



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-1801296
Date Issued: 04/20/2018
Start Date: 04/23/2018
Exp. Date: 09/01/2018
Project No: PWP790094
Quad: NE

ENCROACHMENT PERMIT

To: TEICHERT CONSTRUCTION
265 VAN DERVIN PARKWAY
STOCKTON, CA 95206

Encroachment Type:

Paving Conform &	Traffic Control Detour		
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Location:

SOUTHLAND RD. E/O THE MANTECA CITY LIMIT LINE AT MITCHELL RD.

In compliance with your request of **04/20/2018**, 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"*****All Improvements are within the City of Manteca - Project is the "Backbone Improvements - Shadowbrook"*****

FORMS:

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Est. Permit Fee: \$7,537.57

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

KRIS BALAJI, 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
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.

SPECIAL CONDITIONS FOR
SHADOWBROOK SUBDIVISION IMPROVEMENTS
ENCROACHMENT PERMIT

1. Maintain traffic controls for all roads. All signs and spacing shall meet MUTCD Standards.
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. Residents and 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. Existing fences shall not be removed without written consent of the property owner. Such consent shall be submitted to the County prior to the removal. Fences removed shall be restored with in-kind or better materials. Restored fences shall not encroach into County right-of-way.
6. All destroyed or obliterated pavement markings 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.
7. 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)
8. Final paving or road resurfacing shall be per Caltrans' specifications.
9. Class II Aggregate Base shoulder backing is required from the edge of pavement, a minimum of 4-inches thick by 4-feet wide.
10. 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.
11. 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.
12. The contractor shall not conduct construction operations in rain or heavy fog conditions.

APPLICATION FOR ENCROACHMENT PERMIT

PLEASE PRINT:

Date 04/16/2018

To: San Joaquin County
Department of Public Works

Teichert Construction
(Applicant Name)

205 Val Derrin Pkwy.
(Mailing Address)

Stockton, CA, 95206
(City, State, Zip Code)

(209) 983-2373
(Area Code - Telephone Number)

kz1880@teichert.com
(Email Address)

OFFICE USE ONLY

JOB # 790099 REF # _____
APN _____ CR # _____
EXP. DATE 9/1/18
VALID 4/23/18 TO 9/1/18 DRIVEWAYS: _____
STREET College Ave., Lathrop Rd. * _____
AREA Manitoba QUAD NE * _____
TYPE Detour for construction within City Limits
FORMS _____
NOTES _____

Sketch (Detailed plans may be submitted)

See plans sent via e-mail.
Plans w/ Scott Cooper

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on County Highway Right-of-Way on the both sides side of College Rd & Lathrop Rd. approximately 300 (feet) mile North of Southland Rd and 300 ft E of Manteca, by performing the following work (description of work):

*** Installation of underground utilities throughout Southland Road within the City of Manteca limits. Detours bypassing the road closure will run through the private property. Open excavations will fill the entirety of Southland Rd ***
Work will commence on or after 04/23/2018 for approximately 120 days.

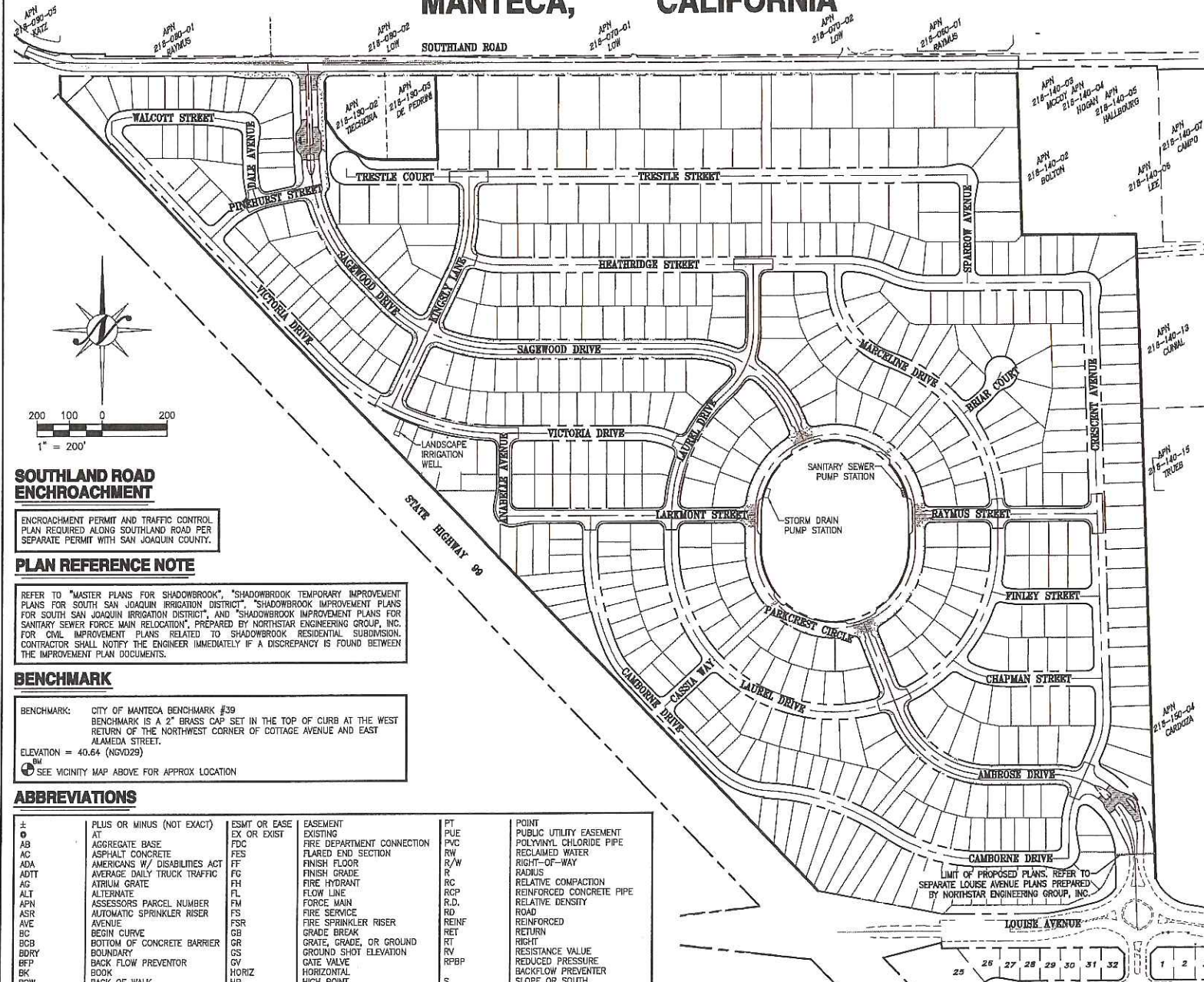
I, the undersigned, certify that I am the owner of the respective property, or am qualified to represent the owner and agree to do the work described above in accordance with the rules and regulations of San Joaquin County and subject to inspection and approval.

[Signature] Project Engineer
Signature of Applicant - Title

04/16/2018
Date

**BACKBONE IMPROVEMENT PLANS FOR
SHADOWBROOK - TRACT No. 3449
UNIT No. 1
MANTECA, CALIFORNIA**

LEGEND	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
SAWCUT	N/A	
CURB, GUTTER AND SIDEWALK		
FLOWLINE 4.5" DRIVE OVER CURB	N/A	
FLOWLINE 6" VERTICAL CURB	N/A	
EDGE OF PAVEMENT		
GRADING TRANSITION	N/A	
STORM DRAIN SYSTEM I.D.	N/A	
STORM DRAIN (MAIN)	EX12"SD	12"SD
STORM DRAIN (SERVICE)	EX12"SD	12"SD
STORM BACK CHARGE FLOW TO BASIN	12"SD	12"SD
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
DRAIN INLET		
DRAIN INLET ON MAINTENANCE HOLE		
WATER SYSTEM I.D.	N/A	
WATER (MAIN)	8" W	8" W
WATER (SERVICE)	8" W	8" W
WATER VALVE	WV	WV
WATER BLOW OFF VALVE	BO	BO
BACK FLOW PREVENTOR	BFP	BFP
DOUBLE DETECTOR CHECK VALVE	DDCV	DDCV
POST INDICATOR VALVE (SINGLE)	PV	PV
FIRE DEPARTMENT CONNECTION	FDC	FDC
FIRE HYDRANT		
FIRE SPRINKLER RISER	N/A	FSR
WATER METER	W	W
SEWER SYSTEM I.D.	N/A	
CLEANOUT		
SEWER MAINTENANCE HOLE		
SEWER (MAIN)	EX12"SS	12"SS
SEWER (SERVICE)	EX12"SS	12"SS
JOINT TRENCH (APPROX LOCATION)		
OVER HEAD ELECTRICAL		N/A
SERVICE POLE		N/A
JOINT POLE		N/A
JOINT POLE WITH LIGHT		N/A
POWER POLE		N/A
TELEPHONE POLE		N/A
GUY		N/A
ELECTRICAL MAINTENANCE HOLE		N/A
ELECTROLIER		T1-ELC (OFFSITE) T2-ELC (IN-TRACT)
UTILITY BOX		
GAS LINE		N/A
GAS VALVE	GV	N/A
PAD ELEVATION	158.72	158.0
TOP OF CURB ELEVATION	68.34 TC	67.74 C
ORIGINAL GROUND	158.82	N/A
DIRECTION OF FLOW	003	035
CONTOURS		
GRADING TRANSITION	N/A	
WALL (MASONRY)		
BARRICADE		
FENCE (CHAINLINK OR VINYL)		
FENCE (WOOD OR WROUGHT IRON)		
TREE OR SHRUB		N/A
TREE STUMP		N/A
NON-POTABLE WATER	EX8"NW	8"NW
IRRIGATION	36"IRR	36"IRR
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MAINTENANCE HOLE/VENT		
SIGN		
KEYNOTE SYMBOL		
DETAIL BUBBLE	N/A	DETAIL NO. (X) OR (O) SHEET NO.




