

North Watt Specific Plan Estimate

Updated: 09/15/26

Total North Watt Specific Plan Water Infrastructure Costs **\$ 9,230,000**

NOTES

1. Based on preliminary nature of studies, 30% contingency is applied.
2. Estimate includes a 20% soft cost allowance. Assumed to be engineering (8%), mapping (1%), plan check (2%), inspection (3%), geotech (3%), and staking (3%).
3. Estimate based on North Watt Specific Plan Domestic Water Study dated August, 2026, and reviewed by Sac Suburban Water District.
4. Quantities not explicitly detailed within are not included as part of this estimate.
5. Existing AC/AB removal and replacement assumes replacement is full depth of pavement as AC, per Sacramento County improvement standards.
6. Linear footage cost for water pipes includes valves and fittings.
7. Linear footage cost for pipes includes traffic control.
8. Linear footage cost for pipes includes connection to existing water mains and fire hydrants, disinfection, and testing.

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Antelope Road to Elkhorn Boulevard					
W-1	<u>Watt Avenue: Antelope Road to Elkhorn Boulevard</u>				
	8" Water Main Removal/ 12" Water Main Installation	5,000	LF	\$ 300	\$ 1,500,000
	Existing AC/AB Removal, full depth AC Replacement	15,000	SF	\$ 30	\$ 450,000
	Soft Costs			20%	\$ 390,000
	Contingency			30%	\$ 702,000
					\$ 3,040,000
W-2	<u>Private Drive: Watt Avenue to Parcel 27</u>				
	12" Water Main	450	LF	\$ 200	\$ 90,000
	Existing AC/AB Removal, full depth AC Replacement	1,350	SF	\$ 20	\$ 27,000
	Soft Costs			20%	\$ 23,400
	Contingency			30%	\$ 42,120
					\$ 180,000
Elkhorn Boulevard to James Way					
W-3	<u>Watt Avenue: Elkhorn Boulevard to Larry Way</u>				
	8" Water Main Removal/ 12" Water Main Installation	1,900	LF	\$ 300	\$ 570,000
	Existing AC/AB Removal, full depth AC Replacement	5,700	SF	\$ 30	\$ 171,000
	Soft Costs			20%	\$ 148,200
	Contingency			30%	\$ 266,760
					\$ 1,160,000
W-4	<u>Freedom Park Drive and Dudley Boulevard</u>				
	12" Water Main	1,350	LF	\$ 200	\$ 270,000
	Existing AC/AB Removal, full depth AC Replacement	4,050	SF	\$ 20	\$ 81,000
	Soft Costs			20%	\$ 70,200
	Contingency			30%	\$ 126,360
					\$ 550,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Elkhorn Boulevard to James Way					
W-5	<u>Watt Avenue: Karl Drive to Parcel 194</u>				
	8" Water Main Removal/ 12" Water Main Installation	2,100	LF	\$ 300	\$ 630,000
	Existing AC/AB Removal, full depth AC Replacement	6,300	SF	\$ 30	\$ 189,000
	Soft Costs			20%	\$ 163,800
	Contingency			30%	\$ 294,840
					\$ 1,280,000
South of James Way					
W-6	<u>Watt Avenue: Parcel 194 to Poplar Drive</u>				
	12" Water Main	3,600	LF	\$ 250	\$ 900,000
	Existing AC/AB Removal, full depth AC Replacement	10,800	SF	\$ 30	\$ 324,000
	Soft Costs			20%	\$ 244,800
	Contingency			30%	\$ 440,640
					\$ 1,910,000
W-7	<u>Watt Avenue: Myrtle Avenue to Oakdell Avenue</u>				
	6" Water Main Removal/ 12" Water Main Installation	1,250	LF	\$ 300	\$ 375,000
	12" Water Main	650	LF	\$ 250	\$ 162,500
	Existing AC/AB Removal, full depth AC Replacement	5,700	SF	\$ 30	\$ 171,000
	Soft Costs			20%	\$ 141,700
	Contingency			30%	\$ 255,060
					\$ 1,110,000
Total North Watt Water Infrastructure Costs				\$	9,230,000

North Watt Specific Plan Estimate

Updated: 09/15/26

Total North Watt Specific Plan Sewer Infrastructure Costs **\$ 7,720,000**

NOTES

1. Based on preliminary nature of studies, 30% contingency is applied.
2. Estimate includes a 20% soft cost allowance. Assumed to be engineering (8%), mapping (1%), plan check (2%), inspection (3%), geotech (3%), and staking (3%).
3. Estimate based on the North Watt Specific Plan Level 1, Sanitary Sewer Study dated September, 2026, and
4. Quantities not explicitly detailed within are not included as part of this estimate.
5. Existing AC/AB removal and replacement assumes replacement is full depth of pavement as AC, per Sacramento County improvement standards.
6. Pump station cost includes general site work, underground, and electrical upgrades.
7. Linear footage cost for pipes includes traffic control.
8. Linear footage cost for pipes includes connection to existing manholes, disinfection, and testing.
9. Items included in Segment S-2 are included in SacSewer's McClellan relief project (MCL-1) and would be subject to reimbursement agreements.

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Antelope Road to Elkhorn Boulevard					
S-1	<u>Watt Ave and I Street: Parcels 77 - 80</u>				
	8" Sewer Pipe Installation (10' deep)	1,800	LF	\$ 230	\$ 414,000
	8" Sewer Service	1	EA	\$ 5,000	\$ 5,000
	48" Sewer Manhole (10' deep)	5	EA	\$ 14,300	\$ 71,500
	Existing AC/AB Removal, full depth AC Replacement	7,200	SF	\$ 30	\$ 216,000
	Soft Costs			20%	\$ 141,300
	Contingency			30%	\$ 254,340
					\$ 1,100,000
Elkhorn Boulevard to James Way					
S-2	<u>James Way</u>				
	8" Sewer Pipe Removal/ 12" Sewer Pipe Installation	900	LF	\$ 325	\$ 292,500
	8" Sewer Force Main Removal/ 10" Sewer Force Main Installation	860	LF	\$ 325	\$ 279,500
	Existing AC/AB Removal, full depth AC Replacement	8,500	SF	\$ 20	\$ 170,000
	Pump Station increase (0.89 mgd to 3.49 mgd)	1	EA	\$ 3,500,000	\$ 3,500,000
	Soft Costs			20%	\$ 848,400
	Contingency			30%	\$ 1,527,120
					\$ 6,620,000
Total North Watt Sewer Infrastructure Costs					\$ 7,720,000

North Watt Specific Plan Estimate

Updated: 09/15/26

Total North Watt Drain Mitigation Scenario Infrastructure Costs \$ 35,510,000

NOTES

1. Based on preliminary nature of studies, 30% contingency is applied.
2. Estimate includes a 20% soft cost allowance. Assumed to be engineering (8%), mapping (1%), plan check (2%), inspection (3%), geotech (3%), and staking (3%).
3. Linear footage cost for pipes includes demolition (sawcut, hardscape removal, existing pipe removal).
4. Linear footage cost for pipes includes excavation and trench backfill per Sac County STD DTL 9-1.
5. Linear footage cost for pipes includes traffic control.
6. Linear footage cost for pipes includes connection to existing main and testing.
7. Existing AC/AB removal and replacement assumes replacement is full depth of pavement as AC, per Sacramento County improvement standards.
8. Actual detention basin excavation costs will depend upon export haul distances.
9. Sheds are base upon North Watt Specific Plan Master Drainage Study, dated April 2026.

Identifier	Description	Quantity	Unit	\$ / Unit	Total
South of James Way					
DM-1	<u>Arcade Creek Improvements</u>				
	36" Pipe	900 LF	\$	840	\$ 756,000
	42" Pipe	280 LF	\$	940	\$ 263,200
	48" Pipe	1,780 LF	\$	1,030	\$ 1,833,400
	60" Pipe	390 LF	\$	1,190	\$ 464,100
	Drain inlet	9 EA	\$	5,500	\$ 49,500
	Manhole 72"	1 EA	\$	26,000	\$ 26,000
	Existing AC/AB Removal, full depth AC Replacement	26,900 SF	\$	10	\$ 269,000
	Soft Costs			20%	\$ 732,240
	Contingency			30%	\$ 1,318,032
					\$ 5,710,000
	<u>Arcade Creek Detention Basin near Longview Drive</u>				
	Land Acquisition	1.0 AC	\$	300,000	\$ 300,000
	Excavation	10,650 CY	\$	20	\$ 213,000
	Erosion Control and Landscaping	1.0 AC	\$	25,000	\$ 25,000
	Maintenance Access & Perimeter Fencing	800 LF	\$	200	\$ 160,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 82,600
	Contingency			30%	\$ 148,680
					\$ 940,000
DM-2	<u>Magpie Creek Improvements Near Roseville Road</u>				
	24" Pipe	170 LF	\$	670	\$ 113,900
	30" Pipe	300 LF	\$	750	\$ 225,000
	36" Pipe	740 LF	\$	840	\$ 621,600
	42" Pipe	630 LF	\$	940	\$ 592,200
	Drain inlet	2 EA	\$	5,500	\$ 11,000
	Outfall 48"	1 EA	\$	12,500	\$ 12,500
	Existing AC/AB Removal, full depth AC Replacement	14,700 SF	\$	10	\$ 147,000
	Soft Costs			20%	\$ 344,640
	Contingency			30%	\$ 620,352
					\$ 2,690,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
South of James Way					
<u>Magpie Creek Detention Basin near Roseville Road</u>					
	Land Acquisition	1.9 AC	\$	300,000	\$ 570,000
	Excavation	16,620 CY	\$	20	\$ 332,400
	Erosion Control and Landscaping	1.9 AC	\$	25,000	\$ 47,500
	Maintenance Access & Perimeter Fencing	1,200 LF	\$	200	\$ 240,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 126,980
	Contingency			30%	\$ 228,564
					\$ 1,560,000
<u>Magpie Creek Detention Basin Near Myrtle Avenue</u>					
	Land Acquisition	0.5 AC	\$	300,000	\$ 150,000
	Excavation	4,680 CY	\$	20	\$ 93,600
	Erosion Control and Landscaping	0.50 AC	\$	25,000	\$ 12,500
	Maintenance Access & Perimeter Fencing	300 LF	\$	200	\$ 60,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 36,220
	Contingency			30%	\$ 65,196
					\$ 430,000
Elkhorn Boulevard to James Way					
DM-3	<u>Robla Creek Improvements</u>				
	24" Pipe	360 LF	\$	670	\$ 241,200
	36" Pipe	320 LF	\$	840	\$ 268,800
	42" Pipe	260 LF	\$	940	\$ 244,400
	48" Pipe	650 LF	\$	1,030	\$ 669,500
	Drain inlet	1 EA	\$	5,500	\$ 5,500
	Manhole 72"	3 EA	\$	26,000	\$ 78,000
	Outfall 48"	1 EA	\$	12,500	\$ 12,500
	Existing AC/AB Removal, full depth AC Replacement	12,600 SF	\$	10	\$ 126,000
	Soft Costs			20%	\$ 329,180
	Contingency			30%	\$ 592,524
					\$ 2,570,000
	<u>Robla Creek Detention Basin Near Larry Way</u>				
	Land Acquisition	2.8 AC	\$	300,000	\$ 840,000
	Excavation	25,500 CY	\$	20	\$ 510,000
	Erosion Control and Landscaping	2.8 AC	\$	25,000	\$ 70,000
	Maintenance Access & Perimeter Fencing	1,800 LF	\$	200	\$ 360,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 191,000
	Contingency			30%	\$ 343,800
					\$ 2,330,000
	<u>Unnamed Creek 1 Near James Way</u>				
	24" Pipe	110 LF	\$	670	\$ 73,700
	36" Pipe	220 LF	\$	840	\$ 184,666
	42" Pipe	150 LF	\$	940	\$ 141,000
	72" Pipe	80 LF	\$	1,240	\$ 99,200
	Drain inlet	1 EA	\$	5,500	\$ 5,500
	Manhole 72"	3 EA	\$	26,000	\$ 78,000
	Outfall 48"	3 EA	\$	12,500	\$ 37,500
	Existing AC/AB Removal, full depth AC Replacement	4,500 SF	\$	10	\$ 45,000
	Soft Costs			20%	\$ 132,913
	Contingency			30%	\$ 239,244
					\$ 1,040,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Elkhorn Boulevard to James Way					
DM-4	<u>Unnamed Creek 1 Detention Basin Near Laurel Street</u>				
	Land Acquisition	2.2	AC	\$ 300,000	\$ 660,000
	Excavation	20,170	CY	\$ 20	\$ 403,400
	Erosion Control and Landscaping	2.2	AC	\$ 25,000	\$ 55,000
	Maintenance Access & Perimeter Fencing	1,380	LF	\$ 200	\$ 276,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 149,880
	Contingency			30%	\$ 269,784
				\$	1,830,000
DM-5	<u>Unnamed Creek 2 Near Dudley Boulevard</u>				
	15" Pipe	40	LF	\$ 560	\$ 22,400
	36" Pipe	390	LF	\$ 840	\$ 327,600
	48" Pipe	70	LF	\$ 1,030	\$ 72,586
	Existing AC/AB Removal, full depth AC Replacement	4,000	SF	\$ 10	\$ 40,000
	Soft Costs			20%	\$ 92,517
	Contingency			30%	\$ 166,531
				\$	720,000
	<u>Unnamed Creek 2 Detention Basin Near Dudley Boulevard</u>				
	Land Acquisition	0.7	AC	\$ 300,000	\$ 196,219
	Excavation	5,490	CY	\$ 20	\$ 109,800
	Erosion Control and Landscaping	0.7	AC	\$ 25,000	\$ 16,352
	Maintenance Access & Perimeter Fencing	420	LF	\$ 200	\$ 84,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 45,030
	Contingency			30%	\$ 81,055
				\$	550,000
	<u>Unnamed Creek 2 Detention Basin Near Watt Avenue</u>				
	Land Acquisition	0.5	AC	\$ 300,000	\$ 135,675
	Excavation	3,230	CY	\$ 20	\$ 64,600
	Erosion Control and Landscaping	0.5	AC	\$ 25,000	\$ 11,306
	Maintenance Access & Perimeter Fencing	300	LF	\$ 200	\$ 60,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 30,181
	Contingency			30%	\$ 54,326
				\$	370,000
DM-6	<u>Unnamed Creek 3 Near Don Julio</u>				
	18" Pipe	600	LF	\$ 600	\$ 360,000
	24" Pipe	700	LF	\$ 670	\$ 469,000
	30" Pipe	340	LF	\$ 750	\$ 255,000
	48" Pipe	250	LF	\$ 1,030	\$ 257,500
	72" Pipe	120	LF	\$ 1,240	\$ 148,800
	Drain inlet	1	EA	\$ 5,500	\$ 5,500
	Manhole 72"	9	EA	\$ 26,000	\$ 234,000
	Outfall 48"	1	EA	\$ 12,500	\$ 12,500
	Existing AC/AB Removal, full depth AC Replacement	16,000	SF	\$ 10	\$ 160,000
	Soft Costs			20%	\$ 380,460
	Contingency			30%	\$ 684,828
				\$	2,970,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Elkhorn Boulevard to James Way					
DM-7	<u>Unnamed Creek 3 Freedom Park Detention Basin</u>				
	Land Acquisition	0.9 AC	\$	300,000	\$ 270,000
	Excavation	5,490 CY	\$	20	\$ 109,800
	Erosion Control and Landscaping	0.9 AC	\$	25,000	\$ 22,500
	Maintenance Access & Perimeter Fencing	600 LF	\$	200	\$ 120,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 53,460
	Contingency			30%	\$ 96,228
					\$ 690,000
	<u>Unnamed Creek 3 Detention Basin Near 34th Street</u>				
	Land Acquisition	1.8 AC	\$	300,000	\$ 540,000
	Excavation	12,910 CY	\$	20	\$ 258,200
	Erosion Control and Landscaping	1.8 AC	\$	25,000	\$ 45,000
	Maintenance Access & Perimeter Fencing	1,200 LF	\$	200	\$ 240,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 111,640
	Contingency			30%	\$ 200,952
					\$ 1,410,000
	<u>Unnamed Creek 3 Detention Basin Between North Watt and Don Julio</u>				
	Land Acquisition	1.0 AC	\$	300,000	\$ 300,000
	Excavation	12,600 CY	\$	20	\$ 252,000
	Erosion Control and Landscaping	1.0 AC	\$	25,000	\$ 25,000
	Maintenance Access & Perimeter Fencing	1,000 LF	\$	200	\$ 200,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 98,400
	Contingency			30%	\$ 177,120
					\$ 1,070,000
Antelope Road to Elkhorn Boulevard					
DM-8	<u>Unnamed Creek 4 Near Elkhorn Boulevard</u>				
	24" Pipe	640 LF	\$	670	\$ 428,800
	30" Pipe	100 LF	\$	750	\$ 75,000
	36" Pipe	180 LF	\$	840	\$ 151,200
	42" Pipe	770 LF	\$	940	\$ 723,800
	48" Pipe	340 LF	\$	1,030	\$ 350,200
	Drain inlet	3 EA	\$	5,500	\$ 16,500
	Manhole 72"	6 EA	\$	26,000	\$ 156,000
	Existing AC/AB Removal, full depth AC Replacement	16,200 SF	\$	10	\$ 162,000
	Soft Costs			20%	\$ 412,700
	Contingency			30%	\$ 742,860
					\$ 3,220,000
	<u>Unnamed Creek 4 Detention Basin Near Plymouth Drive</u>				
	Land Acquisition	2.0 AC	\$	300,000	\$ 600,000
	Excavation	23,070 CY	\$	20	\$ 461,400
	Erosion Control and Landscaping	2.0 AC	\$	25,000	\$ 50,000
	Maintenance Access & Perimeter Fencing	1,200 LF	\$	200	\$ 240,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 153,280
	Contingency			30%	\$ 275,904
					\$ 1,800,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Antelope Road to Elkhorn Boulevard					
DM-9	<u>Unnamed Creek 5 Near Sunnyview Lane</u>				
	36" Pipe	310 LF	\$	840	\$ 260,400
	48" Pipe	330 LF	\$	1,030	\$ 339,900
	54" Pipe	240 LF	\$	1,160	\$ 278,400
	60" Pipe	90 LF	\$	1,190	\$ 107,100
	Manhole 72"	4 EA	\$	26,000	\$ 104,000
	Outfall 48"	2 EA	\$	12,500	\$ 25,000
	Existing AC/AB Removal, full depth AC Replacement	7,800 SF	\$	10	\$ 78,000
	Soft Costs			20%	\$ 238,560
	Contingency			30%	\$ 429,408
					\$ 1,860,000
	<u>Unnamed Creek 5 Detention Basin Near Sunnyview Lane</u>				
	Land Acquisition	2.0 AC	\$	300,000	\$ 600,000
	Excavation	21,620 CY	\$	20	\$ 432,400
	Erosion Control and Landscaping	2.0 AC	\$	25,000	\$ 50,000
	Maintenance Access & Perimeter Fencing	1,200 LF	\$	200	\$ 240,000
	Outfall Structure	1 LS	\$	15,000	\$ 15,000
	Soft Costs			20%	\$ 147,480
	Contingency			30%	\$ 265,464
					\$ 1,750,000
Total North Watt Drain Mitigation Infrastructure Costs				\$	35,510,000

