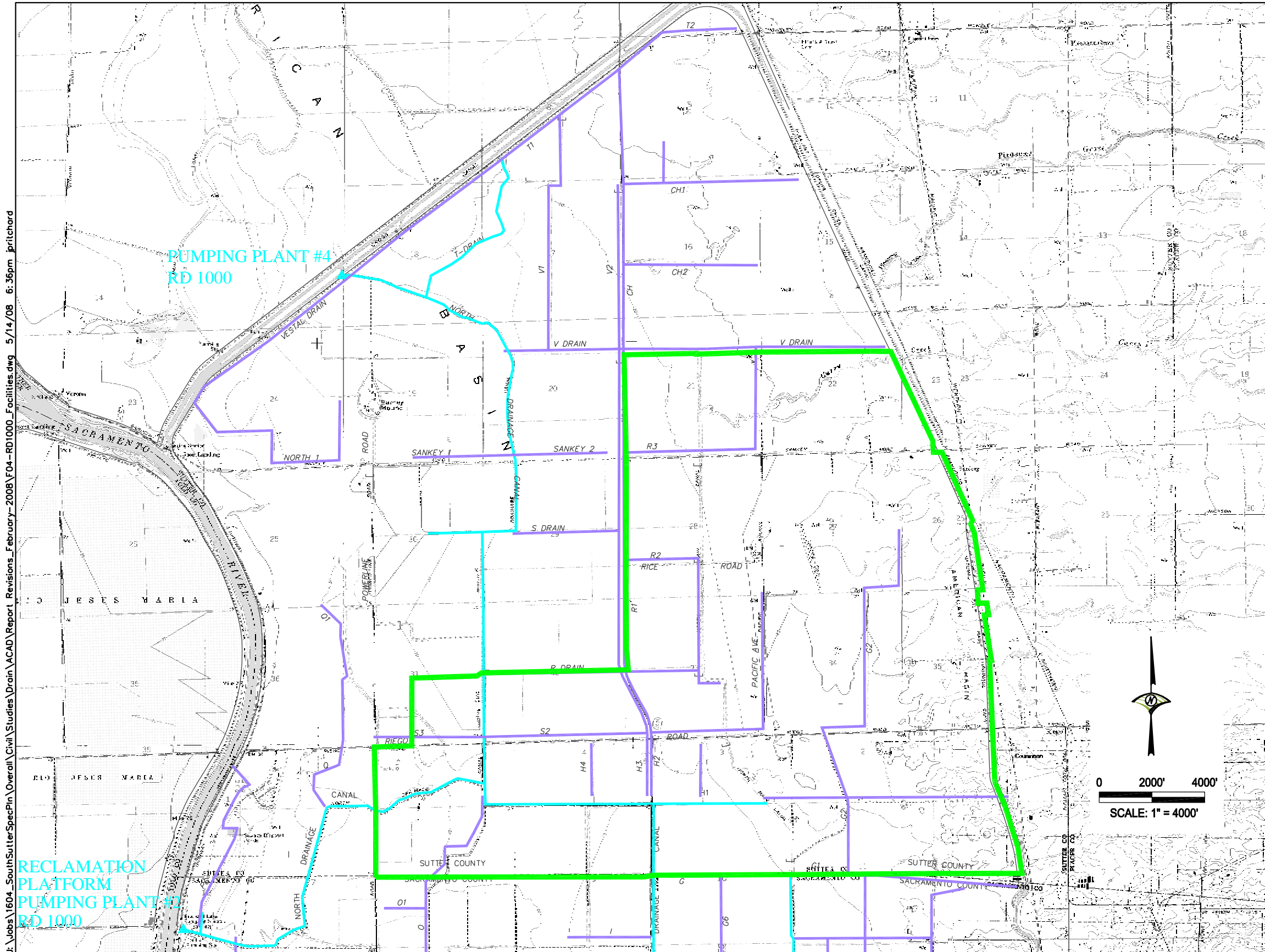
- USGS 7.5 Minute Series (Topographic Quadrangle Mapping, Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29)).
- FEMA FIRM Community Panel Numbers 060394 0305D, 060394 0265D, 060262 0035E, 060262 0055E (All Revised July 6, 1998).
- RD 1000 map prepared by Mead & Hunt, April 6, 2005.

SUTTER POINTE
MEASURE "M" GROUP

Figure 3
Existing Conditions



J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions February 2008\F04-RD1000_Facilities.dwg 5/14/08 6:36pm jpritchard



LEGEND

- Sutter Pointe Specific Plan Area
- RD 1000 Drain
- RD 1000 Subdrain

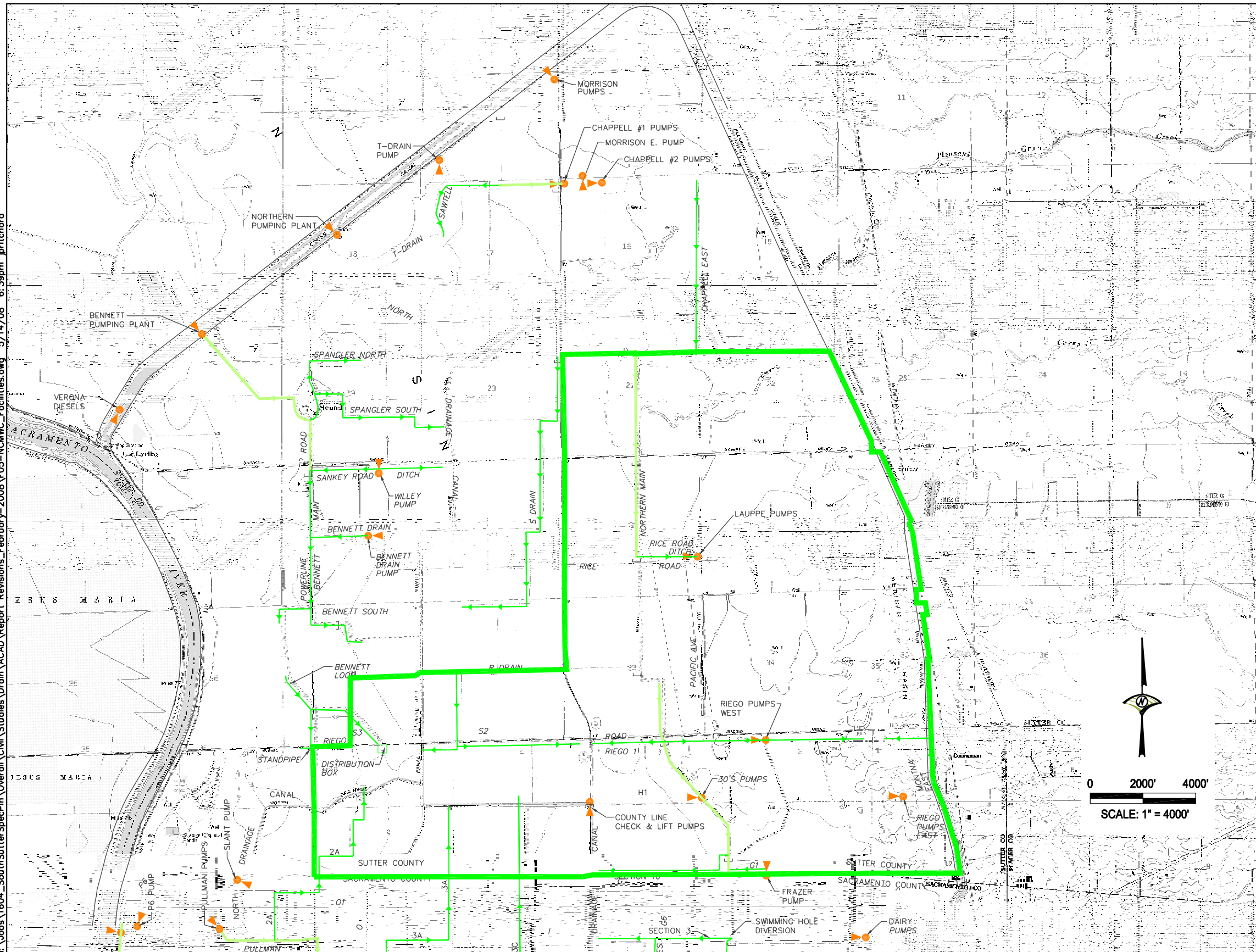
Sources:

- USGS 7.5 Minute Series (Topographic) Quadrangle Mapping, Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29).
- RD 1000 map prepared by Mead & Hunt, April 6, 2005.





SUTTER POINTE MEASURE "M" GROUP

Figure 4
RD1000 Facilities

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Revisions_February-2008\F05-NCMWC_Facilities.dwg 5/14/08 6:39pm jprichard



LEGEND

-  Sutter Pointe Specific Plan Area
-  NCMWC High Line Ditch
-  NCMWC Lateral
-  NCMWC Pump Station

Note:

NCMWC is Natomas Central Mutual Water Company.

Sources:

- USGS 7.5 Minute Series (Topographic) Quadrangle Mapping, Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29).
- "South Sutter County Specific Plan Area - Drainage Master Plan," Borcalli & Associates, Inc., October 2001.

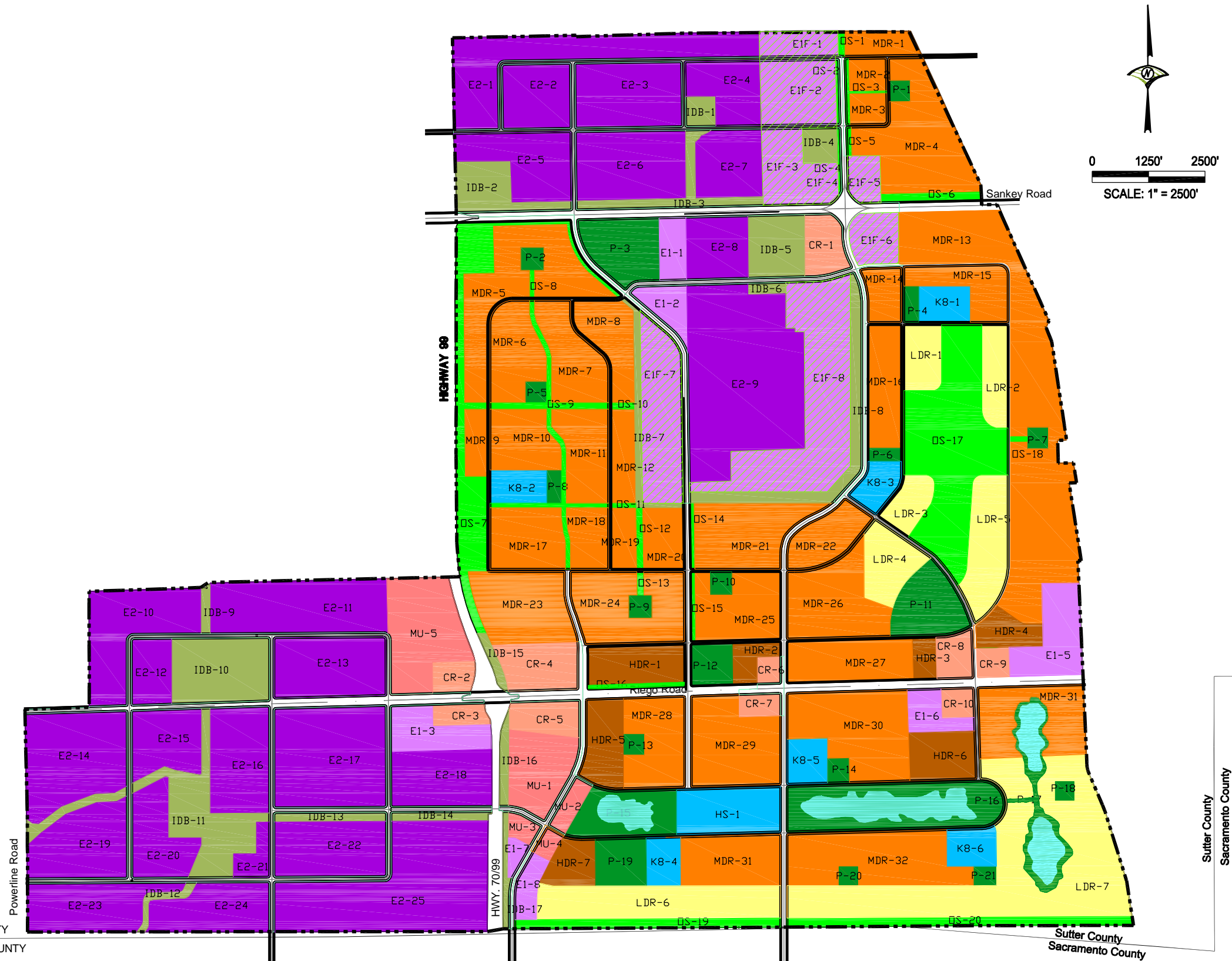
SUTTER POINTE MEASURE "M" GROUP

Figure 5
NCMWC Facilities

S:\clients\lennar 689\0689078\07 planning_cad\base map\working\final base\layout_base_lup_061206.dwg

