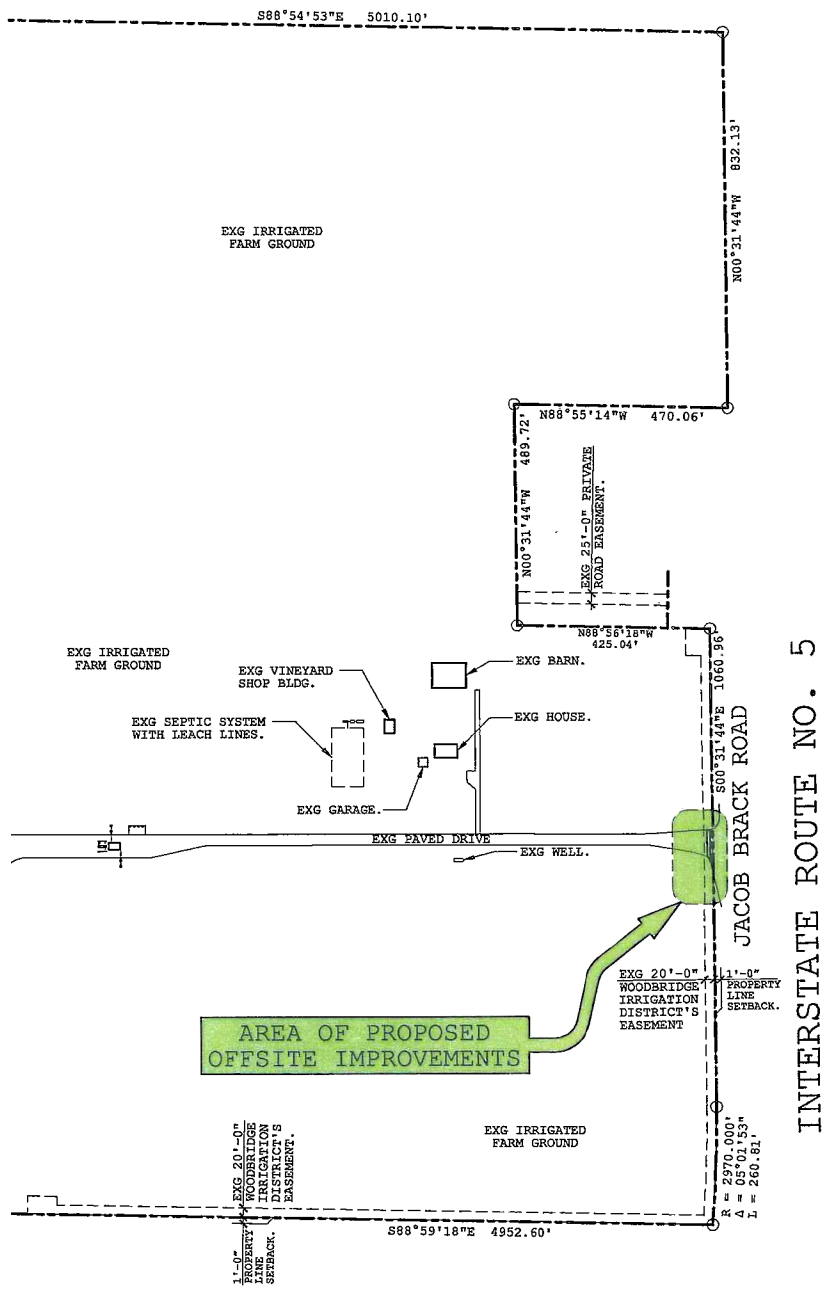


KEY SITE PLAN

SCALE: 1" = 200.0'
APN: Bk 11, Pg 09, PARCELS 3 & 14 AND
Bk 11, Pg 15, PARCELS 12 & 23
(4) PARCELS TOTAL.
ACRES: 297 +/-

N

INTERPRETATION OF SPECIFICATIONS AND DRAWINGS

THE SPECIFICATIONS AND THE DRAWINGS ARE INTENDED TO BE EXPLANATORY OF EACH OTHER. ANY WORK INDICATED IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, IS TO BE EXECUTED AS IF INDICATED IN BOTH. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF FIRST QUALITY ARE TO BE USED. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY OF THE MATTERS RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, THE CONTRACTOR SHALL APPLY TO THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING RESPECTING THE TRUE MEANING OF THE SPECIFICATIONS AND DRAWINGS, REFERENCE SHALL BE MADE TO THE ENGINEER AND HIS DECISION THEREON SHALL BE FINAL.

