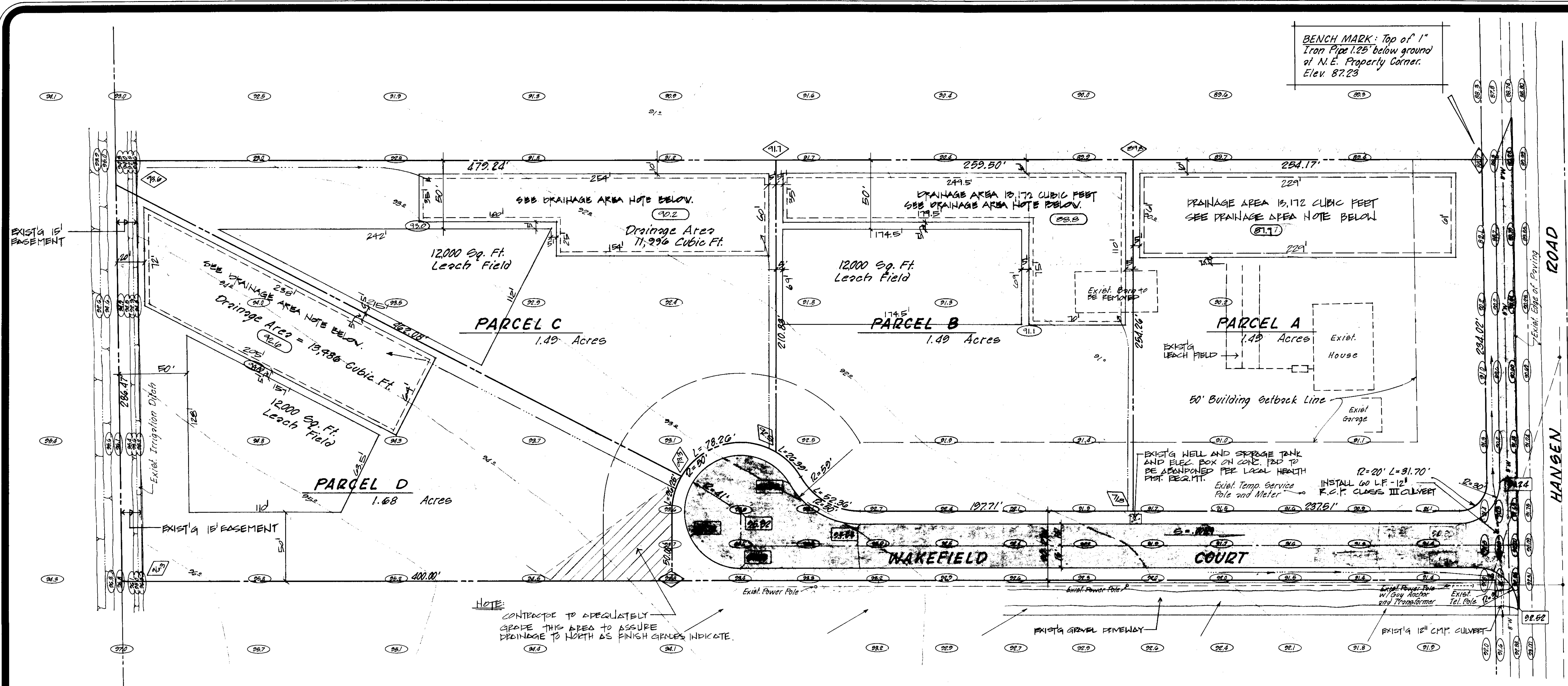


SU-2000



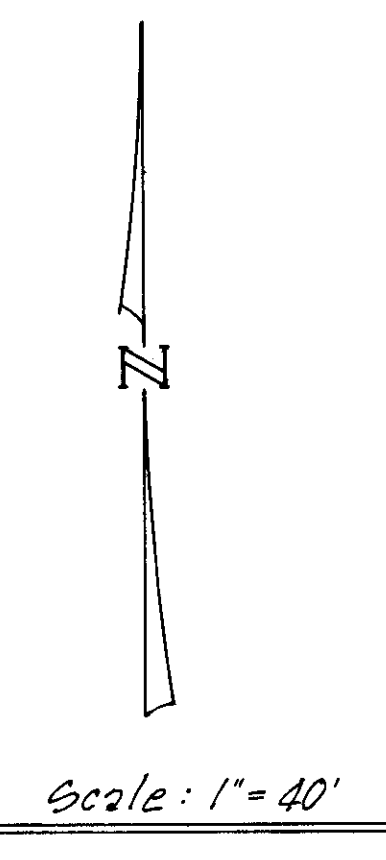
DRAINAGE BASIN REQUIREMENTS

Volume = $\frac{CA^2}{12}$ (43,560) = Cubic Feet Required
 C = 0.45 (Weighted Runoff Coefficient)
 A = Area (in Acres)
 12 = 2.4 inches (Total Runoff Equivalent to a 10 year, 24 hour storm)

