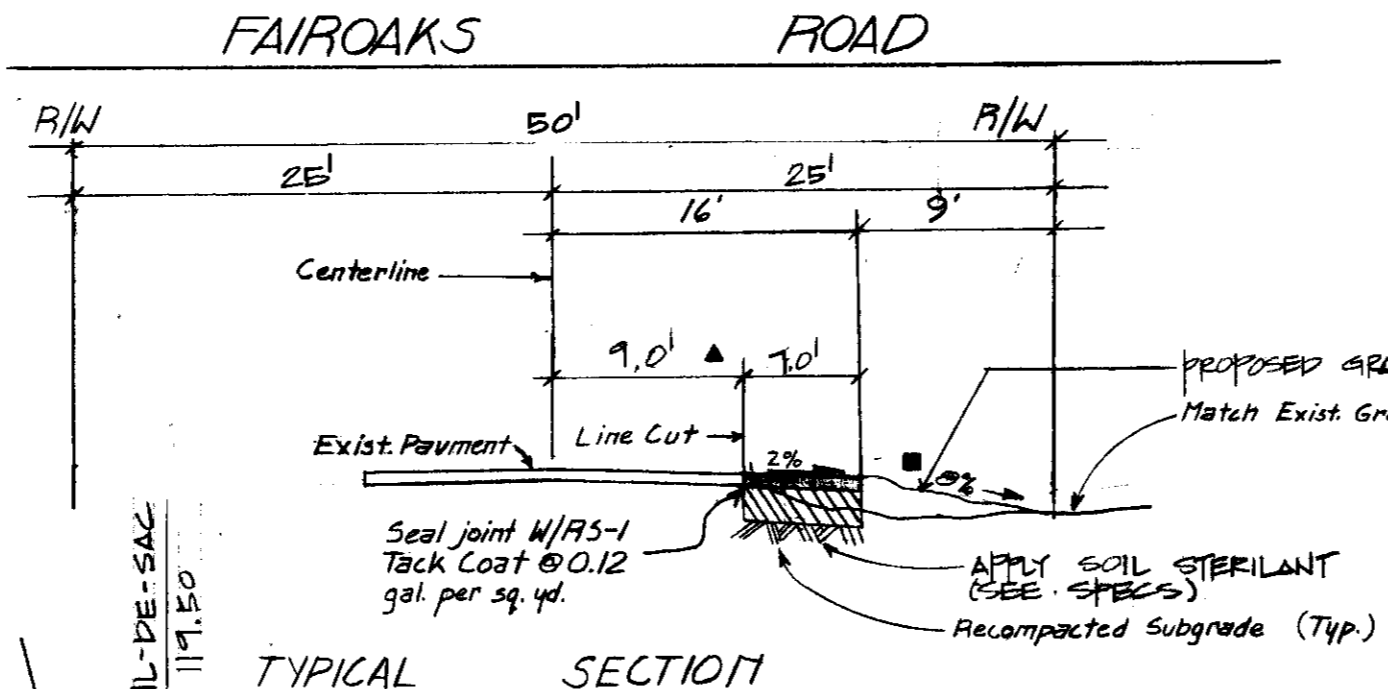
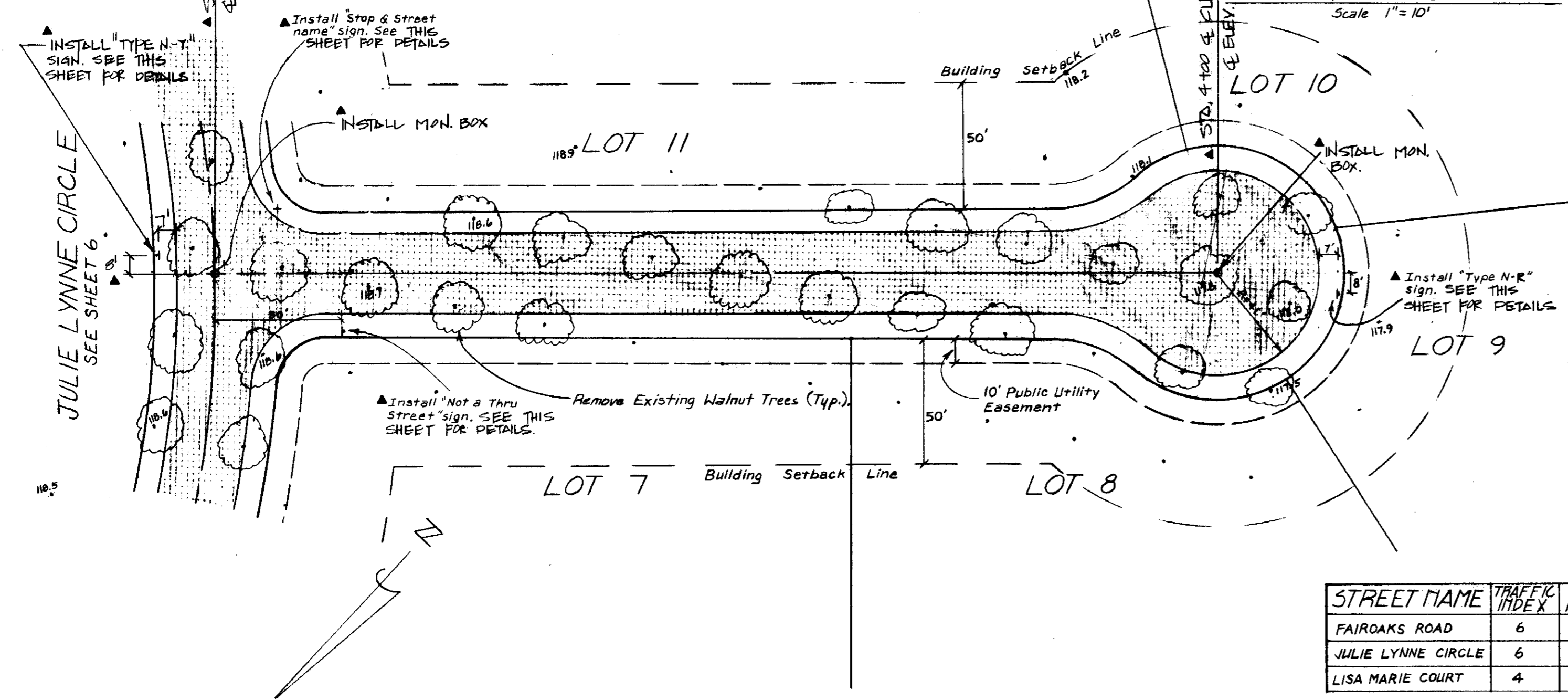


**FARM OR ESTATE
SUBDIVISION STREETS**
JULIE LYNNE CIRCLE
LISA MARIE COURT

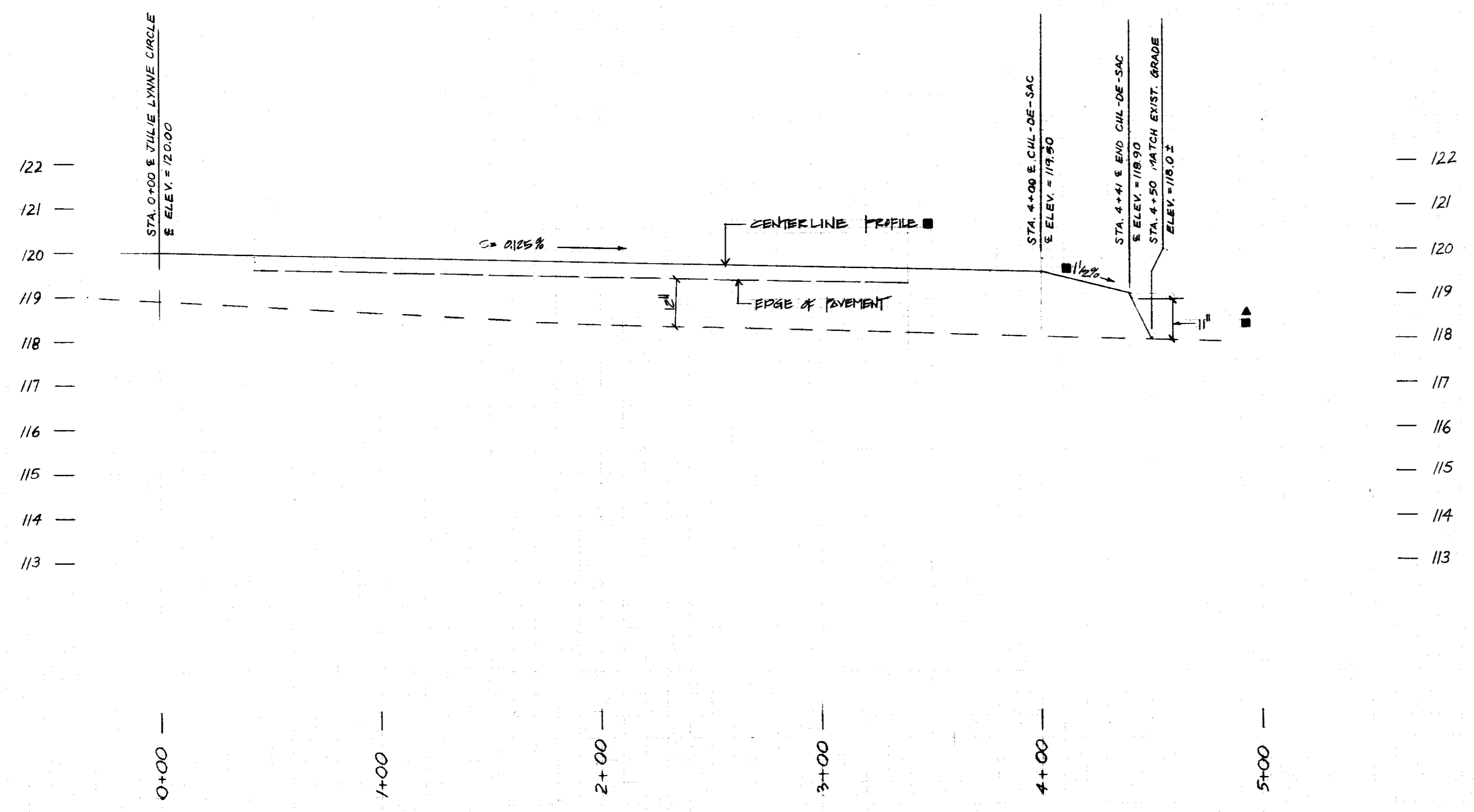


TYPICAL SECTION
Scale 1" = 10'