DIVISION 1 GENERAL REQUIREMENTS

01000 GENERAL INFORMATION:
A) THIS SET OF DRAWINGS IS TO BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT AS NOTED WITHIN BASED UPON THE FOLLOWING;
1. APPROVAL (ENCROACHMENT PERMIT) BY SAN JOAQUIN COUNTY'S PUBLIC WORKS DIVISION.
2. IT IS NOT INTENDED NOR IS IT TO BE IMPLIED THAT THESE DRAWINGS ARE TO PORTRAY CONSTRUCTION REQUIREMENTS FOR ANY OTHER CONSTRUCTION NOT NOTED AND/OR LEGAL OWNERSHIP/DIVISIONS OF LAND FOR THE PURPOSES OF ZONING OR SUBDIVISION.
B) CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT'S CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY AND THE ENGINEER HARMLESS FROM ANY AND ALL PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
C) ALL ABBREVIATIONS ARE IN COMPLIANCE WITH THE UNIFORM DRAWING SYSTEM OF THE U.S. NATIONAL CAD STANDARD UNLESS NOTED.
D) THE INTEGRITY OF THE PROJECT'S DRAWINGS HAS BEEN CHECKED AND REVIEWED BY THE SIGNED PROFESSIONAL ENGINEER FOR COMPATIBILITY WITH THE PROJECT'S REQUIREMENTS.

01050 SUMMARY OF WORK:
A) THE WORK TO BE DONE CONSISTS OF FURNISHING ALL NECESSARY TOOLS, EQUIPMENT, APPARATUS, FACILITIES, LABOR AND MATERIALS NECESSARY TO PERFORM AND COMPLETE IN GOOD AND WORKMANLIKE MANNER THE PROJECT HEREIN SPECIFIED AND CALLED FOR AND IN THE MANNER DESIGNATED, AND IN STRICT CONFORMITY WITH THE SPECIFICATIONS AND DRAWINGS.

01300 TEMPORARY FACILITIES: THE CONTRACTOR, AT HIS OWN EXPENSE, IS RESPONSIBLE FOR THE INSTALLATION AND REMOVAL OF ALL TEMPORARY FACILITIES. THE CONTRACTOR SHALL, AT THE CONTRACTOR'S OWN EXPENSE, PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, AND OTHER MEANS AS MAY BE NECESSARY TO PREVENT ACCIDENTS TO THE PUBLIC OR TO PROTECT AND GUARD THE WORK FROM INJURY DUE TO ANY CAUSE.

01400 CLEAN UP: THE CONTRACTOR SHALL NOT ALLOW THE SITE OF THE WORK TO BECOME LITTERED WITH TRASH AND WASTE MATERIAL, BUT SHALL MAINTAIN A NEAT AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

DIVISION 2 SITE WORK

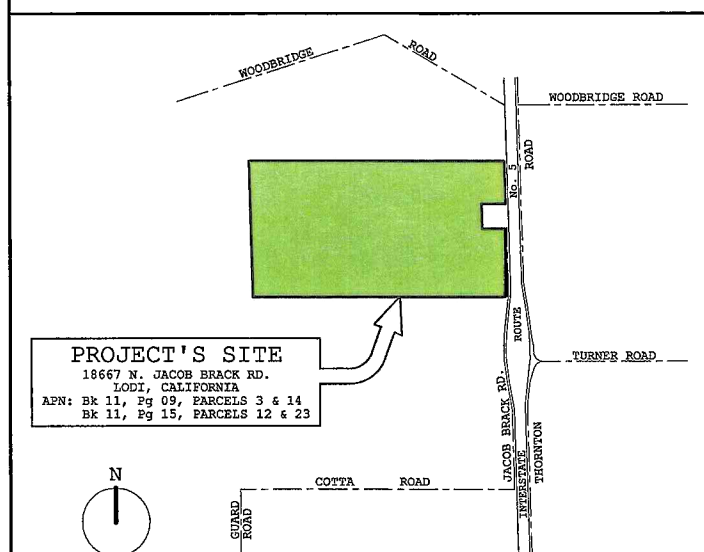
02000 GENERAL INFORMATION:
A) APPROPRIATE DUST CONTROL IS TO BE PROVIDED FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE, AT THE CONTRACTOR'S EXPENSE.