LOT No.	LOT AND ROAD AREA	CALC. VOLUME	200% VOLUME
PARCEL A	1.49 AC.	6,586 FT ³	13,172 FT ³
PARCEL B	1.49 AC.	6,586 FT ³	13,172 FT ³
PARCEL C	1.53 AC.	5,998 FT ³	11,996 FT ³
PARCEL D	1.72 AC.	6,743 FT ³	13,486 FT ³

LEGEND

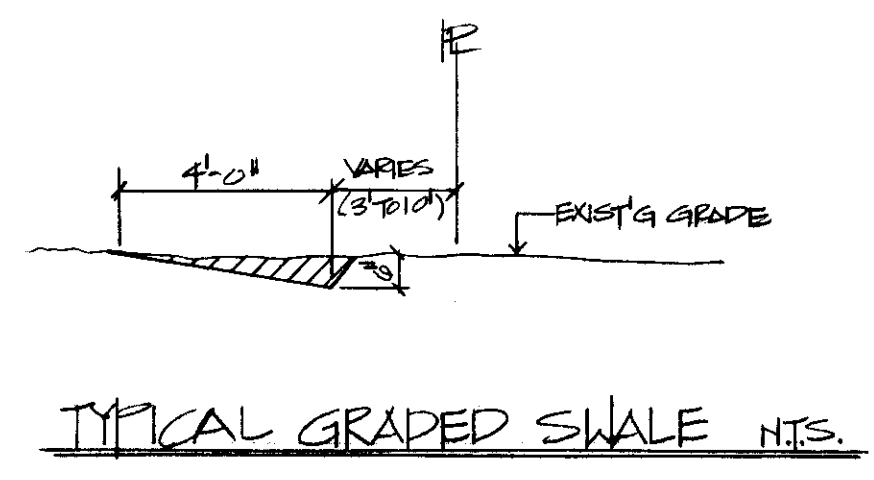
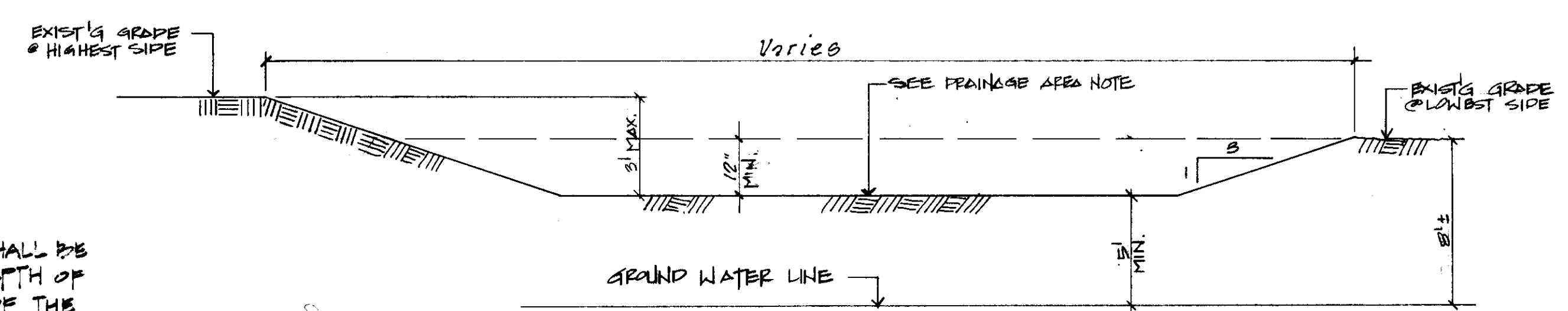
- Indicates Existing Tree
- Indicates Existing Ground Elevation
- Indicates Finished Road Elevation
- Indicates New Paving Area
- Indicates Finished Lot Grade
- Indicates One foot Contour Interval
- Indicates Lot Drainage Graded Swale Per Detail This Sheet
- Indicates Bottom of Pond Elevation



SPECIAL NOTE

- THE PROPOSED HOUSE ON PARCEL D MAY CONNECT TO THE LOS RANCHOS/SANTOS RANCH WATER SYSTEM IN HANSEN ROAD PER IMPROVEMENT AGREEMENT AND CONVEYANCE OF DEVELOPMENT RIGHTS.
- THE DEVELOPMENT RIGHTS FOR PARCELS B AND C SHALL BE CONVEYED TO SAN JOAQUIN COUNTY UNTIL SUCH TIME AS THE WATER SYSTEM IS ACCEPTED BY THE DEPT. OF PUBLIC WORKS (CSA-35) FOR MAINTENANCE AND OPERATION BY CSA-35.

