

WE WHITSON ENGINEERS

9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065

January 28, 2016

Job No.: 2615.50

Mr. Enrique Saavedra
MONTEREY COUNTY PUBLIC WORKS
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Via email: saavedraem@co.monterey.ca.us

**Re: East Garrison Phase 2
Record Drawings**

Dear Mr. Saavedra:

In April 2015 UCP East Garrison, LLC (UCP) commenced construction at the Phase 2 portion of the East Garrison development. Attached please find Phase 2 Record Drawings for the improvements that have since been completed. As noted below, certain Phase 2 sidewalk improvements are not planned to be completed at this time and will be constructed by UCP at a future date corresponding with vertical construction.

Whitson Engineers provided periodic observations of the work performed to ensure that the Record Drawings reflect approved addenda and any other field changes observed or brought to the attention of the engineer by the County inspector, contractor, or UCP.

All Phase 2 improvements have been completed to date with the exception of the following items, segregated by the responsible maintenance entity, as said entities are outlined in the East Garrison Operations and Maintenance Plan prepared by Engeo Inc., last revised April 26, 2013.

Phase 2 Community Services District (CSD) Improvements Not Completed at This Time
(Refer to the attached 2015 Phase 2 Flatwork Exhibit for details)

- Certain concrete sidewalk flatwork along Watkins Gate Road which adjoins future single family residential lots.

Phase 2 HOA Improvements Not Completed at This Time

(Refer to the attached 2015 Phase 2 Flatwork Exhibit for details)

- Certain concrete sidewalk flatwork along private Phase 2 streets that front future single family residential lots, townhome parcels, apartment parcels, or parks.

It is our understanding that the above listed improvements are not included with the current County acceptance and appropriate security bonds will remain in place as applicable.

Sincerely,
WHITSON ENGINEERS



Richard Weber PE, LS
RCE 55219
Principal

RW/ah



cc: Jon Ingraham, UCP East Garrison, LLC

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August 26, 2015
Job No.: 2615.50





ENGINEER'S BOND ESTIMATE
MONTEREY COUNTY
REDUCED PERFORMANCE BOND
EAST GARRISON - PHASE 2 STREET IMPROVEMENTS
MONTEREY COUNTY, CALIFORNIA

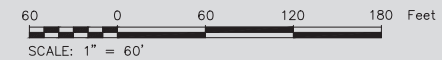
Item Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>				
1 Sidewalk	99,600	SF	\$ 4.75	\$ 473,100
			Subtotal Street Work	\$ 473,100
			10% CONTINGENCY	\$ 47,310
			TOTAL PHASE 2 REDUCED PERFORMANCE BOND AMOUNT (to the nearest \$1,000)	\$ 520,000

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LEGEND

-  FLATWORK TO BE INSTALLED PER IMPROVEMENT PLANS WITH 2014 BID
-  FLATWORK TO BE INSTALLED WITH FUTURE PARK IMPROVEMENTS
-  FLATWORK TO BE INSTALLED WITH FUTURE HOUSE CONSTRUCTION
-  PHASE 2 BOUNDARY



PHASE 2 - FLATWORK EXHIBIT
EAST GARRISON
 MONTEREY COUNTY, CALIFORNIA

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 Project No.: 2615.15







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 Sheet 1 of 4



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LEGEND

-  FLATWORK TO BE INSTALLED PER IMPROVEMENT PLANS WITH 2014 BID
-  FLATWORK TO BE INSTALLED WITH FUTURE PARK IMPROVEMENTS
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-  PHASE 2 BOUNDARY

PHASE 2 - FLATWORK EXHIBIT
EAST GARRISON
 MONTEREY COUNTY, CALIFORNIA



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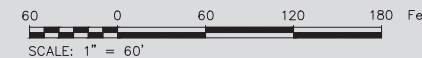
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 Sheet 2 of 4



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PHASE 2 - FLATWORK EXHIBIT
EAST GARRISON
 MONTEREY COUNTY, CALIFORNIA



