

5.1 LELAND DRIVE NEIGHBORHOOD MEETING NOTES

TELEPHONE RECORD

Date/Time: November 9, 2012

Name: David Campbell / Rachelle Kellogg

Client: City of Sonora

Project: Dragoon Gulch Master Plan

Number: 12220

Regarding: Response from resident focused community meeting 11/8

Conversation:

Rachelle reported on last night's informal meeting with residents near the trail. Approximately 20 people attended. Responses were generally:

Concern from Sonora Estates residents:

- Increased traffic
- People hanging out
- Kids/others partying
- Response time from emergency services
- Proximity
- Views into private property
- No parking lot off Leland – would discourage non-local access
- Homeless people on private property

Support from Alpine Lane residents:

- Love the trail
- Enjoy walking, hiking.

We also discussed advertisement for the upcoming public meeting:

- Add going in paper Monday night
- Radio announcement / PSA
- Flyer posted in Kiosk
- Website
- Stakeholders list – Rachelle will send the notice to them.

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

5.2 COMMUNITY MEETING #1 NOTES

MEMORANDUM

To: Rachelle Kellogg / City of Sonora

From: David Campbell / Siegfried

cc: file

Date: November 26, 2012

Re: Dragoon Gulch Master Plan
Community Meeting #1 Input

Comments Recorded During Discussion

- Simplify the Directional Signage. Current signs can be confusing.
- If cross country trail, determine width req.
 - Safety concerns with student travel from HS to trail
 - 8 schools @ xc races
 - 5K & 2 mi Courses need
 - Varsity & Fr. Soph.
 - Large meets or other events should be seen as a revenue stream
- Woods Creek Park can be an event / track meet starting point- ample bus parking
- Int. signage – outdoor education
- Like multiple options – Shortcuts that make sense
 - trail services multiple uses – bike, walk, run
- Be sensitive to the land – prevent scaring
 - General agreement that the trail should not scar the land and large areas of dirt should be avoided
 - Avoid places where people can create shortcuts
- Vary the width – wider for greater use. Single track (narrow) for less use
- Connect to surrounding neighborhoods
- Trail from Shaw's Flat to Racetrack? Would be good for future consideration.
- Mark the property on Racetrack for reference
- 10 mi loop for runners – roads are dangerous!
- Provide good parking options, clearly marked
- Accessible paths – make some areas asphalt or smooth
- Occasional motor bike on trail – not often
- Views into rear yards a concern
- Mix sun/shade over trail for users
- Better interior signage along trail @ urban interface

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 2 of 4



- Discuss stewardship
- With regard to bikes - pay attention to compatible users w/ hikers
 - Safety between biking/running/walking
 - Awareness & inclusion instead of exclusion. Don't segregate uses.
- Possible technical sections for bikers?
- Fire concerns? Smoking restrictions?
 - Sometimes, the existing parking is used for hanging out and smoking – fire hazard.
- Parking expansion
 - Need to have parking so people don't block houses
 - Signs to prevent parking where people shouldn't?
- More dog waste stations & signs
 - Discussion about dog waste: agreement that signage is needed to make people aware of expectations.
 - In some places, dog bag dispensers have been stocked by people bringing plastic grocery bags
 - One comment was that people should pick up after themselves without any dispensers.
- Pump track? Trestle?
- Look at existing parking resources. There may already be plenty of parking.
 - Need to match parking to the use – not too much or too little
- Places to sit – highlight natural features (like the existing view benches)
- Will bus stops suffice for safe routes?
- Water – would like to have access to drinking water especially if the trail is expanded.
 - Agreement that it's only needed at trailhead(s)

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 3 of 4



Write-in comments (from Activity Survey sheets)

- Dog Park? Closer to entrances or parking!
- Nature interpretation & signage for interesting things there.
- Interpretative signage (a picture was drawn with it).
- Restrooms.
- Place outhouse on the trail.
- Keep it pristine.
- Mountain biking i.e. single track but without added features (ramps + jumps).
- Geocaching – Hiking with GPS units to cool places.
- Linking to as many access points as possible allows users to maximize potential loops using neighborhood roads. Also really hope city and county are working to improve bike lanes to encourage more, safe walking and running.
- I like events but I'm thinking more 5k walks because I think that matches the community better.
- Quiet places to sit, not just benches, but perhaps places that incorporate natural features – like a rock 'nook' bench.
- Interpretative signs for vegetation & culture. Attention to bike trail (erosion) and pedestrian interface. Volunteer trail crew development. I am interested, 4 years trail crew experience. juliarivans@yahoo.com
- Need "No Motorcycle" signs or posts. Better locking of gates at night. No expansion on trails without new parking lot, no expansion on alpine lot. Some noisy partying during the day, partying at dusk.
- Learn about local history, then good trailside interpretation. Make map of trail and diagram in hiking sign. Leave cultural resources in place and do interpretation with appropriate signage.
- No camping, privacy to adjacent property.
- No attracting outsiders (no events, no other sports)
- Connectivity!

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 4 of 4



Activity Survey Results

<u>Activity</u>	<u>Circled</u>	<u>%</u>	<u>Ranked</u> <u>#1</u>	<u>Ranked</u> <u>#2</u>	<u>Ranked</u> <u>#3</u>
Hiking	28	78%	3	9	2
Walking	24	67%	7		
Casual biking	18	50%		1	3
Jogging/ Fitness	17	47%	2	2	
Experiencing Nature	16	44%	1	2	4
Bird Watching	13	36%		1	1
Meditation	12	33%		1	1
Cross Country	11	31%			2
Downhill Biking	10	28%	1		
Events	8	22%			
Skills Park	8	22%			1
Transportation/Connectivity	7	19%	2		
Picnicking	7	19%			1
Fit Course	5	14%			
Dirt Jumps	5	14%			
Free Play	4	11%			
Bicycle Competitions	4	11%		1	
Other Sports	2	6%			
Large group gathering area	2	6%		1	
_Mountain biking	2	6%	1		1
Play equipment	1	3%			
_Out-house along trail	1	3%			
_Restroom	1	3%			
_Interpretive signage	1	3%			
_Dog park	1	3%			

Total respondents: 36

_ = write-in activity

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

5.3 COMMUNITY MEETING #2 NOTES

MEMORANDUM

To: Rachelle Kellogg / City of Sonora

From: David Campbell / Siegfried

cc: William Roach / Siegfried
Randy Martin / Trailscape

Date: December 17, 2012

Re: Dragoon Gulch Master Plan
Community Meeting #2 Input

Comments during general descriptions of alternatives

- What's the distance of the school trail vs. the walk on Racetrack?
- Number of Parking spaces? How was it determined?
- Considered wildlife?
- How many phases will this take?
- Distance from woods creek parking to proposed parking?
- Is a playground needed? There are other playgrounds nearby, and maybe something else could go here.
- How will it be phased? Trails built as whole or in pieces? (A: Phasing has not been defined, but will be funding driven based on the refined plan and current funding opportunities.)
- Consider building the parking in phases/plan for expansion.
- Has thought been given to wildfire? – Consider a fire break at Leland Drive residences. This would be in addition to any buffer.
- (comment by Rachelle – what we did on phase one was to clear a buffer to either side of the trail of ladder fuels while clearing for the actual trail. This was done in a very sensitive and natural way; many people didn't even realize it had been done. This helps mitigate fire potential from trail use.)
- The vegetative buffer needs to be adjusted to actually encompass enough vegetation for privacy. Trees are not always consistent within 80'; look at enough of a buffer to avoid direct visual access.
- Keeping an adequate buffer is in the best interest of neighbors & users.

Comments during trail discussion

- Too dense isn't good
- Density of A & D feels good

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 2 of 2



- A & B well designed with regard to use & density
- If someone wants mileage they'll go to the track (wee section) or do the route twice
- Switch backs are boring
- Encourage the city to develop small parking
- B – 5.1 mile – people will run it twice for 10
- Resident with 90' to current trail (and downslope) – sees nothing, but can occasionally hear people
- Likes a gentle section – likes variation, less dense
- Lower density (Option B) allows for greater buffer – like it
- Leland property needs to be resolved for access
- 80' between trails feels right
- "Wee" trail – like it
- Stairs would be great
- Will the trail be smooth graded? – A variety of terrain is nice, would be good to get some variation from the current (smooth) trail surface for bikers
- Post signage for safety at xings, ground rules etc.
- Like the current trails with combined uses.
- Trail is an asset to the quality of life
- Good for tourism – Hotels can post
- Can all peaks be summited in Opt A?
- Suggest low level lighting at trail ends – it is hard to see people coming out of the trail area otherwise.
- Suggest some type of paved surface for portions of the trail – to enable access for people of all abilities
- Suggestion to use rubberized asphalt – good for high-impact activity (sprints)
- Will Leland residents be able to see/ experience the trail flagging?
- What is the process for completing the MP?
- Next steps (per Tim Miller) – Fire, police review, city review, Master Plan completion, environmental review, and funding (sources have not been identified)

Comments recorded during discussion after the public meeting

- I like the variation off different trail experiences, and the whoo-hoo trail sounds fun!
- Please buffer the our (large) residential property to the South as well (Mary-Anne)

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

5.4 SONORA HIGH SCHOOL LEADERSHIP CLASS PRESENTATION OUTLINE

Dragoon Gulch Presentation to Student Leadership Class

Introductions: Julian Divine- Student, Senior Project
 Tyler Summersett, Trails Program Coordinator
 Rachelle Kellogg, City of Sonora

Project Overview:

What is Dragoon Gulch? (Use DG overview Map)

1. City owned property, 102 acres
2. 2.5 mile trail network, open to walking and biking
3. Open Space near the downtown corridor/High School
4. Surrounded by residential developments
5. Trails as an economic engine

What is the Dragoon Gulch Master Plan? (Use DG Opportunities Map)

1. Plan for the entire 102 acres of property
2. Currently only 35 acres being used
3. 67 additional acres
4. Looking at expansion of Trail network, access to trails, parking, other uses,
5. Community outreach to see what the residents want

**** Administer DG activity survey**

6. Safe Route to School component
 - a. Does anyone currently walk or ride to school
 - b. Who lives in the project area?