SUTTER POINTE

MEASURE "M" GROUP



LAND USE DESIGNATIONS

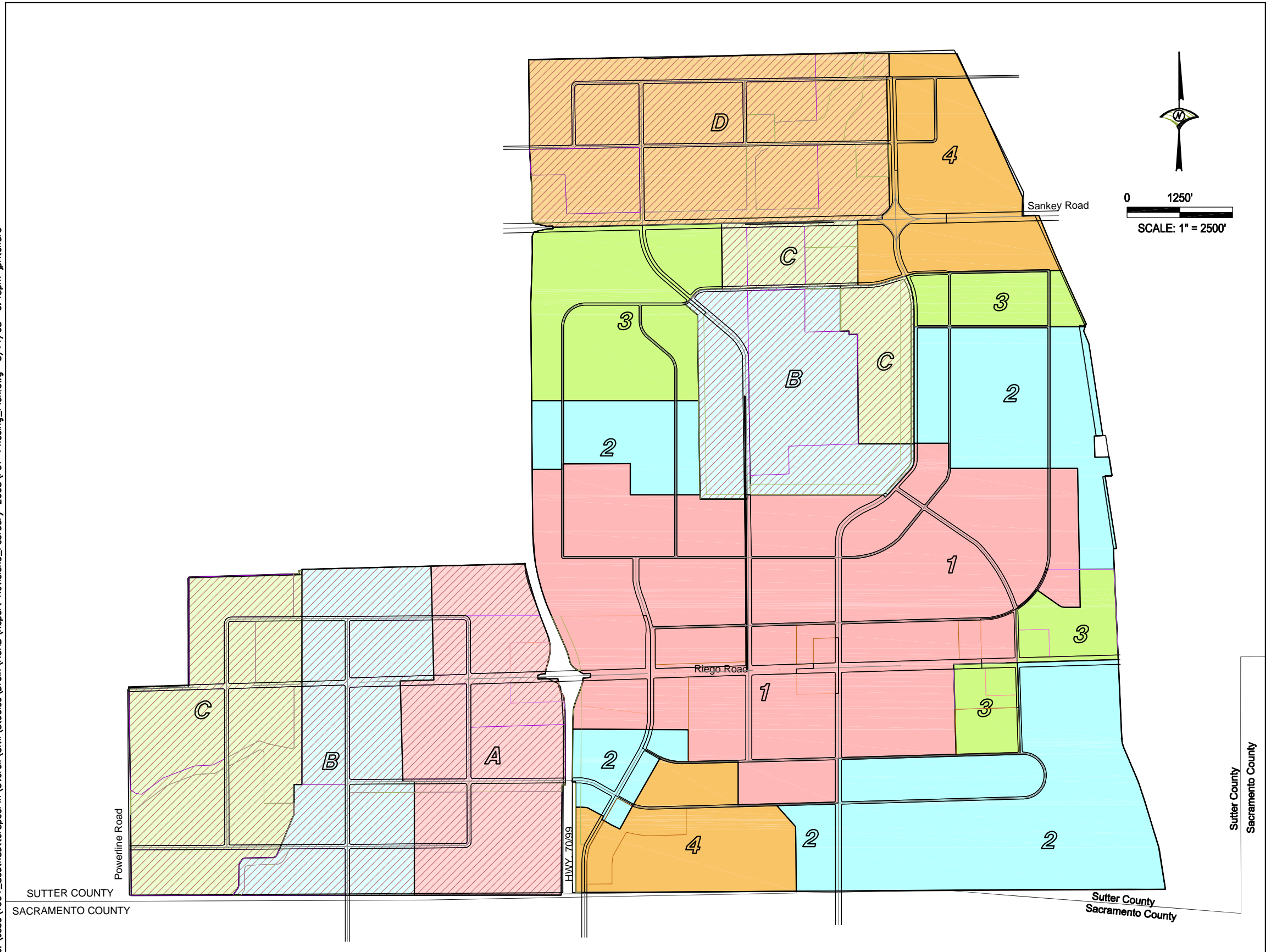
SYMBOL	LAND USE CATEGORY
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
E1	Employment 1
E1F	E1 Interim Flood Zone
E2	Employment 2
CR	Commercial Retail
IDB	Industrial Drainage Basin
MU	Mixed Use
POS	Parks & Open Space
NP	Neighborhood Parks
K-8	K-8 School
HS	High School
---	SPECIFIC PLAN BOUNDARY

Source:

Land Use base map information provided by EDAW, February 2008.

Figure 6
Land Use Plan

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report_Revisions_February-2008\F07-Phasing_Plan.dwg 5/14/08 6:43pm jpritchard



LEGEND

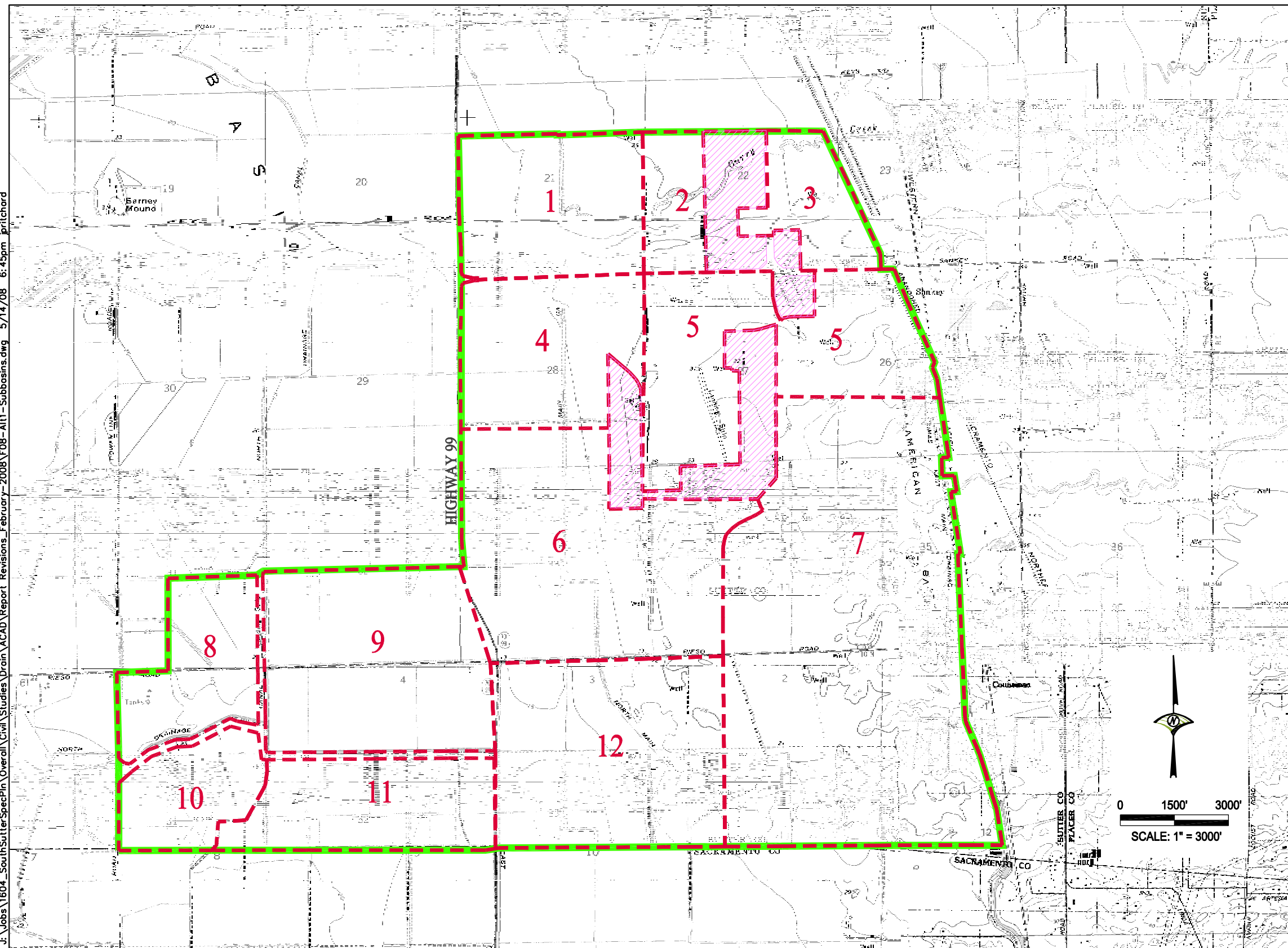
- Phase 1
- Phase A
- Phase 2
- Phase B
- Phase 3
- Phase C
- Phase 4
- Phase D
- Sutter Pointe Specific Plan Area

Source:
Land Use phasing map information provided by MacKay & Soms, March 2008.





SUTTER POINTE MEASURE "M" GROUP

Figure 7
Phasing Plan

J:\Jobs\1604_SouthSutterSpecPlan\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F08-Alt1-Subbasins.dwg 5/14/08 6:45pm pritchard



LEGEND

-  Sutter Pointe Specific Plan Area
-  Subbasin Boundary
-  Detention Storage for Sankey Spill
-  Subbasin Number

Source:

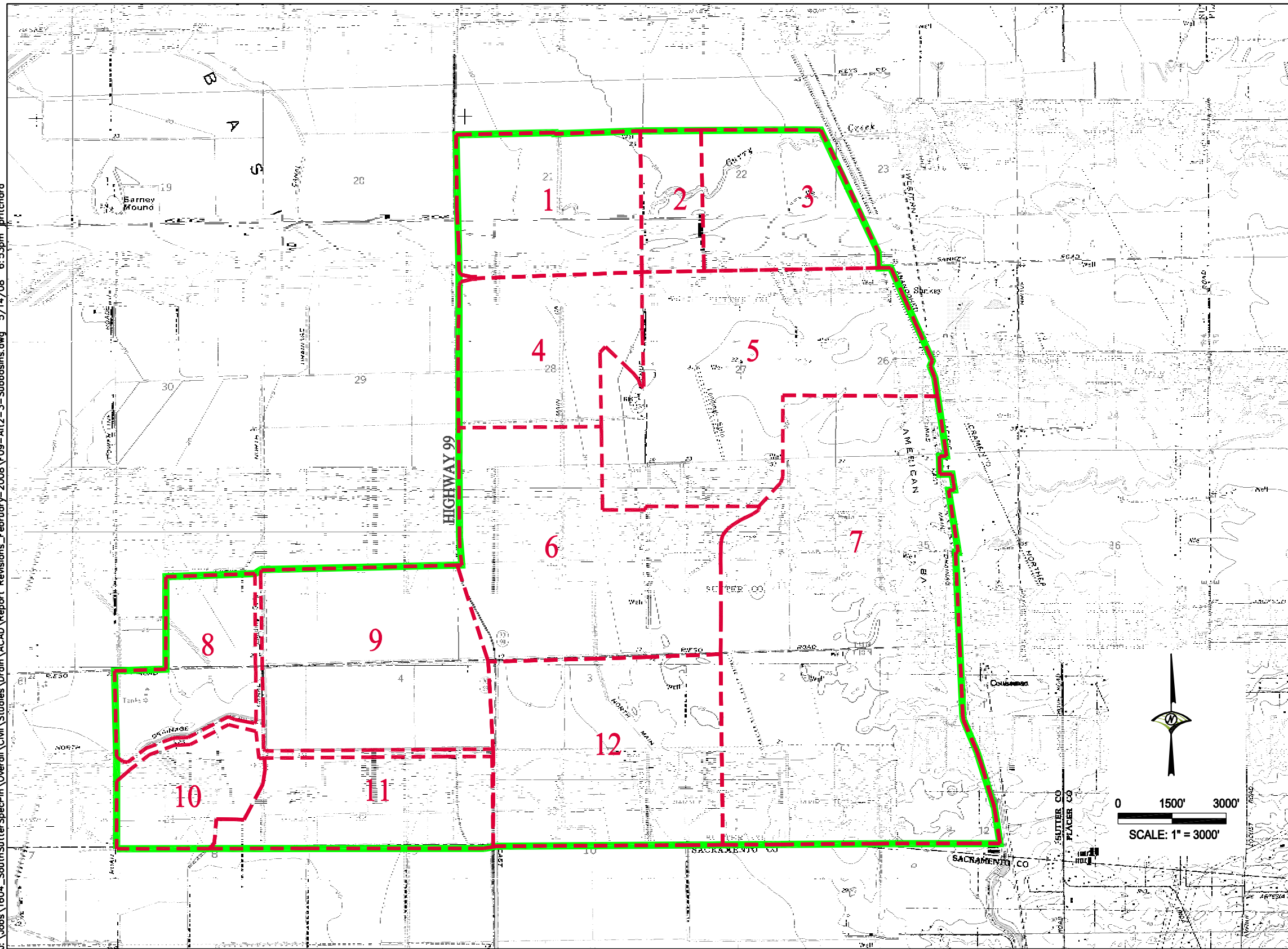
USGS 7.5 Minute Series (Topographic) Quadrangle Mapping,
Vertical Datum is National Geodetic Vertical Datum of 1929
(NGVD29).

