AGENDA ITEM E-4

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: **Approve Request for Proposals for Roget Park Joint Development Project**

MEETING DATE: **September 5,2007**

PREPARED BY: **Public Works Director**

RECOMMENDED ACTION: Approve Request for Proposals for Roget Park Joint Development Project.

BACKGROUND INFORMATION: At its February 21,2007 meeting, the City Council gave staff direction to prepare a Request for Proposals (RFP) for development of Roget Park. The concept is one in which the City would provide land for development of both a six-acre park and two acres of residential development. The developer would build the entire project.

The attached RFP has been developed jointly by the Parks & Recreation, Community Development, and Public Works Departments and reviewed by the Administration and City Attorney's offices.

The RFP attempts to allow flexibility on the part of the developer to design and build the project while maintaining the City's goals of having a passive, low-maintenance park and quality residential development that integrates well with the neighborhood. In addition to the park, the developer will be responsible to extend a street and utilities north and westerly for future connection to Interlaken Drive, in accordance with the Streets Master Plan.

The Proposal process is divided into two steps – "Initial" and "Complete" – and begins with a mandatory pre-proposal meeting in late September. Initial proposals will be screened and the best and most qualified will be invited to prepare a complete proposal, which will be more detailed and will take more effort to prepare than the initial proposal. Staff intends to invite a representative from the Planning Commission and the Parks & Recreation Commission to join staff in reviewing the proposals.

Staff anticipates Council action on the proposals in January 2008, followed by consideration of a project development agreement later in 2008.

FISCAL IMPACT: To be determined

FUNDING AVAILABLE: Not applicable.

Richard C. Prima, Jr.
Public Works Director

RCP/pmf
Attachment
cc: Parks & Recreation Deparlment and Commission
Community Development Oeparlment and Planning Commission

APPROVED: _____
Blair King, City Manager

REQUEST FOR PROPOSALS
FOR ROGET PARK
DEVELOPMENT PROJECT

September 2007

I. SITE AND DEVELOPMENT STANDARDS INFORMATION

A) Development Program: Below are listed key elements of desired development program for the site. Proposals should be responsive to each of the elements listed. It is anticipated that detailed requirements in each area will be addressed in a development agreement to be drafted with discussions with the selected developer.

- **Park design.** The park design is to support primarily passive uses – walking, picnicking, and scenic and wildlife viewing and not active sports play. The park is to occupy the northern and eastern portion of the site as shown on the Site Plan. The Site Plan shows a possible park design, but the successful developer will have flexibility in preparing the final design. Park amenities shall include concrete walkways, lighting, turf, wildflower areas, irrigation, benches, monument sign, trash receptacles and play equipment (in the northwest portion of the park) (see Exhibits C, D and E).

  If the proposed Park plan differs significantly from the concept plan provided in the RFP, then the developer must submit a Park concept plan with the initial proposal.

- **Density and other development standards.** In regards to density and other aspects such as height, setbacks, lot coverage, etc., refer to the parameters of the proposed Planned Community Zoning Ordinance.

- **Community compatibility.** The development should be compatible with the scale and character of the City of Lodi and the community context. Proposals should reflect careful evaluation of the neighborhood context and include a conceptual design concept that can integrate well with neighborhood uses. In addition to a conceptual site plan and conceptual building design, proposals shall provide a narrative regarding the design approach.

- **Age or other restrictions.** An ownership project is assumed to be primarily family-type housing. However, the City has interest in receiving *alternate* proposals for other unit types to accommodate seniors, disabled persons, or small households. *Proposals shall describe how this range will be achieved by the developer's proposed project.*

- **Sustainability.** The City places a significant emphasis on sustainability and is seeking proposals that exemplify cost-effective techniques to achieve this objective. This should include site planning that responds to solar considerations, storm water quality and other environmental factors, use of "green" building materials, use of energy-efficient design and materials, low water use landscaping, building design and operational factors that minimize energy use and resource consumptions, and avoiding indoor health impacts. *Proposals shall include a narrative on how the proposal addresses these issues.*

- **Design features.** The City places a significant emphasis on high-quality design and materials. The City is open to use of non-traditional or recycled building materials that comply with the Building Code. In addition, a major emphasis is placed on features that promote community within the development and in relation to the neighborhood context. Further, the development should foster connections with the neighborhood rather than being separated or isolated. The City is not favorable to a gated community at this location. The City also wishes to promote design that creates accessible and adaptable

units. In addition to a site plan and preliminary building design, proposals should include a narrative describing the rationale for how these issues will be addressed.

Designs should consider features such as:

- Attempt to construct a private alley along the west boundary in order to eliminate the need for driveways and garages that face the park.
- Patios and balconies that face Tienda Drive and the Park should be encouraged.
- Design the houses to maximize windows and "eyes" onto the park for security.
- Depending on the orientation of the houses, garages should not be oriented in a manner where they are visible from Tienda Drive.
- Admin Deviations shall be granted for "Row" housing which minimizes front and side yard setbacks in an effort to maximize density and lot coverage.
- Permeable surfaces along the front and rear setbacks of the dwelling, as well as the alley, should be considered to help offset the increased lot coverage.
- Bedroom windows should be oriented toward the alley to provide more visibility and security for the occupants.
- Attempt to maximize the potential of the owner to install a photo voltaic system by promoting south and west facing roofs and including all the necessary improvements into the structural, electrical, plumbing, and mechanical systems of the units.
- Architecture should be appropriate to the layout of the houses and compatible to the neighboring community.
- Roof drains shall drain into a landscaped area that promotes permeability, as well as slows discharge into the City Storm drain system
- Projects attempting to gain LEED Home Accreditation shall be given special consideration.

Initial proposals must include a conceptual site plan and building layout.

B) **Infrastructure Issues:** Development of the property will require extending a public street (Roget Drive), including street lights, water (10"), sewer (8"), storm drainage (24") and other utility services northerly along the property, with stubs to the west at the north end of the parcel. Improvements fronting the properties will include curb, gutter, sidewalk, streetlights, shoulder paving and related public improvements, as required by the Public Works Department. All work shall be in accordance with City Design and Improvement Standards unless specifically approved otherwise (see Site Plan Exhibit).

C) **Subdivision and Other Permits Necessary:** The site currently consists of one parcel. A subdivision map will be necessary to create separate ownerships. Subdivisions require a public hearing before the Planning Commission. If a Planned Community Rezone is proposed, a PC rezone, Development Plan or a Use Permit can be considered in tandem with the subdivision application. Multi-family projects will also require Site Plan and Architectural Review, which is typically performed after subdivision approval, before a separate, quasi-administrative body.

City of Lodi: Extensive information on the City can be found on the City's web site, located at www.lodi.gov. A number of documents relating to Planning and Land Use such as the Housing Element of the General Plan, as well as a Community Overview & Economic Profile, may be found on the Community Development Department page of the web site.

General Plan and Zoning: The General Plan and the Zoning designations for the subject property is currently Low Density Residential (LDR) and R-1 and R-2 (see Exhibits).

The initial proposal must indicate the proposed zoning if different from the existing zoning.

D) Financial Considerations: The proposal shall indicate, in sufficient detail, the following:

- **Management**. It will be essential for developers to show financial and organizational capability, have proven experience with community processes, obtainable financing, construction management experience, and experience in overall project management. A narrative shall be provided that addresses these issues.
- **City financial participation**. The City will subsidize the development by providing all the land for the project. The proposal shall clearly describe any additional financial consideration the developer can furnish to the City or, if necessary, any additional financial support the developer will request from the City to complete the project. Proposals that do not request City financial support will be given priority over those that do request financial support.
- The initial proposal shall provide the anticipated level of City financial participation or benefit in qualitative terms.
- **Development Fees**. The developer shall plan to pay **all** applicable and customary development impact mitigation, service charges and processing fees for the residential portion of the project. The proposal should list all these fee amounts.
- **Development Agreement**. The developer shall plan to enter into a development agreement with the City of Lodi for this project. The agreement will include:
    - Annexation to the City Community Facilities District for public services
    - Allocation of Growth Management Units
    - Construction of Roget Park
    - Other benefits to existing City residents as may be proposed by developer in the proposal

II. REQUIRED PROPOSAL ELEMENTS

A) Initial Proposal

*Please organize the **initial proposal** in the following manner. Elements of the initial proposal are not expected to be as detailed as needed in the complete proposal. Refer to the Complete Proposal Description as a guide to information to include in the initial proposal.*

1. *Cover Letter*
2. *Conceptual Site Plan, including alternatives*
3. *Brief narrative of organization's approach responding to each element of the City's RFP*
4. *Experience of Firm*
5. *Experience of Development Team*
6. *Anticipated Project Cost and City Benefit (or cost)*

Successful developers will be invited for an interview and to submit a **complete proposal** with the information more fully described below.

B) Complete Proposal Description

1) COVER LETTER (one page maximum)

- Explain why your firm should be chosen for this project

- Provide a short summary of what your firm would like to accomplish on the site, including the number and type of units, type of construction and any exceptional conditions which should be considered by the City
- Explain any funding requested from the City of Lodi and reasons for this request

2) SITE PLAN, BUILDING LAYOUT AND NARRATIVE OF ORGANIZATION'S APPROACH TO THE PROJECT

- Scale drawing showing proposed property lines and right of way, building layout, floor plans, elevations, building materials description, renderings
- Summarize how the firm will approach this project if selected
- Respond to each identified major program element in this RFP

3) PROJECT SCHEDULE

- Provide a chart showing conceptual development timeline including:
  - Kick off
  - Entitlement application
  - Entitlement review and approval process (depending on entitlements requested)
  - Infrastructure Construction Schedule
  - Building Construction Schedule
  - Expected date to complete sale(s)/lease(s)

4) EXPERIENCE OF FIRM

- Describe the firm's experience in financing affordable housing developments
- Descriptions of up to five recent housing developments developed by the firm
- Describe the firm's experience in the development and marketing of ownership housing projects
- Provide references from area public and/or private housing and development agencies (agency, name and title, telephone number)

5) EXPERIENCE OF DEVELOPMENT TEAM

- Describe the development entity and identify the members with names, addresses, and phone numbers of key representative of each entity. Provide relevant qualifications and project specific experience or the principals of the developer team. Identify person or persons with the authority to represent and make legally binding commitments on behalf of the team. Identify Landscape Architect and Building Design Professional.
- Describe the development team's experience in successfully developing affordable housing on infill sites in cities like Lodi
- Describe the development team's track record in the design and construction of housing projects within budget and on schedule
- Describe experience with "green building" development
- Identify at least two contacts that have previously provided the developer with financing of the magnitude required for the proposed development. Provide name and title, company, address and telephone numbers.

- Provide evidence of the developer's financial capacity to carry through with the project
- Identify any loans on which the firm has defaulted during the last five years

6) PROJECT FINANCIALS - ANTICIPATED PROJECT COST AND CITY BENEFIT (OR COST)

- Describe how your firm will determine funding sources to apply for and coordinate the timing of entitlements and construction with funding
- Provide information on all types of financing proposed and the amount of each that the developer plans to utilize to construct this project
- Provide financial information regarding anticipated sale prices
- Provide breakdown of soft costs and total costs including Development Fees and Charges
- Include rationale for any requested amount from City for financial assistance
- Include cost per unit to construct
- What financial contingency does your firm have should any of the funding sources fail to provide anticipated financing?

III. SELECTION PROCESS

A) Phases

The selection process will involve several phases.

Phase One: A review team will evaluate developer submittals. In addition to staff, this team may include members of the City Boards/Commissions and/or other members. The initial review will determine conformance to submission requirements and whether proposals meet minimum criteria established. Review will include the financing plan and completeness of submissions. Experience in development of comparable projects will be considered and as will demonstrated ability of the development team to deliver a quality project. Best project proposals/applicants will be invited to participate in Phase Two.

Phase Two: Interview of selected applicants who will be asked to submit a complete proposal

Phase Three: Review of complete proposals. At this phase, the City may request additional information. The review team will then make a recommendation to the City Council.

B) Evaluation Criteria for Qualifications

Submittals will be evaluated based upon the following criteria (100 points total):

1. Overall design of Roget Park and its consistency with the City's stated goals and intent and any "value added" by the developer's proposal, including no or low cost to the City and high community benefit (35 points)
2. Responsiveness to the City's overall residential development goals and intent, including neighborhood compatibility, access/circulation, integration of sustainable materials and approaches, and aesthetics (35 points)
3. Demonstrated experience of the developer's team including: (20 points)

i. Successful planning, construction, marketing, and economic performance of urban infill housing projects of comparable size, scale and complexity

ii. The developer's proven ability to access funding resources to develop and complete projects of comparable or larger size

iii. The quality of the design and architectural aspects of the developer's previous projects

iv. Experience in working with the public sector in public/private real estate development projects, willingness to engage in public outreach efforts to affected residents, property owners and to the local business community, pro-active plan to engage with local community in the development review process and identification of clear lines of responsibility within the developer's team on which the City can rely during negotiations and implementation of the project

4. Other factors related to public benefits and environmental benefits, as appropriate (10 points)

IV. PROPOSAL TIMELINE

A) ***THERE WILL BE A MANDATORY PRE-PROPOSAL MEETING AT THE SITE ON FRIDAY, SEPTEMBER 21, 2007 AT 10:00 AM FOR ALL DEVELOPERS PLANNING TO SUBMIT A PROPOSAL.*** Questions raised at or before the Pre-proposal meeting will be responded to in writing by the City to all attendees.

