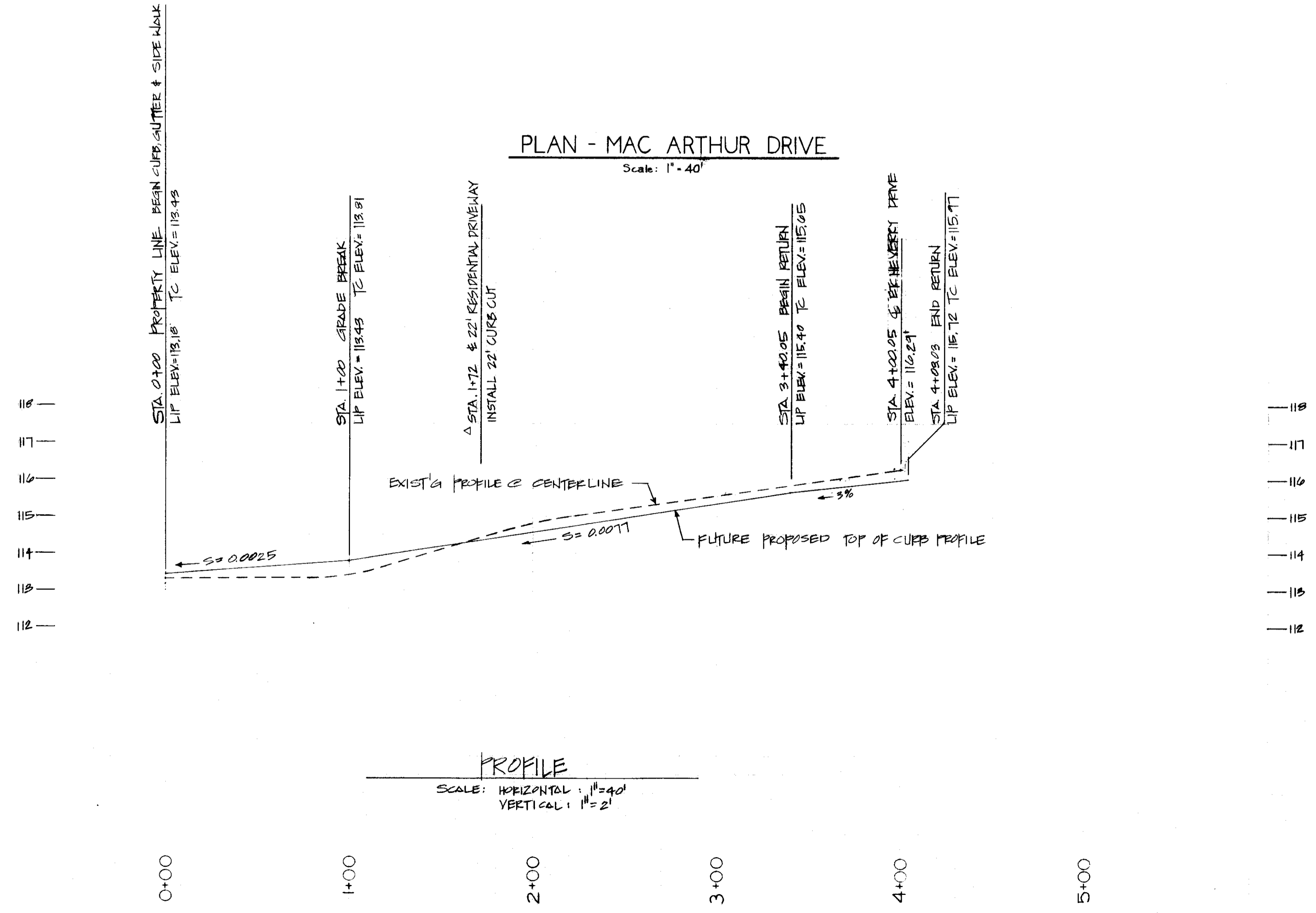
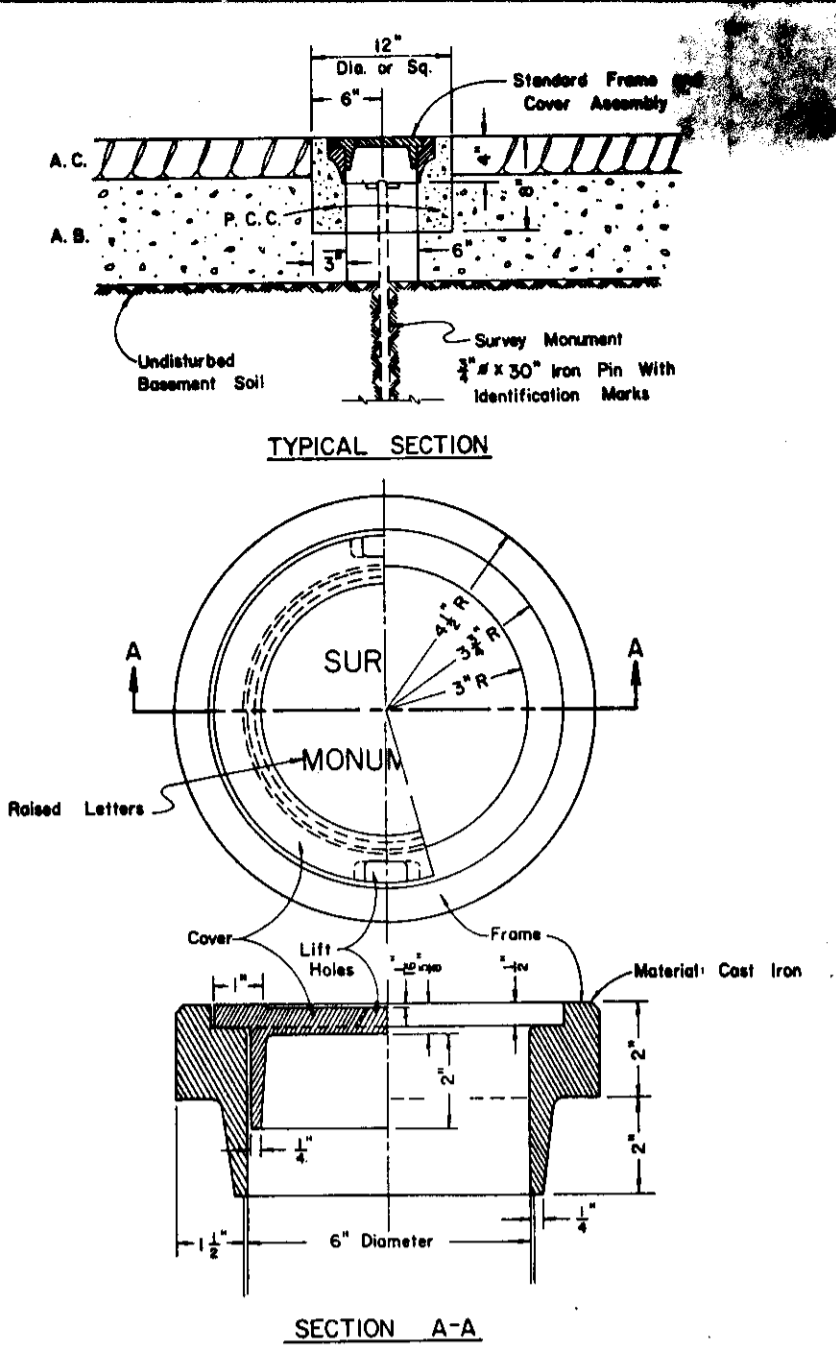


NOTE: These improvements are not to be constructed at this time, but shall be "DEFERRED" to a point in time that further improvements to the North and South along Mac Arthur Drive are planned.

