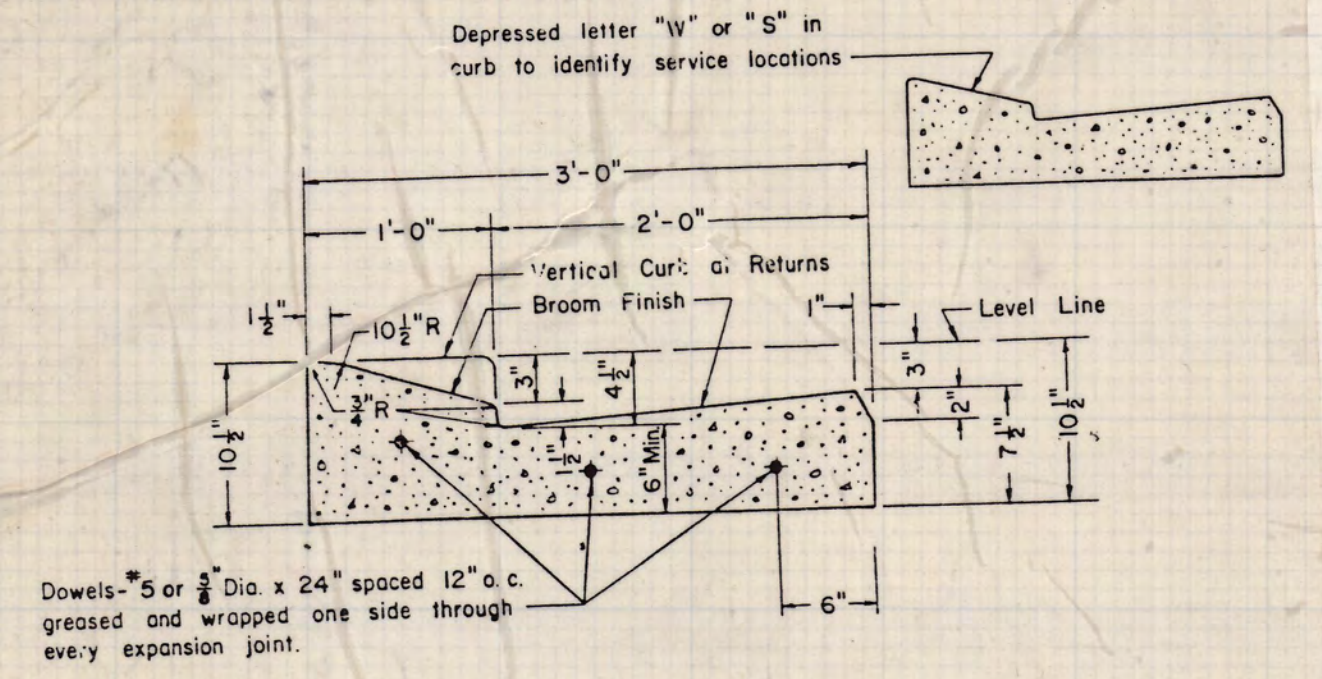
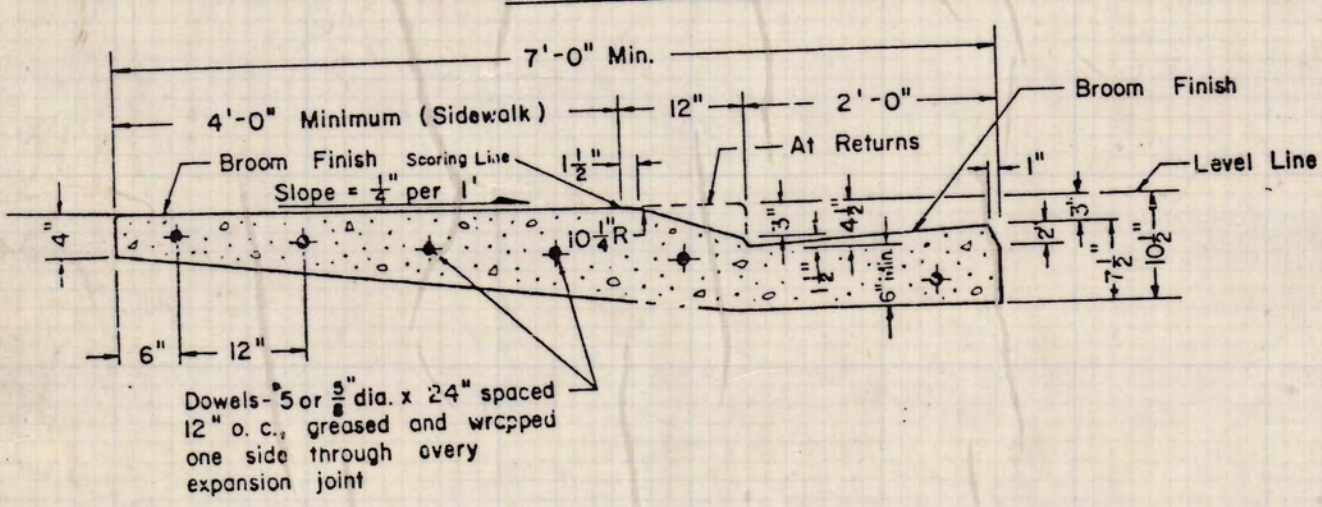


NOTE: All radii = $\frac{3}{4}$ " unless otherwise noted

W - Water line
S - Sanitary Sewer line



MONOLITHIC BEVEL TYPE CURB & GUTTER



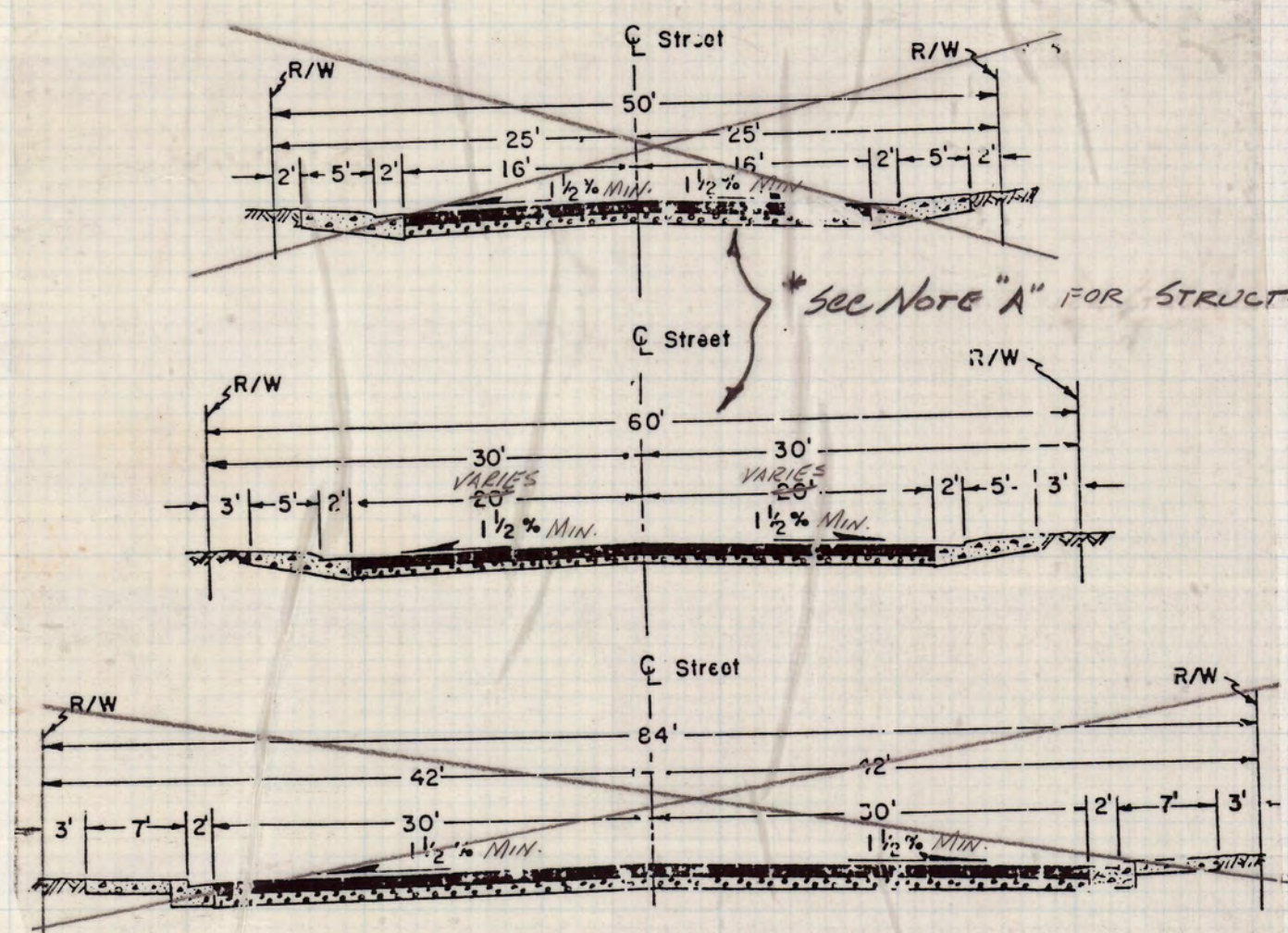
MONOLITHIC BEVEL TYPE CURB, GUTTER & SIDEWALK

NOTES:
1. Construct expansion joints @ 200' maximum and at returns, ground light valves, hydrants and other fixed objects in sidewalk.
2. Transverse weakened plane joints shall be constructed @ 12' maximum intervals.

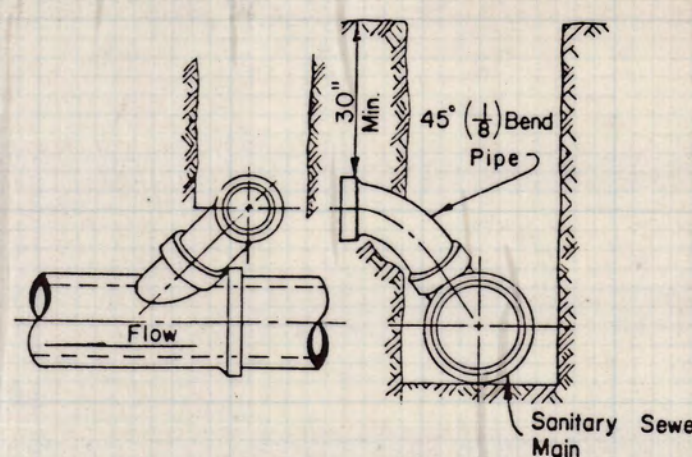
TYPICAL CURB DETAIL N.T.S.