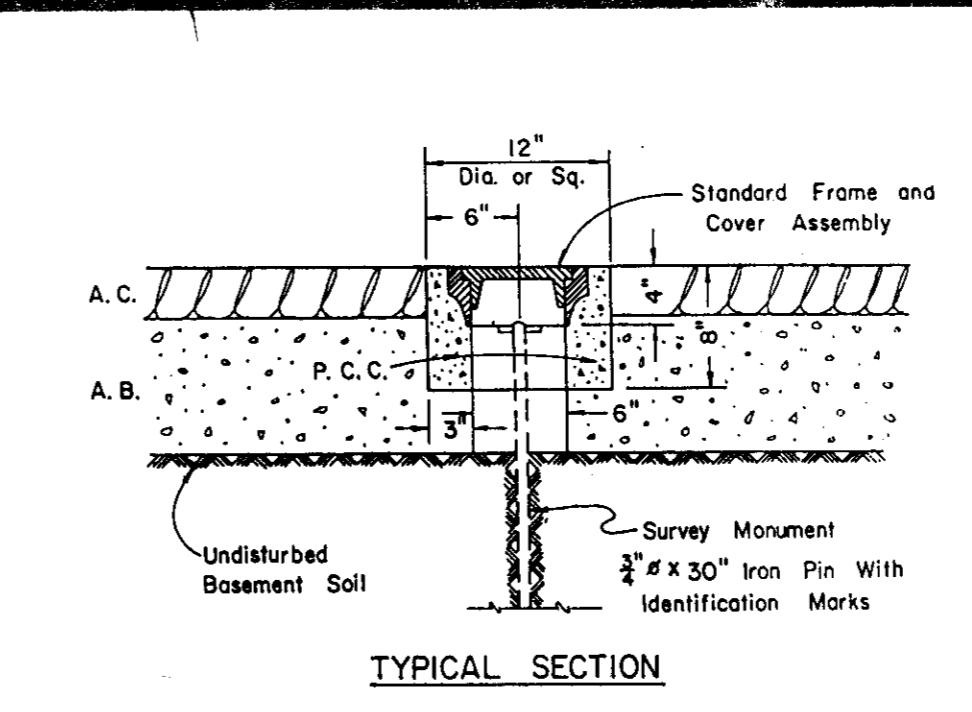


PLAN-LISA MARIE COURT
SCALE 1" = 40'

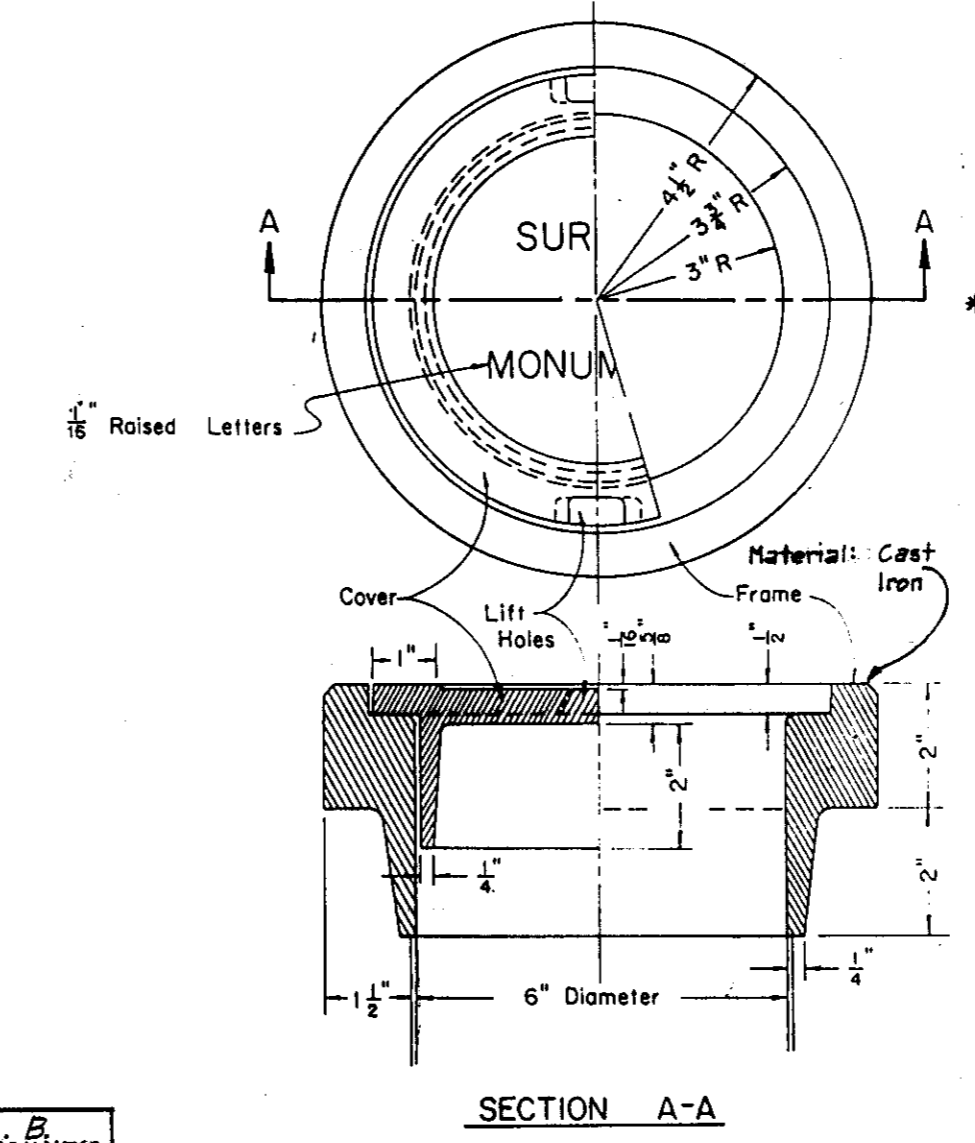
STREET NAME	TRAFFIC INDEX	SOIL R-VALUE	AC THICKNESS	LIFT 1 THICKNESS	LIFT 2 THICKNESS
FAIROAKS ROAD	6	11	2"	1 @ 2"	14 1/2"
JULIE LYNNE CIRCLE	6	11	2"	1 @ 2"	14 1/2"
LISA MARIE COURT	4	11	2"	1 @ 2"	8"



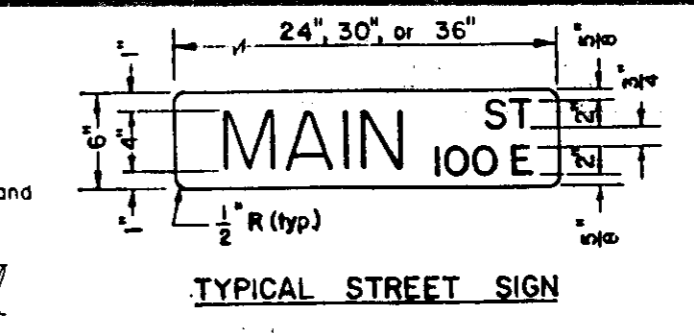
PROFILE
Scale: Horiz. 1" = 40'
Vert. 1" = 2'



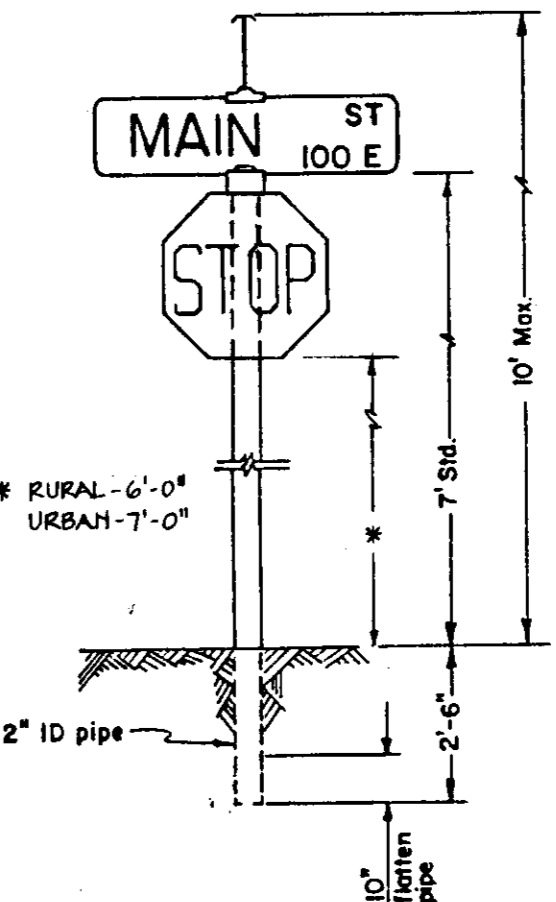
TYPICAL SECTION



SECTION A-A
SURVEY MONUMENT
FRAME & COVER ASSEMBLY



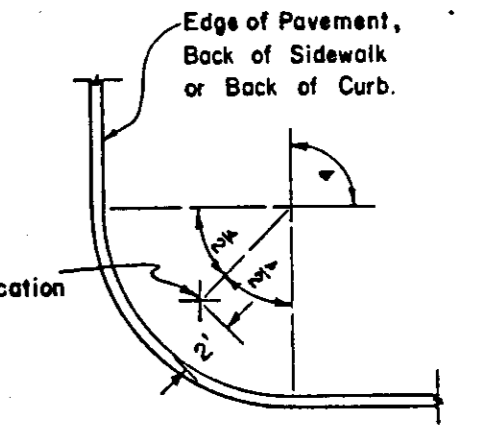
TYPICAL STREET SIGN



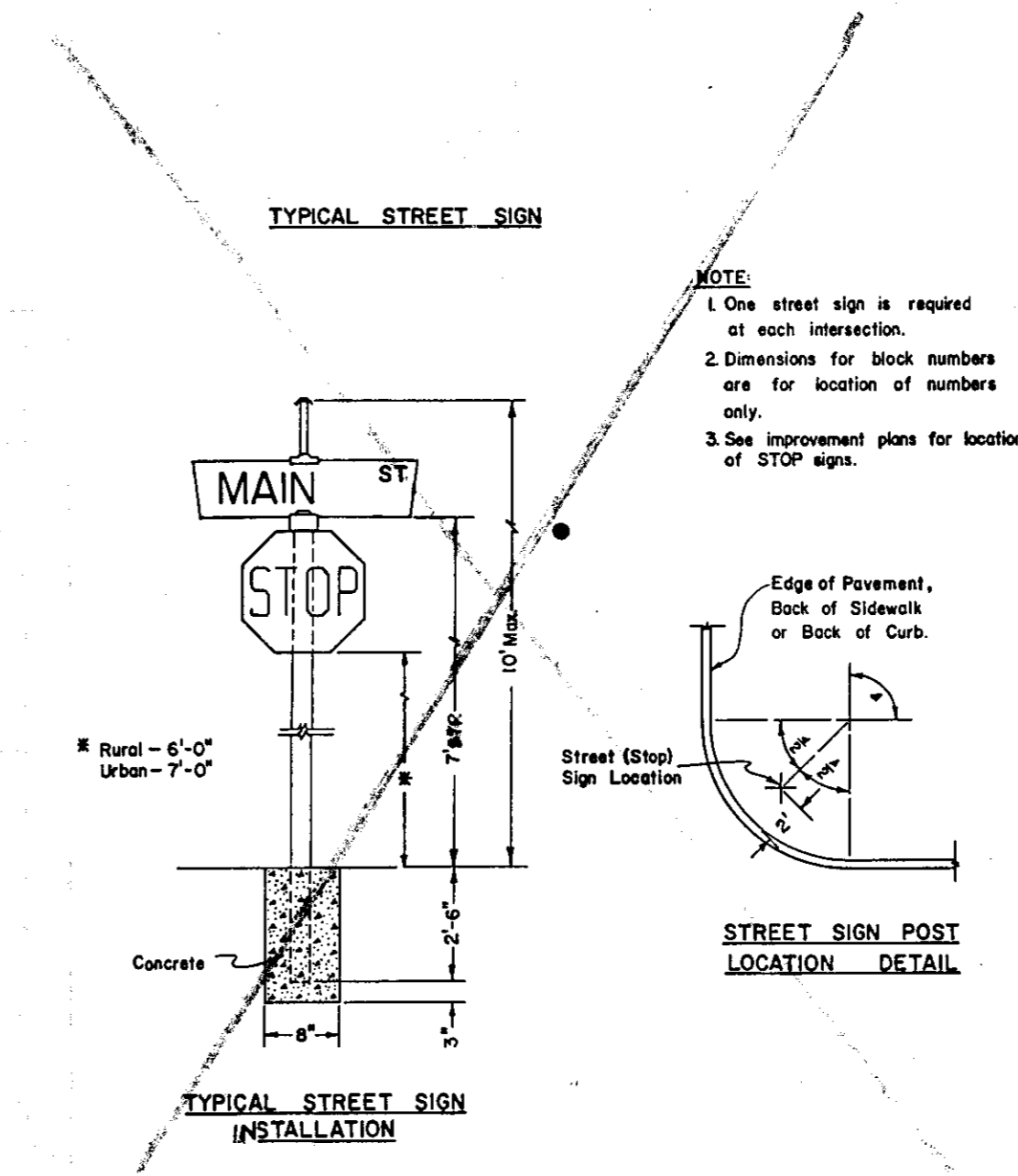
TYPICAL STREET SIGN
INSTALLATION

STANDARD STREET
SIGN DETAILS

- 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.
 - 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.