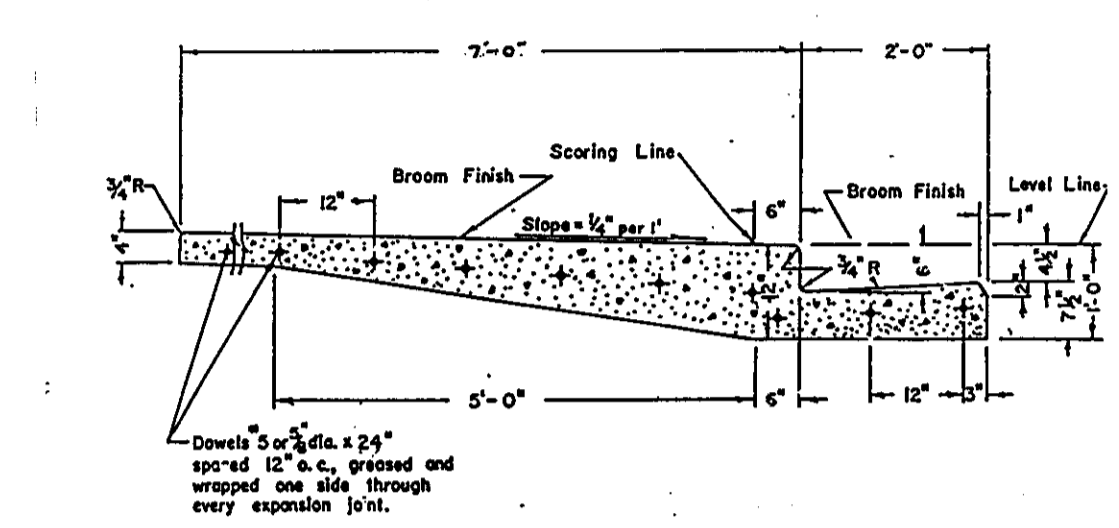
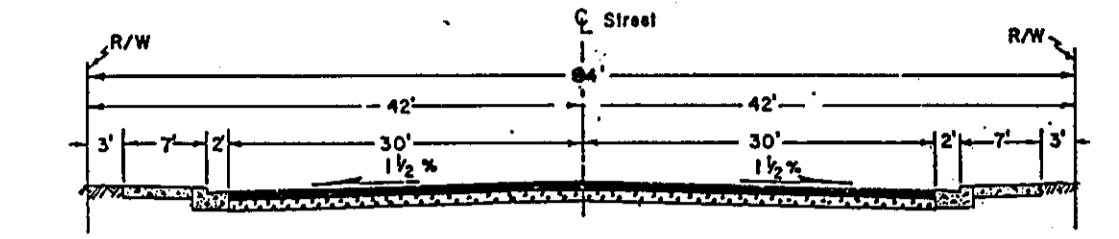
PLAN - MAC ARTHUR DRIVE
Scale: 1" = 40'



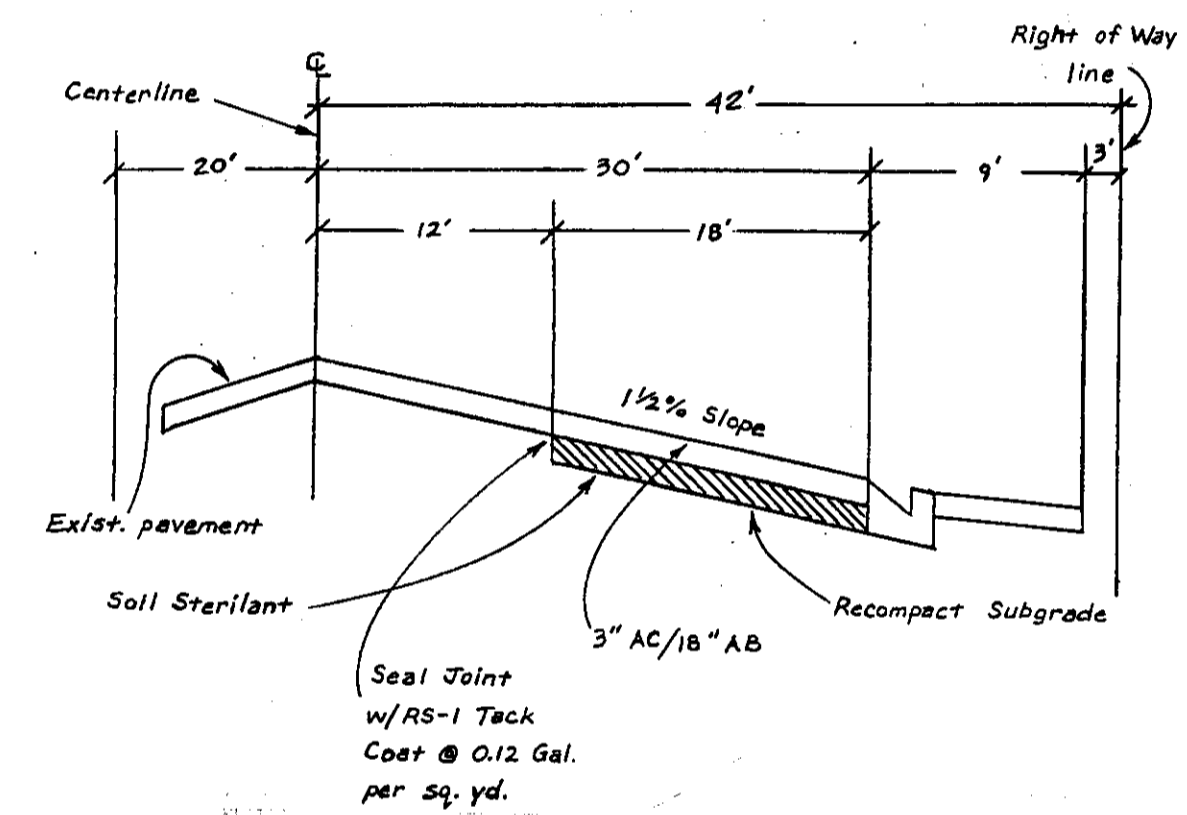
PROFILE
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 2'



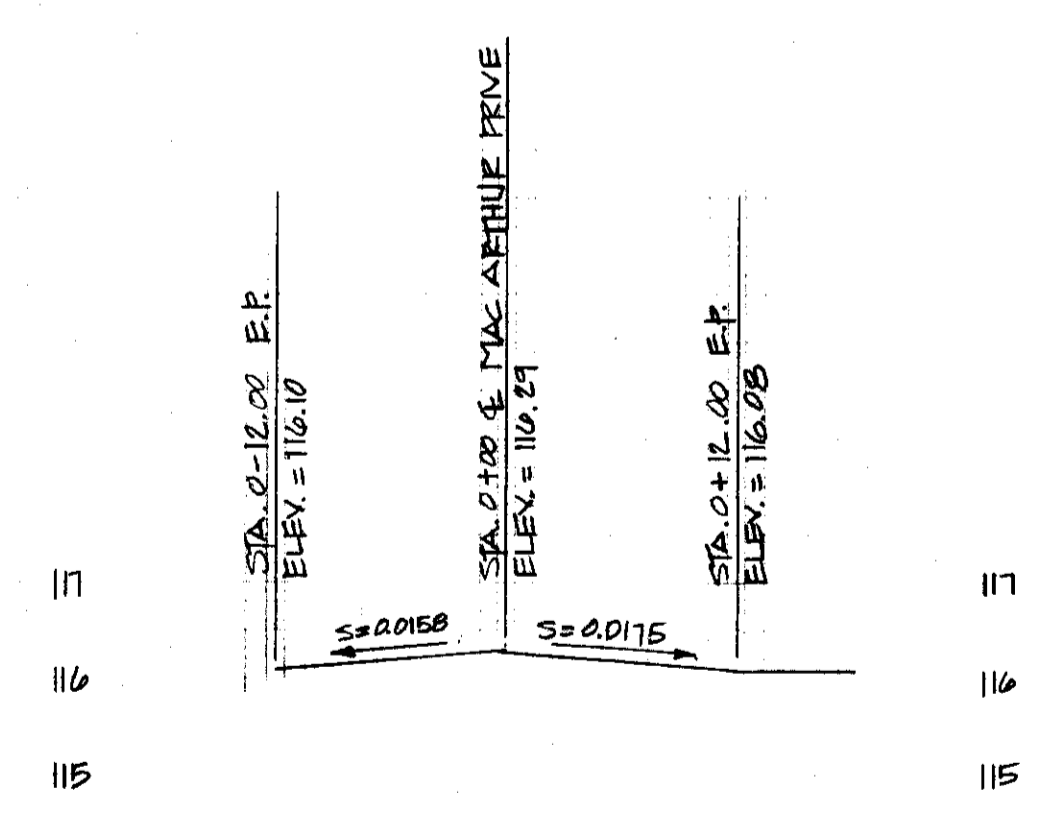
- LEGEND**
- INDICATES NEW ROADWAY PAVING
 - INDICATES EXIST'G SPOT ELEVATION
 - INDICATES TREE TO REMAIN
 - INDICATES MONUMENT WELL TO BE INSTALLED