**** Administer DG current use survey**

7. Senior Project Discussion

Where are we at in the Planning Process?

1. Selection of preferred development scenario
2. Flagging of trail, formalize intended uses
3. Adopt Plan
4. Complete environmental review
5. Build project

****Administer Trails survey**

Thank class for participation!

5.5 SONORA HIGH SCHOOL LEADERSHIP CLASS TRAIL SURVEY RESULTS

MEMORANDUM

To: Tyler Summersett / TCTC

From: David Campbell / Siegfried

cc: Rachelle Kellogg / City of Sonora

Date: April 26, 2013

Re: Sonora High School Leadership Class
Survey Results

*Following are tabulated results of the in-class survey (66 total respondents, though not all students responded to all questions). Responses are recorded in **red** text. An underscore “_” indicates a write-in response.*

1. How often to you visit the current Dragoon Gulch? (select one)

- Never **11 (17%)**
- A few times a year or more **43 (66%)**
- Once a month or more **11 (17%)**
- Once a week or more **0**
- Daily **0**

2. What activities do you enjoy while there? (select all that apply)

- Walking **40 – 62%**
- Jogging / Running **28 (43%)**
- Bike riding **2 (3%)**
- Observing nature **14 (22%)**
- Other: _____

_Dont Go	2	3%
_Hiking	2	3%
_Bird Watching	1	2%

3. How long do you typically spend during a visit? (select one)

- 15 minutes or less **6 (9%)**
- 30 minutes or less **20 (31%)**
- 1 hour or less **30 (46%)**
- 2 hours or more **2 (3%)**

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 2 of 4



4. What is your primary purpose for visiting? (select one)

- Exercise / health 26 (40%)
- To enjoy a natural setting 12 (18%)
- Get away from stress/pressures 6 (9%)
- Walk to other destinations 2 (3%)
- PE Class 33 (51%)

5. Do you currently walk or bike to school?

- Yes, I walk to school 1 (2%)
- Yes, I bike to school 0
- Yes, I can walk to school but don't 8 (12%)
- No, I live too far away 51 (78%)
- No, no safe route (no sidewalk, cars driving too fast, other 9 (14%)

6. In general, do you walk, bike, jog, dog-walk, spend time with your family, or otherwise recreate on Trails?

YES	36	55%
SOMETIMES	10	15%
NO	12	18%
_walk	22	34%
_jog	6	9%
_hike	5	8%
_bike	4	6%
_dog	9	14%
_spend time	7	11%
_trails for PE	2	3%
_timed running	1	2%
_cross country	1	2%

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 3 of 4



7. Please list any trails or trail networks that you regularly access in Tuolumne County.

A LOT	2	3%
NONE	32	49%
_Dragoon Gulch	18	28%
_Mt Elizabeth	1	2%
_Natural Bridges	1	2%
_Table Top Mt	4	6%
_TUD Ditch	6	9%
_Sugar Pine Railroad	1	2%
_Lyons Dam	1	2%
_Little Lakes	2	3%
_Flume Trails	1	2%
_Melones Trails	1	2%
_Imagrant Wilderness	2	3%
_Pinecrest	1	2%
_Rotary	1	2%

8. Do you recreate on any part of TUD Ditch/Flume Trails? If yes, which sections?

YES	14	22%
NO	51	78%
_Twain Harte	2	3%
_TUD Ditch	2	3%
_South Fork	2	3%
_Lyons Bald Mtn	1	2%
_Flume Trails	1	2%
_Columbia	1	2%
_Cedar Ridge	1	2%
_Jamestown	1	2%

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 4 of 4



9. In your opinion, are there barriers to accessing trails in Tuolumne County? If yes, what are they?

YES	14	22%
NO	34	52%
I DON'T KNOW	16	25%
_Trail to road access limits usage	1	2%
_Few access points	1	2%
_Distance away	1	2%
_Dirtbike Barriers	1	2%
_Trees/Bushes/Stickers	1	2%
_No Transportation	4	6%
_Too Busy/Time	1	2%

10. Have you ever visited www.tuolumnecountytrails.com for information about or maps of local trails?

YES	1	2%
NO	64	98%

11. Other thoughts or ideas on Trails in Tuolumne County?

_Need Flatter Trails	1	2%
_Keep trails in better condition	1	2%
_Big Grass Area	1	2%
_Make it happen	1	2%
_Focus on many rivers/mountains	1	2%
_Make it a great family place where the community can gather	1	2%
_More access	1	2%
_Cleaner trails	1	2%
_Keep Dragoon Gulch alive	1	2%
_Need bird watching and nature observing areas	1	2%
_Place for kids	1	2%

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

5.6 INCOME PROJECTIONS

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Increase in Real Estate Tax Revenue													
(Tax will only increase as homes turn over)	Value / Increase	Avg Home Home Count Value	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	
		\$ 189,500	\$ 195,185	\$ 201,041	\$ 207,072	\$ 213,284	\$ 219,682	\$ 226,273	\$ 233,061	\$ 240,053	\$ 247,255	\$ 254,672	
Real Estate Value Increase Within 1/4 Mile	4%	160 \$ -	\$ 124,918	\$ 257,332	\$ 397,578	\$ 546,007	\$ 702,984	\$ 868,888	\$ 1,044,114	\$ 1,229,071	\$ 1,424,186	\$ 1,629,902	
Real Estate Value Increase Within 1/2 Mile	2%	632 \$ -	\$ 246,714	\$ 508,231	\$ 785,216	\$ 1,078,363	\$ 1,388,393	\$ 1,716,054	\$ 2,062,125	\$ 2,427,415	\$ 2,812,767	\$ 3,219,056	
Real Estate Value Increase Within 1 Mile	1%	2512 \$ -	\$ 490,305	\$ 508,231	\$ 785,216	\$ 1,078,363	\$ 1,388,393	\$ 1,716,054	\$ 2,062,125	\$ 2,427,415	\$ 2,812,767	\$ 3,219,056	
Taxable Value Increase from Trail		0	\$ 861,937	\$ 1,273,793	\$ 1,968,010	\$ 2,702,734	\$ 3,479,770	\$ 4,300,995	\$ 5,168,363	\$ 6,083,901	\$ 7,049,721	\$ 8,068,014	\$ 40,957,238
Increase in Real Estate Tax Revenue (est)	1.10%		\$ 9,481	\$ 14,012	\$ 21,648	\$ 29,730	\$ 38,277	\$ 47,311	\$ 56,852	\$ 66,923	\$ 77,547	\$ 88,748	\$ 450,530
Increase in Hotel Rooms Rentals													
2012 Room Rentals	14243	Increase In Room Rents	3%	4%	5%	5%	5%	5%	5%	5%	5%	5%	
Average Cost per room (estimate)	\$70		\$ 29,910	\$ 39,880	\$ 49,851	\$ 49,851	\$ 49,851	\$ 49,851	\$ 49,851	\$ 49,851	\$ 49,851	\$ 49,851	\$ 468,595
Transient Occupancy Tax Increase	8%		\$ 2,393	\$ 3,190	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 37,488
Increase in Ancillary Economic Activity													
Ancillary Economic Activity per occupant	\$100		\$ 42,729	\$ 56,972	\$ 71,215	\$ 71,215	\$ 71,215	\$ 71,215	\$ 71,215	\$ 71,215	\$ 71,215	\$ 71,215	\$ 669,421
Tax Revenue (estimated)	1.10%		\$ 470	\$ 627	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 7,364
TOTAL ESTIMATED REVENUE			\$ 12,344	\$ 17,829	\$ 26,420	\$ 34,501	\$ 43,049	\$ 52,082	\$ 61,623	\$ 71,694	\$ 82,318	\$ 93,520	\$ 495,381

Assumptions/Data Referenced

Census data of 800 dwelling units/mi. for Sonora, assume 1 du = 1 average home

Baseline: Jan-Mar median home price of \$189,500

3% annual real estate appreciation

Estimated real estate turnover of 10% annually

Room Rentals per Tuolumne County Visitor's Bureau Report

TOT per Sonora Municipal Code Section 3.20.030

Ancillary Economic Revenue estimated per Tuolumne County Visitor's Bureau, range of \$85-\$105 in 2009

Sales and Use Tax .87% in 2001 Per Sonora Municipal Code Section 3.16.020

5.7 PEDESTRIAN COUNT

Snell St. Pedestrian Count									
April 17, 2013 2:51PM-3:40PM Sonora, CA									
Snell St. (North)			W. Bonanza Rd. (West)				Conditions:		
Walking	Byc.	Other	Walking	Byc.	Other		Traffic: Light		
5	0	1	10	0	0		Weather: Sunny		

5.8 EDUCATIONAL PROGRAM OUTLINE

MEMORANDUM

To: Rachelle Kellogg / City of Sonora

From: David Campbell / Siegfried

cc:

Date: May 21, 2013

Re: Dragoon Gulch Master Plan
Educational Program Outline

Part I – Capitalize on Healthy Transportation Alternatives

Requirements of the Community Transformation Implementation Plan (CTIP) include an educational program designed to “encourage students to utilize healthy transportation alternatives.”

Related to Dragoon Gulch, this educational program provides an opportunity to address not only transportation, but larger issues related to lifestyle, community, and overall health. The project presents an attractive, exciting opportunity for active recreation in extremely close proximity to over 1,500 high school students.

A key objective of the Dragoon Gulch Master Plan is to provide a venue for outdoor physical activities, including walking, jogging, biking, and downhill bicycling. Promoting these activities indirectly encourages alternative transportation options, and given the interests of students, is likely to be more successful than a direct approach. Students who are already in relatively close proximity and engaged in these activities are likely to continue to walk, jog, or bicycle between destinations, rather than use a vehicle.