SUTTER POINTE




MEASURE "M" GROUP

Figure 8
Subbasin Map - Alternative 1
Sankey Spill Mitigated On-Site

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\Report Revisions_February 2008\F09-A12-3-Subbasins.dwg 5/14/08 6:53pm jritchard



LEGEND

-  Sutter Pointe Specific Plan Area
-  Subbasin Boundary
-  Subbasin Number

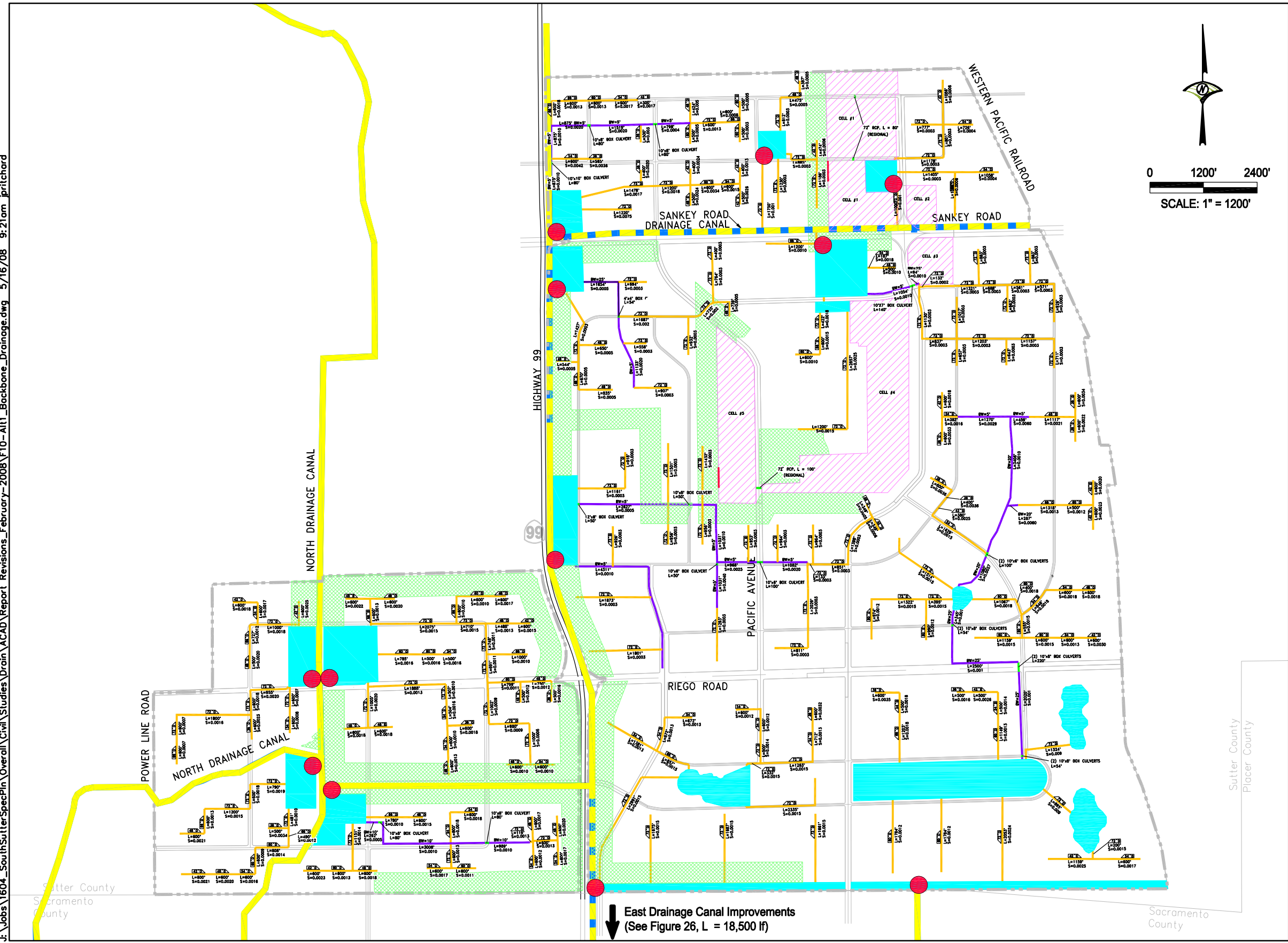
Source:

USGS 7.5 Minute Series (Topographic) Quadrangle Mapping,
Vertical Datum is National Geodetic Vertical Datum of 1929
(NGVD29).

SUTTER POINTE MEASURE "M" GROUP

Figure 9
Subbasin Map - Alternatives 2 & 3
Sankey Spill Mitigated Off-Site

J:\Jobs\1604_SouthSutterSpecPin\Overall\CivilStudies\Drain\ACAD\Report_Revisions_February-2008\F10-A11_Backbone_Drainage.dwg 5/16/08 9:21am jpritchard



LEGEND

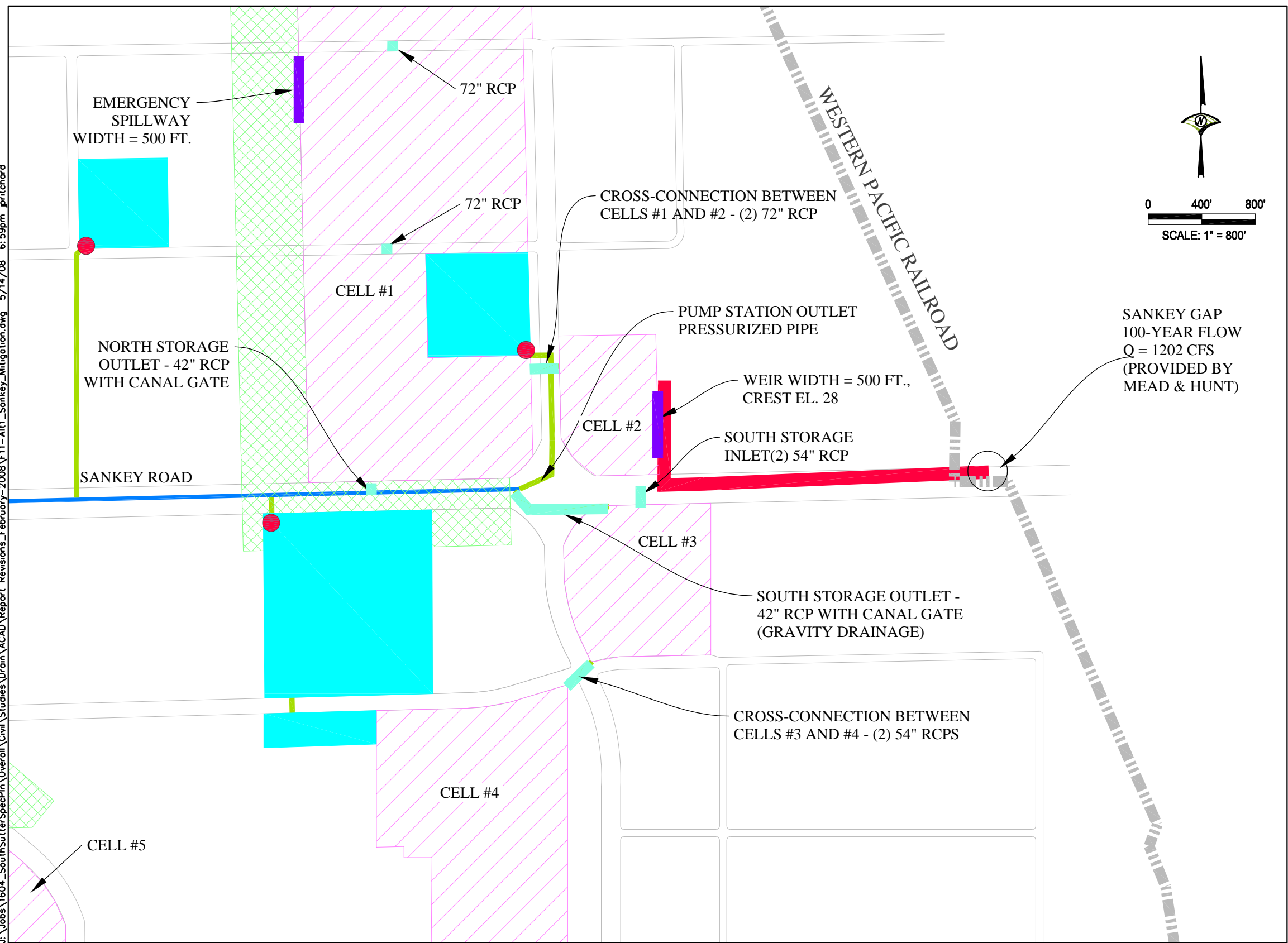
- Sutter Pointe Specific Plan Area
- Improved RD 1000 Facility (Regional)
- RD 1000 Facility (Unimproved)
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Emergency Spillway
- Proposed Culvert
- Proposed Detention Basin for Sankey Spill (Regional)
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Raised Shed Boundary and Shed Grading

Source:
Land Use base map information provided by EDAW, February 2008.

SUTTER POINTE MEASURE "M" GROUP

Figure 10
Alternative 1
Conceptual Drainage Plan

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F11-Alt1_Sankey_Mitigation.dwg 5/14/08 6:59pm jpritchard



LEGEND

	Sutter Pointe Specific Plan Area
	RD 1000 Facility
	Proposed Sankey Interceptor Channel
	Pump Station Outlet Pipe
	Proposed Weir
	Proposed Culvert Crossing
	Proposed Detention Basin for Sankey Spill (Regional)
	Proposed Detention Basin for Local Drainage
	Proposed Pump Station
	Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:
Land Use base map information provided by EDAW, February 2008.