DETAIL 'A' NO SCALE



DETAIL 'B' NO SCALE



CROSS-SECTION - MAC ARTHUR DRIVE
SCALE: VERT: 1" = 2'
HORIZ: 1" = 10'

Subdivision SU 1781

DATE: 5-1-86
BY: AW
CHECKED BY: MQ
SCALE: 1" = 40'

MAC ARTHUR DRIVE
CARBONA ESTATES

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Nominigade Drive, Manteca, California 95230
(209) 239-4300

DATE: March 1986
DRAWN BY: AW
CHECKED BY: MQ
DATE PLOTTED: 8/27/86
SHEET: 6
OF 6 SHEETS

PAVEMENT CHART

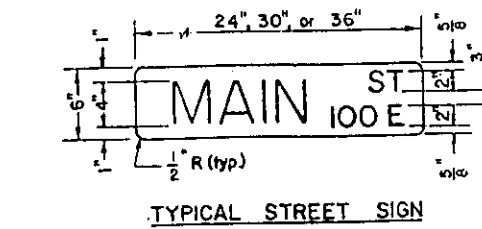
STREET NAME	TRAFFIC INDEX	SOIL R-VALUE	A.C. THICKNESS	LIFT & THICKNESS	A.B. THICKNESS
FAIROAKS DRIVE	6	11	2"	1c 2"	13"
RINAURO COURT	4	11	2"	1c 2"	7"

CURVE DATA CHART

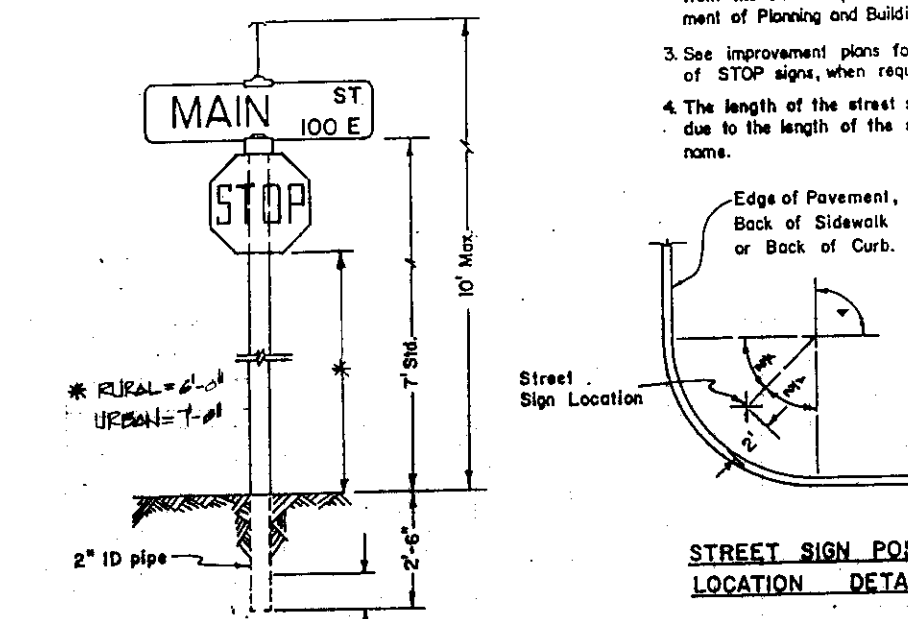
CURVE	RADIUS	DELTA	BEARING	CHORD DISTANCE	ARC LENGTH
①	50.00'	41° 24' 35"	N. 69° 18' 07" E.	35.90'	36.14'
②	50.00'	69° 06' 59"	N. 83° 08' 32" E.	50.71'	60.30'
③	50.00'	62° 18' 56"	N. 31° 09' 24" W.	51.74'	54.98'
④	50.00'	62° 54' 38"	N. 31° 27' 43" E.	52.18'	54.90'
⑤	50.00'	68° 29' 57"	N. 82° 49' 59" W.	56.23'	59.78'
⑥	50.00'	41° 24' 34"	N. 69° 17' 19" W.	35.90'	36.14'
⑦	50.00'	262° 49' 10"	N. 20° 00' 24" E.	75.00'	229.35'

LEGEND

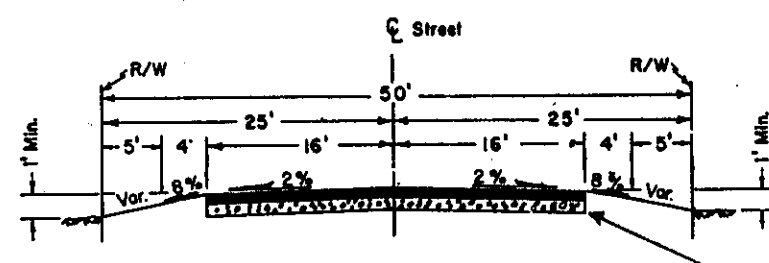
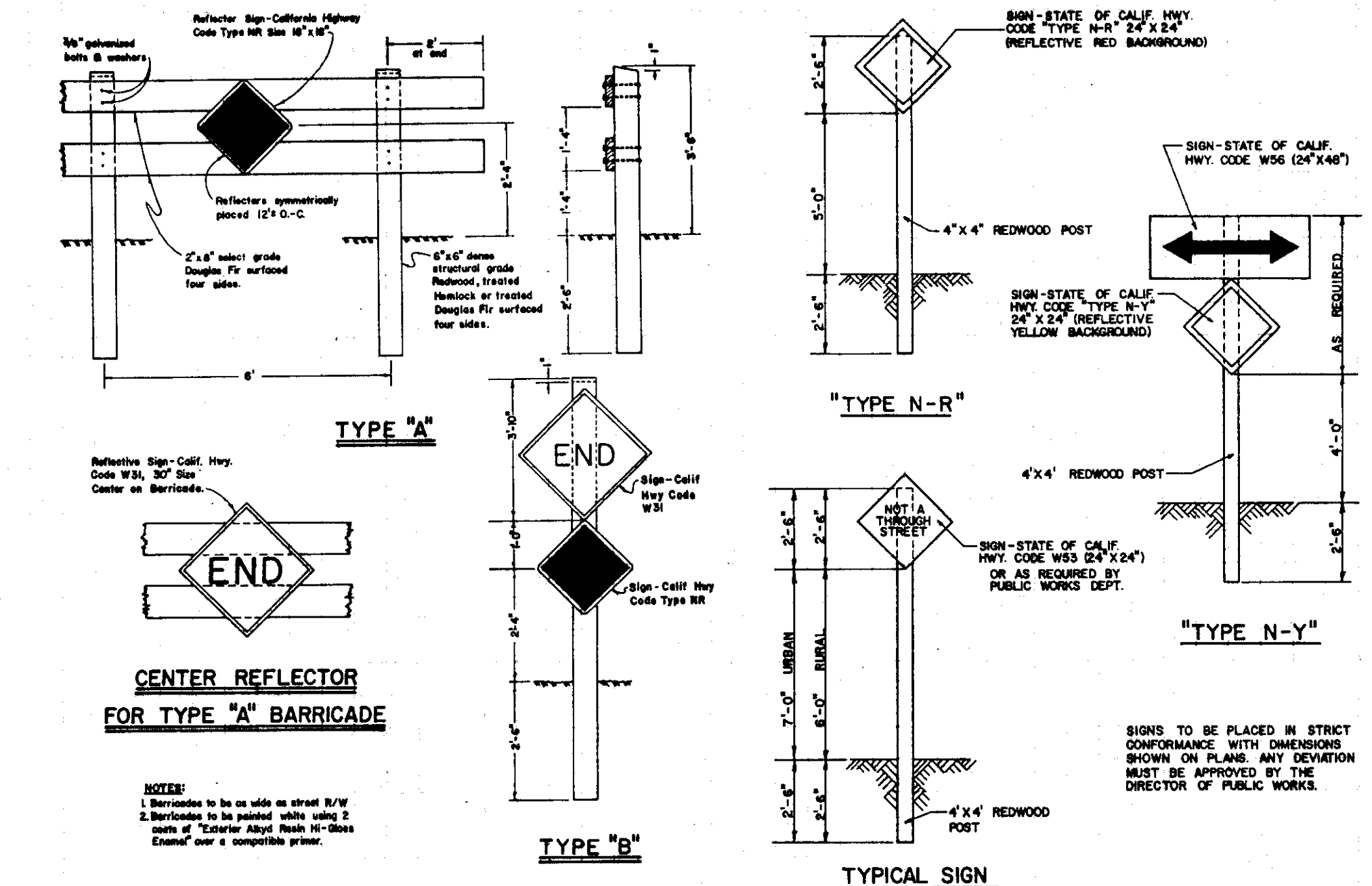
- INDICATES NEW ROADWAY PAVING
- 111.4 INDICATES EXIST'G SPOT ELEVATION
- INDICATES TREES TO REMAIN
- INDICATES MONUMENT WELL TO BE INSTALLED



- NOTES:
- One street sign is required at each intersection.
 - Block numbers are to be acquired from the San Joaquin County Department of Planning and Building Inspection for STOP signs when required.
 - See improvement plans for location of STOP signs when required.
 - The length of the street sign varies due to the length of the street name.