DRAINAGE AREA NOTE:
 THE BOTTOM OF THE DRAINAGE AREA SHALL BE CRACK-RIPPLED (GUNDRIED) TO A DEPTH OF 4 FEET BELOW THE BOTTOM ELEVATION OF THE DRAINAGE AREA.



DATE	REVISIONS	BY	APP'D BY
1-25-87	PLAN CHECK REVISIONS	JAA	
10-14-87	EX. SPECIAL NOTES	AS	
11-3-87	FOR APPROVAL NOTE 1.	AS	

OVERALL DRAINAGE PLAN
 IMPROVEMENT PLANS
 FOR
WAKEFIELD COURT

SCHACK & QUARTAROLI
 Civil Engineering and Land Surveying, Inc.
 628 Central Avenue
 Tracy, California 95376
 (209) 836-2178

DATE	JUNE, 1986
DRAWN BY	STAFF
CHECKED BY	M.R.
JOB NO.	86-52
SHEET	3
OF	3 SHEETS

Don P. Schack
 9.3.87

SU-2001

Scale: 1" = 40'

LEGEND

- New Roadway Paving
- Existing Spot Elevation
- Finished Grade Elevation
- Property Line
- Install Standard Man Box
- Indicates Roadside Graded Swale
- Indicates Exist. Tel. Pole
- Indicates Exist. Power Pole w/guy
- Indicates Drainage Flow
- Indicates Exist. Water Pipe
- Indicates Water Valve (SPE AS NOTED)
- Indicates Fire Hydrant

CURVE DATA CHART

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	ARC LENGTH
①	20'	90°40'01"	N44°49'31"E	28.48'	31.70'
②	50'	60°40'00"	S59°45'58"E	50.00'	52.36'
③	50'	30°14'42"	N44°55'19"W	26.09'	26.39'
④	50'	89°40'37"	S75°00'02"W	70.51'	78.22'
⑤	50'	30°14'41"	S15°16'22"W	25.95'	26.25'