SOUTHLAND ROAD ENCHROACHMENT

PLAN REFERENCE NOTE

REFER TO "MASTER PLANS FOR SHADOWBROOK," "SHADOWBROOK TEMPORARY IMPROVEMENT PLANS FOR SOUTH SAN JOAQUIN IRRIGATION DISTRICT," "SHADOWBROOK IMPROVEMENT PLANS FOR SOUTH SAN JOAQUIN IRRIGATION DISTRICT," AND "SHADOWBROOK IMPROVEMENT PLANS FOR FAMILY WAY SEWER WASTEWATER COLLECTION," PREPARED BY NORTHEAST ENGINEERING GROUP, INC. FOR CIVIL IMPROVEMENT PLANS RELATED TO SHADOWBROOK RESIDENTIAL SUBDIVISION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE IMPROVEMENT PLAN DOCUMENTS.

BENCHMARK

BENCHMARK: CITY OF MANTECA BENCHMARK #39
BENCHMARK IS A 2" BRASS CAP SET IN THE TOP OF CURB AT THE WEST
RETURN OF THE NORTHWEST CORNER OF COTTAGE AVENUE AND EAST
ALAMEDA STREET.
ELEVATION = 40.64 (NSVD29)

 SEE VICINITY MAP ABOVE FOR APPROX LOCATION

ABBREVIATIONS

	PLUS OR MINUS (NOT EXACT)	ESMT OR EXIST	EASEMENT	PT	POINT
#	AT	EX OR EXIST	EXISTING	PUE	PUBLIC UTILITY EASEMENT
A8	AGGREGATE BASE	FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE PIPE
AC	ASPHALT CONCRETE	FES	FLARED END SECTION	RW	RECLAIMED WATER
ADA	ADVERSE W/ DISABILITIES ACT	FT	FINISH FLOOR	R/W	RIGHT-OF-WAY
ADDT	AVERAGE DAILY TRUCK TRAFFIC	FG	FINISH GRADE	R	RADIUS
AG	ATRIUM GRATE	FH	FIRE HYDRANT	RC	RELATIVE COMPACTION
ALT	ALTERNATE	FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE
APN	ASSESSORS PARCEL NUMBER	FM	FIRE MAIN	R.D.	RELATIVE DENSITY
ASR	AUTOMATIC SPRINKLER RISER	FIS	FIRE SERVICE	RD	ROAD
AVE	AVENUE	FSR	FIRE SPRINKLER RISER	REINF	REINFORCED
BC	BEGIN CURVE	GB	GRADE BREAK	RET	RETURN
BBR	BOTTOM OF CONCRETE BARRIER	GR	GRADE, GRADE, OR GROUND	RHT	RIGHT
BDRY	BARRIER	GS	GROUND SHOT ELEVATION	RI	RESISTANCE VALUE
BFP	BACK FLOW PREVENTOR	GV	GRADE VALVE	RFPB	REDUCED PRESSURE
BK	BOOK	HORIZ	HORIZONTAL		BACKFLOW PREVENTOR
BOW	BACK OF WALK	HP	HIGH POINT	S	SLOPE OR SOUTH
BSP	BEGIN STIPING	HPS	HIGH PRESSURE SODIUM	SJC	SAN JOAQUIN COUNTY
BSL	BUILDING SETBACK LINE	HT	HEIGHT	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	HWY	HIGHWAY	SG	SUB-GRADE
BW	BOTTOM OF WALL	ID	INSIDE DIAMETER	SH	SHED
C&G OR C.G.	CURE AND GUTTER	INVT	INVERT	SIW	SIMILAR
CB	CATCH BASIN	IRR	IRRIGATION	SNS	STREET NAME SIGN
CDS	CONTINUOUS DEFLECTION SEPARATORS	LF	LINEAL FEET OR LINEAR FEET	SSJD	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
CIP	CAST IRON PIPE	LP	LOW POINT	ST	STREET
CL OR CL	CENTER LINE	LT	LEFT	STA	STATION
CMP	CORRUGATED METAL PIPE	JT	JOINT TRENCH	STD	STANDARD
COM OR C.O.M.	CLEAN OUT	MAX	MAXIMUM	S/W OR SW	SIDEWALK
COMP.	CITY OF MANTENCA	M	MAINTENANCE HOLE	SS	SANITARY SEWER
CONC OR CC	COMPACTION	MIN	MINIMUM	TC	TOP OF CURB
CR	CONCRETE	N	NORTH	TD	TRENCH DRAIN
CT	CURB RETURN	NDS	NDS INC. (MANUFACTURER)	TEMP	TEMPORARY
CV	CITY	NIC	NOT INCLUDED	TOP OF GRADE	TOP OF GRADE
DDCV	CHECK VALVE	NSE	NORTHSTAR ENGINEERING	THRU	THROUGH
DI	DOUBLE DETECTOR CHECK VALVE	NTS	NOT TO SCALE	TI	TRAFFIC INDEX
DIP	DRAIN INLET	OC	ON CENTER	TOP OF WALL	TOP OF WALL
(DOM)	DIAMETER	OG	ORIGINAL GROUND / GRADE	TPE	TYPE TREE PLANTING EASEMENT
DIP	DUCTILE IRON PIPE	P OR PAV	PAVEMENT	TYP	TYPICAL
(DOM)	DOMESTIC	PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE	UON	UNLESS OTHERWISE NOTED
DR	DRIVE	PG	PAGE	VERT	VERTICAL
DW	DRAINWAY	PGK	PAGE	VSP	VITRIFIED CLAY PIPE
E	EAST	PGKE	PACIFIC GAS AND ELECTRIC	W	WATER OR WEST
EC	END OF CURVE	PIN	POST INDICATOR VALVE	WM	WATER METER
ELC	ELECTROJOLY	PL	PROPERTY LINE	WS	WATER SERVICE
ELEV	ELEVATION	PM	PARCEL MAP	WY	WAY
EP	EDGE OF PAVEMENT	PP	POWER POLE	W/	WITH
ES	END OF RETURN	PRC	POINT OF REVERSE CURVATURE	WWF	WELDED WIRE FABRIC
ES	END STRIPING	PROF	PROFILE		

SSJID APPROVALS

APPROVED SUBJECT TO THE DATA SHOWN, SSJID AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS THAT MAY BE PRESENT ON THE THESE PLANS.

SSJD DIRECTOR OF ENGINEERING

CITY OF MANTECA APPROVALS

APPROVED SUBJECT TO THE DATA SHOWN, THE CITY OF MANTECA AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS THAT MAY BE PRESENT ON THESE PLANS.

PREPARED BY

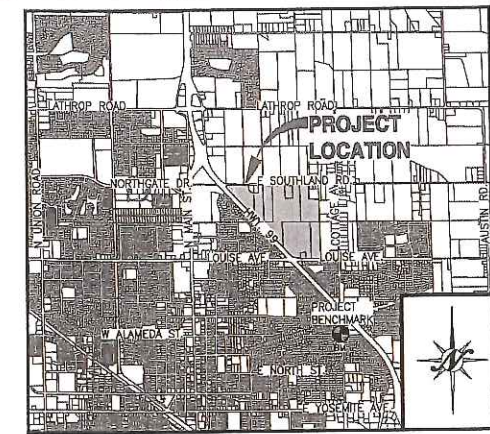
PREPARED BY:
NORTHSTAR ENGINEERING
GROUP, INC.
620 12TH STREET
MODESTO, CA 95354
T: (209) 524-3525
F: (209) 524-3526

CONTACT:
ANTHONY DE MELO, PE

PREPARED FOR

OWNER: TRUMARK HOMES
3001 BISHOP DRIVE
SUITE 100
SAN RAMON, CA 94583
T: (925) 999-3950

CONTACT: HEIDE ANTONESCU



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		146.	PUS22 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		147.	PUS23 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		148.	PUS24 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		149.	PUS25 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		150.	PUS26 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		151.	PUS27 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		152.	PUS28 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		153.	PUS29 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		154.	PUS30 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		155.	PUS31 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		156.	PUS32 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		157.	PUS33 PRIVATE STREET LIGHTING DETAILS & SITE PLAN
		158.	PUS34 PRIVATE STREET LIGHTING DETAILS & SITE PLAN</

SAN JOAQUIN COUNTY APPROVALS

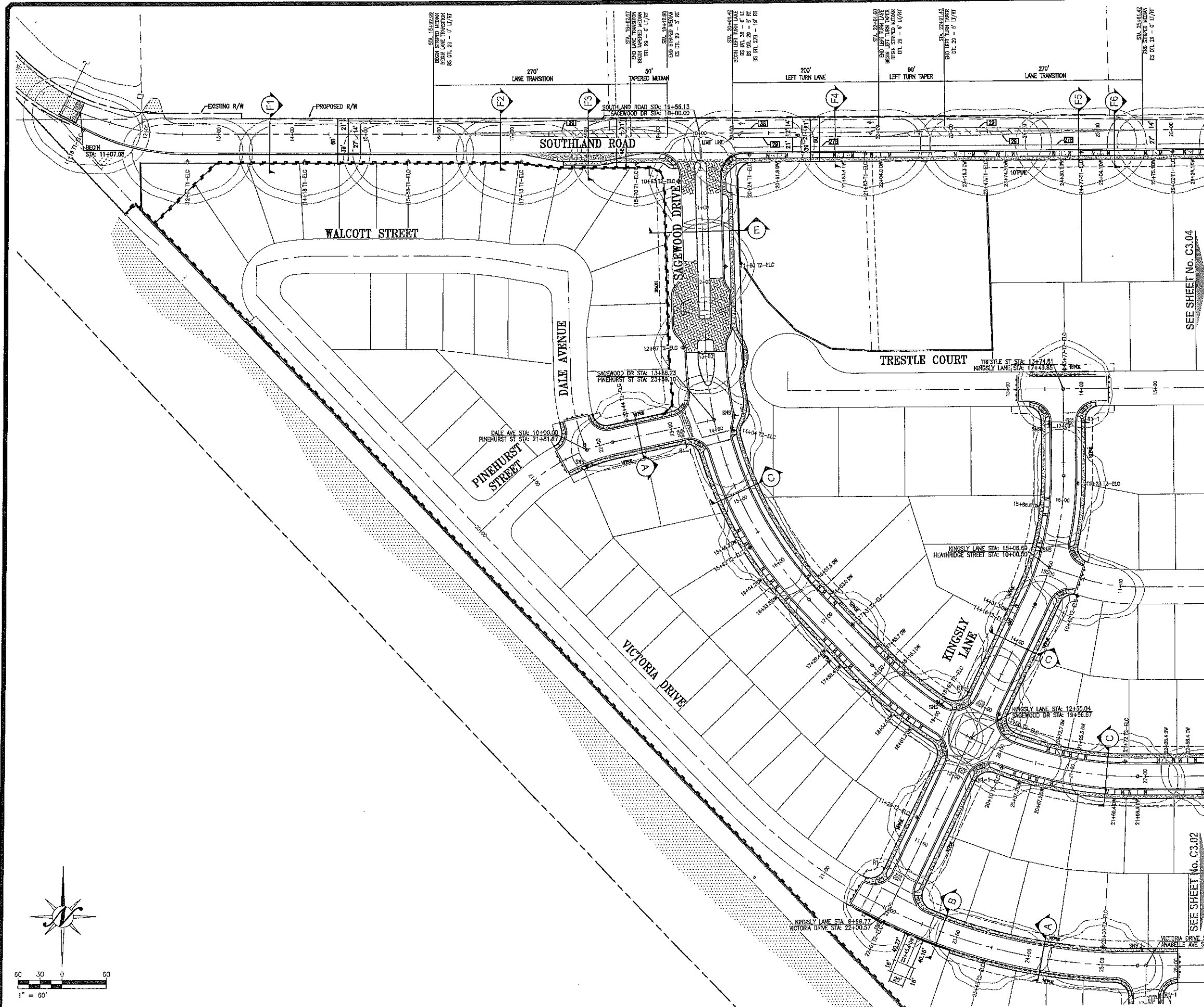
COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