With this proximity and emphasis, an education program designed to promote healthy transportation options can do so by promoting healthy outdoor activities. Safety must be considered a part of health and should be emphasized. We suggest re-focusing the topic of the educational program from “healthy transportation alternatives” to the more holistic topic of “*Healthy Activities for Life*” with an emphasis on outdoor recreation, mobility, and safety:

Healthy Activities for Life - low cost, great fun!

1. Running
 - a. Fitness benefits
 - b. Competitive Events – types, and training
 - c. Running for life – form, stretching

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 2 of 3



- d. Personal Safety
 - i. Situational Awareness
 - ii. Visibility
- 2. Walking
 - a. Fitness benefits (stress reduction, aerobic and cardiovascular health)
 - b. Personal Safety
- 3. Biking
 - a. Major types: downhill, cross country, road
 - b. Equipment: care and maintenance (this may include a demonstration or workshop with a local bicycle shop. Other schools have been successful in creating student-run clinics for bicycle maintenance, including tools, rental or loaner bicycles, and volunteer staff)
 - c. Safety: gear (helmets, gloves, reflectors), sharing the road (hand signals, where to ride), on the trail (situational awareness, awareness of difficulty and personal abilities)
- 4. Getting There from Here
 - a. Why Bike or Walk?
 - i. Health benefits
 - ii. Reduce Carbon emissions
 - iii. Experience Community
 - b. Estimating distances and travel time
 - i. Average pace for walking, biking
 - ii. Allow for unforeseen events
 - c. Preparing for the trip – repair supplies, directions, contact information

Part II – Integrate With California Core Curriculum goals:

Dragoon Gulch is well suited as a learning destination that provides context and sensory experience related to state curriculum goals. Dragoon Gulch's proximity to Sonora Elementary School and Curtis Creek Elementary School would facilitate field trips with a variety of educational goals.

The outline below lists topics that can be observed and taught by using existing natural resources in the Dragoon Gulch area. We recommend expanding on this outline by coordinating future development of the area (including interpretive programing and design) with local faculty.

Activities related to Common Core State Standards for grades K-6¹:

- 1. Kindergarten:
 - a. Earth Sciences: View landforms, hills, ravines – compare and contrast different formations seen from vista points.
 - b. Life Sciences: Study plants and animals, and learn their factual characteristics (reality) vs. anthropomorphism (fantasy). Observe plants and animals in their natural habitat.
- 2. First Grade:

¹ <http://www.cde.ca.gov/ci/cr/cf/grlevelcurriculum.asp>

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

MEMORANDUM

Dragoon Gulch Master Plan
Sonora, CA

Page 3 of 3



- a. Geography of Community: locate Dragoon Gulch (along with other notable places) on a map, draw a map of the community including natural features
 - b. Life Sciences: learn about favorable habitats, differences between environments, and the food chain.
3. Second Grade:
 - a. Geography and Mapping Skills: Have students follow a route using a map and/or trail markers.
 - b. Earth Sciences (focus on the earth's crust): explore and identify types of rock visible in the area.
4. Third Grade:
 - a. Geography of the Local Region: study and identify natural landforms
 - b. History: note historical patterns of use and change over time (from habitation to mining to recreation)
5. Fourth Grade:
 - a. History of California: learn the local history of mining and settlement, including Miwok Indians, European Settlement, and the Gold Rush. Explore archeological artifacts.
6. Fifth Grade: *Fifth Grade studies are predominately focused on the early history and origins of the United States, and macro-level earth sciences, offering no strong correlation to the Dragoon Gulch area.*
7. Sixth Grade:
 - a. Shaping Earth's Surface: review the hydrologic cycle and explore local water sheds, drainage patterns, and causes of erosion. Understand and use contour lines and topographic maps to show the path of water. Learn about the dynamic nature of waterways and change over time.
 - b. Ecology: explore how individual organisms form a community, and explore the concept of ecotype. Understand the concept of ecotypes and identify local ecotypes (ie, Oak Woodlands, Chaparral) and the species that constitute them.

The Education and the Environment Initiative (EEI) promotes an understanding of the linkages between students and the environment. Virtually all EEI curriculum units are applicable to resources and opportunities in the Dragoon Gulch area. For more information, see www.calepa.ca.gov/Education/EEI.

Corporate Office

3244 Brookside Rd., Ste. 100
Stockton, CA 95219
t: 209.943.2021 f: 209.942.0214

San Jose

111 N. Market St., Ste. 300
San Jose, CA 95113
t: 408.754.0121

Sacramento

111 Scripps Drive
Sacramento, CA 95825
t: 916.520.2777

5.9 ROUGH ORDER OF MAGNITUDE COST ESTIMATE



DRAGOON GULCH
SONORA, CALIFORNIA

12220

2013.06.06

ROUGH ORDER OF MAGNITUDE ESTIMATE
OVERALL SUMMARY

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	PHASE 1	PHASE 2	PHASE 3	PHASE 4
CONSTRUCTION COSTS							
1	SITE PREPARATION AND GRADING	LS	LUMP SUM	0	0	0	44,800
2	SITE UTILITIES	LS	LUMP SUM	0	0	0	22,374
3	SITE CONSTRUCTION	LS	LUMP SUM	25,800	96,000	28,600	526,275
SUBTOTAL				25,800	96,000	28,600	593,449
4	CONTINGENCY (15%)	LS	LUMP SUM	2,580	14,400	4,300	89,100
TOTAL				28,380	110,400	32,900	682,549

DESIGN AND ADMINISTRATIVE COSTS

5	DESIGN FEES (SMALL PROJECT @ 8%)	LS	LUMP SUM	2,580	9,600	2,900	59,400
6	BUILDING PERMIT FEE (1%)	LS	LUMP SUM	258	960	286	5,934
7	PUBLIC WORKS PLAN CHECK FEE (1%)	LS	LUMP SUM	258	960	286	5,934
8	CITY PROJECT MANAGEMENT FEE (2%)	LS	LUMP SUM	516	1,920	572	11,869
9	INSPECTION AND TESTING FEE (1%)	LS	LUMP SUM	258	960	286	5,934
TOTAL				3,870	14,400	4,330	89,072



DRAGOON GULCH	12220
SONORA, CALIFORNIA	2013.06.06
ROUGH ORDER OF MAGNITUDE ESTIMATE	
OVERALL SUMMARY	

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	PHASE 1	PHASE 2	PHASE 3	PHASE 4
OTHER COSTS							
10	SWPPP NOI FEE (1%)	LS	LUMP SUM	0	0	0	59,345
11	MISC. (CITY PRINTING, ETC.)	LS	LUMP SUM	300	300	300	600
TOTAL				300	300	300	59,945

GRAND TOTAL (CONSTRUCTION)	\$32,000	\$121,000	\$37,000	\$802,000
-----------------------------------	-----------------	------------------	-----------------	------------------

MAINTENANCE (30 YEAR PERIOD)

12	TRAIL MONITORING/BRUSH TRIMMING/MINOR MAINTENANCE (MONTHLY)	LS	LUMP SUM	142,560	492,480	142,560	155,520
13	TRAIL REGRADING/COMPACTING (EVERY 10 YEARS)	LS	LUMP SUM	20,909	72,230	20,909	22,810
14	INDICENTAL REPAIR: SIGNAGE/TRAIL (\$150/MI/YR.)	LS	LUMP SUM	6,600	22,800	6,600	7,200
15	INDICENTAL REPAIR: AMENITIES (\$2,000/YR.)	LS	LUMP SUM	0	0	0	60,000
16	PUMPING SERVICE (\$4000/YR. X 30 YEARS)	LS	LUMP SUM	0	0	0	120,000
17	RESTOCKING AND JANITORIAL SERVICES (\$300/MO. X 30 YEARS)	LS	LUMP SUM	0	0	0	108,000
18	ASPHALT CRACK REPAIR (EVERY 2 YEARS)	SF	38,476	0	0	0	259,713
19	ASPHALT OVERLAY (EVERY 10 YEARS)	SF	38,476	0	0	0	178,913
SUBTOTAL (MAINTENANCE OVER 30 YEARS)				170,069	587,510	170,069	912,156

TOTAL (MAINTENANCE, ANNUALLY)	\$15,000	\$49,000	\$15,000	\$77,000
--------------------------------------	-----------------	-----------------	-----------------	-----------------

ASSUMPTIONS

- 1 SEPTIC TANK PUMP OUT COST BASED ON 4X/YR. FREQUENCY. ACTUAL PUMP OUT MAY BE LESS.
- 2 ALL WORK IS SELF-PERFORMED OR CONTRACTED.