PAVEMENT CHART

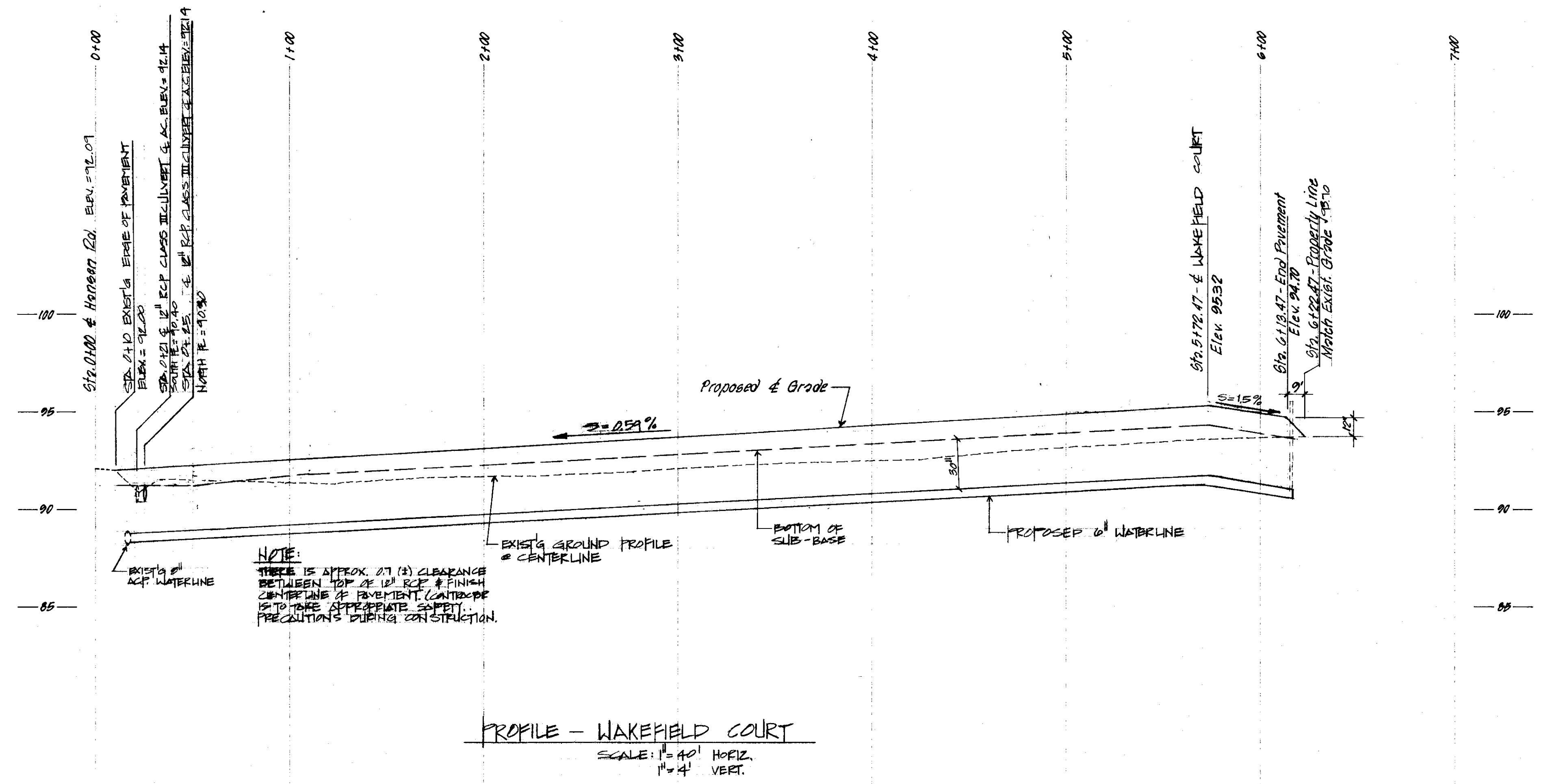
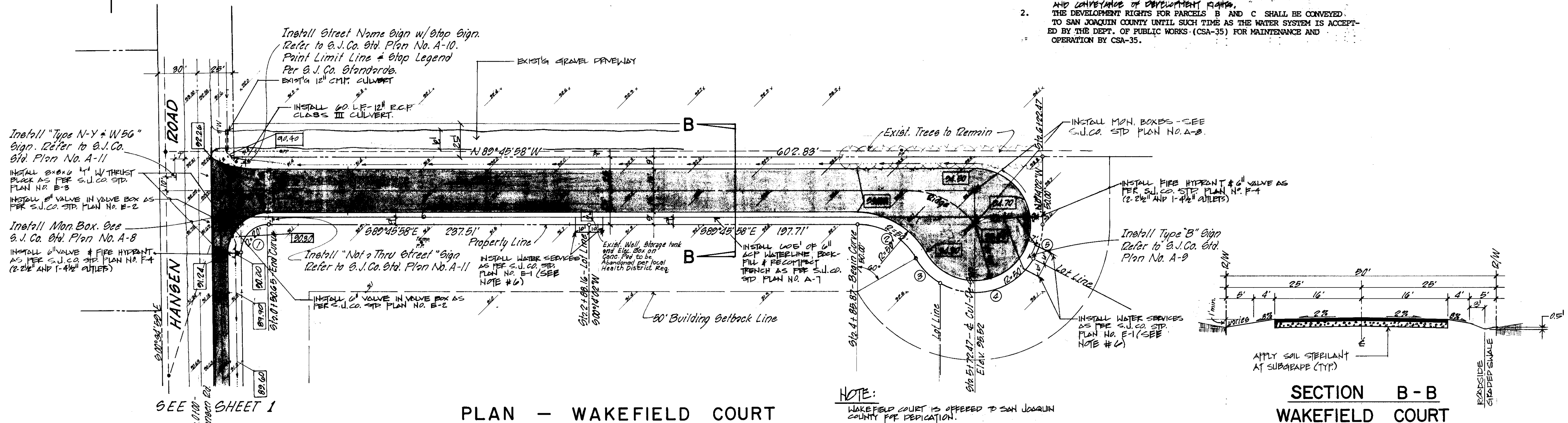
STREET NAME	TRAFFIC INDEX	SOIL I2-VALUE	A.C. THICKNESS	LIFT & THICKNESS	A.B. THICKNESS
HANSEN ROAD	6.0	5	3"	182'/181'	136"
WAKEFIELD COURT	4.0	5	2"	162'	9"

NOTES

- TRENCH AS PER S.J.CO. STD. PLAN NO. A-7
- INSTALL WATER SERVICE AS PER S.J.CO. STD. PLAN NO. E-1
- INSTALL VALVE BOX AS PER S.J.CO. STD. PLAN NO. E-2
- INSTALL THURST BUCKS AS PER S.J.CO. STD. PLAN NO. E-3
- IT IS THE HOMEOWNERS RESPONSIBILITY TO OBTAIN AN ANNUAL REDUCED PRESSURE BACKFLOW PREVENTOR CERTIFICATION AT THE HOMEOWNERS EXPENSE.
- INSTALL 1/2" S.J. COUNTY APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH ORDINANCE NO. 9312. CONTACT S.J. COUNTY UTILITY DEPT. @ (209) 422-0801 FOR VERIFICATION OF APPROVED MAKE AND MODEL.