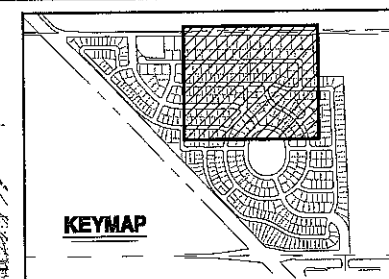
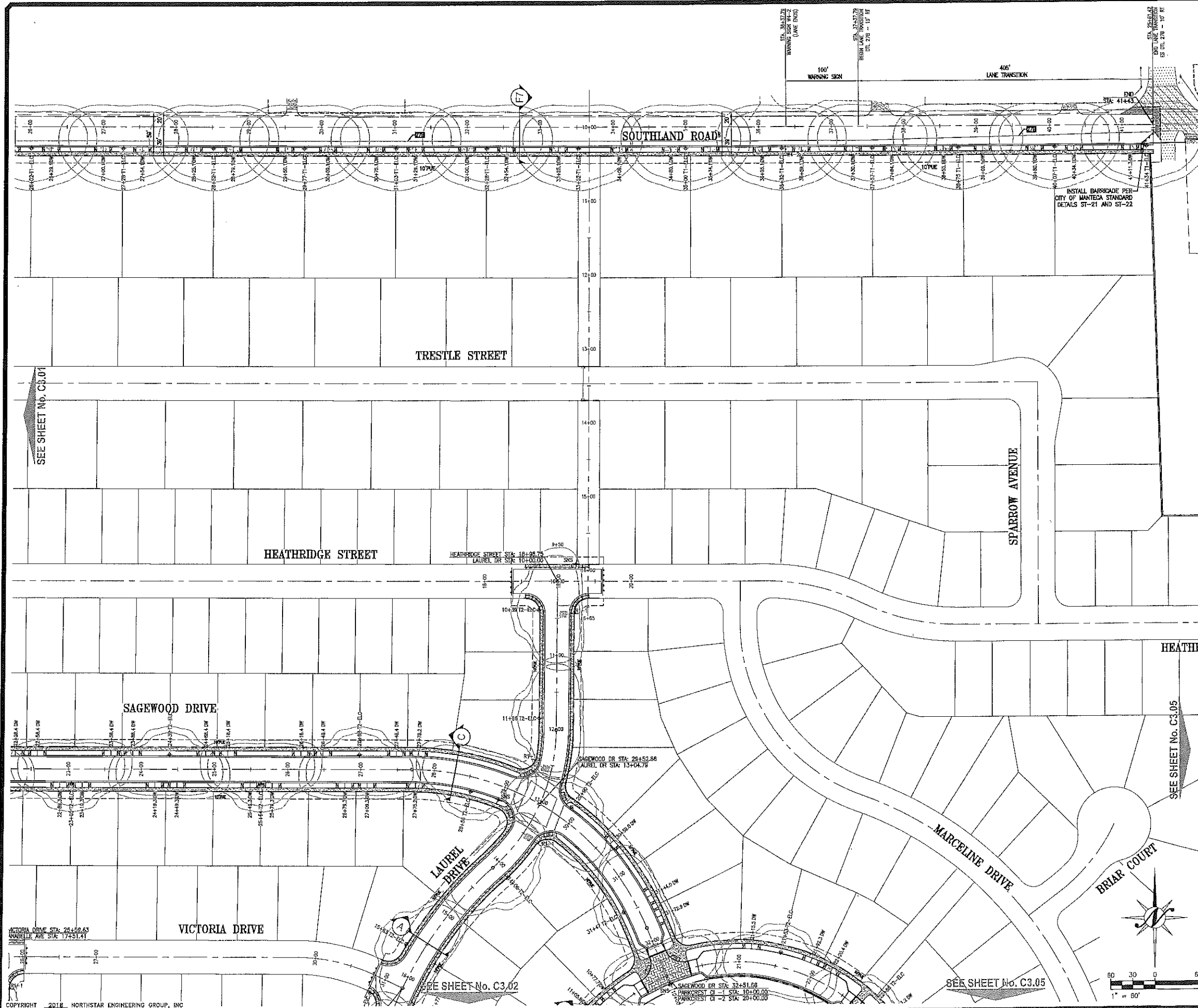
APPROVED AS "ENCRAGEMENT PERMIT PLAN SET"
APPROVED FOR WORK WITHIN COUNTY RIGHT-OF-WAY ONLY

APPROVED: Alex Chetley DATE: 4-20-18

RCE NO: 55407 EXP. DATE: 12/31/18

ENCRAGEMENT PERMIT NO: 15-1801296 DATE ISSUED: 4/20/18 BY: S. Cooper





HATCH LEGEND

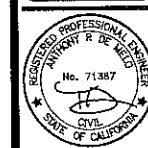
EXISTING PAVEMENT	PROPOSED ASPHALT (SEE NOTE 3)
EXISTING CONCRETE	PROPOSED CONCRETE (SEE NOTE 3)
GRIND AND OVERLAY	PROPOSED STAMPED ASPHALT (SEE NOTE 3)

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS AS SHOWN ON THIS PLAN ARE TAKEN FROM EITHER THE CENTERLINE, FACE OF CURB, EDGE OF SIDEWALK, CENTERLINE OF STRIPING, AND/OR PROPOSED/ EXISTING RIGHT-OF-WAY. REFER TO CROSS-SECTIONS OF SHEET C1.04.
- CONTRACTOR TO REFER TO PROJECT FINAL MAP FOR LOCATING, ORIENTATION, AND ALIGNMENT OF PROPOSED CENTERLINES, LOT LINES, RIGHT-OF-WAYS, AND EASEMENTS, IF THERE IS A DISCREPANCY BETWEEN THESE PLANS AND THE PROJECT FINAL MAP, CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL CONSTRUCT PAVEMENT, CURB, GUTTER, AND SIDEWALK SECTIONS AS SHOWN ON THESE PLANS. PAVEMENT SECTION TO BE IN ACCORDANCE WITH STREET SECTION TABLE ON SHEET C1.04 AND PER CITY OF MANTECA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT 4.5" DRIVE-OVER CURBS IN ACCORDANCE WITH CITY OF MANTECA STANDARD DETAIL ST-10 AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALKS IN ACCORDANCE WITH CITY OF MANTECA STANDARD DETAIL ST-6, ST-7, ST-10 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT ADA ACCESSIBLE CURB RAMPS IN ACCORDANCE WITH CITY OF MANTECA STANDARD DETAIL ST-12 AND ST-13 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE.
- CONTRACTOR SHALL CONSTRUCT RESIDENTIAL DRIVEWAYS IN ACCORDANCE WITH CITY OF MANTECA STANDARD DETAIL ST-8A, ST-8B (WHERE APPLICABLE), DETAIL 5 ON SHEET C1.03, AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. CONTRACTOR TO NOTIFY DEVELOPER AND ENGINEER 72 HOURS PRIOR TO CONSTRUCTION OF DRIVEWAYS TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONSTRUCT EXPANSION JOINTS PER CITY OF MANTECA STANDARDS AND SPECIFICATIONS AT ALL LOCATIONS WHERE PROPOSED AND FUTURE CONCRETE IMPROVEMENTS ABUT.
- CONTRACTOR SHALL CONSTRUCT LAP JOINT PER DETAIL 7 ON SHEET C1.03 AT ALL LOCATIONS WHERE PROPOSED AND EXISTING ASPHALT ABUT.
- CONTRACTOR TO INSTALL CURB TRANSITION FROM 6" VERTICAL CURB TO 4.5" DRIVE OVER CURB AT CURB RETURNS PER CITY OF MANTECA STANDARD DETAIL ST-11. REFER TO DETAIL 6 ON SHEET C1.03 FOR ADDITIONAL INFORMATION.
- FOR TRAFFIC CALMING AROUND CENTRAL PARK REFER TO SHEET C1.03, DETAIL 2 FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO INSTALL ADDITIONAL TEMPORARY PAVEMENT AT STUB STREETS TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND PER CITY OF MANTECA STANDARD DETAIL ST-40.
- CONTRACTOR SHALL INSTALL, HEADERBOARD, BARRICADE, AND SIGNAGE FOR STUBBED STREETS IN ACCORDANCE WITH CITY OF MANTECA STANDARD DETAIL ST-20.
- DECORATIVE STREET LIGHTS ALONG SOUTHLAND ROAD TO BE TYPE 1, 2-INCH PER "STEINBERG LIGHTING" DRAWING NUMBER SC25334. IN-TRACT LIGHTING TO BE TYPE 2, JEFFERSON SERIES LIGHT POLE PER "HAPCO" DRAWING NUMBER 633412. STREET LIGHTING TO BE CONSTRUCTED PER CITY OF MANTECA STANDARD SPECIFICATIONS. FINAL OFFSITE AND IN-TRACT STREET LIGHTING LOCATIONS AND DESIGN TYPE TO BE IN ACCORDANCE WITH LIGHTING PLANS PREPARED BY GACALONE DESIGN. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL INSTALL CENTER LINE MONUMENT PER CITY OF MANTECA STANDARD DETAIL ST-15 AND ST-16.
- STREET LIGHTS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL STREET LIGHT, PULL BOX, AND CONDUIT PER SEPARATE JOINT TRENCH PLANS.
- CONTRACTOR SHALL INSTALL CROSSWALK PER CITY OF MANTECA STANDARD DETAIL ST-19.
- CONTRACTOR SHALL INSTALL STOP BAR AND LEGEND PER CITY OF MANTECA STANDARD DETAIL ST-41.
- CONTRACTOR SHALL INSTALL STOP SIGN PER CITY OF MANTECA STANDARD DETAIL ST-19.
- CONTRACTOR SHALL INSTALL STREET NAME SIGN PER CITY OF MANTECA STANDARD DETAIL ST-18 AND ST-19.
- ARROWS AND LANE STRIPING CALL-OUTS IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD MANUAL (CALIFORNIA EDITION).