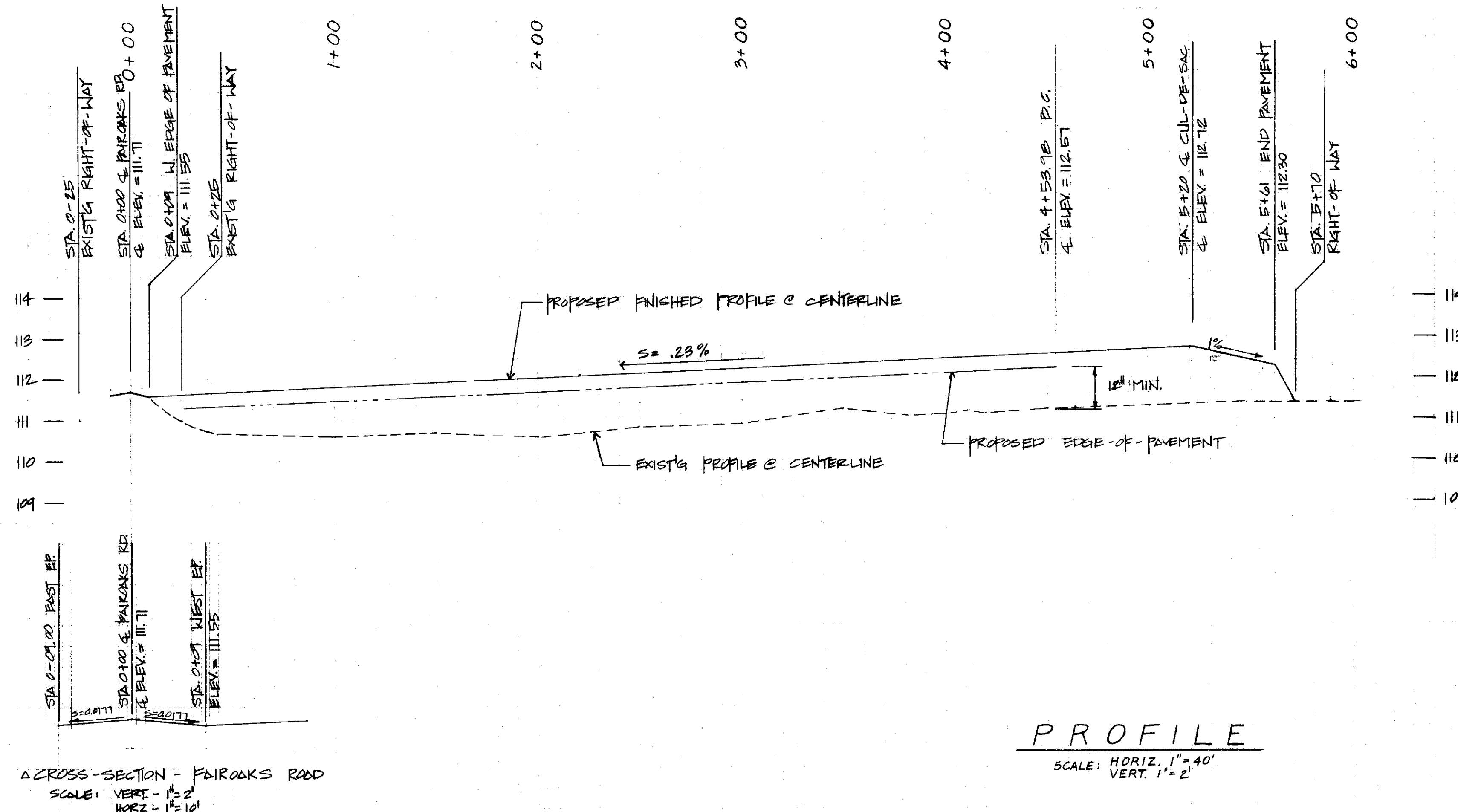
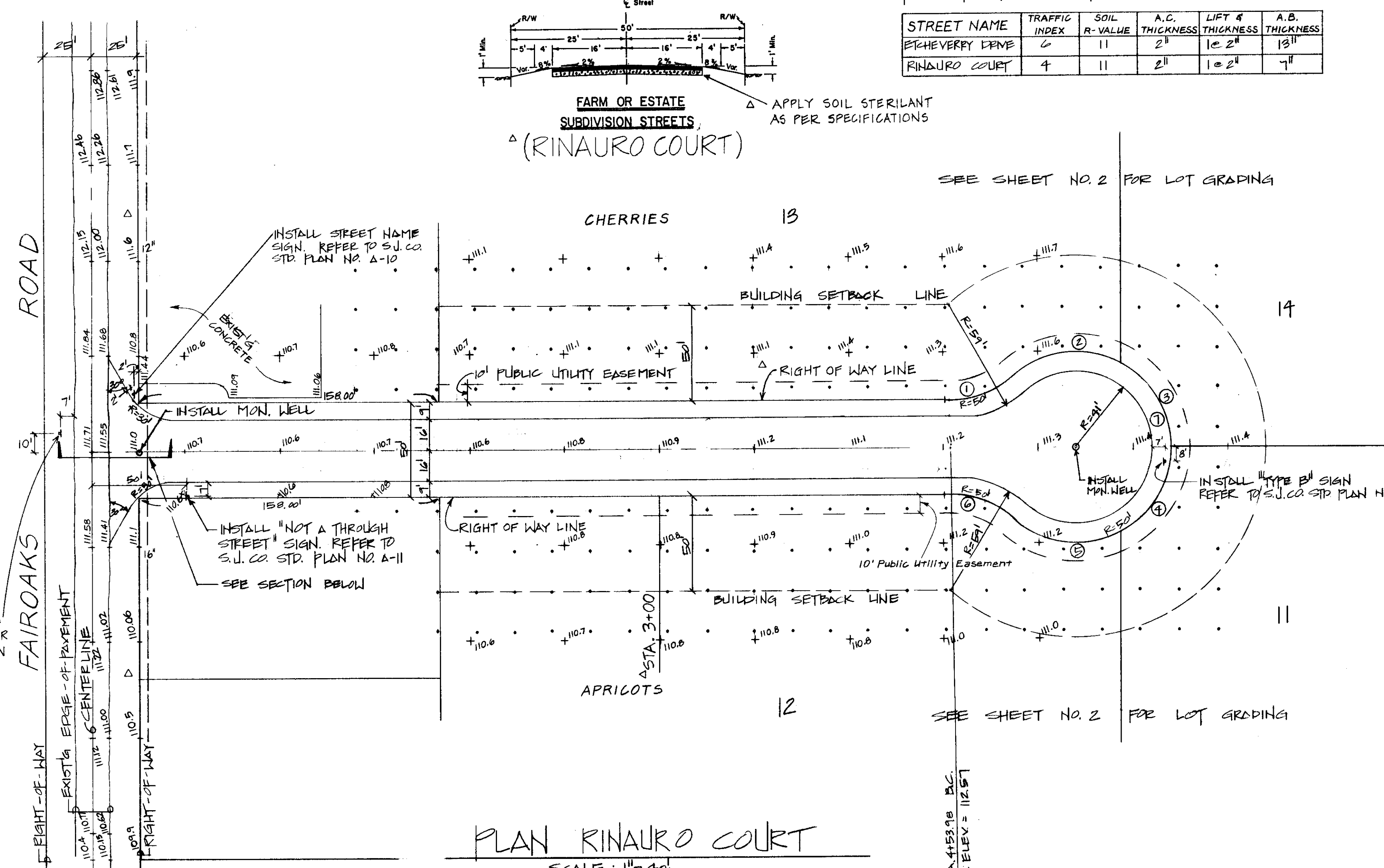