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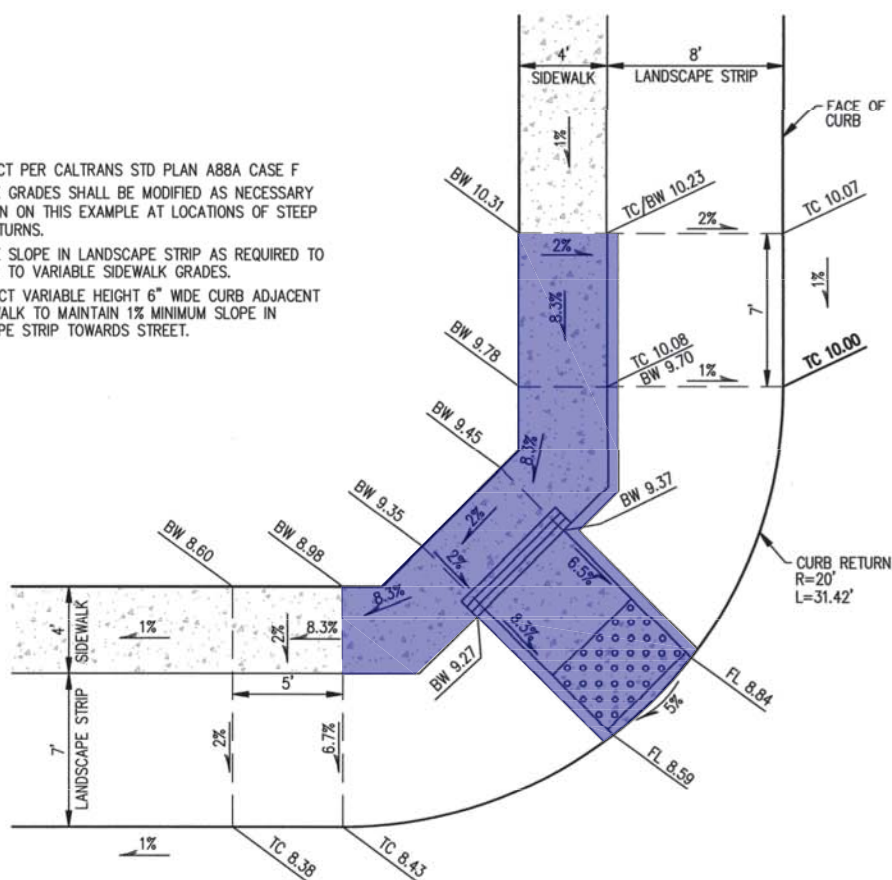


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 Sheet 3 of 4



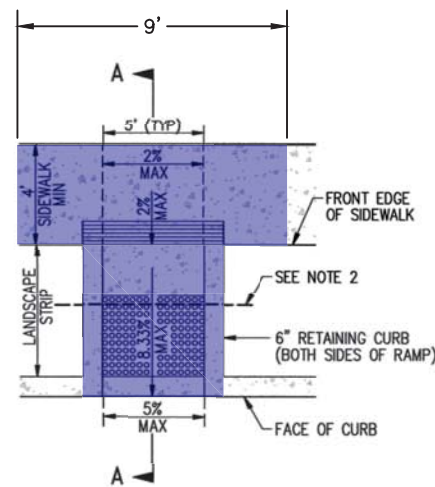
NOTES:

1. CONSTRUCT PER CALTRANS STD PLAN A88A CASE F
2. SIDEWALK GRADES SHALL BE MODIFIED AS NECESSARY AS SHOWN ON THIS EXAMPLE AT LOCATIONS OF STEEP CURB RETURNS.
3. INCREASE SLOPE IN LANDSCAPE STRIP AS REQUIRED TO CONFORM TO VARIABLE SIDEWALK GRADES.
3. CONSTRUCT VARIABLE HEIGHT 6" WIDE CURB ADJACENT TO SIDEWALK TO MAINTAIN 1% MINIMUM SLOPE IN LANDSCAPE STRIP TOWARDS STREET.



**CALTRANS A88A
CASE F
GRADING EXAMPLE
AT STEEP CURB RETURNS**
SCALE: 1" = 4'

LIMITS OF FLATWORK TO BE INSTALLED WITH 2014 BID

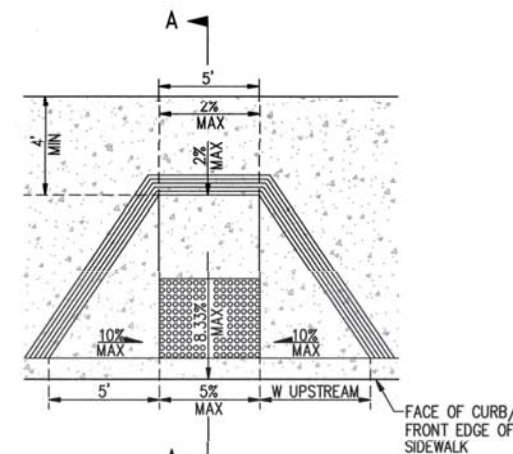


**CALTRANS A88A
CASE F
CURB RAMP DETAIL**
NOT TO SCALE

- NOTES:**
1. CONSTRUCT PER CALTRANS STD PLAN A88A CASE F
 2. INSTALL (2) 4" & (1) 2" 1120 CLASS 200 PVC IRRIGATION SLEEVES WITH 24" MIN COVER BENEATH ALL HANDICAP RAMPS

