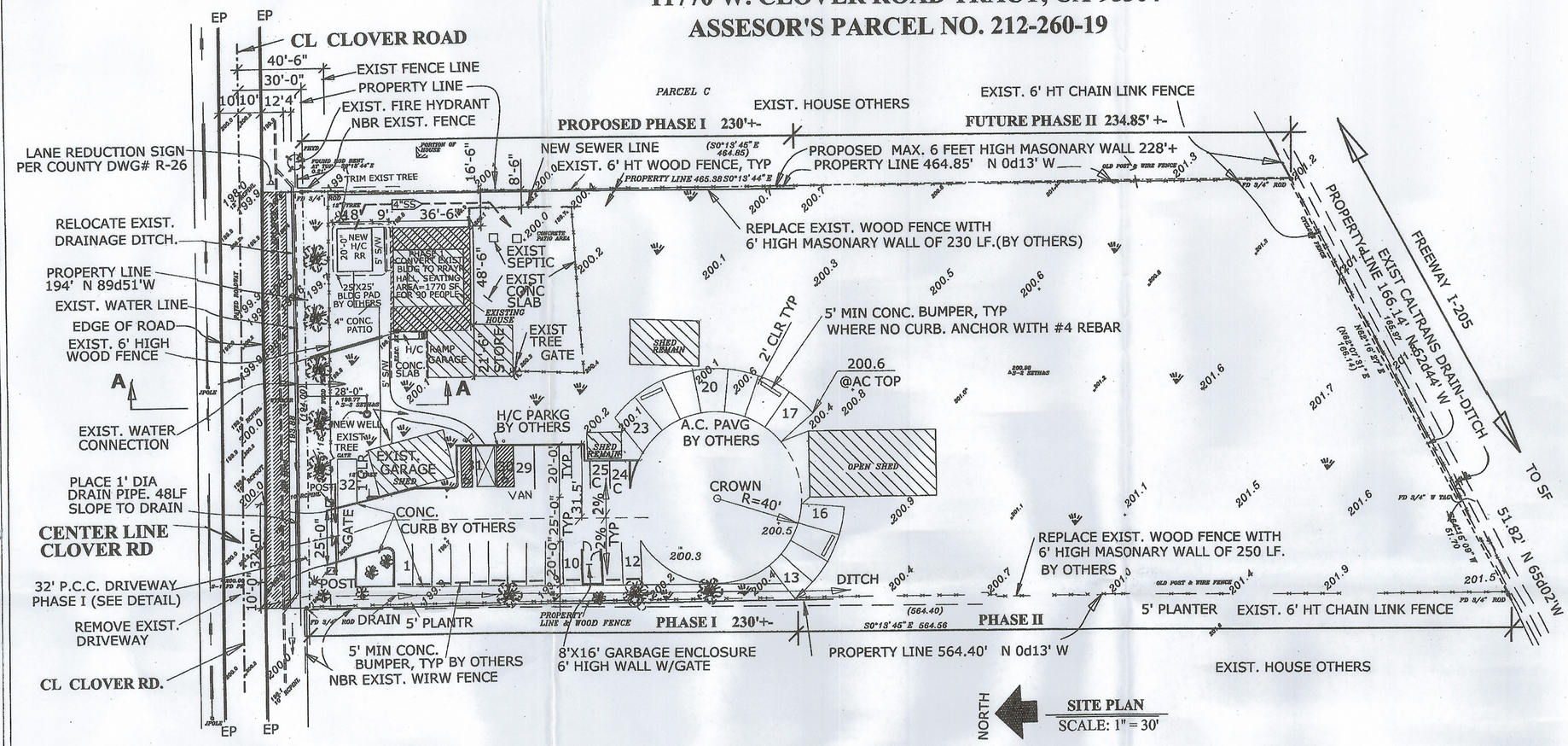
IMPROVEMENT PLANS FOR PHASE 1
GURUDWARA SAHIB TRACY (SIKH TEMPLE AT TRACY)
11770 W. CLOVER ROAD TRACY, CA-95304
ASSESOR'S PARCEL NO. 212-260-19



SITE PLAN
SCALE: 1" = 30'

TYPICAL GENERAL NOTES

- Final pavement work shall not occur within the road right-of-way prior to completion of utility relocation without specific approval of the Director.
- Prior to performing any work within the road rights-of-way of Clover Road, the Contractor shall obtain an encroachment permit from the San Joaquin County Department of Public Works.
- A Traffic Control Plan (TCP) shall be submitted to and deemed acceptable by County prior to start of work. This shall address all phases of work, which will impact public traffic. Conformance with the TCP shall be maintained at all times.
- All traffic signs and markings shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), MUTCD California Supplement, and San Joaquin County Standards and as shown on the plans.
- Any changes to the approved improvement plans and specifications must be prepared and certified by the "Civil Engineer", and shall be submitted to the Director of Public Works for approval prior to implementation.
- Whenever pavement is broken or cut in the installation of the work covered by the specifications, the pavement shall be replaced after proper backfilling with pavement materials equal to or better than the materials used in the original paving.
- Contractor shall provide dust control measures at all times during construction as per Section 10 of the Standard Specifications of the State of California and per San Joaquin County Department of Public Works requirements.
- Drainage facilities shall be maintained during periods of inclement weather, and restored to their original conditions upon completion of the work.
- All traffic delineations (signs, striping, raised pavement markers) shall be restored to their original condition upon completion of the work.
- Contractor shall notify all utility companies affected by the development prior to beginning of work.