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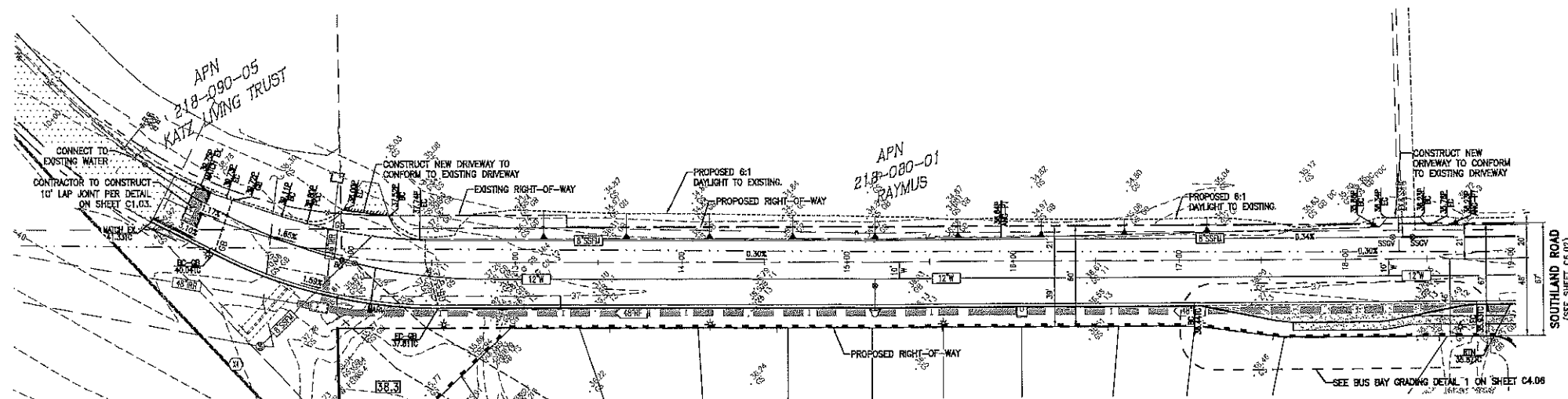
CALCULATED SITE, ELECTROLIER, STRIPING, AND DRIVEWAY PLAN
BACKBONE IMPROVEMENT PLANS FOR SHADOWBROOK

Northstar Engineering Group, Inc.
 680 12th Street
 Manteca, CA 95254
 (209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 13-1323
 DATE: 3/8/2018
 SCALE: AS SHOWN
 DRAWN BY: CHX
 CHECKED BY: APP

SHEET NUMBER

C3.04



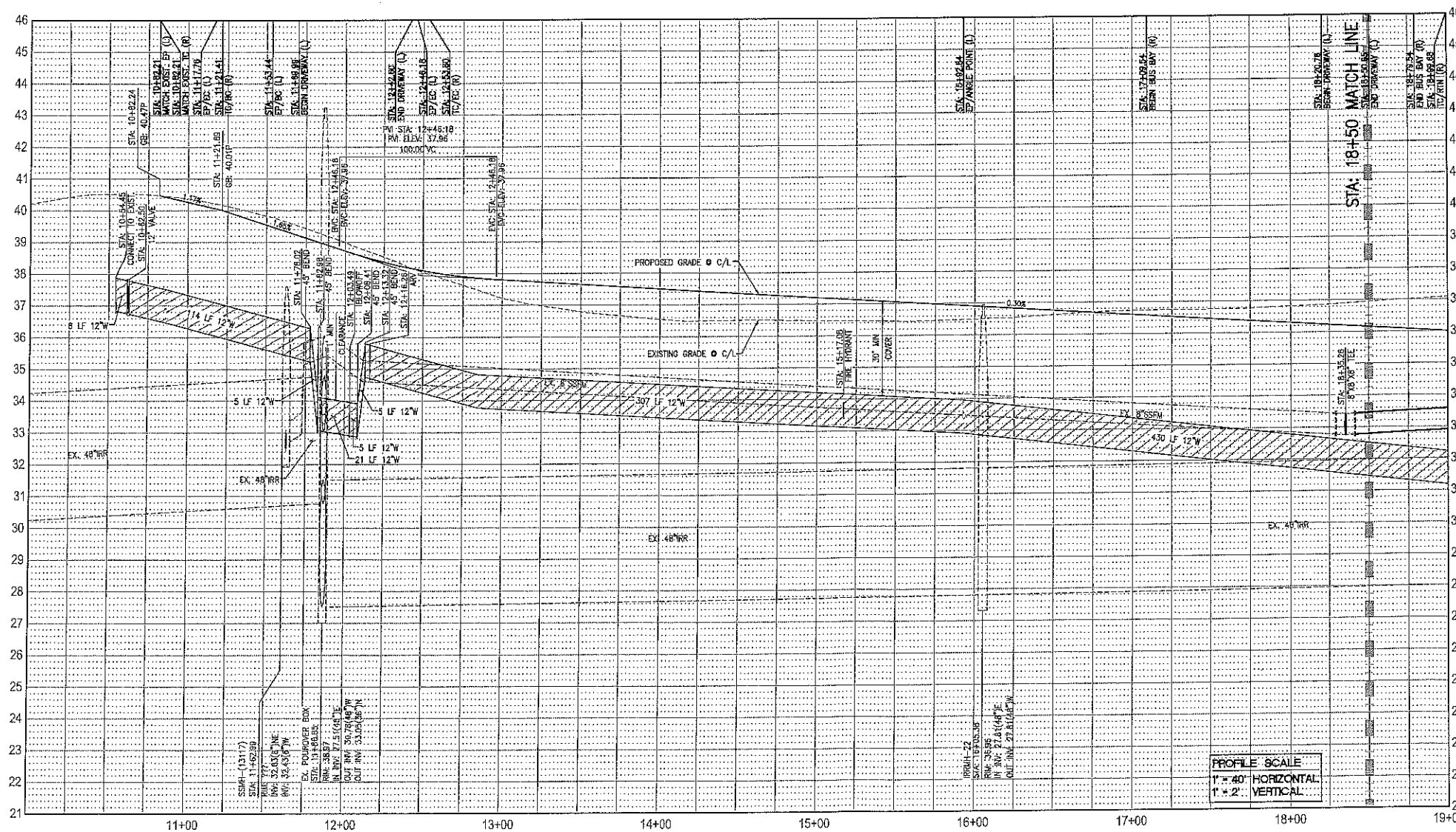
KEYMAP

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL PROTECT EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES, FIRE HYDRANTS, AND/OR WATER SERVICES DURING THE COURSE OF CONSTRUCTION AND REPAIR AND/OR REPLACE IF DAMAGED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ADJUST EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES AND/OR FIRE HYDRANTS TO FINISH GRADE PER THESE PLANS. SEE GRADING PLANS FOR ADDITIONAL GRADING INFORMATION.
2. CONTRACTOR SHALL CONNECT TO EXISTING STORM MAIN, SEWER MAIN, WATER MAIN, MANHOLE, AND/OR SURF. IF NECESSARY, CONTRACTOR SHALL REMOVE EXISTING BLOWOFF OR CLEANOUT. CONTRACTOR SHALL EXCAVATE EXISTING SEWER MAINS, STORM DRAIN MAINS, WATER MAINS, MANHOLES, AND/OR STUBS AT ALL PROPOSED POINTS OF CONNECTION OF LINES AND LATERALS PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT PRIOR TO THE INSTALLATION OF ANY PORTION OF THE PROPOSED UTILITY SYSTEM. CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. ALL TRENCHING AND REPAIRING FOR PROPOSED UTILITY LINES AND LATERALS SHALL BE IN STRICT ACCORDANCE WITH CITY OF MANTECA STANDARD DETAILS U-4, U-5, U-8 AND U-7 (WHERE APPLICABLE) AND THE CITY OF MANTECA STANDARD SPECIFICATIONS.
4. UTILITIES TO BE LOCATED IN THE STREET IN ACCORDANCE WITH CROSS SECTION "U" ON SHEET C1.04 AND CITY OF MANTECA STANDARD DETAIL U-5.
5. PROPOSED IRRIGATION SYSTEM AND OFFSITE SANITARY SEWER FORCE MAIN RELOCATION SHOWN FOR REFERENCE PURPOSES. REFER TO SEPARATE PLANS PREPARED BY NORTHEAST ENGINEERING GROUP FOR ADDITIONAL INFORMATION.
6. ALL UTILITIES ARE TO BE STUBBED 5' BEYOND THE END OF PROPOSED IMPROVEMENTS PER THE CITY OF MANTECA STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF THE STUB WORK. THE CONTRACTOR SHALL SURVEY THE STUB LOCATION PRIOR TO BACKFILL.