DRAGOON GULCH
SONORA, CALIFORNIA
ROUGH ORDER OF MAGNITUDE ESTIMATE
SITE PREPARATION AND GRADING

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE (\$)	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)
1	MOBILIZATION	LS	2,000.00		0	0	0		0	LUMP SUM	2,000
2	TEMPORARY FENCE (TYPE CL-6)	LF	3.00		0		0		0	200	600
3	CONSTRUCTION STAKING	LS	4,000.00		0		0		0	LUMP SUM	4,000
4	CONSTRUCTION AREA SIGNS	LS	200.00		0		0		0	LUMP SUM	200
5	TREE REMOVAL	ALLOW	6,000.00		0		0		0	1	6,000
6	CLEARING AND GRUBBING	LS	800.00		0		0		0	LUMP SUM	800
7	DEMO PAVING	ALLOW	0.00		0		0		0	1	1,200
8	DEMO EXISTING STRUCTURE AND FOUNDATIONS TO -2'	ALLOW	8,000.00		0		0		0	1	8,000
9	DEMO MISC. (INC. GRAVEL, HEADERBOARD, ETC.)	ALLOW	2,000.00		0		0		0	1	2,000
10	GRADING	LS	20,000.00		0		0		0	LUMP SUM	20,000
SUBTOTAL					0		0		0		44,800



DRAGOON GULCH
SONORA, CALIFORNIA
ROUGH ORDER OF MAGNITUDE ESTIMATE
SITE UTILITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE (\$)	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)
1	DRINKING FOUNTAIN SUMP	EA	400.00		0		0		0	1	400
2	PRECAST TANK	LS	4,000.00		0		0		0	1	4,000
3	LEECH FIELD	LS	6,000.00		0		0		0	1	6,000
4	WATER: 1" POTABLE	LS	24.00		0		0		0	256	6,144
5	WATER: 1" SUB-METER	EA	600.00		0		0		0	1	600
6	STORM DRAINAGE: 10" CMP CULVERT	EA	2,000.00		0		0		0	2	4,000
7	SANITARY SEWERAGE: 4" LINE	LF	30.00		0		0		0	41	1,230
8	SANITARY SEWERAGE CLEANOUT	EA	400.00		0		0		0	1	400
9	SANITARY SEWERAGE JUNCTION BOX	EA	800.00		0		0		0	1	800
10	ELECTRICAL: CONNECTION, SUB-PANEL	LS	10,000.00		0		0		0	1	10,000
11	ELECTRICAL: CONDUIT AND TRENCHING	LF	30.00		0		0		0	256	7,680
SUBTOTAL					0		0		0		22,374

ASSUMPTIONS

1 ELECTRICAL AND POTABLE WATER SERVICE MAY BE EXTENDED FROM EXISTING RESIDENCE (CITY OWNED) AND SUB-METERED. NO NEW CONNECTION.



DRAGON GULCH
SONORA, CALIFORNIA
ROUGH ORDER OF MAGNITUDE ESTIMATE
SITE CONSTRUCTION

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE (\$)	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)
1	CONSTRUCT NATURAL SURFACE TRAIL (FINISHED)	MILE	15,000.00	1.1	16,500	3.8	57,000	1.1	16,500	1.2	18,000
2	CONSTRUCT NATURAL SURFACE SWITCHBACK TURN	EA	600.00	5	3,000	22	13,200	9	5,400	16	9,600
3	CONSTRUCT NATURAL SURFACE TRAIL (BRUSH MASTICATION/REMOVAL)	MILE	5,000.00	1.1	5,500	3.8	19,000	1.1	5,500	1.2	6,000
4	SIGN: WAYFINDING (CARVED GRANITE/ROCK)	EA	400.00	2	800	5	2,000	0	0	4	1,600
5	SIGN: INTERPRETIVE (STEEL FRAME, FULL COLOR)	EA	1,200.00	0	0	4	4,800	1	1,200	4	4,800
6	SIGN: STANDARD POST (SIGNAGE VARIES)	EA	250.00		0		0		0	8	2,000
7	SIGN: PROJECT (MATCH EXISTING)	EA	800.00		0		0		0	2	1,600
8	PAVING: ASPHALT VEHICULAR SECTION	SF	8.50		0		0		0	21666	184,161
9	PAVING: ASPHALT OVERLAY	SF	2.00		0		0		0	16810	33,620
10	PAVING: CONCRETE BUS PAD	SF	10.00		0		0		0	1067	10,670
11	PAVING: CONCRETE PEDESTRIAN	SF	6.00		0		0		0	264	1,584
12	6" CONCRETE CURB	LF	12.00		0		0		0	20	240
13	PAVING: DECOMPOSED GRANITE	SF	4.50		0		0		0	4485	20,183
14	RETAINING WALL (GABION)	LS	12,000.00		0		0		0	LUMP SUM	12,000
15	RETAINING WALL (ROCKERY)	LF	90.00		0		0		0	44	3,960
16	TRUNCATED DOMES AND PAD	SF	12.00		0		0		0	206	2,472
17	STRIPING: 2" PAINTED	SF	1.00		0		0		0	2565	2,565
18	STRIPING: 12" THERMOPLASTIC	SF	2.00		0		0		0	57	114
19	STRIPING: H/C SYMBOLS, DIRECTIONAL ARROWS, AND LETTERING	ALLOW	4,000.00		0		0		0	1	4,000
20	PRE-FABRICATED RESTROOM W/ DRINKING FOUNTAIN	LS	80,000.00		0		0		0	1	80,000



DRAGOON GULCH
SONORA, CALIFORNIA
ROUGH ORDER OF MAGNITUDE ESTIMATE
SITE CONSTRUCTION

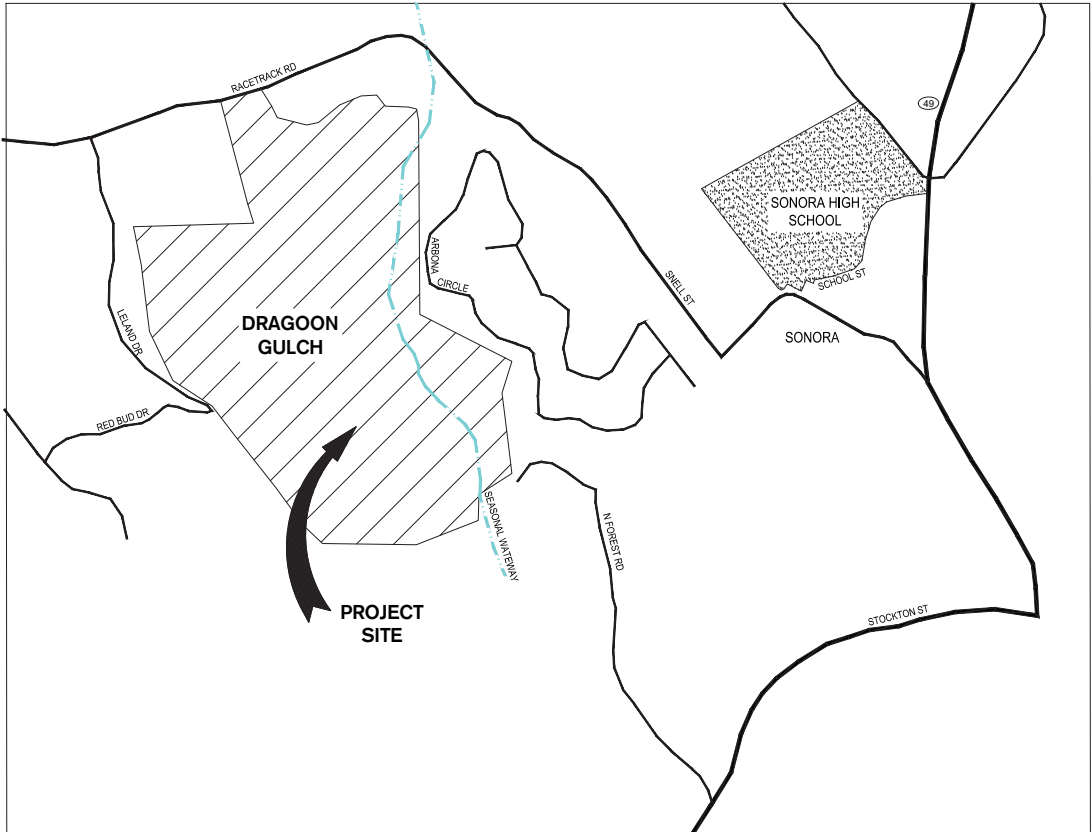
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE (\$)	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)	ESTIMATED QUANTITY	SUBTOTAL (\$)
21	BUS SHELTER	ALLOW	8,000.00		0		0		0	1	8,000
22	PRE-FABRICATED SHADE STUCTURE	ALLOW	24,000.00		0		0		0	1	24,000
23	PICNIC TABLES (INCLUDING ACCESSIBLE)	EA	900.00		0		0		0	6	5,400
24	WOOD FENCING (INC. GATES)	LF	18.00		0		0		0	3717	66,906
25	ACCESS GATE (PIPE)	EA	800.00		0		0		0	2	1,600
26	WHEEL STOPS	EA	60.00		0		0		0	20	1,200
27	RESTORATION/DEMONSTRATION PLANTING/IRRIGATION	ALLOW	20,000.00		0		0		0	1	20,000
SUBTOTAL					25,800		96,000		28,600		526,275

5.10 30% IMPROVEMENT PLANS

DRAGON GULCH TRAIL

30% IMPROVEMENT PLANS

SONORA, CALIFORNIA

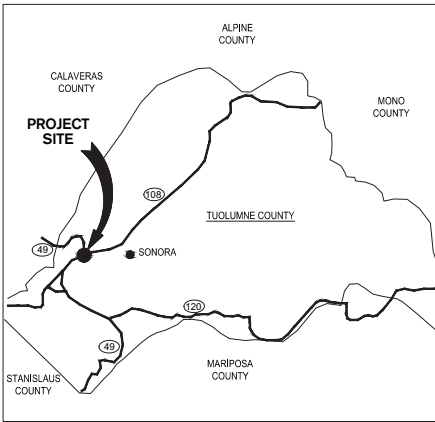


SITE MAP
NOT TO SCALE



BASIS OF DESIGN:

- THESE PLANS HAVE BEEN PREPARED TO PROVIDE ROUGH ORDER OF MAGNITUDE COSTING ONLY. A FULL SITE SURVEY TO ESTABLISH PROPERTY BOUNDARIES, EXISTING GRADES, AND EXISTING CONDITIONS IS REQUIRED.
- PROPOSED IMPROVEMENTS REPRESENTED HEREIN ARE BASED ON CITY-PROVIDED AERIAL TOPOGRAPHIC INFORMATION ON STATE PLANE COORDINATES INCLUDING ROADS, CONTOURS (10' INTERVAL), FENCES, AND TREE CANOPY. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN ESTABLISHED AND IS LIKELY TO VARY FROM ACTUAL SITE CONDITIONS.
- A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS PERFORMED TO IDENTIFY EXISTING ROADS AND STRUCTURES PRIOR TO RECEIPT OF THIS INFORMATION AND SHOULD BE RECTIFIED WITH THE AERIAL OR FUTURE BOUNDARY SURVEY. THIS RECTIFICATION MAY CONFIRM OR RESOLVE NOTED DISCREPANCIES INCLUDING THE APPARENT OVERLAP OF THE APPROXIMATE PROPERTY BOUNDARY AND EXISTING DRIVEWAY.
- TRAIL ALIGNMENTS REPRESENTED HEREIN HAVE BEEN FIELD-VERIFIED AS TO GENERAL FIT AND ARE ACCURATE $\pm 30'$ (DUE TO GPS EQUIPMENT USED). ACTUAL TRAIL ALIGNMENTS HAVE BEEN FLAGGED IN-FIELD.