NOTES:

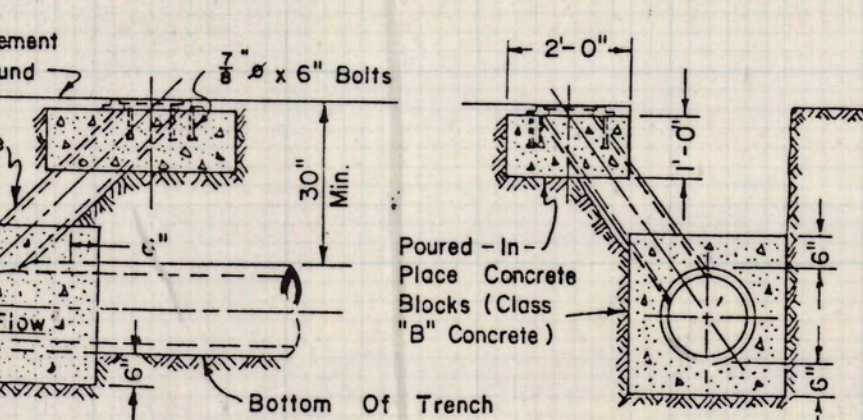
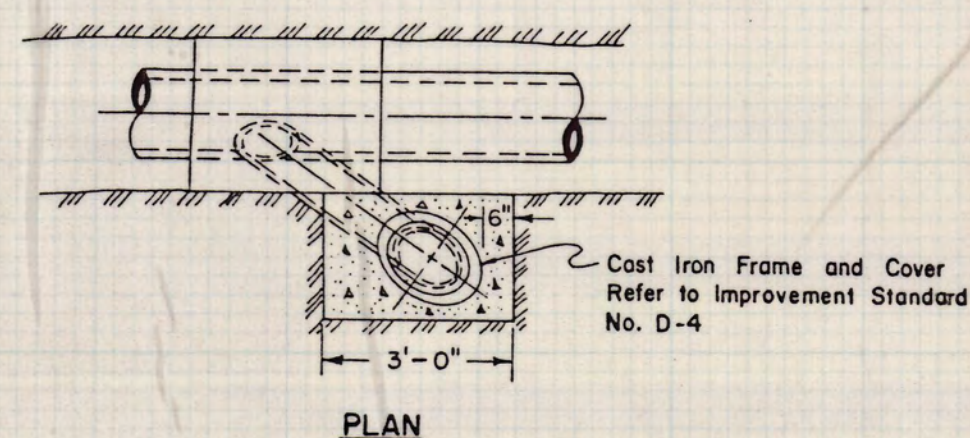
- The structural section shall be determined by Improvement Standard No. A-1
- For curb, gutter and sidewalk details, refer to Improvement Standard No. B-4 and No. B-5.
- At intersections, a 30' radius for 64' R/W streets and a 20' radius for 50' and 60' R/W streets at the face of the curb shall be provided.



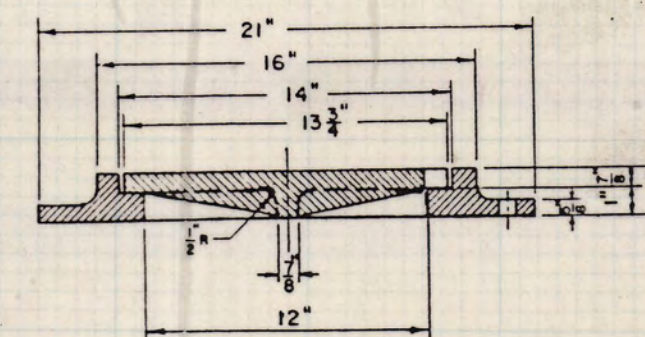
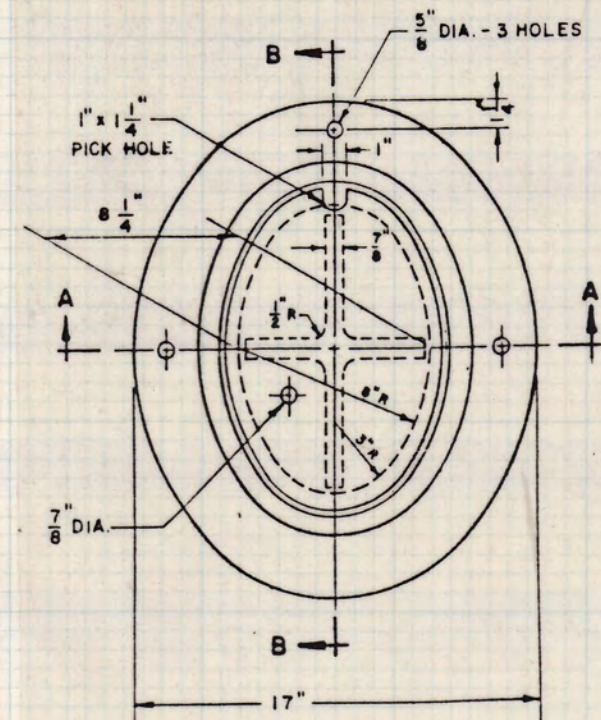
TYPICAL STREET SECTION N.T.S.