B) Interested developers must submit nine (9) copies of their initial proposal with all required information. The proposal must be submitted in a sealed envelope by **4:00 p.m., on Friday, October 12, 2007.** Please submit to:

City of Lodi Community Development Department
221 W. Pine Street
Lodi, CA 95240

Any questions should be directed to Planning Manager Peter Pirnejad at (209) 333-6711.

Late responses will not be accepted unless waived or modified by the City, at its sole discretion. Facsimile or electronic transmissions of proposals will not be accepted. The City, following review of the submissions, may request additional information.

C) Anticipated Schedule

(Schedule is preliminary and will be adjusted as needed during the submittal/review process.)

Date/Time Frame	Activity
Friday, Sept. 21, 2007	Mandatory Pre-Proposal Meeting
1 week	City responses to questions
Friday, Oct. 12, 2007	Initial proposal deadline
3 weeks	City initial review
Monday, Nov. 5, 2007	Mail invitations to selected developers to refine proposal; letters to others
Friday, Nov. 30, 2007	Deadline for submission of complete proposal
Wednesday, Jan. 16, 2008	Council presentation on recommended proposal

V. LEGAL REQUIREMENTS

A) Notice to Developers

This Request for Proposals represents the initial step in soliciting proposals for qualified developers. Responses to the RFP should demonstrate the developer's specific expertise in developing a quality-housing product.

The selected developer will be responsible for obtaining all required approvals for the project. However, the City will designate a project manager (at no additional charge) to work closely with the developer during the development process, including permitting and public review. The project manager will help to coordinate with all City departments and applicable City commissions.

This RFP and selection process shall in no way be deemed to create a binding contract or agreement of any kind between the City and any candidate. If the City selects a developer, it is expected that a Development Agreement will form the basis of the contract between the parties.

All legal rights and obligations between the successful candidate, if any, and the City will come into existence if, and only when 1) the City Council approves documentation required by the California Environmental Quality Act, and 2) a Development Agreement is fully executed by the parties. The legal rights and obligations of each party shall at that time be only those rights and obligations which are set forth in the agreement and any other documents specifically referred to in that agreement and executed by the parties.

Each candidate submitting a proposal in response to this RFP agrees that the preparation of all materials for submittal to the City and all presentations are at the candidate's sole cost and expense, and the City shall not, under any circumstances, be responsible for any costs or expenses incurred by the candidate. In addition, each candidate agrees that all documentation and materials submitted with a proposal shall remain the property of the City.

Submittals are public records subject to disclosure under the Public Records Act. Required financial data should be submitted in a separate transmittal. The City will attempt to protect such financial data from disclosure.

The City reserves the right to accept or reject any or all proposals and to issue a new RFP at any time.

B) Hold Harmless

At and from the date hereof, the Applicant agrees to defend, indemnify, and hold the City of Lodi harmless from any and all claims or lawsuits that may raise from the Applicant's activities under the provision of this Agreement, that are attributable to the negligent or otherwise wrongful acts or omissions, including breach of specific contractual duties of the Applicant or of the Applicant's independent contractors, agencies, employees or delegates. Standard City insurance requirements for new construction of new public improvements shall also apply.

VI. EXHIBITS

A) Vicinity Map & Aerial Photo of Area
B) Zoning Map
C) Site Plan Notes
D) Site Plan

E) Park Design Description
F) Park Construction Specifications
G) Assessor's Page 027-41
H) Parcel Map 96P002
I) Subdivision Map 97S001
J) Tienda Drive Improvement Plan 97D073
K) Park Maintenance Guidelines

Vicinity Map &Aerial Photo of Area

Exhibit A

Zoning & GP Designation

Exhibit B

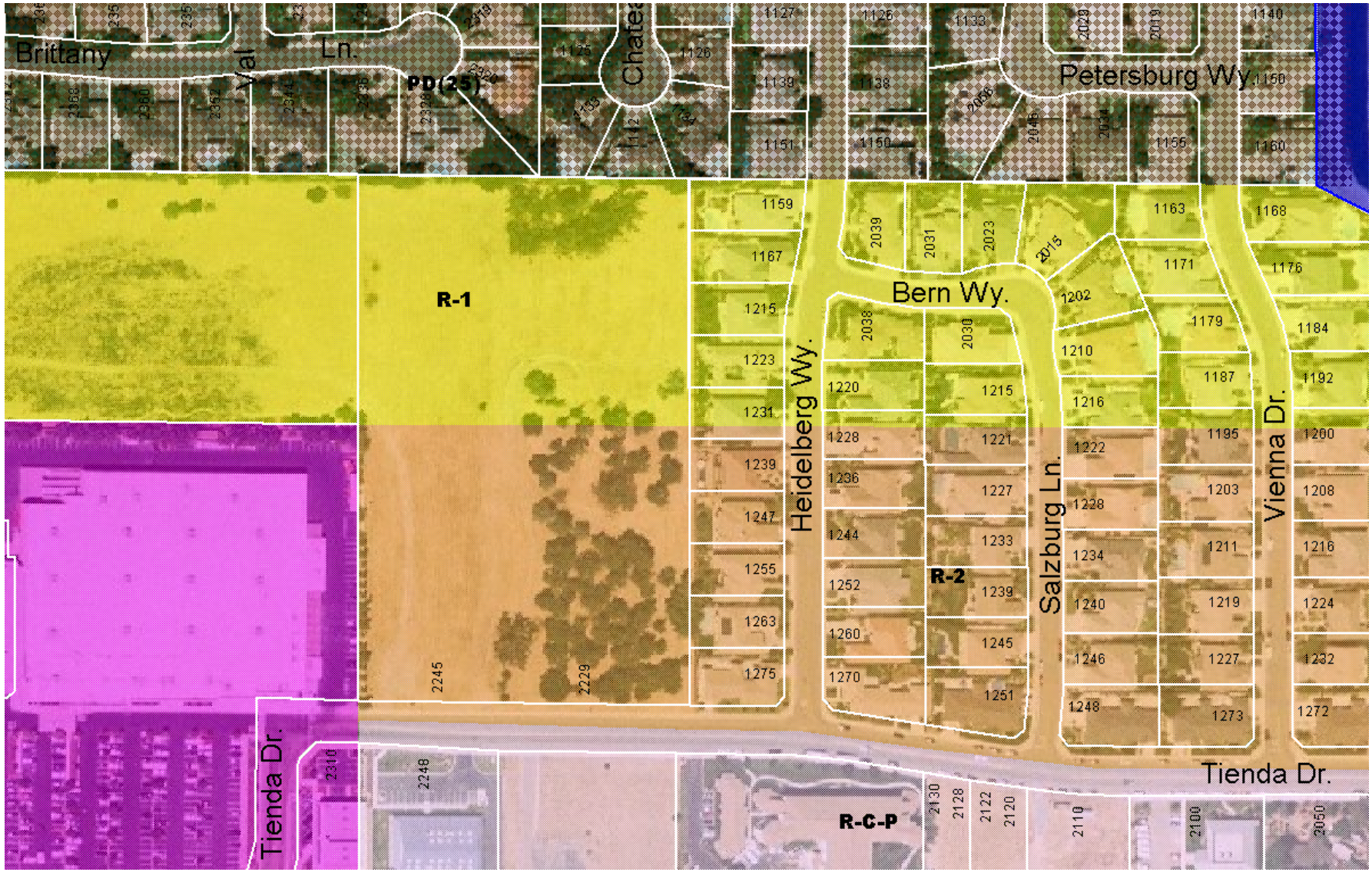


Exhibit C

SITE PLAN NOTES

1. New street[1] "N" to be extended northerly located consistent with approved design of adjacent developable site:
    a. For maximum east-west dimension of developable site for a single-lot, flag lot or similar development, street may be centered 271 feet west of the east property line.
    b. For conventional single-family lots fronting N Street, the street should be located approximately 300 feet or more west of the east property line to provide reasonable lot depth and maximum park area.
    c. Street may be curved (250-foot minimum radius) to allow variation in developable lots and park frontage.
    d. The curb-to-curb width of the street shown in the Site Plan (34 feet) assumes parking on both sides. With a project plan that includes an access alley at the west property line, the parking may be eliminated on the west (developable lot) side of the street and the curb-to-curb width reduced to 28 feet.

2. Planned east-west street "E" is to be designed to connect to Interlaken Drive and potentially Lower Sacramento Road. The street shall be constructed by the developer within the limits of the project and shall be located either:
    a. Centered between the north Target Store property line and the north property line; or,
    b. Located consistent with a concept plan for development of the property west of the Roget site. The concept plan must have property owner concurrence.

3. A meandering sidewalk within Roget Park along N Street shall be designed to provide a wide parkway strip (between 6 feet and 25 feet) between the curb and the sidewalk and shall serve both as a public sidewalk for street pedestrians and for park circulation.

4. The northwest park area shall include new trees, turf, play area(s) and other amenities as described in the Park Design section of this RFP.

5. Street lighting is not shown on the plan, however, lighting is required both on-street and in the park. The layout should be coordinated for optimal efficiency. Street lighting shall comply with standard Electric Utility requirements for residential street lights.

6. Site plan elements, including locations of existing trees, property lines and utilities were compiled from various sources and are shown pictorially. The developer should plan on performing a new topographic survey for final design.

[1] Street names have not been adopted; "N" and "W" are used for ease of identification. The developer shall submit street names with the final plan.

Exhibit D

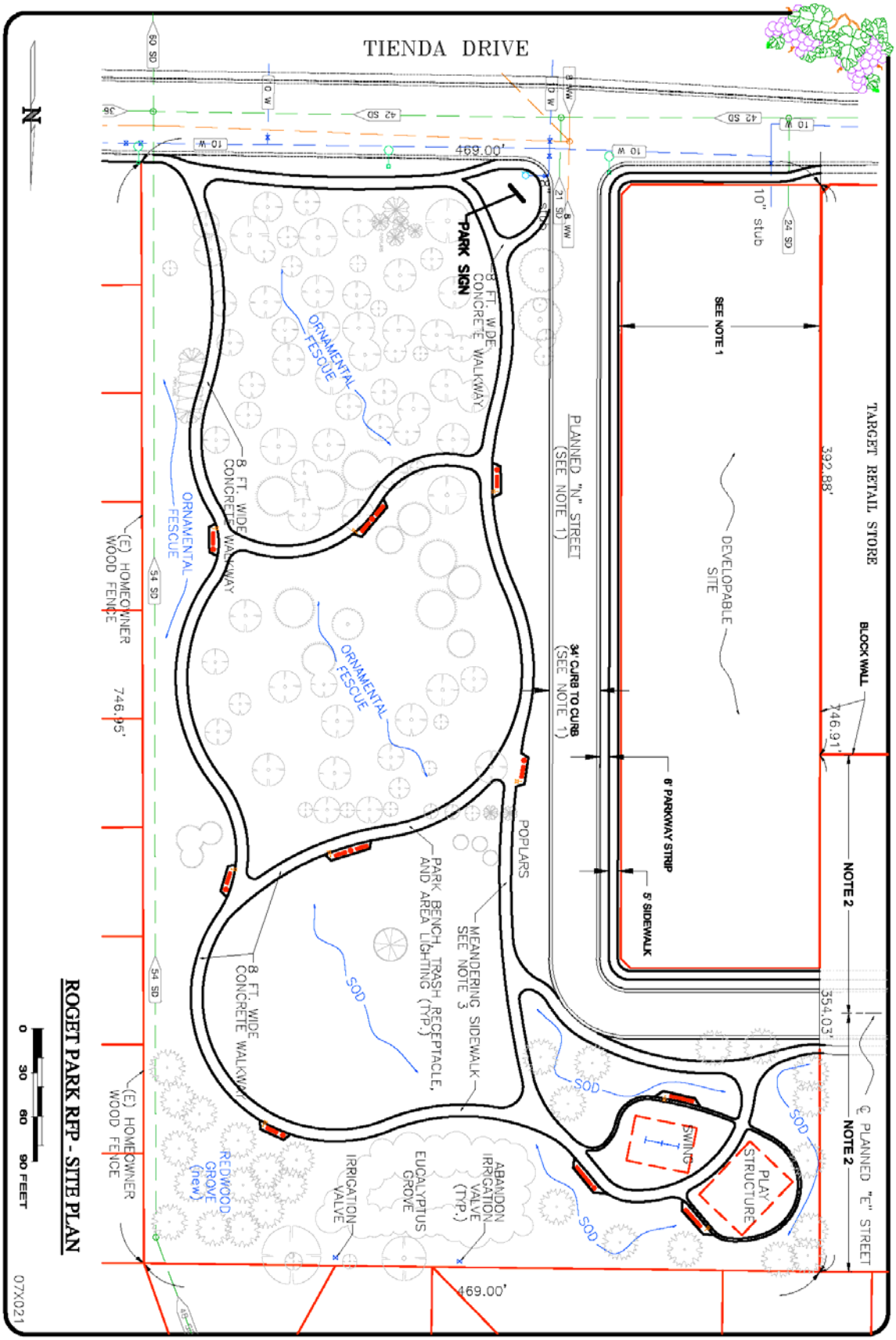

TIENDA DRIVE
TARGET RETAIL STORE
BLOCK WALL
392.88'
746.91'
NOTE 2
354.03'
℄ PLANNED "E" STREET
NOTE 2
DEVELOPABLE SITE
SEE NOTE 1
10" stub
6' PARKWAY STRIP
5' SIDEWALK
34' CURB TO CURB (SEE NOTE 1)
PLANNED "N" STREET (SEE NOTE 1)
469.00'
PARK SIGN
8 FT. WIDE CONCRETE WALKWAY
ORNAMENTAL FESCUE
POPLARS
MEANDERING SIDEWALK SEE NOTE 3
PARK BENCH, TRASH RECEPTACLE, AND AREA LIGHTING (TYP.)
SOD
PLAY STRUCTURE
SWING
ABANDON IRRIGATION VALVE (TYP.)
EUCALYPTUS GROVE
IRRIGATION VALVE
REDWOOD GROVE (new)
(E) HOMEOWNER WOOD FENCE
746.95'
469.00'
ROGET PARK RFP - SITE PLAN
0 30 60 90 FEET
07X021
N

