

SCHULTE RD LEFT LANE CLOSURE TRAFFIC PLAN

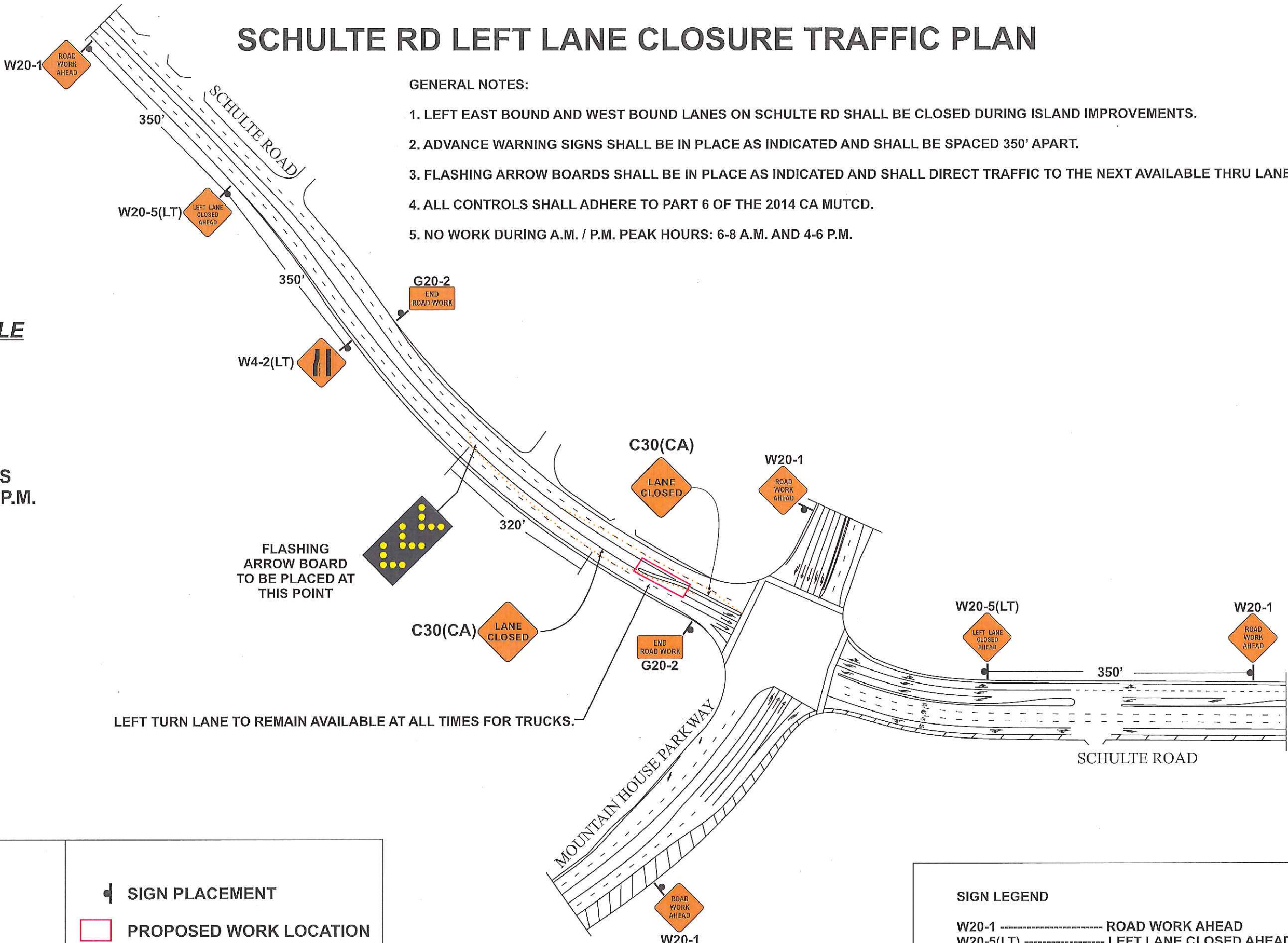
GENERAL NOTES:

1. LEFT EAST BOUND AND WEST BOUND LANES ON SCHULTE RD SHALL BE CLOSED DURING ISLAND IMPROVEMENTS.
2. ADVANCE WARNING SIGNS SHALL BE IN PLACE AS INDICATED AND SHALL BE SPACED 350' APART.
3. FLASHING ARROW BOARDS SHALL BE IN PLACE AS INDICATED AND SHALL DIRECT TRAFFIC TO THE NEXT AVAILABLE THRU LANE.
4. ALL CONTROLS SHALL ADHERE TO PART 6 OF THE 2014 CA MUTCD.
5. NO WORK DURING A.M. / P.M. PEAK HOURS: 6-8 A.M. AND 4-6 P.M.

**PLAN
NOT TO SCALE**




**WORK HOURS
8:30A.M TO 4:00P.M.**



- SIGN PLACEMENT
- PROPOSED WORK LOCATION
- TRAFFIC CONES

ALL ADVANCE WARNING SIGNS SHALL BE MOUNTED ON FLAG STANDS WITH FLAGS.

- SIGN LEGEND**
- W20-1 ----- ROAD WORK AHEAD
 - W20-5(LT) ----- LEFT LANE CLOSED AHEAD
 - W4-2(LT) ----- LEFT LANE ENDS SYMBOL
 - C30(CA) ----- LANE CLOSED
 - G20-2 ----- END ROAD WORK

PLAN SHEET#		ROSS F. CARROLL, INC. 8873 WARNERVILLE RD OAKDALE, CA 95361		TRAFFIC CONTROL PLAN FOR: MOUNTAIN HOUSE SITE DEVELOPMENT ISLAND IMPROVEMENTS SCHULTE ROAD TRACY, CA.		PLAN PROVIDED BY: <div>SAFET-LINE <small>www.safet-line.com</small> <small>Construction, Engineering, Safety Supplies & Signs</small> Sales Rentals Service 1051 N. EMERALD AVE. MODESTO, CA 95351 C31 LICENSED CONTRACTOR LICENSE NO. 788082</div>		PLAN DRAWN BY: ALBERTO DELGADO TRAFFIC CONTROL SUPERVISOR 1-800-851-6262 209-522-8913		PROPOSED WORK SCHEDULE TO BE DETERMINED		TYPE OF TRAFFIC CONTROL: TEMPORARY LANE CLOSURE	
TCP 1													

SCHULTE RD RIGHT LANE CLOSURE TRAFFIC PLAN

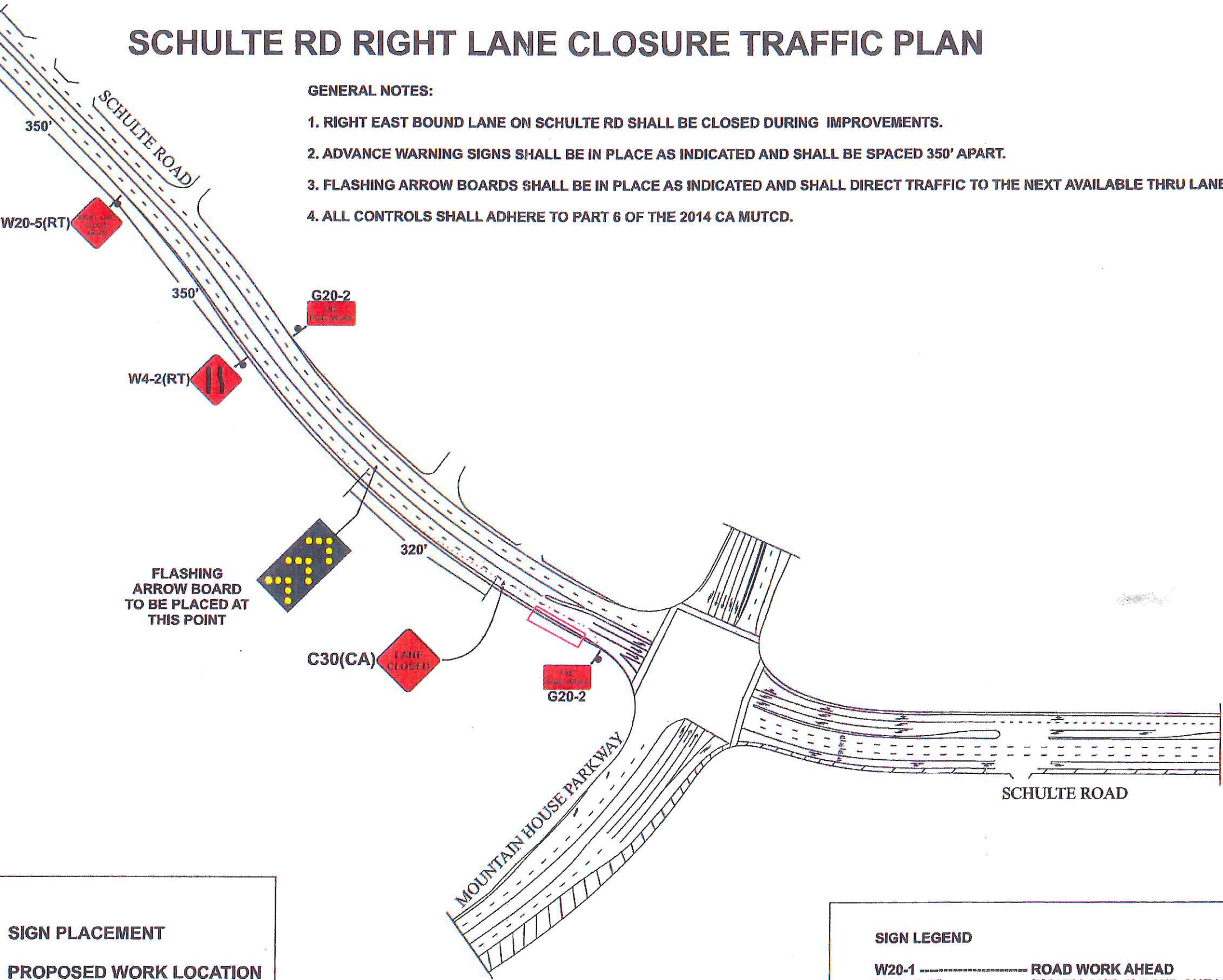
GENERAL NOTES:

1. RIGHT EAST BOUND LANE ON SCHULTE RD SHALL BE CLOSED DURING IMPROVEMENTS.
2. ADVANCE WARNING SIGNS SHALL BE IN PLACE AS INDICATED AND SHALL BE SPACED 350' APART.
3. FLASHING ARROW BOARDS SHALL BE IN PLACE AS INDICATED AND SHALL DIRECT TRAFFIC TO THE NEXT AVAILABLE THRU LANE.
4. ALL CONTROLS SHALL ADHERE TO PART 6 OF THE 2014 CA MUTCD.

**PLAN
NOT TO SCALE**



**WORK HOURS
8:30A.M TO 4:00P.M.**



ALL ADVANCE WARNING SIGNS SHALL BE MOUNTED ON FLAG STANDS WITH FLAGS.