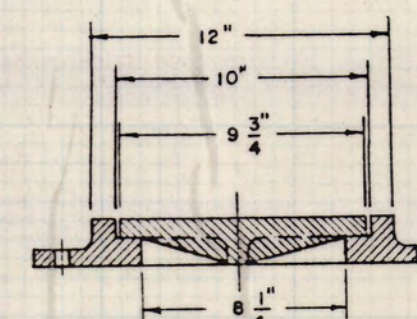
TYPICAL "Y" JOINT SERVICE CONNECTION



TYPICAL CLEANOUT INSTALLATION



SECTION B-B

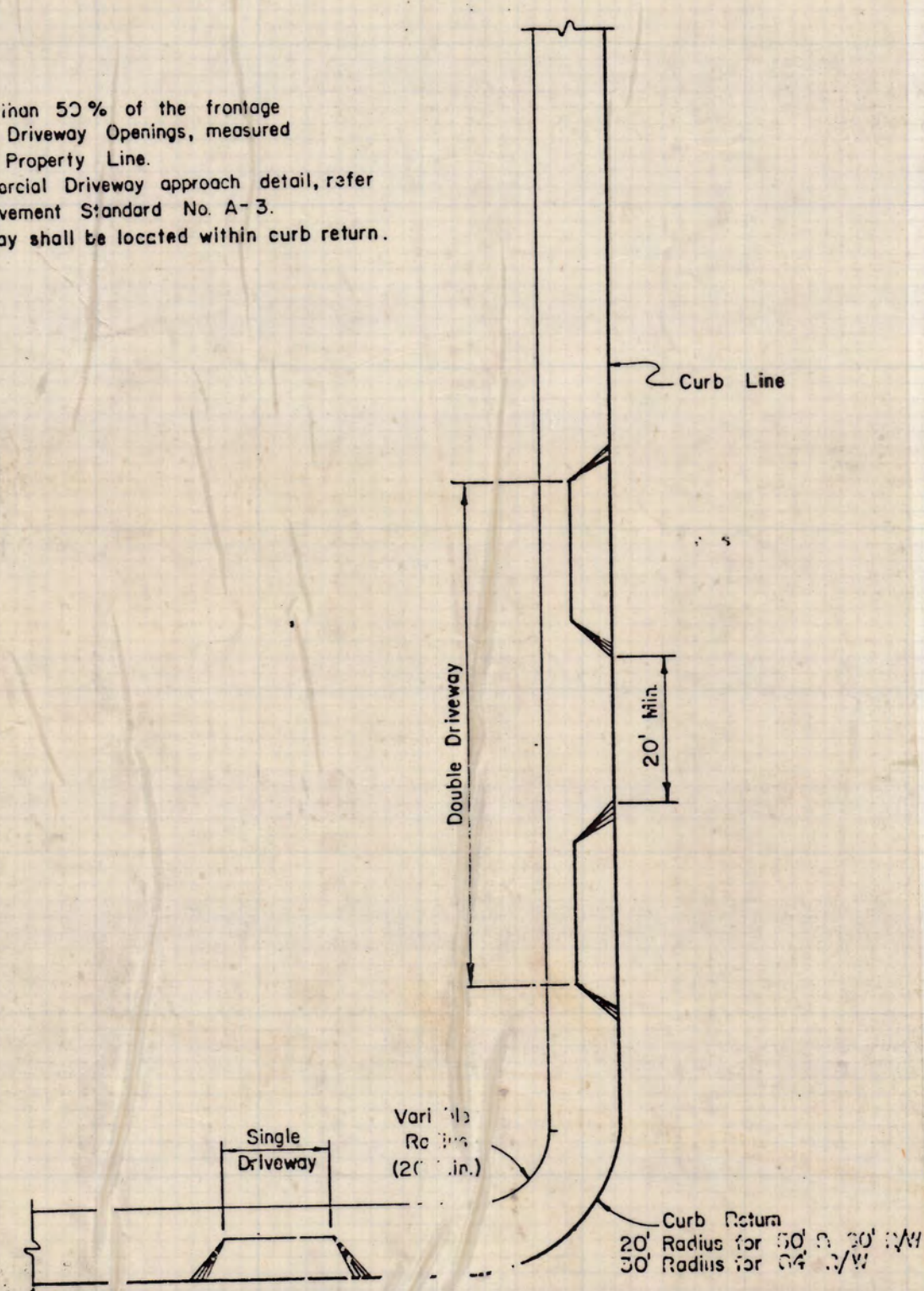


SECTION A-A

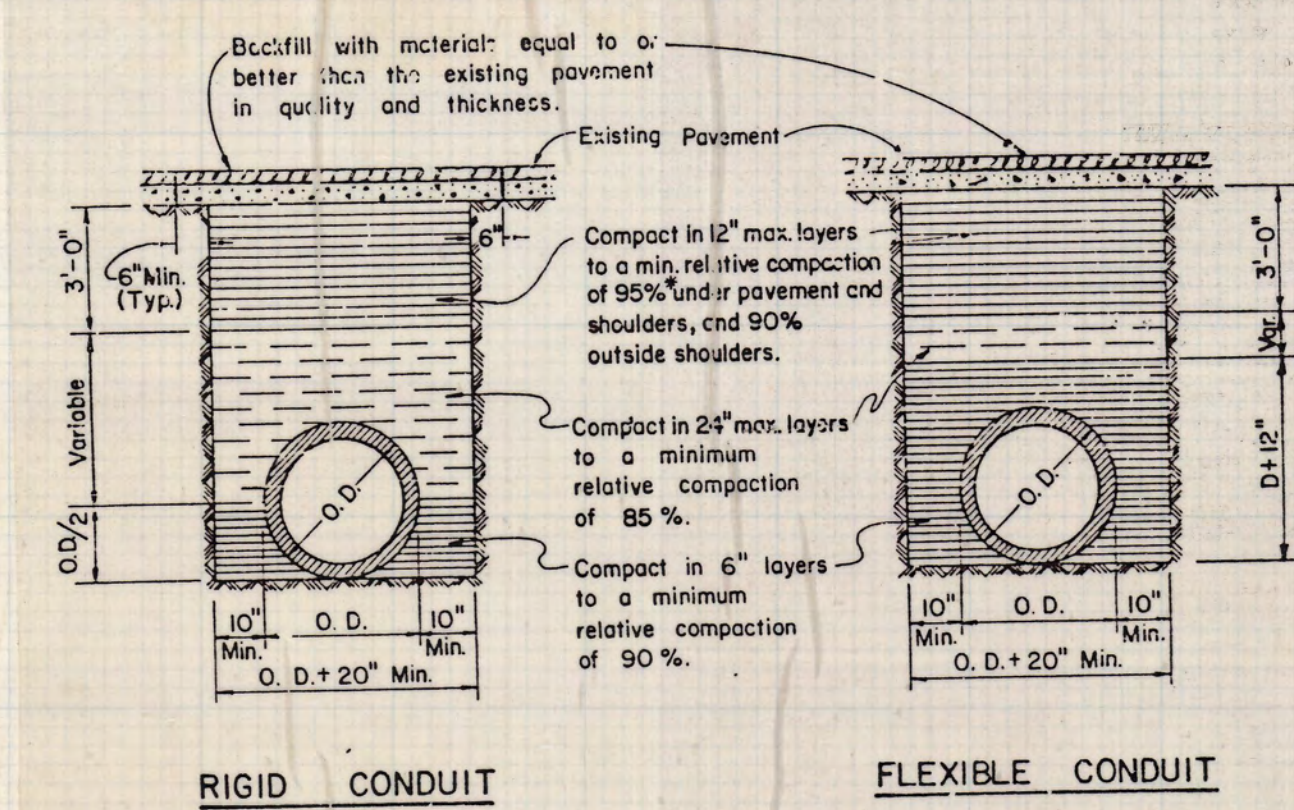
TYPICAL CLEAN OUT COVER N.T.S.

NOTES:

- Not more than 50% of the frontage can be in Driveway Openings, measured along the Property Line.
- For Commercial Driveway approach detail, refer to Improvement Standard No. A-3.
- No driveway shall be located within curb return.

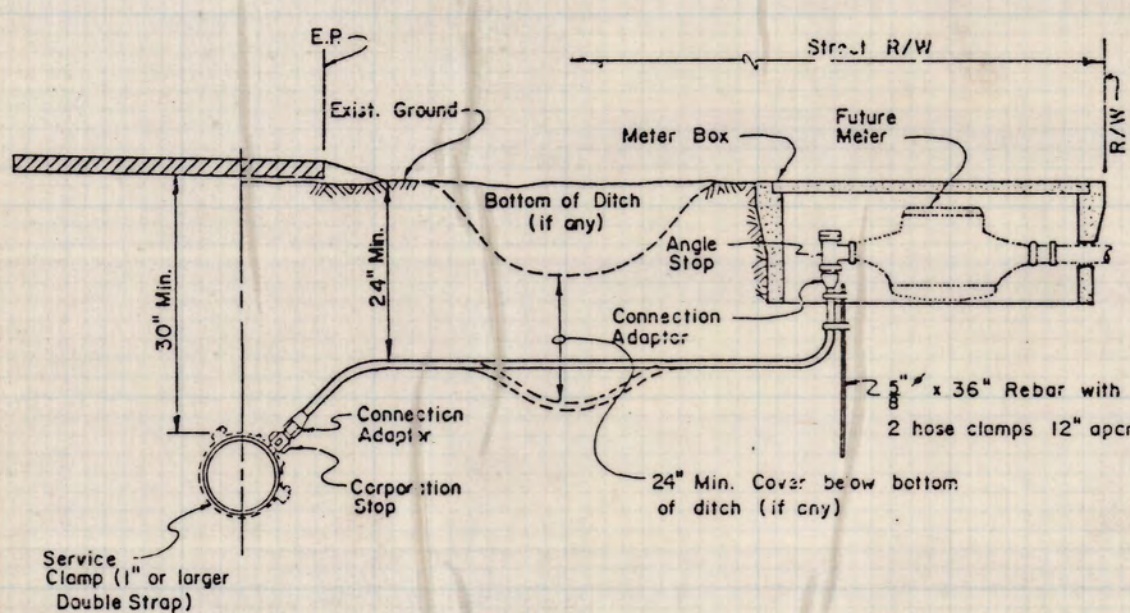


TYPICAL DRIVEWAY LOCATION N.T.S.



NOTES:
1. Relative compaction of materials shall be tested by the State of California, Dept. of Transportation Testing Manual, test method No California 216 or 231.
2. All existing pavement shall be neatly cut to line prior to trench excavation.
3. Jetting or ponding will be permitted within the street Right of Way with 3 year bond.
4. * When shown by soil composition and compaction, ninety percent (90%) compaction may be used, when approved by the Director of Public Works.

TYPICAL TRENCH DETAIL N.T.S.

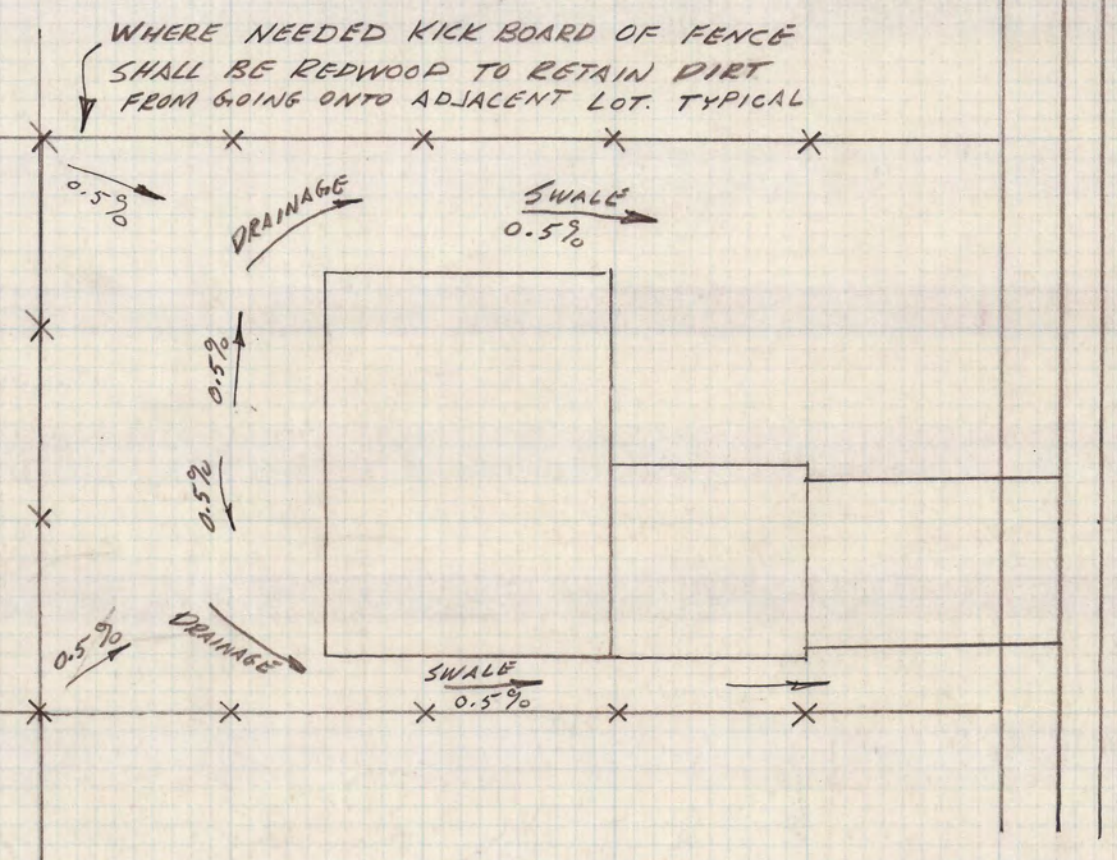


NOTES:
1. Plastic pipe up to 1 1/2" I.D. service shall be ultra high molecular weight (UHMW) Polyethylene as manufactured by "Drisacpipe", "Orangeburg" or approved equal with minimum pressure rating of 160 psi.
2. Plastic pipe for 2" I.D. service shall be PB 2110 Polybutylene or approved equal with minimum pressure rating of 160 psi.
3. Corporation stop shall have corporation cock threads.
4. Angle stop shall have swivel nut and lock wings.
5. Angle stop shall be vertically plumbed.
6. Size of service line shall be as required by the County.
7. Mueller Insta-lite connection shall conform to ASTM Designation D 2239.

TYPICAL WATER SERVICE N.T.S.

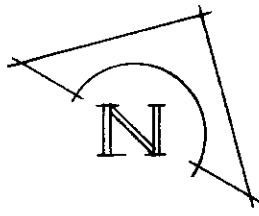
NOTE "A"

ALL STREETS (MICHIGAN AVE., BRISTOL AVE., OXFORD WAY, ELMWOOD AVE., AND COUNTRY CLUB BLVD.) THE STRUCTURAL SECTION SHALL BE 2" A.C. OVER 6" A.B. OVER 7" A.S. THIS SECTION IS BASED ON SAN JOAQUIN STANDARDS NO. A-1, USING A T-I OF 5 (PER CITY OF STOCKTON TRAFFIC ENGINEERING DEPT.) AND AN R VALUE OF 2 (PER WESTERN STATES TESTING LAB. REPORT NO. 9029 DATED 10-8-54)
COUNTRY CLUB BLVD. SHALL HAVE 12" DEEP LIFT A.C. PAVED ACCORDING TO THE CITY OF STOCKTON CONSTRUCTION STANDARDS.