SPECIAL NOTE

- ON PARCEL 'D' MAY CONNECT TO THE LOS RANCHOS/SANTOS RANCH WATER SYSTEM IN HANSEN ROAD PER IMPROVEMENT AGREEMENT AND CONVEYANCE OF DEVELOPMENT RIGHTS.
- THE DEVELOPMENT RIGHTS FOR PARCELS B AND C SHALL BE CONVEYED TO SAN JOAQUIN COUNTY UNTIL SUCH TIME AS THE WATER SYSTEM IS ACCEPTED BY THE DEPT. OF PUBLIC WORKS (CSA-35) FOR MAINTENANCE AND OPERATION BY CSA-35.



1-25-80 PLAN CHECK REVISIONS: LAG M.R.
8-19-81 S.J. COUNTY REVISIONS: LAG M.R.
10-14-87 REV. SPECIAL NOTE SJS
11-28-87 REV. SPECIAL NOTE 1 SJS

WAKEFIELD COURT
IMPROVEMENT PLANS
FOR
WAKEFIELD COURT

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying, Inc.
628 Central Avenue
Tracy, California 95376
(209) 835-2178

JUNE, 1986
STAFF
M.R.
80-50
2

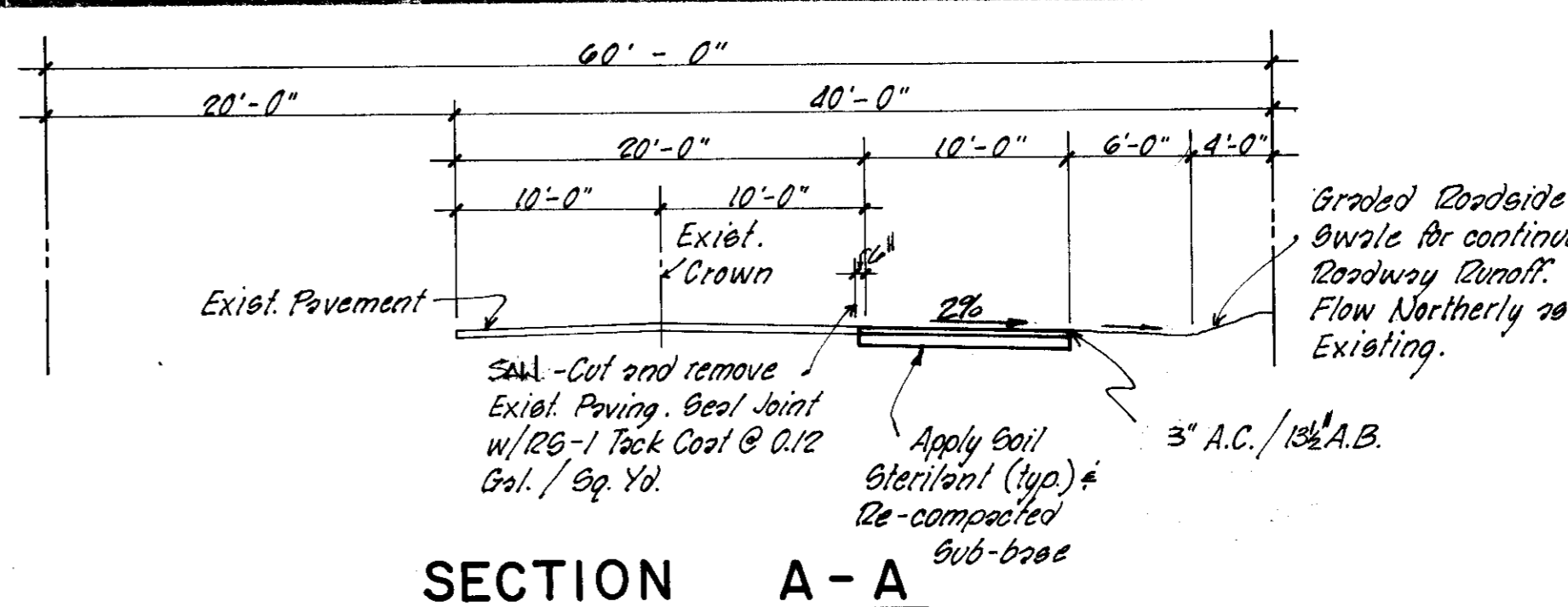
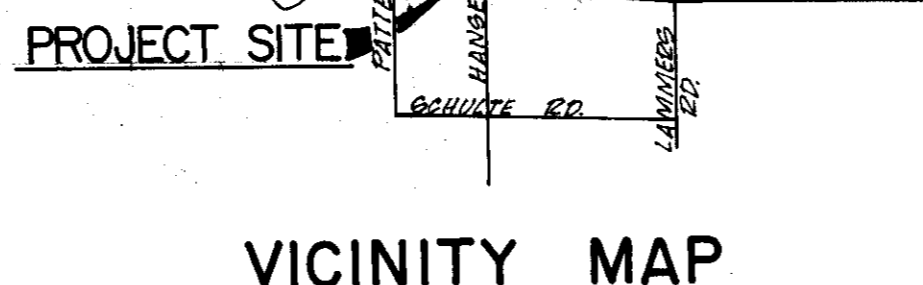
Dan R. Schack
9.3.87