VICINITY MAP
NOT TO SCALE



PROJECT CONTACTS

OWNER

CITY OF SONORA
94 N WASHINGTON STREET
SONORA, CA 95370
CONTACT:
MS. RACHELLE KELLOGG
PHONE: (209) 532-3508
FAX: (209) 532-3511

CIVIL ENGINEER

SIEGFRIED
3244 BROOKSIDE RD SUITE 100
STOCKTON, CA 95219
CONTACT:
PAUL SCHNEIDER
PHONE: (209) 943-0201
FAX: (209) 942-0214
EMAIL: pps@siegfriedeng.com

LANDSCAPE ARCHITECT

SIEGFRIED
3244 BROOKSIDE RD SUITE 100
STOCKTON, CA 95219
CONTACT:
DAVID CAMPBELL
PHONE: (916) 342-7119
FAX: (209) 942-0214
EMAIL: dcampbell@siegfriedeng.com

INDEX OF SHEETS:

C1.0	COVER SHEET
C2.0	GENERAL NOTES & ABBREVIATIONS
C3.0	PAVING PLAN
C4.0	GRADING & UTILITY PLAN PLAN
C5.0	TRAIL ALIGNMENT PLAN NO. 1
C5.1	TRAIL ALIGNMENT PLAN NO. 2
C5.2	TRAIL ALIGNMENT PLAN NO. 3
C6.0	RESTROOM DETAILS
C7.0	DETAILS



SIEGFRIED

3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-0201
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS		
No.	Date	Description

PROJECT

Dragoon Gulch
Trail

SONORA, CA



SHEET TITLE

**COVER
SHEET**

Proj Mgr Paul Schneider

Drawn by Lihong Liu

Date Apr. 19, 2013

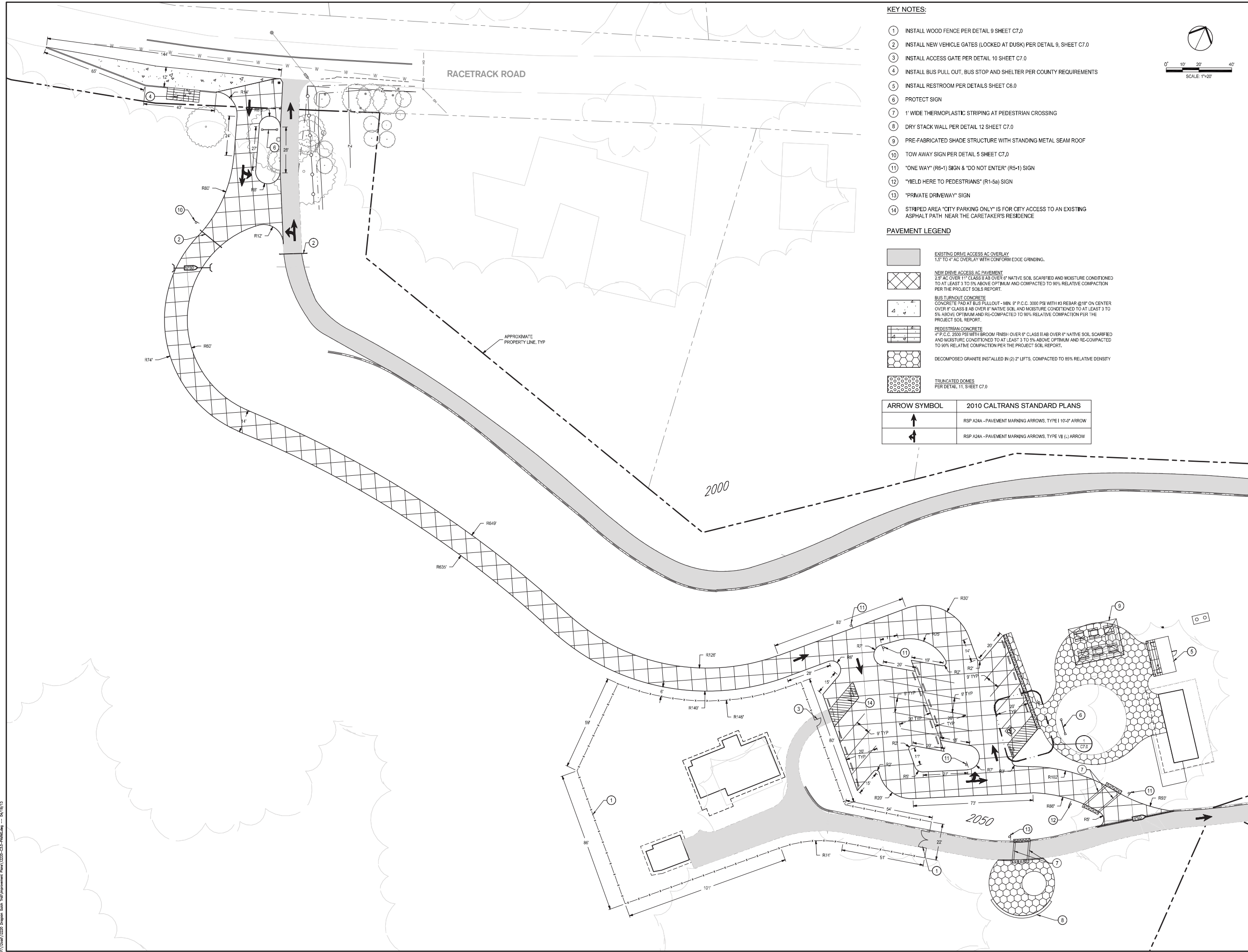
Job No. 12220

SHEET:

C1.0
OF 9

30% SUBMITTAL 04-19-13

F:\3004\12220 Dagoon Gulch Trail\Improvement Plans\12220-C3.0-PPV-McLay.dwg - 04/19/13



KEY NOTES:

1. INSTALL WOOD FENCE PER DETAIL 9 SHEET C7.0
2. INSTALL NEW VEHICLE GATES (LOCKED AT DUSK) PER DETAIL 9, SHEET C7.0
3. INSTALL ACCESS GATE PER DETAIL 10 SHEET C7.0
4. INSTALL BUS PULL OUT, BUS STOP AND SHELTER PER COUNTY REQUIREMENTS
5. INSTALL RESTROOM PER DETAILS SHEET C6.0
6. PROTECT SIGN
7. 1' WIDE THERMOPLASTIC STRIPING AT PEDESTRIAN CROSSING
8. DRY STACK WALL PER DETAIL 12 SHEET C7.0
9. PRE-FABRICATED SHADE STRUCTURE WITH STANDING METAL SEAM ROOF
10. TOW AWAY SIGN PER DETAIL 5 SHEET C7.0
11. "ONE WAY" (R6-1) SIGN & "DO NOT ENTER" (R5-1) SIGN
12. "YIELD HERE TO PEDESTRIANS" (R1-5a) SIGN
13. "PRIVATE DRIVEWAY" SIGN
14. STRIPED AREA "CITY PARKING ONLY" IS FOR CITY ACCESS TO AN EXISTING ASPHALT PATH NEAR THE CARETAKER'S RESIDENCE

PAVEMENT LEGEND

- EXISTING DRIVE ACCESS AC OVERLAY
1.5" TO 4" AC OVERLAY WITH CONFORM EDGE GRINDING.
- NEW DRIVE ACCESS AC PAVEMENT
2.5" AC OVER 1" CLASS II AB OVER 8" NATIVE SOIL SCARIFIED AND MOISTURE CONDITIONED TO AT LEAST 3 TO 5% ABOVE OPTIMUM AND COMPACTED TO 90% RELATIVE COMPACTION PER THE PROJECT SOILS REPORT.
- BUS TURNOUT CONCRETE
CONCRETE PAD AT BUS PULLOUT - MIN. 9" P.C.C. 3000 PSI WITH #3 REBAR @ 18" ON CENTER OVER 8" CLASS II AB OVER 8" NATIVE SOIL AND MOISTURE CONDITIONED TO AT LEAST 3 TO 5% ABOVE OPTIMUM AND RE-COMPACTED TO 90% RELATIVE COMPACTION PER THE PROJECT SOIL REPORT.
- PEDESTRIAN CONCRETE
4" P.C.C. 2500 PSI WITH BROOM FINISH OVER 6" CLASS II AB OVER 8" NATIVE SOIL SCARIFIED AND MOISTURE CONDITIONED TO AT LEAST 3 TO 5% ABOVE OPTIMUM AND RE-COMPACTED TO 90% RELATIVE COMPACTION PER THE PROJECT SOIL REPORT.
- DECOMPOSED GRANITE INSTALLED IN (2) 2" LIFTS, COMPACTED TO 85% RELATIVE DENSITY
- TRUNCATED DOMES
PER DETAIL 11, SHEET C7.0

ARROW SYMBOL	2010 CALTRANS STANDARD PLANS
	RSP A24A - PAVEMENT MARKING ARROWS, TYPE I 10'-0" ARROW
	RSP A24A - PAVEMENT MARKING ARROWS, TYPE VII (L) ARROW