02200 EARTHWORK REQUIREMENTS:
A) REFER TO THE SITE'S GEOTECHNICAL ENGINEERING STUDY BY CONDOR EARTH TECHNOLOGIES, INC. (188 FRANK WEST CIRCLE, STE I, STOCKTON, CA 95206), PROJECT NO. 2326 DATED 08/18/1998, FOR THE PROJECT'S SITE EARTHWORK REQUIREMENTS, SOIL CLASSIFICATION AND SOIL BEARING VALUES.

02500 SITE PAVING & SURFACING:
A. THE PAVEMENT IS TO BE 4" THICK TYPE "B" ASPHALTIC CONCRETE (2" WEAR OVER 2" BINDER) OVER AN 8" THICK CLASS 2 AGGREGATE BASE.
B. REFER TO THE OFFSITE IMPROVEMENT PLAN, SHEET R1, FOR THE SITE PAVEMENT'S FINISH ELEVATIONS (NO PONDING). UNLESS NOTED, ALL GRADING AWAY FROM EDGE OF PAVEMENT IS TO NOT EXCEED A 1:4 SLOPE TO THE ADJACENT EXISTING / NEW GRADES AS NOTED.

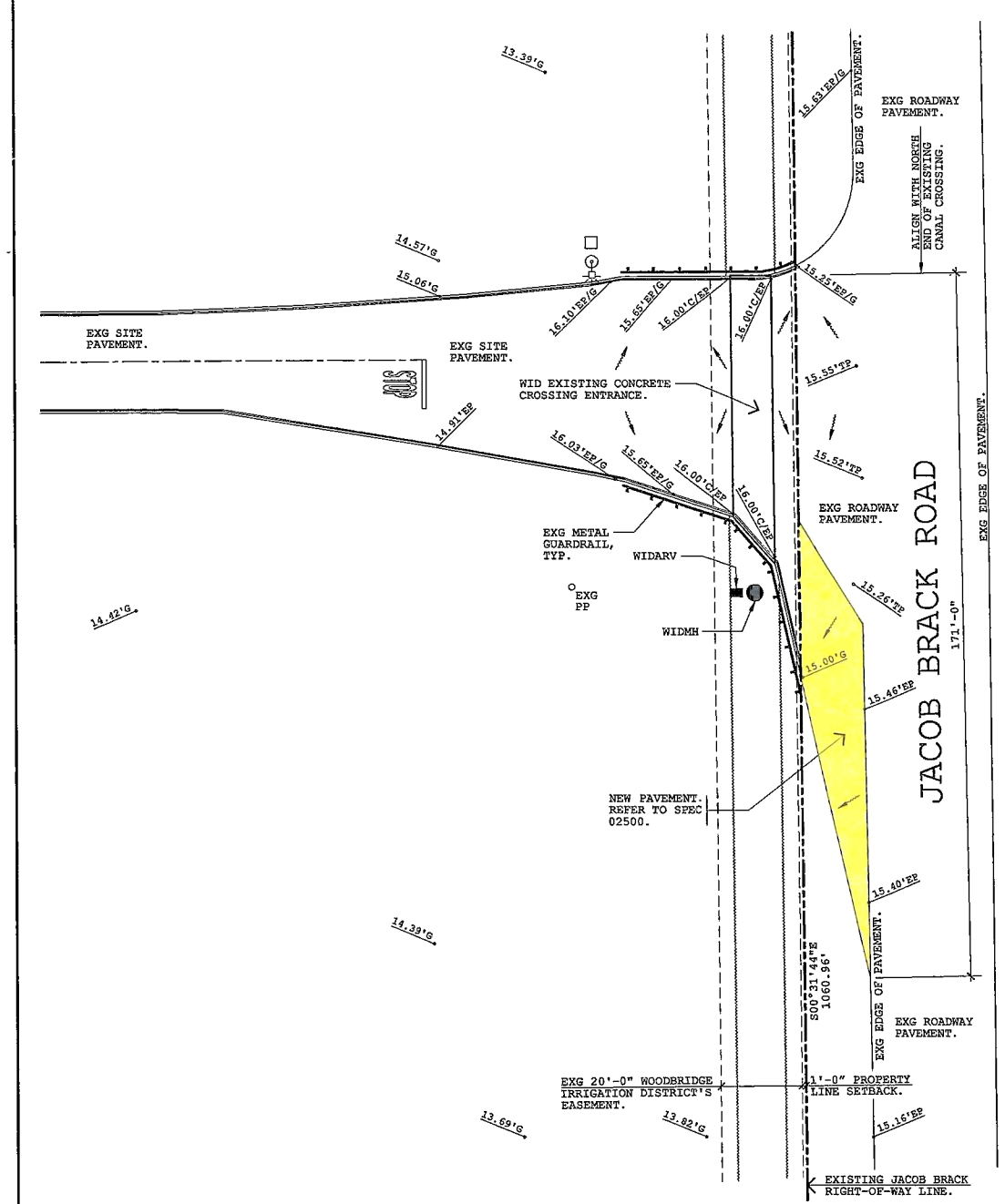
02600 OFFSITE UTILITIES:
A) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (USA 800-642-2444 NORTHERN AND CENTRAL CALIFORNIA, USA 800-422-4133 SOUTHERN CALIFORNIA AND USA 800-227-2600 NEVADA) PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUED OPERATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES IF CONFLICTS ARISE.