PAVEMENT CHART

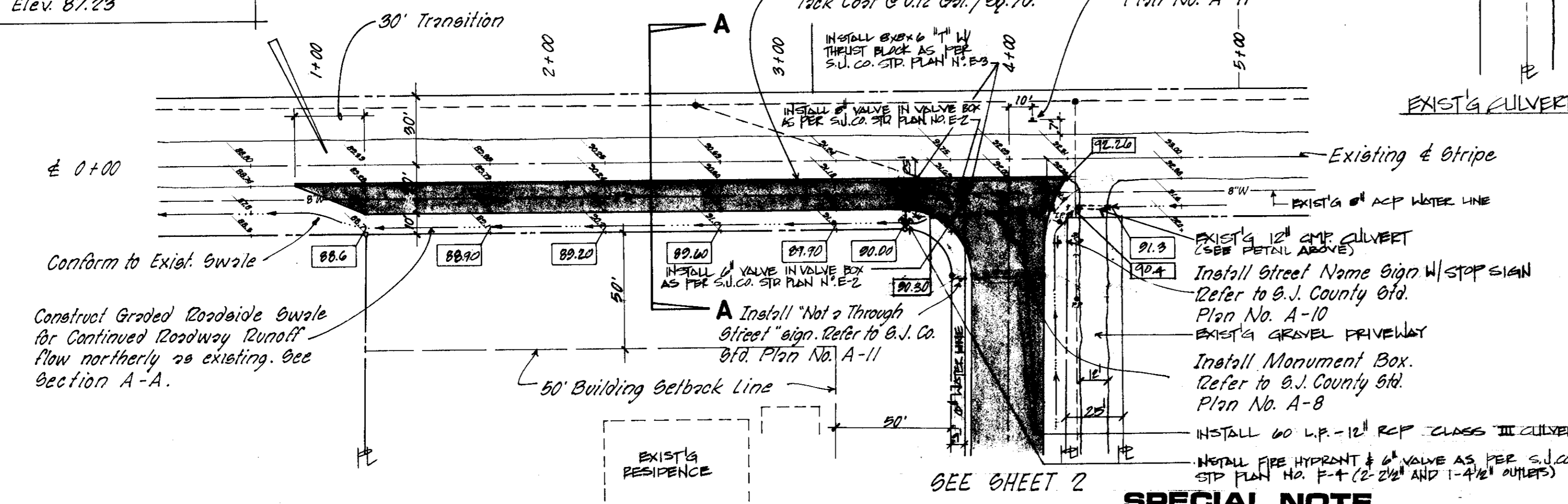
STREET NAME	TRAFFIC INDEX	SOIL R-VALUE	A.C. THICKNESS	LIFT #	A.B. THICKNESS
HANSEN ROAD	6.0	5	3"	182"/181"	13%
WAKEFIELD COURT	4.0	5	2"	182"	11"

LEGEND

- New Roadway Paving
- Existing Spot Elevation
- Finished Grade Elevation
- Property Line
- Install Standard Monument Box
- Indicates Roadside Graded Swale
- Indicates Existing Power Pole w/ Guy
- Indicates Existing Telephone Pole
- Indicates Existing Water Pipe and Size
- Indicates Water Valve (Size as Noted)
- Indicates Fire Hydrant
- Indicates Property Line