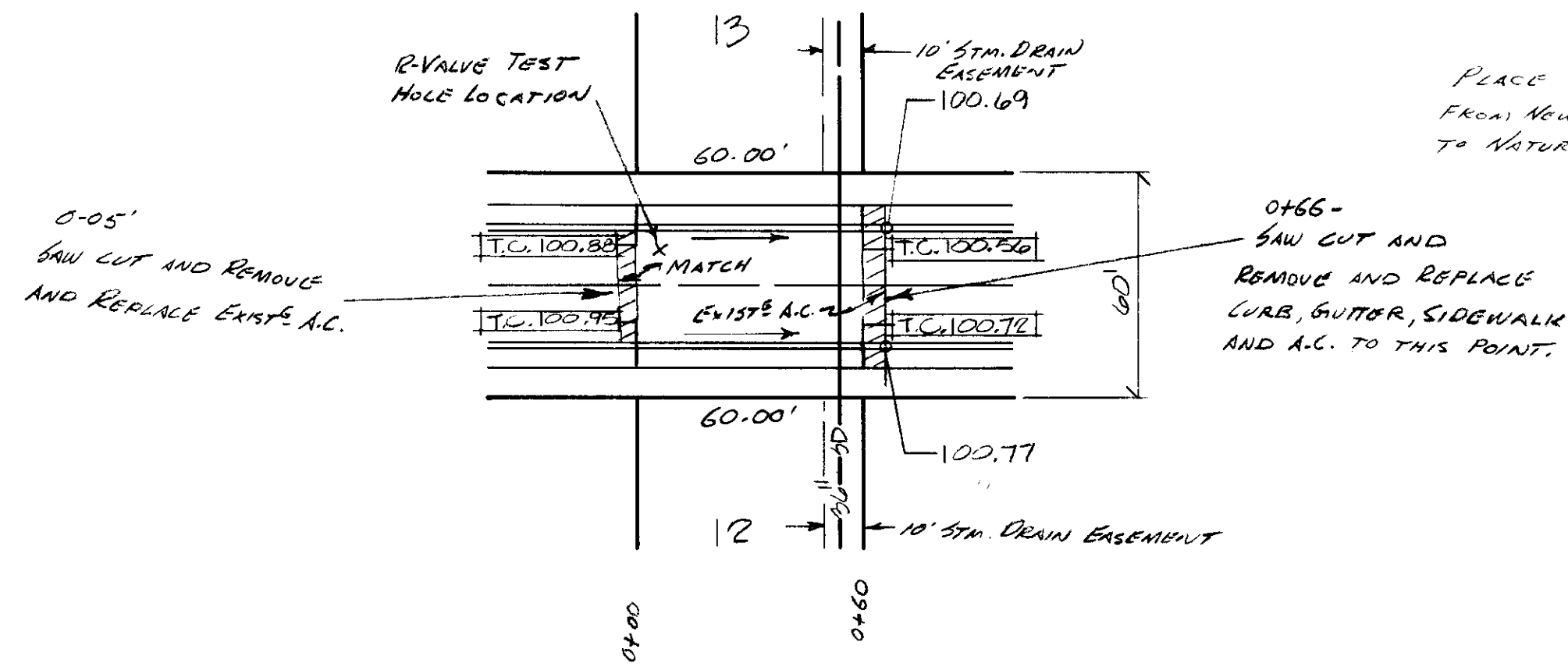


TYPICAL LOT GRADING 1" = 20'

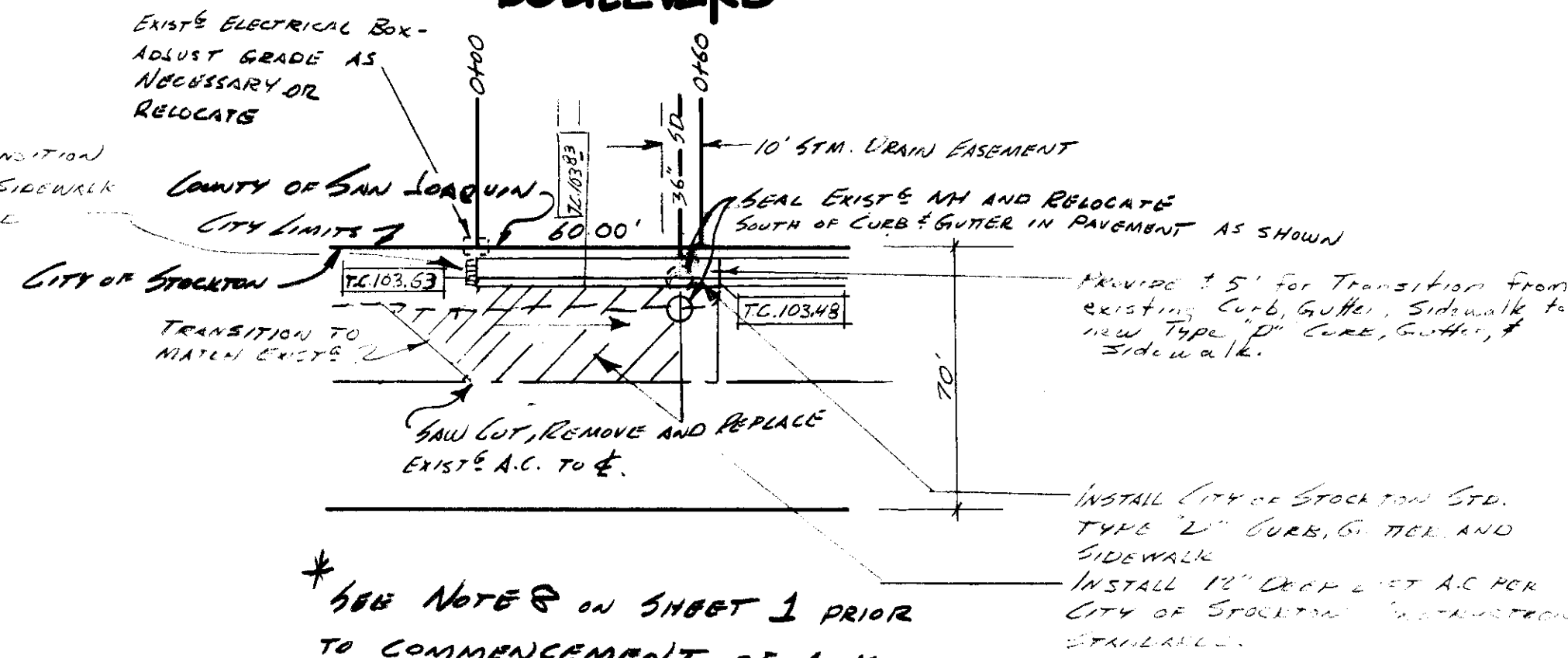
SEE SHEET No. 1 FOR INDIVIDUAL PAD AND BACK OF LOT GRADES.
SEE SHEET No. 1 FOR DETAILED GRADING PLAN FOR LOTS 11 & 18.