SIEGFRIED

3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

CIVIL
ENGINEERING

STRUCTURAL
ENGINEERING

LAND
SURVEYING

LANDSCAPE
ARCHITECTURE

REVISIONS		
No.	Date	Description

PROJECT

Dagoon Gulch Trail

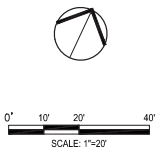
SONORA, CA



SHEET TITLE

PAVING PLAN

Proj Mgr	Paul Schneider
Drawn by	Lihong Liu
Date	Apr. 19, 2013
Job No.	12220
SHEET:	C3.0
OF:	9



SIEGFRIED

3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS
No. Date Description

PROJECT

Draughton Gulch Trail

SONORA, CA



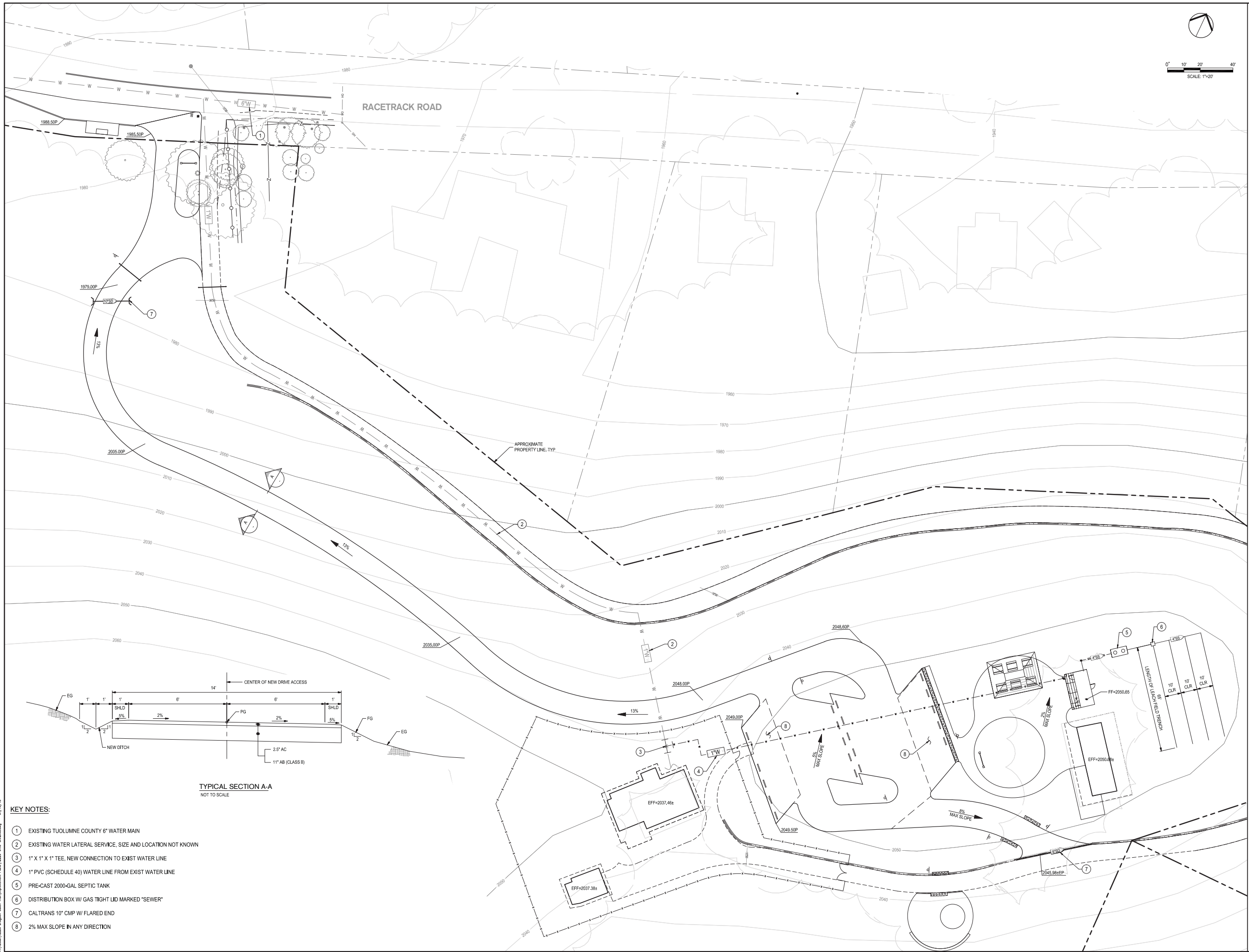
SHEET TITLE

GRADING & UTILITY PLAN

Proj Mgr Paul Schneider
Drawn by Lihong Liu
Date Apr. 19, 2013
Job No. 12220
SHEET:

C4.0
OF 9

CONSTRUCTION SET 4-1207



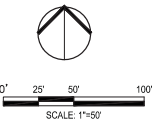
TYPICAL SECTION A-A
NOT TO SCALE

KEY NOTES:

- 1 EXISTING TUOLUMNE COUNTY 6" WATER MAIN
- 2 EXISTING WATER LATERAL SERVICE, SIZE AND LOCATION NOT KNOWN
- 3 1" X 1" X 1" TEE, NEW CONNECTION TO EXIST WATER LINE
- 4 1" PVC (SCHEDULE 40) WATER LINE FROM EXIST WATER LINE
- 5 PRE-CAST 2000-GAL SEPTIC TANK
- 6 DISTRIBUTION BOX W/ GAS TIGHT LID MARKED "SEWER"
- 7 CALTRANS 10" CMP W/ FLARED END
- 8 2% MAX SLOPE IN ANY DIRECTION

P:\Draw\12220 Draughton Gulch Trail\Improvement Plans\12220-C4.0-C4.0-04012.dwg — 04/19/13

30% SUBMITTAL 04-19-13



3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS
No. Date Description

PROJECT

Dragoon Gulch Trail

SONORA, CA



SHEET TITLE

**TRAIL ALIGNMENT
PLAN NO. 1**

Proj Mgr Paul Schneider
Drawn by Lihong Liu
Date Apr. 19, 2013
Job No. 12220

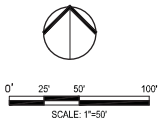
SHEET:
C5.0
OF 9

CONSTRUCTION SET 4-12007

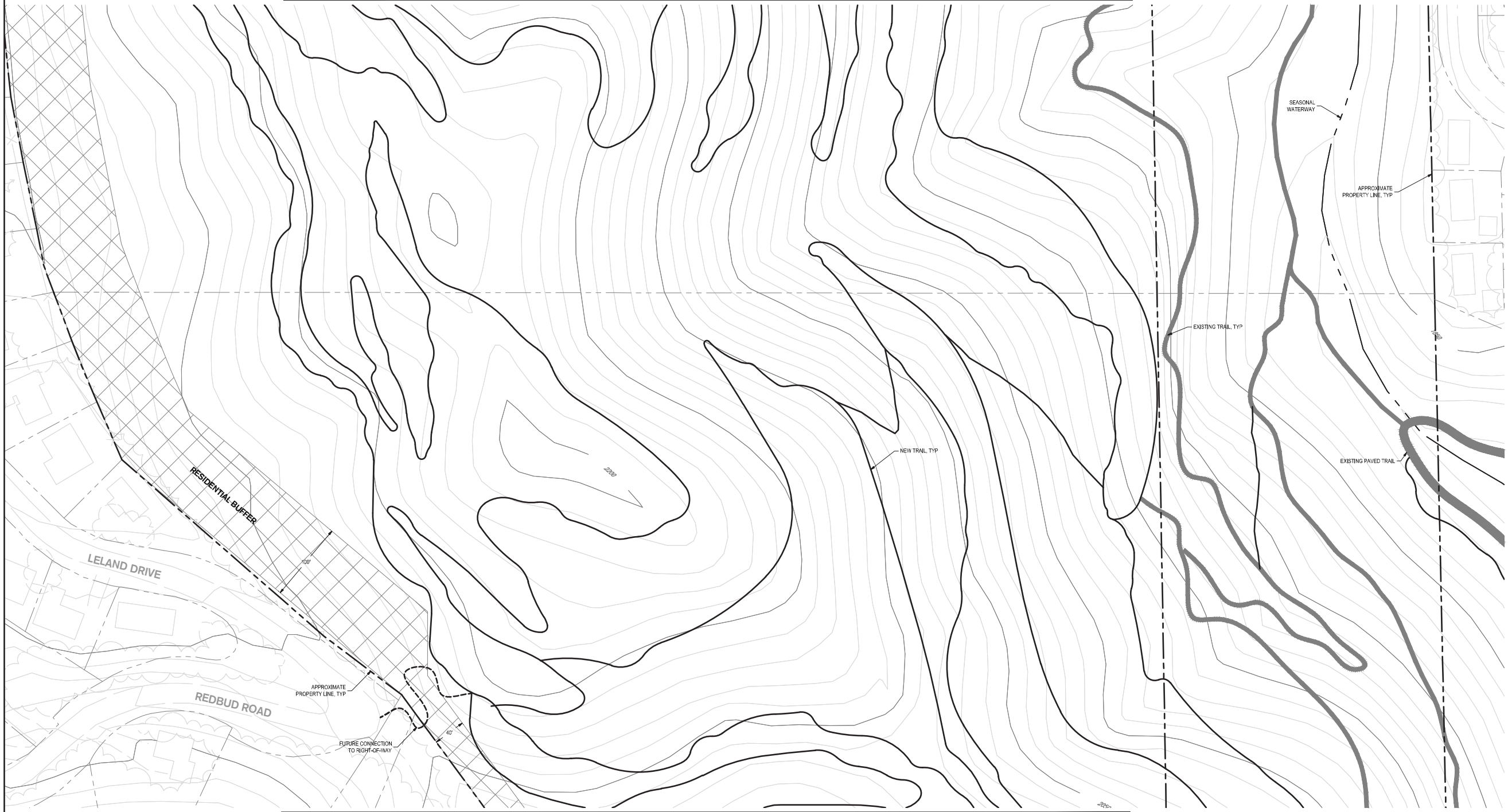
- NOTES:
1. TRAIL ALIGNMENTS ARE ACCURATE \pm 30". FOLLOW FLAGS ALREADY IN-FIELD.
 2. REFER TO SECTIONS DETAIL 10, SHEET C7.0.