- SIGN PLACEMENT
- PROPOSED WORK LOCATION
- TRAFFIC CONES

SIGN LEGEND

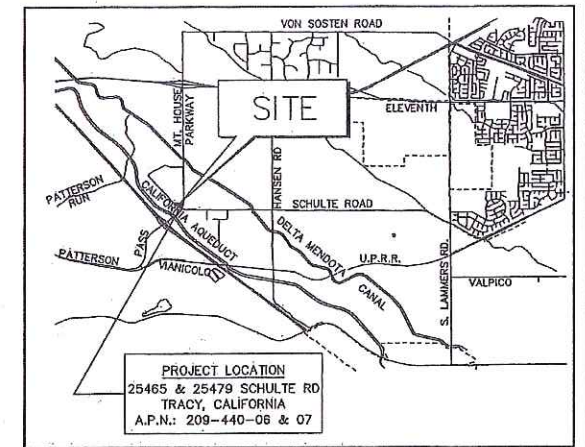
- W20-1 ROAD WORK AHEAD
- W20-5(RT) RIGHT LANE CLOSED AHEAD
- W4-2(RT) RIGHT LANE ENDS SYMBOL
- C30(CA) LANE CLOSED
- G20-2 END ROAD WORK

PLAN SHEET#	TCP 2	TRAFFIC CONTROL PLAN FOR: MOUNTAIN HOUSE SITE DEVELOPMENT ISLAND IMPROVEMENTS SCHULTE ROAD TRACY, CA		PLAN PROVIDED BY: SAFETY Construction, Engineering, Safety Supplies & Signs 1811 N. BUREAU AVE. MODESTO, CA 95351 CS1 LICENSED CONTRACTOR LICENSE NO. 788062		PLAN DRAWN BY: ALBERTO DELGADO TRAFFIC CONTROL SUPERVISOR 1-800-851-6262 209-522-8913		PROPOSED WORK SCHEDULE TO BE DETERMINED	TYPE OF TRAFFIC CONTROL: TEMPORARY LANE CLOSURE
		ROSS F. CARROLL, INC. 8873 WARNERVILLE RD OAKDALE, CA 95361 CONTACT MONICA AGUIAR (209) 848-5959 monica@rosscarrollinc.com							

MOUNTAIN HOUSE SITE DEVELOPMENT

SAN JOAQUIN COUNTY, CALIFORNIA

25465 AND 25479 SCHULTE RD, TRACY, CA



VICINITY MAP N.T.S.
SAN JOAQUIN COUNTY, CA

CONSTRUCTION STAKING

1. SURVEY STAKES PROVIDED BY THE ENGINEER SHALL CONSIST OF ONE SET FOR EACH OF THE FOLLOWING:

A. EARTHWORK: GRADE STAKES AT FRONT LOT CORNERS, AND BACK OF LOTS, APPROXIMATELY EVERY SIXTY (60) FEET, LOTS SHALL BE GRADED TO ELEVATION AS STAKED BY THE ENGINEER OR AS DIRECTED BY THE ENGINEER.

B. PROPERTY CORNERS: PERMANENT PROPERTY CORNER MONUMENTS WILL BE SET AFTER EARTHWORK GRADING IS COMPLETE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE THESE MONUMENTS DURING CONSTRUCTION.

C. CURB AND GUTTER OFFSET STAKES FOR LINE AND GRADE APPROXIMATELY EVERY THIRTY THREE (33) FEET, WITH STATIONING FOR DRIVEWAY LOCATIONS. DRIVEWAY APPROACH LOCATIONS SHALL BE CONFIRMED BY THE DEVELOPER PRIOR TO CURB STAKING.

D. ELECTROLUERS: STAKE FOR LOCATION OF ELECTROLUER BASE. (LIGHT POLE SHALL BE A MINIMUM OF 3 (THREE) FEET FROM PROPERTY CORNER MARKERS).

GENERAL NOTES

1. SEWER AND WATER LINE SEPARATION SHALL BE VERTICAL 1 FT. MINIMUM, OR CONSTRUCTED TO STATE OF CALIFORNIA DEPARTMENT OF HEALTH STANDARDS.

2. ALL STORM DRAIN, SEWER AND WATER PIPE MATERIAL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS DIRECTOR.

3. ALL MANHOLE AND WATER VALVE CASTINGS AND COVERS IN THE PAVED AREA ARE TO BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR AFTER IMPROVEMENTS ARE COMPLETE. CASTINGS AND COVERS OUTSIDE THE PAVED AREA ARE TO BE ADJUSTED TO FINISH GRADE BY THE PIPELINE CONTRACTOR.

4. BENCHMARK:
3" BRASS CAP IN CONCRETE, NORTH SIDE OF CALIFORNIA AQUEDUCT, 3 MI N.W. OF PATTERSON PASS ROAD IN 11.3 MI 11.3 JMI NW/PATTERSON PASS PIER/PIPE/371214124 ELEVATION=244.557 DATUM=1987

5. DISTANCES AND MEASUREMENTS ARE GIVEN AND WILL BE MADE IN A HORIZONTAL PLANE. GRADES ARE GIVEN FROM THE TOP OF STAKES OR NAILS UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL PRESERVE ALL STAKES AND POINTS SET FOR LINES, GRADES OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES. ALL EXPENSES INCURRED IN REPLACING STAKES OR MONUMENTS THAT HAVE BEEN DESTROYED OR REMOVED WITHOUT PROPER AUTHORITY SHALL BE PAID FOR BY THE GENERAL CONTRACTOR. EXTRA STAKING REQUIRED BY THE CONTRACTOR WILL BE PROVIDED AT THE CONTRACTORS EXPENSE.

7. CONTRACTOR IS TO PROVIDE ENGINEER WITH AS-BUILT PLANS WHEN IMPROVEMENTS ARE COMPLETE.

8. THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED (24) TWENTY FOUR HOURS IN ADVANCE OF NEEDED INSPECTIONS.

9. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, AND UNTIL THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER, OR OTHER MEANS NECESSARY. THE USE OF WATER RESULTING IN MUD ON PUBLIC STREETS WILL NOT BE PERMITTED AS A SUBSTITUTE FOR SWEEPING OR OTHER METHODS. THE CONTRACTOR SHALL EXERCISE EVERY REASONABLE PRECAUTION TO PROTECT STORM DRAINS, AND BODIES OF WATER FROM POLLUTION. IT SHALL CONDUCT AND SCHEDULE OPERATIONS SO AS TO MINIMIZE OR AVOID MUDDYING AND SILTING OF SAID CHANNELS, DITCHES, DRAINS AND WATERS. APPROPRIATE DUST CONTROL TO BE PROVIDED FOR THE ALLEVATION OR PREVENTION OF DUST NUISANCE AT THE CONTRACTORS EXPENSE. THERE SHALL BE FREQUENT CONTACT OF THE EXPOSED EARTH SURFACES DURING CLEANING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES. THIS SHALL BE MONITORED BY THE ENGINEERING DEPARTMENT.

10. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

11. THE DEVELOPER WILL DEFEND AND INDEMNIFY, AND HOLD THE COUNTY, ITS AGENTS, OFFICERS, AND EMPLOYEES HARMLESS IF ANY CLAIM, ACTION, OR PROCEEDING TO ATTACK, SET ASIDE, VOID, OR ANNULL THIS PERMIT, SO LONG AS THE COUNTY PROMPTLY NOTIFIES THE DEVELOPER OF ANY SUCH CLAIM, ACTION, OR PROCEEDING, AND THE COUNTY COOPERATES FULLY IN DEFENSE OR THE ACTIONS OR PROCEEDINGS.

12. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYTIME HOURS BETWEEN 7:00 A.M. AND 6:00 P.M. AND AFTER CONSTRUCTION EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. THIS WILL BE MONITORED BY THE PLANNING AND PUBLIC WORKS DEPARTMENT BY RANDOM SITE INSPECTION DURING SITE PREPARATION.

13. A PROJECT CONFERENCE SHALL BE HELD WITH THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS BEFORE BEGINNING WORK.

14. ALL TRENCHES ON EXISTING MAJOR AND COLLECTOR STREETS AND CROSS TRENCHES ON ALL STREETS SHALL BE PAVED WITH TEMPORARY PAVING THE SAME DAY THE PAVEMENT CUT IS MADE.

15. ALL ON-SITE UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE, THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY DEPT. OF PUBLIC WORKS, THE SAN JOAQUIN COUNTY DEPT. OF ENVIRONMENTAL HEALTH AND THE SAN JOAQUIN COUNTY FIRE DEPT. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY AND LABOR CODES.

16. CONTRACTOR SHALL LOCATE AND PRESERVE ALL FACILITIES INCLUDING GAS, WATER, IRRIGATION, SEWER, POWER, STREET LIGHTS, TELEPHONE AND OTHERS WHICH MAY BE IN THE AREA OF CONSTRUCTION, RESPECTIVE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST (48) FORTY EIGHT HOURS PRIOR TO COMMENCEMENT OF WORK. THE FACT THAT ANY UNDERGROUND UTILITY IS NOT SHOWN ON THE PLANS SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROTECT THE FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL UNDERGROUND IMPROVEMENTS OR FACILITIES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE LOCATION OF EXISTING UNDERGROUND UTILITIES THAT ARE SHOWN, ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

17. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 9, SECTION 8705 AND 8706 OF THE STATE LABOR CODE. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A DETAILED PLAN SHOWING THE DESIGN OF SHORING, BRACING, SLOPING OR OTHER PROVISIONS TO BE MADE FOR WORKER PROTECTION FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF FIVE FEET OR MORE. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS, THE PLAN SHALL BE PREPARED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER.

18. 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 THE FIRST QUALITY ARE TO BE USED.

19. CONTRACTOR SHALL GIVE TWENTY-FOUR HOUR NOTICE TO THE COUNTY'S WATER DIVISION FOREMAN WHEN MAKING CONNECTIONS TO EXISTING WATER FACILITIES. AT ALL TIMES, THE MANIPULATION OF EXISTING VALVES SHALL BE DONE BY COUNTY WATER DIVISION PERSONNEL ONLY. PHONE: (209)338-5787

20. CONTRACTOR SHALL OBTAIN SAN JOAQUIN COUNTY ENCROACHMENT PERMIT AND GRADING PERMIT BEFORE BEGINNING WORK.

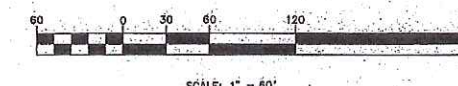
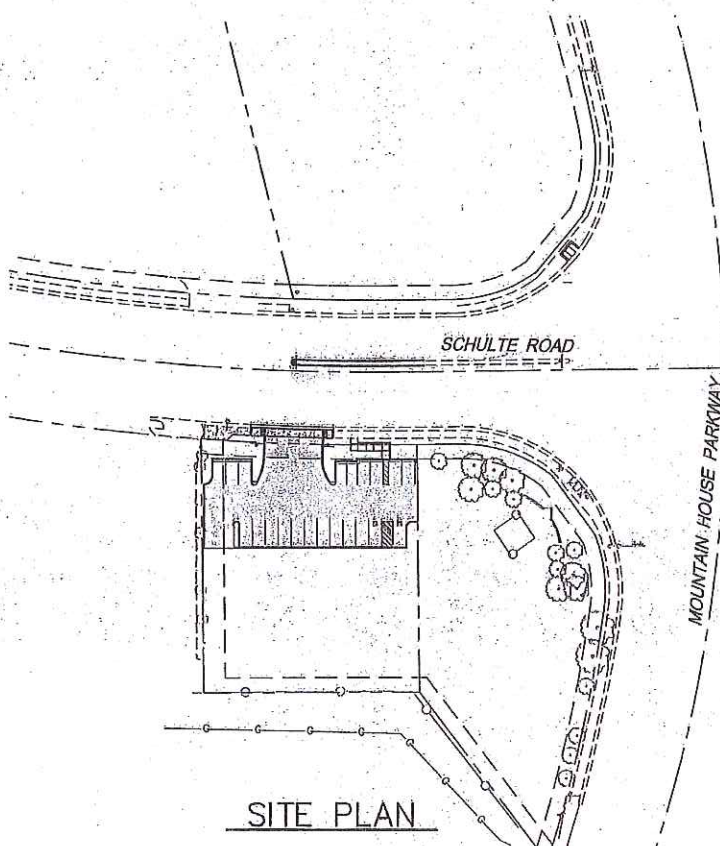
21. PRIOR TO START OF WORK, THE STATE CONSTRUCTION STORM WATER PERMIT NUMBER MUST BE FILED WITH THE COUNTY.