STANDARD STREET SIGN DETAILS



FARM OR ESTATE SUBDIVISION STREETS (RINAURO COURT) APPLY SOIL STERILANT AS PER SPECIFICATIONS

SEE SHEET NO. 2 FOR LOT GRADING



REVISIONS

NO.	DATE	BY	MG
1	12-1-86	AM	MG

RINAURO COURT
CARBONA ESTATES

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Northgate Drive Manteca California 95336
(209) 239-4908

DATE: FEB. 1986
DRAWN BY: JCN
CHECKED BY: MQ
JOB NO: 85-31
SHEET: 5 OF 6

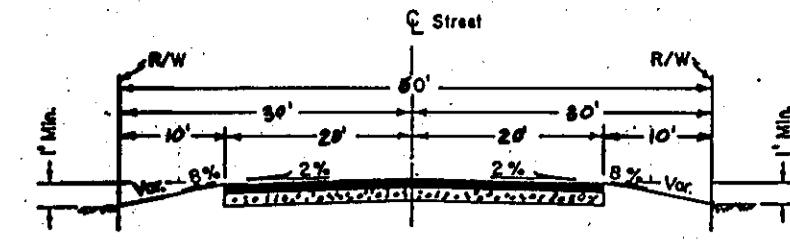
Subdivision SU 1782

PAVEMENT CHART

STREET NAME	TRAFFIC INDEX	SOIL R-VALUE	AC THICKNESS	LIFT & THICKNESS	A.B. THICKNESS
ETCHEVERRY DRIVE	6	11	2"	1" @ 2"	13"
RINAURO COURT	4	11	2"	1" @ 2"	7"

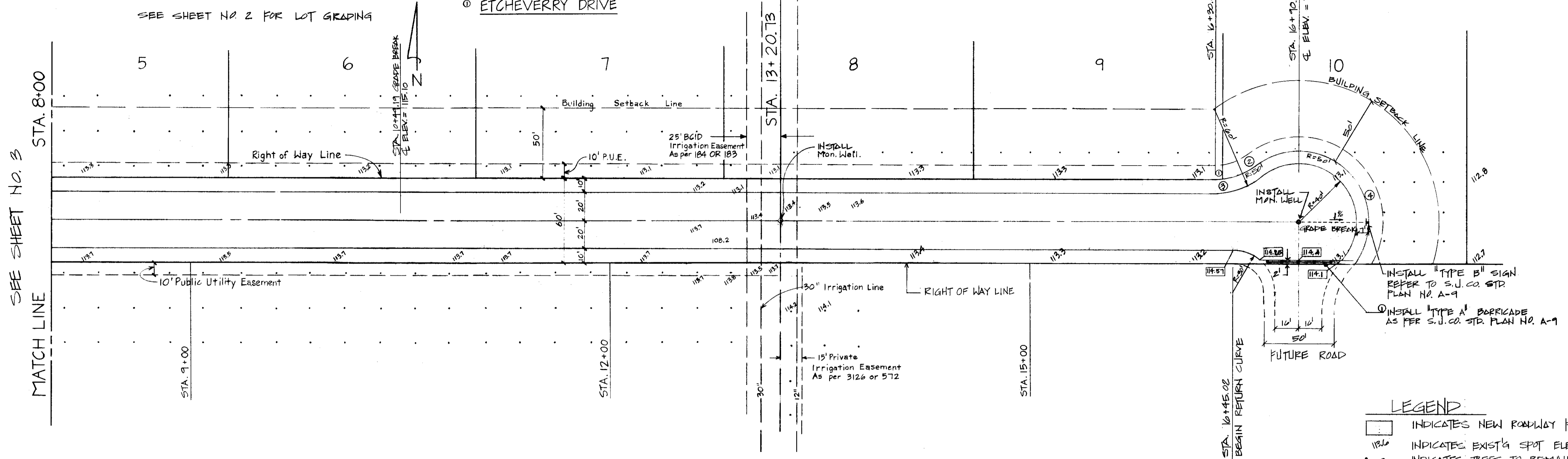
CURVE DATA CHART

CURVE	RADIUS	DELTA	CHORD	ARC LENGTH
①	50.00'	7° 50' 40"	N. 80° 05' 51" E. 6.84'	6.85'
②	50.00'	29° 01' 32"	N. 67° 39' 25" E. 25.06'	25.33'
③	50.00'	36° 52' 12"	N. 71° 24' 45" E. 31.62'	32.10'
④	50.00'	165° 44' 14"	N. 44° 51' 17" W. 78.99'	142.07'



FARM OR ESTATE
SUBDIVISION STREETS

① ETCHEVERRY DRIVE

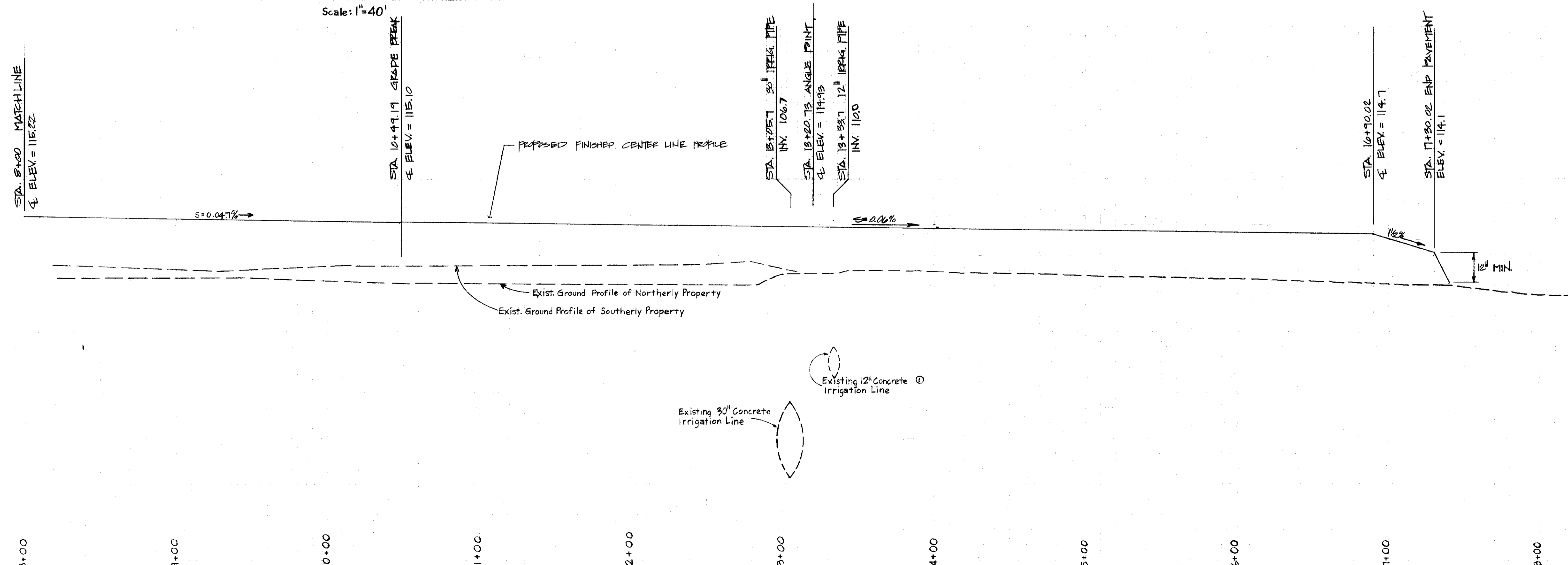


LEGEND

- INDICATES NEW ROWWAY PAVING
- INDICATES EXIST'G SPOT ELEVATION
- INDICATES TREES TO REMAIN
- INDICATES MANHOLE WELL TO BE INSTALLED

PLAN ETCHEVERRY DRIVE

Scale: 1"=40'



PROFILE

Scale: Horiz. 1"=40'
Vert. 1"=2'

ETCHEVERRY DRIVE
CARBONA ESTATES

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Norningate Drive, Manteca, California 95336
(209) 239-4308

DATE: March, 1986
DRAWN BY: AW
CHECKED BY: MQ
JOB NO: 85-31
SHEET: 4
OF 6 SHEETS

DATE: 5-7-86
BY: AW
REVISIONS: ① PER S.J.CO.