FOR CONTINUATION SEE SHEET C5.1

F:\Users\12220\Documents\Dragoon Gulch Trail\Improvement Plans\12220-C5.0-Trail Alignment Plan.dwg -- 04/19/13



FOR CONTINUATION SEE SHEET C5.0



FOR CONTINUATION SEE SHEET C5.2

SIEGFRIED

3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

CIVIL
ENGINEERING

STRUCTURAL
ENGINEERING

LAND
SURVEYING

LANDSCAPE
ARCHITECTURE

REVISIONS

No.	Date	Description
-----	------	-------------

PROJECT

Dragoon Gulch Trail

SONORA, CA

SHEET TITLE

**TRAIL
ALIGNMENT
PLAN NO. 2**

Proj Mgr

Paul Schneider

Drawn by

Lihong Liu

Date

Apr. 19, 2013

Job No.

12220

SHEET:

C5.1
OF 9

- NOTES:**
- TRAIL ALIGNMENTS ARE ACCURATE \pm 30". FOLLOW FLAGS ALREADY IN-FIELD.
 - REFER TO SECTIONS DETAIL 10, SHEET C7.0.

P:\12220\12220_Dragoon Gulch Trail\Improvement Plans\12220-C5.1-Trail Alignment Plan.dwg — 04/19/13



3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

No.	Date	Description
-----	------	-------------

**Dragoon Gulch
Trail**

TRAIL
ALIGNMENT
PLAN NO. 3

Job No. 12220

SHEET:
C5.2

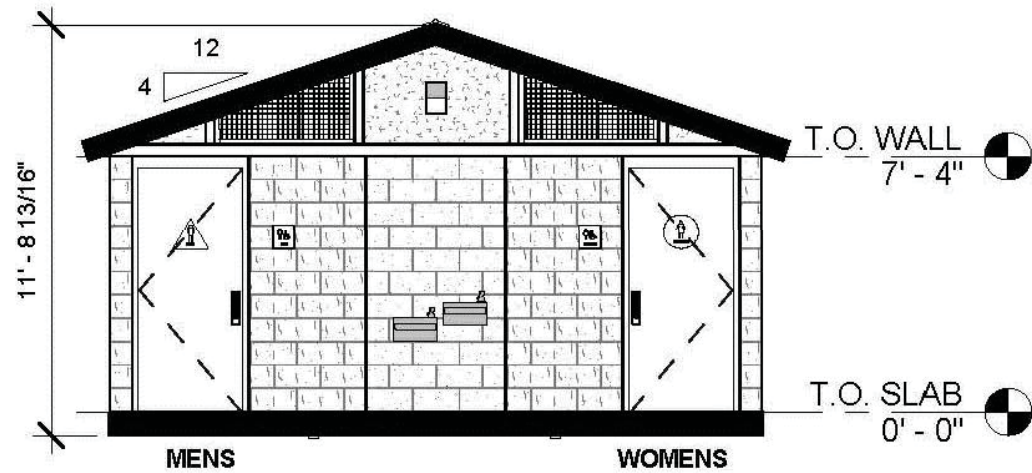
OF: 9

ATTAL 04 10 12

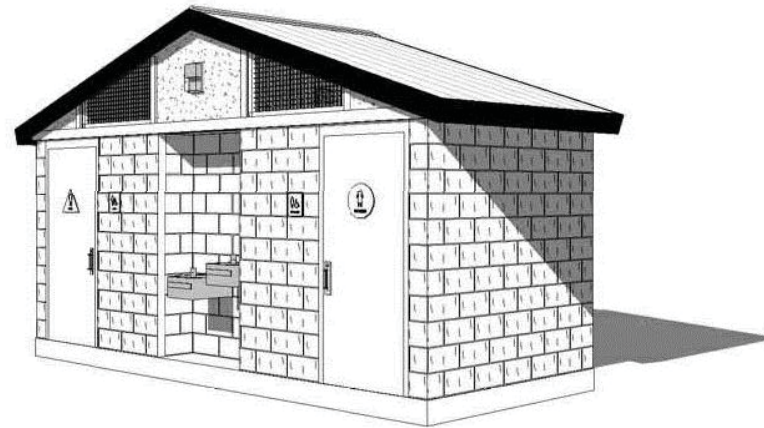
This topographic map illustrates a residential buffer area, characterized by a cross-hatched pattern. The map includes several key features and labels:

- RESIDENTIAL BUFFER:** Two labels identify the cross-hatched areas. One is oriented diagonally along a boundary on the left, and the other is horizontal along a boundary at the bottom. Both are accompanied by a 40' dimension line.
- APPROXIMATE PROPERTY LINE, TYP:** Two labels point to dashed lines that likely represent property boundaries, one near the diagonal buffer and one near the horizontal buffer.
- NEW TRAIL, TYP:** A label points to a thin, solid line winding through the upper-middle section of the map.
- EXISTING TRAIL, TYP:** A label points to a thicker, solid line winding through the middle-right section of the map.
- EXISTING PAVED TRAIL:** A label points to a very thick, dark grey line on the right side of the map.
- SEASONAL WATERWAY:** A label points to a dashed line on the far right, indicating a water feature.
- Contour Lines:** The map is covered with numerous contour lines, with specific elevations labeled: 1960, 1980, 2000, and 2020.

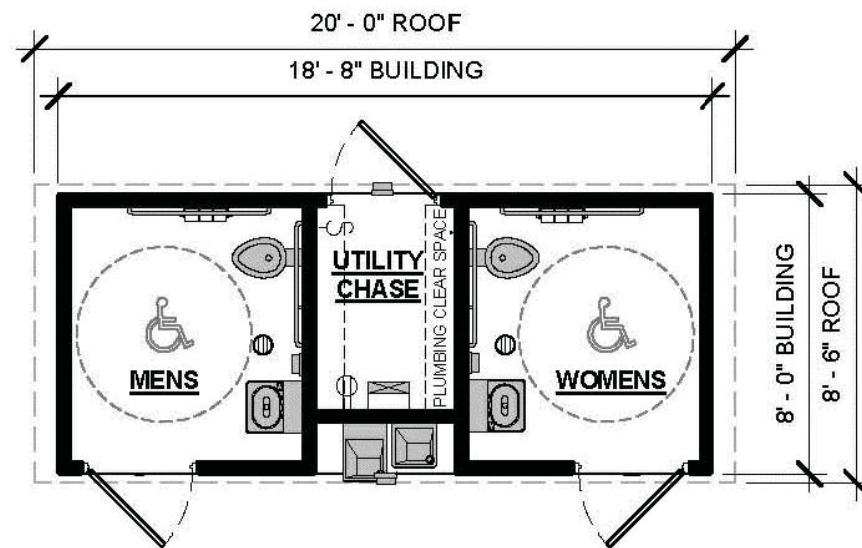
1. TRAIL ALIGNMENTS ARE ACCURATE $\pm 30'$. FOLLOW FLAGS ALREADY IN-FIELD.
2. REFER TO SECTIONS DETAIL 10, SHEET C7.0.



② FRONT ELEVATION
SCALE: NTS



③ PERSPECTIVE



① FLOOR PLAN PR-1A
SCALE: NTS



SIEGFRIED

3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS
No. Date Description

PROJECT

Dragoon Gulch Trail

SONORA, CA



SHEET TITLE

RESTROOM DETAILS

Proj Mgr Paul Schneider

Drawn by Lihong Liu

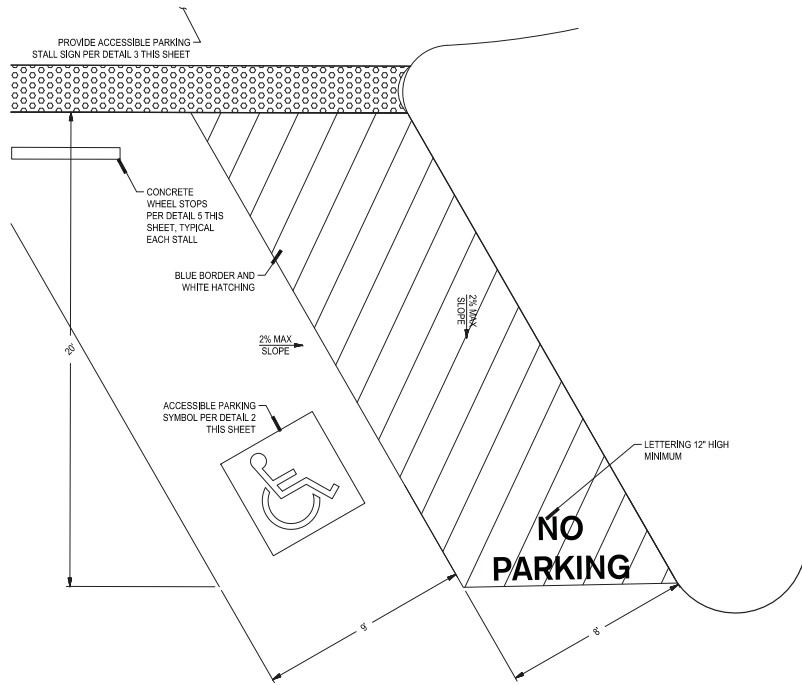
Date Apr. 19, 2013

Job No. 12220

SHEET:

C6.0

OF 9

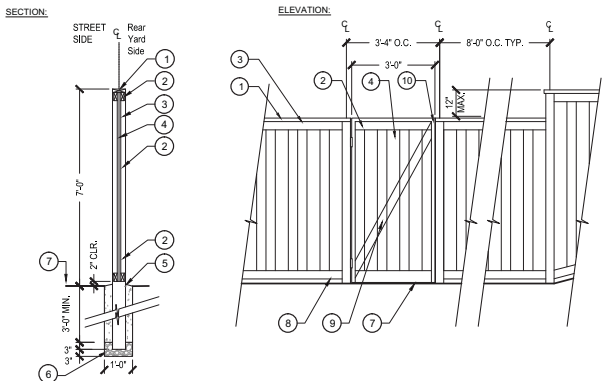


NOTE:
CONSTRUCTION OF ACCESSIBLE PARKING SHALL
CONFORM TO CALIFORNIA BUILDING CODE SECTION 1122B.