INDEX TO PLANS

1. SITE PLAN
2. CLOVER ROAD WIDENING & NEW DRIVEWAY

LEGEND

- CENTER LINE OF ROAD
- PROPERTY LINE
- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING FENCE
- EXIST. DITCH
- EXIST. WATER LINE
- EXIST. SEWER LINE
- NEW TREE
- NEW LANDSCAPE OR LAWN
- EXIST. FIRE HYDRANT

APPLICABLE CODES:
COUNTY OF SAN JOAQUIN STANDARDS & SPECIFICATIONS,
CBC 2007,
ELECTRICAL 2007,
MECHANICAL 2007,

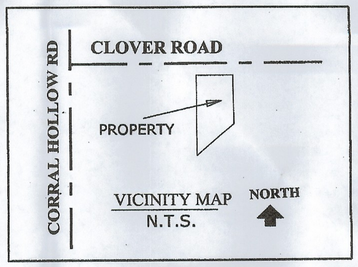
REGISTERED PROFESSIONAL ENGINEER P. S. BAGHA No. 39107 Exp. 6/30/08 CIVIL STATE OF CALIFORNIA
7/16/08

OFFSITE PROPOSED IMPROVEMENTS:

DUTY TO INDEMNIFY: THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE CITY, COUNTY, DESIGN ENGINEER, OWNER AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSS AND EXPENSES INCLUDING THE ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF CALIFORNIA, AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO THE CALIFORNIA LAWS REGARDING CIVIL WORKS, STRUCTURAL WORK, AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIM THEREOF, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

COUNTY OF SAN JOAQUIN GENERAL NOTES:

1. ALL CONSTRUCTION, MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE COUNTY OF SAN JOAQUIN CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS. THE STANDARD CONSTRUCTION SPECIFICATION DRAWINGS SHALL SUPERSEDE ANY OTHER STANDARDS & SPECIFICATIONS.
2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND AS DIRECTED BY THE COUNTY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE COUNTY UPON COMPLETION OF THE STAKING..
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY TWO WORKING DAYS PRIOR TO THE INTENTION TO COMMENCE WORK. THE CONTRACTOR SHALL NOT START GRADING UNTILL THE COUNTY COMPLETES PRE-GRADING INSPECTION.
5. OWNER'S SURVEYOR HAS PROVIDED THE FIELD INFORMATION AS ELEVATIONS ETC.
6. THE COUNTY OF SAN JOAQUIN IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A) ON CALL PROGRAM. THE CONTRACTOR OR ANY SUB-CONTRACTOR FOR THIS CONTACT SHALL NOTIFY MEMBERS OF U.S.A. TWO (2) WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING PHONE # 1-800-227-2600.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE COUNTY OF SAN JOAQUIN EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS (OCT. 95)
9. ALL UTILIES ARE BELIEVED TO BE ACCURATELY LOCATED BUT THE ACCURACY AND COMPLETENESS OF UTILITY IS NOT CERTAIN. FOR EXACT LOCATION OF ANY UTILITY SEE THE APPROPRIATE UTILITY OR GOVERNMENT AGENCY OR UTILITY REPRESENTATIVE SHOWN IN THE TABLE HERE. CALL ALL OF THEM TO CONFIRM.
10. ANY RIGHT-OF-WAY DEDICATION AND ANY EASEMENT DEDICATION WILL BE COMPLETED BY THE OWNER BEFORE THE FINAL OCCUPANCY OF THE MAIN TEMPLE IN PHASE II.
11. THERE ARE NO OAK TREES.
12. THIS SITE MAP WAS REPRODUCED FROM SITE MAP PREPARED BY OTHERS AND PROVIDED BY OWNER.



COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

APPROVED FOR ROAD WIDENING, DRIVEWAY AND ANY WORK WITHIN COUNTY RIGHT-OF-WAY ONLY.

ENCROACHMENT PERMIT NO.: PS-0802363 DATE ISSUED: 7/21/08 BY: EC

APN: 212-260-19 AREA: 2.29 ACRES NET	1AA.TRACY PW COVER SHEET 7-15-08	DATE: 7-15-08	FOR: GURUDWARA SAHIB TRACY 11770 W. CLOVER RD TRACY, CA-95304-8416	DESIGN & DRAWN BY: PAUL BAGHA	SITE PLAN FOR ROAD WIDENING AND NEW DRIVEWAY	SHEET NO. 1 OF 2