SEE SHEET NO. 6

SEE SHEET NO. 2 FOR LOT GRADING



LEGEND

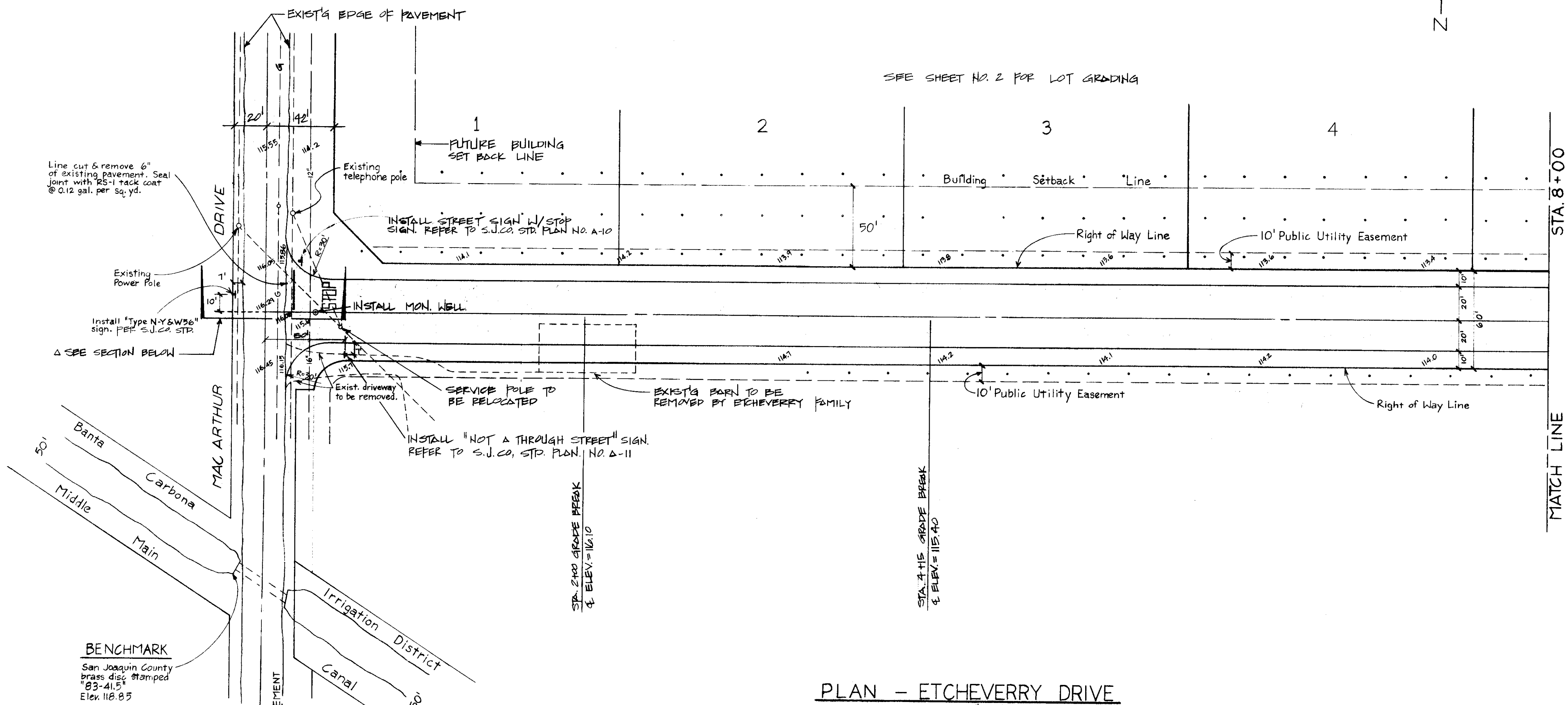
- INDICATES NEW ROADWAY PAVING
- INDICATES EXIST'G SPOT ELEVATION
- INDICATES TREES TO REMAIN
- INDICATES MONUMENT WELL TO BE INSTALLED

DATE	BY	REVISED
5-6-86	AW	Δ PER S.J.CO.
5-30-86	AW	○ PER S.J.CO.

**ETCHEVERRY DRIVE
CARBONA ESTATES**

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Northgate Drive, Manteca, California 95336
(209) 239-4508

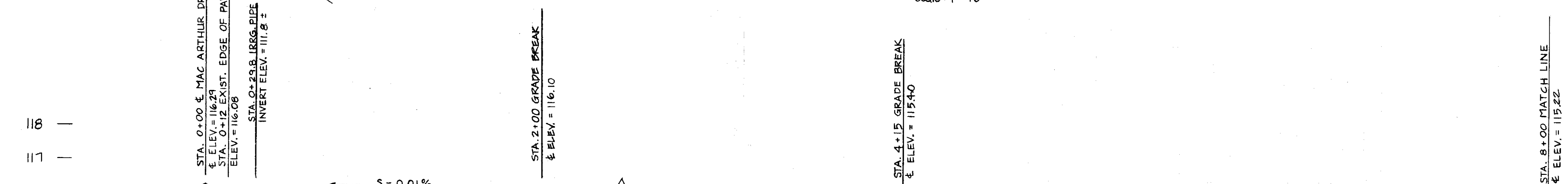
DATE	March, 1986
DRAWN BY	AW
CHECKED BY	MQ
JOB NO.	85-31
SHEET	3
OF	6



PLAN - ETCHEVERRY DRIVE

Scale: 1" = 40'

BENCHMARK
San Joaquin County
brass disc stamped
03-41.5"
Elev. 116.87



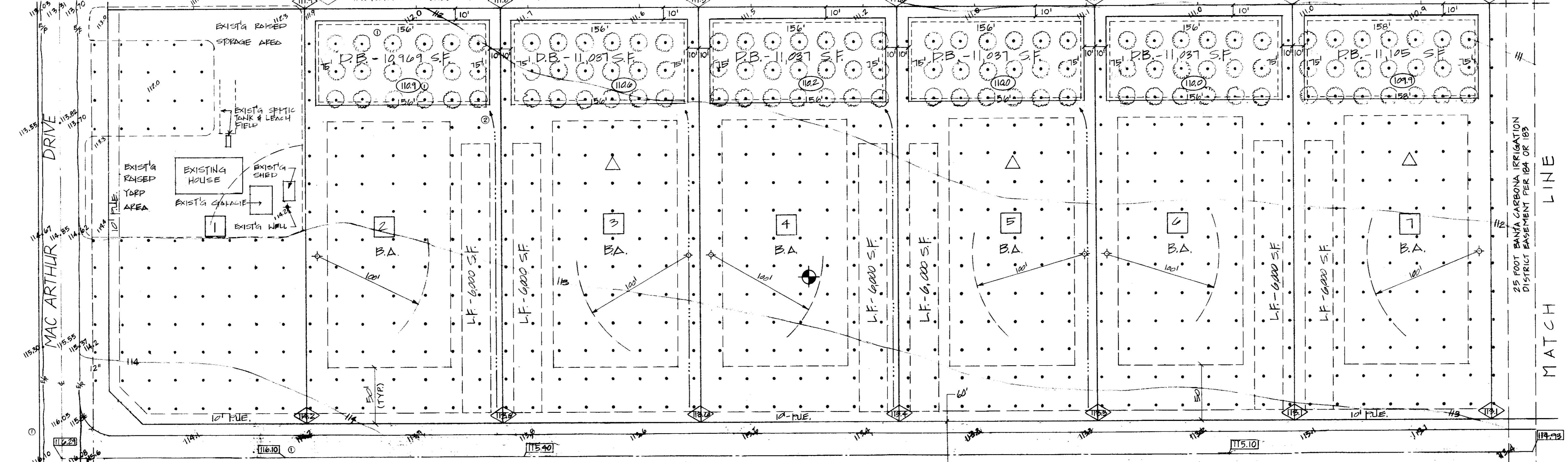
PROFILE

Scale: Horiz 1" = 40'
Vert 1" = 2'