1 ADA LAYOUT - ACCESSIBLE PARKING

NOT TO SCALE

PLAN



8 WOOD FENCE WITH GATE

NOT TO SCALE

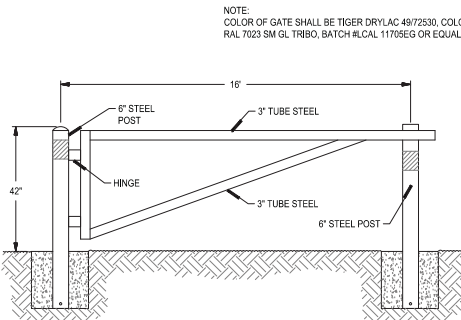
SECTION/ELEVATION

- NOTES:
1. ALL REDWOOD SHALL BE CONSTRUCTION COMMON GRADE OR BETTER.
 2. USE HEAVY DUTY GALVANIZED NAILS, OR GALVANIZED STAPLES AS ALTERNATE.
 3. ALL EXPOSED WOOD SURFACES SHALL BE STAINED WITH AN OIL-BASED TRANSPARENT WOOD STAIN, TWO COATS (COLOR PER OWNER).
 4. ALL GATE HARDWARE, INCLUDING HINGES AND LATCH, SHALL BE HEAVY-DUTY, EXTERIOR GRADE POWDERCOATED OR GALVANIZED.
 5. GRADE CHANGES SHALL BE ACCOMPLISHED THROUGH STEPPED SECTIONS, 12" MAX. REFER TO SLOPED FENCE DETAIL FOR OTHER CONDITIONS.
- KEYNOTES:
- 1 2 X 6 REDWOOD CAP (CENTERED ON POST)
 - 2 2 X 4 REDWOOD RAIL (BOTH SIDES) - TOP AND BOTTOM.
 - 3 4 X 6 "CONSTRUCTION HEART" REDWOOD, DOUGLAS FIR #2, OR BETTER PRESSURE TREATED POST RATED FOR EARTH CONTACT.
 - 4 1 X 6 REDWOOD BUTTED FENCE BOARDS (SAWN TEXTURE), OVERLAP SUBSEQUENT BOARDS BY 1" AS SHOWN.
 - 5 12" DIA. CONCRETE FOOTING - SLOPE TOP AWAY FROM FENCE POST, ABOVE GRADE.
 - 6 6" DEPTH GRAVEL FILL.
 - 7 FINISH GRADE
 - 8 CUT BOARDS TO MATCH FINISH GRADE IN STRAIGHT LINE BETWEEN POSTS, 2" FROM FINISH GRADE.
 - 9 2X4 CROSS BRACE
 - 10 2X6 REDWOOD FRAME, FASTEN WITH #10 X 3" MIN. GALVANIZED SCREWS.

5 TOW AWAY SIGN

1/2"=1'-0"

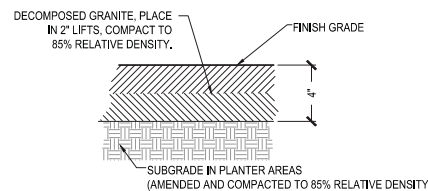
SECTION/ELEVATION



9 ACCESS GATE

NOT TO SCALE

SECTION/ELEVATION



13 DECOMPOSED GRANITE

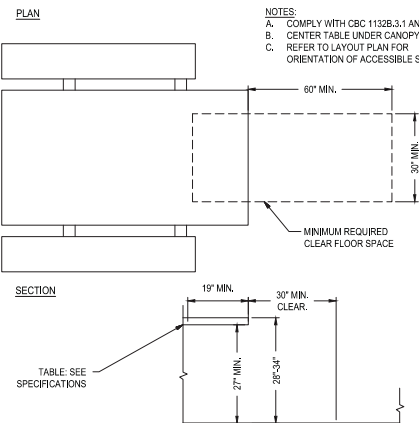
1"=0'-4"

SECTION

3 ACCESSIBLE STALL SIGNAGE DETAIL

NOT TO SCALE

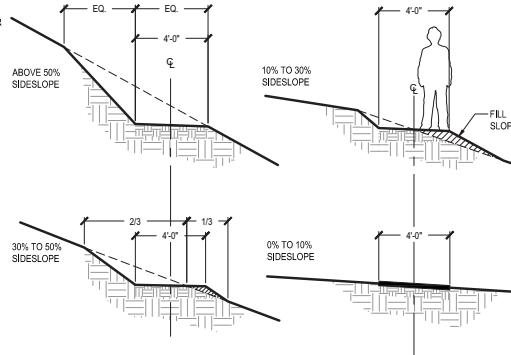
PLAN



6 ACCESSIBLE TABLE CLEARANCE

NOT TO SCALE

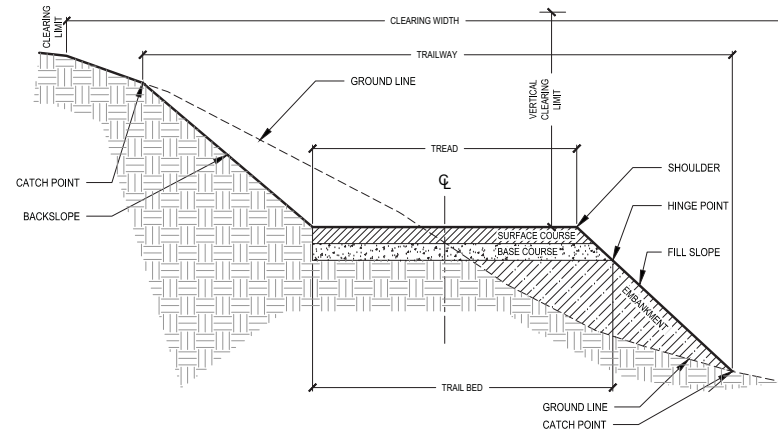
PLAN/SECTION



10 TYPICAL NATURAL SURFACE TRAIL SECTIONS

NOT TO SCALE

SECTION



14 TYPICAL TRAIL TERMS

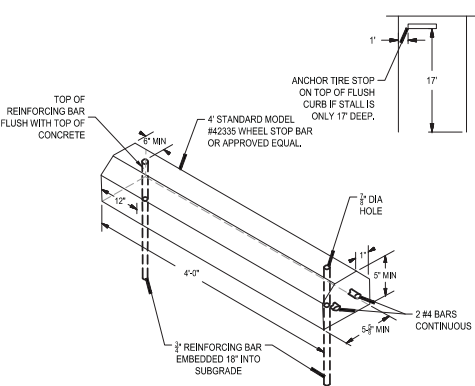
NOT TO SCALE

SECTION

4 ACCESSIBLE ROUTE SIGNAGE DETAIL

1/2"=1'-0"

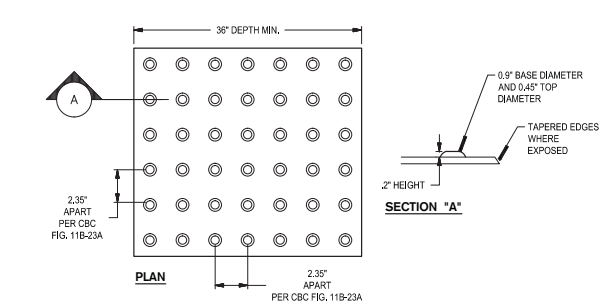
SECTION/ELEVATION



7 4" CONCRETE WHEEL STOP

NOT TO SCALE

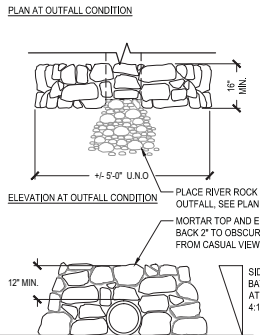
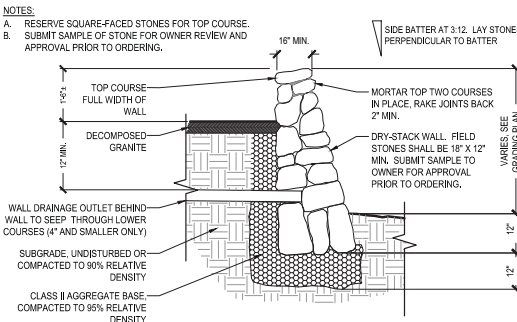
ISOMETRIC/PLAN



12 DRY STACK WALL DETAIL

1/2"=1'-0"

PLAN/SECTION/ELEVATION



11 TRUNCATED DOMES

NOT TO SCALE

SECTION/ELEVATION



3244 Brookside Road
Suite 100
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS
No. Date Description

PROJECT

Dagoon Gulch Trail

SONORA, CA



SHEET TITLE

DETAILS

Proj Mgr Paul Schneider
Drawn by Lihong Liu
Date Apr. 19, 2013
Job No. 12220
SHEET

C7.0
OF 9