Exhibit E

Roget Park Design Description

Roget Park is intended to primarily be a passive use, relatively low-maintenance park. The site consists of two distinct areas – the east portion and the northwest portion. The east portion is approximately 4 acres and is the portion donated by Dr. Gordon Roget, who previously planted numerous trees on the site. This portion is intended for walking, bird-watching, reading, small picnics and other passive uses. The preliminary concept plan for this area includes minimal turf area; instead, much of the area should be planted with wildflowers or other native grasses/groundcover. A new redwood grove is planned for the northeast corner. The northwest portion is approximately 0.6 acres and is part of the western parcel initially purchased by the City for additional park land. This portion is where a children's playground is to be developed.

The developer will be required to retain the services of a landscape architect or qualified design professional to propose a park design that is reasonably consistent with the City's goals and program as described in this RFP and to suggest innovative measures to reduce long-term maintenance needs.

The desired major park elements are described below. Standard City construction specifications are also attached that provide more detail as to what will be expected, however, the developer will be required to provide appropriate specifications for the final approved plan. Elements that include a specific manufacturer are for illustrative purposes of the quality and type of amenity. Similarly, quantities are based on the concept plan and may be adjusted based on the final approved plan. The developer may propose alternatives which are to be agreed upon as part of the final development agreement.

Park Elements, description (quantity/manufacturer):

- Concept Plan – address project goals, maintenance
- Final Plan – incorporate approved concept plan, construction specifications, site preparation (including pruning, possible removals and protection of existing trees), initial planting, establishment, initial maintenance period and warranty.
- 8-Foot Wide Concrete Pathway/Sidewalk
- 8-Foot Wide Park Benches (10, Wabash Valley)
- Precast Concrete Trash Receptacles (10, San Diego Precast)
- 12-Foot Decorative Park Light Standards (approximately 8, plus street lights; design to be coordinated to optimize final number, Holophane)
- Handicap Accessible Drinking Fountain (One, near playground, Haws)
- Handicap Accessible Playground Areas (One swing, one play equipment, including play area surface and applicable clear space requirements, see specifications)
- Custom Wall/Park Sign – concrete, rock or other durable material
- Soil Amendments (as specified for area, GroPrower)
- New Tree Planting – Tree varieties to be included in concept plan; Redwood grove in northeast
- New (Sod) Turf – A blend of 90-10 mix (Tall Fescue and Bluegrass)
- New Wild Flower Planting – A blend of native wild flowers. Varieties of mix to be included in concept plan.
- Park Rule Signage – Text to be provided by City. Signs to be mounted to park light poles.
- Landscape Maintenance Period – as proposed and agreed upon; presumably two years.
- Automatic Irrigation System (Rainbird materials)
- Maxicom Irrigation Control System (One, Rainbird and Nextel)
- Underground Electrical with 100 amp metered service enclosure

Water, Sewer and Storm Drain services as needed – site drainage/grading to prevent excessively wet areas to be included in final plan.

Exhibit F

ROGET PARK SPECIFICATIONS – (August 2007)

6-20 SPRINKLERS AND LANDSCAPING

6-20.01 Sprinkler Systems - General Sprinkler systems shall be furnished and installed in accordance with these Special Provisions and as shown on the approved plans, including any incidental work not shown or specified which can reasonably be inferred as part of the work, and necessary to provide a complete and workable system.

The work includes:

1. Preparation of Drawings
2. Trenching and backfill
3. Sprinkler material and equipment installation
4. Installation of sprinkler controller, conduit and wiring
5. Installation of Maxicom system components
6. Maintenance and guarantee of irrigation system as agreed upon

a) Drawings

Construction A map diagram showing location of valves, lateral lines and route of the control and communication wires shall be prepared by the developer. The diagram shall identify valves as to size, station, number and type of planting irrigated, i.e., shrubs or ground cover. The diagram shall be submitted to the City for review and approval prior to construction.

"As-Built" Sprinkler Drawings The developer shall prepare an "As-Built" drawing on a blueline print which shall show deviations from the approved plans made during construction affecting the main line pipe, controller locations, valves and sprinkler heads. The drawing shall be delivered to Inspector before final acceptance of work.

b) Guarantee Work shall be guaranteed for 1 year from date of acceptance against all defects in material, equipment and execution. Guarantee shall also cover repair of damage to any part of the premises, resulting from leaks or other defects in material, equipment and execution to the satisfaction of the City.

Repairs, if required, shall be done promptly upon notification by City at no cost to City.

c) Existing Site Conditions The developer shall become acquainted with all site conditions. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Inspector for instructions as to further action. Failure to do so will make the developer liable for any and all damage thereto arising from Contractor's operations, subsequent to discovery of such utilities not shown on plans.

Minor adjustments to the sprinkler system layout shall be made as may be required to work around existing construction at no additional cost to the City.

6-20.02 Sprinkler System Materials Materials throughout the system shall be new and in perfect condition. After award of the contract and prior to beginning work, the developer shall submit for review five (5) copies of the complete list of materials which the developer proposes to install. Quantities of materials and equipment need to be included. No deviations from the Specifications shall be allowed without specific, written City approval. The decision of City shall be final in the determination of the quality of materials and equipment.

The developer shall be responsible for providing the City a “Turn Key” central control irrigation system. “Turn Key” items include the Maxicom components noted above, installation of a workable Nextel phone modem (phone number and dial tone). The cell phone number must be a dedicated line for the irrigation equipment. Also, the master valve and flow sensor must be wired and calibrated. Finally, valve data information must be collected and entered into the City of Lodi Parks Division Maxicom computer so scheduling can be executed from the central location.

a) Plastic Pipe shall be polyvinyl chloride pipe (PVC) conforming to Section 20-15B(1) "Plastic Pipe Supply Line" of the Standard Specifications and these Special Provisions. The class shall be as follows:

In Turf Areas and Planters - Lateral lines ¾-inch and larger shall be Schedule 40 PVC. All lateral line trenches shall be 18 inches in depth.

Main Line Piping or Pipe under constant pressure

1 inch and larger shall be Schedule 40 PVC. Main line trench shall be 30 inches deep.

Piping Under Slabs, Foundations and Paving

All sizes - Schedule 80 PVC

Plastic fittings

Schedule 40 PVC as manufactured by Sloane, Lasco, or equal.

b) Valves shall conform to the following:

Gate valves 4 inches and smaller shall be bronze, Class 125 or 150 with threaded ends, non-rising stem, O-ring stem gasket or Teflon impregnated asbestos packing and handwheel operator. Gate valves shall be Stockham, Mueller, Kennedy or as supplied with backflow prevention assemblies.

Remote Control Valves shall be as specified on the drawings.

Backflow Assemblies shall be Febco, as specified on the drawings.

c) Miscellaneous Materials shall conform to the following:

Solvent cement shall be compatible with PVC pipe material and size and be of proper consistency. No mixing of solvent with thinner will be allowed. Primers shall be used as recommended by the solvent manufacturer.

Control wires shall be 24 volt solid wire U.L. approved for direct burial in ground. (Black or Red #14 UF direct lead and white #12 UF common ground.) 110 volt wire shall be 2-#12, CU, THW, 1 black, 1 white.

Sprinkler heads shall be manufactured by Rainbird.

Valve keys shall be furnished for adjusting remote control valves.

(2 - 30-inch keys)

Valve boxes shall be furnished for each control valve. Boxes shall be Christy FL9 (Fibrelyte) boxes with bolt down lid marked, "Irrigation," or approved equal.

Quick couplers shall be manufactured by Rainbird .

d) Controller shall be one Rainbird Maxicom ESP-24 Site Satellite controller with Nextel cellular modem and antenna mounted in a strong box enclosure as shown on the plans.

The authorized dealer for the Maxicom system in this area is Horizon Irrigation, 3355 Ad Art Drive, Stockton, CA, (209) 931-8555.

The Maxicom installer must be a firm specializing in Maxicom installation with a minimum of five sites installed. The Contractor must submit a copy of their certification along with their Bid Proposal documents for this project. The contract will not be awarded without Maxicom Certification. The City of Lodi – Parks Division office will provide a list of certified Contractors at the request of the General Contractor.

The developer shall provide and install the following Maxicom components as manufactured by Rainbird, Data Industrial and Superior.

Maxicom Components:

(1):	ESP-24	Site Satellite Controller
(1):	Flow Monitor	Series 1500 Data Industrial – wall mount
(1):	M51200	Pulse Decoder
(1):	MSP	Surge Arrestor

(1): ISOBAR Surge Suppressor	
(1): 8' Triangular Grounding Grid	
(1): RCT01060	Receiver Card F/ESP
(1): FG8063	Nextel Modem/Antenna (700-900mHz 3 db gain antenna)
(LS):	Terminal Strips and Wiring Labels
(LF): (length TBD)	PE89 Communication Cable – (6 pair)

Maxicom Field Equipment:

(1): (size TBD)	"Superior" Master Valve – Normally Open
(1): (size TBD)	"Data Industrial" – Flow Sensor

The Maxicom computer control system shall be guaranteed for one year from the date of acceptance against all defects in material, equipment, and execution. Repairs, if required, shall be done promptly upon notification by the City of Lodi, at no cost to the City.

The communication link between the office computer and the field equipment unit shall be the Nextel modem/antenna and a computer modem. The field installed equipment unit interfaces between the office computer and the field devices. The satellite controller unit stores and executes irrigation instructions from the office computer and is wired to irrigation satellites, pulse decoders, sensor decoders, the flow sensor, and ground and surge protectors.

The control wiring shall be PE-89 19 AWG communication wire - 6 pair. Wiring shall be installed with the sprinkler main line common trench wherever possible. All communication wire shall be installed in 2-inch diameter PVC conduit. The control wiring shall be installed with slack. Wire splices shall be done in a splice box and will only be allowed on runs greater than 1,000 feet. Wires shall be crimped together with UAL connectors only and sealed with a Service Seal device.

A complete irrigation materials list shall be submitted to the City prior to the installation of the Maxicom system.

6-20.03 Sprinkler System Installation

a) Layout shall be done as accurately as possible to conform to the Plans. While the Plans should be carefully drawn, they are generally diagrammatic to the extent that swing joints, offsets and all fittings are not shown. Job conditions will not always permit locating piping, valves and heads where shown. When this situation occurs, it shall be brought to the Inspector's attention. The Contractor will be held responsible for the relocating of any items without first obtaining Inspector's approval.

b) Excavating and trenching shall be performed as required for the installation of the work included under this Section, including shoring of earth banks to prevent cave-ins. All surfaces, existing underground installations, etc., damaged or cut as a result of the excavations shall be restored to their original condition.

Trenches shall be made with enough width to allow a minimum of 4 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:

1. 18 inches over main lines to remote control valves
2. 12 inches over lateral lines to heads
3. 24 inches under paved parking areas or roads

c) Pipe and fitting assembly shall be done in a workmanlike manner in accordance with the manufacturer's recommendations. Remote control valves shall be installed where shown and grouped together where practical and shall be placed no closer than 12 inches and parallel to walk edges, buildings and walls. Boxes shall be set with tops matching finish grade.

Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying primer and solvent.

IMPORTANT - Excess solvent shall be cleaned off. Solvent welded joints shall be cured at least 10 minutes before moving or handling, and at least 24 hours before water is permitted in the pipe.

Pipe may be assembled and welded on the surface. Pipe shall be shaken from side to side of trench to allow for expansion and contraction.