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS AS SHOWN ON THIS PLAN ARE TAKEN FROM EITHER THE CENTERLINE, FACE OF CURB, EDGE OF SIDEWALK, CENTERLINE OF STRIPING, AND OR PROPOSED/ EXISTING RIGHT-OF-WAY. REFER TO CROSS-SECTIONS OF SHEET C1.04.
2. CONTRACTOR TO REFER TO PROJECT FINAL MAP FOR LOCATING, ORIENTATION, AND ALIGNMENT OF PROPOSED CENTERLINES, LOT LINES, RIGHT-OF-WAYS, AND EASEMENTS. IF THERE IS A DISCREPANCY BETWEEN THESE PLANS AND THE PROJECT FINAL MAP, CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL CONSTRUCT PAVEMENT, CURB, GUTTER, AND SIDEWALK SPECIFICATIONS AS SHOWN ON THESE PLANS. PARALLEL SECTION TO BE IN ACCORDANCE WITH STREET SECTION TABLE ON SHEET C1.04 AND PER CITY OF MANTENCA STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL CONSTRUCT 4.5" DRIVE-OVER CURBS IN ACCORDANCE WITH CITY OF MANTENCA STANDARD DETAIL ST-10 AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALKS IN ACCORDANCE WITH CITY OF MANTENCA STANDARD DETAIL ST-6, ST-7, ST-10 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONSTRUCT ADA ACCESSIBLE CURB RAMPS IN ACCORDANCE WITH CITY OF MANTENCA STANDARD DETAIL ST-12 AND ST-13 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE.
7. CONTRACTOR SHALL CONSTRUCT RESIDENTIAL DRIVEWAYS IN ACCORDANCE WITH CITY OF MANTENCA STANDARD DETAIL ST-8A, ST-8B (WHERE APPLICABLE), DETAIL 5 ON SHEET C1.03, AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. CONTRACTOR TO NOTIFY DEVELOPER AND ENGINEER 72 HOURS PRIOR TO CONSTRUCTION OF DRIVEWAYS TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONSTRUCT EXPANSION JOINTS PER CITY OF MANTENCA STANDARDS AND SPECIFICATIONS AT ALL LOCATIONS WHERE PROPOSED AND FUTURE CONCRETE IMPROVEMENTS ADJUT.
9. CONTRACTOR SHALL CONSTRUCT LAP JOINT PER DETAIL 7 ON SHEET C1.03 AT ALL LOCATIONS WHERE PROPOSED AND EXISTING ASPHALT ADJUT.
10. CONTRACTOR TO INSTALL CURB TRANSITION FROM 6" VERTICAL CURB TO 4.5" DRIVE OVER CURB AT CURB RETURNS PER CITY OF MANTENCA STANDARD DETAIL ST-11. REFER TO DETAIL 6 ON SHEET C1.03 FOR ADDITIONAL INFORMATION.
11. FOR TRAFFIC CALMING AROUND CENTRAL PARK ROAD TO SHEET C1.03, DETAIL 2 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR TO INSTALL ADDITIONAL TEMPORARY PAVEMENT AT STUB STREETS TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND PER CITY OF MANTENCA STANDARD DETAIL ST-40.
13. CONTRACTOR SHALL INSTALL HEADERBOARD, BARRICADE, AND SIGNAGE FOR STUBBED STREETS IN ACCORDANCE WITH CITY OF MANTENCA STANDARD DETAIL ST-20.
14. DECORATIVE STREET LIGHTS ALONG SOUTHLAND ROAD TO BE TYPE 1, 2-INCH PER "STEINBERG LIGHTING" DRAWING NUMBER SC265534, IN-TRACT LIGHTING TO BE TYPE 2, JEFFERSON STREET LIGHT POWER WAPC DRAWING 11111, REFER TO DETAIL 6 ON SHEET C1.03 TO BE CONSTRUCTED PER CITY OF MANTENCA STANDARD SPECIFICATIONS. FINAL OFFSITE AND IN-TRACT STREET LIGHTING LOCATIONS AND DESIGN TYPE TO BE IN ACCORDANCE WITH LIGHTING PLANS PREPARED BY CULACINE DESIGN. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.



PROFILE SCALE	
1" = 40'	HORIZONTAL
1" = 2'	VERTICAL

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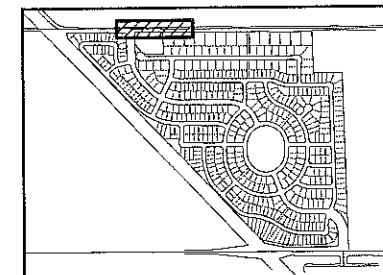
PLAN & PROFILE	<p>SOUTHLAND ROAD</p> <p>STA. 10+00 TO 18+50</p> <p>BACKBONE IMPROVEMENT PLANS FOR</p> <p>SHADOWBROOK</p>
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NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
850 12th Street
Modesto, CA 95354

JOB #:	13-1323
DATE:	3/8/2018
SCALE:	AS SHOWN
DRAWN:	KCW
DESIGN:	KCW
CHK'D:	APD

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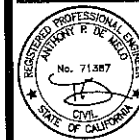
KEYMAP

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL PROTECT EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES, FIRE HYDRANTS, AND/OR WATER SERVICES DURING THE COURSE OF CONSTRUCTION AND REPAIR AND/OR REPLACE IF DAMAGED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ADJUST EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES, AND/OR FIRE HYDRANTS TO FINISH GRADE PER THESE PLANS, SEE GRADING PLANS FOR ADDITIONAL GRADING INFORMATION.
2. CONTRACTOR SHALL CONVECT TO EXISTING STORM MAIN, SEWER MAIN, WATER MAIN, MANHOLE, AND/OR STUB IF NECESSARY. CONTRACTOR SHALL REMOVE EXISTING CLEANOUT OR CLEANOUT. CONTRACTOR SHALL EXCAVATE EXISTING SEWER MAINS, STORM DRAIN MAINS, WATER MAINS, MANHOLES, AND/OR STUBS AT ALL PROPOSED POINTS OF CONVECTION OF LINES AND LATERALS PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT PRIOR TO THE INSTALLATION OF ANY PORTION OF THE PROPOSED UTILITY SYSTEM. CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
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4. UTILITIES TO BE LOCATED IN THE STREET IN ACCORDANCE WITH CROSS SECTION "UT" ON SHEET C1.04 AND CITY OF MANTECA STANDARD DETAIL U-3.
5. PROPOSED IRRIGATION SYSTEM AND OFFICE SANITARY SEWER FORCE MAIN RELOCATION SHOWN FOR REFERENCE PURPOSES. REFER TO SEPARATE PLANS PREPARED BY NORTHBAY ENGINEERING GROUP FOR ADDITIONAL INFORMATION.
6. ALL UTILITIES ARE TO BE STUBBED 5' BEYOND THE END OF PROPOSED IMPROVEMENTS PER THE CITY OF MANTECA STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE STUB LOCATION. THAT THE ENGINEER CAN SURVEY THE STUB LOCATION PRIOR TO BACKFILL.

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS AS SHOWN ON THIS PLAN ARE TAKEN FROM EITHER THE CENTERLINE, FACE OF CURB, EDGE OF SIDEWALK, CENTERLINE OF STRIPINGS, AND/OR PROPOSED/ EXISTING RIGHT-OF-WAY. REFER TO CROSS-SECTIONS OF SHEET C1.04.
2. CONTRACTOR TO REFER TO PROJECT FINAL MAP FOR LOCATING, ORIENTATION, AND ALIGNMENT OF PROPOSED CENTERLINES, LOT LINES, RIGHT-OF-WAYS, AND EASEMENTS. IF THERE IS A DISCREPANCY BETWEEN THESE PLANS AND THE PROJECT FINAL MAP, CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL CONSTRUCT PAVEMENT, CURB, GUTTER, AND SIDEWALK SECTIONS AS SHOWN ON THESE PLANS. PAVEMENT SECTIONS TO BE IN ACCORDANCE WITH STREET SECTION TABLE ON SHEET C1.04 AND PER CITY OF MANTeca STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL CONSTRUCT 4.5" DRIVE-OVER CURBS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-10 AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALKS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-5, ST-7, ST-10 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONSTRUCT ADA ACCESSIBLE CURB RAMPS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-12 AND ST-13 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE.
7. CONTRACTOR SHALL CONSTRUCT RESIDENTIAL DRIVEWAYS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-8A, ST-8 (WHERE APPLICABLE), DETAIL 5 ON SHEET C1.03, AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. CONTRACTOR TO NOTIFY DEVELOPER AND ENGINEER 72 HOURS PRIOR TO CONSTRUCTION OF DRIVEWAYS TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONSTRUCT EXPANSION JOINTS PER CITY OF MANTeca STANDARDS AND SPECIFICATIONS AT ALL LOCATIONS WHERE PROPOSED AND FUTURE CONCRETE IMPROVEMENTS ADJUT.
9. CONTRACTOR SHALL CONSTRUCT LAP JOINT PER DETAIL 7 ON SHEET C1.03 AT ALL LOCATIONS WHERE PROPOSED AND EXISTING ASPHALT ADJUT.
10. CONTRACTOR TO INSTALL CURB TRANSITION FROM 6" VERTICAL CURB TO 4.5" DRIVE OVER CURB AT CURB RETURNS PER CITY OF MANTeca STANDARD DETAIL, DETAIL 6 ON SHEET C1.03 OR PER SHEET C1.03 FOR ADDITIONAL INFORMATION.
11. FOR TRAFFIC CALMING AROUND CENTRAL PARK REFER TO SHEET C1.03, DETAIL 2 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR TO INSTALL ADDITIONAL TEMPORARY PAVEMENT AT STUB STREETS TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND PER CITY OF MANTeca STANDARD DETAIL ST-40.
13. CONTRACTOR SHALL INSTALL, HEADERBOARD, BARRICADE, AND SIGNAGE FOR STUBBED STREETS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-20.
14. DECORATIVE STREET LIGHTS ALONG SOUTHLAND ROAD TO BE TYPE 1, 2-INCH PER "STERNBERG LIGHTING" DRAWING NUMBER SC25534. IN-TRACT LIGHTING TO BE TYPE 2, DEFERRON SERIES LIGHT POLE PER "HARPO DESIGN" REFERENCE. STREET LIGHTING TO BE CONSTRUCTED PER CITY OF MANTeca STANDARD SPECIFICATIONS, FINAL OFFSITE AND IN-TRACT STREET LIGHTING LOCATIONS AND DESIGN TYPE TO BE IN ACCORDANCE WITH LIGHT PLANS PREPARED BY GLOAGLE DESIGN. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