ELMWOOD AVENUE



COUNTRY CLUB BOULEVARD*

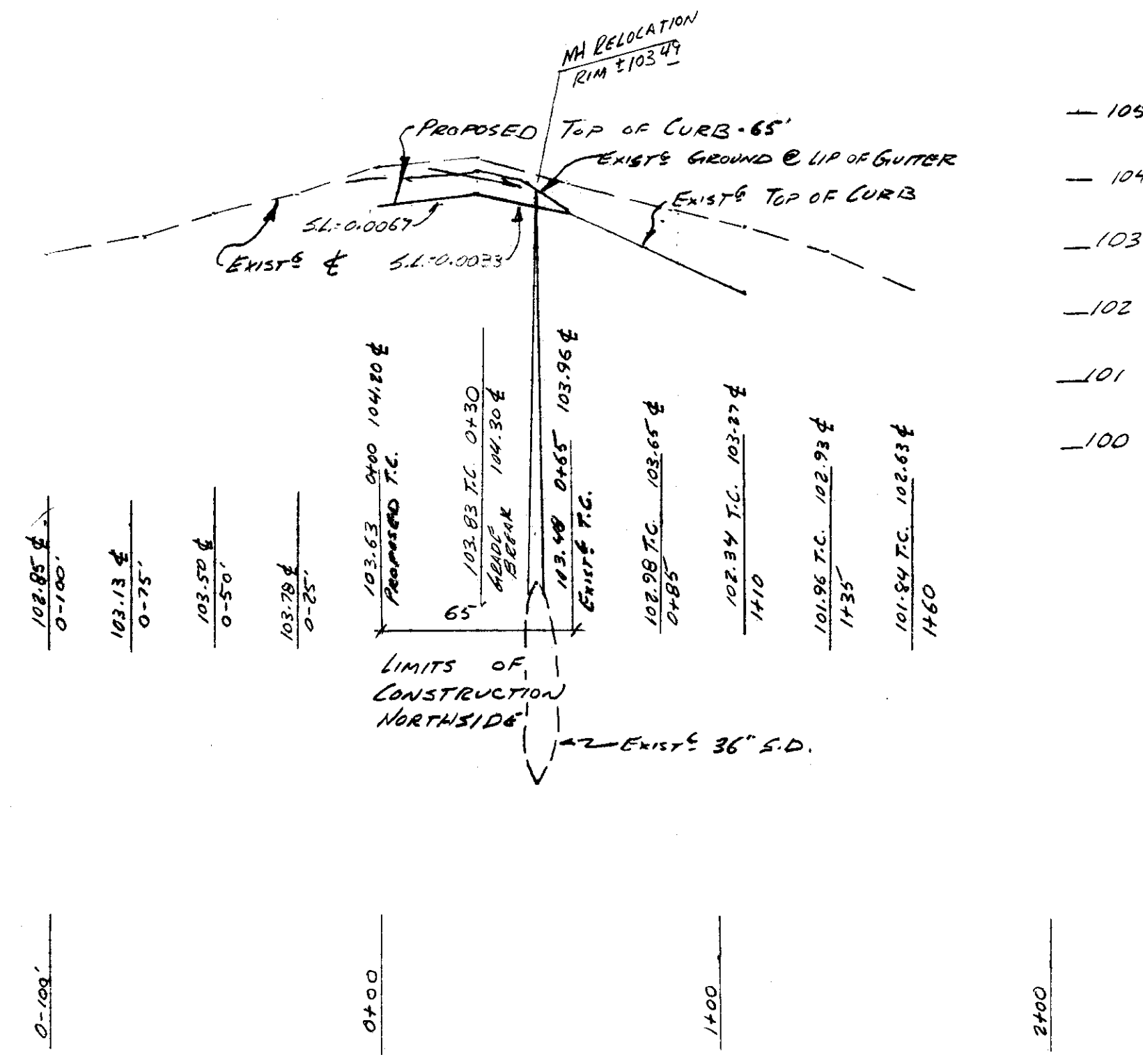
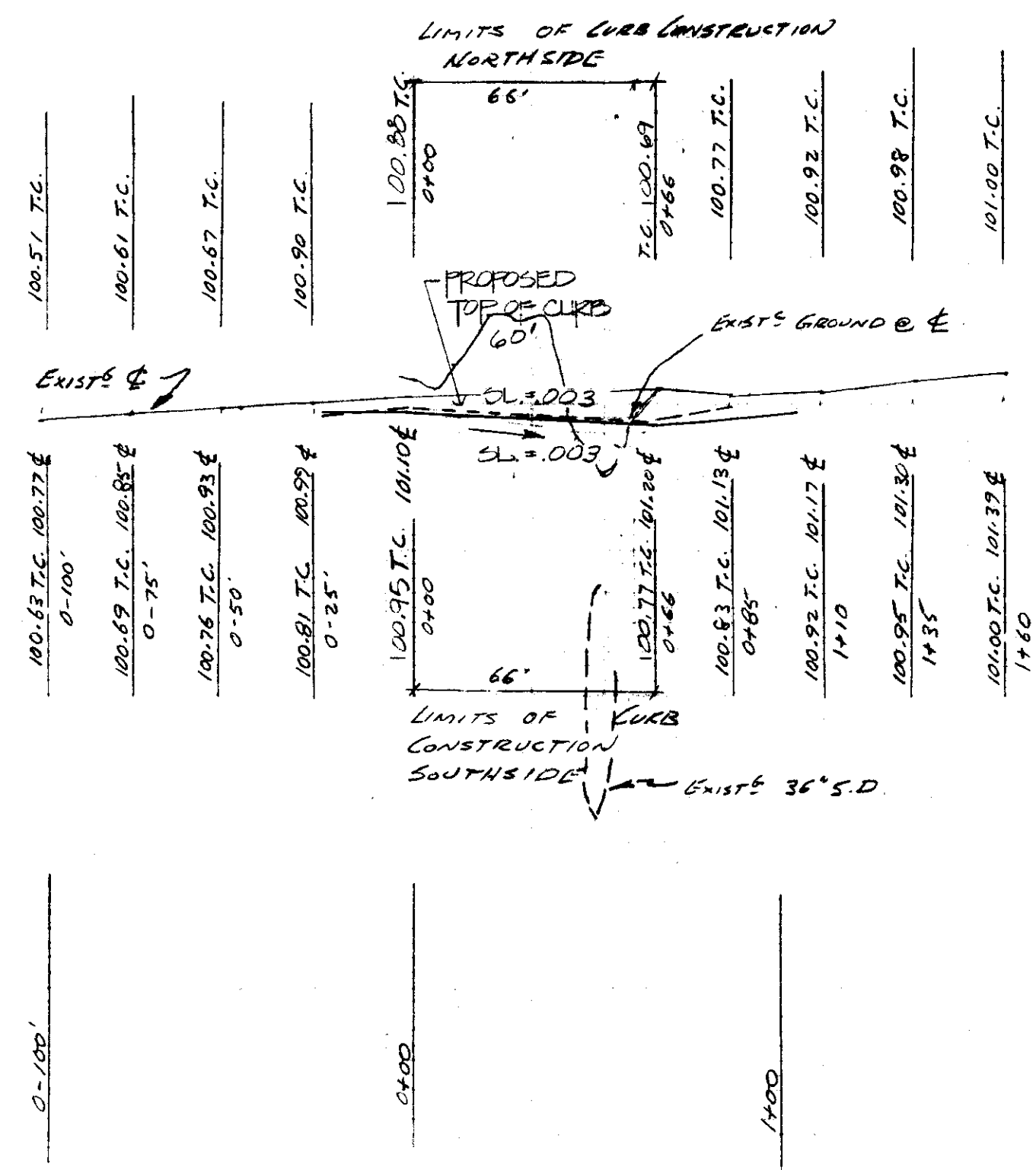


NOTE: ALL IMPROVEMENTS ON COUNTRY CLUB BLVD. TO BE BUILT ACCORDING TO THE LATEST CITY OF STOCKTON CONSTRUCTION STANDARDS.
 APPROVED BY THE CITY OF STOCKTON CITY ENGINEER FOR COUNTRY CLUB BLVD. ONLY
 DATE: 9/26/85 BY: [Signature] P.C.C.

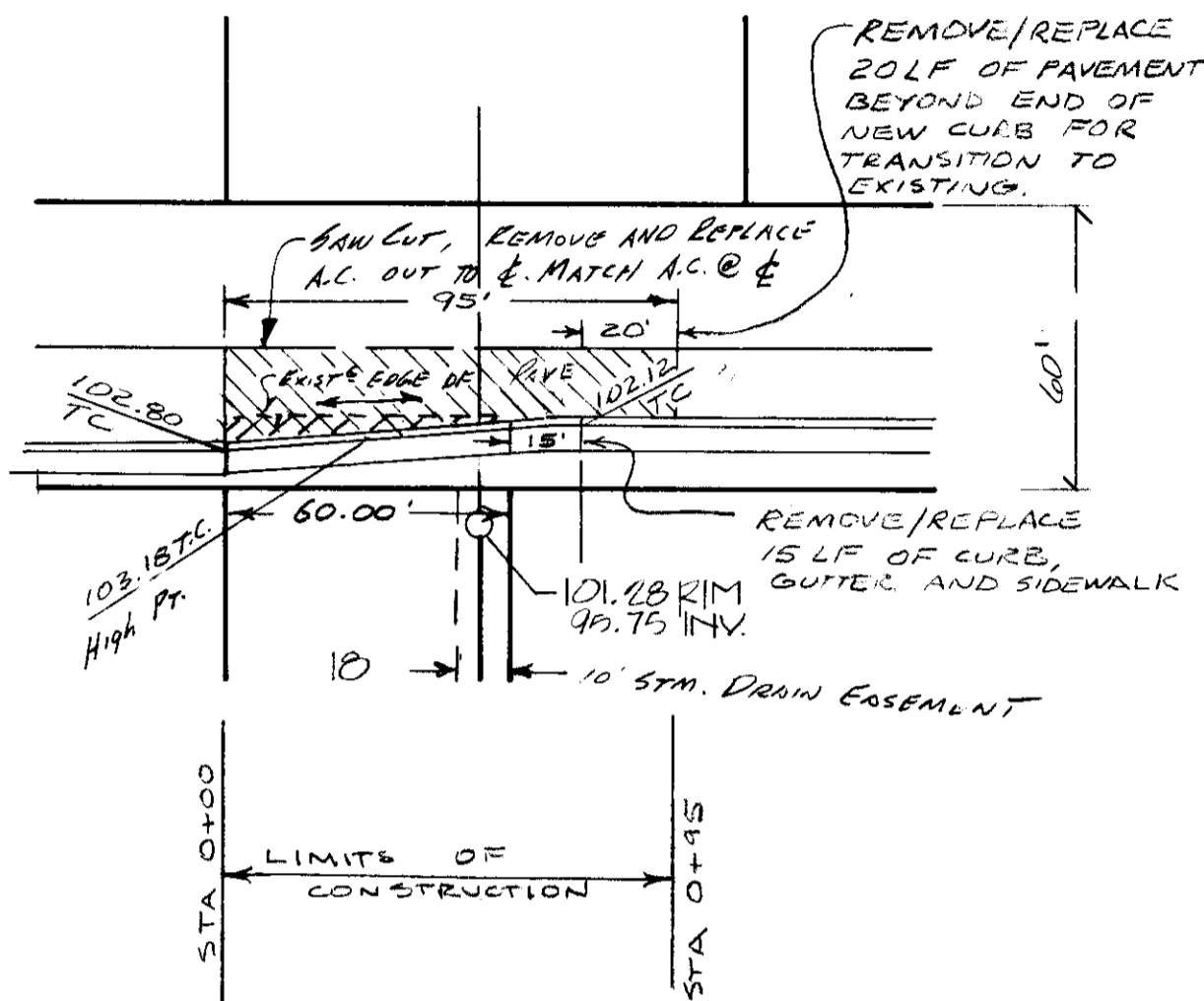
* SEE NOTE ON SHEET 1 PRIOR TO COMMENCEMENT OF ANY WORK. CITY OF STOCKTON APPROVES THESE PLANS FOR COUNTRY CLUB BLVD. ONLY. COUNTY OF SAN JOAQUIN ASSUMES NO APPROVAL FOR COUNTRY CLUB BLVD BY SIGNING THESE PLANS.

SCALE: HORIZ. 1" = 40'
 VERT. 1" = 2'
 ——— NORTH T.C.
 - - - SOUTH T.C.