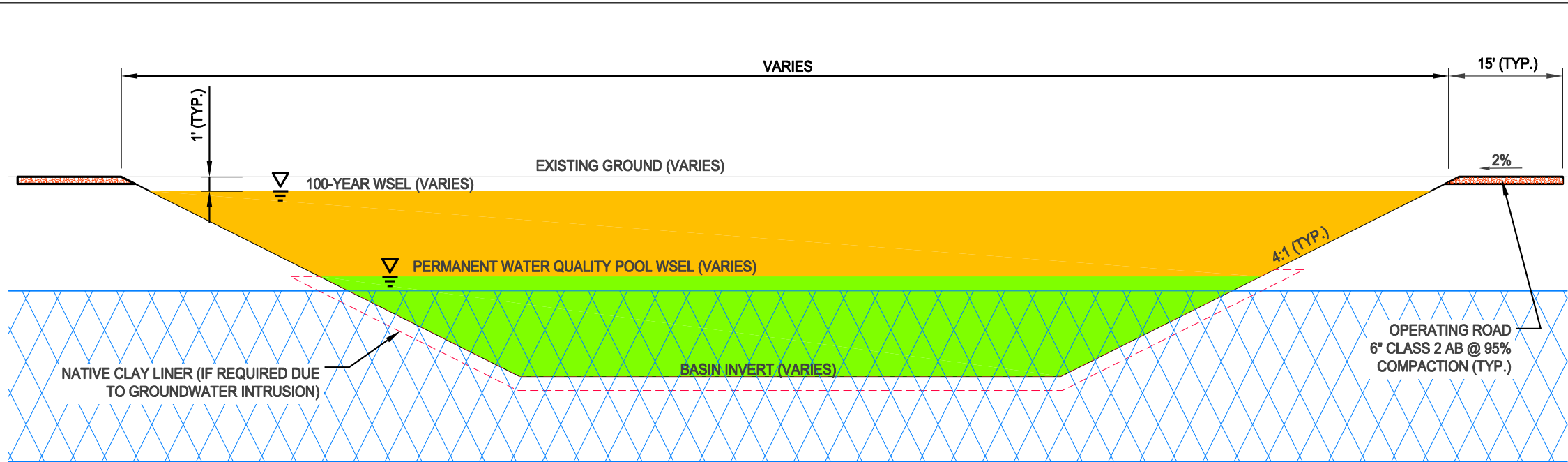
SUTTER POINTE

MEASURE "M" GROUP

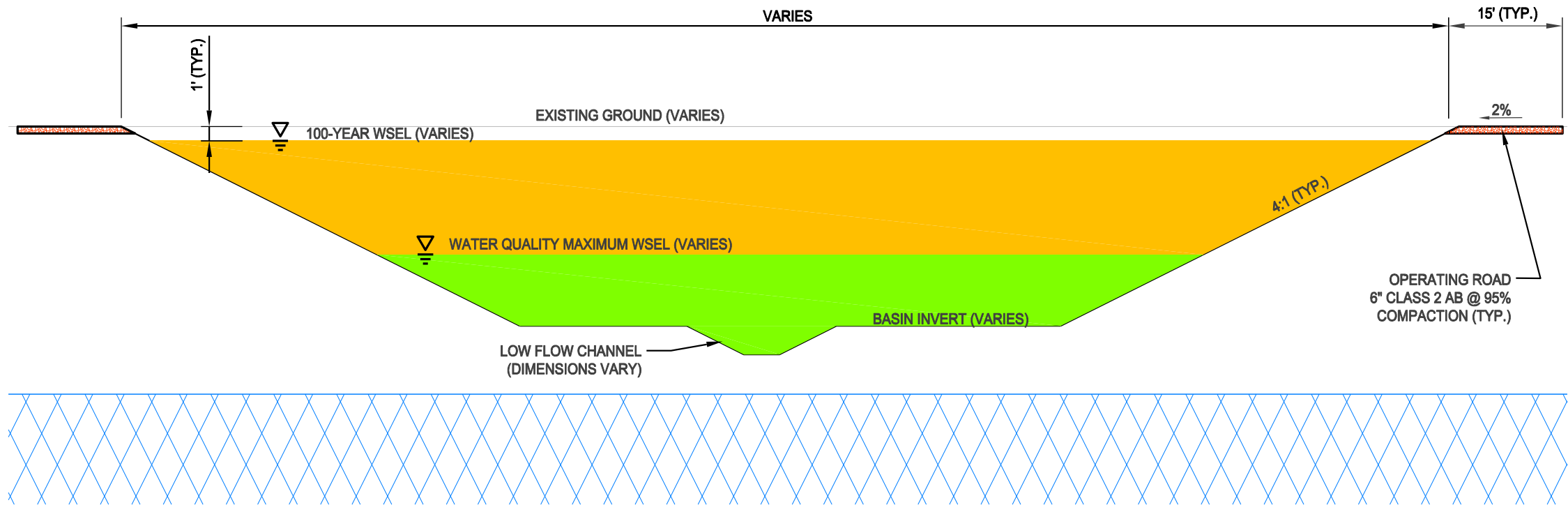
Figure 11
Alternative 1
On-Site Sankey Spill Mitigation



S:\clients\temar_689\0689078\07_planning_cad\base_map\working\final_base\layout_base_lup_061206.dwg






WET BASIN - TYPICAL SECTION
N.T.S.



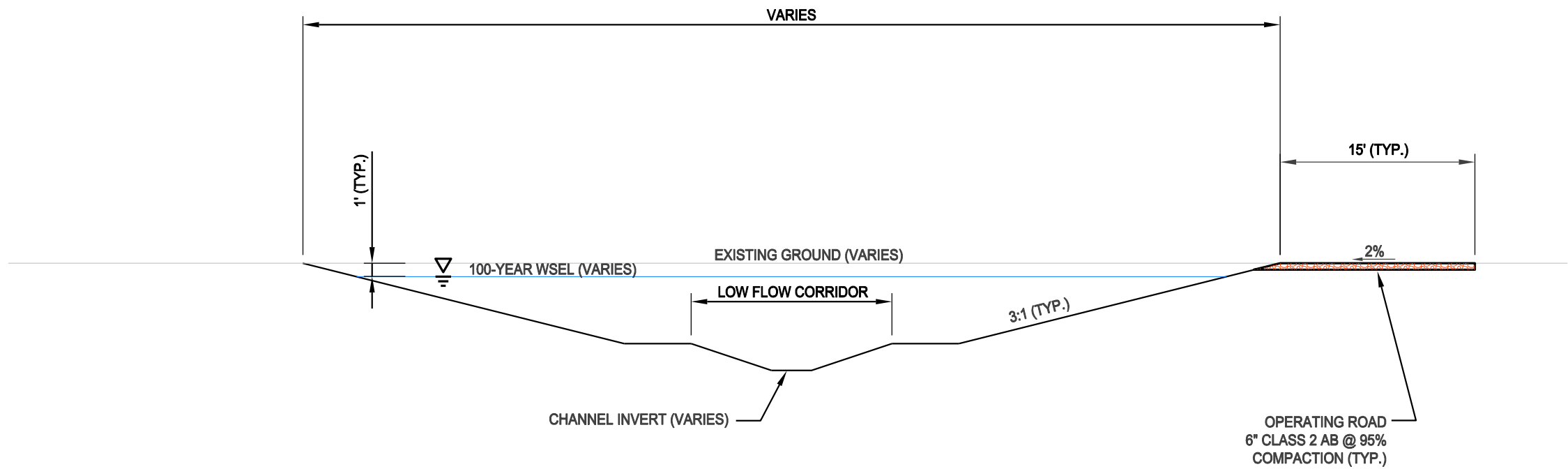
DRY BASIN - TYPICAL SECTION
N.T.S.

L E G E N D

-  Flood Control Volume, 5-7.5 Feet Depth Below Existing Grade (Includes 1-Foot Of Freeboard)
-  Water Quality Pool, 5-20 Feet Below Existing Grade
-  Typical Groundwater Depth, 8-20 Feet Below Existing Grade

Note: Sideslopes may vary 2:1 to 5:1 due to final joint use/design considerations for specific basins.

S:\clients\temar_689\0689078\07_planning_cad\base_map\working\final_base\layout_base_lup_061206.dwg

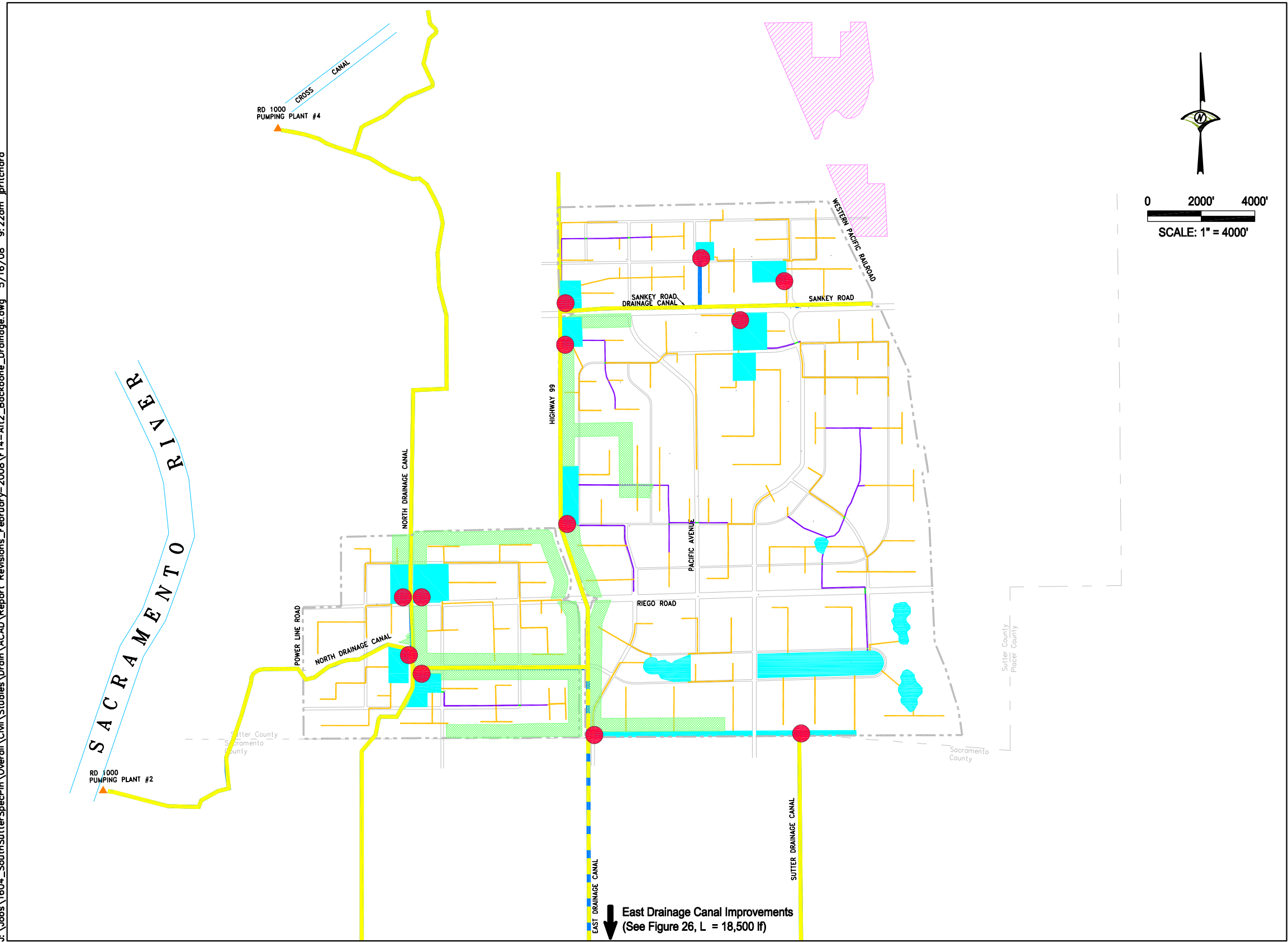


NOTE: 6' HIGH CHAINLINK FENCE SHALL BE PLACED ON BOTH SIDES OF CHANNEL (TYP.)

TYPICAL SECTION
N.T.S.

L E G E N D

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F14-A112_Backbone_Drainage.dwg 5/16/08 9:22am jpritchard



LEGEND

- Sutter Pointe Specific Plan Area
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Detention Basins for Sankey Spill (Regional)
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

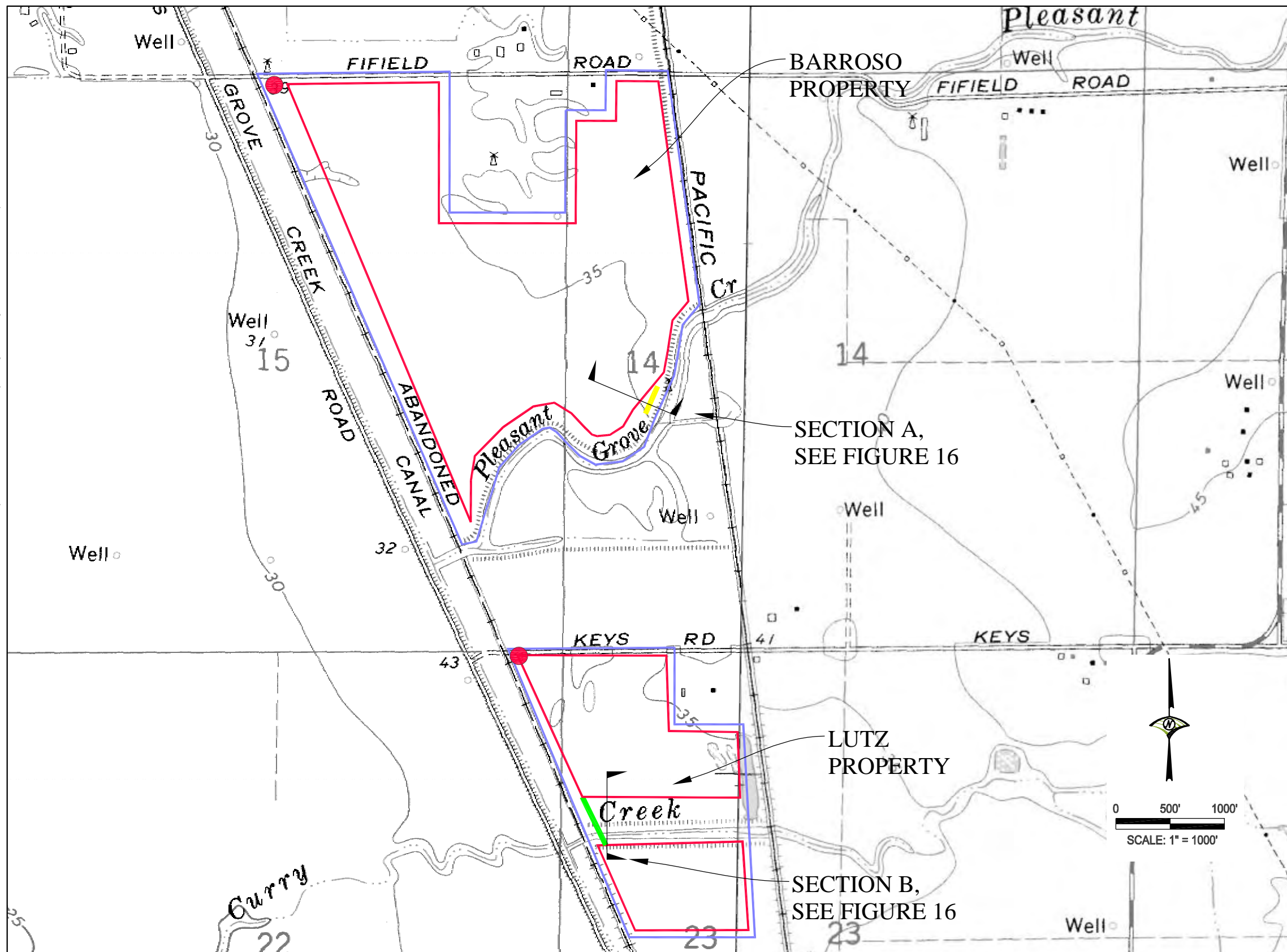
Land Use base map information provided by EDAW, February 2008.