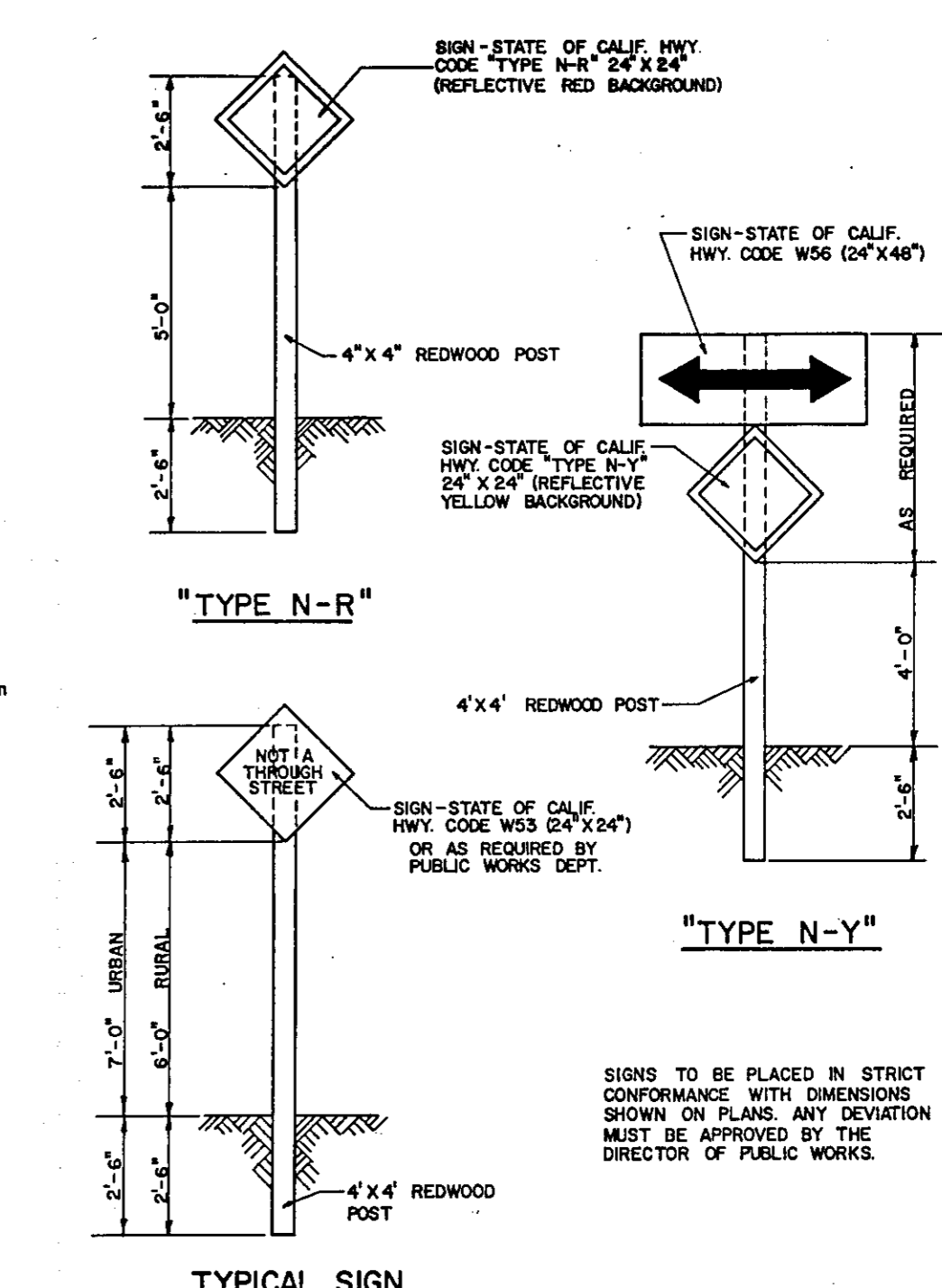


STREET SIGN POST
LOCATION DETAIL



TYPICAL STREET SIGN
INSTALLATION

STANDARD STREET
SIGN DETAILS



TYPICAL SIGN

TRAFFIC SIGNS

SIGNS TO BE PLACED IN STRICT CONFORMANCE WITH DIMENSIONS SHOWN ON PLANS. ANY DEVIATION MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

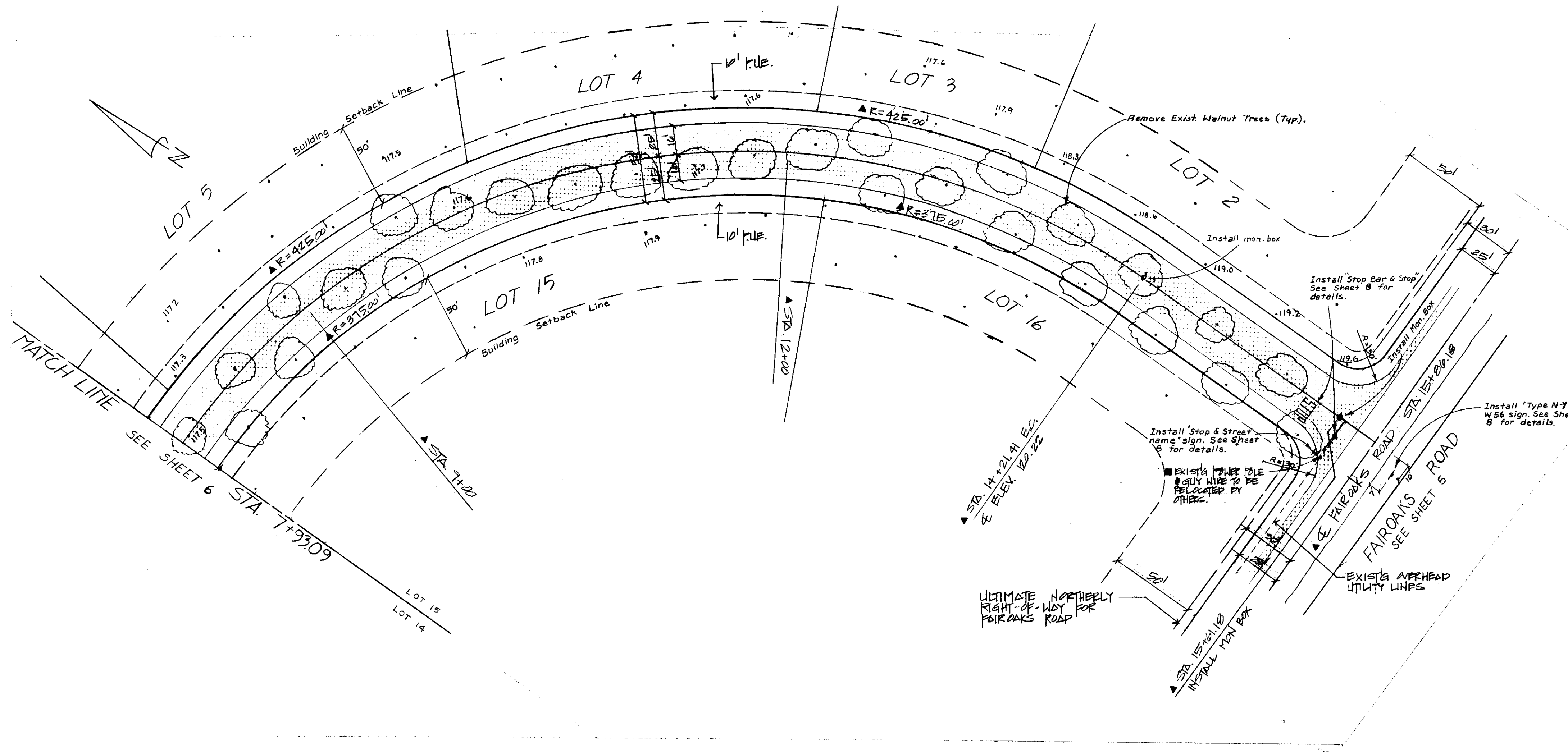
FILE NAME: Subdivision
DRAWER: SU
SHEET NO.: 1795