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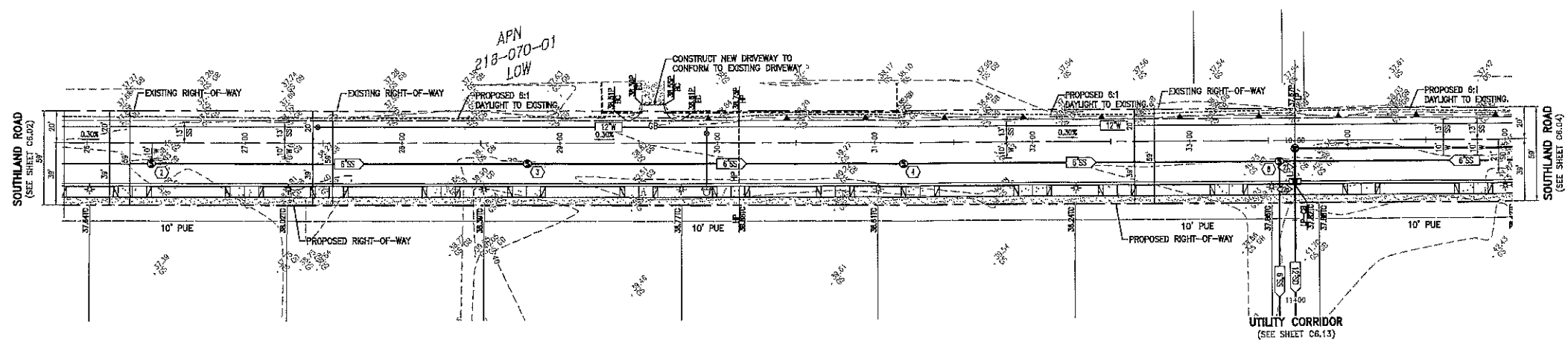
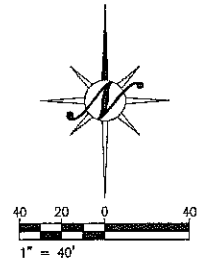
PLAN & PROFILE	SOUTHLAND ROAD STA. 18+50 TO 26+50
BACKBONE IMPROVEMENT PLANS FOR SHADOWBROOK	

North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Manassas, VA 20108

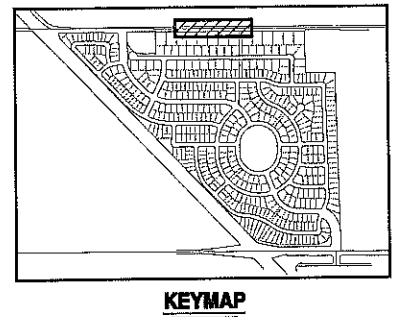
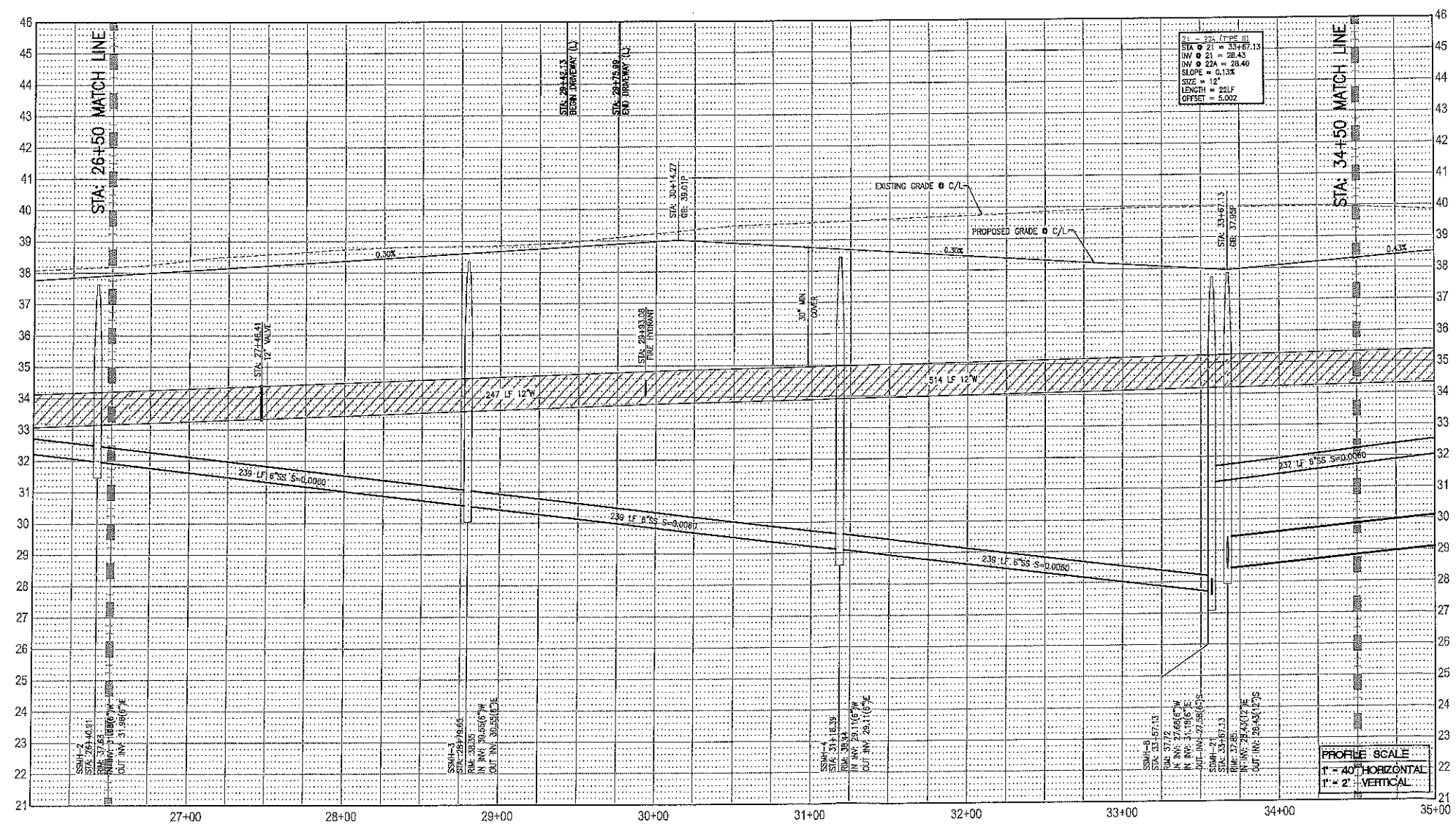
JOB #:	13-1323
DATE:	3/8/2018
SCALE:	AS SHOWN
DRAWN:	KCW
DESIGN:	KCW
CHK'D:	APD

SHEET
NUMBER

C6.0



SOUTHLAND ROAD



UTILITY GENERAL NOTES

- CONTRACTOR SHALL PROTECT EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES, FIRE HYDRANTS, AND/OR WATER SERVICES DURING THE COURSE OF CONSTRUCTION AND REPAIR AND/OR REPLACE IF DAMAGED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ADJUST EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES AND/OR FIRE HYDRANTS TO FINISH GRADE FOR THESE PLANS; SEE GRADING PLANS FOR ADDITIONAL GRADING INFORMATION.
- CONTRACTOR SHALL CONNECT TO EXISTING STORM MAIN, SEWER MAIN, WATER MAIN, MANHOLE, AND/OR STUB, IF NECESSARY. CONTRACTOR SHALL REMOVE EXISTING BLOWOFF OR CLEANOUT. CONTRACTOR SHALL EXCAVATE EXISTING SEWER MAINS, STORM DRAIN MAINS, WATER MAINS, MANHOLES, AND/OR STUBS AT ALL PROPOSED POINTS OF CONNECTION OF LINES AND LATERALS PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT PRIOR TO THE INSTALLATION OF ANY PORTION OF THE PROPOSED UTILITY SYSTEM. CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- ALL TRENCHING AND REPATCHING FOR PROPOSED UTILITY LINES AND LATERALS SHALL BE IN STRICT ACCORDANCE WITH CITY OF MANTeca STANDARD DETAILS U-4, U-5, U-6 AND U-7 (WHERE APPLICABLE) AND THE CITY OF MANTeca STANDARD SPECIFICATIONS.
- UTILITIES TO BE LOCATED IN THE STREET IN ACCORDANCE WITH CROSS SECTION "U" ON SHEET C1.04 AND CITY OF MANTeca STANDARD DETAIL U-3.
- PROPOSED IRRIGATION SYSTEM AND OFFSITE SANITARY SEWER FORCE MAIN RELOCATION SHOWN FOR REFERENCE PURPOSES. REFER TO SEPARATE PLANS PREPARED BY NORTHSTAR ENGINEERING GROUP FOR ADDITIONAL INFORMATION.
- ALL UTILITIES ARE TO BE STUBBED 5' BEYOND THE END OF PROPOSED IMPROVEMENTS PER THE CITY OF MANTeca STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS PRIOR TO CONSTRUCTION SO THAT THE ENGINEER CAN SURVEY THE STUB LOCATION PRIOR TO BACKFILL.