22. IF HUMAN REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CEASE ALL ACTIVITIES AND CONTACT DR. KYLE NAPIOLA OF THE NATIVE AMERICAN HERITAGE COMMISSION AT (916) 853-4082 FOR RECOMMENDED PROCEDURES.

23. CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF SURVEY MONUMENTS LOCATED WITHIN THE AREA OF WORK HEREIN PERMITTED. PRIOR TO THE START OF CONSTRUCTION, SURVEY MONUMENTS THAT POTENTIALLY MAY BE DISTURBED SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD FILED WITH THE COUNTY SURVEYOR. ANY SURVEY MONUMENTS DISTURBED DURING THE COURSE OF THE CONSTRUCTION SHALL BE REESTABLISHED BY A LICENSED SURVEYOR AND ANOTHER CORNER RECORD FILED WITH THE COUNTY SURVEYOR. (LAND SURVEYOR'S ACT SECTION 8771)

UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SUR- FACE FEATURES.

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...CALL "UNDERGROUND SERVICE ALERT" (U.S.A.), (TOLL FREE 800-642-2444) PRIOR TO TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC.(U.S.A.) WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.



GRADING NOTE

CUT: 134 CY
FILL (WITH 125% SHRINKAGE FACTOR): 479 CY

CONTRACTOR TO NOTIFY ENGINEER IF ANY REVISIONS ARE NEEDED OR DISCREPANCIES ARE FOUND.

EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SOILS REPORT.

DESCRIPTION	TYPE OF PIPE
STORM DRAIN	PRECAST REINFORCED CONCRETE PIPE (RCP)
STORM DRAIN	CAST-IN-PLACE CONCRETE PIPE (CIPCP)
STORM DRAIN	NON-REINFORCED CONCRETE PIPE (NRCP)
STORM DRAIN	CORRUGATED STEEL PIPE (CSP)
STORM DRAIN	ALUMINUM PIPE (AP)
STORM DRAIN	CORRUGATED THERMOPLASTIC PIPE (CTP)
STORM DRAIN	RIBBED STEEL PIPE (RSP)
STORM DRAIN	RIBBED THERMOPLASTIC PIPE (RTP)
STORM DRAIN	CORRUGATED RIBBED OR SOLID WALL PVC
SANITARY SEWER	VITRIFIED CLAY PIPE (VCP)
SANITARY SEWER	POLYVINYL CHLORIDE TYPE BSN OR PSP
SANITARY SEWER	ACRYLONITRILE-BUTADIENE STYRENE SOLID OR COMPOSITE
SANITARY SEWER	DUCTILE IRON PIPE (DIP)
WATER	POLYVINYL CHLORIDE PIPE (PCP)

NOTE TO CONTRACTOR and SUBCONTRACTORS

1. THIS SET OF IMPROVEMENT PLANS IS VALID FOR CONSTRUCTION PURPOSES ONLY AFTER THEY HAVE BEEN SIGNED BY THE DIRECTOR OF PUBLIC WORKS.

2. ALL CONTRACTORS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE ARRANGED BY THE DEVELOPER AT THE DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION AND INSPECTION COORDINATION.

3. THE CITY OF CERES DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS ARE MADE A PART OF THESE PLANS; CURRENT STANDARDS AND SPECIFICATIONS SHALL BE KEPT ON SITE DURING CONSTRUCTION.

CAUTION: UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY ENGINEER.

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3380 FAX: (209) 538-7370
E-MAIL: GDRENGR@GDRENGR.COM

MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
COVER SHEET

SCALE: AS NOTED
DATE: 08/17/2015
DWG NO. 15003DSGN 1 THIRD SITE DEVELOPMENT-1-CVR
SHEET: 01 OF 8
FILE NO. 15003



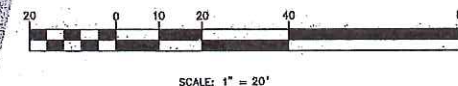
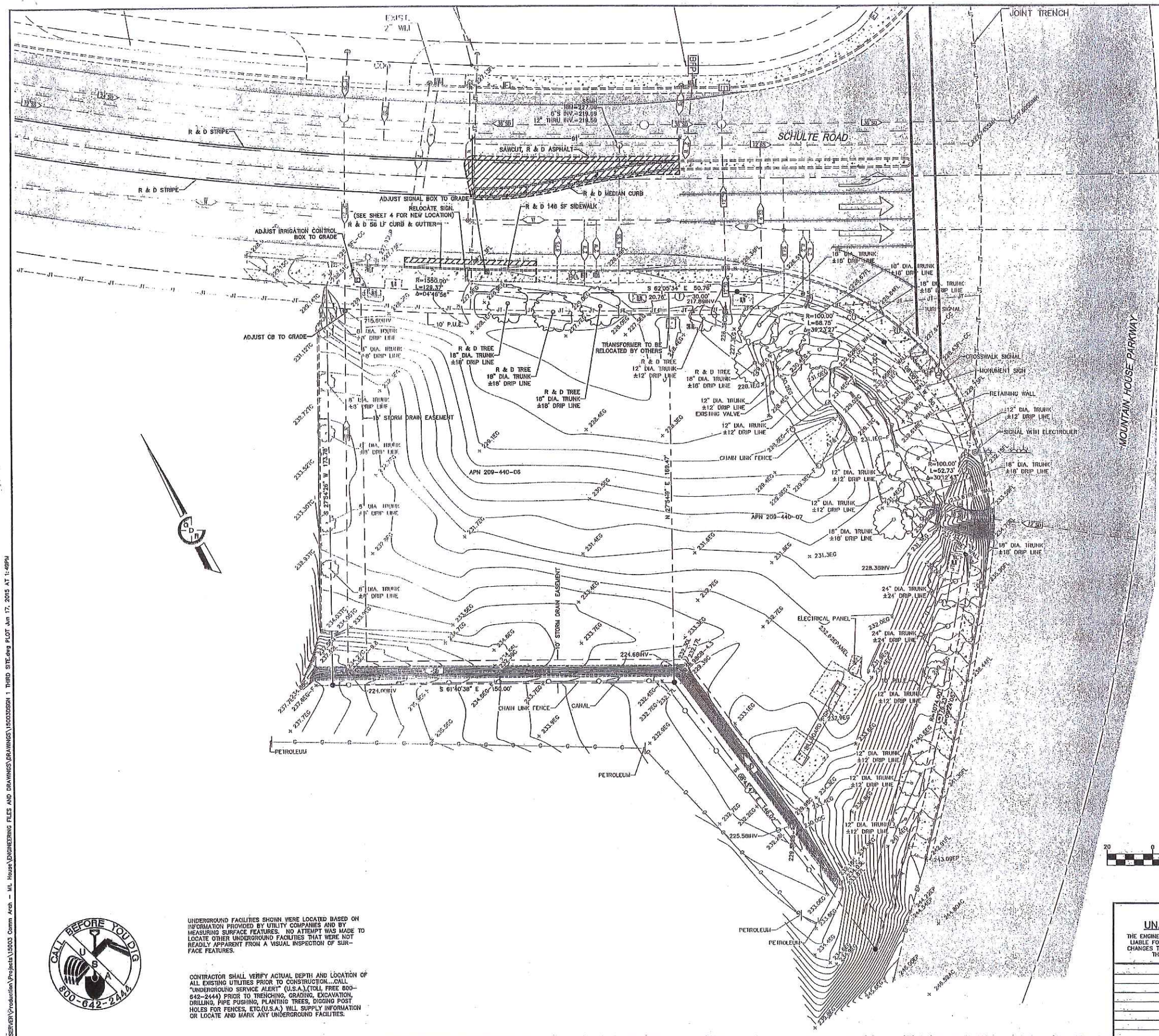
APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION, OR DEPARTURE, AND TO SPECIFY THE MANNER IN WHICH THE SAME IS MADE.

\\server\production\projects\15003\comm\kcp - M.L. House\ENGINEERING FILES AND DRAWINGS\DRAWINGS\15003\SSDN 1 THIRD SITE.dwg PLOT Jun 17, 2015 AT 11:49PM



UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...CALL "UNDERGROUND SERVICE ALERT" (U.S.A.), (TOLL FREE 800-842-2444) PRIOR TO TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC.(U.S.A.) WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.



7/16/15
DATE SIGNED:

THIS TOPOGRAPHIC SURVEY PERFORMED 01/15/2015 IS BASED ON AN OBSERVATION OF SURFACE FEATURES AND INFORMATION PROVIDED BY LOCAL UTILITY COMPANIES, AND RECORD DRAWINGS. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM SURFACE OBSERVATION.