103
102
101
100



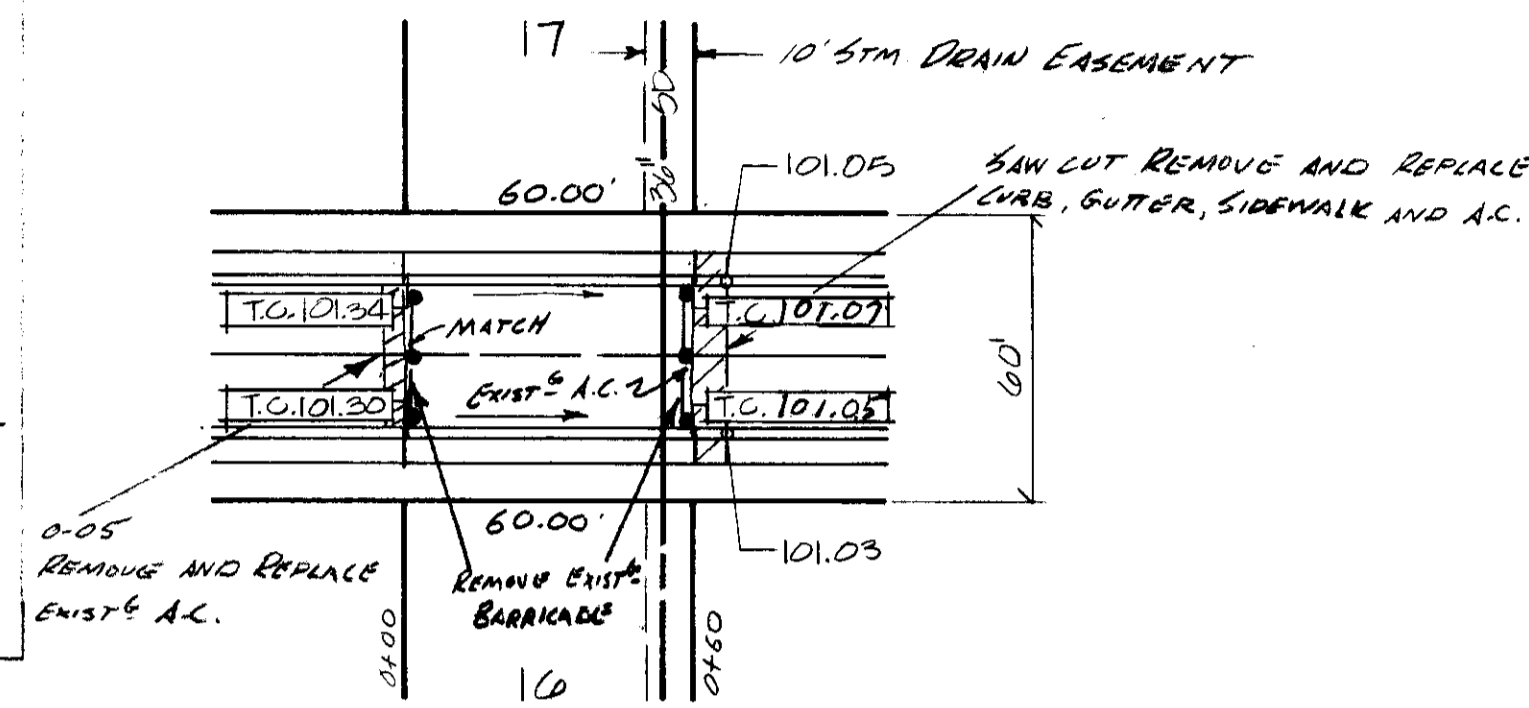
MICHIGAN AVENUE



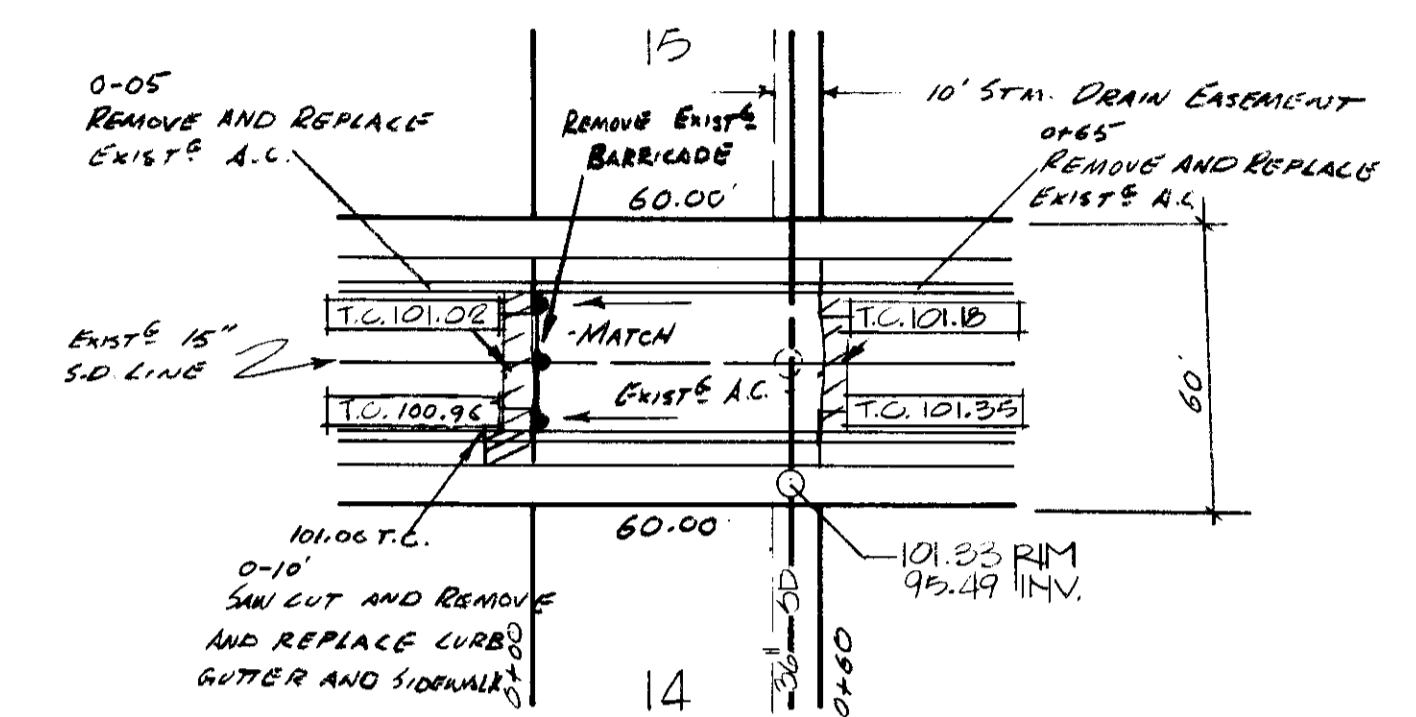
NOTE: CONTACT ENGINEER, FRANK MURATORE, AT (209) 668-5567, 24 HOURS PRIOR TO CONSTRUCTION IN MICHIGAN AVENUE.

STA	TC	GRADE	REMARKS
0-75	101.25		EXISTING
0-50	101.47		EXISTING
0-25	101.86	+3.8%	EXISTING
0+00	102.80	+2.5%	MATCH
0+075	102.99	+1.5%	
0+15	103.10	+0.5%	
0+22.5	103.14	+0.5%	
0+30	103.18	-0.5%	HIGH POINT
0+37.5	103.14	-1.5%	
0+45	103.03	-2.5%	
0+52.5	102.84	-3.5%	
0+60	102.58	-3.0%	EXISTING @ 102.32
0+65	102.43	-3.0%	
0+75	102.12	-2.0%	MATCH
0+85	101.92	-2.0%	EXISTING
1+10	101.29	-2.5%	EXISTING