DATE: 4-24-86
BY: JAS
CHECKED BY: AN
JOB NO: 84-34
SHEET: 8

LIBA MARIE COURT
TYPICAL STREET SECTION AND DETAILS
FORNASERO ESTATES

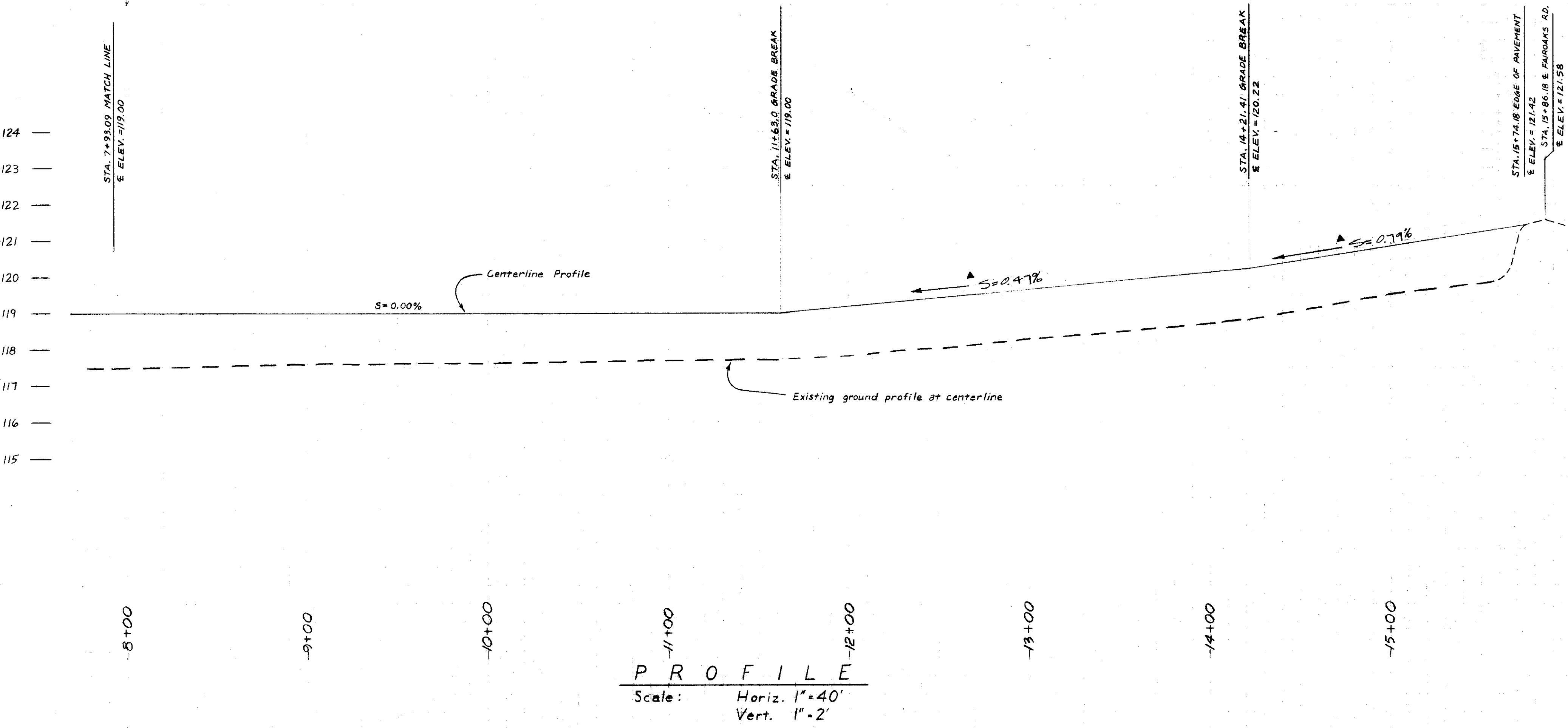
SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Nantingate Drive Manteca California 95336
(209) 239-4908

DATE: August, 1985
DRAWN BY: Staff
CHECKED BY: M.O.
JOB NO: 84-34
SHEET: 8

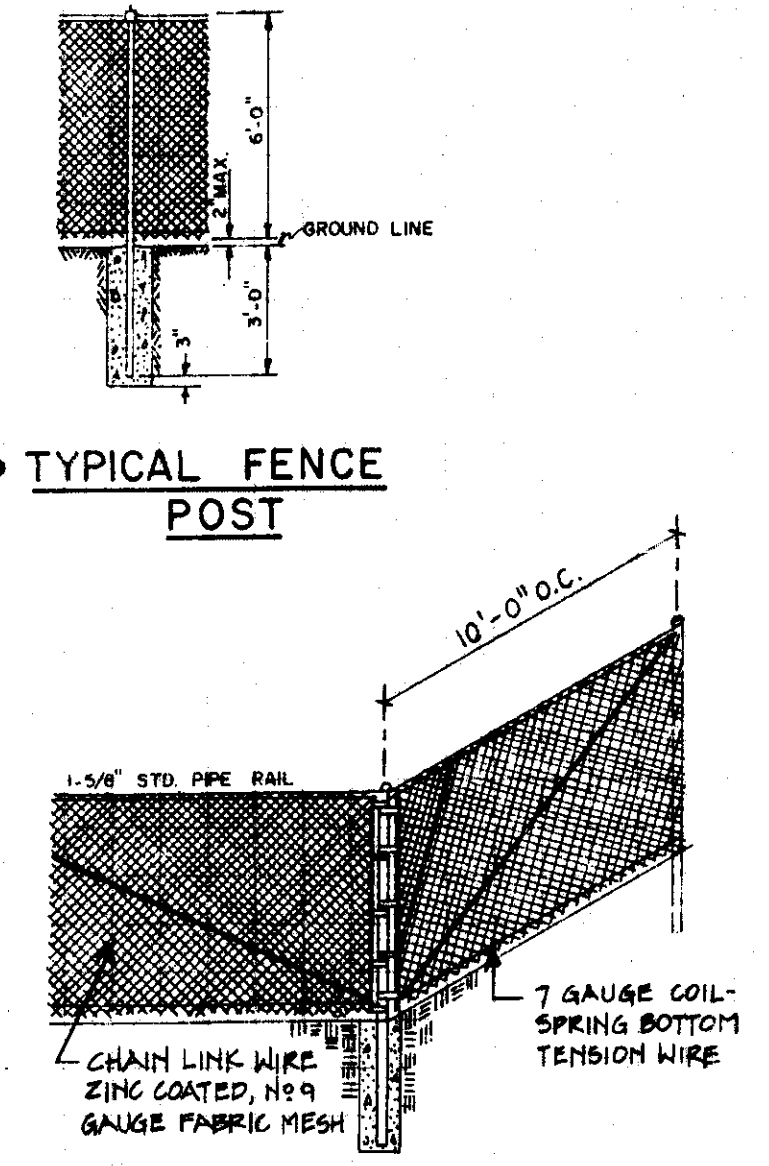


PLAN - JULIE LYNNE CIRCLE
Scale: 1" = 40'

- (1) Workmanship:
All work will be completed in accordance with the best trade practices of industrial fence installations. Securely set all posts in alignment at the proper depth and height, and rigid bracing where needed, install fabric under tension and securely tie to posts and rails.
- (2) Material:
A. Line posts will be on one and seven-eighths (1 7/8") inches in outside diameter at two point seventy-two hundredths (2.72) pounds per foot, eight foot eight inches (8'8") long and set on ten (10) foot centers. Holes must be eight inches (8") in diameter and thirty-six inches (36") in depth.
B. Terminal posts will be two and seventy-eight inches (2'78") in outside diameter at five point seventy-nine (5.79) hundred pounds per foot and ten feet (10') long. Holes must be twelve inches (12") in diameter and thirty-six inches (36") deep.
C. Fabric will be nine (9) gauge, six foot (6') in height, galvanized after weaving. Leave one and one-half inches (1 1/2") between ground and bottom bars. Install fabric on security side (subdivision side) of posts.
D. Fittings must all be made of pressed steel.
E. All horizontal braces will be one and five eighths inches (1 5/8") outside diameter pipe at two point twenty-seven (2.27) hundred pounds per foot.
F. All diagonal trusses will be three-eighth inches (3/8") in diameter.
G. Tension bands will be one-eighth by one inch (1/8" x 1") thickness set on a maximum of fifteen inch (15") centers.
H. Brace bands will be one-eighth by one inch (1/8" x 1") thickness.
I. Tie wire will be aluminum, nine (9) gauge set on a maximum of fifteen inch (15") center.
J. Hog rings will be nine (9) gauge steel set on twenty-four inch (24") centers.
K. Top and bottom tension wire will be of seven (7) gauge coil spring.
1. Concrete mix material must have no greater than a one and one-half inch (1 1/2") slump and a compressive strength of twenty-five hundred (2,500) pounds per square inch in twenty-eight (28) days. Re-tempering not permitted.



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



TYPICAL FENCE POST

TYPICAL CORNER POST

FILE NAME	DRAWER	SHEET NO.
Subdivision	SU	1796

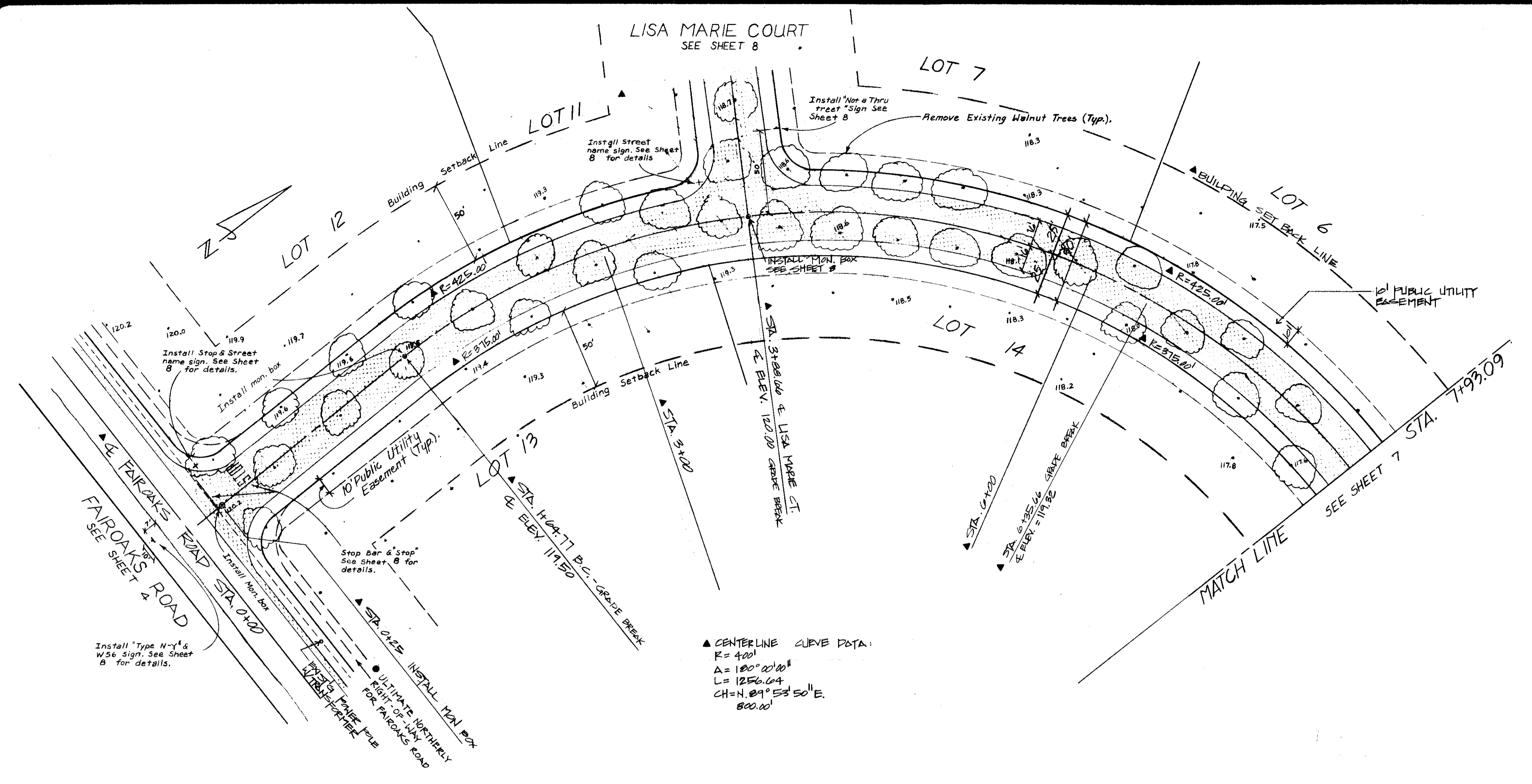
DATE	BY	CHKD	APP'D
8-18-86	AK	AK	MQ
1-28-86			

JULIE LYNNE CIRCLE
FORNASERO ESTATES

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying
150 Northgate Drive Manteca California 95335
(209) 239-4308