02700 RIGHT-OF-WAY IMPROVEMENTS:
A) ALL RIGHT-OF-WAY IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SAN JOAQUIN COUNTY'S DEPARTMENT OF PUBLIC WORKS "BUILDING DEPARTMENT'S STANDARD SPECIFICATIONS", SECTION 1804 OF THE 2010 CBC AND APPENDIX "J" OF THE 2010CBC FOR EXCAVATION AND GRADING. ALL ENCROACHMENT PERMITS FOR THE PROJECT ARE TO BE OBTAINED PRIOR TO CONSTRUCTION.
B) THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS PERTAINING TO HIS OPERATIONS. HE SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.



VICINITY MAP

SCALE: NO SCALE



OFFSITE IMPROVEMENT PLAN

SCALE: 1" = 20.0'

N

LEGEND

WIDARV	WOODBRIDGE IRRIGATION DISTRICT AIR RELEASE VALVE.
C	TOP OF CONCRETE.
EP	EDGE OF PAVEMENT.
G	TOP OF GRADE.
PP	POWER POLE.
WIDMH	WOODBRIDGE IRRIGATION DISTRICT MANHOLE.
XX.XX'G	DESIGNATES EXISTING GRADE ELEVATION.
XX.XX'G	DESIGNATES NEW GRADE ELEVATION.
→	DESIGNATES A FINISH GRADE FLOW ARROW.

NOTE;

1. AT START OF CONSTRUCTION; THE PROJECT'S CONTRACTOR IS TO REVIEW ALL EXISTING CONDITIONS FOR COMPLIANCE WITH THE REQUIREMENTS OF THE PROJECT.

2. SHADED AREA DESIGNATES THE EXISTING PAVEMENT AREA THAT IS TO BE REWORKED / MODIFIED (MIN S=1.0%, MAX S=3.0%) FOR A SMOOTH TRANSITION / BLEND (NO PONDING) FOR COMPLLIANCE WITH THE EXISTING GRADES AND NEW GRADES AS NOTED.

3. CONTRACTOR IS TO REPLACE ANY MARKINGS IN THE RIGHT-OF-WAY WHICH ARE DAMAGED BY CONSTRUCTION.

4. EXISTING ONSITE CONDITIONS ARE BASED UPON THE WOODBRIDGE IRRIGATION DISTRICT IMPROVEMENT DRAWINGS BY ADG, PROJECT #11055.

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

APPROVED: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS
RCE NO: _____
EXP DATE: _____

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

advanced
DESIGN GROUP, INC.
1124 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-3108
EMAIL: adg@jlt.net

REGISTERED PROFESSIONAL ENGINEER
ELWYN V. HEINEN
No. C31748
Exp. 12/31/12
CIVIL
STATE OF CALIFORNIA

PROJECT: OFFSITE IMPROVEMENTS
OWNER: SUTTER HOME WINERY, INC.
LOCATION: 18667 N. JACOB BRACK RD., LODI, CA
CONTRACTOR: FACILITY DEVELOPMENT CORPORATION

REV	DATE	BY

DRAWN BY: DLW
CHECKED BY: EH
DATE: 10/18/12
SCALE: AS NOTED

PROJECT
11055A

SHEET NUMBER
R1

PS-12-02483

NOTE; THIS DRAWING IS FOR THE ENCROACHMENT PERMIT APPLICATION.