Connections between plastic pipe and metal valves or steel pipe with threaded fittings shall be made using plastic male adapters. A non-hardening pipe dope (Rector seal or Teflon tape) shall be applied to male threads.

d) Sprinkler Heads Openings in the pipe shall be capped or plugged to prevent entry of debris. Lawn heads shall be set flush with finished grade or curb and paving.

e) Flushing and testing shall be done after all new sprinkler piping is in place. A full head of water shall be used to flush out the system with all heads removed. After the system is thoroughly flushed, risers shall be capped off and the system pressure tested.

All sprinkler lines upstream of remote control valves shall be tested for a period of not less than 2 hours and shall show no leakage or loss of pressure. Test pressure shall be 100 psi.

Unless otherwise directed by the Engineer, testing shall be accomplished by openings at the high points of the system and blowoffs at all deadends. The valve controlling the admission of water into the section of pipe to be tested should be opened slowly and fully before closing the hydrants or blowoffs. After the system has been filled with water and all air expelled, all the valves controlling the section to be tested shall be closed, and the line remain in this condition for a period of not less than 24 hours.

The pipe shall then be refilled, if necessary, and subjected to the specified pressure for a period of two hours.

All sprinkler lines downstream of remote control valves shall be tested under system pressure. Any observable leaks shall be repaired. Minor leakage at swing/swivel joints is acceptable.

All leaks that are found shall be immediately corrected and the system again subjected to the same test.

All repairs of any damage to the pipes and their appurtenances, or to any other structures, resulting from or caused by these tests, shall be performed by the developer as the Engineer may direct, all without cost to the City of Lodi.

At the conclusion of the pressure tests, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure. The developer shall adjust the sprinkler heads to make final full coverage.

f) Backfill and compaction shall be done after required tests and inspections have been made. Backfill shall be made with clean soil, free of rocks and other material that may damage the pipe.

Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to 85% density except where otherwise shown on the Plans.

Backfill shall be dressed off to match finish grades.

Settling of backfilled trenches which may occur during a one year period after acceptance, shall be repaired by the developer, including the complete restoration of damaged planting, paving or other improvements of any kind.

g) Automatic control wiring shall be installed with sprinkler mains and laterals in a common trench wherever possible. Wires shall be a minimum of 1inch from any pipe or fitting except at terminal points. Slack shall be provided at valves and wires and shall be snaked in trenches to allow for contraction of wires. Tie wires in bundles at 10-foot intervals with plastic electrical tape.

Control wire splices will be allowed only on runs more than 1,000 feet. Wires shall be crimped together with Star-Kon #PT-70 connector and sealed with Scotchlok #3576 sealing pack.

h) Electrical service shall be located and installed as shown on the Approved Plans and shall conform to the provisions of Section 20-5.027E "Service" of the Standard Specifications. The developer shall install conduit and wire to the point of connection. Conduit shall conform to the provisions of Section 86-2.05A "Material" of the Standard Specifications.

6-20.04 Turf - General Turf shall be furnished and installed with these Special Provisions and as shown on the Plans. Subgrade condition and grading shall be approved by the Engineer prior to turf installation.

a) Maintenance Period The developer shall be completely responsible for the general maintenance of the entire sprinkler system and the turf for a period as agree upon from the time of first watering. The actual maintenance period shall be per the approved Development Agreement. Two years is preferred.

During this maintenance period, any required repairs or adjustments to the sprinkler system shall be made without additional compensation.

The developer will be required to adequately water the sod, fill low spots, replace unsuitable growth, or do weed control and other work, as determined necessary by the Engineer, during the maintenance period before final acceptance of the contract.

Mowable weeds and grasses shall be kept mowed off before they exceed two inches in height. Clippings shall be removed unless otherwise approved by the Engineer. The planted areas shall be maintained in a neatly mowed condition at all times.

Working days upon which no work will be required, as determined by the Engineer, will be credited as one of the maintenance days, regardless of whether or not the Contractor performs work.

Working days when the developer fails to adequately perform plant establishment work, including but not limited to watering planted area, mowing, filling low spots, replacing unsuitable growth, or controlling weeds, determined to be necessary by the Engineer, will not be credited as one of the maintenance days.

At the end of the maintenance period, the stand of grass to be acceptable shall be weed free and have no more than 3 percent of the total area in bare spots which shall close in at maturity and produce a full coverage turf. Unacceptable areas shall be reseeded.

b) Cleanup and Final Inspection - Final inspection for approval and acceptance shall be made at the conclusion of the maintenance period. Prior to being considered for inspection, the Contractor shall have performed, within the entire project limits, a final weeding, mowing and clearing of all the debris so as to present the work in a neat and orderly appearance.

6-20.05 Turf-Sod

a) Sod bed preparation and fertilization shall conform to the applicable provisions of Section 20-3 "Erosion Control" of the Standard Specifications and these Special Provisions.

Soil amendment shall be added at the rate as specified to existing soil. The existing soil with soil amendment shall be cultivated to a depth of six inches and all clods and lumps shall be broken up or removed. The area shall be raked to remove all debris of any kind. Grading and shaping refinements shall be performed to bring surface to true uniform sloping planes free from irregularities and to provide proper and adequate drainage to designated collection points.

Soil amendments shall be GroPower Plus or equal with 5% nitrogen at the rate of 200 pounds per 1,000 square feet, except as otherwise approved by the Engineer.

After placing imported borrow and sprinkling and when the soil is friable, the developer shall cultivate and cross cultivate the entire area to a depth of six inches. Fertilizer shall then be applied in the amount of 42 pounds of nitrogen, 21 pounds of phosphorus and 42 pounds of potassium per acre (14-7-14 at 7 pounds per 1,000 square feet) and worked into the soil during this cultivating process.

At the end of the maintenance period, one-half of the above named amount shall again be applied.

If foreign material is exposed by the cultivation, it shall be immediately removed from the area.

When the soil has reached a condition of good tilth, the entire area shall be finish graded with a suitable implement to produce a sod bed which is smooth, uniform and ready for planting. All rocks, clods, etc., over one inch in diameter shall be removed from the upper two inches of soil.

b) Sod shall be weed-free, viable, and shall be made up from a 90-10 mix. The sod shall be 90% Tall Fescue and 10% Bluegrass. A written certification of the sod shall be furnished upon the request of the Engineer, and no placing of sod shall be allowed prior to approval by the Engineer.

c) Sod installation shall be done with closely fitted joints, and the ends of the strips shall be staggered. On irregular shaped areas, sod shall be laid in both directions from the longest straight line that can be drawn through the area. Sod shall be rolled after an initial watering to eliminate irregularities. Immediate initial watering is very important to sod survival. Do not over irrigate causing a spongy soil condition.

The Contractor shall be responsible for such protection of the turfed area as necessary to prevent trespassing.

6-21 Native Ornamental Plants

6-21.01 General Native ornamental turf plant mix shall be made up of a native fine fescue blend. The native blend shall be applied at a rate of 70 pounds per acre.

a) Blend (Mix) shall be weed-free and shall be made up from 30 pounds of Festuca rubra Molate Blue (Molate Blue Fescue), 20 pounds of Festuca idahoensis (Mt Tam, Native Blue Bunch Fescue), and 20 pounds Festuca occidentalis (Mokelumne Blue, Western Fescue, Mokelumne Blue). A written certification of the native ornamental blend shall be furnished upon request of the Engineer, and no placing shall be allowed prior to approval by the Engineer.

b) Ornamental Turf Installation shall be approached with other than routine turf-type procedures and shall be direct seeded into the areas shown on the plans. This blend requires a grow-in period which is longer than that required by conventional turf grass, with prolonged attention to control of invasive weeds. With adequate weed control and sufficient water, the ornamental grasses will produce a thick groundcover approximately one foot in height. Ideal time to sow this blend would be upon the initiation of the cooler fall season in order to take advantage of the winter rainfall. The summer dormancy of the natives will turn brownish in color, greening up again with the natural rainfall and cooler weather. During the one year warranty period, the developer shall apply 1 pound per 1,000 square feet of actual N fertilizer in early spring and another application of the same fertilizer in early fall.

6-73 CURBS, GUTTERS, SIDEWALKS AND MISCELLANEOUS CONCRETE

6-73.01 General Curbs, gutters sidewalk, and any other miscellaneous concrete structures shall be constructed as shown on the plan, and applicable City of Lodi Standard Plans, and shall conform to the provisions in Section 73 "Concrete Curbs and Sidewalks" of the Standard Specifications and these Special Provisions.

a) Earthwork shall conform to the plans and Section 6-19.05 of these Special Provisions.

The area between the right-of-way line and the back of sidewalk shall be graded to 1/4-inch per foot and sufficient compactive effort and moisture shall be applied to this area to prevent settlement. Voids shall be filled with topsoil, not sand. Water service or other boxes and facilities shall be adjusted to grade.

b) Curbs, Gutters, Sidewalk, and Mow Strips shall be of monolithic construction when located adjacent to each other. Construction joints shall be edged and shall conform to the proposed scoring pattern.

Expansion joint material shall be installed to the full depth of the concrete at locations shown on the plans and as designated by the Engineer.

Concrete retaining walls shall be formed with plywood and all exposed edges shall be edged. After the back form has been removed, the void shall be backfilled to grade with clean native top soil.

c) Concrete: Portland cement concrete shall be Class "B" conforming to Section 90 "Portland Cement Concrete" of the Standard Specifications with a minimum compressive strength of 2500 psi at 28 days.

All concrete used shall be mixed completely in a truck mixer, commonly known in the industry as "transit-mixed concrete".

d) Forms: Forming requirements shall conform to the provisions in Section 73-1.04 "Forms" of the Standard Specifications. If clean neat lines can be cut, the Contractor may pour against undisturbed earth with prior approval by the Engineer. If any sloughing or caving of material occurs, both front and back forms may be required.

Forms shall be true to lines and grades as shown on the plans.

Forms previously used shall be thoroughly cleaned before re-use. Before concrete is placed within any form, all inside surfaces of the forms shall be thoroughly coated with an approved oil.

All forms shall be free of any foreign material previous to placing concrete.

e) Concrete Reinforcement: Mesh and reinforcing steel shall conform to the provisions in Section 52-1.02 "Materials" of the Standard Specifications.

All reinforcing steel shall be accurately placed as shown on the plans.

All reinforcement shall be cleaned of dirt, rust, grease, loose scale and any other substance that may prevent concrete bonding. All reinforcement shall be securely positioned and supported so as to maintain the proper position during placement of concrete.

f) Concrete Placement: Concrete shall not be placed without approval of the Engineer. Placing concrete without notifying the Engineer may be reason for rejection of the work.

Prior to placing concrete, the subgrade and inside face of the forms shall be thoroughly wetted as the Engineer may direct.

Concrete shall not be deposited when it appears likely that the air temperature may fall below 40°F during the placing of concrete or within the following 24 hours, unless special approval has been received from the Engineer prior to placing of concrete. Concrete which, in the opinion of the Engineer, has been damaged by freezing shall be removed and replaced.

Monolithic sidewalk may be placed with extrusion machinery. The machinery shall be approved by the Engineer prior to use.

The developer shall install bench mark monuments as shown on the plans. The City of Lodi will furnish the bench mark monuments without cost to the Contractor.

g) Finishing: After steel troweling, the concrete surfaces shall be given a medium hair broom finish. Brooming on sidewalk shall be transverse to the length of curb.

All exposed concrete surfaces shall be finished unless otherwise directed by the Engineer.

Score marks and weakened plane joints shall be located as shown on the plans and as directed by the Engineer.

h) Cure: Concrete cure shall be accomplished by either the water, pigmented curing compound or waterproof membrane method and shall conform to the provisions in Section 90-7 "Curing Concrete" of the Standard Specifications. White pigmented curing compound shall not be used on exposed surfaces.

i) Tolerances: Dimensional tolerances for concrete work are listed below. Work done outside of these tolerances will be rejected by the Engineer.

Curb, sidewalk thickness: Up to 1/4-inch below specified thickness.

Sidewalk crossfall: Total crossfall on 5-foot sidewalks shall be within 1/2-inch of design.

6-86 ELECTRICAL SYSTEMS

6-86.01 General

Electrical and lighting equipment shall be furnished and installed at the approximate locations shown on the plans as directed by the Engineer, in conformance with the applicable provisions of Section 86 "Electrical Systems" of the Standard Specifications and these Special Provisions.

All work shall meet the requirements of Section 86-1.02 "Regulations and Code" of the Standard Specifications.

6-86.02 Contract Submittals

The developer shall furnish information as required in Section 86-1.03 "Equipment Lists and Drawings" and 86-1.04 "Warranties, Guarantees and Instruction Sheets" and these Special Provisions.

The Contractor shall also furnish the following information:

- Manufacturer's catalog sheets for the following items, identified as to what is being furnished, including all options, accessories, mounts and manufacturer's certifications.
  - Conduit
  - Light Poles
  - Luminaries
  - Conductor (Wire)
  - Pull Boxes
  - Metered Load Center
  - Breakers

The list shall be complete as to the name of manufacturer, size and identifying number of each item. The list shall be supplemented by such other data as may be required. In all cases, the judgment of the Engineer shall be final as to whether substitute equipment and/or material recommended by the Contractor conform to the intent of these specifications and is acceptable for use.