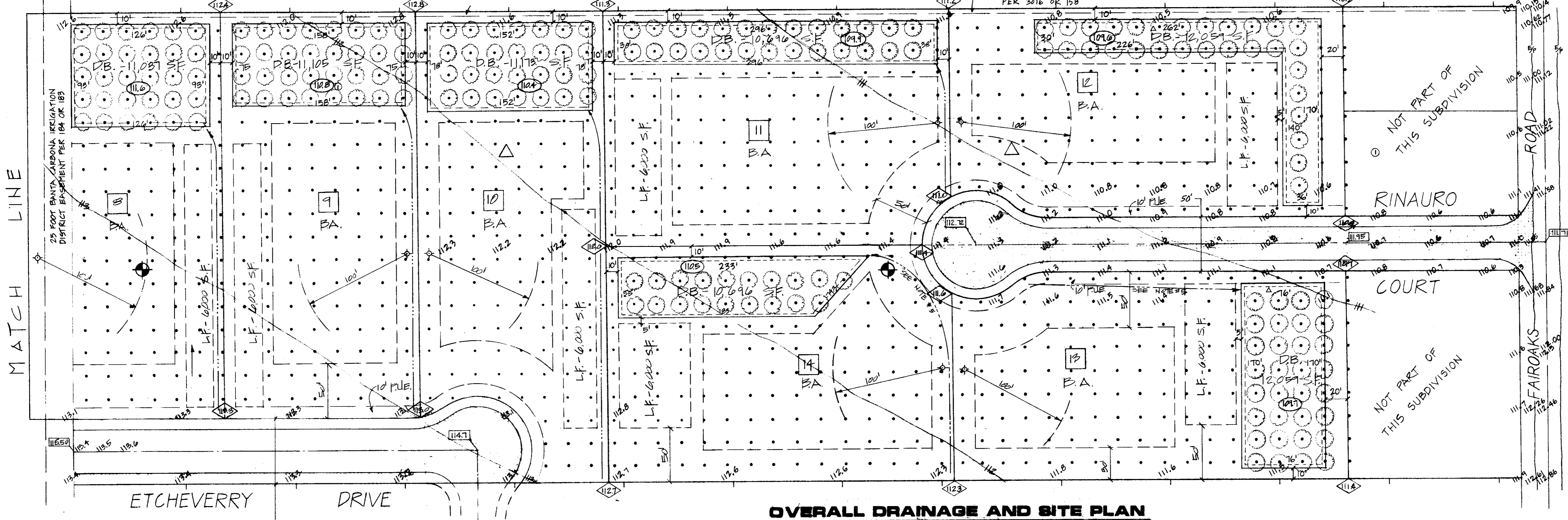
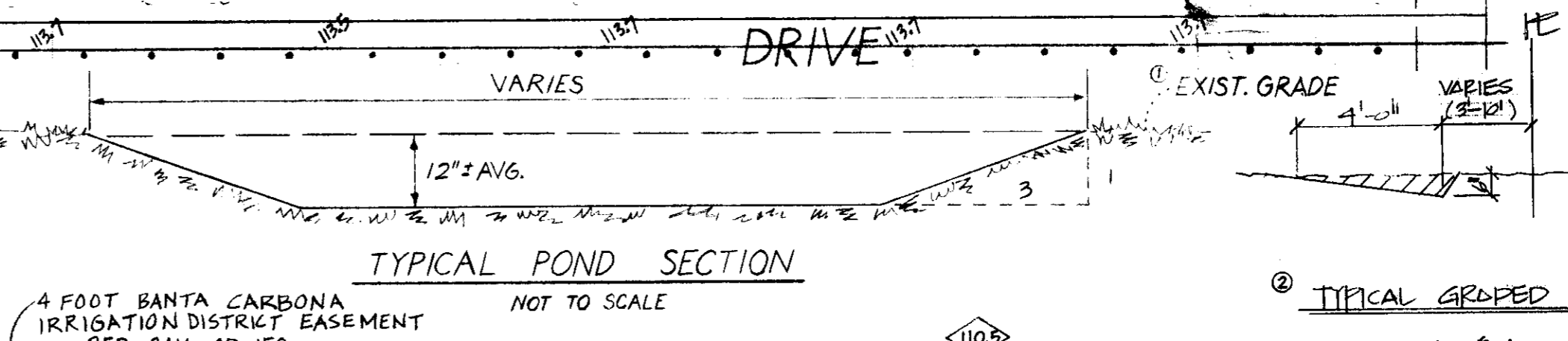
Δ CROSS SECTION - MAC ARTHUR DRIVE
SCALE: VERT. 1" = 2'
HORIZ. 1" = 10'

SUBMISSION SU 1784

- LEGEND**
- ② INDICATES LOT NUMBER.
 - ⊙ INDICATES APPROXIMATE LOCATION OF TEST BORINGS.
 - △ INDICATES APPROXIMATE LOCATION OF PERCOLATION TESTS.
 - 119.2 INDICATES EXISTING GROUND ELEVATION.
 - INDICATES EXIST. APRICOT/CHERRY TREE TO REMAIN.
 - ⊙ INDICATES EXIST. APRICOT/CHERRY TREE TO BE REMOVED.
 - B.A. INDICATES PROPOSED BUILDING AREA. 50' FRONT YARD SET-BACK MIN. (EXCEPT LOT 1), 20' SIDE YARD SET-BACK MIN., AND 30' REAR YARD SET-BACK MIN.
 - INDICATES FINISHED LOT GRADE.
 - D.B. INDICATES PROPOSED DRAINAGE BASIN. 12" MAX. DEPTH OF STORM DRAINAGE RUN-OFF. MINIMUM CUBIC FOOTAGE OF STORAGE CAPACITY AS SHOWN.
 - L.F. INDICATES PROPOSED SEPTIC TANK LEACH FIELD AREA OF A MINIMUM OF 6,000 S.F. PER SAN JOAQUIN COUNTY LOCAL HEALTH DEPT. STANDARDS.
 - INDICATES PROPOSED WATER WELL.
 - INDICATES FINISHED ROAD CENTERLINE ELEVATION.
 - INDICATES PROPOSED BOTTOM ELEVATION OF DRAINAGE BASIN.
 - INDICATES GRADED SWALE.
 - SEE TYPICAL DETAIL THIS SHEET.
 - INDICATES PROPOSED ELEVATION OF DRAINAGE BASIN.



- NOTES**
- SEWAGE DISPOSAL WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS. THE LOCATION OF THE LEACH FIELDS AS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS TO LOCATE AND INSTALL A 6,000 S.F. MINIMUM LEACH FIELD PER SAN JOAQUIN COUNTY LOCAL HEALTH DEPARTMENT STANDARDS (ORDINANCE 549).
 - GROUND WATER IS AT APPROXIMATE ELEVATION 65 FEET.
 - INDIVIDUAL WATER WELLS ARE TO BE INSTALLED ON EACH LOT PER SAN JOAQUIN COUNTY LOCAL HEALTH DEPARTMENT STANDARDS (ORDINANCE 1862). THE LOCATIONS OF THE WELLS AS SHOWN ARE APPROXIMATE. THE WATER WELLS SHALL BE INSTALLED WITH 100 FOOT GROUT SEALS UNDER PERMIT AND INSPECTION OF THE LOCAL HEALTH DISTRICT.
 - SEE SHEET 3 FOR TYPICAL FUTURE RESIDENCE GRADING PLAN. FUTURE RESIDENTIAL HOME CONTRACTOR IS TO PROVIDE A 10' GRIP CURB/ST AT DRIVEWAY CROSSING WITH DRAINAGE SWALE.
 - CONTOURS AS SHOWN REFLECT EXISTING CONDITIONS.



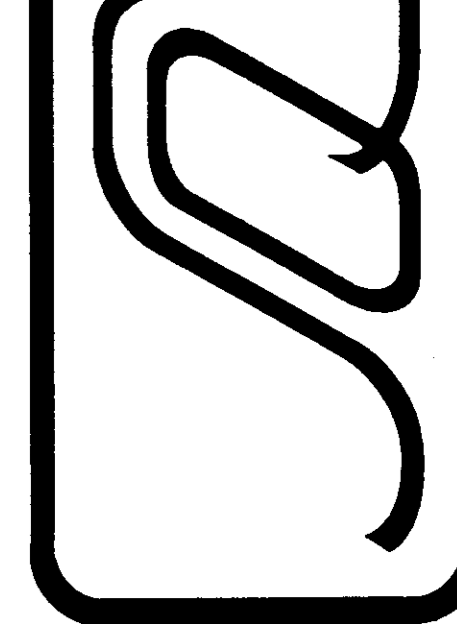
OVERALL DRAINAGE AND SITE PLAN

SCALE: 1" = 50'

APPROVED BY	AW	MQ
DATE	4-30-84	5-30-84
REVISIONS	① PER S.J.C.O.	② PER S.J.C.O.