North Watt Specific Plan Estimate

Updated: 09/15/26

Total North Watt Drain System Correction Scenario Infrastructure Costs \$ 76,920,000

NOTES

1. Based on preliminary nature of studies, 30% contingency is applied.
2. Estimate includes a 20% soft cost allowance. Assumed to be engineering (8%), mapping (1%), plan check (2%), inspection (3%), geotech (3%), and staking (3%).
3. Linear footage cost for pipes includes demolition (sawcut, hardscape removal, existing pipe removal).
4. Linear footage cost for pipes includes excavation and trench backfill per Sac County STD DTL 9-1.
5. Linear footage cost for pipes includes traffic control.
6. Linear footage cost for pipes includes connection to existing main and testing.
7. Existing AC/AB removal and replacement assumes replacement is full depth of pavement as AC, per Sacramento County improvement standards.
8. Actual detention basin excavation costs will depend upon export haul distances.
9. Sheds are base upon North Watt Specific Plan Master Drainage Study, dated April 2026

Identifier	Description	Quantity	Unit	\$ / Unit	Total
South of James Way					
DSC-1	Arcade Creek Improvements				
	18" Pipe	790	LF	\$ 600	\$ 474,000
	30" Pipe	140	LF	\$ 750	\$ 105,000
	36" Pipe	1,030	LF	\$ 840	\$ 865,200
	42" Pipe	2,100	LF	\$ 940	\$ 1,974,000
	48" Pipe	1,360	LF	\$ 1,030	\$ 1,400,800
	54" Pipe	540	LF	\$ 1,160	\$ 626,400
	60" Pipe	2,540	LF	\$ 1,190	\$ 3,022,600
	72" Pipe	170	LF	\$ 1,240	\$ 210,800
	Drain inlet	19	EA	\$ 5,500	\$ 104,500
	Manhole 72"	15	EA	\$ 26,000	\$ 390,000
	Existing AC/AB Removal, full depth AC Replacement	69,400	SF	\$ 10	\$ 694,000
	Soft Costs			20%	\$ 1,973,460
	Contingency			30%	\$ 3,552,228
					\$ 15,390,000
Arcade Creek Detention Basin near Longview Drive					
	Land Acquisition	2.0	AC	300,000.00	\$ 600,000
	Excavation	19,850	CY	\$ 20	\$ 397,000
	Erosion Control and Landscaping	2.0	AC	\$ 25,000	\$ 48,750
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 140,150
	Contingency			30%	\$ 252,270
					\$ 1,690,000
Arcade Creek Detention Basin Near Orange Grove Avenue					
	Land Acquisition	2.1	AC	300,000.00	\$ 600,000
	Excavation	25,650	CY	\$ 20	\$ 513,000
	Erosion Control and Landscaping	2.1	AC	\$ 25,000	\$ 52,500
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 751,584
	Contingency			30%	\$ 471,625
					\$ 2,640,000