DATE	August, 1985
DRAWN BY	Staff
CHECKED BY	M.Q.
JOB NO.	84-34
SHEET	7
OF 8 SHEETS	

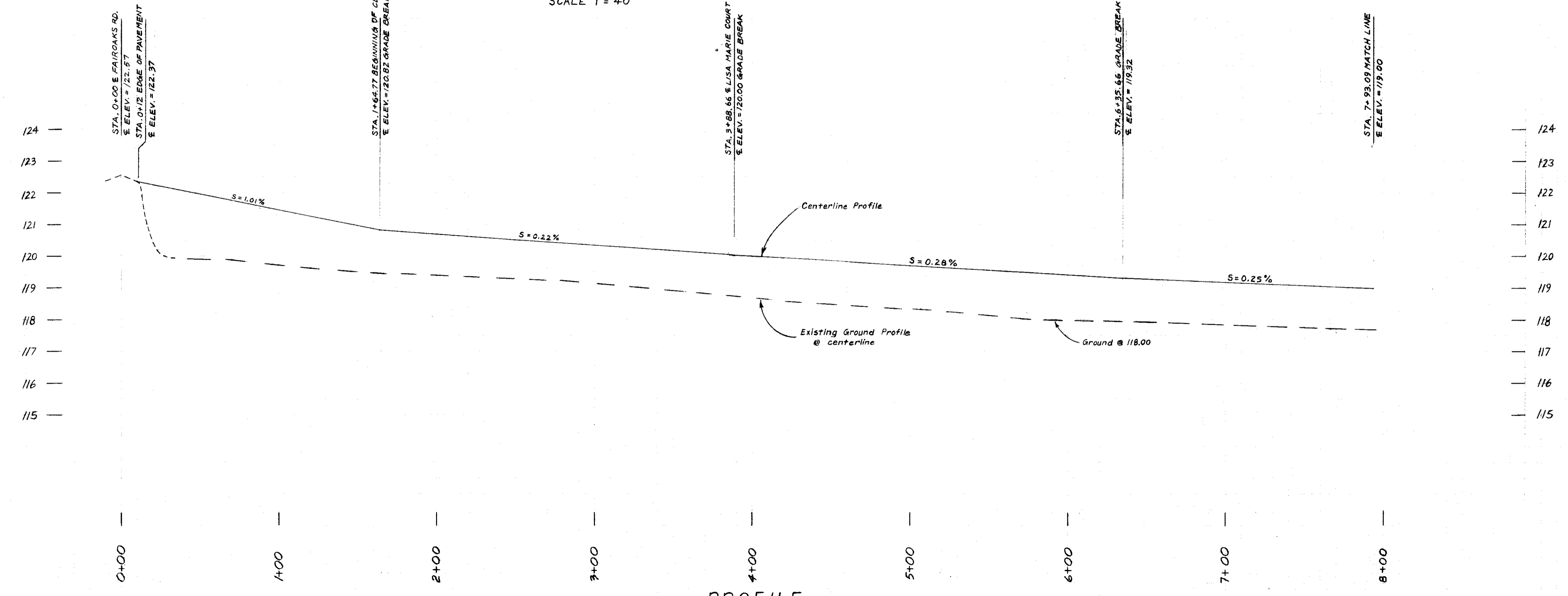
FILE NAME: Subdivision
 DRAWER: SU
 SHEET NO.: 1787



▲ CENTERLINE CURVE DATA:
 R = 400'
 Δ = 180° 20' 40"
 L = 1256.64
 CH = 4.89° 53' 50" E.
 800.00'

PLAN - JULIE LYNNE CIRCLE

SCALE 1" = 40'



PROFILE

SCALE HOR. 1" = 40'
 VERT. 1" = 4'

DATE	4-24-85
BY	AM
REVISIONS	
DATE	6-18-86
BY	AM
REVISIONS	

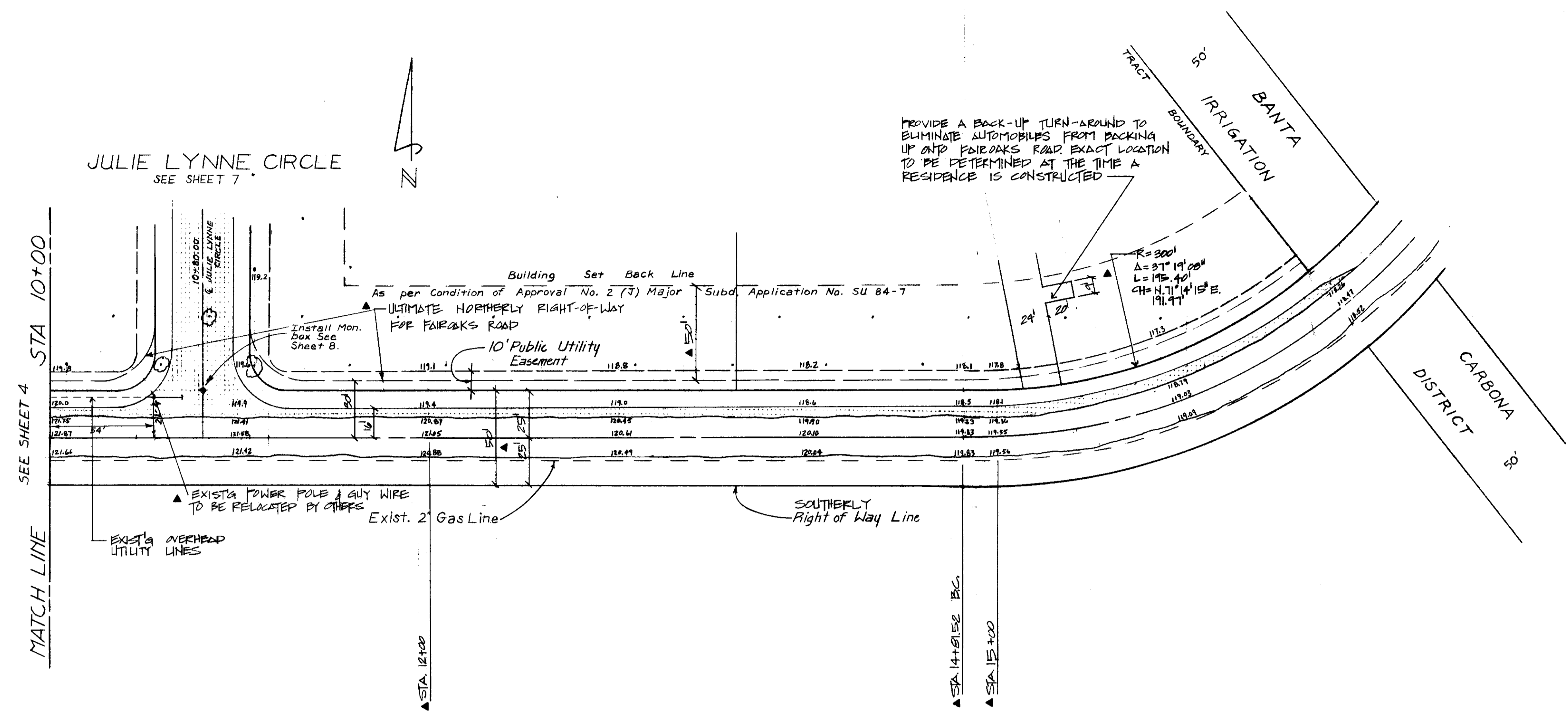
JULIE LYNNE CIRCLE
 FORNASERO ESTATES

SCHACK & QUARTAROLI
 Civil Engineering and Land Surveying
 150 Northgate Drive Manteca, California 95236
 (209) 239-4908

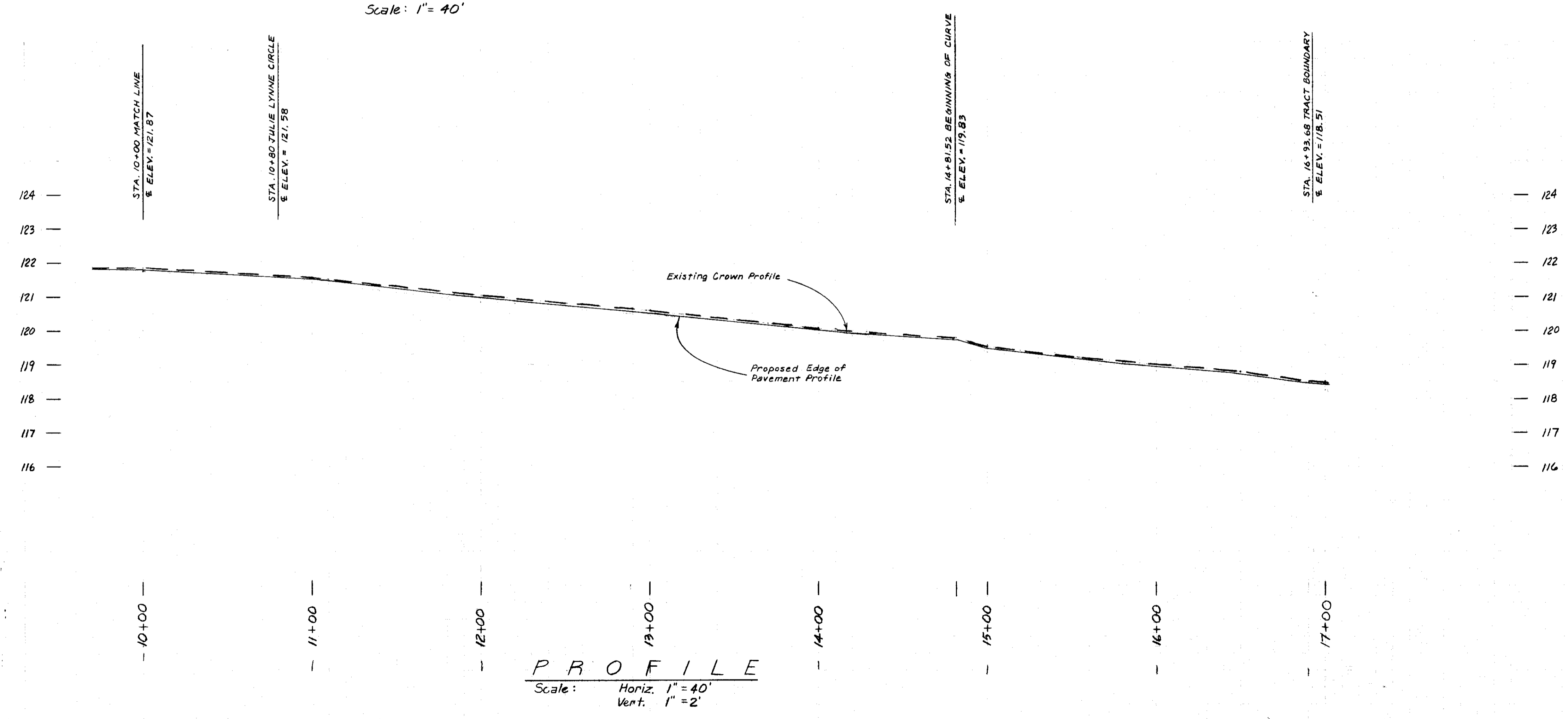


DATE	August, 1985
DRAWN BY	Staff
CHECKED BY	MQ
JOB NO.	84-34
SHEET	6
OF 6 SHEETS	

FILE NAME: Subdivs 104
 DRAWER: SU
 SHEET NO: 1778



PLAN - FAIROAKS ROAD
 Scale: 1" = 40'