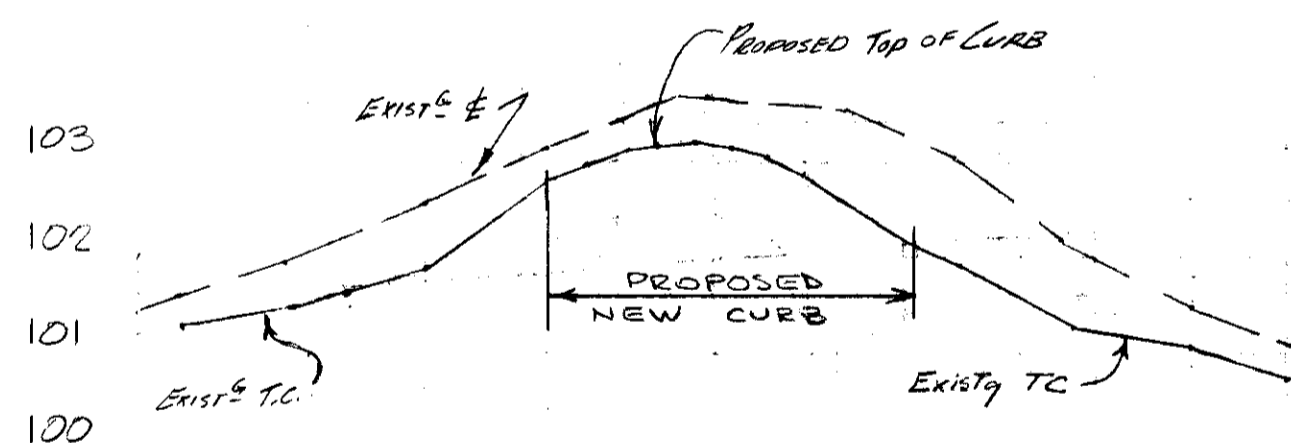
BRISTOL AVENUE



OXFORD WAY

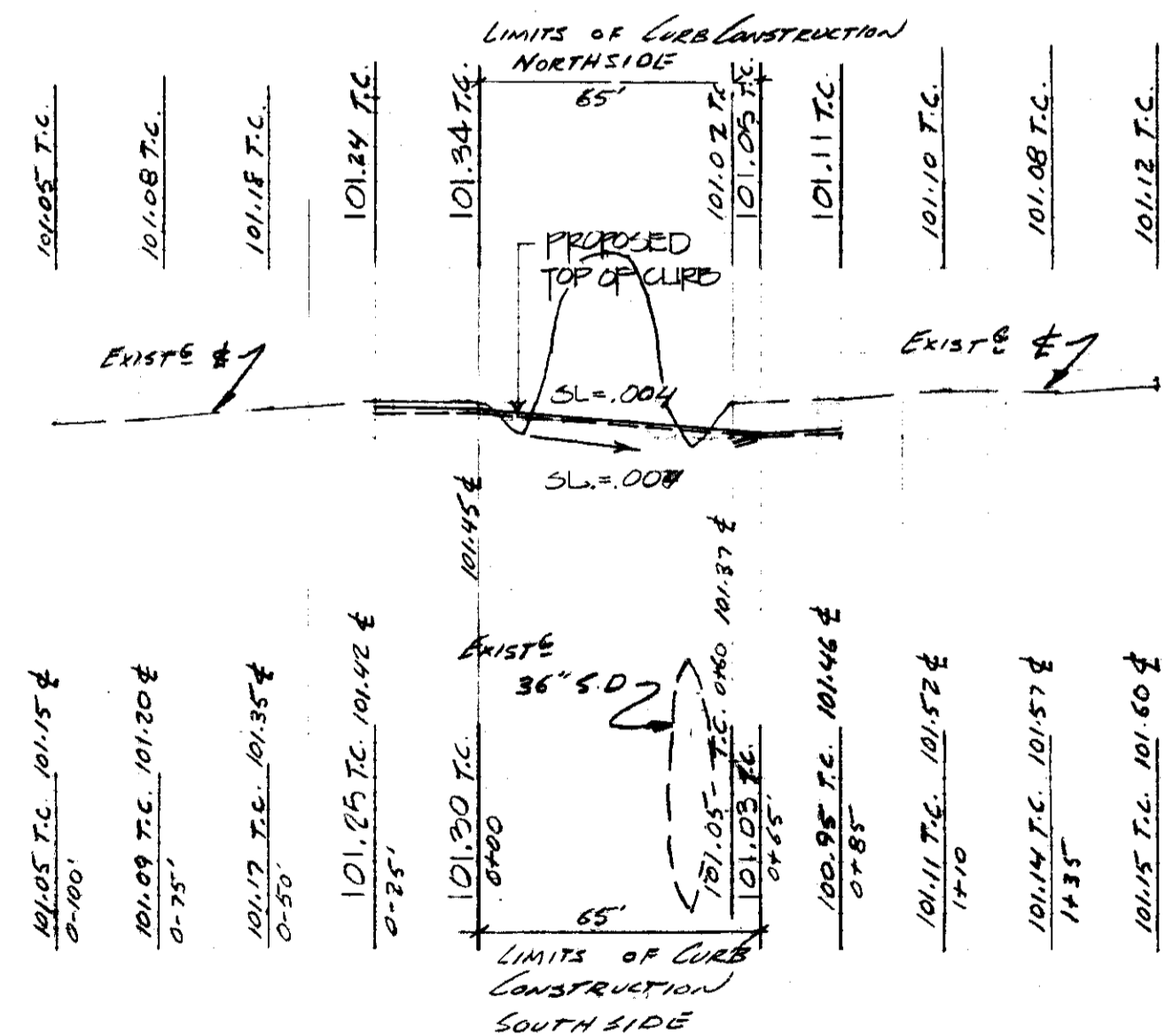


SCALE: HORIZ. 1" = 40'
VERT. 1" = 2'
— NORTH T.C.
- - - SOUTH T.C.



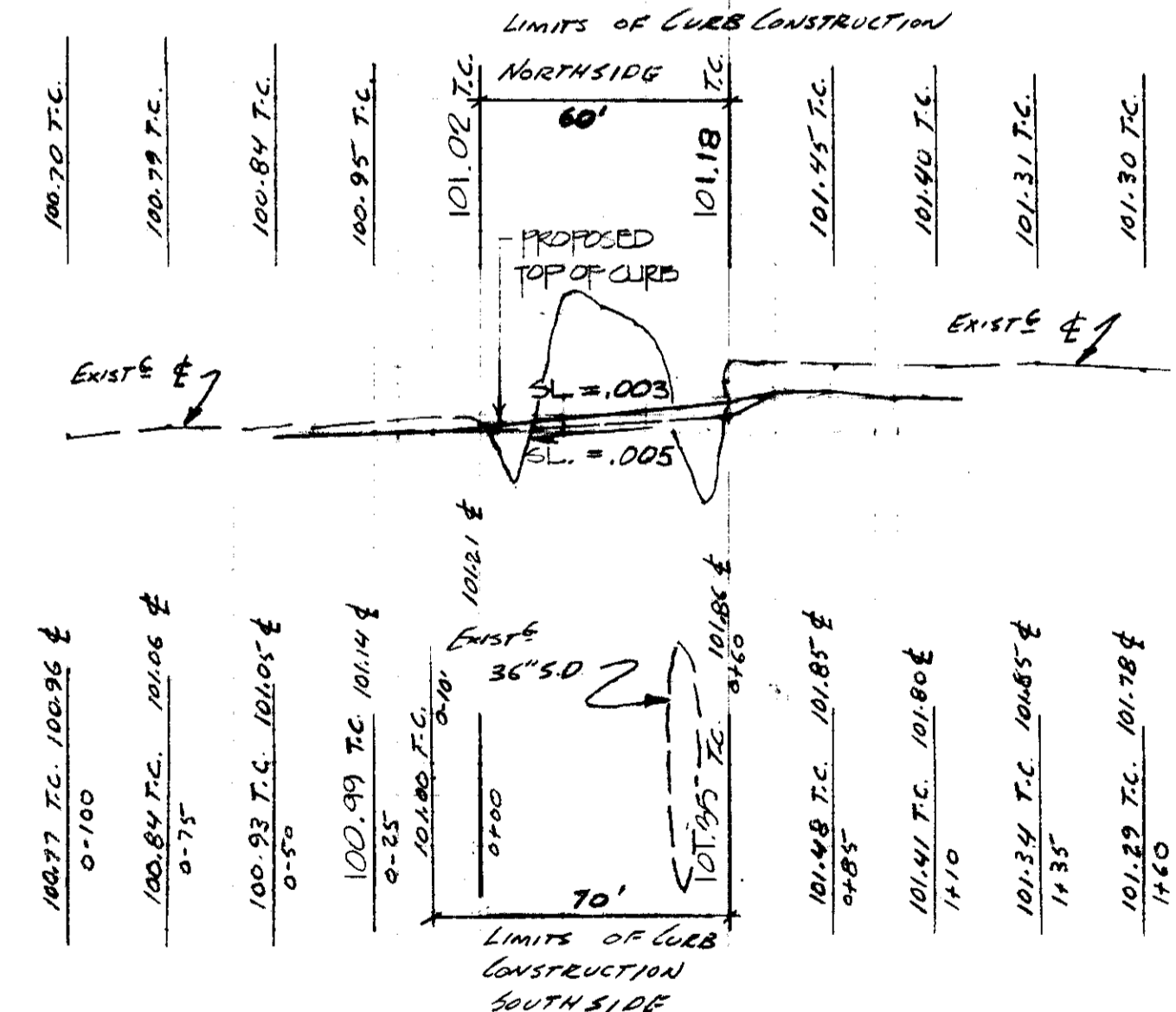
101.85 T.C. 101.60 E	0-75
101.47 T.C. 101.00 E	0-20
101.17 T.C. 101.55 E	0-25
102.80 T.C. 103.18 E	0+00 MATCH
103.18 T.C. 102.84 E	0+10
103.14 T.C. 103.14 E	0+22.5
103.14 T.C. 103.14 E	0+30
103.14 T.C. 103.14 E	0+37.5
103.03 T.C. 103.03 E	0+45
102.84 T.C. 102.84 E	0+52.5
102.58 T.C. 102.58 E	0+60
102.43 T.C. 102.43 E	0+65
102.12 T.C. 102.12 E	0+75
101.92 T.C. 101.92 E	0+85
101.29 T.C. 101.29 E	1+10

MICHIGAN AVENUE



101.05 T.C. 101.15 E	0-100
101.09 T.C. 101.20 E	0-75
101.17 T.C. 101.35 E	0-50
101.25 T.C. 101.42 E	0-25
101.34 T.C. 101.54 E	0+00
101.07 T.C. 101.07 E	0+10
101.07 T.C. 101.07 E	0+11
101.10 T.C. 101.10 E	0+12
101.08 T.C. 101.08 E	0+13
101.11 T.C. 101.11 E	0+14
101.08 T.C. 101.08 E	0+15
101.07 T.C. 101.07 E	0+16
101.05 T.C. 101.05 E	0+17
101.03 T.C. 101.03 E	0+18
101.03 T.C. 101.03 E	0+19
101.03 T.C. 101.03 E	0+20
101.03 T.C. 101.03 E	0+21
101.03 T.C. 101.03 E	0+22
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101.03 T.C. 101.03 E	0+47
101.03 T.C. 101.03 E	0+48
101.03 T.C. 101.03 E	0+49
101.03 T.C. 101.03 E	0+50
101.03 T.C. 101.03 E	0+51
101.03 T.C. 101.03 E	0+52
101.03 T.C. 101.03 E	0+53
101.03 T.C. 101.03 E	0+54
101.03 T.C. 101.03 E	0+55
101.03 T.C. 101.03 E	0+56
101.03 T.C. 101.03 E	0+57
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101.03 T.C. 101.03 E	0+59
101.03 T.C. 101.03 E	0+60
101.03 T.C. 101.03 E	0+61
101.03 T.C. 101.03 E	0+62
101.03 T.C. 101.03 E	0+63
101.03 T.C. 101.03 E	0+64
101.03 T.C. 101.03 E	0+65
101.03 T.C. 101.03 E	0+66
101.03 T.C. 101.03 E	0+67
101.03 T.C. 101.03 E	0+68
101.03 T.C. 101.03 E	0+69
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101.03 T.C. 101.03 E	0+97
101.03 T.C. 101.03 E	0+98
101.03 T.C. 101.03 E	0+99
101.03 T.C. 101.03 E	1+00

BRISTOL AVE.



100.70 T.C. 100.96 E	0-100
100.84 T.C. 101.06 E	0-75
100.93 T.C. 101.05 E	0-50
100.99 T.C. 101.14 E	0-25
101.02 T.C. 101.21 E	0+00
101.18 T.C. 101.18 E	0+10
101.48 T.C. 101.85 E	0+85
101.41 T.C. 101.80 E	1+10
101.34 T.C. 101.85 E	1+35
101.29 T.C. 101.78 E	1+60