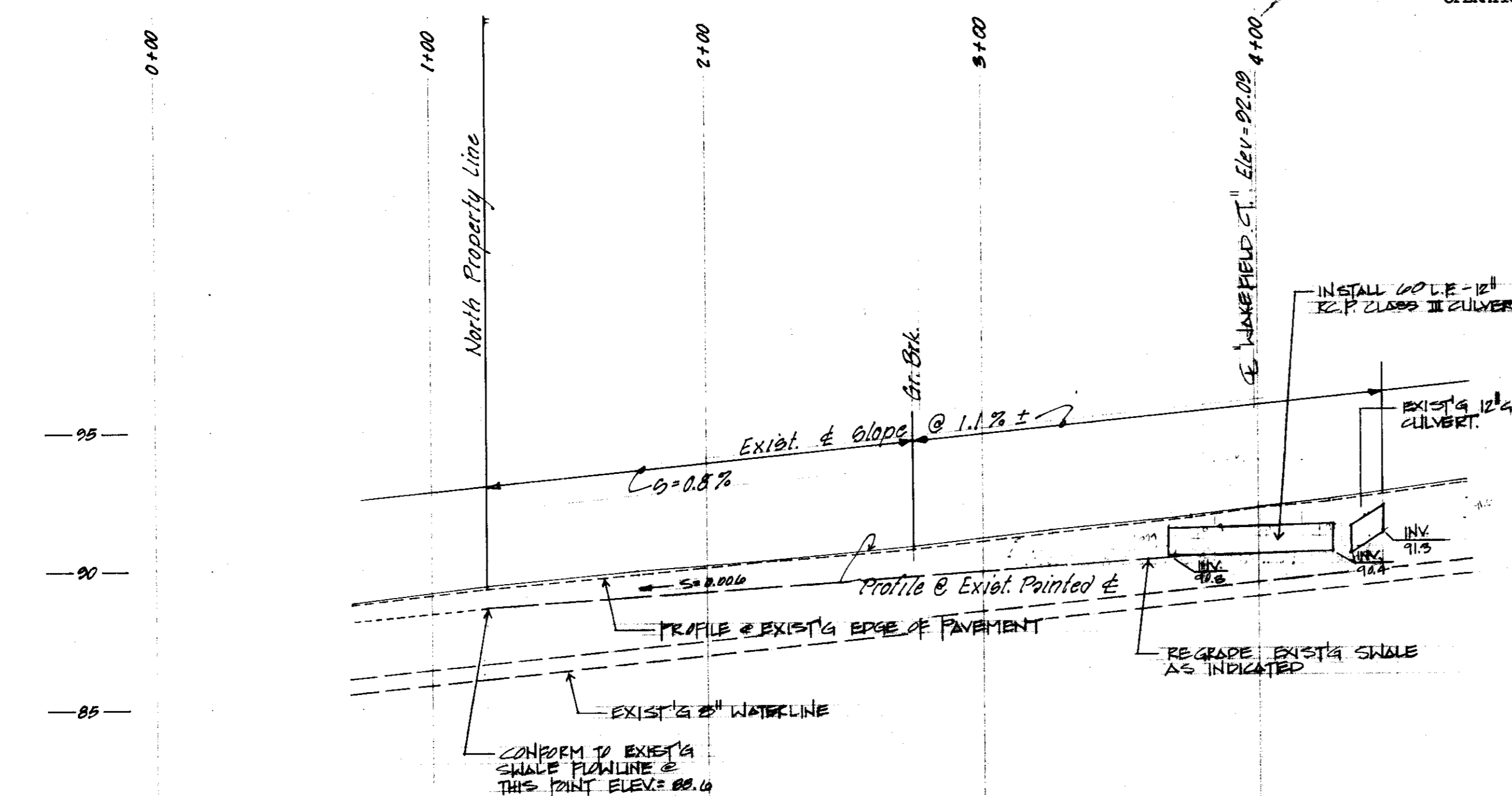


BENCH MARK: Top of 1" Iron Pipe 1.25' below ground at N.E. Property Corner. Elev. 87.23



PLAN - HANSEN ROAD

Scale: 1" = 40'



PROFILE

Scale: Horiz. 1" = 40' Vert. 1" = 4'

SPECIAL NOTE

- ON PARCEL D MAY CONNECT TO THE LOS RANCHOS/SANITOS RANCH WATER SYSTEM IN HANSEN ROAD PER INDEMNITY AGREEMENT AND CONVEYANCE OF DEVELOPMENT RIGHTS.
- THE DEVELOPMENT RIGHTS FOR PARCELS B AND C SHALL BE CONVEYED TO SAN JOAQUIN COUNTY UNTIL SUCH TIME AS THE WATER SYSTEM IS ACCEPTED BY THE DEPT. OF PUBLIC WORKS (CSA-35) FOR MAINTENANCE AND OPERATION BY CSA-35.