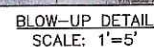
SURVEY NOTE

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TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRNGR@GDRNGR.COM

MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
TOPOGRAPHY & DEMOLITION PLAN

CAUTION:
UNAUTHORIZED CHANGES AND USES
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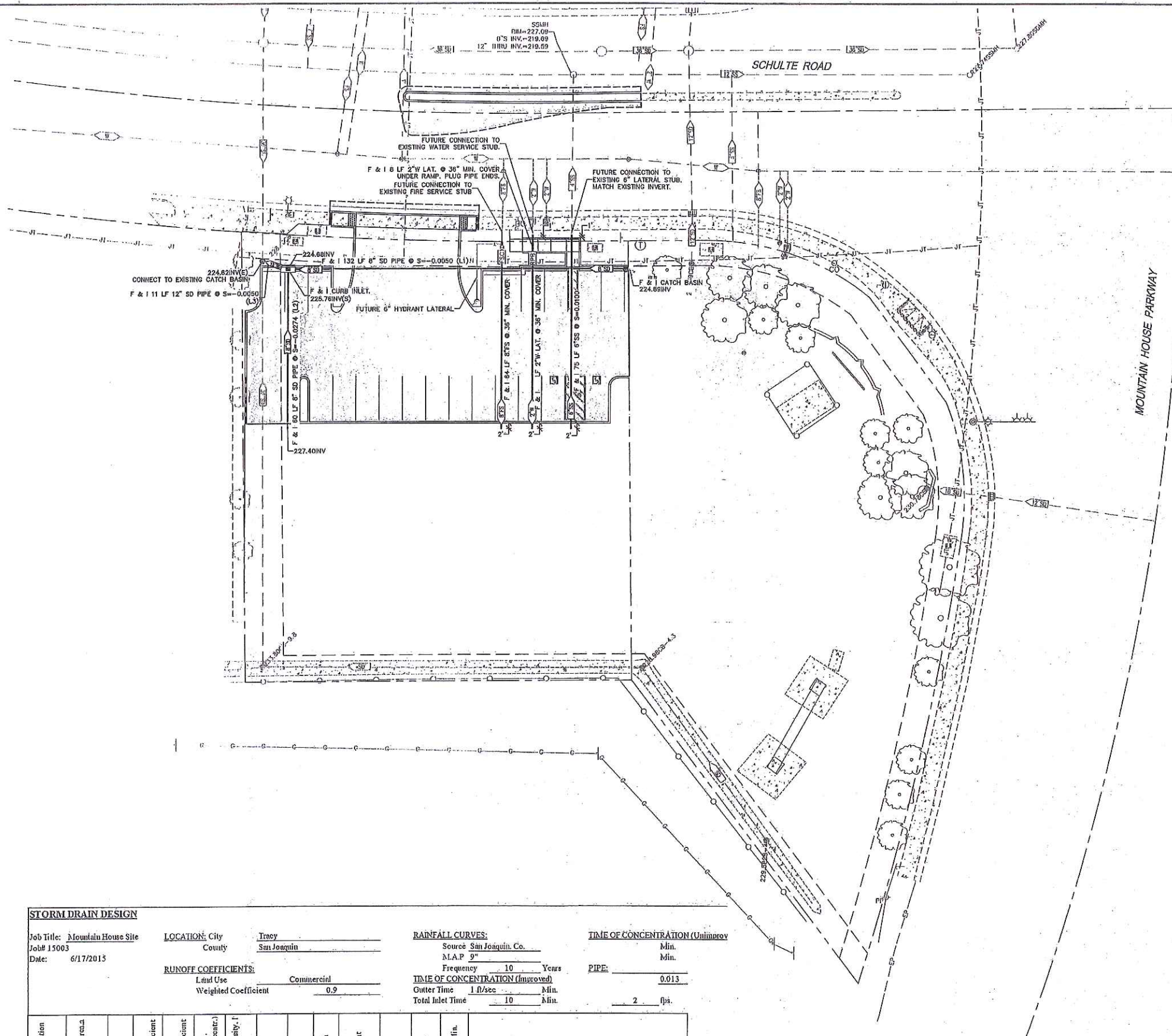
SCALE: AS NOTED		DATE: 06/17/2015	
DWG NO. 15003SSDN 1 THIRD SITE.dwg LAYOUT 2-TOPG.		SHEET: 02 OF 6	
DRAWN: JA		FILE NO.: 15003	
DESCRIPTION	DATE	BY	CHECKED



CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...CALL "UNDERGROUND SERVICE ALERT" (U.S.A.), (TOLL FREE 800-642-2444) PRIOR TO TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC.(U.S.A.) WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.

SCALE: AS NOTED		DATE: 08/19/2015	
DWG NO. 15003DSGN 1 THIRD SITE LAYOUT		3-GRD	
DRAWN: JA		SHEET: C3 OF 8	
		C.D. NO. 15003	

\\SERVER\Production\Projects\5503 Comm Arch - Mt. House\ENGINEERING FILES AND DRAWINGS\DRAWINGS\15003DSGN 1 THIRD SITE.dwg PLOT Jun 18, 2015 AT 7:45AM



UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

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SYMBOL LEGEND

- CURB INLET
- CATCH BASIN
- (FUTURE) FIRE HYDRANT
- (FUTURE) VALVE
- (FUTURE) FIRE SERVICE CONNECTION WITH BACKFLOW PREVENTER
- (FUTURE) REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (AS REQUIRED BY SAN JOAQUIN COUNTY ENGINEER)

NOTE

- COORDINATE WITH PLUMBING PLANS FOR SIZE, ELEVATION AND LOCATION OF BUILDING CONNECTIONS.
- CONTRACTOR SHALL POTHOLE & VERIFY UTILITY POINTS OF CONNECTION PRIOR TO BEGINNING WORK.
- MAINTAIN MIN. COVER ON ALL UNDERGROUND UTILITY LINES.
- IRRIGATION SYSTEM TO REMAIN ACTIVE. 72 HRS MAX. OF SHUT DOWN TIME FOR CONNECTION.
- WATER AND SEWER LINES TO BE PLUGGED FOR FUTURE CONNECTIONS.

STORM DRAIN DESIGN

Job Title: Mountain House Site
Job# 15003
Date: 6/17/2015

LOCATION: City: Tracy
County: San Joaquin

RUNOFF COEFFICIENTS:
Land Use: Commercial
Weighted Coefficient: 0.9

RAINFALL CURVES:
Source: San Joaquin Co.
MAP 9"

Frequency: 10 Years
TIME OF CONCENTRATION (Unimproved)
Gutter Time: 1 ft/sec
Total Inlet Time: 10 Min.

TIME OF CONCENTRATION (Unimproved)
Min. Min.
PIPE: 0.013
2 ft/sec

Line Designation or street	Incremental Area (acres)	Runoff Coefficient C	Product Area X Coefficient	Σ Product Area X Coefficient	Duration, Min. (Time of Concentration)	Rainfall Intensity, I (in/hr)	Runoff, cfs Q=CIA	Length, Feet	Pipe Dia. Inch	Slope, Percent	Capacity, cfs	Velocity, ft/sec	Flow Time, Min.	Remarks
L1	0.62	0.9	0.55	0.55	10.0	1.39	0.77	132	8	0.0050	0.85	2.45	0.90	
L2	0.12	0.9	0.11	0.11	10.0	1.39	0.16	60	8	0.0274	2.00	5.73	0.17	
L3	0.14	0.9	0.13	0.79	10.9	1.35	1.07	11	12	0.0050	2.52	3.21	0.06	

CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

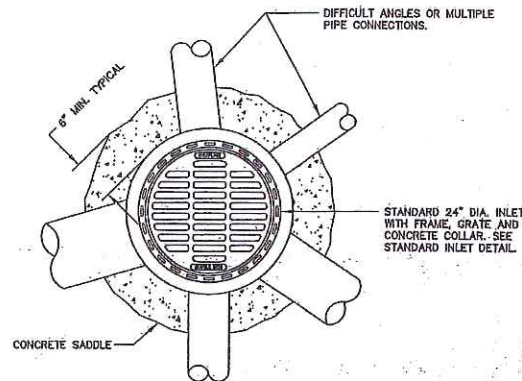
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DESCRIPTION	DATE	BY	CHECKED



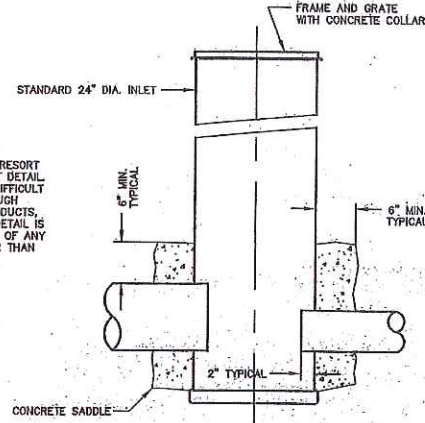
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TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRENGR@GDRENGR.COM

MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
UTILITY AND PAVING PLAN

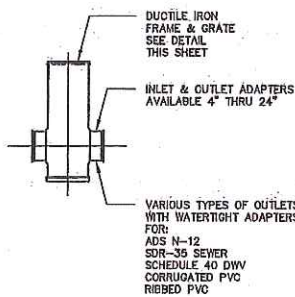
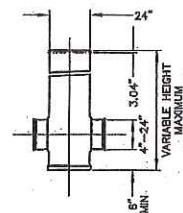
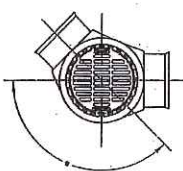
SCALE: 1"=20'
DWG NO. 15003DSGN 1 THIRD SITE.dwg LAYOUT 4-UT
DATE: 06/17/2015
SHEET C4 OF 8
FILE NO. 15003



NOTE:
THIS DETAIL IS INTENDED AS A LAST RESORT ALTERNATIVE TO THE STANDARD INLET DETAIL WHERE MULTIPLE CONNECTIONS AND DIFFICULT ANGLES CAN NOT BE ACHIEVED THROUGH TRADITIONAL MEANS OR NYLOPLAST PRODUCTS. THIS DETAIL SHOULD BE USED. THIS DETAIL IS NOT INTENDED FOR THE INSTALLATION OF ANY INCOMING OR OUTGOING PIPE GREATER THAN 18 INCHES.



ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE CHART THIS SHEET.

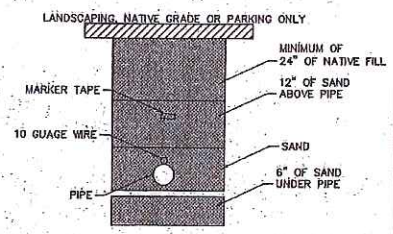
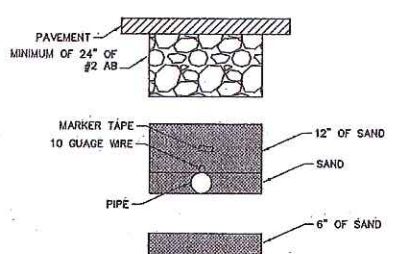


STANDARD INLET DETAIL

NOTE:
THE STANDARD INLET IS DETAILED PER NYLOPLAST COMPONENTS AND DESIGNS. THE CONTRACTOR MAY CHOOSE ANOTHER STANDARD INLET DESIGN EQUIVALENT TO THAT SPECIFIED IN THIS DETAIL. THE CONTRACTOR SHALL CONTACT NYLOPLAST AND BECOME FAMILIAR WITH THEIR PRODUCTS PRIOR TO BIDDING AND CONSTRUCTING THIS INLET.

NYLOPLAST
1330 Verona Ave.
Burlingame, CA 94010
Phone (770) 932-2443
Fax (770) 932-2490
www.nyloplast-us.com

NOTE TO CONTRACTOR:
CITY, COUNTY AND MANUFACTURER'S STANDARD PLANS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL OBTAIN THE MOST CURRENT STANDARD DRAWINGS PRIOR TO CONSTRUCTION.

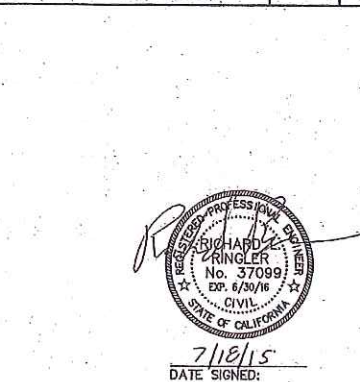


NOTE:
POINT OF CONNECTION TO BE 1.5' FROM BUILDING (TYP.) SEE PLUMBING PLANS FOR FIRE SPRINKLER RISER LOCATION.