OXFORD WAY



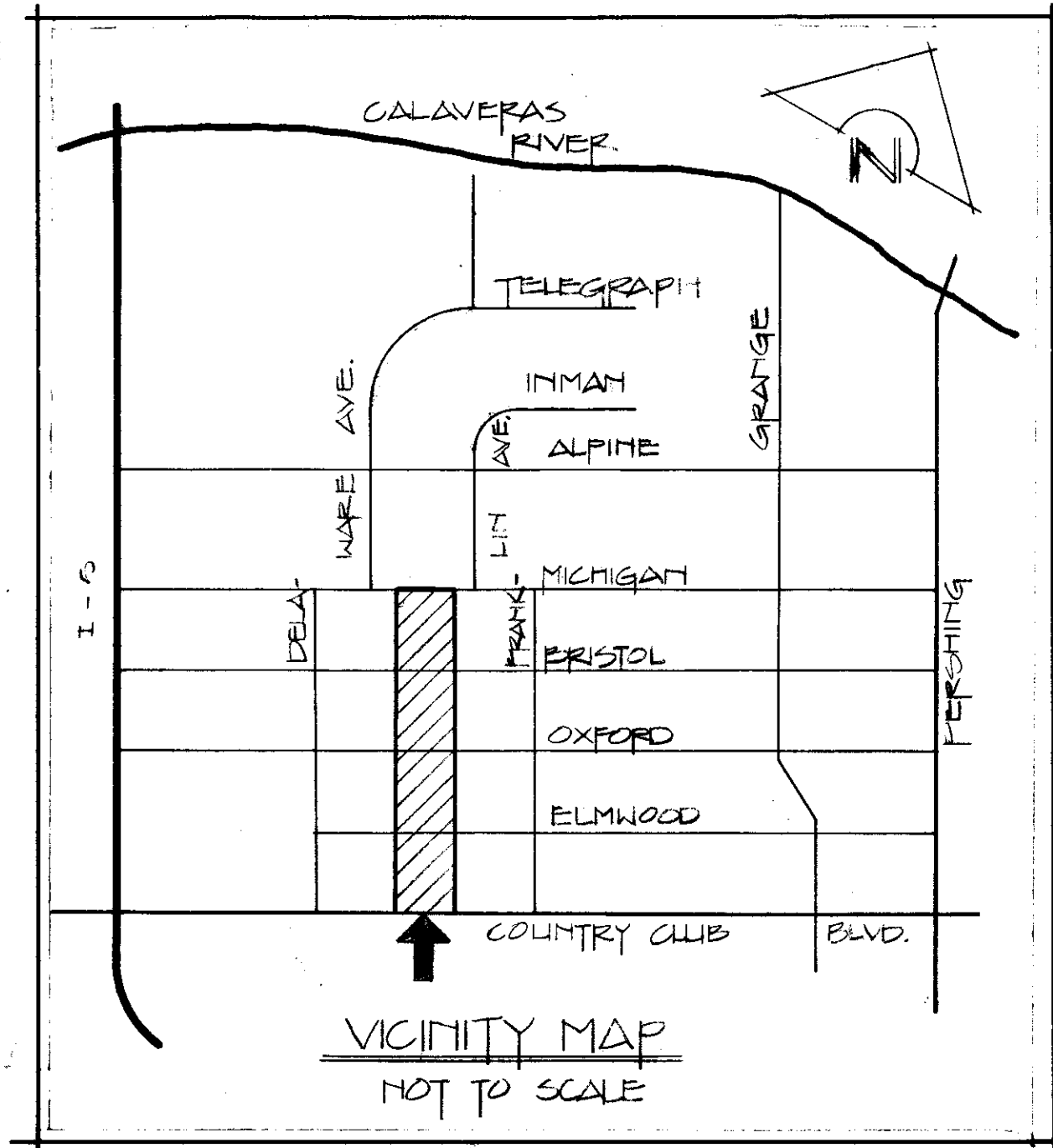
Subdivision SU 1760

IMPROVEMENT PLANS NORTH CHANNEL SPUR N° 2

LYING WITHIN SECTIONS 4 & 5 T. 1 N., R. 6 E.,
M.D. D. & M.
COUNTY OF SAN JOAQUIN, CALIFORNIA

SCALE 1" = 40'

NOVEMBER, 1985



APPROVED RECLAMATION DISTRICT #1614
BY Henry M. Hirata DATE Aug 1, 1985

APPROVED CAL WATER
BY MR. Lamy DATE 9/1/84
APPROVED SAN JOAQUIN COUNTY PUBLIC WORKS DIST.
BY Henry M. Hirata DATE 10/1/85
HENRY M. HIRATA, R.C.E. 21258

LAND SURVEYOR
DATE 10/2/85
DATE 8/2/85



DAVID T. ICHORD, L.S., R.C.E. 31315
NO. 3858

APPROVED SAN JOAQUIN COUNTY HEALTH DEPT.
BY William Ramsey DATE 1-17-85
APPROVED CITY OF STOCKTON FIRE CHIEF
BY Don Spruill DATE 9-26-85
APPROVED TUXEDO COUNTRY CLUB FIRE DISTRICT
BY Walter DATE 1-17-85
APPROVED SAN JOAQUIN COUNTY PLANNING DEPT.
BY Henry M. Hirata DATE 9-25-85

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE BUILT IN ACCORDANCE TO THE LATEST SAN JOAQUIN COUNTY CONSTRUCTION STANDARDS AND THE ATTACHED SET OF STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO NOTIFY SAN JOAQUIN COUNTY 48 HOURS IN ADVANCE OF STARTING WORK.
4. BENCH MARK: "D" IN TOP OF CURB NORTHSIDE OF MICHIGAN AVE. - 5' WEST OF WESTSIDE W.D.P.R. R/W. ELEV. = 102.57 (SUBTRACT 86.33 FOR U.S.G.S. DATUM)
5. ALL NEW CURB & GUTTER TO SAN JOAQUIN COUNTY MODIFIED ROLL CURB EXCEPT COUNTRY CLUB BLVD. WHICH WILL BE 6" VERTICAL CURB TYPE "D" per City of Stockton Spec.
6. ALL WATER CONNECTIONS SHALL BE DONE IN ACCORDANCE AND UNDER THE INSPECTION OF CAL WATER.
7. ALL SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE AND UNDER THE INSPECTION OF PACIFIC GARDEN SANITARY DISTRICT.
8. CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF STOCKTON PRIOR TO DOING ANY WORK IN COUNTRY CLUB BLVD.
9. THE CONTRACTOR IS TO NOTIFY U.S.A. 48 HRS. IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING TOLL FREE 1-800-642-2444
10. THE DEVELOPER IS TO PROVIDE EACH LOT WITH A STREET TREE TO BE APPROVED BY SAN JOAQUIN COUNTY PLANNING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT

LEGEND

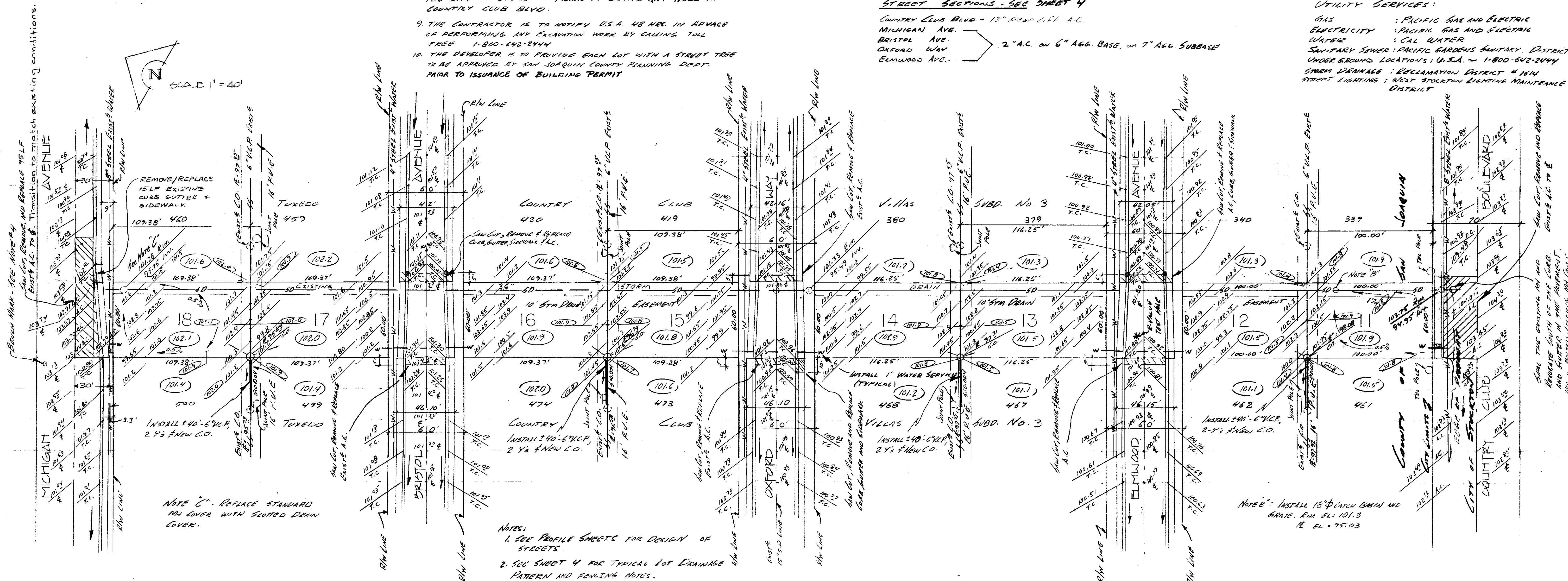
- ===== EXIST'S CURB AND SIDEWALK
- ===== PROPOSED CURB AND SIDEWALK
- S.D- EXIST'S STORM DRAIN
- W- EXIST'S WATER
- SS- EXIST'S SANITARY SEWER
- C.O- SEWER CLEAN-OUT
- T.C- TOP OF CURB
- (101.6) EXISTING PAD GRADE
- (101.6) PROPOSED PAD GRADE
- 100% EXIST'S GROUND GRADE
- (101.6) PROPOSED FINISHED LOT GRADE

STREET SECTIONS - SEE SHEET 4

COUNTRY CLUB BLVD - 12" DEEP LIFT A.C.
MICHIGAN AVE.
BRISTOL AVE.
OXFORD WAY
ELMWOOD AVE. ... 2" A.C. ON 6" AGG. BASE, ON 7" AGG. SUBBASE

UTILITY SERVICES:

GAS : PACIFIC GAS AND ELECTRIC
ELECTRICITY : PACIFIC GAS AND ELECTRIC
WATER : CAL WATER
SANITARY SEWER : PACIFIC GARDEN SANITARY DISTRICT
UNDER GROUND LOCATIONS : U.S.A. ~ 1-800-642-2444
STORM DRAINAGE : RECLAMATION DISTRICT # 1614
STREET LIGHTING : WEST STOCKTON LIGHTING MAINTENANCE DISTRICT



NOTE C: REPLACE STANDARD MAN COVER WITH SCOTCO DRAIN COVER.

NOTES:
1. SEE PROFILE SHEETS FOR DESIGN OF STREETS.
2. SEE SHEET 4 FOR TYPICAL LOT DRAINAGE PATTERN AND FENCING NOTES.

NOTE B: INSTALL 18" CATCH BASIN AND GRIPE. RIM ELEV. 101.3
R. ELEV. 95.03