DATE	1-24-86
REVISIONS	
BY	11/4
APP'D	

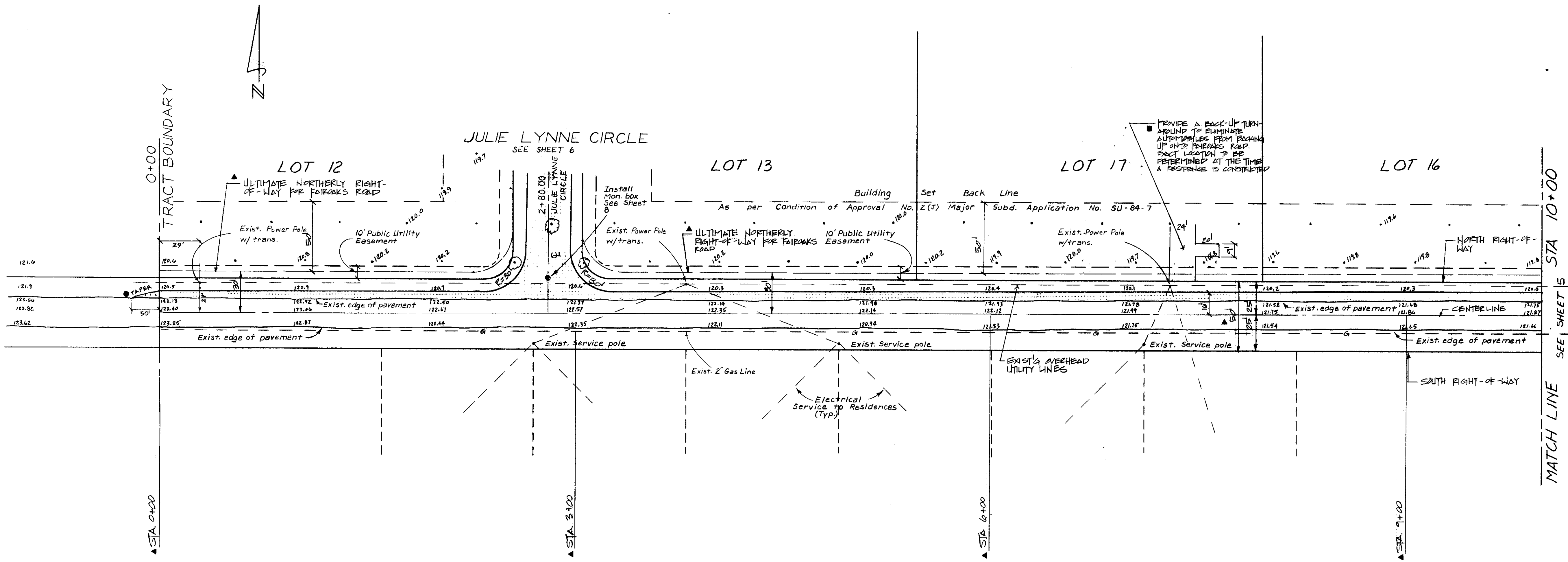
FAIROAKS ROAD

FORNASERO ESTATES

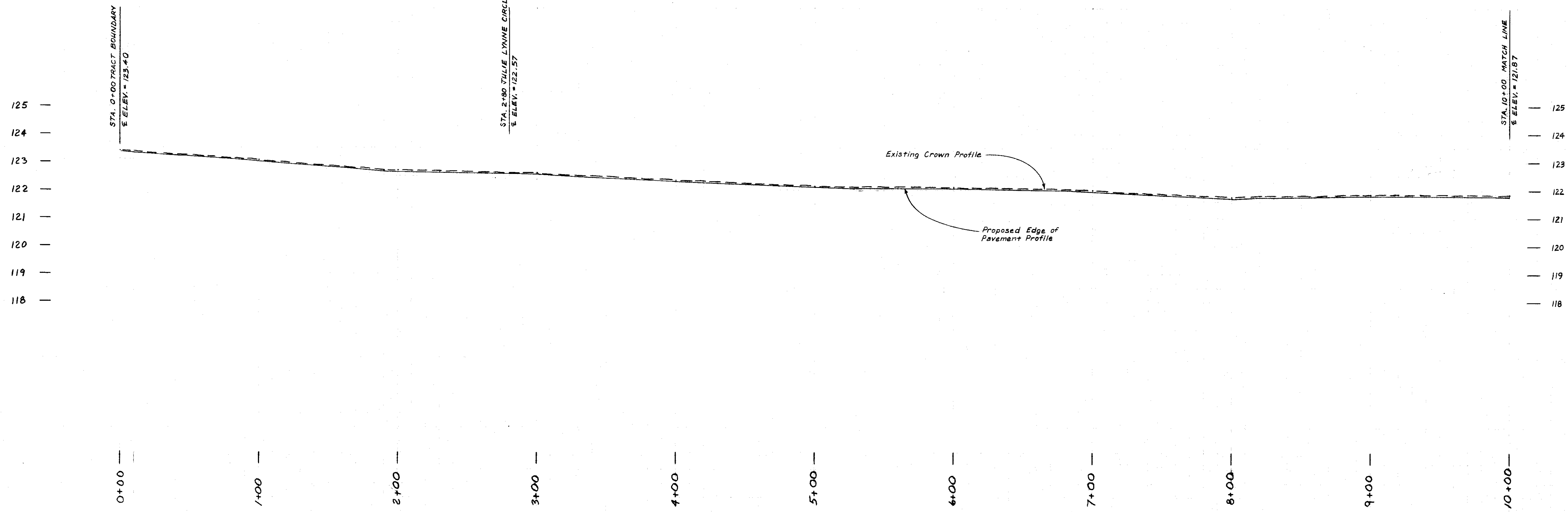
SCHACK & QUARTAROLI
 Civil Engineering and Land Surveying
 150 Northgate Drive Manteca California 95336
 (209) 239-4908

DATE	August, 1985
DRAWN BY	Staff
CHECKED BY	M.Q.
JOB NO.	84-34
SHEET	5
OF 8 SHEETS	

FILE NAME: Subdivision
 DRAWER: SU
 SHEET NO: 1799



PLAN - FAIROAKS ROAD
 Scale: 1" = 40'



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

DATE	BY	APP'D BY
4-24-86	JAG	JAG
6-18-86	AM	AM
10-29-86	JAG	JAG

REVISIONS

DATE: 4-24-86, 6-18-86, 10-29-86

BY: JAG, AM, JAG

APP'D BY: JAG, AM, JAG

FAIROAKS ROAD
 FORNASERO ESTATES

SCHACK & QUARTAROLI
 Civil Engineering and Land Surveying
 160 Northgate Drive, Montecito, California 93336
 (209) 239-4908

DATE	August, 1985
DRAWN BY	Staff
CHECKED BY	M.R.
JOB NO.	84-34
SHEET	4

OF 8 SHEETS

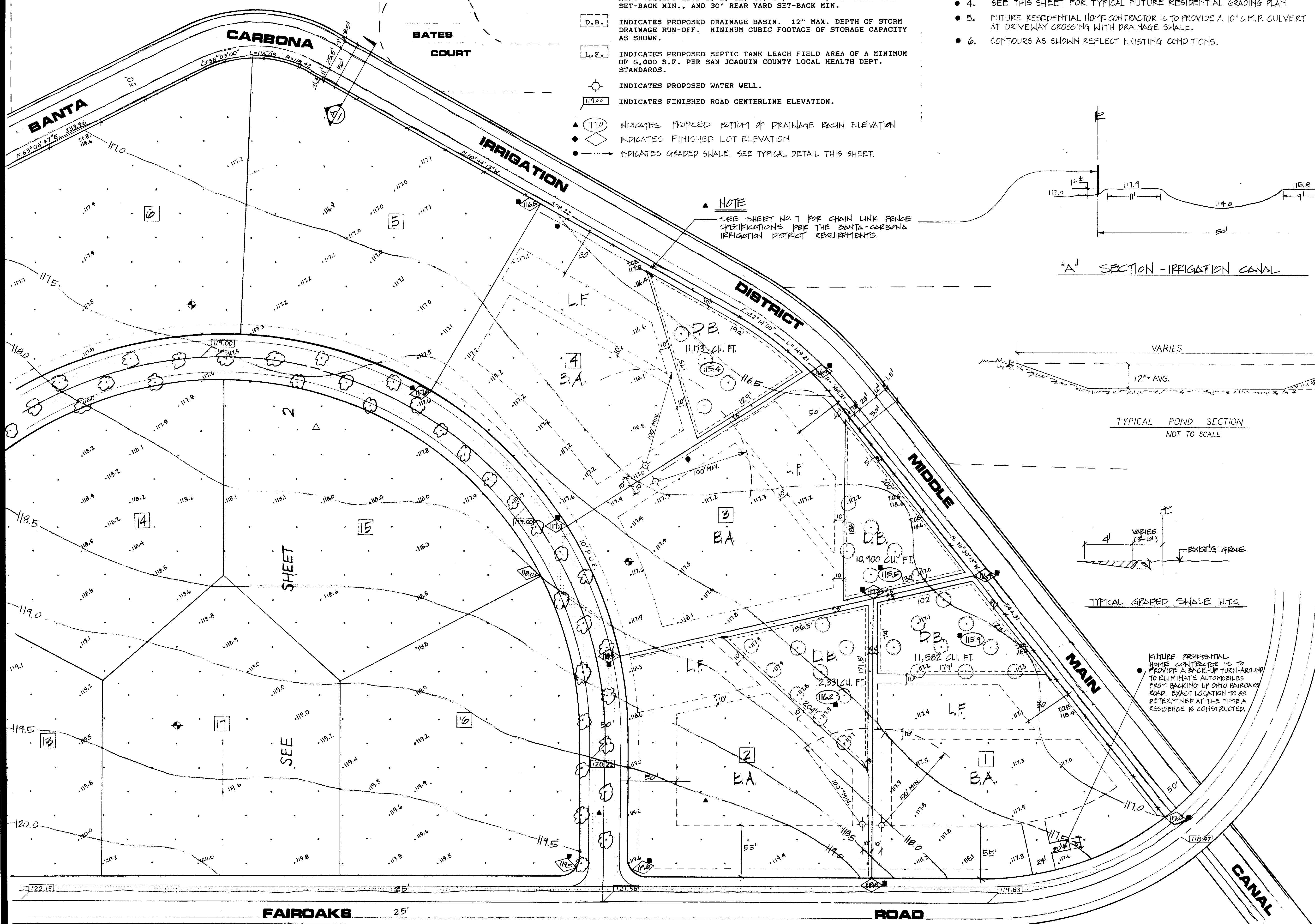
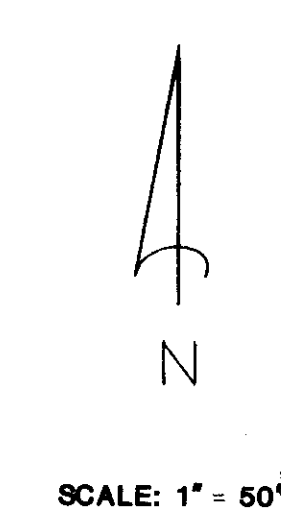
OVERALL DRAINAGE & SITE PLAN