**CASE A
CURB RAMP WING
DISTANCE CHART**

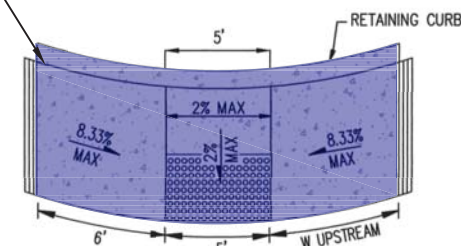
CURB RETURN SLOPE	W
< 2%	7'
2% - 3%	8'
3% - 4%	9'
4% - 5%	10'



**CALTRANS A88A
CASE A
CURB RAMP DETAIL**
NOT TO SCALE

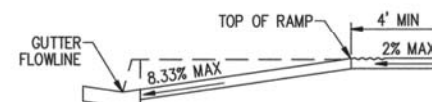
- NOTES:**
1. CONSTRUCT PER CALTRANS STD PLAN A88A CASE A
 2. INSTALL (2) 4" & (1) 2" 1120 CLASS 200 PVC IRRIGATION SLEEVES WITH 24" MIN COVER BENEATH ALL CURB RAMPS

CONSTRUCT CURB RAMP THROUGH RETURN



**CALTRANS A88A CASE C
CURB RAMP DETAIL**
NOT TO SCALE

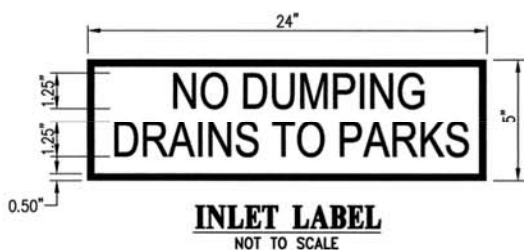
- NOTES:**
1. WING DISTANCE (W) IS MEASURED AT THE FACE OF CURB AND BASED ON A MAXIMUM SLOPE OF 8.33%. REFER TO CHART FOR WING DISTANCE (W) CORRESPONDING TO CURB RETURN SLOPE.
 2. FOR RAMPS ON INCLINES, INCREASE WING DISTANCE TO MAINTAIN 8.33% MAXIMUM SLOPE
 3. DETAIL SHOWN IS SCHEMATIC. FOR CONSTRUCTION DETAILS SEE THE LATEST CALTRANS STANDARD PLAN A88A.



SECTION A-A

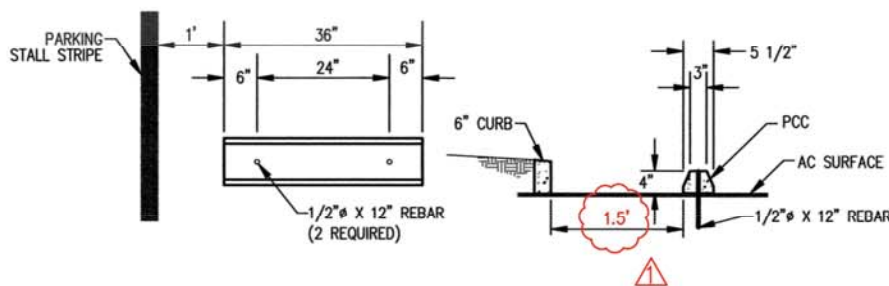
**CASE C
CURB RAMP WING
DISTANCE CHART**

CURB RETURN SLOPE	W
< 2%	8'
2% - 3%	10'
3% - 4%	12'
4% - 5%	15'



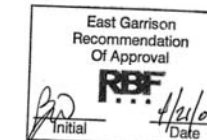
INLET LABEL
NOT TO SCALE

- NOTES:**
1. INLET LABEL TO BE STENCILED ON ALL CATCH BASINS AND INLETS



WHEEL STOP DETAIL
NOT TO SCALE

NOTE: ALL CHANGES IN RED ARE FOR REVISION 1 BY WHITSON ENGINEERS ON 8/2014. RICHARD P. WEBER STAMP IS FOR DESIGN PERTINENT TO REVISION NUMBER 1 ONLY.



DATE: MAR 2008
DRAWN BY: D.S.A.
PROJ. ENGR: A.E.H.
PROJ. MGR: G.D.M.
REV. BY DATE REVISIONS

DATE: 03/21/08
REGISTERED PROFESSIONAL ENGINEER
No. 40942
CIVIL ENGINEER

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 Bellinger Canyon Road, Suite 150 • San Ramon, CA 94583
925-866-0322 • fax 925-866-8575
www.cbog.com

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PHASE 2
EAST GARRISON
IMPROVEMENT PLAN
DETAILS
MONTEREY COUNTY
CALIFORNIA

SHEET NUMBER
4 OF 4
JOB NUMBER
1208-00