6-86.03 (Deleted)

6-86.04 Installation

Electrical and lighting system installation shall be in accordance with the following sections of the Standard Specifications.

Scheduling of Work	86-1.06
Safety Precautions	86-1.07
Excavating and Backfill	86-2.01
Removing and Replacing Improvements	86-2.02

The Contractor's attention is also directed to Section 6-15 "Existing Facilities" of these Special Provisions.

6-86.05 Foundations

Foundations shall conform to the provisions in Section 86-2.03 "Foundations" of the Standard Specifications and these Special Provisions.

6-86.06 (Deleted)

6-86.07 Conduit

Conduit shall conform to the provisions in Section 86-2.05, "Conduit" of the Standard Specifications and these Special Provisions.

Schedule 40 PVC Type DB pipe shall be used in locations as shown on the plans.

Insulated bonding bussing will be required on metal conduit.

After conductors have been installed, the ends of conduits terminating in pull boxes and load center cabinet shall be sealed with an approved type of sealing compound.

Conduit runs shown on the plans to be located under new concrete walkways and turf areas where shown on the plans. All pull boxes shall be located and set to grade in the concrete walkways and turf areas where shown on the plans.

The conduit shall be placed in the bottom of the trench and the trench shall be backfilled to 2 inches above the top of the conduit with compacted sand or material excavated. Rock, concrete, and broken asphalt are not acceptable backfill material.

All excavated areas in the walkways shall be completely backfilled at the end of each day.

Other methods of placing conduit must be approved by the Engineer.

6-86.08 Pull Boxes

Pull boxes shall conform to the provisions in Section 86-2.06, "Pull Boxes," of the Standard Specifications and these Special Provisions.

Grout in bottom of pull boxes will not be required.

Recesses for suspension of ballasts will not be required.

All pull boxes shall be N9 manufactured by Christy unless otherwise noted on the plans. Extensions shall be installed if wires will be within 6 inches of the top of a single box.

6-86.09 Conductors and Wiring

Conductors and wiring shall conform to the provisions in Section 86-2.08 "Conductors" and Section 86-2.09 "Wiring" of the Standard Specifications and these Special Provisions.

Conductors shall be spliced by the use of "C" – shaped compression connectors. Splices shall be insulated by Method A. (See Caltrans Standard Plan ES-13.)

Fused splice connectors as specified in Section 86-2.095 shall not be installed.

6-86.10 Bonding and Grounding

Bonding and grounding shall conform to the provisions in Section 86-2.10 "Bonding and Grounding" of the Standard Specifications and these Special Provisions.

Grounding jumper shall be attached by a 3/16 inch or larger brass bolt in the load center and shall run to the conduit, ground rod or bonding wire in adjacent pull box.

Grounding jumper shall be visible after cap has been poured on foundation.

Equipment grounding conductors will not be required in conduit containing loop lead-in cables only.

6-86.11 (Deleted)

6-86.12 Testing The Contractor shall perform testing in accordance with Section 86-2.14B "Field Testing" of the Standard Specifications.

6-86.13 Galvanizing and Painting

Galvanizing shall conform to Section 86-2.15 "Galvanizing" of the Standard Specifications.

Painting shall conform to Section 86-2.16 “Painting” of the Standard Specifications.

6-86.14 through 6-86.19 (Deleted)

6-86.20 Luminaries (Park)

The Contractor shall provide and install “Hallbrook” series luminaries as manufactured by Unique Solutions. The luminaries shall consist of a prismatic glass optical assembly shielded by a flared cut-off reflector and a top mounted cast aluminum ballast assembly with a circumferential 1 ½ inch reveal.

The optical assembly consists of a thermal resistant annealed borosilicate glass refractor mechanically held in a formed aluminum door frame. The door frame is attached to the flared reflector assembly with three stainless steel screws. Three keyhole slots in the door frame and an internal safety cable allow easy removal for re-lamping. Light from a vertical lamp is distributed by precisely molded refracting prisms to maximize utilization, uniformity and luminaire spacing. Use symmetric glass refractor for distribution.

Ballast Assembly

The ballast housing cast of 356 copper free aluminum alloy, has a smooth domed contour and 1 ½ inch circumferential reveal. This housing has an integrally 1 ½ inch NPT threaded entry with stainless steel set screw. A terminal block is provided with a quick disconnect receptacle. The unitized ballast assembly plugs into the quick disconnect receptacle. The ballast plate is keyholed for ease of installation into the ballast housing. A nickel plated lamp grip socket of street lighting grade with a glazed porcelain body and the center contact backed by a coiled spring, is positioned mechanically to the ballast plate, placing the lamp at the light center of the prismatic glass refractor.

Ballasts and Voltage

The ballast shall be mogul base 70 watt – 120 volt High Pressure Sodium (HPS)

Finish

The luminaries shall be finished with a polyester powder coat applied after a seven-stage pretreatment process to insure maximum durability. Finish color shall be HUNTER GREEN.

6-86.21 Light Poles

The Contractor shall provide and install “Hallbrook” series light poles as manufactured by Unique Solutions. The light poles shall be a one piece shaft contemporary European style light post constructed of cast aluminum. The light poles shall have a single bishops crook mounting bracket and slender sweeping decorative clamshell base.

Material

The anchor base shall be structural quality hot rolled carbon steel plate with a minimum yield strength of 36,000 psi. The base plate telescopes the shaft and is circumferentially welded top and bottom. The anchor bolts shall be hot dipped galvanized. The bracket arm shall be 1 ½ inch schedule 40 pipe and threaded 1 ½ NPT for luminaire mounting. The clamshell base shall be sand casted of A356 copper free aluminum alloy.

Dimensions

The pole shall be 12 feet in height with a 10-inch square base plate. The decorative clamshell base shall be 22 inches in diameter and 45 inches tall. The shaft shall have a top diameter of 3.38 inches and a uniform taper of 0.14 per foot of length. The bishops crook bracket arm shall rise 43 inches above the pole top and form a 30-inch diameter arc from the center of the vertical portion of the arm to luminaries mount centerline. The luminaire mounting end of the bracket arm shall be 21 inches above the top of the post.

Wiring Access

The post shall be provided with a 2 ½ inch by 4 ½ inch rectangular curved hand hole and cover. A ½ - 13 UNC bolt and nut are provided for grounding.

Finish

The post shall be provided with a prime coat of urethane polyester powder and a top coat of aliphatic acrylic polyurethane. Final color shall be HUNTER GREEN.

Installation

The post shall be provided with four ¾-inch diameter by 24-inch long L-type anchor bolts to be installed on a 9-inch diameter bolt circle.

6-86.22 Decorative Bases

The Contractor shall provide and install "Hallbrook" series cast aluminum decorative cover base as manufactured by Unique Solutions. The decorative base cover shall be a two-piece cast aluminum unit with a minimum wall thickness of .25 inches. The casting is 45 inches tall by 22 inches in diameter at the base. The inside hole diameter at the top is sized for a pole with a specified outer diameter at 45 inches from the base.

Hardware

The two castings are held together by six ¼-inch – 20 stainless steel hex head screws that are thread into the castings. A bracket sent with the cover is attached to the anchor bolts and attaches to the cover with a ¼-inch – 20 stainless steel hex head screw.

Finish

All exposed cast metal surfaces are finished with a polyester powder paint applied after a seven-stage pre-treatment process to insure durability and adherence. Final color shall be HUNTER GREEN.

Miscellaneous Work

The Contractor shall provide and install a non-shrink grout between the decorative bases and concrete slab on which the base is sitting on. All voids shall be filled.

6-86.23 Metered Load Center

The Contractor shall provide and install one 100 AMP load center as manufactured by General Electric "GE" or approved equal. The load center shall be surface mounted inside a Strong Box stainless steel enclosure. The load center shall be a 120/240 VAC UL, single phase, 4 wire; 14 AWG 2/0 AWG / Load; Main Circuit breaker neutral conductor shall be 14 AWG 1/0 AWG. Meter socket shall be NEMA Type 3R or approved equal.

6-108 PLAYGROUND EQUIPMENT

General Requirements All work shall be done in conformance with the materials manufacturer's recommendations and precautions. The developer shall furnish manufacturer's instructions to the City at least 10 days prior to the start of work.

The developer shall design, provide and install new handicap accessible playground equipment system with poured-in-place playground surface material that conforms to the California Code of Regulations Title 22, Division 4, Chapter 22 and ADA Accessibility Guidelines (ADAAG). The systems shall be designed to meet CPSC and ADA guidelines ensuring accessibility and safe play for all children regardless of their physical abilities.

The playground area shall be installed so that the swing area is separate from the main play structure. The main play structure shall have 8 to 13 elevated play components and shall have a minimum of 3 to 4 ground level play components required to be on an accessible route. The intent of these requirements is to provide a variety of experiences for individuals who choose to remain with their mobility aids or choose not to transfer to elevated play components, along with meeting the use zone requirements.

The City will accept the following playground manufacturers: Game Time Playground Equipment, Little Tykes Playground Equipment, Landscape Structures Playground Equipment, and Miracle Playground Equipment.

The developer may request in writing, permission from the Engineer to use another manufacturer's equipment in place of the equipment specified. The Engineer, before considering or granting such request, may require the Contractor to furnish, at his expense, evidence satisfactory to the Engineer that the equipment proposed for use by the Contractor is equivalent to the equipment specified above. No wood structures will be considered as an equivalent product. Product warranties, support services or other benefits associated with the specific material will be considered by the Engineer in determining equality of materials.

Use of other equipment may require that the layout for the playground area be revised. The contractor shall be responsible for ensuring that any revisions to the playground layout provide the required fall zones around all the equipment and that all walkways continue to meet ADA requirements.

Prior to the final inspection of the new playground equipment, the developer shall supply the Engineer all manufacturer's instruction manuals that were used to install the new playground equipment.

The developer shall provide the City of Lodi a final Playground Safety Inspection by a certified NPSI Playground Safety Inspector prior to the opening of the playground to the public.

Roget Park equipment shall include the following features.

Fasteners:

Primary fasteners shall be socketed and pinned tamperproof in design stainless steel unless otherwise indicated. All primary fasteners shall include a locking patch type material that will meet the minimum torque requirements as published by the manufacturer. The manufacturer shall provide the installer and the City of Lodi Parks Division all special tools for pinned hex fasteners.

Posts:

All upright support posts shall be fabricated from aluminum or steel extruded tubing conforming to ASTM B-221 or approved equal. All posts shall have a 5-inch outside diameter with a minimum wall thickness of .125 inches.

Decks:

All decks shall be of modular design and shall have 5/16 inch diameter holes punched on the standing surface. There shall be a minimum of (4) slots in each face to accommodate face mounting of components. Decks shall be manufactured from a single piece of low carbon 12 GA sheet steel conforming to ASTM specification A-569.

The sheet shall be perforated then flanged formed and reinforced as necessary to ensure structural integrity. The deck units shall then be thoroughly cleaned in a hot phosphatizing pressure washer, then primed with a clear acrylic thermosetting solution.

The decks shall then be preheated and dipped into a U.V. stabilized liquid poly vinyl chloride, then salt cured at approximately 400 degrees. The finished coating shall be a minimum of .050 inches thick.

Plastic Components:

All plastic components shall be rotationally molded from U.V. stabilized linear low density polyethylene per manufacturer's instructions.

Powder Coating:

All metal components to be powder coated shall be free of excess weld and splatter. Parts shall be thoroughly cleaned in a pre-treatment system with a hot phosphatizing bath and a non-chrome seal for corrosion resistance, and then thoroughly dried. Powder coating shall have a minimum thickness of .004 inches. Powder coating shall be formulated for optimum U.V. stability and glossiness and shall meet or exceed ASTM Standards for Adhesion (D-3363), Impact (D-2794) and Salt Spray Resistance (B-117).

Equipment Warranty:

The manufacturer shall provide the City of Lodi Parks Division a minimum 3-year Limited Warranty for all parts components seats against failure due to corrosion/natural deterioration or manufacturing responsible for cosmetic issues or wear and tear from normal use.

6-109 Playground Surface Material

General Requirements:

All work shall be done in conformance with the materials manufacturer's recommendations and precautions. The developer shall furnish manufacturer's instructions to the City at least 10 days prior to the start of work.

The playground surfacing shall be "Tot Turf" Playground System as manufactured by Robertson Industries or an approved equal. Tot Turf is a rubberized surfacing and shall consist of a poured-in-place polyurethane resin based post consumer recycled rubber shredded material derived from recycled tries. The materials shall be non-flammable, non-shrinking, one part moisture cured polyurethane adhesive as recommended by the manufacturer.

The outdoor play areas shall be in compliance with the Uniform Federal Accessibility Standards (UFAS) FED-STD-795 and the Architectural and Engineer Instructions (9AEI) Design Criteria. The requirements of the Americans with Disabilities Act Accessibility Guidelines (9ADAAG) 28 DFR Part 36 that provide equal or greater accessibility than the requirements of UFAS must also be met in children's outdoor play areas.

Submittals:

The developer shall submit for approval the following information to the Engineer 14 days prior to the installation of materials.