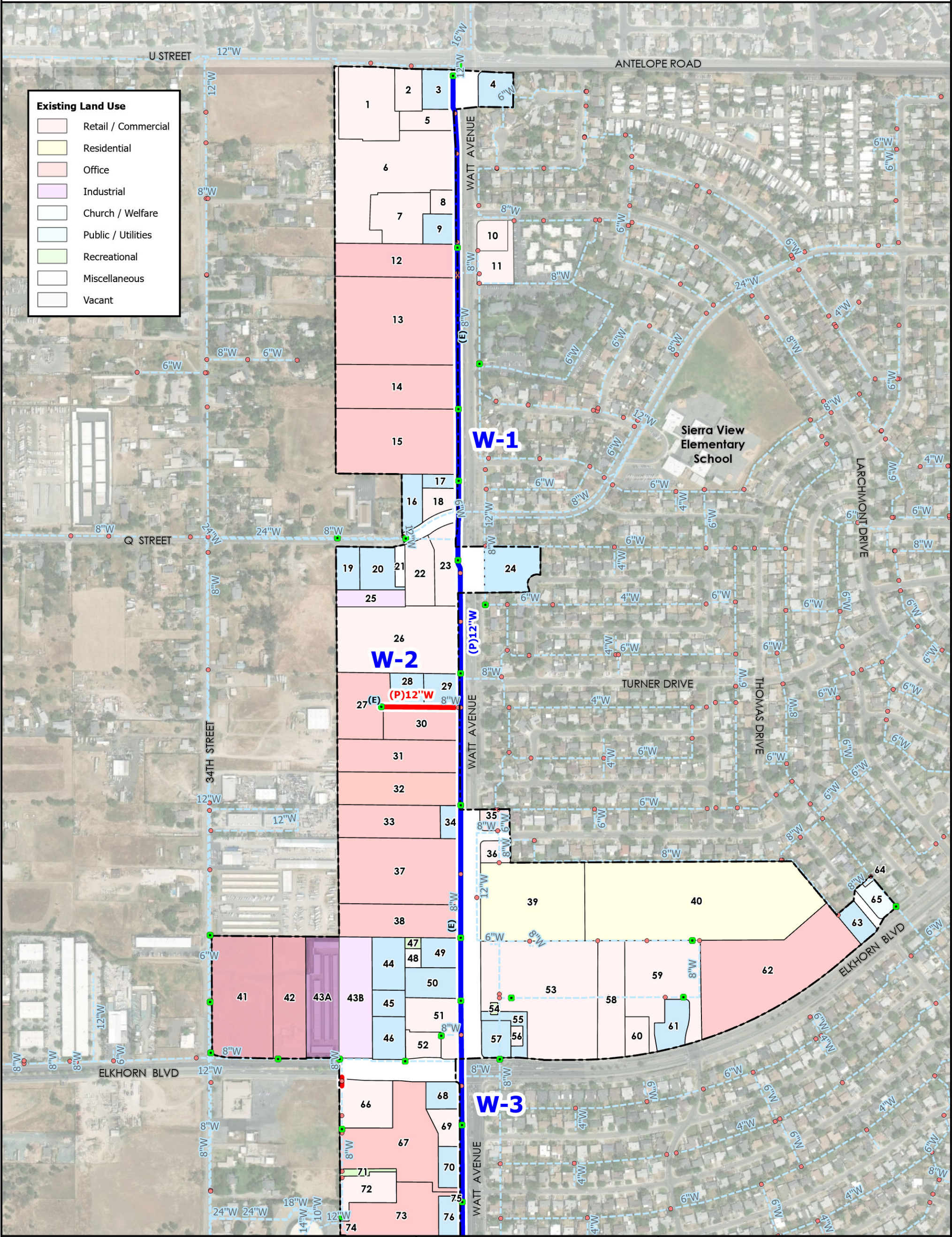
Identifier	Description	Quantity	Unit	\$ / Unit	Total
South of James Way					
DSC-2	<u>Magpie Creek Improvements Near Roseville Road</u>				
	18" Pipe	470	LF	\$ 600	\$ 282,000
	24" Pipe	1,310	LF	\$ 670	\$ 877,700
	30" Pipe	1,480	LF	\$ 750	\$ 1,110,000
	36" Pipe	2,020	LF	\$ 840	\$ 1,696,800
	42" Pipe	1,130	LF	\$ 940	\$ 1,062,200
	48" Pipe	1,510	LF	\$ 1,030	\$ 1,555,300
	54" Pipe	810	LF	\$ 1,160	\$ 939,600
	60" Pipe	1,190	LF	\$ 1,190	\$ 1,416,100
	72" Pipe	300	LF	\$ 1,240	\$ 372,000
	Drain inlet	10	EA	\$ 5,500	\$ 55,000
	Manhole 72"	22	EA	\$ 26,000	\$ 572,000
	Outfall 48"	3	EA	\$ 12,500	\$ 37,500
	Existing AC/AB Removal, full depth AC Replacement	82,000	SF	\$ 10	\$ 820,000
	Soft Costs			20%	\$ 2,159,240
	Contingency			30%	\$ 3,886,632
					\$ 16,840,000
<u>Magpie Creek Detention Basin near Roseville Road</u>					
	Land Acquisition	1.9	AC	300,000.00	\$ 600,000
	Excavation	16,620	CY	\$ 20	\$ 332,400
	Erosion Control and Landscaping	1.90	AC	\$ 25,000	\$ 47,500
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 126,980
	Contingency			30%	\$ 228,564
					\$ 1,590,000
<u>Magpie Creek Detention Basin Near Myrtle Avenue</u>					
	Land Acquisition	0.5	AC	300,000.00	\$ 600,000
	Excavation	4,680	CY	\$ 20	\$ 93,600
	Erosion Control and Landscaping	0.5	AC	\$ 25,000	\$ 12,500
	Maintenance Access & Perimeter Fencing	300	LF	\$ 200	\$ 60,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 36,220
	Contingency			30%	\$ 65,196
					\$ 880,000
Elkhorn Boulevard to James Way					
DSC-3	<u>Robla Creek Improvements</u>				
	24" Pipe	360	LF	\$ 670	\$ 241,200
	30" Pipe	780	LF	\$ 750	\$ 585,000
	36" Pipe	320	LF	\$ 840	\$ 268,800
	42" Pipe	940	LF	\$ 940	\$ 883,600
	48" Pipe	700	LF	\$ 1,030	\$ 721,000
	60" Pipe	250	LF	\$ 1,190	\$ 297,500
	72" Pipe	1,280	LF	\$ 1,240	\$ 1,587,200
	Drain inlet	6	EA	\$ 5,500	\$ 33,000
	Manhole 72"	19	EA	\$ 26,000	\$ 494,000
	Outfall 48"	1	EA	\$ 12,500	\$ 12,500
	Existing AC/AB Removal, full depth AC Replacement	37,000	SF	\$ 10	\$ 370,000
	Soft Costs			20%	\$ 1,098,760
	Contingency			30%	\$ 1,977,768
					\$ 8,570,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Elkhorn Boulevard to James Way					
<u>Robla Creek Detention Basin Near Larry Way</u>					
	Land Acquisition	2.9	AC	300,000.00	\$ 600,000
	Excavation	25,490	CY	\$ 20	\$ 509,800
	Erosion Control and Landscaping	2.9	AC	\$ 25,000	\$ 71,250
	Maintenance Access & Perimeter Fencing	1,800	LF	\$ 200	\$ 360,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 191,210
	Contingency			30%	\$ 344,178
				\$	2,090,000
DSC-4 <u>Unnamed Creek 1 Near James Way</u>					
	24" Pipe	110	LF	\$ 670	\$ 73,700
	36" Pipe	420	LF	\$ 840	\$ 352,800
	42" Pipe	150	LF	\$ 940	\$ 141,000
	72" Pipe	80	LF	\$ 1,240	\$ 99,200
	Drain inlet	1	EA	\$ 5,500	\$ 5,500
	Manhole 72"	4	EA	\$ 26,000	\$ 104,000
	Outfall 48"	3	EA	\$ 12,500	\$ 37,500
	Existing AC/AB Removal, full depth AC Replacement	6,100	SF	\$ 10	\$ 61,000
	Soft Costs			20%	\$ 174,940
	Contingency			30%	\$ 314,892
				\$	1,360,000
<u>Unnamed Creek 1 Detention Basin Near Laurel Street</u>					
	Land Acquisition	2.2	AC	300,000.00	\$ 600,000
	Excavation	20,170	CY	\$ 20	\$ 403,400
	Erosion Control and Landscaping	2.2	AC	\$ 25,000	\$ 55,000
	Maintenance Access & Perimeter Fencing	1,380	LF	\$ 200	\$ 276,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 149,880
	Contingency			30%	\$ 269,784
				\$	1,770,000
DSC-5 <u>Unnamed Creek 2 Near Dudley Boulevard</u>					
	15" Pipe	40	LF	\$ 560	\$ 22,400
	24" Pipe	130	LF	\$ 670	\$ 87,100
	36" Pipe	100	LF	\$ 840	\$ 84,000
	42" Pipe	190	LF	\$ 940	\$ 178,600
	48" Pipe	90	LF	\$ 1,030	\$ 92,700
	Manhole 72"	2	EA	\$ 26,000	\$ 52,000
	Existing AC/AB Removal, full depth AC Replacement	4,400	SF	\$ 10	\$ 44,000
	Soft Costs			20%	\$ 112,160
	Contingency			30%	\$ 201,888
				\$	870,000
<u>Unnamed Creek 2 Detention Basin Near Dudley Boulevard</u>					
	Land Acquisition	0.7	AC	300,000.00	\$ 600,000
	Excavation	5,490	CY	\$ 20	\$ 109,800
	Erosion Control and Landscaping	0.7	AC	\$ 25,000	\$ 16,352
	Maintenance Access & Perimeter Fencing	420	LF	\$ 200	\$ 84,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 45,030
	Contingency			30%	\$ 81,055
				\$	950,000

Identifier	Description	Quantity	Unit	\$ / Unit	Total
Elkhorn Boulevard to James Way					
<u>Unnamed Creek 2 Detention Basin Near Watt Avenue</u>					
	Land Acquisition	0.5	AC	300,000.00	\$ 600,000
	Excavation	3,230	CY	\$ 20	\$ 64,600
	Erosion Control and Landscaping	0.5	AC	\$ 25,000	\$ 11,306
	Maintenance Access & Perimeter Fencing	300	LF	\$ 200	\$ 60,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 30,181
	Contingency			30%	\$ 54,326
				\$	840,000
DSC-6	<u>Unnamed Creek 3 Near Don Julio</u>				
	18" Pipe	1,360	LF	\$ 600	\$ 816,000
	24" Pipe	900	LF	\$ 670	\$ 603,000
	30" Pipe	370	LF	\$ 750	\$ 277,500
	42" Pipe	80	LF	\$ 340	\$ 27,200
	48" Pipe	450	LF	\$ 1,040	\$ 468,000
	72" Pipe	120	LF	\$ 1,240	\$ 148,800
	Drain inlet	5	EA	\$ 5,500	\$ 27,500
	Manhole 72"	13	EA	\$ 26,000	\$ 338,000
	Outfall 48"	2	EA	\$ 12,500	\$ 25,000
	Existing AC/AB Removal, full depth AC Replacement	27,000	SF	\$ 10	\$ 270,000
	Soft Costs			20%	\$ 600,200
	Contingency			30%	\$ 1,080,360
				\$	4,680,000
	<u>Unnamed Creek 3 Freedom Park Detention Basin</u>				
	Land Acquisition	0.9	AC	300,000.00	\$ 600,000
	Excavation	5,490	CY	\$ 20	\$ 109,800
	Erosion Control and Landscaping	0.9	AC	\$ 25,000	\$ 22,500
	Maintenance Access & Perimeter Fencing	600	LF	\$ 200	\$ 120,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 53,460
	Contingency			30%	\$ 96,228
				\$	1,020,000
	<u>Unnamed Creek 3 Detention Basin Near 34th Street</u>				
	Land Acquisition	1.8	AC	300,000.00	\$ 600,000
	Excavation	12,910	CY	\$ 20	\$ 258,200
	Erosion Control and Landscaping	1.8	AC	\$ 25,000	\$ 45,000
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 111,640
	Contingency			30%	\$ 200,952
				\$	1,470,000
	<u>Unnamed Creek 3 Detention Basin Between North Watt and Don Julio</u>				
	Land Acquisition	1.0	AC	300,000.00	\$ 600,000
	Excavation	12,580	CY	\$ 20	\$ 251,600
	Erosion Control and Landscaping	1.0	AC	\$ 25,000	\$ 25,000
	Maintenance Access & Perimeter Fencing	1,000	LF	\$ 200	\$ 200,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 98,320
	Contingency			30%	\$ 176,976
				\$	1,370,000

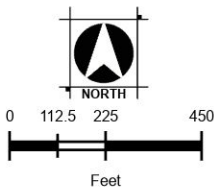
Identifier	Description	Quantity	Unit	\$ / Unit	Total
Antelope Road to Elkhorn Boulevard					
DSC-8	<u>Unnamed Creek 4 Near Elkhorn Boulevard</u>				
	24" Pipe	640	LF	\$ 670	\$ 428,800
	30" Pipe	100	LF	\$ 750	\$ 75,000
	36" Pipe	427	LF	\$ 840	\$ 358,680
	42" Pipe	770	LF	\$ 940	\$ 723,800
	48" Pipe	340	LF	\$ 1,030	\$ 350,200
	60" Pipe	500	LF	\$ 1,190	\$ 595,000
	72" Pipe	100	LF	\$ 1,240	\$ 124,000
	Drain inlet	5	EA	\$ 5,500	\$ 27,500
	Manhole 72"	10	EA	\$ 26,000	\$ 260,000
	Outfall 48"	1	EA	\$ 12,500	\$ 12,500
	Existing AC/AB Removal, full depth AC Replacement	23,000	SF	\$ 10	\$ 230,000
	Soft Costs			20%	\$ 637,096
	Contingency			30%	\$ 1,146,773
				\$	4,970,000
	<u>Unnamed Creek 4 Detention Basin Near Plymouth Drive</u>				
	Land Acquisition	2.0	AC	300,000.00	\$ 600,000
	Excavation	23,070	CY	\$ 20	\$ 461,400
	Erosion Control and Landscaping	2.0	AC	\$ 25,000	\$ 50,000
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 153,280
	Contingency			30%	\$ 275,904
				\$	1,800,000
DSC-8	<u>Unnamed Creek 5 Near Sunnyview Lane</u>				
	30" Pipe	170	LF	\$ 750	\$ 127,500
	36" Pipe	760	LF	\$ 840	\$ 638,400
	42" Pipe	80	LF	\$ 940	\$ 75,200
	48" Pipe	280	LF	\$ 1,030	\$ 288,400
	60" Pipe	1,000	LF	\$ 1,190	\$ 1,190,000
	Drain Inlet	3	EA	\$ 5,500	\$ 16,500
	Manhole 72"	10	EA	\$ 26,000	\$ 260,000
	Outfall 48"	2	EA	\$ 12,500	\$ 25,000
	Existing AC/AB Removal, full depth AC Replacement	18,400	SF	\$ 10	\$ 184,000
	Soft Costs			20%	\$ 561,000
	Contingency			30%	\$ 1,009,800
				\$	4,380,000
	<u>Unnamed Creek 5 Detention Basin Near Sunnyview Lane</u>				
	Land Acquisition	2.0	AC	300,000.00	\$ 600,000
	Excavation	21,620	CY	\$ 20	\$ 432,400
	Erosion Control and Landscaping	2.0	AC	\$ 25,000	\$ 50,000
	Maintenance Access & Perimeter Fencing	1,200	LF	\$ 200	\$ 240,000
	Outfall Structure	1	LS	\$ 15,000	\$ 15,000
	Soft Costs			20%	\$ 147,480
	Contingency			30%	\$ 265,464
				\$	1,750,000
Total North Watt Drain Improvement Infrastructure Costs				\$	76,920,000

PROPOSED WATER INFRASTRUCTURE
NORTH WATT SPECIFIC PLAN
COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



PROPOSED WATER MAIN	WATER MAIN	PROPOSED LAND USE
— PROPOSED 12" WATER MAIN	--- EXISTING	 LARGE LOT MIXED-USE
— REMOVE EX. WATER MAIN, REPLACE WITH 12" WATER MAIN	● HYDRANT	 MEDIUM LOT MIXED-USE
	● VALVE	 SMALL MULTI-FAMILY
		 NORTH WATT SPECIFIC PLAN

SOURCES:
* WATER FACILITIES PROVIDED BY SACRAMENTO SUBURBAN WATER DISTRICT GIS.
* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM

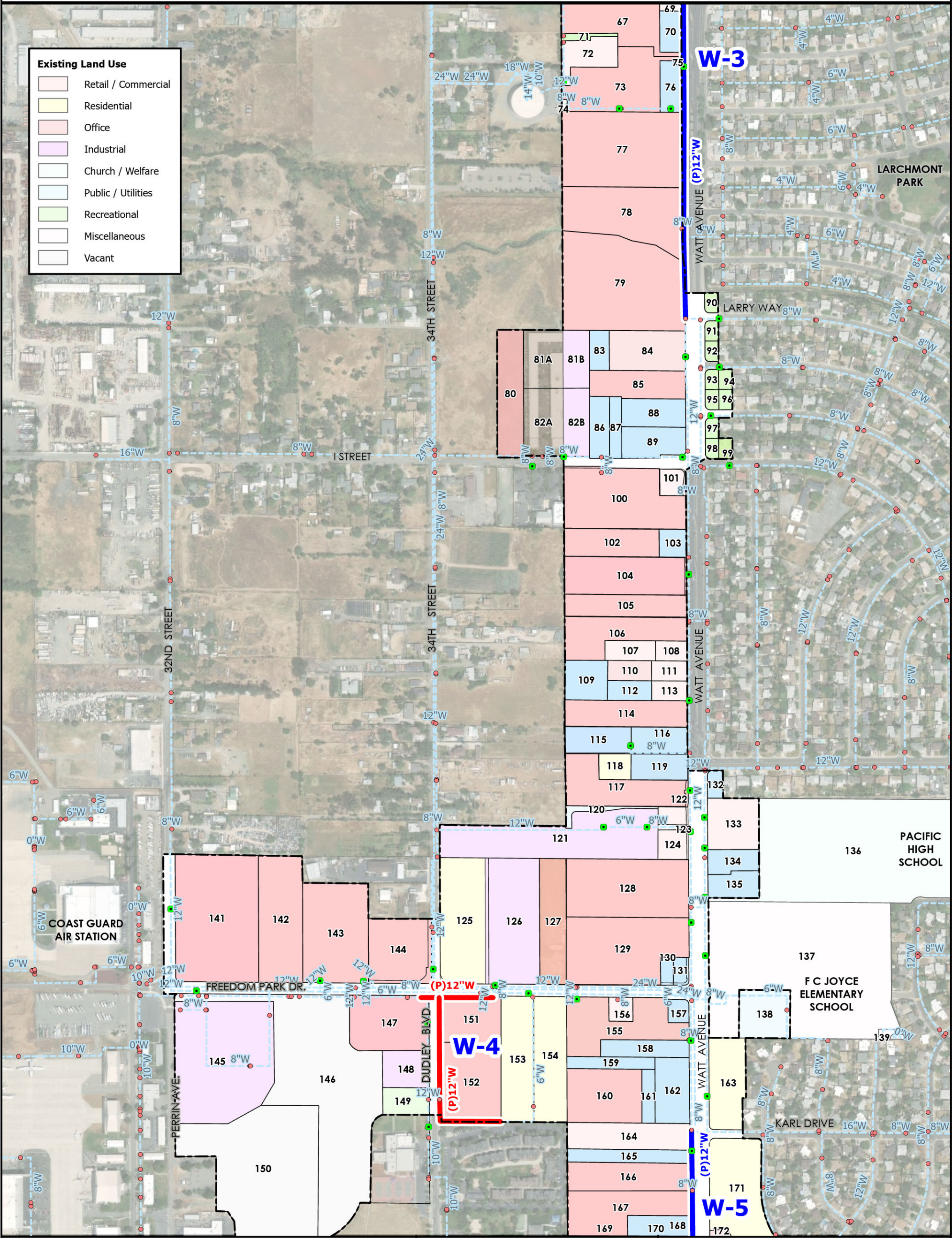


SHEET 1 OF 4



PROPOSED WATER INFRASTRUCTURE NORTH WATT SPECIFIC PLAN

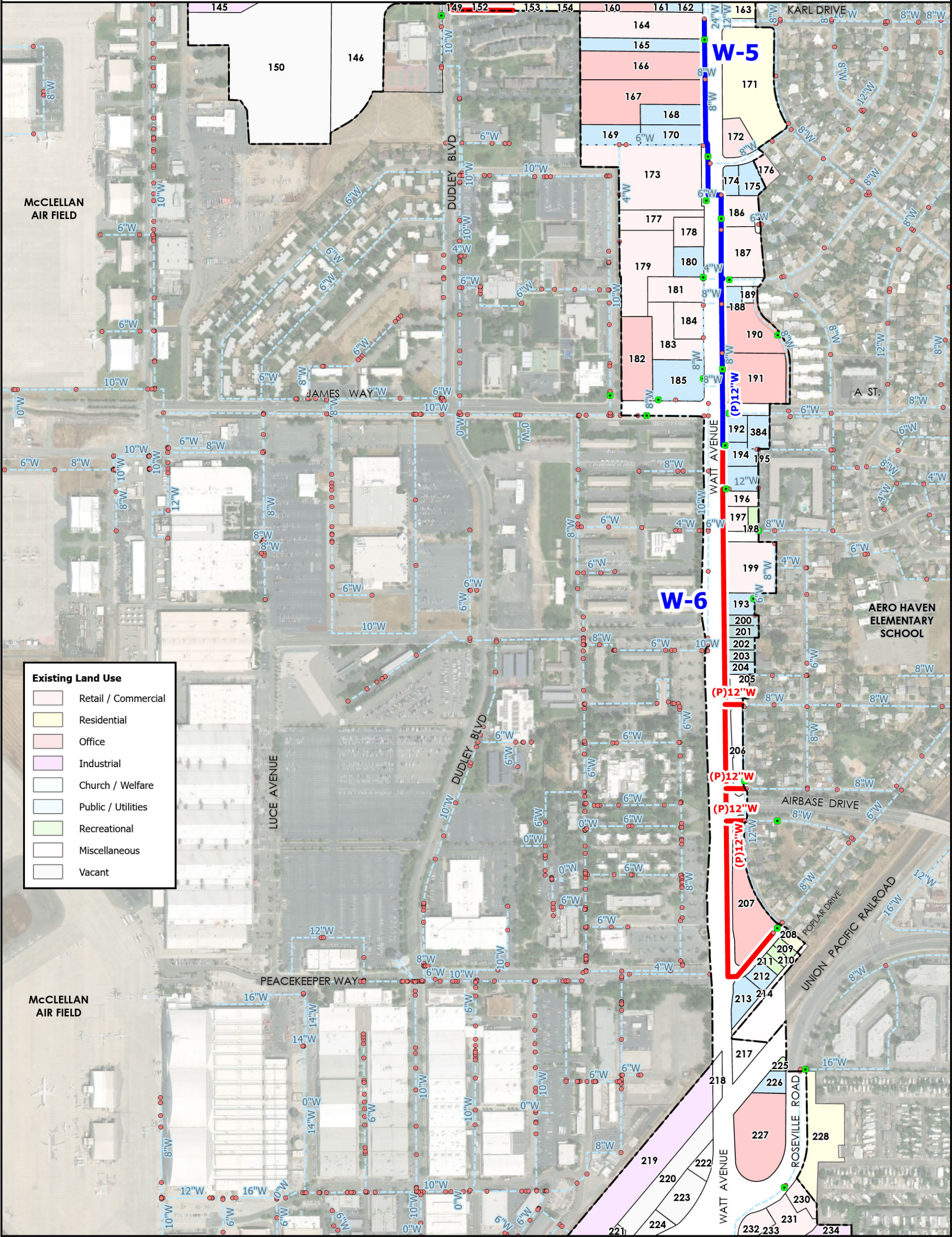
COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



PROPOSED WATER MAIN PROPOSED 12" WATER MAIN REMOVE EX. WATER MAIN, REPLACE WITH 12" WATER MAIN	WATER MAIN EXISTING HYDRANT VALVE	PROPOSED LAND USE LARGE LOT MIXED-USE MEDIUM LOT MIXED-USE SMALL MULTI-FAMILY NORTH WATT SPECIFIC PLAN	SOURCES: * WATER FACILITIES PROVIDED BY SACRAMENTO SUBURBAN WATER DISTRICT GIS. * NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM	 0 112.5 225 450 Feet WOOD RODGERS	SHEET 2 OF 4
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PROPOSED WATER INFRASTRUCTURE NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



Existing Land Use

- Retail / Commercial
- Residential
- Office
- Industrial
- Church / Welfare
- Public / Utilities
- Recreational
- Miscellaneous
- Vacant

PROPOSED WATER MAIN	WATER MAIN	PROPOSED LAND USE
PROPOSED 12" WATER MAIN	EXISTING	LARGE LOT MIXED-USE
REMOVE EX. WATER MAIN, REPLACE WITH 12" WATER MAIN	HYDRANT	MEDIUM LOT MIXED-USE
	VALVE	SMALL MULTI-FAMILY
		NORTH WATT SPECIFIC PLAN

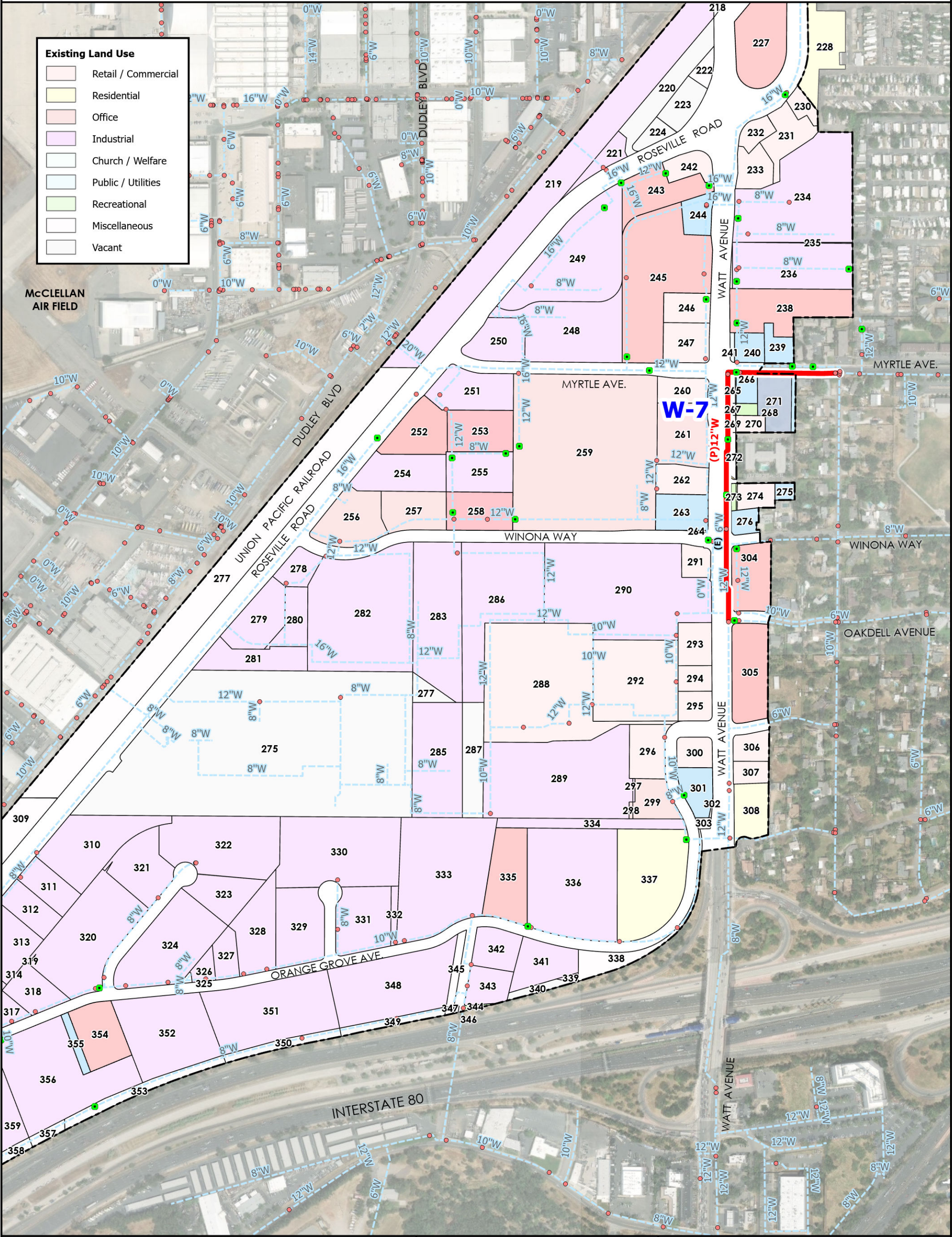
SOURCES:
* WATER FACILITIES PROVIDED BY SACRAMENTO SUBURBAN WATER DISTRICT GIS.
* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM

0 112.5 225 450
Feet

SHEET 3 OF 4

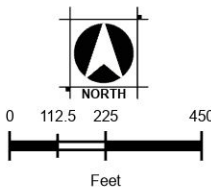
PROPOSED WATER INFRASTRUCTURE NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



PROPOSED WATER MAIN	WATER MAIN	PROPOSED LAND USE
— PROPOSED 12" WATER MAIN	--- EXISTING	■ LARGE LOT MIXED-USE
— REMOVE EX. WATER MAIN, REPLACE WITH 12" WATER MAIN	● HYDRANT	■ MEDIUM LOT MIXED-USE
	● VALVE	■ SMALL MULTI-FAMILY
		 NORTH WATT SPECIFIC PLAN

SOURCES:
* WATER FACILITIES PROVIDED BY SACRAMENTO SUBURBAN WATER DISTRICT GIS.
* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM

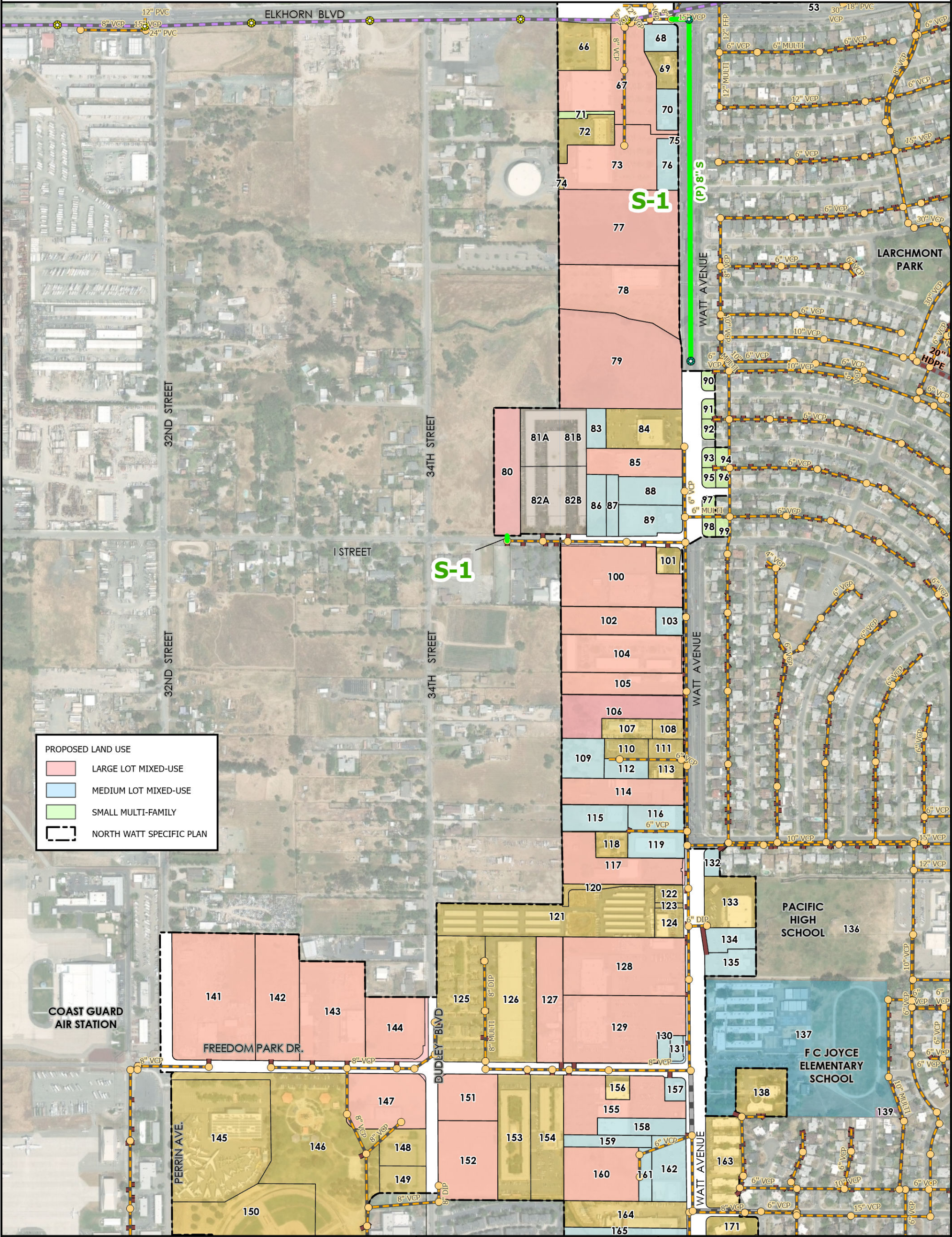


SHEET 4 OF 4



North Watt Avenue Specific Plan
Appendix D

PROPOSED SEWER INFRASTRUCTURE
NORTH WATT SPECIFIC PLAN
COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



PROPOSED SEWER

(P) FORCE MAIN

(P) GRAVITY MAIN

SEWER MAIN TYPE

(E) FORCE MAIN

(E) GRAVITY MAIN

(E) SEWER LATERAL

ABANDONED

(E) SEWER INTERCEPTOR

SEWER NODE TYPE

(E) MH

(E) TEE

(P) MH

SOURCES:

* EXISTING SEWER FACILITIES PROVIDED BY SACRAMENTO COUNTY GIS WEB PORTAL.

* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM.

NORTH

0

112.5

225

450

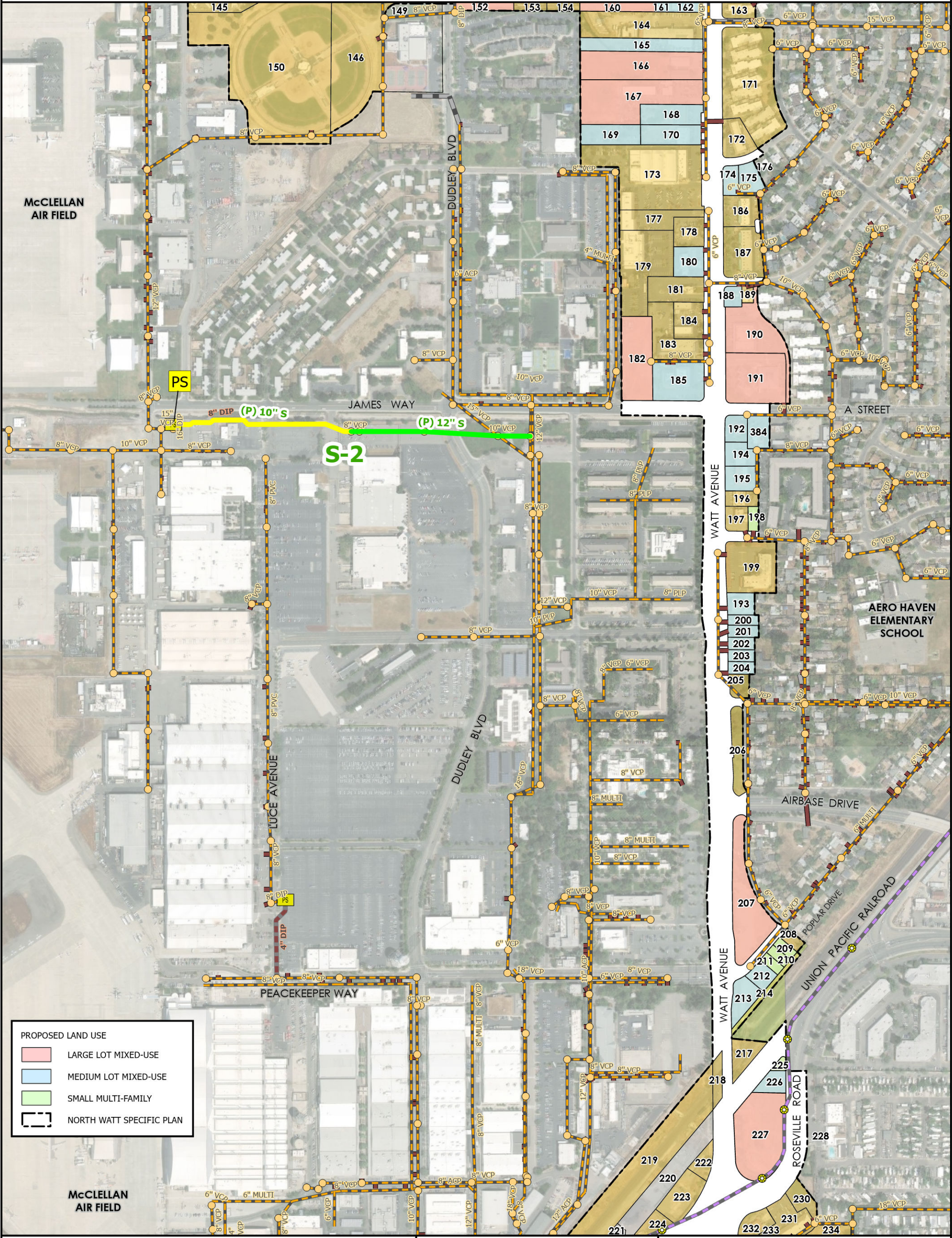
Feet

SHEET 1 OF 2

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PROPOSED SEWER INFRASTRUCTURE NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA
SEPTEMBER 2026



PROPOSED LAND USE

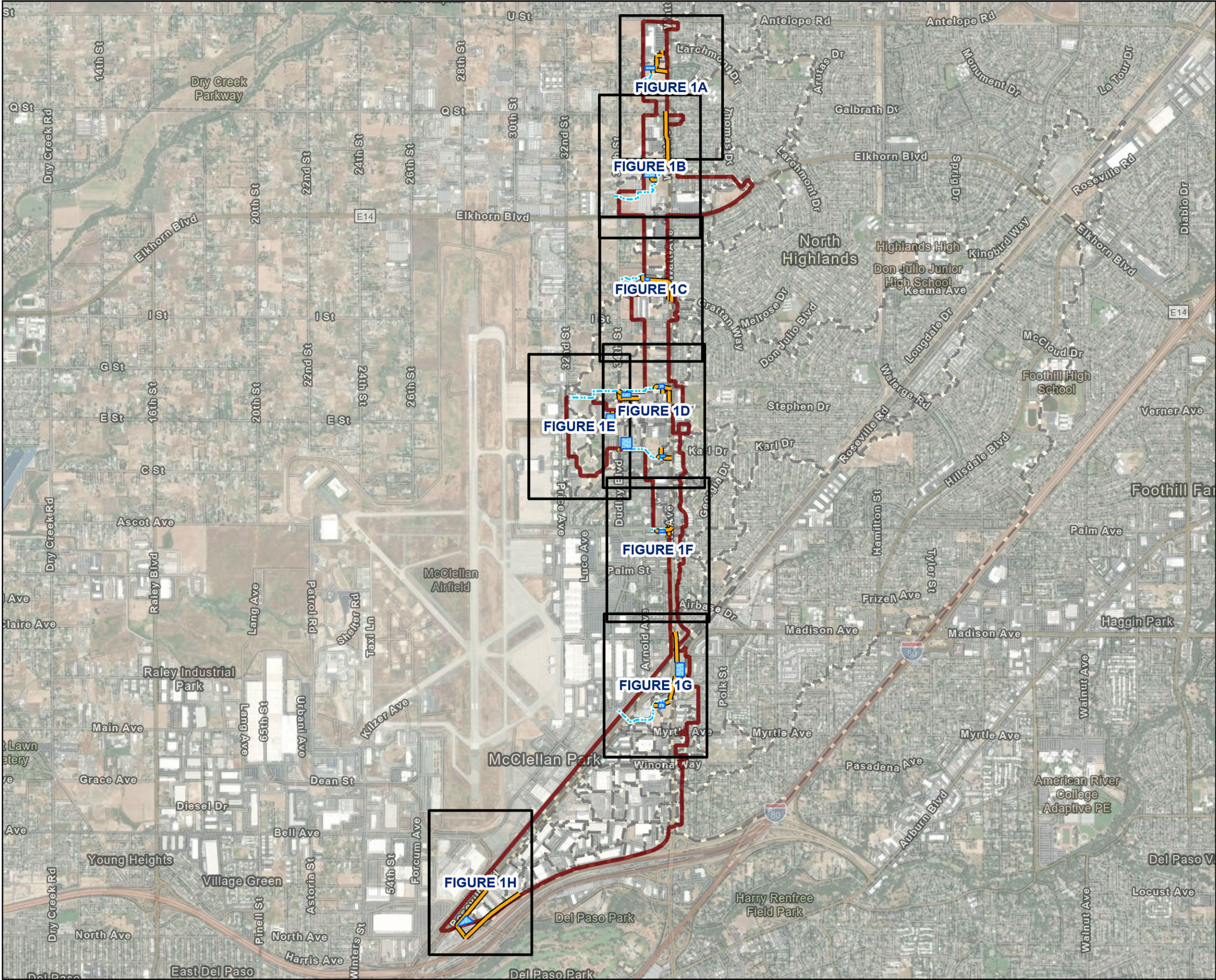
- LARGE LOT MIXED-USE
- MEDIUM LOT MIXED-USE
- SMALL MULTI-FAMILY
- NORTH WATT SPECIFIC PLAN

PROPOSED SEWER	 (E) GRAVITY MAIN	SEWER NODE TYPE	 (E) MH
 (P) FORCE MAIN	 (E) SEWER LATERAL	 (E) TEE	 (P) MH
 (P) GRAVITY MAIN	 ABANDONED		
SEWER MAIN TYPE	 (E) SEWER INTERCEPTOR		
 (E) FORCE MAIN			

SOURCES:
* EXISTING SEWER FACILITIES PROVIDED BY SACRAMENTO COUNTY GIS WEB PORTAL.
* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM.

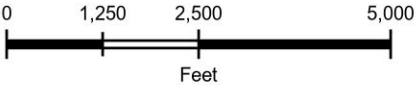
0 112.5 225 450
Feet

SHEET 2 OF 2



- Proposed Storm Drain
- Creek Centerline
- Detention Basin
- Watershed Boundary
- North Watt Specific Plan
- Mitigation Sheet Index

Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.