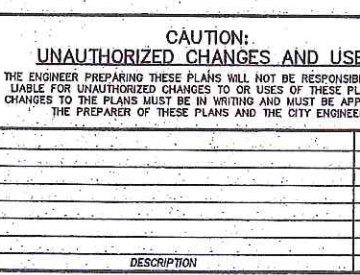
UNDERGROUND FIRE PROTECTION NOTES:

- 1) THE UNDERGROUND FIRE SPRINKLER AND FIRE HYDRANT PIPING SYSTEM INDICATED ON THESE DRAWINGS IS FOR BIDDING PURPOSES ONLY. UNDERGROUND PIPING SYSTEM SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO DEPARTMENT STATE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2) DEPTH OF BURY FOR PIPING SHALL BE A MINIMUM OF 36 INCHES UNDER VEHICULAR PAVING. MEASUREMENT IS FROM THE TOP OF THE PIPE TO GRADE. PROVIDE A MINIMUM OF SIX INCHES OF SAND FOR PIPE BEDDING. INSTALL TWELVE INCHES OF SAND FOR INITIAL BACKFILL. PROVIDE MARKING TAPE AND TRACER WIRE.
- 3) UNDERGROUND PIPING SHALL BE CENTER-LOADED AND ALL FITTINGS, JOINTS, STRAPPING, AND THRUST BLOCKING SHALL BE EXPOSED FOR HYDROSTATIC PRESSURE TESTING AND INSPECTION PER NFPA 24.
- 4) PIPING SHALL BE PRESSURE TESTED AND FLUSHED ACCORDING TO THE PROCEDURES SET FORTH IN NFPA 13 AND 24. AN INSPECTION OF UNDERGROUND INSTALLATION, BACKFLUSH, AND HYDROSTATIC TEST SHALL BE CONDUCTED BY THE CONTRACTOR AND WITNESSED BY A REPRESENTATIVE OF THE SAN JOAQUIN COUNTY BUILDING AND FIRE DEPARTMENT. DISINFECT LINE FROM POINT OF CONNECTION TO BUILDING FIRE PROTECTION AS PER SAN JOAQUIN COUNTY STANDARDS.
- 5) THE FIRE PROTECTION SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING A SOILS REPORT AND DETERMINING THE BEARING CAPACITY OF THE SOIL. THE FIRE PROTECTION SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR SAN JOAQUIN COUNTY STANDARD THRUST BLOCKS MEETING OR EXCEEDING THE REQUIREMENTS OF NFPA 24.
- 6) ANY BURIED RODS, NUTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND COATED WITH BITUMINOUS CORROSION RETARDING MATERIAL AFTER INSTALLATION PRIOR TO BURIAL.
- 7) THE UNDERGROUND FIRE SPRINKLER AND FIRE HYDRANT PIPING SYSTEM SHALL BE ANNA C800 CLASS 200.

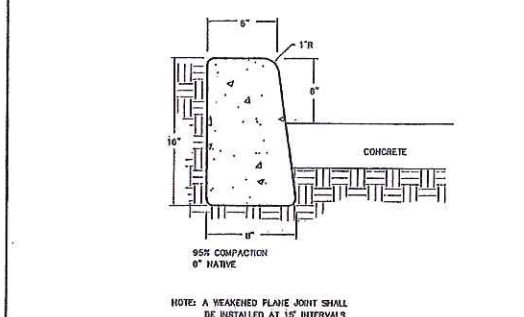
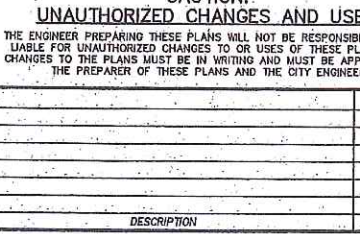
FIRE LINE TRENCH DETAIL



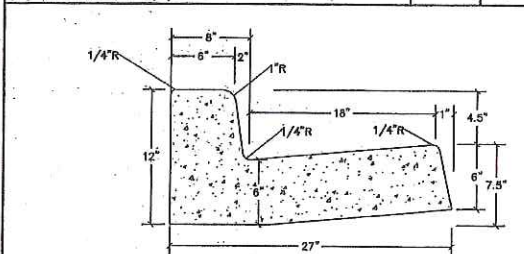
SAWCUT DETAIL



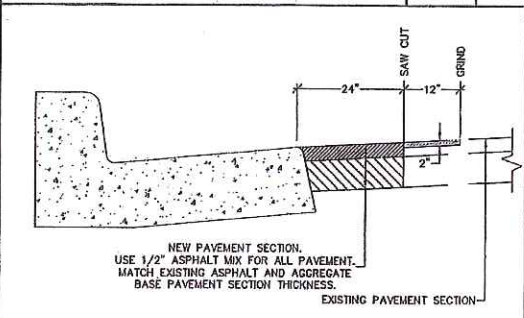
3' VALLEY GUTTER



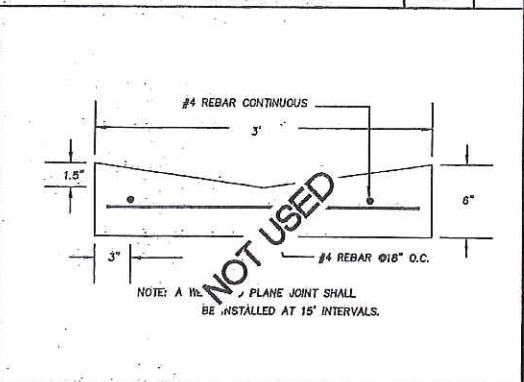
CURB ONLY DETAIL



CURB AND GUTTER DETAIL



SAWCUT DETAIL



3' VALLEY GUTTER



CAUTION:
UNAUTHORIZED CHANGES AND USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY ENGINEER.

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3380 FAX: (209) 538-7370
E-MAIL: GDRENGR@GDRENGR.COM

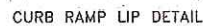
MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
CONSTRUCTION DETAILS



SCALE: NOT TO SCALE DATE: 06/17/2015
Dwg No. 15003DSGN 1 THIRD SITE.dwg Layout: S-CON SHEET: CS OF 8
DRAWN: JA CHECKED: FILE NO. 15003

1. Curb, gutter and sidewalk construction shall conform to Section 73, Standard Specifications, California Department of Transportation (Caltrans), except as modified herein.
2. Reference is made to the local agencies Standard Specifications for additional requirements relating to the construction of concrete curb, gutter and sidewalk.
3. Subgrade for Curb, gutter and sidewalk and Driveways shall be compacted to a minimum relative compaction of 90% to a depth of 6". Where the subgrade "N" value is less than 30, place a minimum of aggregate below Class IV concrete to a depth of 6" and compact to a minimum of 95%.
4. All radii for rounding edges shall be 3/4" unless otherwise noted.
5. Portland cement concrete shall be Class 3, per Caltrans Section 80, Standard Specifications, California Department of Transportation (Caltrans), except as modified herein.
6. Expansion joints and weakened plane joint shall be placed as indicated elsewhere in the Construction Standards. Expansion joint spacing shall not exceed 80'.
7. Curb, gutter and sidewalk shall have a light crown finish, curb and gutter: perpendicular to the line, sidewalk: perpendicular to the flowline.
8. Dress a 2" high letter "W" or "S", 1 1/4" deep into the top of the curb to identify service locations.
9. During construction of gutters, water shall be used to ensure proper drainage along the flowline.
10. Access curb ramps, sidewalks and improvements in the ADA path of travel shall be constructed in conformance with the Federal Americans with Disabilities Act, California Title 24, and these Standards.




	VERTICAL CURB, GUTTER AND SIDEWALK		Approved by:
	COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS		No. Revision Description Date _____ _____ _____
	Date: DEC 2014		Slid. Eng. No. R



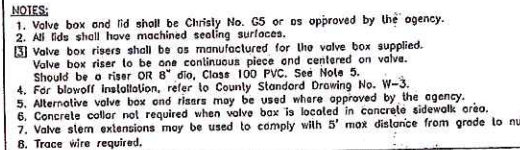
	CURB RAMP DETAILS (Page 3 of 3)		Approved by: 
	COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS		No. Revision Description Day _____ _____ _____
Working for YOU		Date: DEC 2014	Std. Org. No. R-100





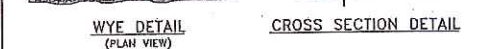
	CURB RAMP DETECTABLE WARNING SURFACE DETAIL		Approved By: <u>Thomas M. Egan</u>															
	COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS		<table border="1"> <tr> <th>No.</th> <th>Revision</th> <th>Description</th> <th>Date</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	No.	Revision	Description	Date											
No.	Revision	Description	Date															
	Date: DEC 2014		Std. Dwg. No. R-101															



	TYPE 2 COMMERCIAL DRIVEWAY	<i>Therese M. Egan</i>											
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No.	Description	Date											
Date: DEC 2014		Sld. Eng. No. R-14											




	VALVE BOX DETAIL		Approved by: 																			
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No.	Revision	Description	Date																			
_____ Date: DEC 2011		Std. Dwg. No. W																				



NOTES:

1. All services shall be 4" inside diameter or as shown on plan.
2. Contractor shall use the most appropriate type of connection. With approved alternates on County Standard Drawing No. S-7B for the particular situation.
3. See standard plan for required cleanouts & boxes.

Approved by: _____


 <p>Public Works Working for YOU</p>	<p align="center">SEWER SERVICE LATERAL</p>		<p><i>Thomas 1113</i></p>							
	<p align="center">COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS</p>		<table border="1"> <thead> <tr> <th>No.</th> <th>Revision Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	No.	Revision Description					
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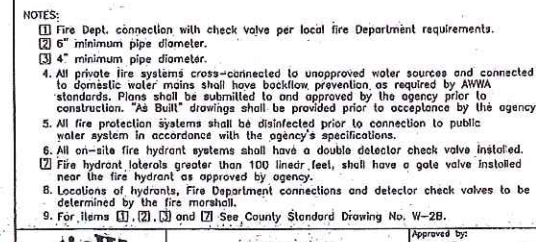


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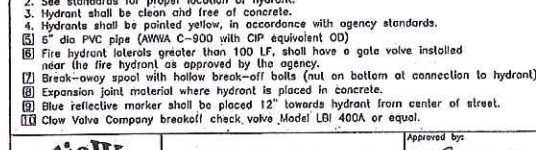
1. All exposed steel shall be hot dipped galvanized.
2. Grate shall be chaired to frame.
3. Grate shall be depressed 1" below gutter profile grade.
4. 24" pipe barrel shall be class II R.C.P., or class 2 or 3 non-reinforced concrete pipe.