SUTTER POINTE

MEASURE "M" GROUP

Figure 14
Alternative 2
Conceptual Drainage Plan

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F15-A112_Sonkey_Mitigation.dwg 5/14/08 7:10pm jprichard



LEGEND

- Approximate Property Boundary
- Proposed Detention Basin
- Proposed Low-Flow Siphon
- Proposed Weir (To Mimic Sankey Spill Hydraulics)
- Proposed Dewatering Pump Station

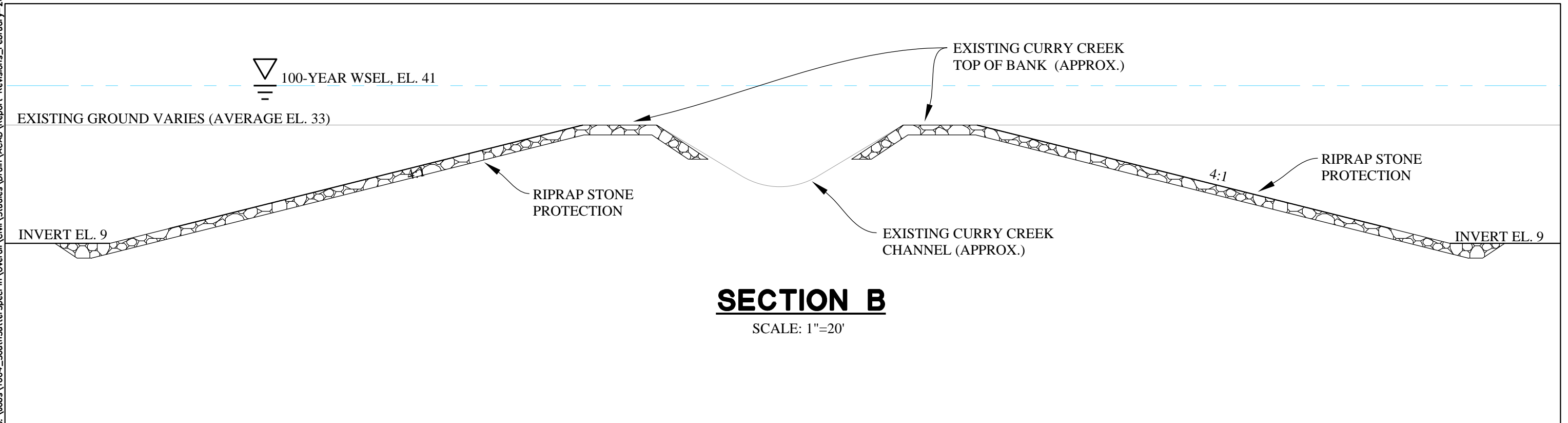
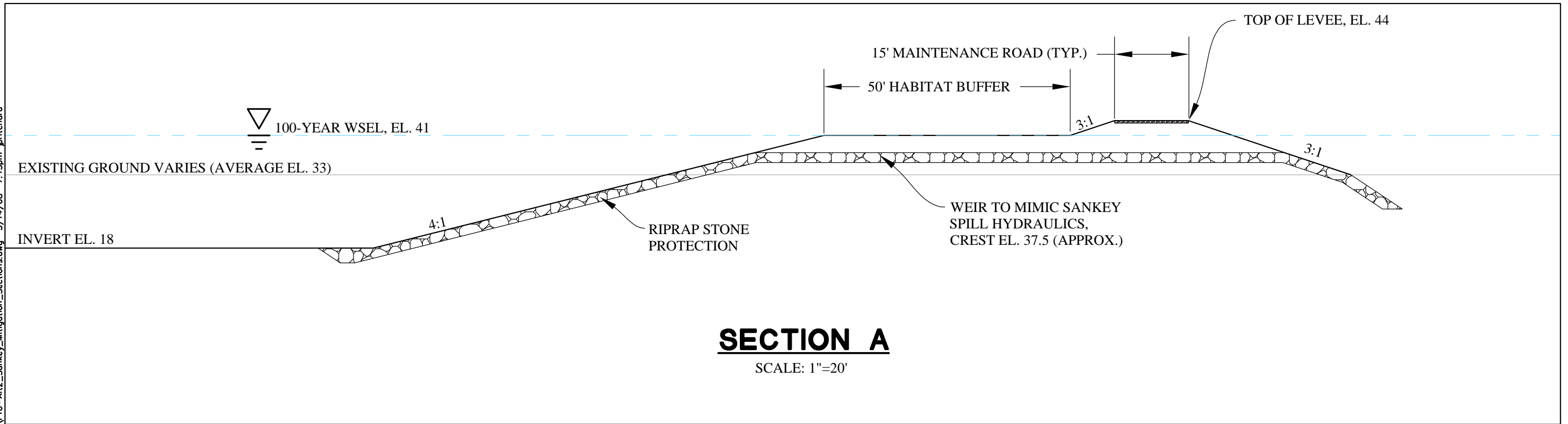
Source:

USGS 7.5 Minute Series (Topographic) Quadrangle Mapping. Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29).

SUTTER POINTE MEASURE "M" GROUP

Figure 15
Alternative 2
Off-Site Sankey Spill Mitigation

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil Studies\Drain\ACAD\Report Revisions_February-2008\F16-A112_Sankey_Mitigation_Sections.dwg 5/14/08 7:13pm jprichard

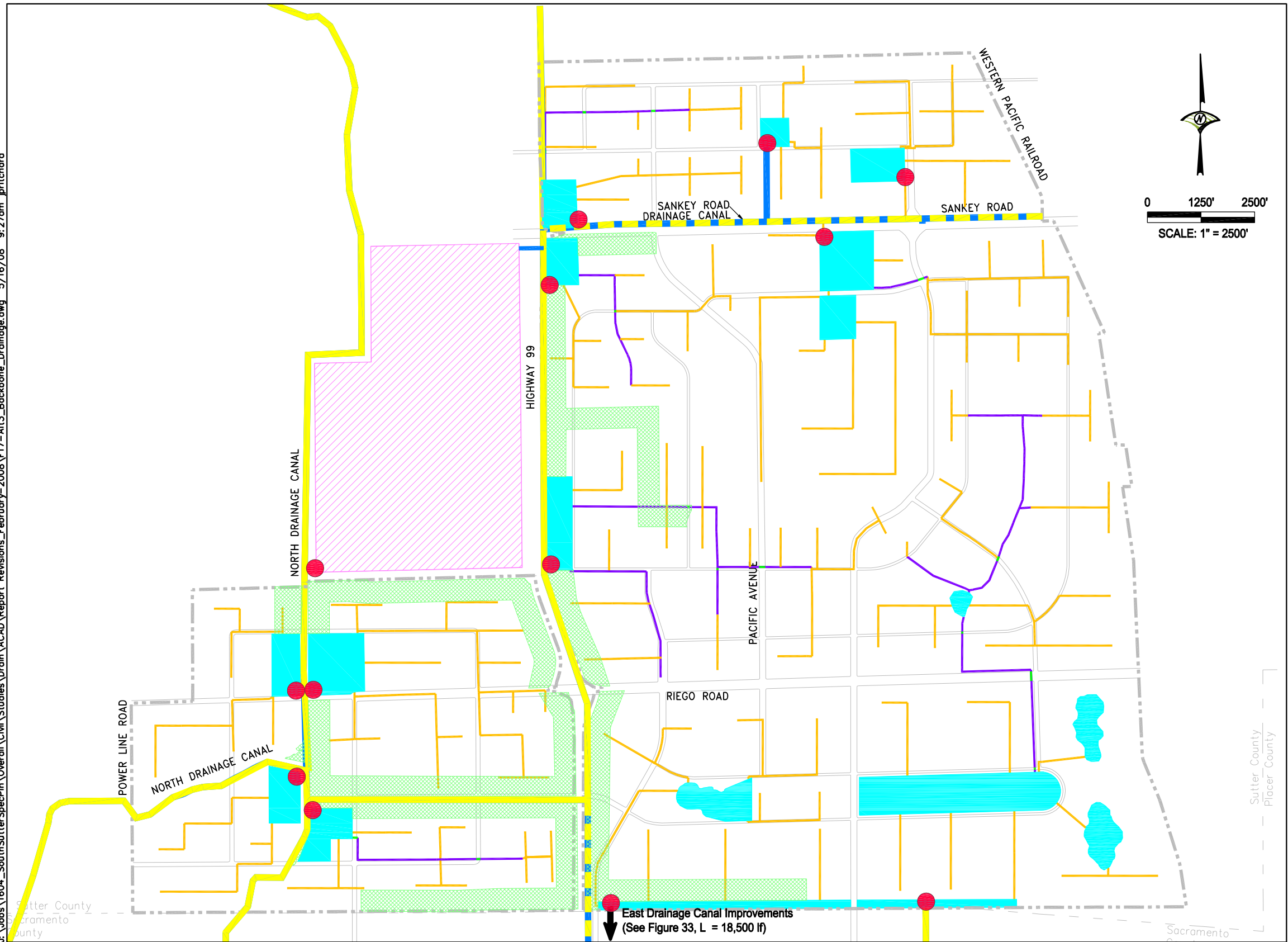


SUTTER POINTE

MEASURE "M" GROUP

Figure 16
Alternative 2
Off-Site Sankey Spill Mitigation - Sections

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report_Revisions_February-2008\F17-A113_Backbone_Drainage.dwg 5/16/08 9:27am jpritchard



LEGEND

- Sutter Pointe Specific Plan Area
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Detention Basin for Sankey Spill (Regional)
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