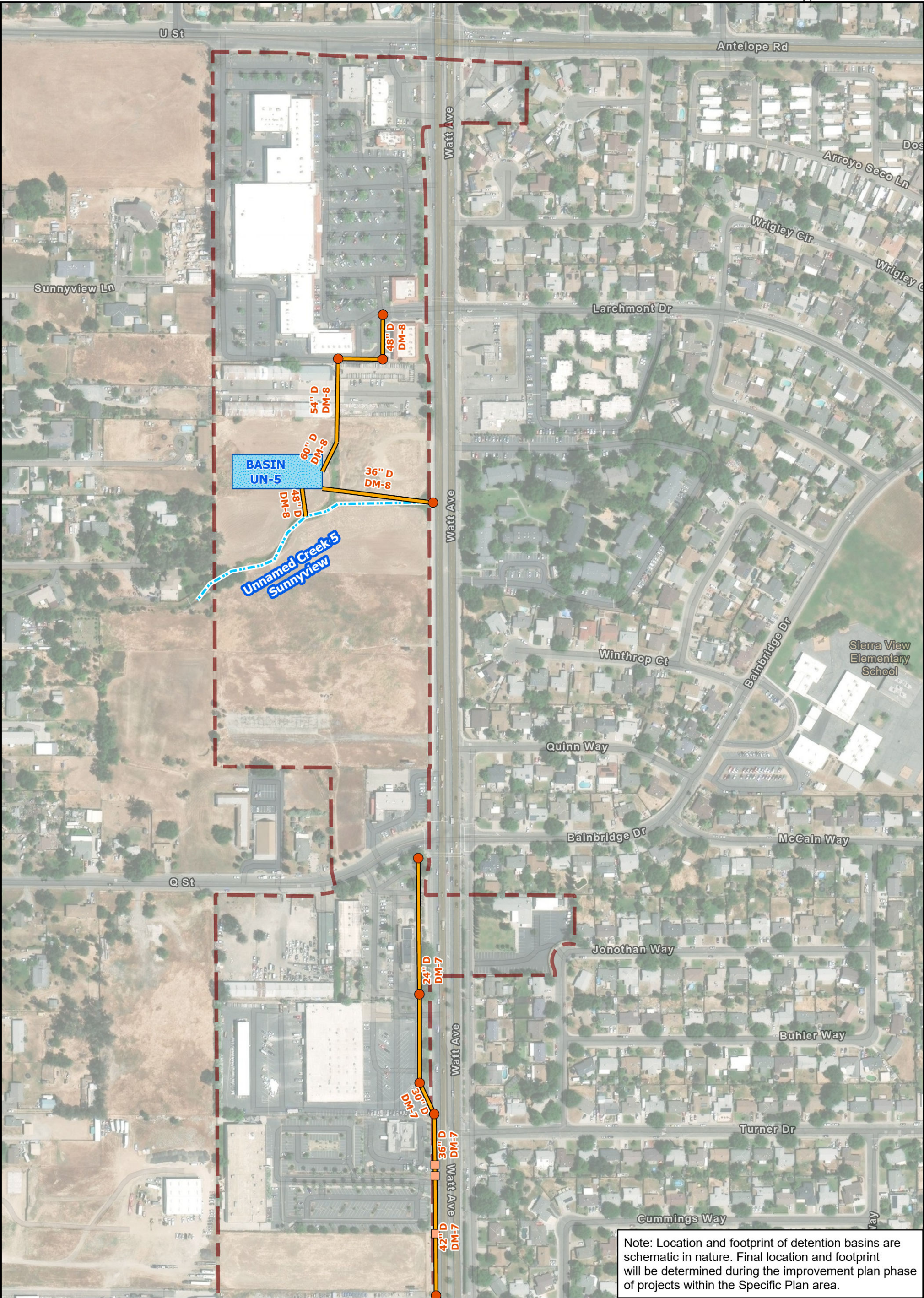
DRAINAGE STUDY FOR
NORTH WATT SPECIFIC PLAN

**MITIGATION SCENARIO ON-SITE
IMPROVEMENTS LAYOUT**

SACRAMENTO, CA
September 2026

**SACRAMENTO
COUNTY**

WOOD RODGERS

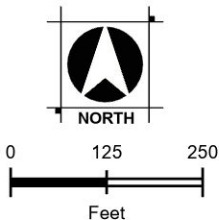


**MITIGATION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DM-# Mitigation Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 1 OF 8

WOOD RODGERS

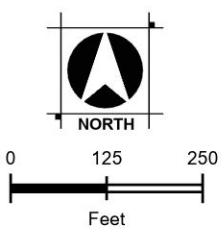


**MITIGATION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DM-# Mitigation Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 2 OF 8

WOOD RODGERS



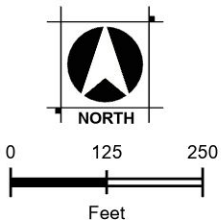
Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

**MITIGATION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DM-# Mitigation Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



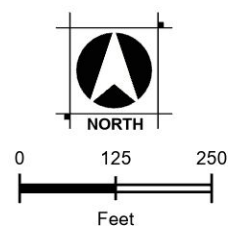
LAYOUT 3 OF 8

WOOD RODGERS

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 Manhole
 Drain Inlet
 Proposed Storm Drain
42" D Drain Pipe Size
DM-# Mitigation Cost Code

 Creek Centerline
 Detention Basin
 North Watt Specific Plan



WOOD RODGERS

D-24

FIGURE 1D



Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

MITIGATION SCENARIO
ON-SITE IMPROVEMENTS

SACRAMENTO
COUNTY

SACRAMENTO, CA
SEPTEMBER 2026

Legend

Manhole	Creek Centerline
Drain Inlet	Detention Basin
Proposed Storm Drain	North Watt Specific Plan

NORTH

0 125 250
Feet

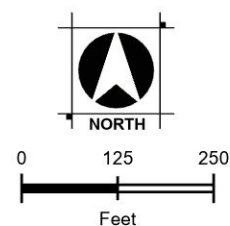
LAYOUT 5 OF 8

WOOD RODGERS

D-25

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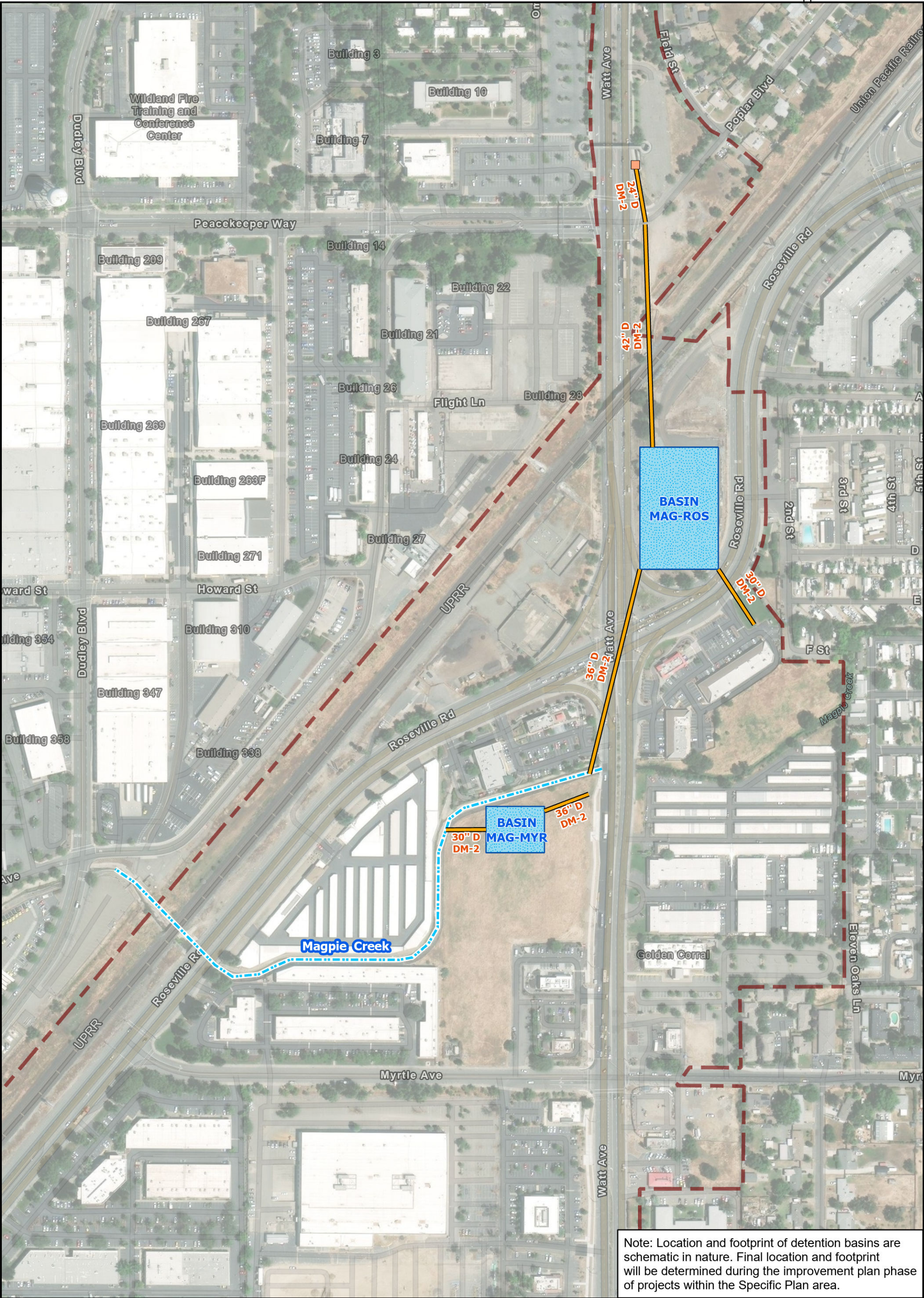
 Manhole
 Drain Inlet
 Proposed Storm Drain
42" D Drain Pipe Size
DM-# Mitigation Cost Code



WOOD RODGERS

D-26

FIGURE 1F

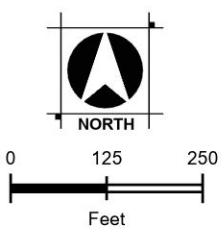


**MITIGATION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DM-# Mitigation Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 7 OF 8

WOOD RODGERS

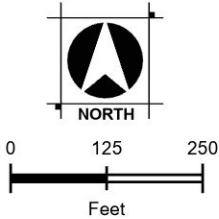


**MITIGATION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

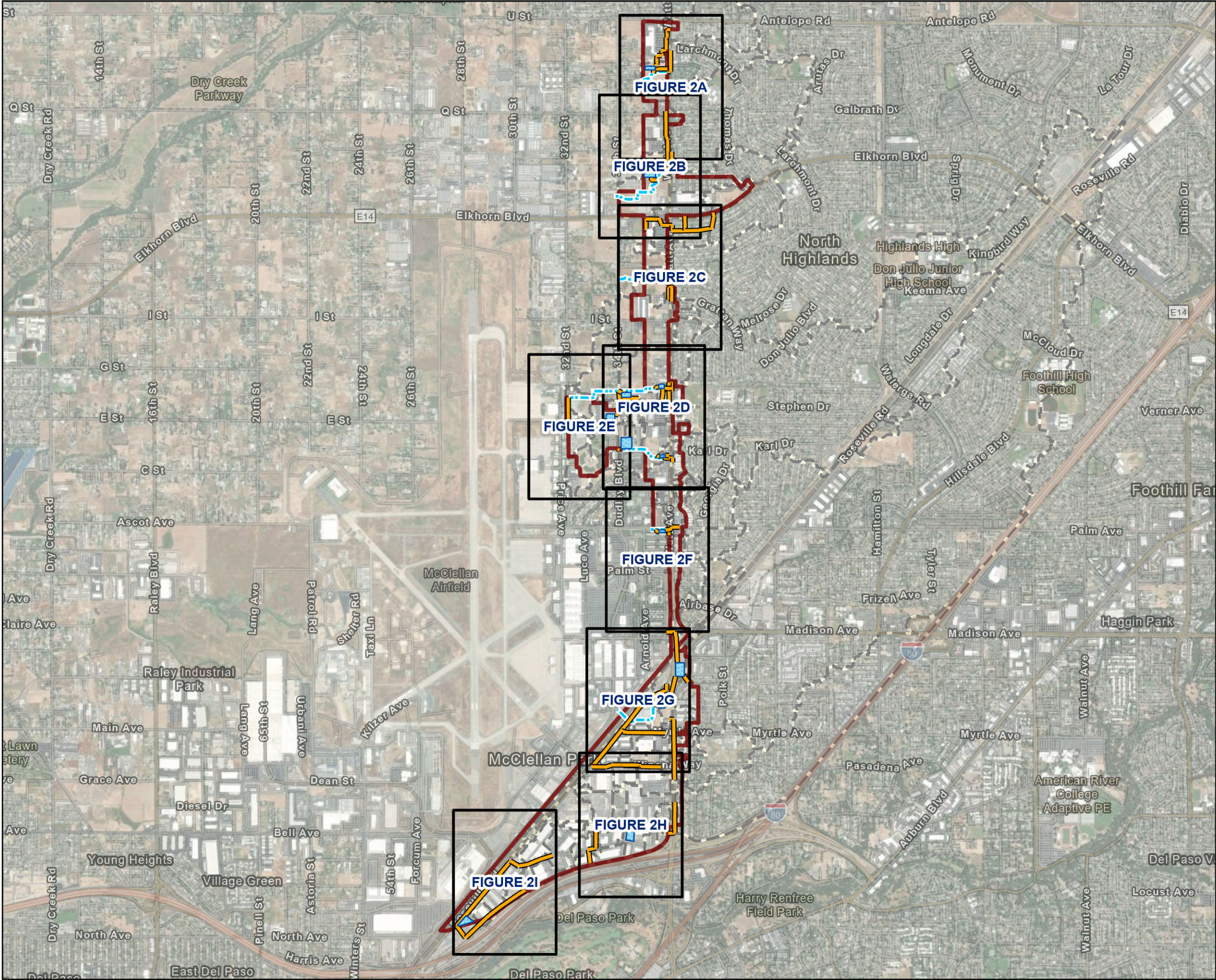
SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DM-# Mitigation Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



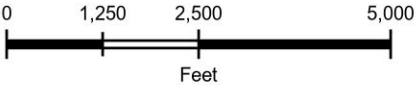
LAYOUT 8 OF 8

WOOD RODGERS



- Proposed Storm Drain
- Creek Centerline
- Detention Basin
- Watershed Boundary
- North Watt Specific Plan
- System Scenerio Sheet Index

Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

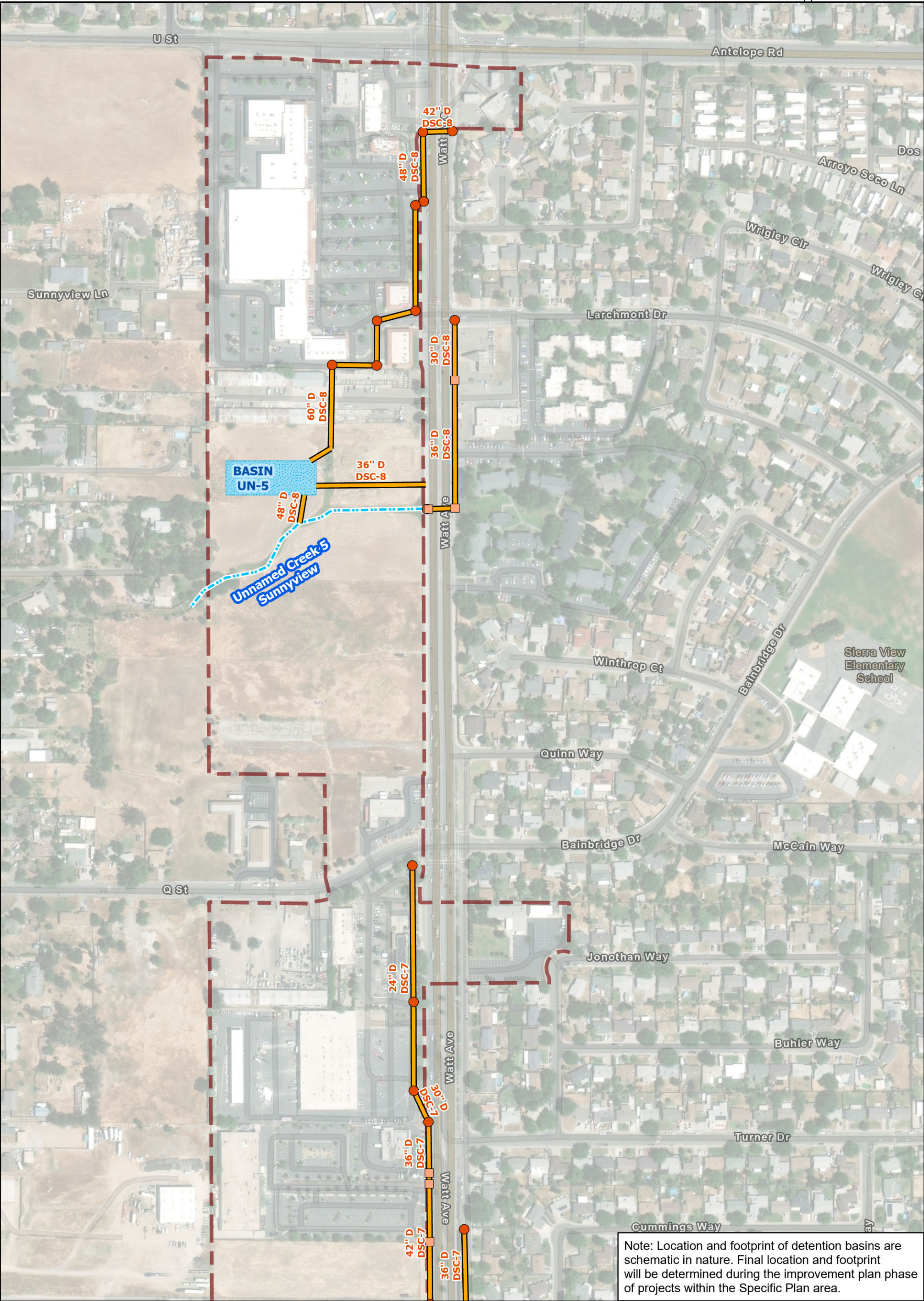


DRAINAGE STUDY FOR
NORTH WATT SPECIFIC PLAN

**SYSTEM CORRECTION SCENARIO
ON-SITE
IMPROVEMENTS LAYOUT**

SACRAMENTO, CA
September 2026



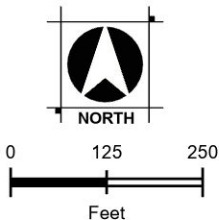


**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

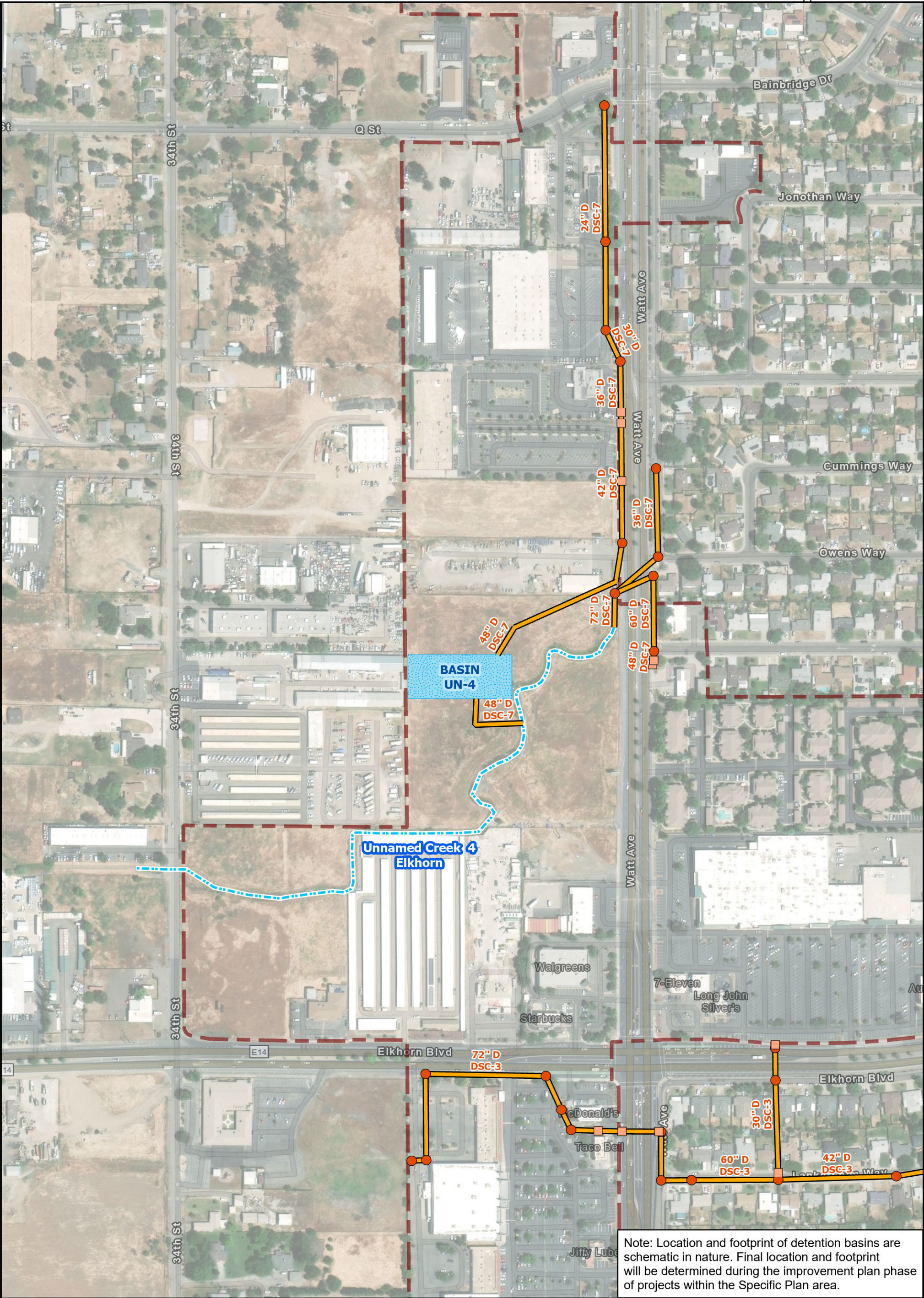
SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DSC-# System Correction Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 1 OF 9

WOOD RODGERS



Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

SYSTEM CORRECTION SCENARIO

ON-SITE IMPROVEMENTS



SACRAMENTO, CA

SEPTEMBER 2026

Legend

●

Manhole

■

Drain Inlet

Proposed Storm Drain

42" D

Drain Pipe Size

DSC-#

System Correction Cost Code

Creek Centerline

Detention Basin

North Watt Specific Plan

NORTH

0

125

250

Feet

LAYOUT 2 OF 9

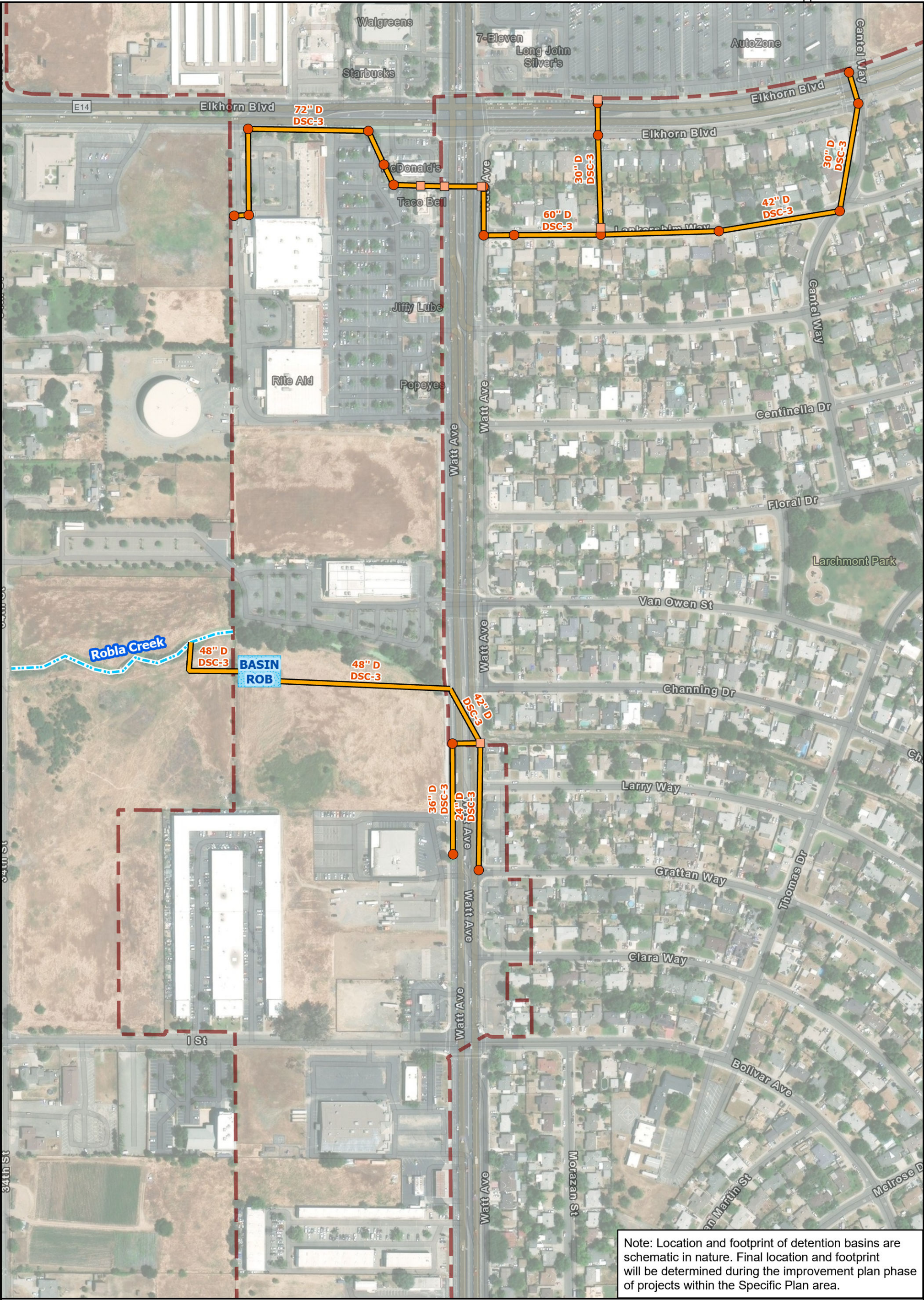


WOOD RODGERS

\\woodrogers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\North_Watt_Drainage_TM\North_Watt_Drainage_TM_Figures_20260902.aprx 9/5/2026 7:40 PM jpriest

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FIGURE 2B



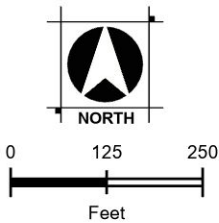
Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