OVERALL DRAINAGE & SITE PLAN
CARBONA ESTATES

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Northgate Drive Manteca California 95336
(209) 239-4908



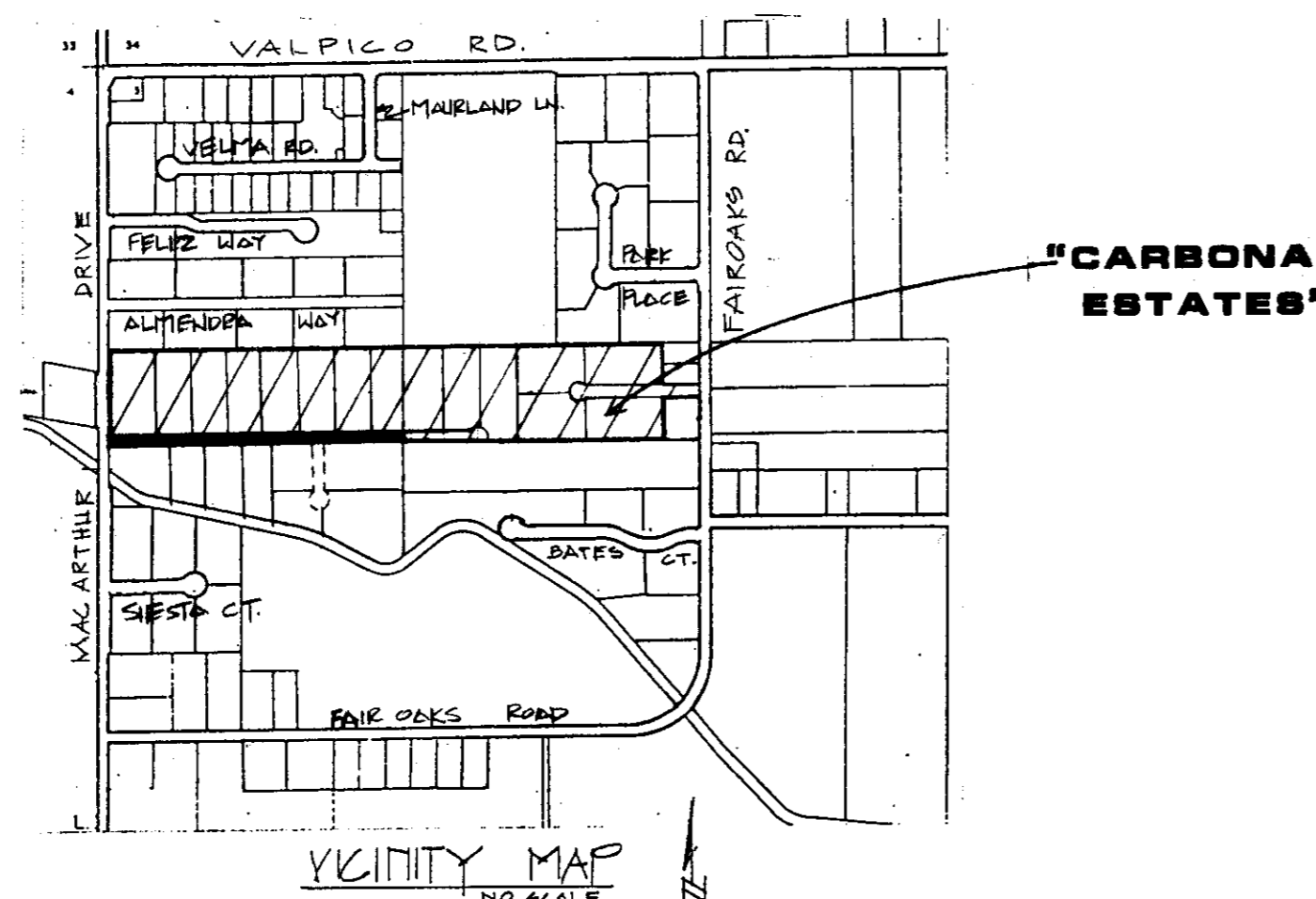
DATE	MARCH 86
DRAWN BY	AW
CHECKED BY	MQ
JOB NO.	85-31
SHEET	2
OF	6 SHEETS

Subdivision SO 1785

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS
2. SEE FINAL MAP OF THIS SUBDIVISION FOR ADDITIONAL LAY OUT DIMENSIONS.
3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT ISSUE OF "MANUAL OF TRAFFIC CONTROLS, WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY.
4. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION AS PER SECTION 10 OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA, D.O.T., JULY 1984.
5. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE SPECIFICATIONS, STANDARDS AND ORDINANCES OF SAN JOAQUIN COUNTY. STANDARD SPECIFICATIONS AND DETAILS ARE AVAILABLE AT THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
6. 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 MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
7. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. THE EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
9. THE SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION FROM SCHACK & QUARTAROLI.
11. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER OR SURVEYOR HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER OR THE SURVEYOR.
12. BENCH MARK: SAN JOAQUIN COUNTY BRASS DISC STAMPED "BB-41, 5" IN THE CONCRETE HEADWALL OF THE BANTA CARBONA IRRIGATION DISTRICT MIDDLE MAIN CANAL ON THE WEST SIDE OF MACARTHUR DRIVE, ELEVATION = 118.85.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
14. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT, AND ANY DELAY CAUSED BY SUCH INSTALLATION SHALL NOT BE CONSIDERED AS RIGHT-OF-WAY DELAY.
15. THE OFFICE OF SCHACK & QUARTAROLI, MANTECA (239-4908) SHALL BE NOTIFIED 72 HOURS PRIOR TO THE REQUIREMENT OF CONSTRUCTION CONTROL STAKES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY AND CONSTRUCTION STAKES.
17. THE OWNER WILL PROVIDE ONE SET OF STAKES FOR EACH PHASE OF THE WORK. THE CONTRACTOR WILL BE CHARGED FOR ADDITIONAL STAKING AND REPLACEMENT STAKING IN ACCORDANCE WITH THE BELOW SCHEDULE WITH A MINIMUM FEE OF \$100.00.

FLAGGING COLOR	PURPOSE	REPLACEMENT COST, EACH
PINK & BLUE	SUBDIVISION CONTROL	\$475
PINK	LOT CORNERS, ROUGH GRADE	\$200
BLUE	STORM DRAIN POND	\$100



IMPROVEMENT PLANS

FOR

TRACT NO. 1985

SUBDIVISIONS OF SAN JOAQUIN COUNTY

CARBONA ESTATES

A SUBDIVISION OF LOT 7 AND LOT

8 AND A PORTION OF LOT 16 AND 17 OF THE BRICHETTO TRACT OF THE CARBONA IRRIGATED

FARMS BEING IN THE NW 1/4 OF SECTION 3, T.3S., R.5E., MDB&M

UTILITY DISTRICTS

- Δ TELEPHONE; Pacific Bell Telephone Company
- NATURAL GAS & ELECTRICITY; Pacific Gas & Electric
- STORM DRAINAGE; Individual retention basins
- SANITARY SERVICE; Individual septic tanks & leach fields
- DOMESTIC WATER; Individual water well
- IRRIGATION DISTRICT; BANTA CARBONA IRRIGATION DISTRICT

INDEX OF SHEETS

1. Cover sheet
2. Overall drainage & site plan
3. Etchevery Drive
4. Etchevery Drive
5. Rinauro Court
6. Mac Arthur Drive

SAN JOAQUIN LOCAL HEALTH DISTRICT
1601 E. Hazelton Ave. - Phone: 466-6781
P.O. Box 2009 - Stockton, Calif. 95201

Approved
 Obtain a Sanitation Permit
 Obtain a Water Well Permit
 Disapproved: See Remarks

REMARKS: _____
 Date: June 13, 1986 By: Paul Lambert
 5/10/86



SUBMITTED BY: SCHACK & QUARTAROLI		COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS	
APPROVED <i>Dan R. Schack</i> DAN R. SCHACK R.C.E. 32158 Date 6-9-86		APPROVED <i>Henry M. Hirata</i> DIRECTOR OF PUBLIC WORKS R.C.E. NO. 21258	
DATE		DATE: 6-13-86	
APPROVED REVISION		DATE	

DATE	REVISIONS	BY	APP'D BY
4-30-86	Δ PER S.J.C.O.	AW	MG
5-30-86	○ PER S.J.C.O.	AW	MG

IMPROVEMENT PLANS FOR
CARBONA ESTATES
TRACT NO. 1985
SAN JOAQUIN COUNTY CALIFORNIA

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Northgate Drive Manteca California 95336
(209) 239-4908

DATE	APRIL, 1986
DRAWN BY:	STAFF
CHECKED BY:	M.Q.
JOB NO.:	85-31
SHEET	1
OF	6 SHEETS

Subdivision 60 1786