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS AS SHOWN ON THIS PLAN ARE TAKEN FROM EITHER THE CENTERLINE, FACE OF CURB, EDGE OF SIDEWALK, CENTERLINE OF STRIPING, AND/OR PROPOSED EXISTING RIGHT-OF-WAY. REFER TO CROSS-SECTIONS OF SHEET C1.04.
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- CONTRACTOR SHALL CONSTRUCT PAVEMENT, CURB, GUTTER, AND SIDEWALK SECTIONS AS SHOWN ON THESE PLANS. PAVEMENT SECTION TO BE IN ACCORDANCE WITH STREET SECTION TABLE ON SHEET C1.04 AND PER CITY OF MANTeca STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT 4.5" DRIVE-OVER CURBS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-10 AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALKS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-8, ST-7, ST-10 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT ADA ACCESSIBLE CURB RAMPS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-12 AND ST-13 (WHERE APPLICABLE) AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE.
- CONTRACTOR SHALL CONSTRUCT RESIDENTIAL DRIVEWAYS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-8A, ST-8B (WHERE APPLICABLE), DETAIL 5 ON SHEET C1.03, AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. CONTRACTOR TO NOTIFY DEVELOPER AND ENGINEER 72 HOURS PRIOR TO CONSTRUCTION OF DRIVEWAYS TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONSTRUCT EXPANSION JOINTS PER CITY OF MANTeca STANDARDS AND SPECIFICATIONS AT ALL LOCATIONS WHERE PROPOSED AND FUTURE CONCRETE IMPROVEMENTS ABUT.
- CONTRACTOR SHALL CONSTRUCT LAP JOINT PER DETAIL 7 ON SHEET C1.03 AT ALL LOCATIONS WHERE PROPOSED AND EXISTING ASPHALT ABUT.
- CONTRACTOR TO INSTALL CURB TRANSITION FROM 6" VERTICAL CURB TO 4.5" DRIVE OVER CURB AT CURB RETURNS PER CITY OF MANTeca STANDARD DETAIL ST-11. REFER TO DETAIL 6 ON SHEET C1.03 FOR ADDITIONAL INFORMATION.
- FOR TRAFFIC CALMING AROUND CENTRAL PARK REFER TO SHEET C1.03, DETAIL 2 FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO INSTALL ADDITIONAL TEMPORARY PAVEMENT AT STUB STREETS TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND PER CITY OF MANTeca STANDARD DETAIL ST-40.
- CONTRACTOR SHALL INSTALL, HEADERBOARD, BARRICADE, AND SIGNAGE FOR STUBBED STREETS IN ACCORDANCE WITH CITY OF MANTeca STANDARD DETAIL ST-20.
- DECORATIVE STREET LIGHTS ALONG SOUTHLAND ROAD TO BE TYPE 1, 2-48SS PER "STERNBERG LIGHTING" DRAWING NUMBER SC25534. IN-TRACT LIGHTING TO BE TYPE 2, JEFFERSON SERIES LIGHT POLE PER "HARPO" DRAWING NUMBER B33412. STREET LIGHTING TO BE CONSTRUCTED PER CITY OF MANTeca STANDARD SPECIFICATIONS. FINAL OFFSITE AND IN-TRACT STREET LIGHTING LOCATIONS AND DESIGN TYPE TO BE IN ACCORDANCE WITH LIGHTING PLANS PREPARED BY GIACALONE DESIGN. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

REVISIONS	DATE	APPROVED

SOUTHLAND ROAD
STA. 26+50 TO 34+50
BACKBONE IMPROVEMENT PLANS FOR
SHADOWBROOK

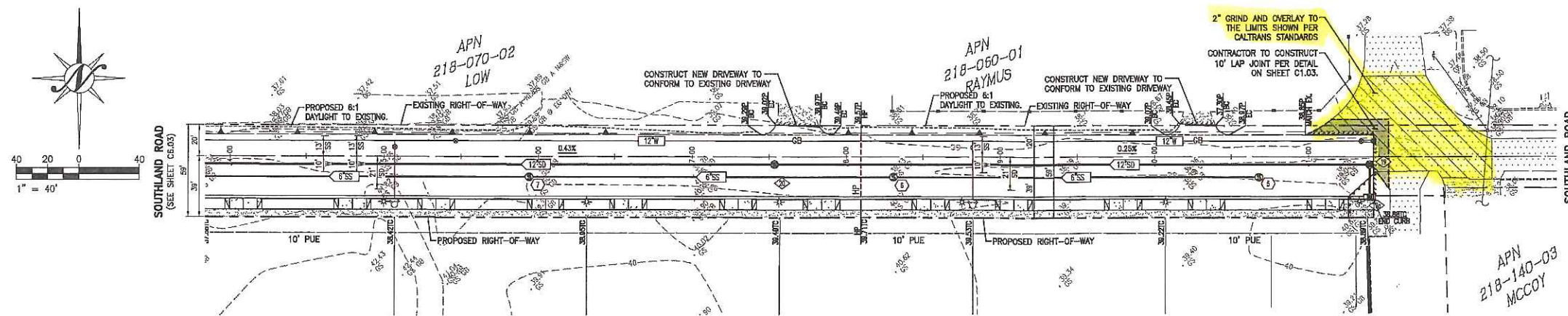
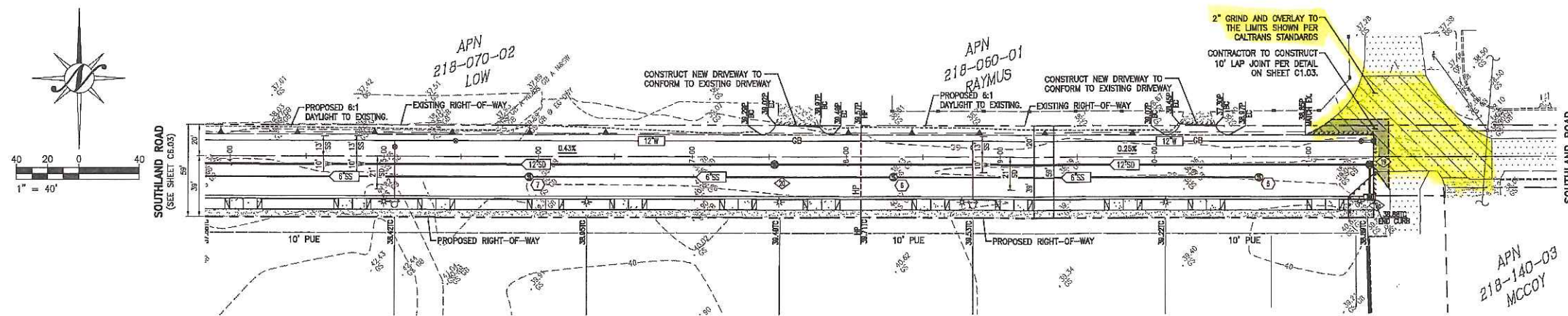
PLAN & PROFILE

MAINTeca, CALIFORNIA

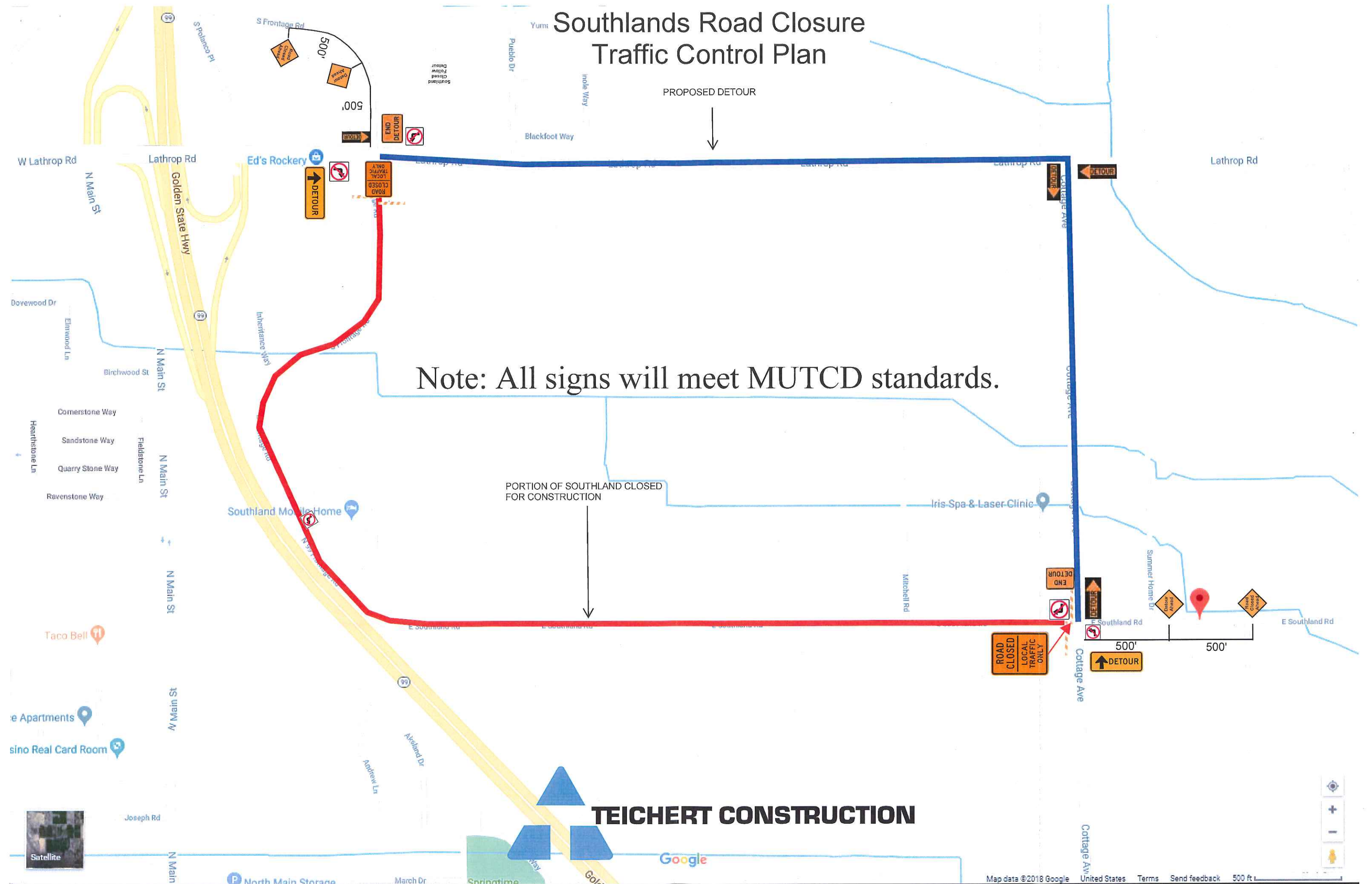
Northstar Engineering Group, Inc.
10000 SHADOWBROOK • SHADOWBROOK, CA 95064
209 274-1100 • Fax 209 274-1526