Approved by _____

 <p>Public Works San Joaquin County Working for YOU</p>	<p align="center">TYPE 1 CURB INLET CATCHBASIN</p>		<p><i>Thomas M. G...</i></p>															
	<p align="center">COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS</p>		<table border="1"> <thead> <tr> <th>No.</th> <th>Revision</th> <th>Description</th> <th>D</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Revision	Description	D											
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<p align="center">DATE: DEC 2014</p>		<p>Old. Des. No. D-13</p>																



	FIRE SERVICE CONNECTION DETAIL		<i>Thomas M. Egan</i>	
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				Division <input type="text"/>
				Description <input type="text"/>
				Date <input type="text"/>
			Date: DEC 2014	Std. Dwg. No. W



 <p>Public Works San Joaquin County Working for YOU</p>	<p align="center">FIRE HYDRANT ASSEMBLY</p>			<p><i>Thomas M. B...</i></p>																
	<p align="center">COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS</p>			<table border="1"> <tr> <th>No.</th> <th>Revision</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Revision	Description	Date												
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	GDR ENGINEERING, INC. ENGINEERING/SURVEYING/PLANNING	
	3525 MITCHELL ROAD, SUITE G CERES, CA 95307 TELEPHONE: (209) 538-3386 FAX: (209) 538-7370 E-MAIL: GDRENG@GDRENG.COM	
	MOUNTAIN HOUSE SITE DEVELOPMENT 25465 & 25479 SCHULTE RD, TRACY, CA STANDARD DETAILS	

NOTES:

1. ALL STRAW WATTLE/SILT FENCE NEEDS TO BE INSTALLED ALL AROUND THE WHOLE PERIMETER, REGARDLESS OF CONSTRUCTION STATUS (THIS ALSO INCLUDES HAVING WATTLES UNTIL LANDSCAPING IS COMPLETELY INSTALLED). WHEN INSTALLING THE STRAW WATTLE/SILT FENCE, MAKE SURE THAT IT IS BEING INSTALLED BEHIND WALK AND IT IS PROPERLY INSTALLED (I.E. WATTLES ARE STAKED DOWN).
2. INSTALL GRAVEL (3-1/4" ROCK OR LARGER) AT ALL CONSTRUCTION ENTRANCES. CONSTRUCTION ENTRANCES INCLUDE ANY ENTRANCE THAT IS BEING UTILIZED FOR ACCESS TO ANY OF THE CONSTRUCTION AREA. THE DEPTH IS TYPICALLY 6" THICK AND THE LENGTH 50'. THIS WILL HELP MINIMIZE TRACKING ONTO THE STREETS. ANOTHER WAY TO DEAL WITH THIS ISSUE IS TO MINIMIZE YOUR ENTRANCES DOWN TO THE BARE MINIMUM (ENTRANCE FOR WASHOUT, ENTRANCE FOR CONSTRUCTION TRAILER/STORAGE). ADVISE YOUR SUBS TO ONLY USE THOSE ENTRANCES THAT YOU HAVE DESIGNATED.
3. INSTALL DRAIN INLET PROTECTION/INCOMPLETED DRAIN INLET PROTECTION. THIS INCLUDES ROCK BAGS (3/4" INCH OR LARGER ROCK) AND DRAIN INLET FILTERS. ALSO MAKE SURE TO PLACE VELOCITY BAGS THROUGHOUT YOUR SITE. YOU ALSO NEED TO MONITOR YOUR DRAIN INLET PROTECTION TO MAKE SURE THAT IT IS IN GOOD CONDITION.
4. PLACE ALL PORTABLE RESTROOMS BEHIND WALK AND AT LEAST 50 FT. AWAY FROM DRAIN INLETS. THIS IS VERY IMPORTANT AND WE WILL TAKE IMMEDIATE ENFORCEMENT ACTION IF RESTROOMS ARE FOUND ON SIDEWALKS OR STREETS.
5. SWEEP UP STREETS/GUTTERS AT LEAST ON A WEEKLY BASIS. THE BUILDER IS RESPONSIBLE FOR STREET SWEEPING UNTIL THE SITE IS COMPLETELY BUILT OUT.
6. STREET SWEEPING IS REQUIRED UNTIL THE N.O.T. IS FILED AND THE DATE OF STREET SWEEPING MUST BE IN ACCORDANCE WITH THE CITY'S OVER ALL STREETS SWEEPING PROGRAM. PLEASE CONTACT SAN JOAQUIN PUBLIC WORKS INSPECTOR, TO OBTAIN THE ASSIGNED DAY FOR YOUR AREA.
7. MAKE ALL SUBCONTRACTORS AWARE THAT TRACKING IS NOT PERMITTED AND IF IT DOES OCCUR, THAT THEY CLEAN UP IMMEDIATELY. IF TRACKING IS FOUND DURING A SWPPP INSPECTION, ENFORCEMENT ACTION IS TAKEN. THIS INCLUDES MONETARY FINES (PLEASE REFER TO YOUR LIST OF FINES).
8. MAKE SURE THAT YOU DO NOT STORE MATERIALS ON THE STREET OR PLANTING STRIPS. TRY TO DESIGNATE AN AREA THAT DOES NOT ENROACH INTO THE PUBLIC STREETS/SIDEWALKS.
9. COVER ALL DIRT PILES AT THE END OF THE WORKDAY OR DURING A RAIN EVENT. COVER ALL OPEN PIPES WITH THE PLASTIC AT THE END OF THE DAY WHEN THEY ARE FULL. THIS WILL HELP KEEP TRASH ENCLOSED AND AVOID TRASH FROM FLYING ALL OVER THE SITE. REMEMBER THAT GENERAL HOUSEKEEPING IS VERY IMPORTANT.
10. REMOVE ALL DIRT/DEBRIS/TRASH FROM ALL STORM DRAINS STORM DRAINS NEED TO BE KEPT CLEAN AT ALL TIMES.
11. ALL SUBDIVISIONS NEED TO SUBMIT THEIR N.O.T. TO THE COUNTY OF SAN JOAQUIN FOR REVIEW. AFTER AN OVER ALL SWPPP INSPECTION OF THEIR SUBDIVISION THEY ARE READY TO SUBMIT A NOTICE OF TERMINATION ON THEIR PROJECT. THE COUNTY OF SAN JOAQUIN WILL GIVE THE CLIENT AN APPROVAL LETTER. THE COUNTY OF SAN JOAQUIN WILL TAKE RESPONSIBILITY FOR THEIR SITE AFTER THE STATES APPROVAL.
1. SEE 'APPENDIX D' IN SWPPP BINDER FOR POST-CONSTRUCTION BMP'S.
2. PROJECT SITE SWPPP VIOLATION SIGNAGE SHALL BE POSTED ON-SITE.
3. SANITARY SEWER AND STORM DRAINS LINES TO BE CLEANED OUT TO ENSURE DEBRIS WON'T ENTER THE CITY SYSTEMS.

NOTE TO CONTRACTOR, SEE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) FOR ADDITIONAL INFORMATION ON THE SPECIFIC BMP'S LISTED IN THE TABLE BELOW.

STORM WATER POLLUTION PREVENTION PLAN BMP TABLE

CONTRACTOR ACTIVITY:	EROSION & SEDIMENTATION CONTROL
1.) NS-1- WATER CONSERVATION PRACTICES (ENTIRE AREA)	A.) EC-1- SCHEDULING (DESIGNATED AREAS) ■■■■■■
2.) NS-3- PAVING AND GRINDING OPERATIONS (PAVING AREA SHADED)	B.) EC-9- EARTH DIKES AND DRAINAGE SWALES (BASIN AREAS)
3.) NS-7- POTABLE WATER/IRRIGATION (DESIGNATED AREAS)	C.) SE-1- SILT FENCE (DESIGNATED AREAS)
4.) NS-12- CONCRETE CURING (DESIGNATED AREAS)	D.) SE-5- FIBER ROLL ■■■■■■
5.) NS-13- CONCRETE FINISHING (DESIGNATED AREAS)	E.) SE-7- STREET SWEEPING AND VACUUMING (DESIGNATED AREAS)
6.) WM-1- MATERIAL DELIVERY AND STORAGE (ON BUILDING PADS)	F.) SE-10- STORM INLET PROTECTION (DESIGNATED AREAS) ■■■ TYPE 2 ■■■ TYPE 3
7.) WM-2- MATERIAL USE (ENTIRE SITE) ■■■■■■	G.) TC-1- STABILIZATION CONSTRUCTION ENTRANCE/EXIT (ENTRIES) ■■■■■■
8.) WM-3- STOCKPILE MANAGEMENT (ENTIRE SITE) ■■■■■■	H.) WE-1- WIND EROSION CONTROL (ENTIRE AREA-AS NEEDED)
9.) WM-4- SPILL PREVENTION AND CONTROL (ENTIRE SITE) ■■■■■■	I.)
10.) WM-5- SOLID WASTE MANAGEMENT (ENTIRE SITE) ■■■■■■	J.)
11.) WM-6- HAZARDOUS WASTE MANAGEMENT (DESIGNATED AREAS) ■■■■■■	
12.) WM-8- CONCRETE WASTE MANAGEMENT (ENTIRE SITE) ■■■■■■	
13.) WM-9- SANITARY/SEPTIC WASTE MANAGEMENT (WHERE FACILITIES ARE LOCATED) ■■■■■■	

EROSION CONTROL MEASURES

FIBER ROLLS AT BACK OF WALK ■■■■■■

CONSTRUCTION ENTRANCE ■■■■■■

WASH DOWN AREA ■■■■■■

INLET PROTECTION (SE-10 TYPE 2) ■■■■■■

PEA GRAVEL BAGS (SE-10 TYPE 3) ■■■■■■



SCALE: 1" = 20'

SCHULTE ROAD

FIBER ROLLS

ENTRY/EXIT

WASH DOWN AREA

MOUNTAIN HOUSE PARKWAY



DATE SIGNED: 7/18/15

CAUTION:
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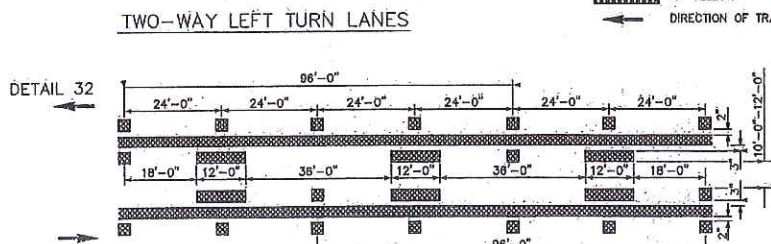
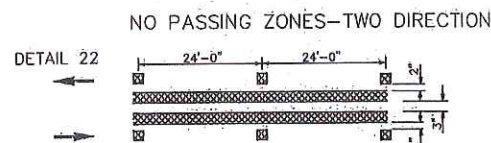
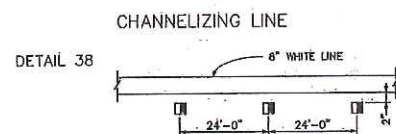
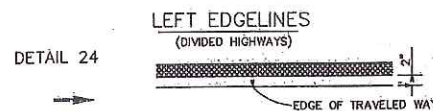
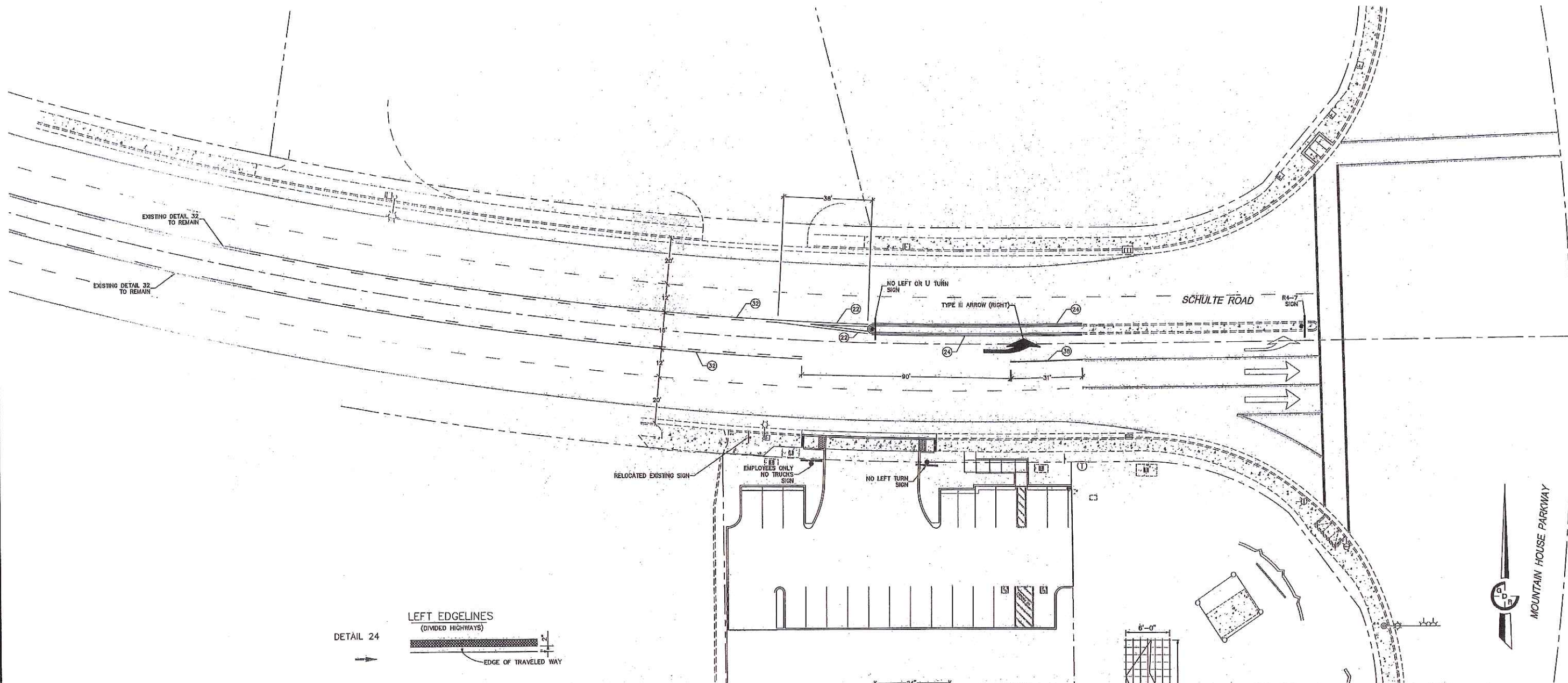