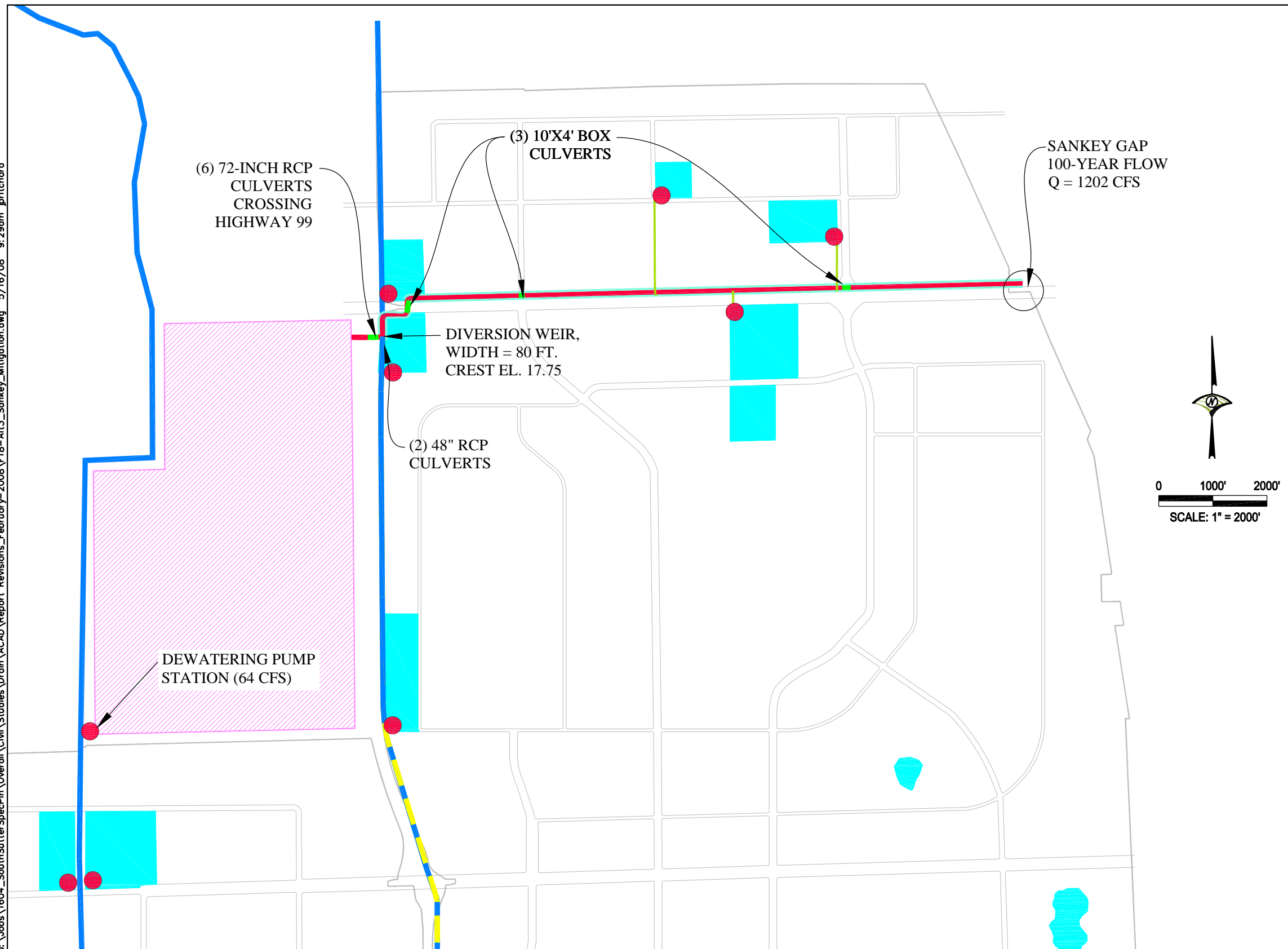
Land Use base map information provided by EDAW, February 2008.

SUTTER POINTE

MEASURE "M" GROUP

Figure 17
Alternative 3
Conceptual Drainage Plan

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\Report Revisions_February-2008\F18-Alt3_Sankey_Mitigation.dwg 5/16/08 9:29am jprichard



LEGEND

- Sutter Pointe Specific Plan Area
- RD 1000 Facility
- Improved RD 1000 Facility
- Proposed Sankey Interceptor Channel
- Levee
- Pump Station Outlet Pipe
- Proposed Culvert Crossing
- Proposed Detention Basin for Sankey Spill (Regional)
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station

Source:

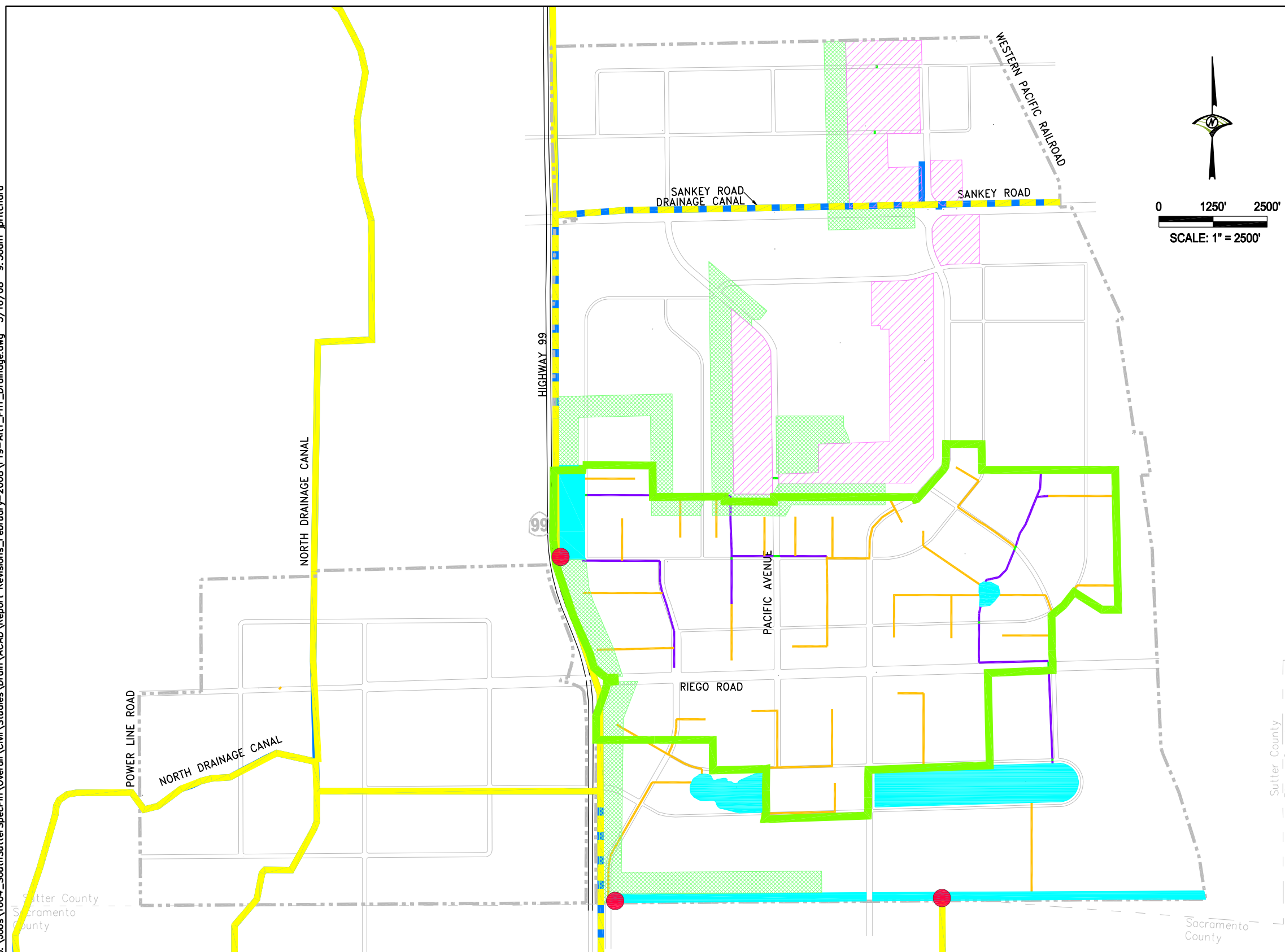
Land Use base map information provided by EDAW, February 2008.

SUTTER POINTE

MEASURE "M" GROUP

Figure 18
Alternative 3
On-Site Sankey Spill Mitigation

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LEGEND

- Sutter Pointe Specific Plan Area
- Phase 1 Development Area
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

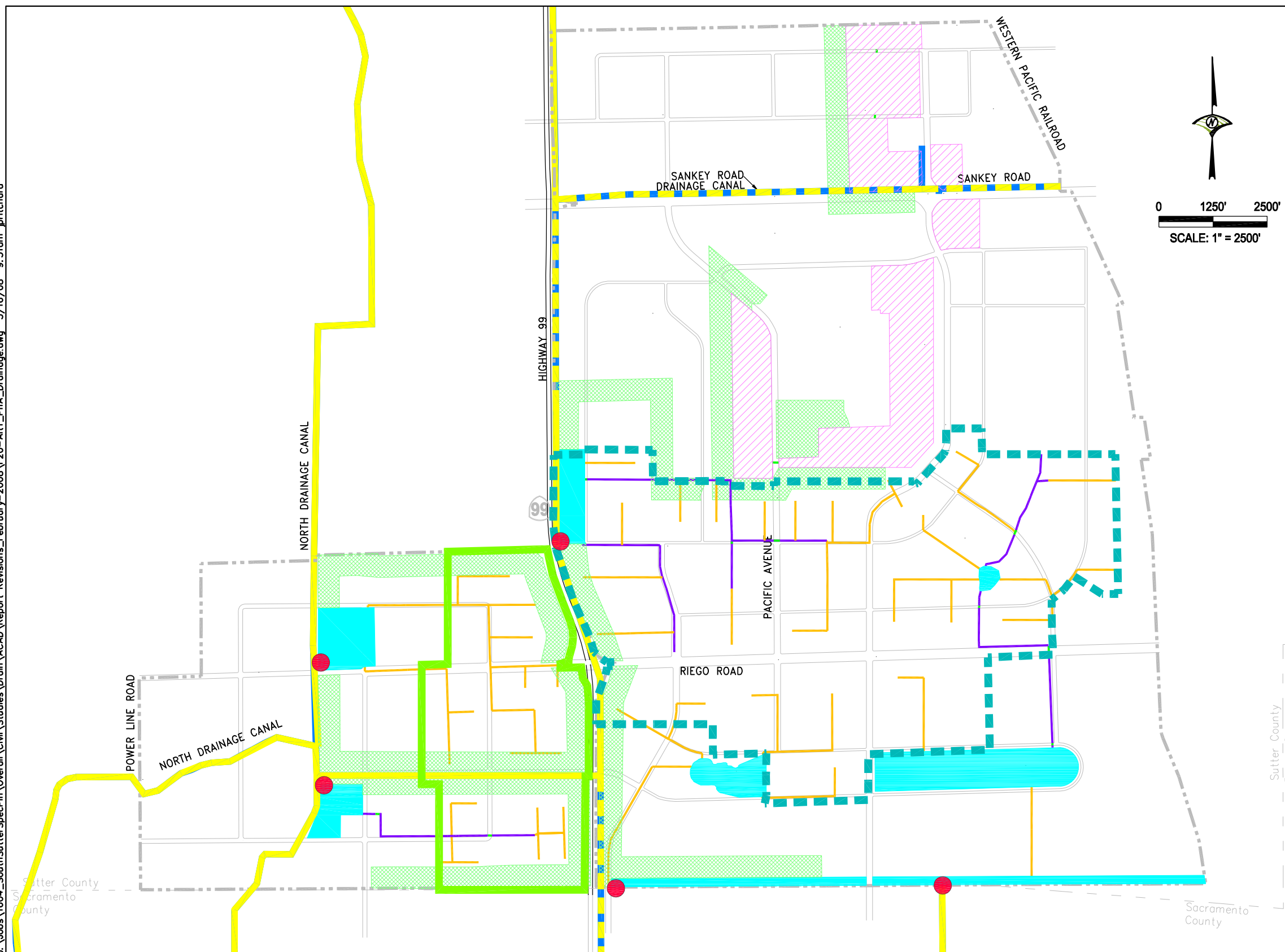
Land Use base map information provided by EDAW.