JOB # 13-1323
DATE: 3/8/2018
SCALE: AS SHOWN
DRAWN: JCN
DESIGNED: JCN
CHK'D: JCN

SHEET NUMBER
C6.03



Southlands Road Closure Traffic Control Plan

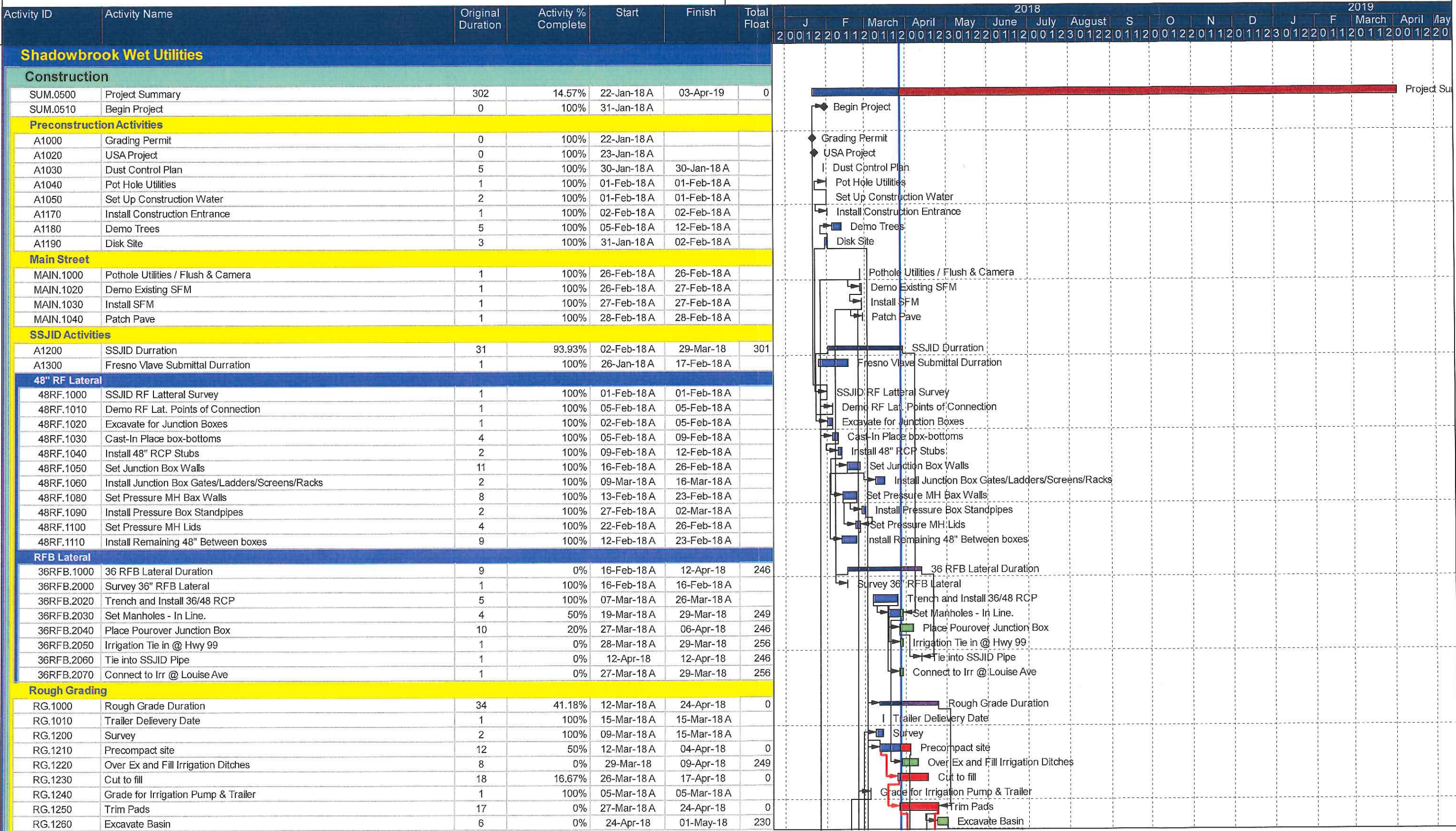


Note: All signs will meet MUTCD standards.

PORTION OF SOUTHLAND CLOSED
FOR CONSTRUCTION

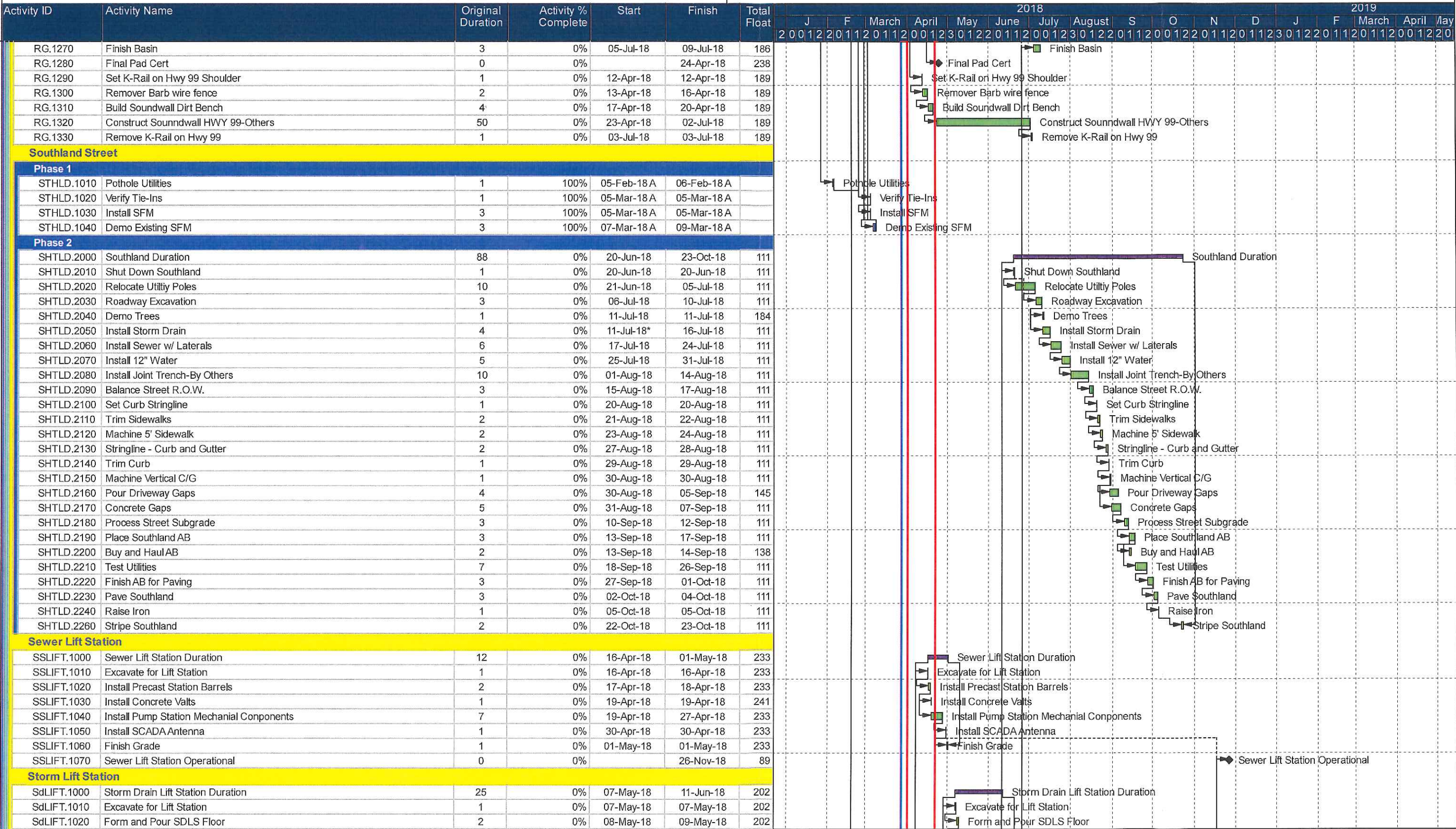
PROPOSED DETOUR

TEICHERT CONSTRUCTION



Remaining Level of Effort Actual Work Critical Remaining Work WBS Summary
Actual Level of Effort Remaining Work Milestone





 Remaining Level of Effort
 Actual Work
 Critical Remaining Work
 WBS Summary
 Actual Level of Effort
 Remaining Work
 Milestone

Activity ID	Activity Name	Original Duration	Activity % Complete	Start	Finish	Total Float	2018												2019											
							J	F	March	April	May	June	July	August	S	O	N	D	J	F	March	April	May							
							2	0	0	1	2	2	0	1	1	2	0	0	1	2	3	0	1	2	0	0	1	2	0	0
Louise Ave																														
A1330	Louise Durrantion	60	0%	05-Jul-18	27-Sep-18	129																								
Phase 1 West Bound Traffic																														
Louise.1000	Louise Ph. 1 Duration	0	0%	05-Jul-18	05-Jul-18	189																								
Louise.1010	Phase 1	25	0%	05-Jul-18	08-Aug-18	129																								
Phase 2																														
A1310	Phase 2	20	0%	09-Aug-18	06-Sep-18	129																								
Phase 3																														
A1320	Phase 3	15	0%	07-Sep-18	27-Sep-18	129																								