- Manufacture's descriptive data and installation instructions, including cleaning and preventative maintenance instructions
- Shop drawing details of the safety surfacing system, including depths of material, sub-base materials, and edge details
- A list of all materials and components to be installed as part of the poured-in-place surface system, by weight and/or volume and recommended coverage, including manufacturer's name, shipment date, storage requirements, and precautions, and state chemical composition and test results to which material has been subjected in compliance with these specifications
- A listing of at least (5) installations where products similar to those proposed for use have been installed and have been successful service for a minimum period of three years. The list shall include owner/purchaser, address of installation, service/maintenance organization, date of installation, contact person and phone number.
- Statement signed by an official authorized to certify on behalf of the manufacturer of the synthetic safety surfacing attesting that the surfacing meets or exceeds the requirements of ASTM F-1292-99 for head-first falls from the highest accessible portion of the specified playground equipment
- A certificate of Insurance shall be provided by the manufactures of the synthetic safety surfacing for use as playground safety surfacing, covering both general and product liability, of not less then $5,000,000.00. The issuing underwrite shall be AA-rated.
- The developer shall provide the Engineer a 12-inch by 12-inch sample of the surface material 14 days prior to installation. The sample shall match the color selection as noted on the plans for this project.
- Surfacing shall maintain required impact attenuation characteristics and be guaranteed against defects in workmanship or material for a period of two years.

Products:

The safety surfacing shall consist of synthetic safety surfacing meeting requirements of Tot Turf as manufactured and installed by Robertson Industries, Inc., 2146 West Sherman Street, Phoenix, Arizona, 85009, (800) 858-0519.

- Safety surface shall consist of an impact attenuating substrate and wear surface bonded to produce unified system.

- The uniform material shall be manufactured in such a way that the top portion meets the requirements specified herein for wear surface.
- The safety surfacing shall be poured-in-place system as indicated on the plans.
- Impact Attenuating Cushion Layer Substrate shall consist of shredded styrene butadiene rubber (SBR) adhered with 100 percent solids polyurethane binder to form a resilient porous material.
- Strands of SBR may vary from 0.5 mm – 2.0 mm in thickness by 3.0 mm – 20.0 mm in length.
- Foam or granular rubber is not acceptable material.
- Binder shall be not less than 14 percent, nor more than 16 percent of the total weight of rubber, and shall provide 100 percent coating of particles.
- The substrate shall be compatible with the wearing surface and shall meet requirements herein for impact attenuation.

Top Coat – (Wear Surface):

The wear surface shall consist of ethylene propylene diene monomer (EPDM) particles adhered with polyurethane binder formulated to produce an even, uniform surface.

- EPDM particles shall meet requirements of ASTM-D-412 and CSA-Z614-98 for tensile strength and elongation.
- EPDM shall be peroxide cured with an EPDM content of 26 percent and shall include a processing aid to prevent hardness.
- Size of rubber particles shall not be less than 1.00 mm, nor greater than 3.0 mm across. Binder shall be not less than 20 percent of total weight of rubber used in the wear surface and shall provide 100 percent coating of the particles.
- Thickness of wear surface shall be a minimum of ½ inch.

Binder:

The binder for safety surfacing shall be 88-M-41, which is specifically designed for use with rubber granule material for outdoor installations.

- 88-M-41 is a single component polyurethane prepolymer formulated using a polymeric foam of Diphenylmethane 4, and Diisocyanate (MDI).
- No toluene diphenel isocyanate (TDI) shall be used.
- No filler materials shall be used in urethane such as platicizers and the catalyzing agent shall contain no heavy materials.
- Weight of polyurethane shall be no less than 8.5 lbs/gal and no more than 9.5 lb/gal.

Site Preparation:

The Contractor and the Engineer shall field verify that finished elevations of play area are at the appropriate subgrade elevation prior to the placement of safety surfacing subsurface shall be installed in a true, even plane and sloped to drain as indicated on the plans.

- The aggregate base rock subsurface shall be within 3/8 inch in 10 feet and shall be fully compacted to 95 percent.

Installation:

a) Safety Surface System: Components of the safety surface system shall be mixed on site in a rotating tumbler to ensure components are thoroughly mixed and coated in accordance with manufacture's recommendations. Installation of surfacing shall be seamless and completely bonded to subsurface. Material shall cover all foundations and fill around all elements penetrating the surface.

b) Substrate: Whenever practical, substrate layer of surfacing material shall be installed in one continuous pour on the same day. When a second pour is required, fully coat the edge of previous work with polyurethane binder to ensure 100 percent bond with new work. Apply adhesive in small quantities so that new substrate can be placed before the adhesive dries.

c) Wear Surface: Wear surface must be of high quality peroxide cured EPDM rubber. To bond wear surface to substrate, apply adhesive to substrate in small quantities so that wear surface can be applied before adhesive dries. Surface shall be hand troweled to a smooth even finish, except where wear surface is composed of differing color patterns; pour shall be continuous and seamless. Where seams are required due to color change, adjacent color shall be placed as soon as possible, before initial pour has cured. The edge of initial pour shall be coated with adhesive and wear surface mixture shall be immediately applied.

d) Perimeter: Adhesive shall be applied with a roller or brush to the inside face of the concrete curb retaining the safety surface materials.

e) Thickness: Construction methods, such as use of measured screeds 1 1/16 inch thicker than the required surfacing depth, shall be employed to ensure that full depth of specified surfacing material is installed. Surfacing system thickness throughout the playground equipment use zone shall be required to meet attenuation requirements specified herein.

f) Clean-Up: Do not clean tools and equipment near or around final safety surface installation. The installation contractor shall remove and dispose of all bags, buckets and other debris off-site.

g) Protection: The synthetic safety surface shall be allowed to fully cure in accordance with manufacturer's instructions. The surface shall be protected by the contractor from all traffic during the curing period of 48 hours.

h) Patch Kit: The contractor shall provide the City of Lodi a patch kit for the poured-in-place material. The patch kit shall contain enough material to repair 50 square feet. The kit shall include "Black base" mat material, the colored wear course material and binder material to provide 100 percent coverage of all rubber particles.

6-110 PARK FURNITURE

General Requirements All park furniture shall be furnished and installed in conformance with the materials manufacturer's recommendations, instructions and precautions, as directed by the Engineer and as specified in these Special Provisions.

All nuts and bolts shall be treated for rust resistance.

The contractor shall verify the dimensions of the park furniture and the concrete slabs to ensure that all ADA clearance and accessibility requirements are met.

The installation of park furniture in existing concrete slabs shall be done by core-drilling the concrete. Sawcutting and/or jackhammering the concrete will not be permitted. Park furniture shall be set in with non-shrink concrete grout.

A) Park Benches Park benches shall be Wabash Valley Manufacturing, Model 5387 or an approved equal. The park bench frames shall be constructed of heavy-duty galvanized steel tubing with a baked-on epoxy powder coating. The tubing shall be a minimum of 2 3/8 inches O.D. before the finish coating is applied. The finish frame color shall be black.

The bench seat and backrest shall be constructed of 3/4-inch by 9 gauge heavy-duty expanded steel and have a 1 3/4-inch angle iron border. The expanded steel shall be finish coated with vinyl material or an approved equal. The bench seat and backrest vinyl coating color shall be burgundy. The bench seat shall be a minimum of 10 inches and a maximum of 12 inches in width.

B) Handicap Accessible Drinking Fountain Drinking fountain shall be Haws Model 3177. Drinking fountain includes recessed push button valve with automatic stream regulation, concrete guard for polished chrome plated bubbler head, stainless steel access plate with vandal-resistant screws and ½ inch NPT screwdriver stop. Standard color is portland gray cement with exposed aggregate finish. Pedestal shall be reinforced with #6 galvanized pipe. Mount drinking fountain with four 5/8-inch diameter anchor bolts furnished by manufacturer. Contractor shall also install water line and sewer line connections.

C) Trash Receptacles & Lids Trash receptacles shall be manufactured by San Diego Precast Concrete Model No. TR27DSQH and lid Model No. TRH27DSQH or an approved equal. The trash receptacles shall be pre-cast concrete trash container, tan in color with a smooth glossy finished surface. The lid shall be square in shape and fabricated from steel and tan in color. Trash receptacles and lids shall be installed per manufacturer's instructions.

Exhibit G

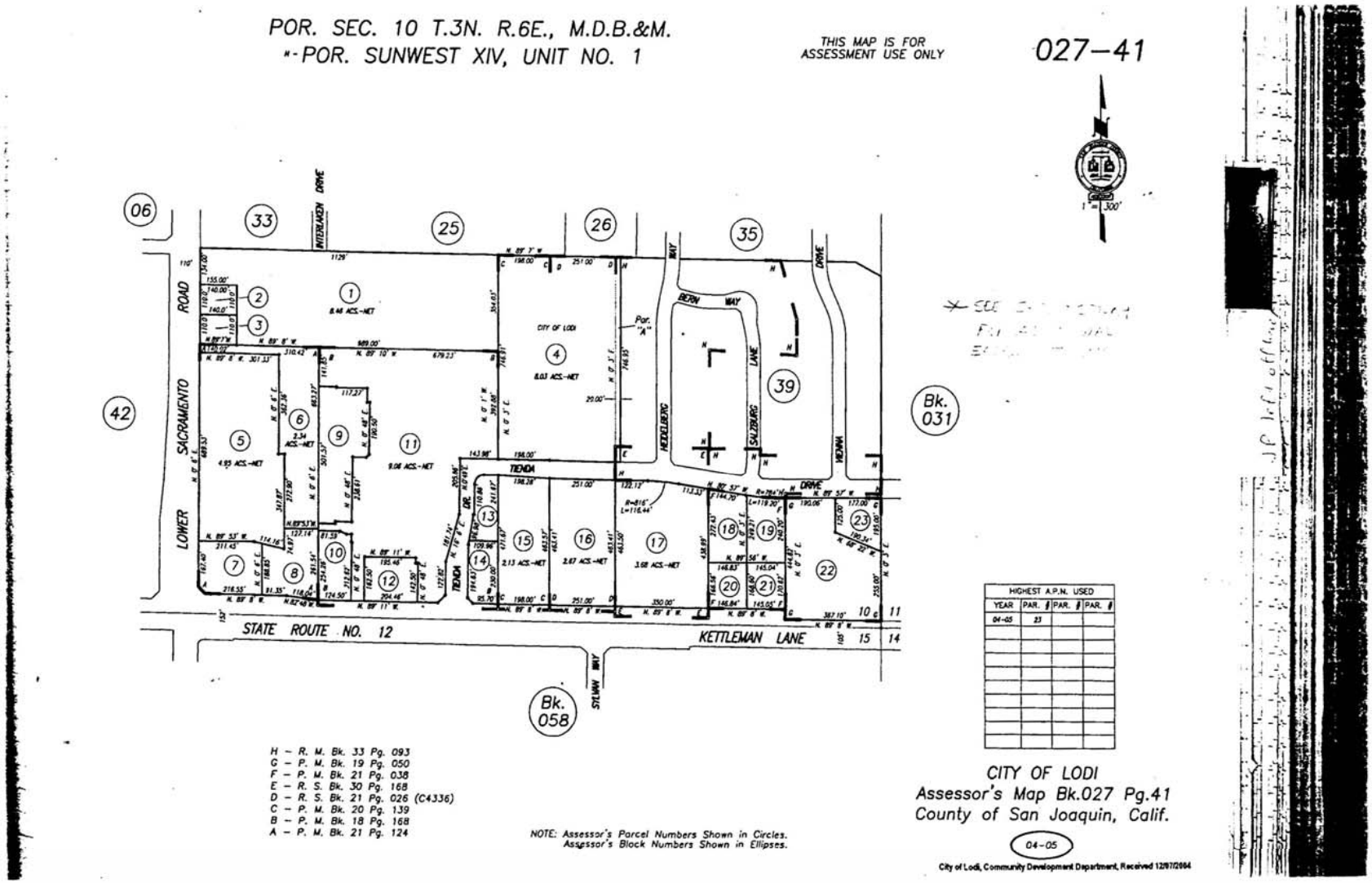

POR. SEC. 10 T.3N. R.6E., M.D.B.&M.
*-POR. SUNWEST XIV, UNIT NO. 1
THIS MAP IS FOR ASSESSMENT USE ONLY
027-41
1" = 300'
LOWER SACRAMENTO ROAD
STATE ROUTE NO. 12
KETTLEMAN LANE
INTERLAKEN DRIVE
TIENDA DR.
BERN WAY
HEIDELBERG WAY
SALZBURG LANE
HEDWIG DRIVE
STEWART WAY
CITY OF LODI
Bk. 031
Bk. 058
H - R. M. Bk. 33 Pg. 093
G - P. M. Bk. 19 Pg. 050
F - P. M. Bk. 21 Pg. 038
E - R. S. Bk. 30 Pg. 168
D - R. S. Bk. 21 Pg. 026 (C4336)
C - P. M. Bk. 20 Pg. 139
B - P. M. Bk. 18 Pg. 168
A - P. M. Bk. 21 Pg. 124
NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.
HIGHEST A.P.N. USED
YEAR
PAR.
04-05
23
CITY OF LODI
Assessor's Map Bk.027 Pg.41
County of San Joaquin, Calif.
04-05
City of Lodi, Community Development Department, Received 12/07/2004

Exhibit H

20-139

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

PARCEL MAP of a portion of the south half of the southeast quarter of Sec. 10, T.3 N.,R.6 E., M.D.B.& M., City of Lodi, San Joaquin County, California

August, 1996 Scale:1"=100'
Sheet 1 of 2

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON 10-2-96, BEFORE ME, JILL L. CLARKSON, NOTARY PUBLIC, PERSONALLY APPEARED MARJORY D. HILLIER AND THOMAS F. HILLIER, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Jill L. Clarkson
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 7-13-97

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 10-3-96, BEFORE ME, Elvira F. Salaz, NOTARY PUBLIC, PERSONALLY APPEARED Dorothy Lee Beeve AND Jerold Edmond Beeve, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Elvira F. Salaz
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: Sept. 5, 1998

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON 10-7-96, BEFORE ME, KATHERINE LANINOVICH, NOTARY PUBLIC, PERSONALLY APPEARED RONALD C. DUNSCOMBE AND _____, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Katherine Laninovich
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 6-2-99

Katherine Laninovich
Comm. #1060833
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
Comm. Exp. June 2, 1999

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS PARCEL MAP AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.
WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS, ALL STREET RIGHTS-OF-WAY AND THE 19-FOOT WIDENING OF RIGHT-OF-WAY ALONG KETTLEMAN LANE, ALL AS SHOWN ON THIS MAP.