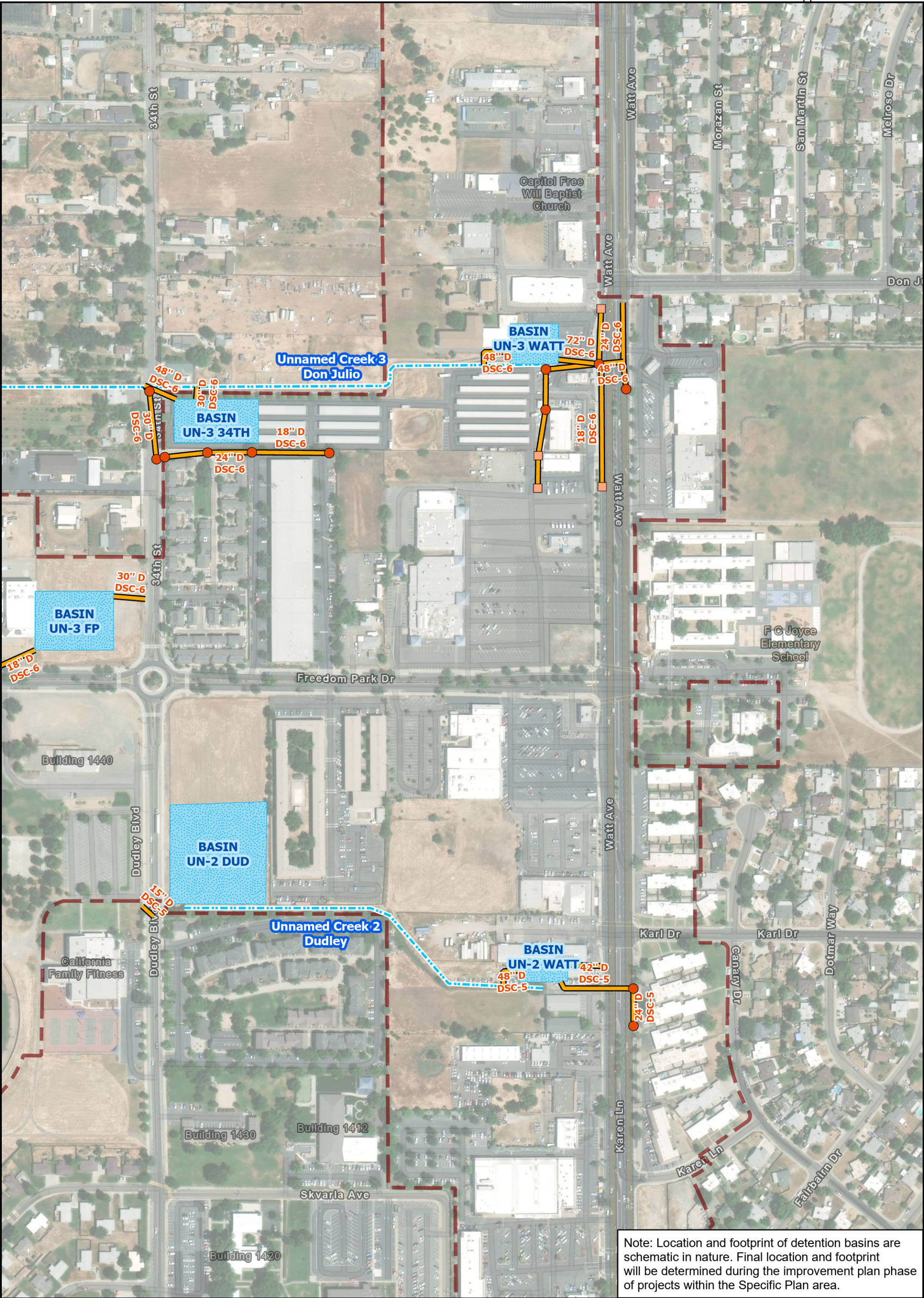
SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DSC-# System Correction Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 3 OF 9

WOOD RODGERS



Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

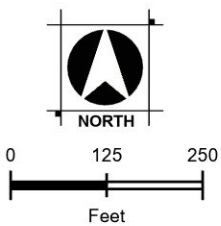
**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

Legend

- Manhole
- Drain Inlet
- Proposed Storm Drain
- 42" D Drain Pipe Size
- DSC-# System Correction Cost Code
- Creek Centerline
- Detention Basin
- North Watt Specific Plan



LAYOUT 4 OF 9

WOOD RODGERS



SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS



SACRAMENTO, CA
SEPTEMBER 2026

Legend

 Manhole	 Creek Centerline
 Drain Inlet	 Detention Basin
 Proposed Storm Drain	 North Watt Specific Plan
 42" D Drain Pipe Size	
 DSC-# System Correction Cost Code	

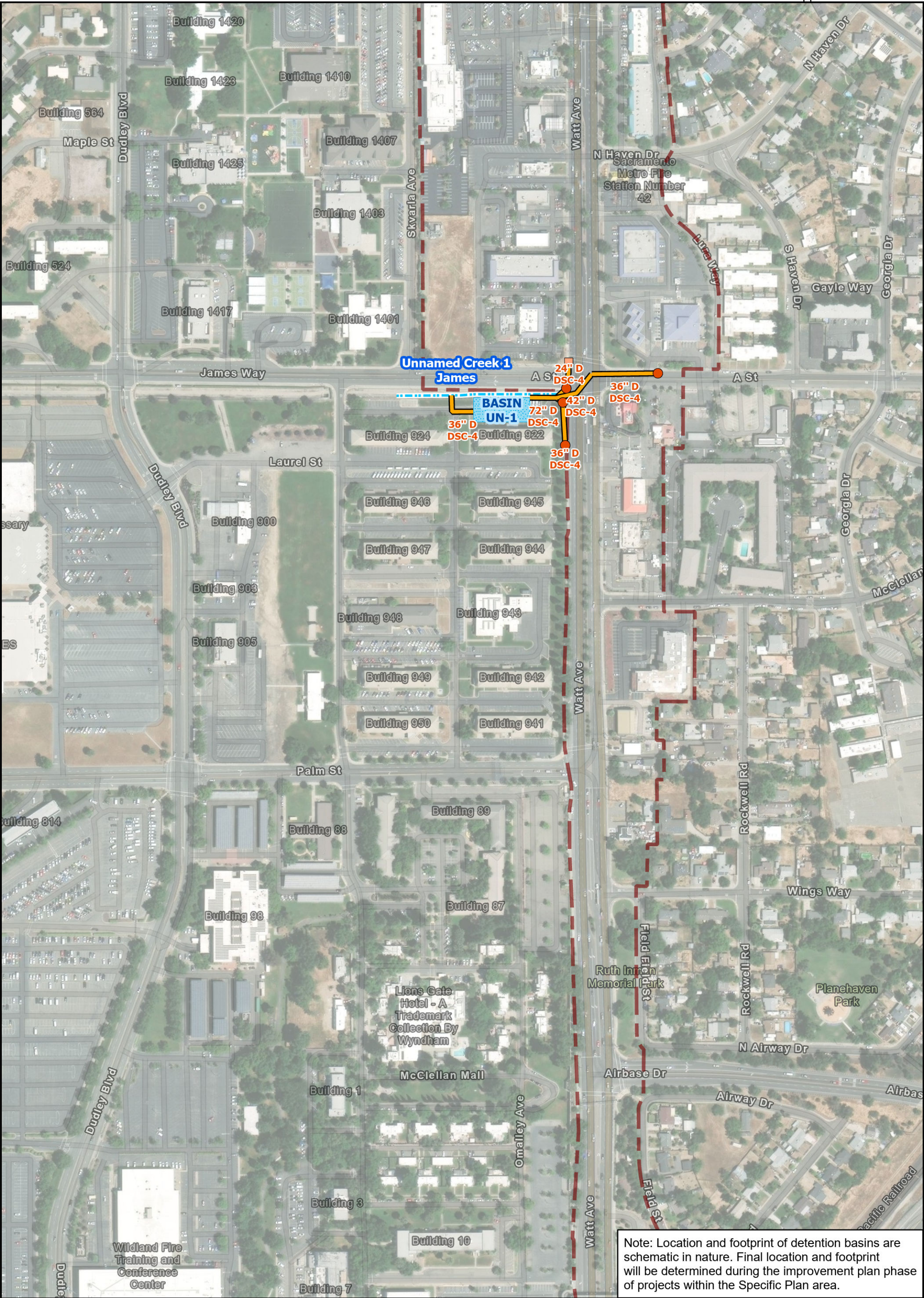


0 125 250
Feet

LAYOUT 5 OF 9



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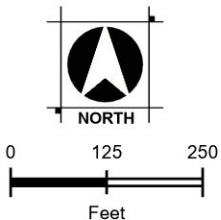
**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

Legend

- Manhole
- Drain Inlet
- Proposed Storm Drain
- 42" D Drain Pipe Size
- DSC-# System Correction Cost Code
- Creek Centerline
- Detention Basin
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LAYOUT 6 OF 9

WOOD RODGERS

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SYSTEM CORRECTION SCENARIO

ON-SITE IMPROVEMENTS

SACRAMENTO COUNTY

SACRAMENTO, CA
SEPTEMBER 2026

Legend

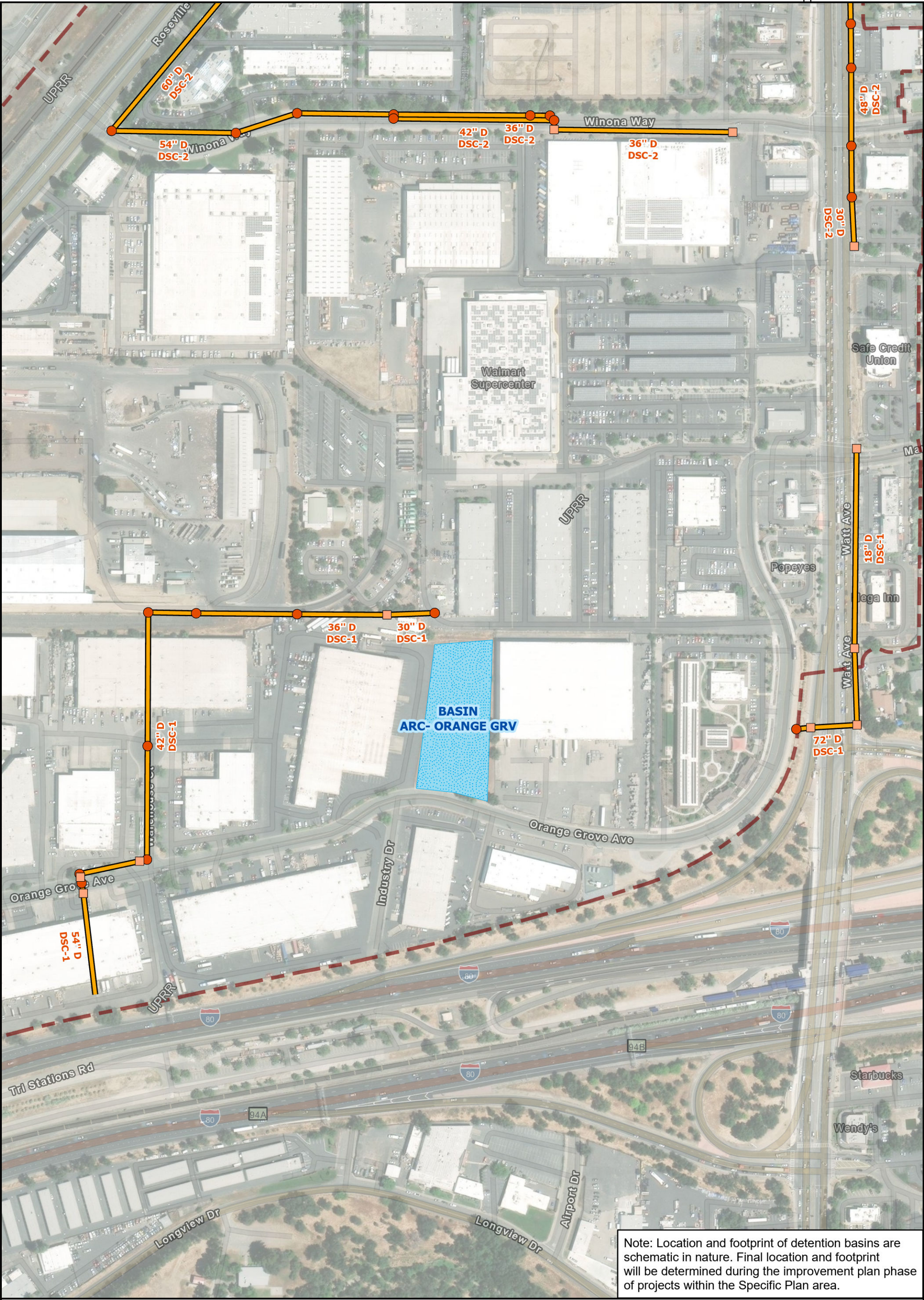
- Manhole
- Drain Inlet
- Proposed Storm Drain
- 42" D Drain Pipe Size
- DSC-# System Correction Cost Code
- Creek Centerline
- Detention Basin
- North Watt Specific Plan

LAYOUT 7 OF 9

WOOD RODGERS

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FIGURE 2G

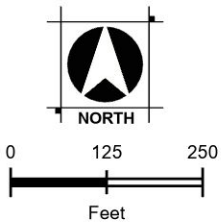


**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DSC-# System Correction Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 8 OF 9

WOOD RODGERS



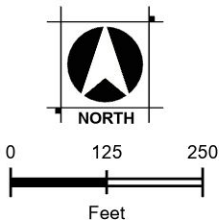
Note: Location and footprint of detention basins are schematic in nature. Final location and footprint will be determined during the improvement plan phase of projects within the Specific Plan area.

**SYSTEM CORRECTION SCENARIO
ON-SITE IMPROVEMENTS**

**SACRAMENTO
COUNTY**

SACRAMENTO, CA
SEPTEMBER 2026

- Legend**
- Manhole
 - Drain Inlet
 - Proposed Storm Drain
 - 42" D Drain Pipe Size
 - DSC-# System Correction Cost Code
 - Creek Centerline
 - Detention Basin
 - North Watt Specific Plan



LAYOUT 9 OF 9

WOOD RODGERS