SUTTER POINTE

MEASURE "M" GROUP

Figure 19
Alternative 1
Conceptual Drainage Plan - Phase 1

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F20-Alt1_PhA_Drainage.dwg 5/16/08 9:31am jpritchard



LEGEND

- Sutter Pointe Specific Plan Area
- Phase A Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

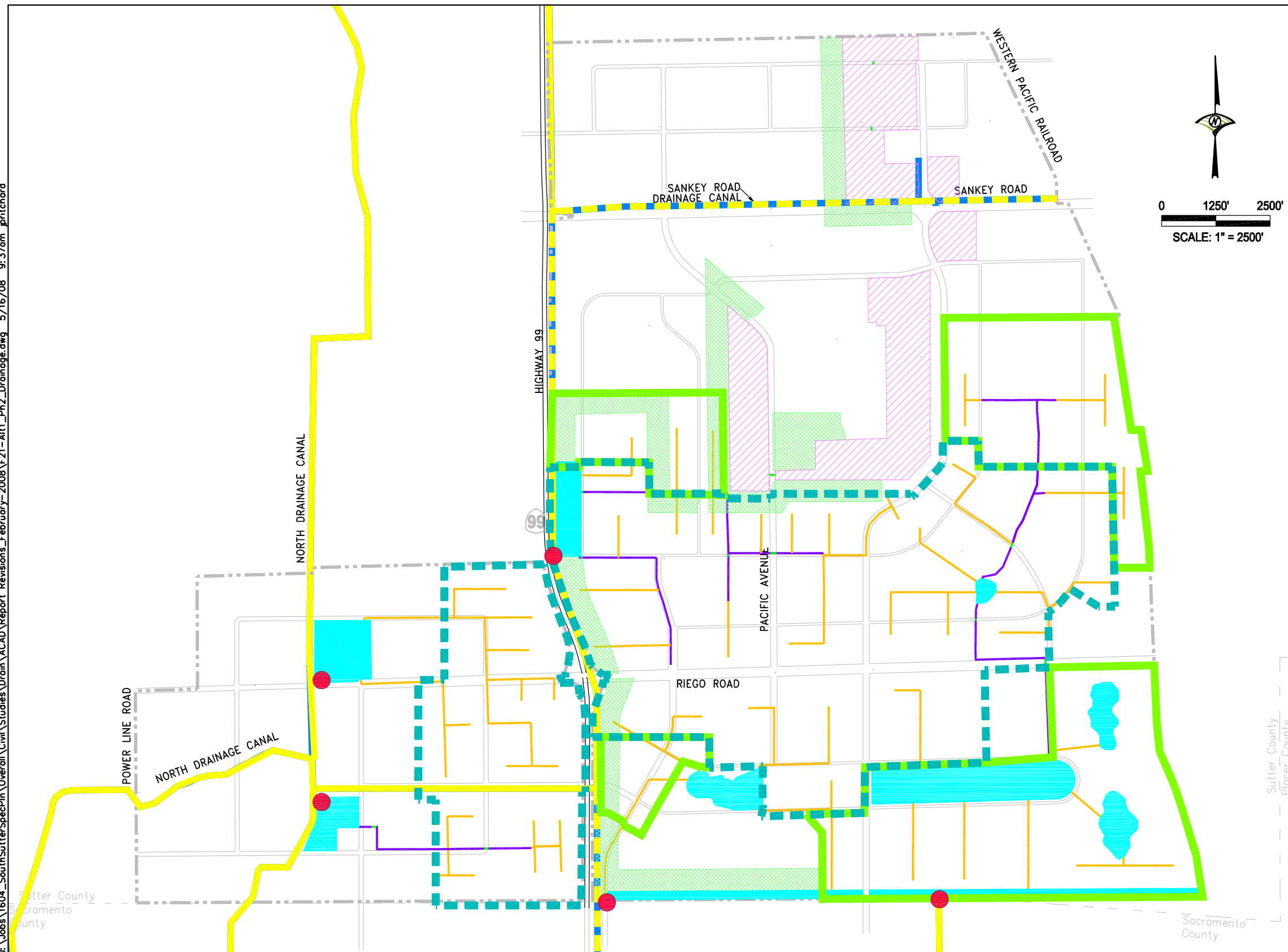
Land Use base map information provided by EDAW.

SUTTER POINTE

MEASURE "M" GROUP

Figure 20
Alternative 1
Conceptual Drainage Plan - Phase A

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F21-Alt1_Pn2_Drainage.dwg 5/16/08 9:37am jpritchard



L E G E N D

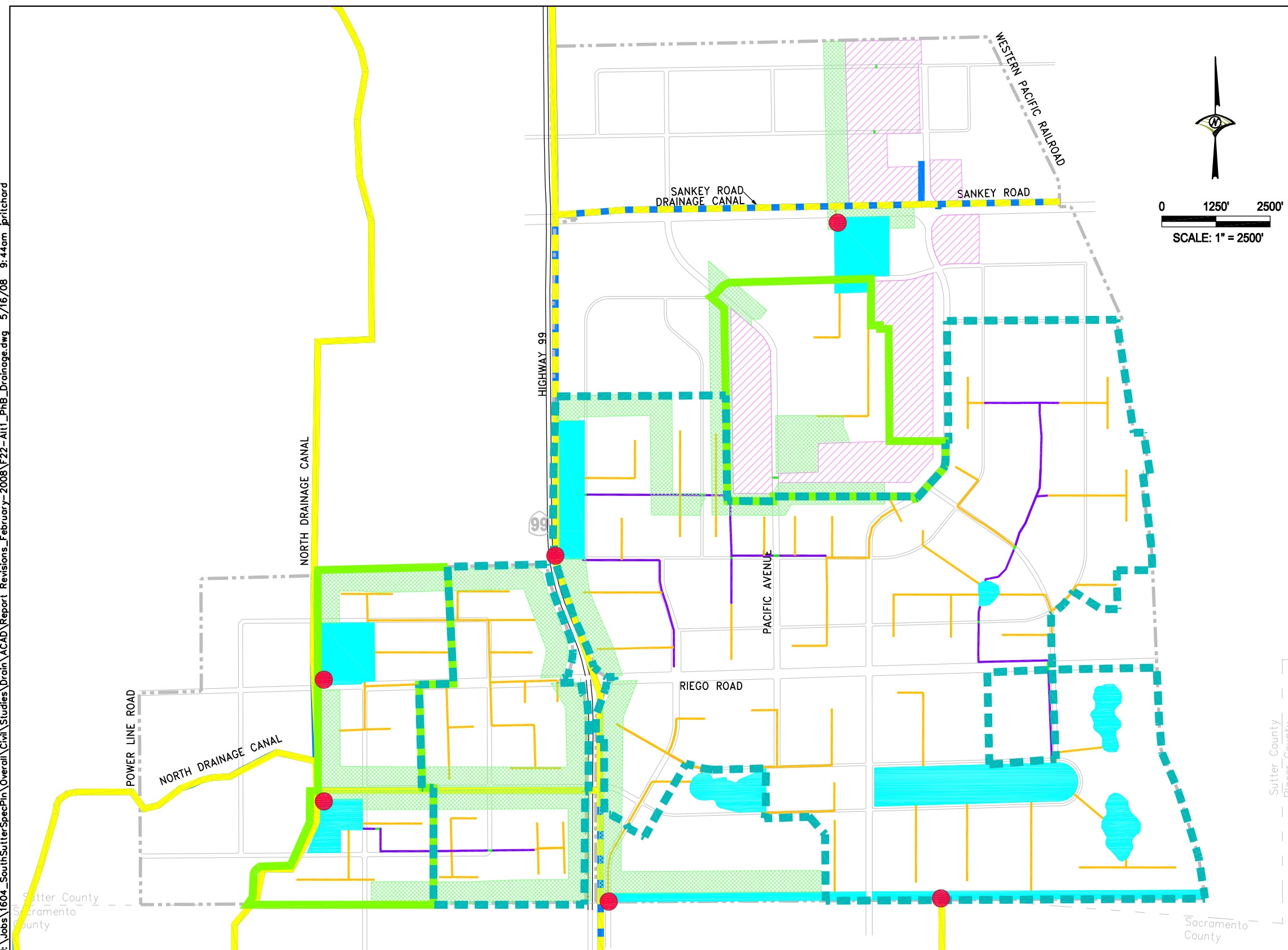
- Sutter Pointe Specific Plan Area
- Phase 2 Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:
Land Use base map information provided by EDAA.

SUTTER POINTE MEASURE "M" GROUP

Figure 21
Alternative 1
Conceptual Drainage Plan - Phase 2

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F22-Alt1_PnB_Drainage.dwg 5/16/08 9:44am jpritchard



LEGEND

- Sutter Pointe Specific Plan Area
- Phase B Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

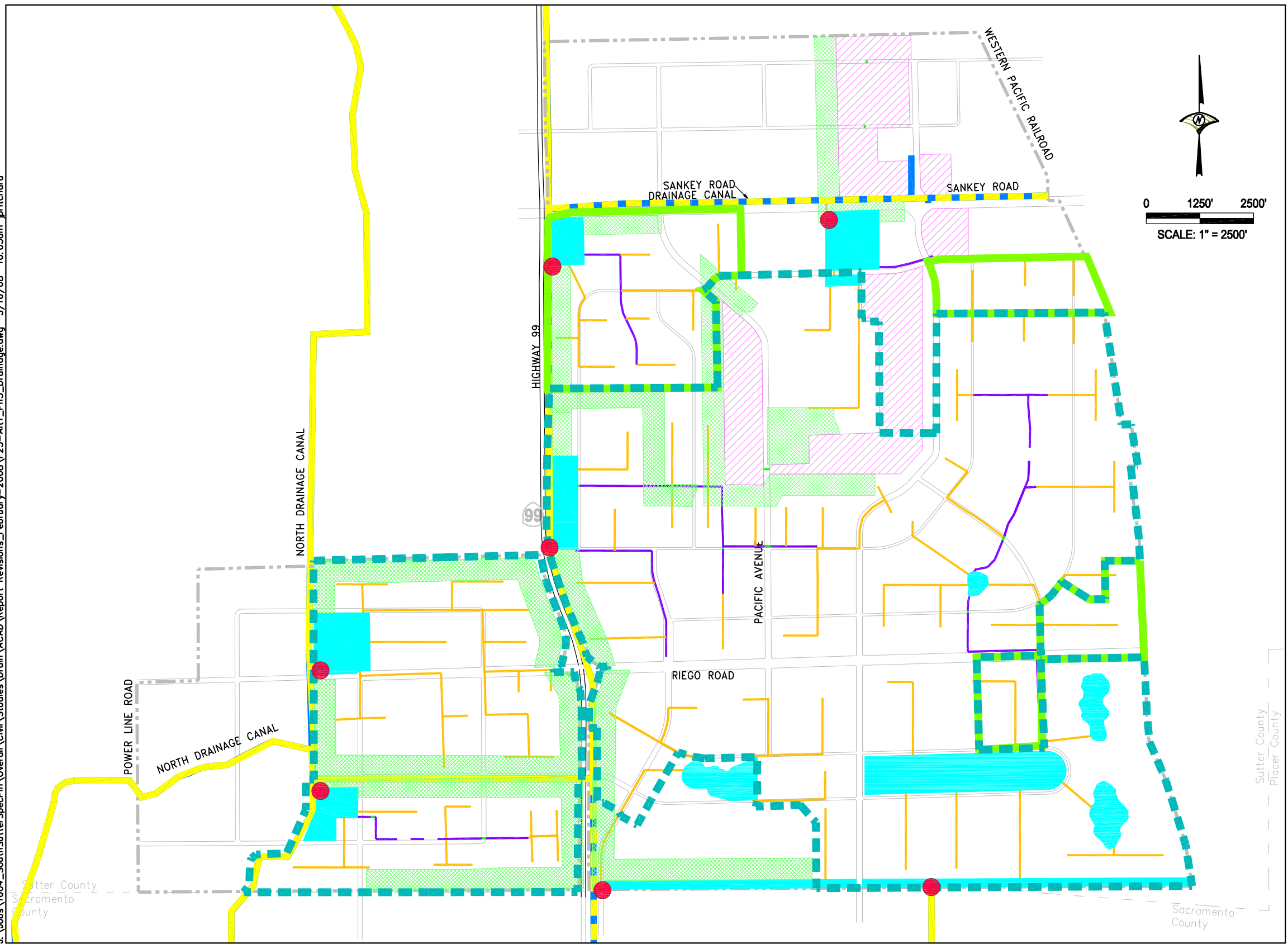
Land Use base map information provided by EDAW.