DATED THIS 7TH DAY OF October, 1996.

Ronald C. Dunscombe
RONALD C. DUNSCOMBE
A.K.A. RONALD D. DUNSCOMBE
DATED THIS 10TH DAY OF OCTOBER, 1996.

David D. Dunscombe
DAVID D. DUNSCOMBE, A.K.A.
DAVID D. DUNSCOMBE
DATED THIS 3 DAY OF October, 1996

Judith Dunscombe
JUDITH DUNSCOMBE

Dorothy Lee Beeve
DOROTHY LEE BEEVE, A.K.A
DOROTHY BEEVE
DATED THIS 2ND DAY OF October, 1996.

Jerold Edmond Beeve
JEROLD EDMOND BEEVE

Marjory D. Hillier
MARJORY D. HILLIER, A.K.A.
MARJORY HILLIER

Thomas F. Hillier
THOMAS F. HILLIER

EASEMENT HOLDERS OF RECORD:

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING PARTY HAS BEEN OMITTED:
1. CITY OF LODI, A MUNICIPAL CORPORATION
   DOCUMENT NO. 93048558, OFFICIAL RECORDS
   FOR PUBLIC UTILITIES IN A STRIP OF LAND 26 FEET IN WIDTH
1. CITY OF LODI, A MUNICIPAL CORPORATION
   DOCUMENT NO. 34158, OFFICIAL RECORDS
   NORTHERLY 6 FEET FOR PIPE LINE

STATE OF Oregon
COUNTY OF Deschutes

ON, 10/10/96, BEFORE ME, Danielle Kimyon, NOTARY PUBLIC, PERSONALLY APPEARED David R. Dunscombe AND Judith Dunscombe, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Danielle Kimyon
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 1-20-98

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CITY OF LODI IN Sept. 1996. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 25th DAY OF Sept., 1996

Terry Piazza
TERRY PIAZZA, R.C.E. 19638
REGISTRATION EXPIRATION DATE: 9-30-97

REGISTERED PROFESSIONAL ENGINEER
TERRY PIAZZA
No. 19638
Exp. 9-30
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. PURSUANT TO THE AUTHORITY OF ORDINANCE NO. 1302 OF THE CITY OF LODI, I HEREBY ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL STREETS AND PUBLIC UTILITY EASEMENT SHOWN HEREON.

DATED THIS 23 DAY OF OCTOBER, 1996.

Richard C. Prima Jr.
RICHARD C. PRIMA, JR. R.C.E. 28,183
CITY ENGINEER EX OFFICIO CITY CLERK
OF THE CITY OF LODI

3-31-98

REGISTRATION EXPIRATION DATE: 3-31-98

RECORDER'S STATEMENT:

FILED THIS 4TH DAY OF November, 1996 AT 3:12 P.M. IN BOOK 20 OF PARCEL MAPS AT PAGE 139, AT THE REQUEST OF TERRY PIAZZA.

FEE: $ 10.00

James M. Johnstone
JAMES M. JOHNSTONE
COUNTY RECORDER/CLERK

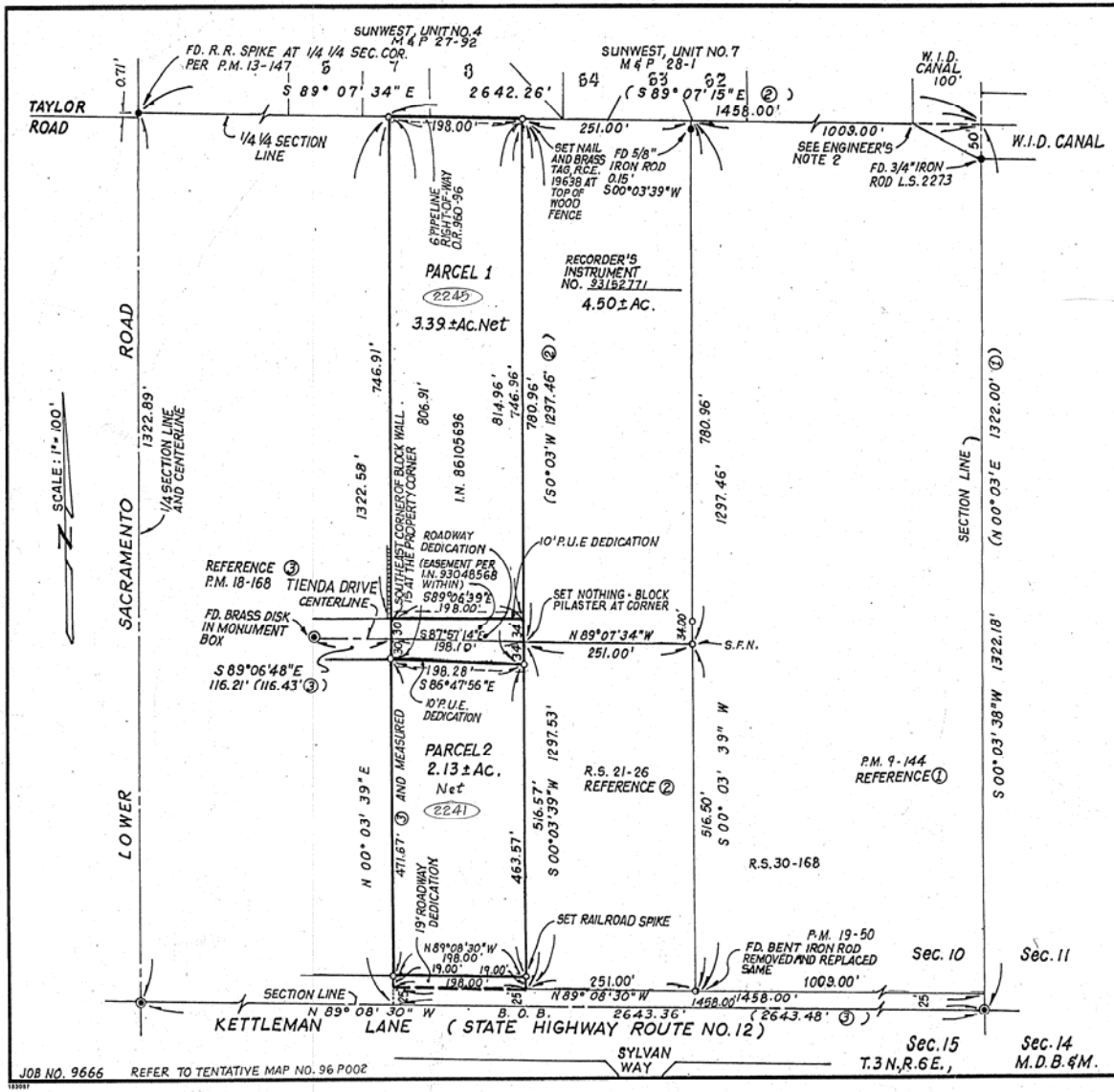
BY: Catherine Troxell
[redacted] DEPUTY RECORDER

JOB NO. 9666 REFER TO TENTATIVE MAP NO. 96P002

96P002-1

20-139

20-139A



BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

PARCEL MAP of a portion of the south half of the southeast quarter of Sec. 10, T.3 N., R.6 E., M.D.B.& M., City of Lodi, San Joaquin County, California

August, 1996 Scale: 1" = 100'

Sheet 2 of 2

F.B. 18-46

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF SEC. 10 T3N, R6E, MDB&M, AS SHOWN ON R.S. 21-26, SAN JOAQUIN COUNTY RECORDS AS N 89°08'30"W.

LEGEND:

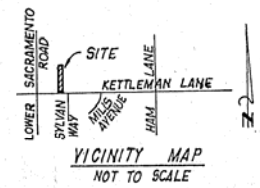
S.F.N.	SEARCHED FOUND NOTHING
FD.	FOUND
B.O.B.	BASIS OF BEARINGS
I.N.	INSTRUMENT NUMBER
P.M.	PARCEL MAP
M.& P.	BOOK OF MAPS AND PLATS
R.S.	RECORD OF SURVEY
( )	DATA PER RECORD DATA AS NOTED.
W.I.D.	WOODBRIDGE IRRIGATION DISTRICT
○	SET 3/4" IRON ROD CAPPED AND STAMPED R.C.E. 19638 UNLESS OTHERWISE NOTED
●	FD. MONUMENT AS NOTED.
◉	FD. CAL-TRANS BRASS DISK IN MONUMENT BOX PER R.S. 21-26 UNLESS NOTED OTHERWISE
O.R.	OFFICIAL RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT

REFERENCES:

① P.M. 9-144
② R.S. 21-26
③ P.M. 18-168

ENGINEER'S NOTES:

1. CAL-TRANS MONUMENTS ARE ASSUMED TO BE CORRECT.
2. FD. DISTURBED 3/4" IRON ROD (R.C.E. 19638) IN FENCE POST CONCRETE BEING S 14°33'E 0.50' FROM THE CORRECT POSITION.
3. FD. MONUMENTS ARE WITHOUT REFERENCE OR TAGS UNLESS NOTED OTHERWISE
4. SEARCHED FOR MONUMENTS ON THE EAST LINE OF P.M. 18-168 AND FD.
5. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
6. REQUIREMENTS OF THE LODI MUNICIPAL CODE AND THE TERMS OF THE AGREEMENT DATED JUNE 20,1996 AND RECORDED JULY 31, 1996 AS DOCUMENT #96079082 OF OFFICIAL RECORDS FOR THE DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
7. ALL RECORDS ARE SAN JOAQUIN COUNTY RECORDS, VOLUME NUMBER PRECEDES PAGE NUMBER.