LEGEND

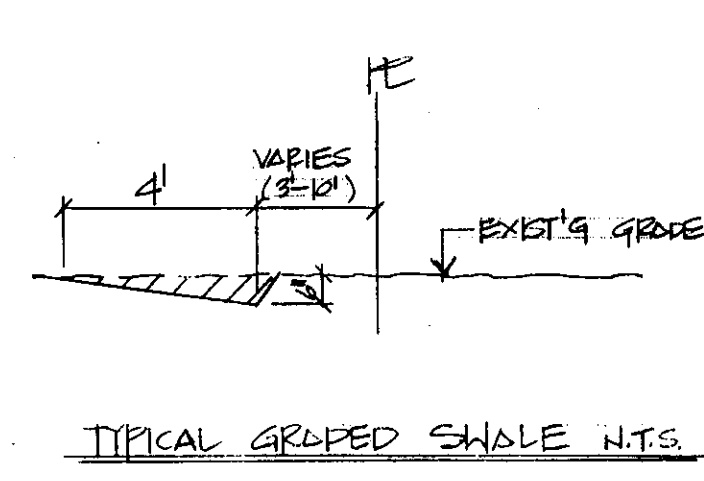
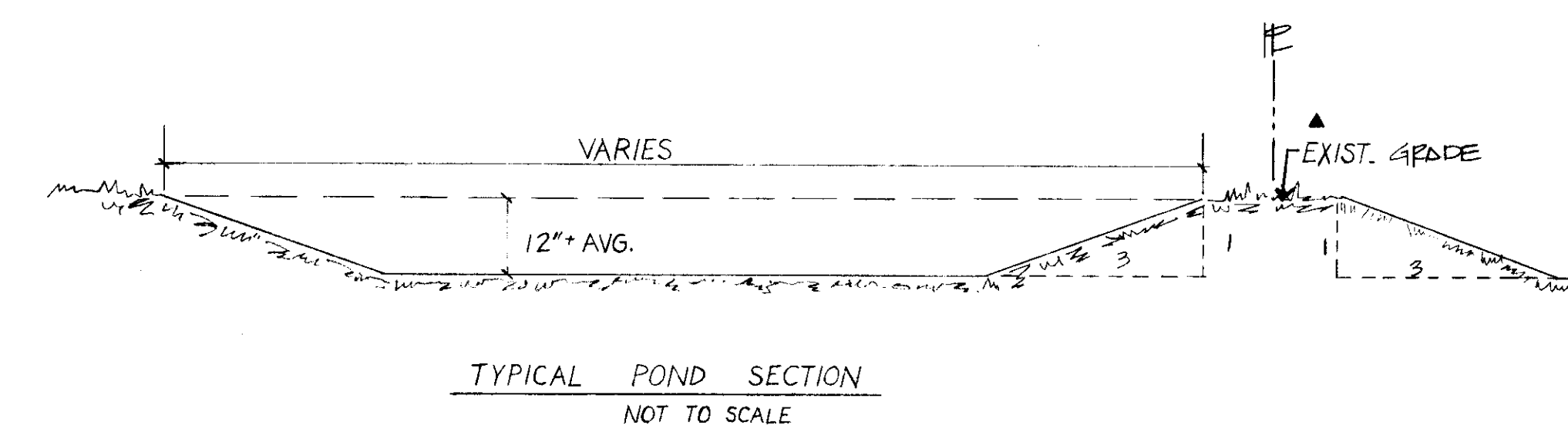
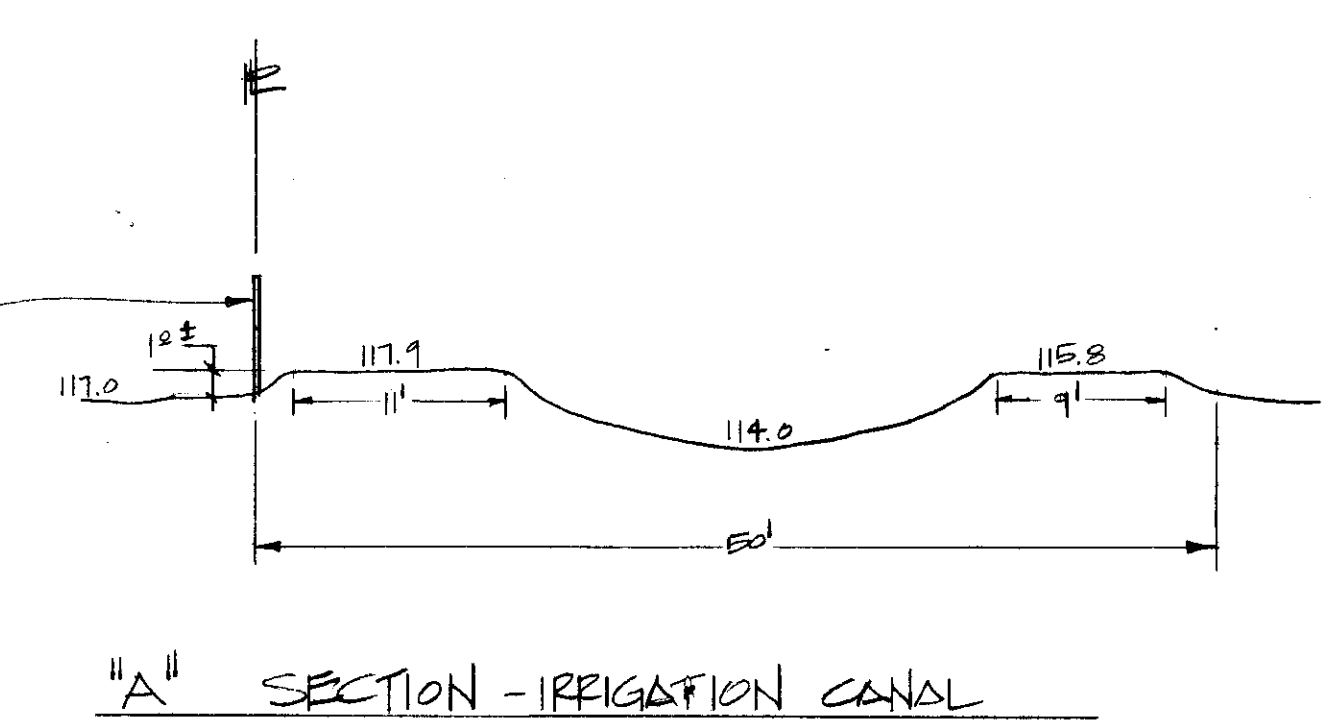
- 2 INDICATES LOT NUMBER.
- ⊕ INDICATES APPROXIMATE LOCATION OF TEST BORINGS.
- △ INDICATES APPROXIMATE LOCATION OF PERCOLATION TESTS.
- 119.2 INDICATES EXISTING GROUND ELEVATION.
- INDICATES EXISTING WALNUT TREE TO REMAIN.
- INDICATES EXISTING WALNUT TREE TO BE REMOVED.
- B.A. INDICATES PROPOSED BUILDING AREA. 50' FRONT YARD SET-BACK MIN. (EXCEPT LOTS 1, 2, 12, 13, 16, AND 17), 20' SIDE YARD SET-BACK MIN., AND 30' REAR YARD SET-BACK MIN.
- 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.
- 119.22 INDICATES FINISHED ROAD CENTERLINE ELEVATION.
- ▲ 117.0 INDICATES PROPOSED BOTTOM OF DRAINAGE BASIN ELEVATION
- ◆ INDICATES FINISHED LOT ELEVATION
- INDICATES GRADED SWALE. SEE TYPICAL DETAIL THIS SHEET.

NOTES

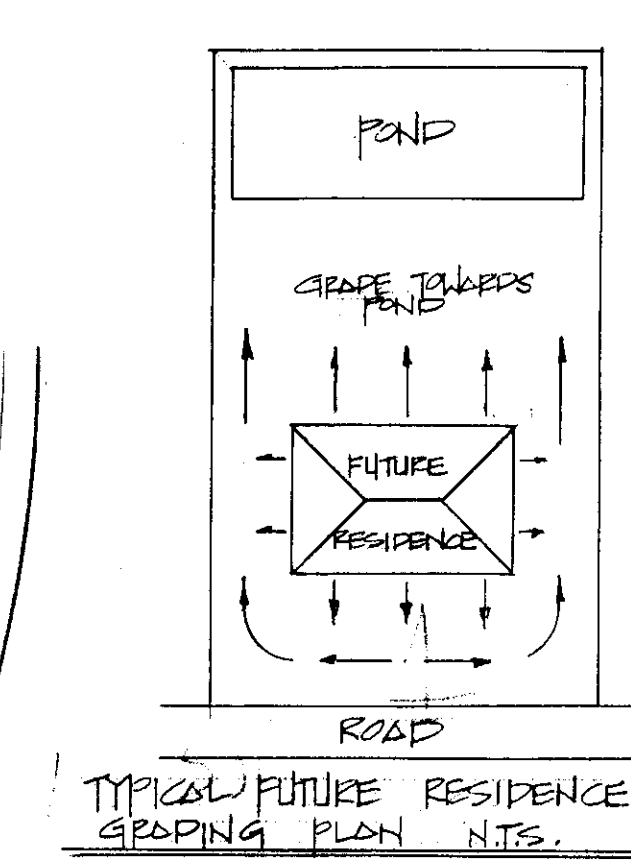
1. SEWAGE DISPOSAL WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS. THE LOCATION OF THE LEACH FIELDS AS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS TO LOCATE AND INSTALL A 6,000 S.F. MINIMUM LEACH FIELD PER SAN JOAQUIN COUNTY LOCAL HEALTH DEPARTMENT STANDARDS (ORDINANCE 549).
2. INDIVIDUAL 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.
3. GROUND WATER IS AT APPROXIMATE ELEVATION 65 FEET.
4. SEE THIS SHEET FOR TYPICAL FUTURE RESIDENTIAL GRADING PLAN.
5. FUTURE RESIDENTIAL HOME CONTRACTOR IS TO PROVIDE A 10" C.M.P. CULVERT AT DRIVEWAY CROSSING WITH DRAINAGE SWALE.
6. CONTOURS AS SHOWN REFLECT EXISTING CONDITIONS.



NOTE
SEE SHEET NO. 7 FOR CHAIN LINK FENCE SPECIFICATIONS PER THE BANTA-CARBONA IRRIGATION DISTRICT REQUIREMENTS



FUTURE RESIDENTIAL HOME CONTRACTOR IS TO PROVIDE A BACK-UP TURN-AROUND TO ELIMINATE AUTOMOBILES FROM BACKING UP ONTO FAIROAKS ROAD. EXACT LOCATION TO BE DETERMINED AT THE TIME A RESIDENCE IS CONSTRUCTED.