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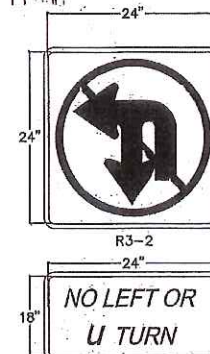
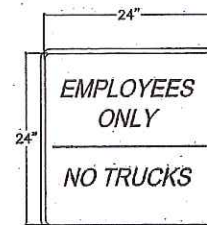
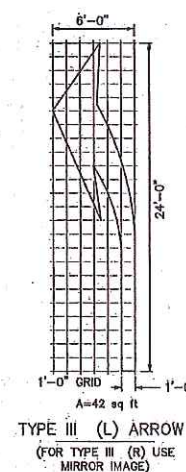
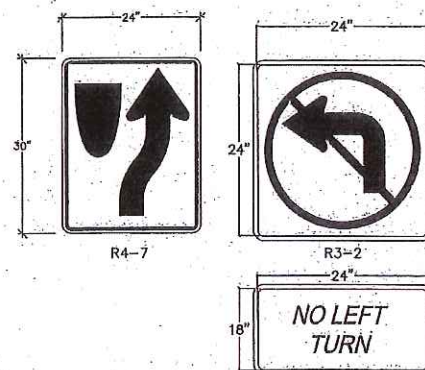
MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
EROSION CONTROL PLAN

SCALE: AS NOTED DATE: 05/17/2015
DWG NO. 15003DSGN 1 THIRD SITE LAYOUT 7-EROS SHEET: C7 of 8
DRAWN: JA CHECKED: DATE BY FILE NO. 15003

\\SERVER\Production\Projects\15003\Comm Arch - ML House\ENGINEERING FILES AND DRAWINGS\DRAWINGS\15003.DGN 1 THIRD SITE.dwg PLOT Jun 18, 2015 AT 7:46AM



- LEGEND
- MARKERS
- TYPE G ONE-WAY CLEAR RETROREFLECTIVE
 - TYPE D TWO-WAY YELLOW RETROREFLECTIVE
- LINE
- 6" WHITE
 - 4" YELLOW
- DIRECTION OF TRAVEL



UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL "UNDERGROUND SERVICE ALERT" (U.S.A.) (TOLL FREE 800-642-2444) PRIOR TO TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC.(U.S.A.) WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.

STRIPING LEGEND

- 22 NO PASSING ZONE (DETAIL 22)
- 24 EDGE LINE (DETAIL 24)
- 32 TWO-WAY LEFT TURN LANE (DETAIL 32)
- 38 CHANNELIZING LINE (DETAIL 38)

ALL STRIPING AND PAVEMENT MARKING SHALL BE THERMOPLASTIC

CAUTION: UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY ENGINEER.



GDR ENGINEERING, INC.

ENGINEERING/SURVEYING/PLANNING

3525 MITCHELL ROAD, SUITE G CERES, CA 95307

TELEPHONE: (209) 538-3380 FAX: (209) 538-7370

E-MAIL: GORENDR@GORENDR.COM

MOUNTAIN HOUSE SITE DEVELOPMENT
25465 & 25479 SCHULTE RD, TRACY, CA
OFF-SITE STRIPING & SIGNAGE PLAN

SCALE: 1"=20'

DATE: 06/17/2015

DWG NO. 15003DSGN 1 THIRD SITE.dwg layout B-STP

DESIGNED BY: JA

CHECKED BY: [blank]

FILE NO. 15003



COUNTY OF SAN JOAQUIN

DEPARTMENT OF PUBLIC WORKS
P.O. BOX 1810-1810 E. HAZELTON AVENUE
STOCKTON, CALIFORNIA 95201
(209) 468-3000
FAX # (209) 468-9324

Permit No: PS-1501726
Date Issued: 08/14/2015
Start Date: 08/17/2015
Exp. Date: 11/01/2015
Project No: PWP110005
Quad: SW
Extended To: 04/01/2016

ENCROACHMENT PERMIT

To: TED BRANDVOLD
616 14TH STREET
MODESTO, CA 95354

RIDER # 1
Date 2-16

Encroachment Type:

Driveway Approach,	Striping, Center Median	Realignment, Etc.	
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Location:

SCHULTE RD. W/O MOUNTAIN HOUSE PKWY.

In compliance with your request of **06/24/2015**, permission is hereby granted to do work in County right-of-way as shown on attached application and subject to all the terms, conditions and restrictions written below or printed as general or special provisions on any part of this form. See reverse side and attached sheet, if any.

Trench excavations for service connections will not be permitted within ten feet (10') of pavement centerline unless otherwise approved by the Director. Surface of trench patches shall match in kind and be smooth and even with that of abutting surface. Special attention shall be given to depth of utilities through roadside area in anticipation of future drainage facilities, road profile and/or frontage development. All underground utility facilities are to be established and accurately dimensioned on sketches from surveyed centerline of road right of way, or from right of way (border) lines.

Permittee shall call the Department of Public Works, Field Engineering Division (Permit Inspections) at (209)953-7421 at least forty-eight hours prior to beginning any work within the County right of way. All work performed under this permit shall conform to the rules and regulations pertaining to safety established by the California Division of Industrial Safety and Cal-OSHA.

The jobsite shall be kept in a safe condition at all times by the daily removal of any excess dirt or debris which might be a hazard to either pedestrian or automobile traffic. All necessary traffic convenience and warning devices and personnel shall be provided, placed and maintained by and at the sole expense of the Permittee in accordance with the latest edition of the CALTRANS Manual of Traffic Control.

After completion of the work permitted herein, all debris, lumber, barricades, or any excess material shall be removed and the jobsite left in a neat workmanlike manner. Immediately following completion of construction permitted herein, Permittee shall fill out and mail notice of completion (see attached post card) provided by Grantor.

Special Comments:

Traffic Control Per MUTCD****See attached "Special Conditions"****

FORMS:

SS/WW		
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Est. Permit Fee: \$744.00

KRIS BALAJI, Director
Department of Public Works

WHITE -Permittee
GOLDENROD -PWD Central File
YELLOW -Field Inspection
PINK -Permit Section

By: [Signature]
Permit Section

ENCROACHMENT PERMIT GENERAL PROVISIONS

13-1

1. This permit is issued under and subject to all laws and ordinances of agencies-governing the encroachment herein permitted. See the following references:

STREETS AND HIGHWAYS CODE

1. Division 1, Chapter 3
2. Division 2, Chapter 2, Section 942
3. Division 2, Chapter 4, Section 1126
4. Division 2, Chapter 5.5 and Chapter 6

SAN JOAQUIN COUNTY ORDINANCES NUMBERED: 324, 441, 648, 662, 672, 695, 700, 860, 892, 3359, and 3675.

2. It is understood and agreed by the Permittee that the performance of any work under this permit shall constitute an acceptance of all the provisions contained herein and failure on the Permittee's part to comply with any provision will be cause for revocation of this permit. Except as otherwise provided for public agencies and franchise holders, this permit is revocable on five days notice.
3. All work shall be done subject to the supervision of and the satisfaction of the grantor. The Permittee shall at all times during the progress of the work keep the County Highway in as neat and clean condition as is possible and upon completion of the work authorized herein, shall leave the County Highway in a thoroughly neat, clean and usable condition.
4. The Permittee also agrees by the acceptance of this permit to properly maintain any encroachment structure placed by the Permittee on any part of the County Highway and to immediately repair any damage to any portion of the highway, which occurs as a result of the maintenance of the said encroachment structure, until such time as the Permittee may be relieved of the responsibility for such maintenance by the County of San Joaquin.
5. The Permittee also agrees by the acceptance of this permit to make, at its own expense, such repairs as may be deemed necessary by the County Department of Public Works.
6. It is further agreed by the Permittee that whenever construction, reconstruction or maintenance work upon the highway is necessary, the installation provided for herein shall, upon request of the County Department of Public Works, be immediately moved or removed by and at the sole expense of the Permittee.
7. No material used for fill or backfill in the construction of the encroachment shall be borrowed or taken from within the County right of way.
8. All work shall be planned and carried out with as little inconvenience as possible to the traveling public. No material shall be stacked within eight feet (8') of the edge of the pavement or traveled way unless otherwise provided herein. Adequate provision shall be made for the protection of the traveling public. Traffic control standards shall be utilized including barricades; approved signs and lights; and flagmen, as required by the particular work in progress.
9. The Permittee, by the acceptance of this permit, shall assume full responsibility for all liability for personal injury or damage to property which may arise out of the work herein permitted or which may arise out of the failure of the part of the Permittee to properly perform the work provided under this permit. In the event any claim of such liability is made against the County of San Joaquin or any department, official or employee thereof, the Permittee shall defend, indemnify, and hold each of them harmless for such claim.
10. All backfill material is to be moistened as necessary and thoroughly compacted with mechanical means. If required by the County Director of Public Works, such backfill shall consist of gravel or crushed rock. The Permittee shall maintain the surface over structures placed hereunder as may be necessary to insure the return of the roadway to a completely stable condition and until relieved of such responsibility by the County Department of Public Works. Wherever a gravel, crushed rock or asphalt surface is removed or damaged in the course of work related to the permitted encroachment, such material shall either be separately stored and replaced in the roadway as nearly as possible in its original state or shall be replaced in kind, and the roadway shall be left in at least as good a condition as it was before the commencement of operations of placing the encroachment structure.
11. Whenever it becomes necessary to secure permission from abutting property owners for the proposed work, such authority must be secured by the Permittee prior to starting work.
12. The current and future safety and convenience of the traveling public shall be given every consideration in the location and methods of construction utilized.
13. The Permittee is responsible for the preservation of survey monuments located within the area of work herein permitted. Prior to the start of construction, survey monuments that potentially may be disturbed shall be located and referenced by a Licensed Land Surveyor, and a Corner Record filed with the County Surveyor. Any Survey Monuments disturbed during the course of construction shall be reestablished by a Licensed Land Surveyor and another Corner Record filed with the County Surveyor. (Land Surveyors' Act Section 8771)
14. Prior to any excavation, the Permittee shall notify USA North (Underground Service Alert of Northern California and Nevada) at 811 or 800-227-2600 forty-eight (48) hours in advance.