VICINITY MAP
NOT TO SCALE

96P002-2 20-139A

Exhibit I

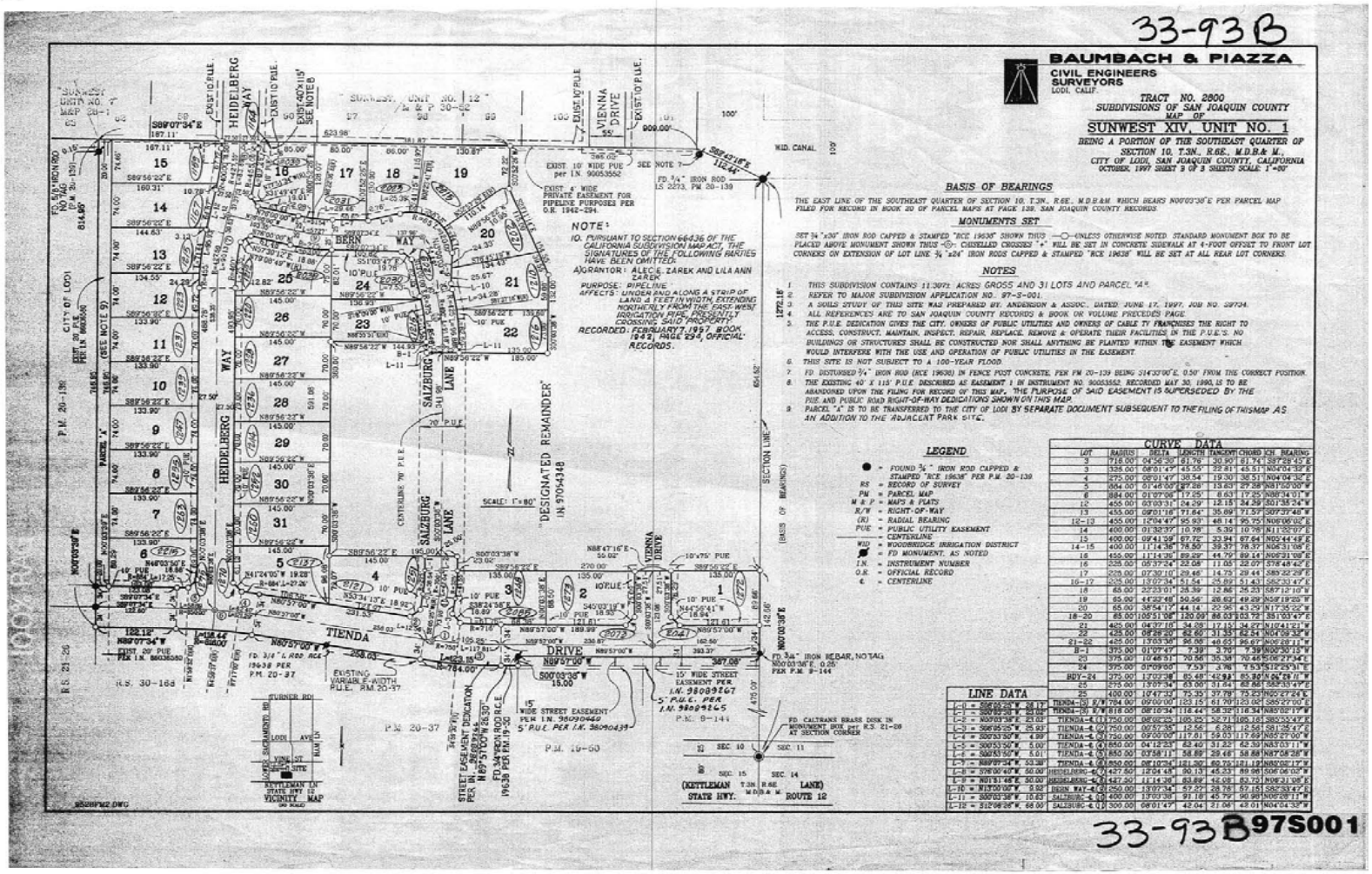

33-93B
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
LODI, CALIF.
TRACT NO. 2800
SUBDIVISIONS OF SAN JOAQUIN COUNTY
MAP OF
SUNWEST XIV, UNIT NO. 1
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, T.3N., R.6E., M.D.B.& M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA
OCTOBER, 1997 SHEET 3 OF 3 SHEETS SCALE: 1"=60'
BASIS OF BEARINGS
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T.3N., R.6E., M.D.B.&M. WHICH BEARS N00°03'38"E PER PARCEL MAP FILED FOR RECORD IN BOOK 20 OF PARCEL MAPS AT PAGE 139, SAN JOAQUIN COUNTY RECORDS.
MONUMENTS SET
SET ¾" x30" IRON ROD CAPPED & STAMPED "RCE 19638" SHOWN THIS —O—UNLESS OTHERWISE NOTED. STANDARD MONUMENT BOX TO BE PLACED ABOVE MONUMENT SHOWN THIS —⊕— CHISELED CROSSES "+" WILL BE SET IN CONCRETE SIDEWALK AT 4-FOOT OFFSET TO FRONT LOT CORNERS ON EXTENSION OF LOT LINE. ¾" x24" IRON RODS CAPPED & STAMPED "RCE 19638" WILL BE SET AT ALL REAR LOT CORNERS.
NOTES
1. THIS SUBDIVISION CONTAINS 11.3071 ACRES GROSS AND 31 LOTS AND PARCEL "A".
2. REFER TO MAJOR SUBDIVISION APPLICATION NO. 97-S-001.
3. A SOILS STUDY OF THIS SITE WAS PREPARED BY: ANDERSON & ASSOC., DATED: JUNE 17, 1997, JOB NO. 29734.
4. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS & BOOK OR VOLUME PRECEDES PAGE.
5. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE & OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE AND OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
6. THIS SITE IS NOT SUBJECT TO A 100-YEAR FLOOD.
7. FD DISTURBED ¾" IRON ROD (RCE 19638) IN FENCE POST CONCRETE, PER PM 20-139 BEING S14°33'00"E, 0.50' FROM THE CORRECT POSITION.
8. THE EXISTING 40' X 115' P.U.E. DESCRIBED AS EASEMENT 1 IN INSTRUMENT NO. 90053552, RECORDED MAY 30, 1990, IS TO BE ABANDONED UPON THE FILING FOR RECORD OF THIS MAP. THE PURPOSE OF SAID EASEMENT IS SUPERSEDED BY THE P.U.E. AND PUBLIC ROAD RIGHT-OF-WAY DEDICATIONS SHOWN ON THIS MAP.
9. PARCEL "A" IS TO BE TRANSFERRED TO THE CITY OF LODI BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP AS AN ADDITION TO THE ADJACENT PARK SITE.
LEGEND
● = FOUND ¾" IRON ROD CAPPED & STAMPED "RCE 19638" PER P.M. 20-139
RS = RECORD OF SURVEY
PM = PARCEL MAP
M & P = MAPS & PLATS
R/W = RIGHT-OF-WAY
(R) = RADIAL BEARING
PUE = PUBLIC UTILITY EASEMENT
= CENTERLINE
WID = WOODBRIDGE IRRIGATION DISTRICT
= FD MONUMENT, AS NOTED
I.N. = INSTRUMENT NUMBER
O.R. = OFFICIAL RECORD
℄ = CENTERLINE
CURVE DATA
LINE DATA
NOTE:
10. PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
A) GRANTOR: ALECE ZAREK AND LILA ANN ZAREK
PURPOSE: PIPELINE
AFFECTS: UNDER AND ALONG A STRIP OF LAND 4 FEET IN WIDTH, EXTENDING NORTHERLY FROM THE EAST-WEST IRRIGATION PIPE, PRESENTLY CROSSING SAID PROPERTY.
RECORDED: FEBRUARY 7, 1957 BOOK 1942, PAGE 294, OFFICIAL RECORDS.
"DESIGNATED REMAINDER" I.N. 97054348
SUNWEST UNIT NO. 7 MAP 20-1
SUNWEST, UNIT NO. 12 M & P 20-62
HEIDELBERG WAY
VIENNA DRIVE
SALZBURG LANE
TIENDA DRIVE
BERN WAY
TURNER RD.
KETTLEMAN LN. (STATE HWY. 12)
SECTION LINE
(BASIS OF BEARINGS)
SCALE: 1"=60'
33-93B 97S001

Exhibit J

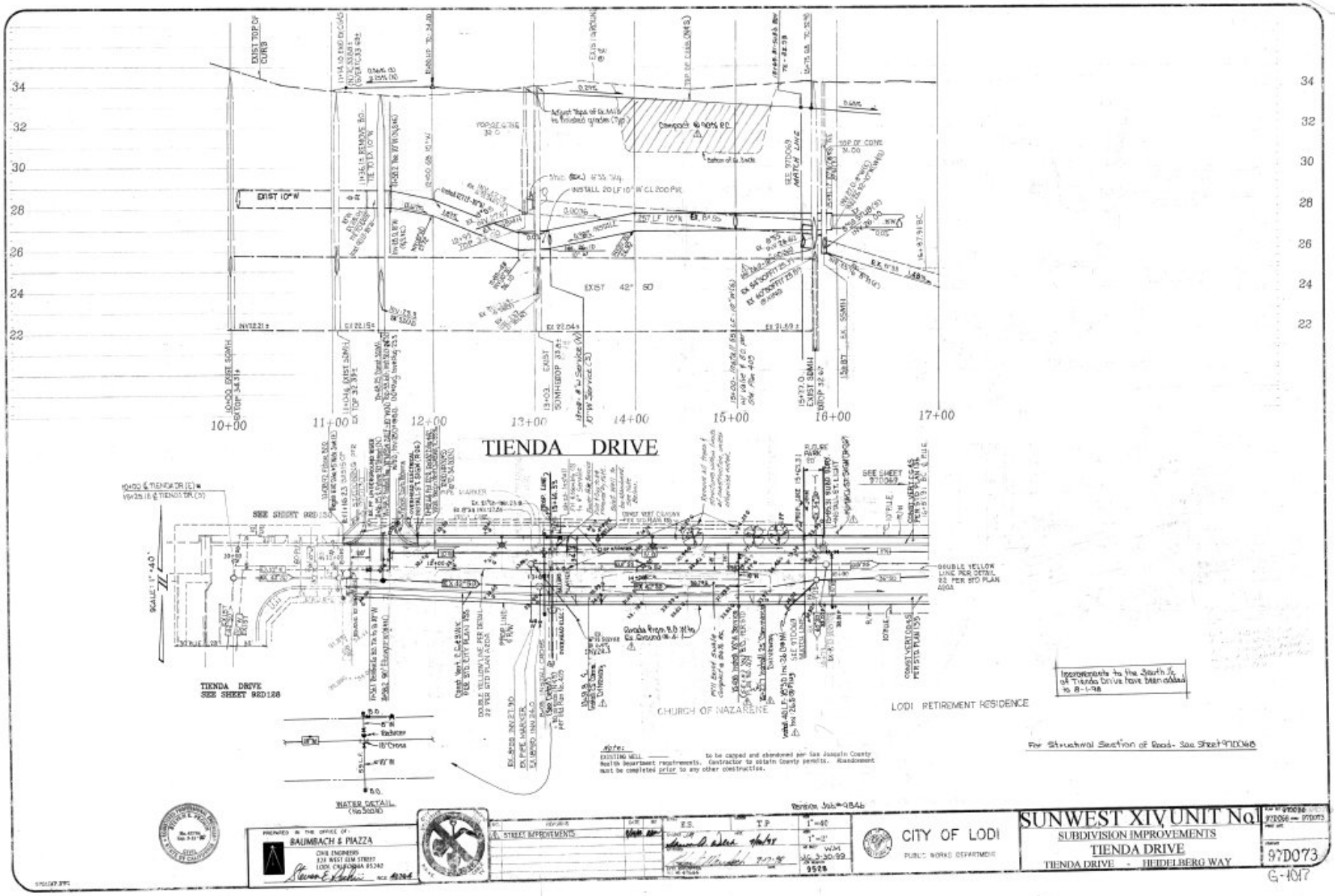

TIENDA DRIVE
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
CHURCH OF NAZARENE
LODI RETIREMENT RESIDENCE
WATER DETAIL
BAUMBACH & PIAZZA
CITY OF LODI
SUNWEST XIV UNIT No1
SUBDIVISION IMPROVEMENTS
TIENDA DRIVE
TIENDA DRIVE - HEIDELBERG WAY
97D073
G-1017

Exhibit K

Park Maintenance Guidelines

Roget Park is to be maintained by the Developer as agreed upon as part of the Development Agreement.

The following guidelines are provided as an example of desired maintenance practices and frequencies to assist the Developer in preparing the proposal.

The City of Lodi Parks Division maintains City parks through a Zone Management Maintenance Program. Each facility and specific features with the facility require specific maintenance tasks completed within a specific frequency. Roget Park is expected to be a very passive facility overall. Specific features within Roget Park may require daily maintenance.

Turf:

Mow on a seven-day cycle at a maximum height of 3 inches. Grass clippings are recycled during mowing or removed from the facility.

Maintain in a healthy state, 95% weed-free.

Notify the Park Superintendent 72 hours in advance of fertilizer and pesticide application.

Turf irrigations schedules are to be developed with the assistance of the Zone Maintenance Supervisor.

Turf edging is to be performed the same day as the site is mowed.

Turf is to be kept a minimum of 18 inches from tree trunks smaller that 2 inches DBH and 24 inches from tree trunks larger than 2 inches DBH.

Tree Maintenance:

Newly planted trees are to be inspected weekly. During this weekly inspection, check the status of the tree stakes, tree ties, trunk guard, health and soil moisture.

With the assistance of a soil probe and the ribbon test, determine watering needs during the months of March through September. Provide supplemental water as needed.

Fertilize newly planted trees prior to the completion of the maintenance period with Grow Power fertilizer tabs 20-8-8 in six auger holes just outside the root ball, 12 inches below grade, backfilled with native soil; one tab per augured hole.

Mature trees are to be monitored monthly. If pruning is required, contact the Park Superintendent 72 hours in advance of scheduled work. ISA pruning standards are to be followed.

Trash Removal:

Site trash receptacles are to be emptied at a minimum of three days per week.

Site is to be inspected for litter. All foreign material is to be removed for entire site daily.

Weed Abatement:

Site is to be monitored for weeds weekly. Weeds are not allowed to reach 6 feet in height prior to a scheduled pesticide application.

Graffiti/Vandalism Abatement:

Monitoring of graffiti/vandalism is a daily requirement. Notification of findings is to be forwarded to the Park Superintendent on a weekly basis.

Removal of graffiti is expected within 24 hours of notification. Repairs of vandalism are expected on a case by case basis determined by the contractor's representative and Park Superintendent.

Playground Equipment:

Daily inspections are required. Negative findings are to be reported to the Park Superintendent immediately. Parks Division will be responsible for monthly documented inspections and necessary repairs of equipment.

Park Lighting:

Monthly inspections are required. Negative findings are to be reported to Park Superintendent.

Wildflower area:

Establish and maintain spec species. Perform weed abatement as required.