SUTTER POINTE

MEASURE "M" GROUP

Figure 22
Alternative 1
Conceptual Drainage Plan - Phase B

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F23-Alt1_Ph3_Drainage.dwg 5/16/08 10:05am jpritchard



LEGEND

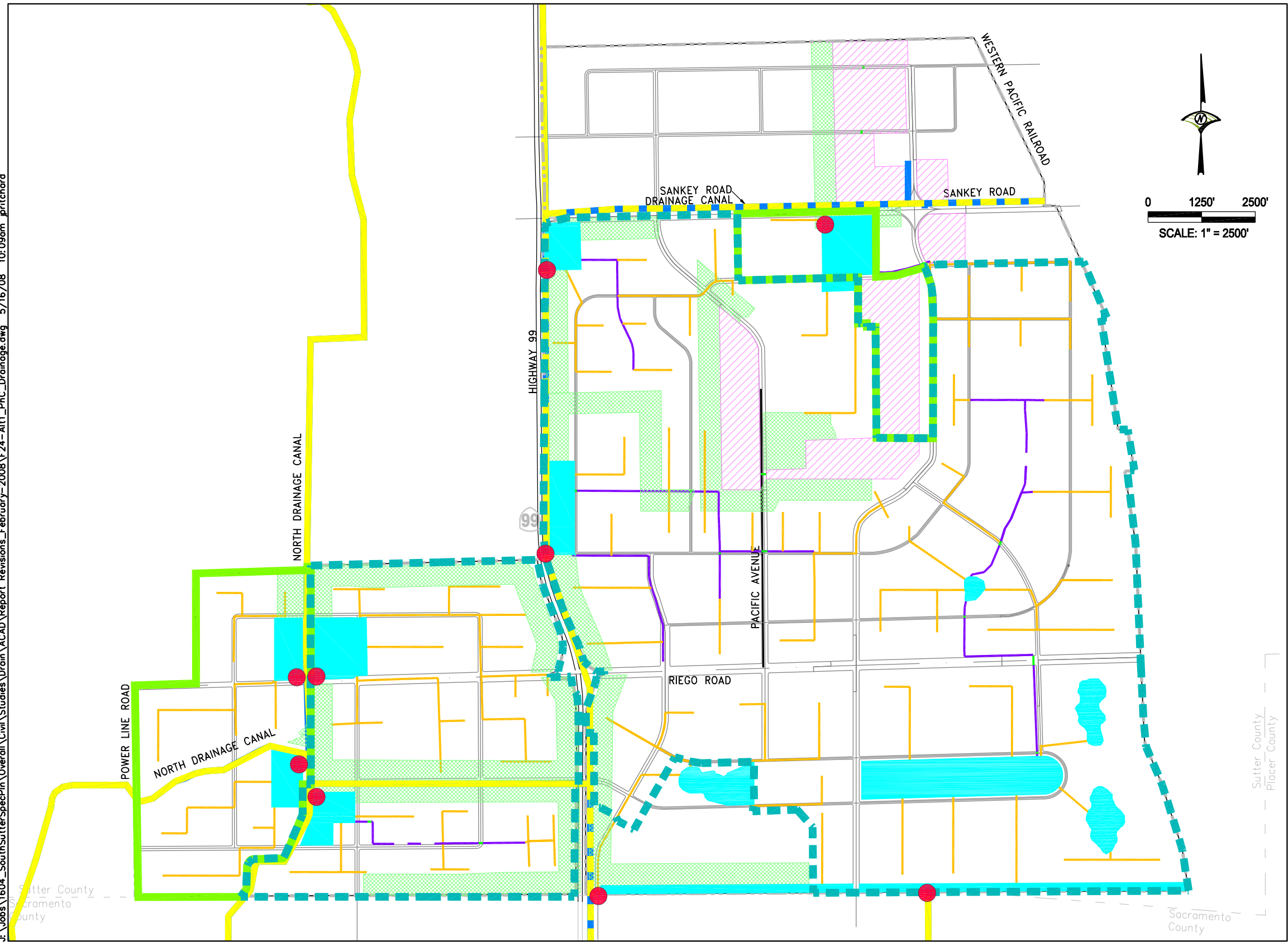
- Sutter Pointe Specific Plan Area
- Phase 3 Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:
Land Use base map information provided by EDAW.

SUTTER POINTE MEASURE "M" GROUP

Figure 23
Alternative 1
Conceptual Drainage Plan - Phase 3

J:\Jobs\1604_SouthSutterSpecPin\Overall\Civil\Studies\Drain\ACAD\Report Revisions_February-2008\F24-Alt1_PnC_Drainage.dwg 5/16/08 10:09am jpritchard



LEGEND

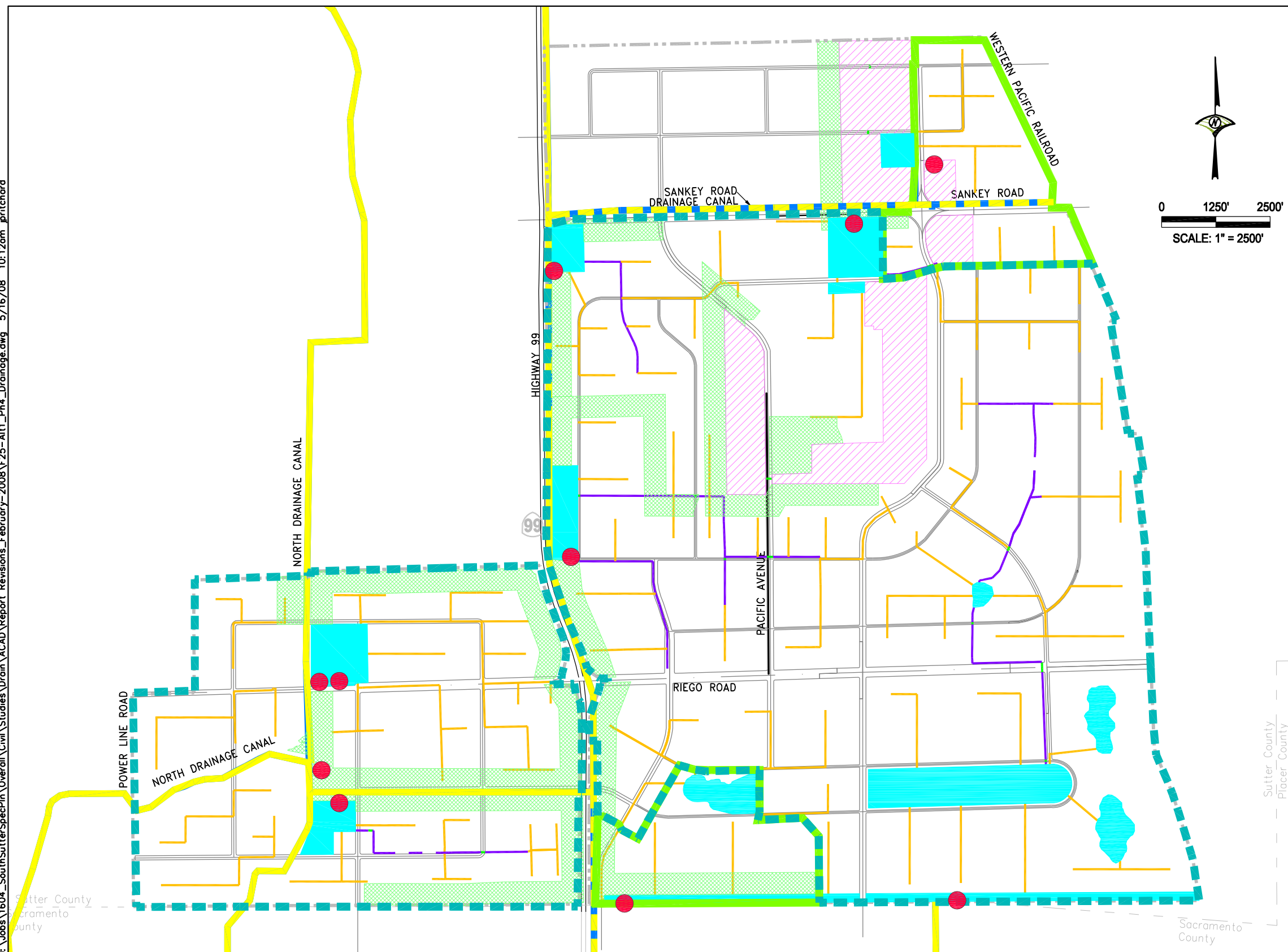
- Sutter Pointe Specific Plan Area
- Phase C Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:
Land Use base map information provided by EDAW.

SUTTER POINTE MEASURE "M" GROUP

Figure 24
Alternative 1
Conceptual Drainage Plan - Phase C

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LEGEND

- Sutter Pointe Specific Plan Area
- Phase 4 Development Area
- Areas Developed in Prior Phases
- Improved RD 1000 Facility
- RD 1000 Facility
- Regional Drainage Facility
- Proposed Storm Drain
- Proposed Open Channel Corridor
- Proposed Crossing
- Proposed Regional Detention Basin for Sankey Spill
- Proposed Detention Basin for Local Drainage
- Proposed Pump Station
- Areas Requiring Fill to Provide Protection From Off-Site 100-Year Floodplain

Source:

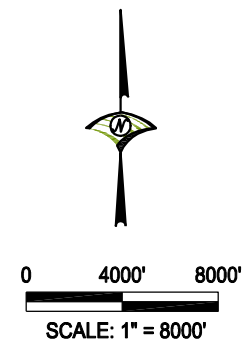
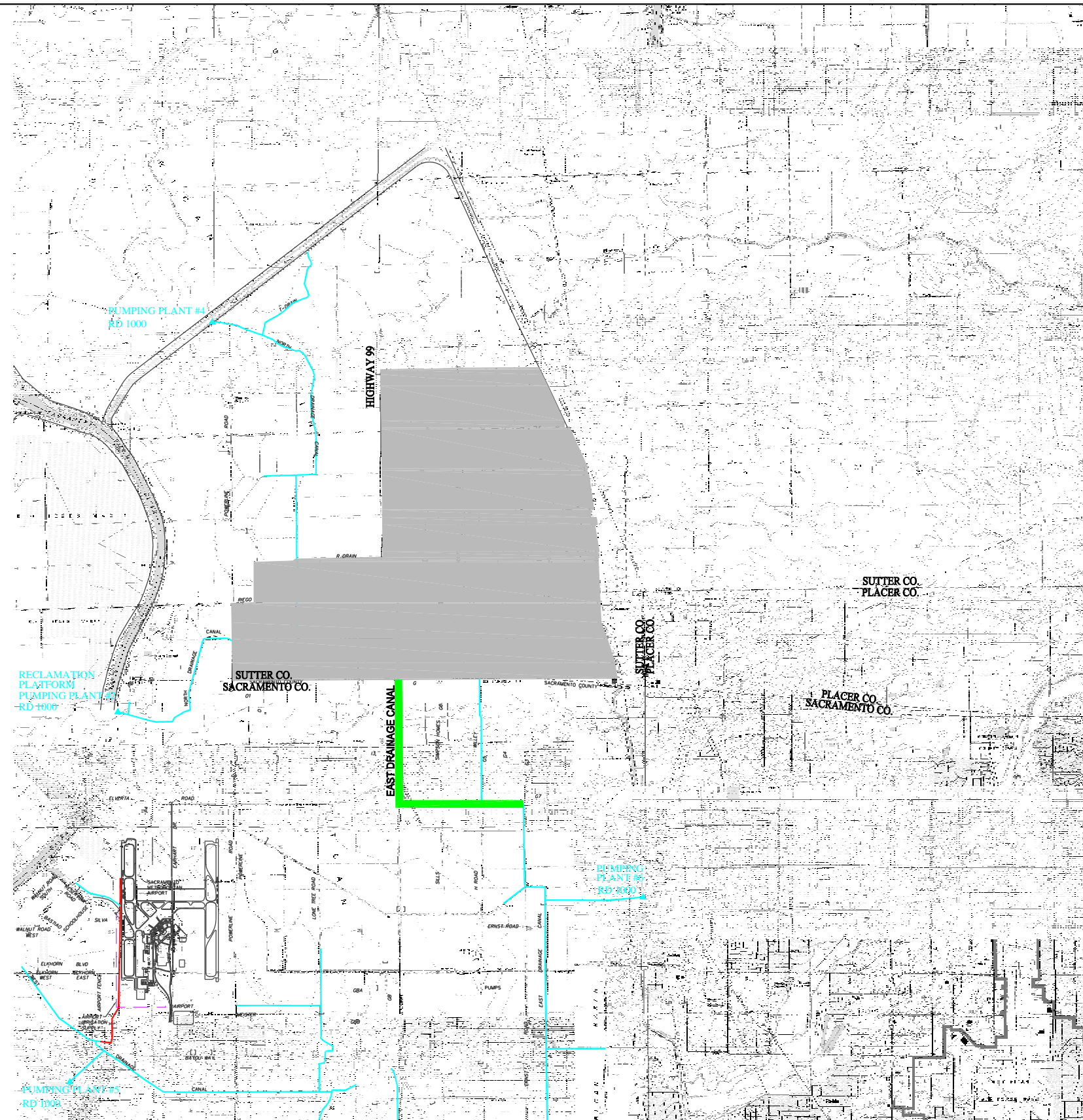
Land Use base map information provided by EDAW.

SUTTER POINTE


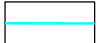

MEASURE "M" GROUP

Figure 25
Alternative 1
Conceptual Drainage Plan - Phase 4

J:\jobs\1604_SouthSutterSpecPin\Overall\Civil Studies\Drain\ACAD\Report Revisions_February-2008\F26-Ext_Backbone_Drainage.dwg 5/14/08 7:31pm jpritchard



L E G E N D

-  Sutter Pointe Specific Plan Area
-  Existing RD 1000 Drain
-  Proposed Channel Improvement

Source:

USGS 7.5 Minute Series (Topographic) Quadrangle Mapping,
Vertical Datum is National Geodetic Vertical Datum of 1929
(NGVD29).

SUTTER POINTE

MEASURE "M" GROUP

Figure 26
Off-Site Drainage Improvements