COUNTY OF SAN JOAQUIN

DEPARTMENT OF PUBLIC WORKS
P.O. BOX 1810- 810 E. HAZELTON AVENUE
STOCKTON, CALIFORNIA 95201
(209) 468-3000
FAX # (209) 468-9324

Permit No: **PS-1501726**
Date Issued: 08/14/2015
Start Date: 08/17/2015
Exp. Date: 11/01/2015
Project No: PWP110005
Quad: SW

ENCROACHMENT PERMIT

To: TED BRANDVOLD
616 14TH STREET
MODESTO, CA 95354

Encroachment Type:

Driveway Approach,	Striping, Center Median	Realignment, Etc.	
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Location:

SCHULTE RD. W/O MOUNTAIN HOUSE PKWY.

In compliance with your request of 06/24/2015, permission is hereby granted to do work in County right-of-way as shown on attached application and subject to all the terms, conditions and restrictions written below or printed as general or special provisions on any part of this form. See reverse side and attached sheet, if any.

Trench excavations for service connections will not be permitted within ten feet (10') of pavement centerline unless otherwise approved by the Director. Surface of trench patches shall match in kind and be smooth and even with that of abutting surface. Special attention shall be given to depth of utilities through roadside area in anticipation of future drainage facilities, road profile and/or frontage development. All underground utility facilities are to be established and accurately dimensioned on sketches from surveyed centerline of road right of way, or from right of way (border) lines.

Permittee shall call the Department of Public Works, Field Engineering Division (Permit Inspections) at (209)953-7421 at least forty-eight hours prior to beginning any work within the County right of way. All work performed under this permit shall conform to the rules and regulations pertaining to safety established by the California Division of Industrial Safety and Cal-OSHA.

The jobsite shall be kept in a safe condition at all times by the daily removal of any excess dirt or debris which might be a hazard to either pedestrian or automobile traffic. All necessary traffic convenience and warning devices and personnel shall be provided, placed and maintained by and at the sole expense of the Permittee in accordance with the latest edition of the CALTRANS Manual of Traffic Control.

After completion of the work permitted herein, all debris, lumber, barricades, or any excess material shall be removed and the jobsite left in a neat workmanlike manner. Immediately following completion of construction permitted herein, Permittee shall fill out and mail notice of completion (see attached post card) provided by Grantor.

Special Comments:

Traffic Control Per MUTCD****See attached "Special Conditions"****

FORMS:

SS/WW

Est. Permit Fee: \$744.00

WHITE -Permittee
GOLDENROD -PWD Central File
YELLOW -Field Inspection
PINK -Permit Section

MIKE SELLING, Deputy Director
Department of Public Works

By:


Permit Section

ENCROACHMENT PERMIT GENERAL PROVISIONS

13-1

1. This permit is issued under and subject to all laws and ordinances of agencies governing the encroachment herein permitted. See the following references:

STREETS AND HIGHWAYS CODE

1. Division 1, Chapter 3.
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SAN JOAQUIN COUNTY ORDINANCES NUMBERED: 324, 441, 648, 662, 672, 695, 700, 860, 892, 3359, and 3675.

2. It is understood and agreed by the Permittee that the performance of any work under this permit shall constitute an acceptance of all the provisions contained herein and failure on the Permittee's part to comply with any provision will be cause for revocation of this permit. Except as otherwise provided for public agencies and franchise holders, this permit is revocable on five days notice.
3. All work shall be done subject to the supervision of and the satisfaction of the grantor. The Permittee shall at all times during the progress of the work keep the County Highway in as neat and clean condition as is possible and upon completion of the work authorized herein, shall leave the County Highway in a thoroughly neat, clean and usable condition.
4. The Permittee also agrees by the acceptance of this permit to properly maintain any encroachment structure placed by the Permittee on any part of the County Highway and to immediately repair any damage to any portion of the highway, which occurs as a result of the maintenance of the said encroachment structure, until such time as the Permittee may be relieved of the responsibility for such maintenance by the County of San Joaquin.
5. The Permittee also agrees by the acceptance of this permit to make, at its own expense, such repairs as may be deemed necessary by the County Department of Public Works.
6. It is further agreed by the Permittee that whenever construction, reconstruction or maintenance work upon the highway is necessary, the installation provided for herein shall, upon request of the County Department of Public Works, be immediately moved or removed by and at the sole expense of the Permittee.
7. No material used for fill or backfill in the construction of the encroachment shall be borrowed or taken from within the County right of way.
8. All work shall be planned and carried out with as little inconvenience as possible to the traveling public. No material shall be stacked within eight feet (8') of the edge of the pavement or traveled way unless otherwise provided herein. Adequate provision shall be made for the protection of the traveling public. Traffic control standards shall be utilized including barricades; approved signs and lights; and flagmen, as required by the particular work in progress.
9. The Permittee, by the acceptance of this permit, shall assume full responsibility for all liability for personal injury or damage to property which may arise out of the work herein permitted or which may arise out of the failure of the part of the Permittee to properly perform the work provided under this permit. In the event any claim of such liability is made against the County of San Joaquin or any department, official or employee thereof, the Permittee shall defend, indemnify, and hold each of them harmless for such claim.
10. All backfill material is to be moistened as necessary and thoroughly compacted with mechanical means. If required by the County Director of Public Works, such backfill shall consist of gravel or crushed rock. The Permittee shall maintain the surface over structures placed hereunder as may be necessary to insure the return of the roadway to a completely stable condition and until relieved of such responsibility by the County Department of Public Works. Wherever a gravel, crushed rock or asphalt surface is removed or damaged in the course of work related to the permitted encroachment, such material shall either be separately stored and replaced in the roadway as nearly as possible in its original state or shall be replaced in kind, and the roadway shall be left in at least as good a condition as it was before the commencement of operations of placing the encroachment structure.
11. Whenever it becomes necessary to secure permission from abutting property owners for the proposed work, such authority must be secured by the Permittee prior to starting work.
12. The current and future safety and convenience of the traveling public shall be given every consideration in the location and methods of construction utilized.
13. The Permittee is responsible for the preservation of survey monuments within the work herein permitted. If any are disturbed, the Permittee is required to tie out each location and re-establish them after completion of work, using a licensed land surveyor. A corner record must be filed in accordance with state law for any re-set monuments.

SPECIAL CONDITIONS FOR
ENCROACHMENT PERMIT

1. Maintain traffic controls for all roads. Traffic control delays shall not exceed 15 minutes. Two-way traffic shall be maintained during non-working hours. During working hours, two-way traffic control shall be maintained with one lane open and appropriate flaggers.
2. Access to all properties shall be maintained at all times except when work is occurring at the access point. Minimal delays will be allowed to provide access within the work zone area. Driveway access shall be fully restored at the end of each workday. Driveways disturbed by the contractor shall be replaced with in-kind or better materials.
3. Businesses shall be notified in writing, as approved by the County, 48 hours in advance of any impacts to their access.
4. Any areas where parking is to be restricted shall have signs noting the restrictions in place at least 48 hours in advance.
5. Work shall not be permitted within the San Joaquin County right-of-way between November 1 and March 31 without prior authorization from the San Joaquin County Field Engineering Division, contact them at 209-953-7421.
6. Final paving for trench repair or road resurfacing shall be per Caltrans' specifications and shall not occur between November 1 and March 31, without prior authorization from the San Joaquin County Field Engineering Division, contact them at 209-953-7421.
7. All pavement markings destroyed or obliterated must be replaced in kind by the permittee. Typical pavement markings include, but not limited to, lane lines, centerlines, stop and stop ahead legends, limit lines, raised pavement markers and miscellaneous delineators.
8. The Permittee is responsible for the preservation of survey monuments located within the area of work herein permitted. Prior to the start of construction, survey monuments that potentially may be disturbed shall be located and referenced by a Licensed Land Surveyor, and a Corner Record filed with the County Surveyor. Any Survey Monuments disturbed during the course of construction shall be reestablished by a Licensed Land Surveyor and another Corner Record filed with the County Surveyor. (Land Surveyors' Act Section 8771)
9. County roads shall be kept clean from mud and debris at all times along the access points and work zone areas during entire project. All standard roadway striping and signage shall be clearly visible, maintained and restored throughout the construction zone during and after the project.
10. In addition to standard dust control measures, streets shall be maintained in a clean condition, free of dirt, mud and debris during construction activities. The contractor shall provide daily, or as needed, street sweeping using a modern mechanical or vacuum-assisted street sweeper.
11. The contractor shall not conduct construction operations in rain or heavy fog conditions.

16-1501770

APPLICATION FOR ENCROACHMENT PERMIT

PLEASE PRINT:

Date 5.10.15

To: San Joaquin County
Department of Public Works
COMMERCIAL ARCHITECTURE, INC.
TED BRANDVOLD
(Applicant Name)

1010 14TH STREET
(Mailing Address)

MARLBOROUGH, CA 95354
(City, State, Zip Code)

209.571.2158
(Area Code - Telephone Number)

OFFICE USE ONLY

JOB #	<u>110005</u>	REF #	
APN		CR #	
EXP. DATE	<u>8/17/15</u> <u>11/1/15</u>		
VALID	<u>8/17/15</u> TO <u>11/1/15</u>	DRIVEWAYS:	
STREET	<u>SHULTE RD.</u>	*	
AREA	<u>TRACY</u> QUAD <u>SW</u>	*	
TYPE	<u>DW, Medium striping, etc.</u>	*	
FORMS	<u>See below</u>		
NOTES			

Sketch (Detailed plans may be submitted)

SEE ATTACHED IMPROVEMENT PLANS

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on County Highway Right-of-Way on the _____ side of _____ approximately _____ feet/mile of _____, by performing the following work (description of work):

CENTER MEDIAN RE-ALIGNMENT, CENTERLANE RESTRIPING, DRIVEWAY
APPROACH, INSTALLATION OF SIGNS, ETC.

Work will commence on or about 8/15/15 for approximately 90 days.

I, the undersigned, certify that I am the owner of the respective property, or am qualified to represent the owner and agree to do the work described above in accordance with the rules and regulations of San Joaquin County and subject to inspection and approval.

[Signature]
Signature of Applicant - Title

5.10.15
Date