FILE NAME
Subdivision
DRAWER
SU
SHEET NO.
1500

DATE	BY	REVISIONS
4-24-88	UAG	
5-16-88	AK	
6-17-88	AK	
7-28-88	UAG	

OVERALL DRAINAGE & SITE PLAN
FORNASERO ESTATES

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

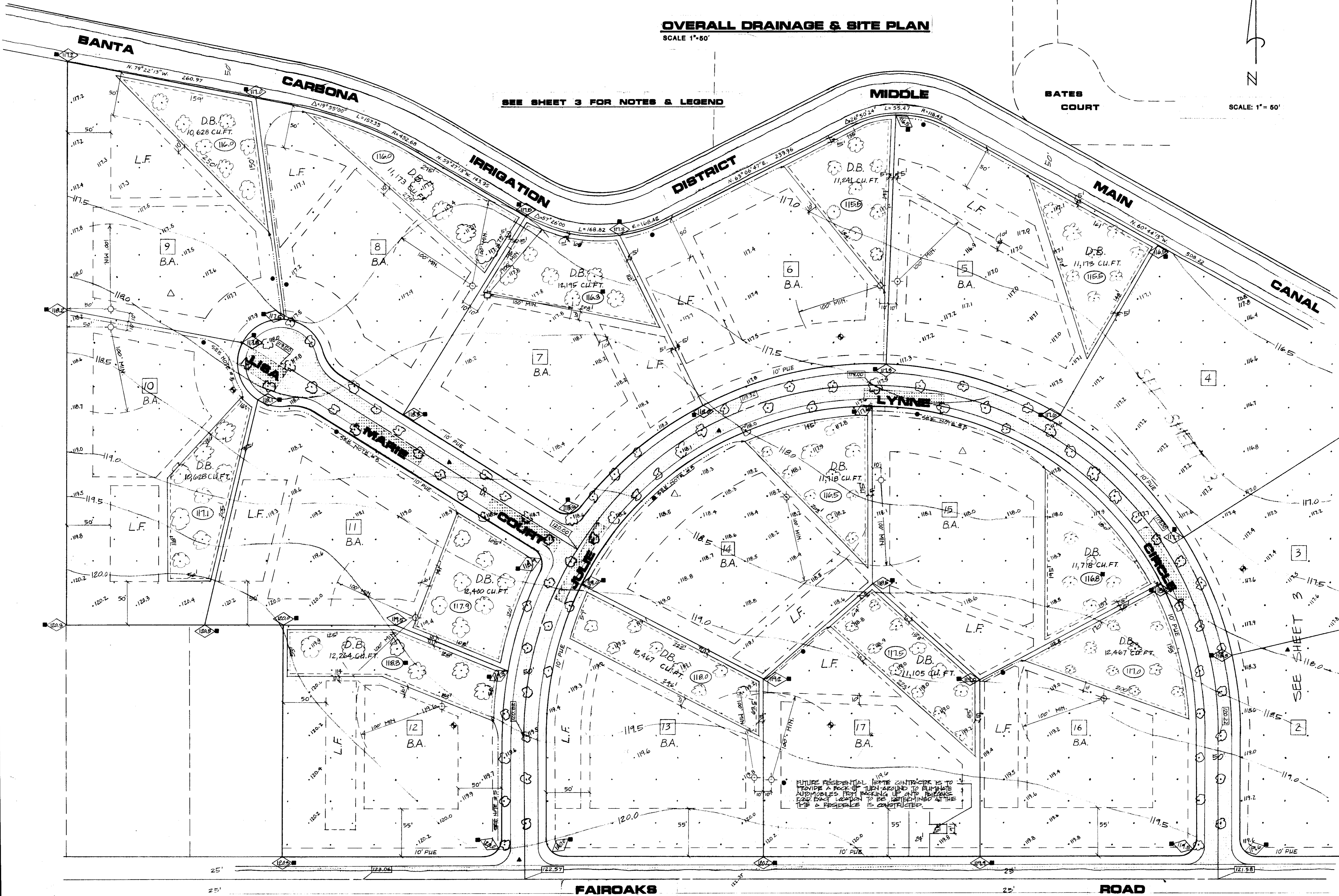
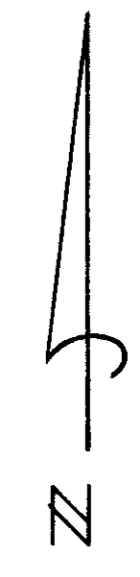
DATE	August, 1985
DRAWN BY	STAFF
CHECKED BY	170
JOB NO.	84-34
SHEET	3
OF 8	SHEETS

OVERALL DRAINAGE & SITE PLAN

SCALE 1"=50'

SEE SHEET 3 FOR NOTES & LEGEND

SCALE: 1"=50'



FUTURE RESIDENTIAL HOME CONTRACTOR IS TO PROVIDE A ROCK-UP DRIVE AROUND TO ELIMINATE AUTOMOBILES FROM PARKING UP AUTO DRIVE. ROAD EXIST. LOCATION TO BE REDEFINED AT THE TIME A RESIDENCE IS CONSTRUCTED.

FILE NAME: Subdivision SU 1807
DRAWER: SU 1807
SHEET NO: 1807

DATE	REVISIONS	BY
4-24-86	▲	JAK
6-17-86	▲	AV
6-29-89	■	REF. CIV. QUANTITY

OVERALL DRAINAGE & SITE PLAN
FORNASERO ESTATES

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

DATE	August, 1985
DRAWN BY	Staff
CHECKED BY	M.Q.
JOB NO.	84-34
SHEET	2
OF 8 SHEETS	

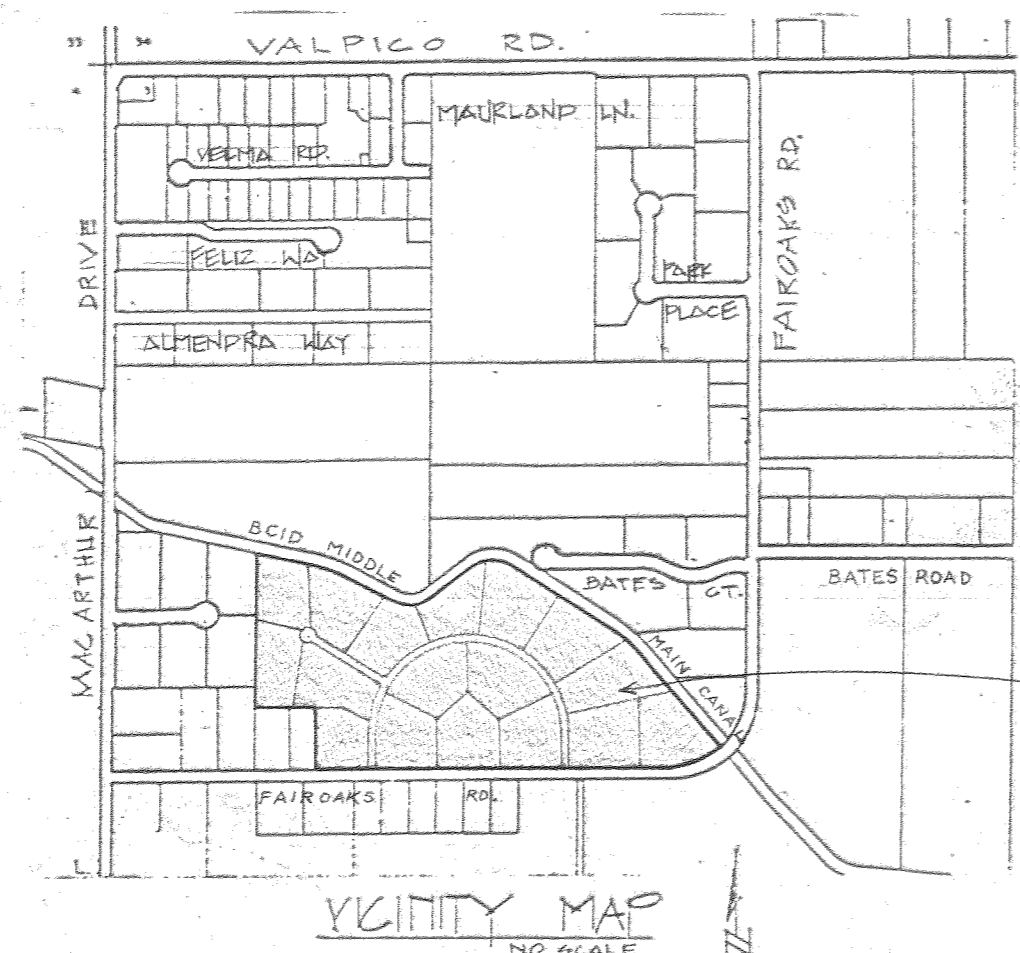
GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS
2. SEE FINAL MAP OF THIS SUBDIVISION FOR ADDITIONAL LAYOUT 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.
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 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

18. CONTRACTOR SHALL EXCAVATE, FILL, AND GRADE THIS PROJECT TO THE EXTENT THAT THE IMPROVEMENTS ARE CONSTRUCTED TO THE GRADES SHOWN ON THESE PLANS. ANY SURPLUS EARTH MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE AT THE CONTRACTOR'S EXPENSE. ANY ADDITIONAL EARTH MATERIAL NEEDED TO COMPLETE THE PROJECT ROAD GRADING SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR.



A DIVISION OF LOT 55 AND A PORTION OF LOT 54 OF THE BRICHETTO TRACT OF THE CARBONA IRRIGATED FARMS BEING IN THE NW 1/4 OF SECTION 3, T.3S., R.5E., MDB&M

IMPROVEMENT PLANS

FOR

TRACT NO. 1921

SUBDIVISIONS OF SAN JOAQUIN COUNTY

FORNASERO ESTATES

OWNER:
THOMAS & LETTY FORNASERO
7681 WEST LINNE ROAD
TRACY, CALIFORNIA 95376

DEVELOPER:
W.D.O., INC.
P.O. Box 134
TRACY, CALIFORNIA 95376

This signifies the owner & developer have reviewed the final county approved improvement plans and specifications for "Fornasero Estates" and acknowledges the information and data shown conforms to that which they proposed.

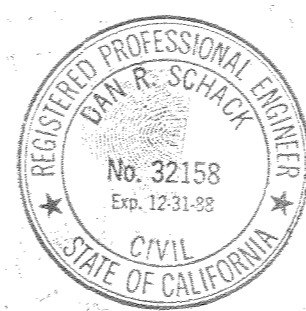
UTILITY DISTRICTS

TELEPHONE: Pacific BELL
NATURAL GAS & ELECTRICITY: Pacific Gas & Electric
STORM DRAINAGE: Individual retention basins
SANITARY SERVICE: Individual septic tanks & leach fields
DOMESTIC WATER: Individual water well

INDEX OF SHEETS

1. Cover sheet
2. Overall drainage & site plan
3. Overall drainage & site plan
4. Fair Oaks Road
5. Fair Oaks Road
6. Julie Lynne Circle
7. Julie Lynne Circle
8. Lisa Marie Court & Standard details

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: July 28, 1986 By: Dan R. Schack
EH00 14



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: <i>July 28, 1986</i>	
APPROVED REVISION		DATE	

DATE	4-21-89
BY	W.A.G. J.S.G.
REVISIONS	1. P.P. S.L. County

IMPROVEMENT PLANS FOR
FORNASERO ESTATES
TRACT NO. 1921
SAN JOAQUIN COUNTY CALIFORNIA

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

DATE	August
DRAWN BY	STAFF
CHECKED BY	
JOB NO.	84-34
SHEET	1
OF 8 SHEETS	

FILE NO. Subdivision SU 1802 SHEET NO. 1802