SAN JOAQUIN LOCAL HEALTH DISTRICT
1801 E. Hazelton Ave. Phone: 468-6781
P.O. Box 2058 Stockton, Ca. 95201

Approved
 Disapproved: See Remarks

Remarks: Refer to Indemnity Agreement
Date: 10/14/87 By: Paul Taylor

Approval of these plans extends only to that which is shown and described hereon but does not authorize or approve any omission or deviation of requirements of State laws or local Ordinances.

PIPE MARSHALL APPROVAL

Steve Thomas 6/18/87
PIPE MARSHALL DATE

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE: 11-17-87

Henry M. Murata PCE No. 212-58
APPROVED REVISION DATE

GENERAL CONSTRUCTION NOTES

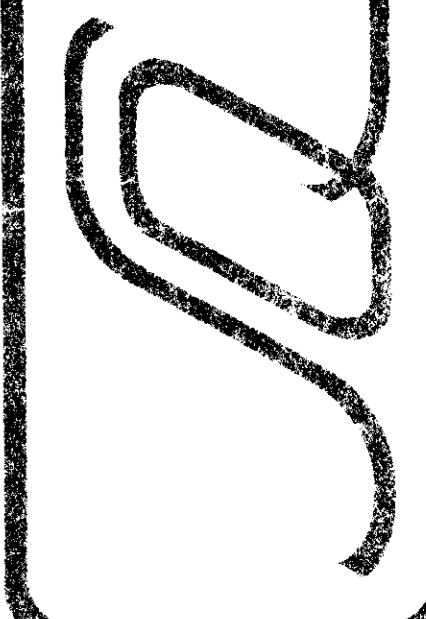
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS.
- SEE FINAL PARCEL MAP FOR ADDITIONAL LAY OUT DIMENSIONS.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT ISSUE OF "MANUAL OF TRAFFIC CONTROLS, WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION AS PER SECTION 10 OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA.
- 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.
- 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 PREPARE AND THAT MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- 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 GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- THE SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION FROM SCHACK & QUARTAROLI AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
- 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER OR THE SURVEYOR.
- BENCH MARK: TOP OF 1" IRON PIPE 1.25' BELOW GROUND AT THE NORTH EAST PROPERTY CORNER. ELEVATION = 87.23.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
- 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.
- THE OFFICE OF SCHACK & QUARTAROLI, MANTECA (239-4908) SHALL BE NOTIFIED 72 HOURS PRIOR TO THE REQUIREMENT OF CONSTRUCTION CONTROL STAKES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY AND CONSTRUCTION STAKES.
- 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 SCHACK & QUARTAROLI'S FEES SCHEDULE IN EFFECT AT THE TIME OF CONSTRUCTION.
- AN R-VALUE TEST WAS PREPARED BY J.M. KLEINFELDER & ASSOCIATES, AND RESULTS ARE STIPULATED IN A SOILS REPORT DATED JUNE 12, 1986, FILE NO. S-225013.
- THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH P.S. & E. AND THE TELEPHONE CO. FOR THE INSTALLATION OF THE REQUIRED UTILITIES, AND VERIFICATION OF SERVICE LOCATIONS.
- CONTRACTORS BIDDING ON THIS PROPOSED PROJECT SHALL CAREFULLY EXAMINE THESE PLANS AND CAREFULLY REVIEW THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS AND TO DETERMINE SPECIFICALLY WHAT IS REQUIRED TO BE ACCOMPLISHED IN HIS PORTION OF THE TOTAL WORK. IF ANY DOUBT EXISTS TO THE INTENT OF THE PLANS, SPECIFIC DETAILS, CONSTRUCTION NOTES, OR IF THE CONTRACTOR REQUIRES ADDITIONAL INFORMATION, IT MUST BE CLARIFIED WITH SCHACK & QUARTAROLI PRIOR TO BIDDING, OR HIS BID SHOULD STATE ACCURATELY WHAT IS INCLUDED AND WHAT IS EXCLUDED.
- CONTRACTOR AND SUB-CONTRACTORS USING PLANS STAMPED UNAPPROVED PLANS OR PRELIMINARY SHALL DO SO AT THEIR OWN RISK. SCHACK & QUARTAROLI WILL NOT BE HELD RESPONSIBLE FOR USAGE OF SUCH PLANS FOR CONSTRUCTION OF THIS PROJECT.

PROFESSIONAL SEAL

Dan R. Schack
9-3-87

HANSEN ROAD
IMPROVEMENT PLANS
FOR
WAKEFIELD COURT

SCHACK & QUARTAROLI
Civil Engineering and Land Surveying, Inc.
628 Central Avenue
Tracy, California 95376
(209) 835-2178



DATE	JUNE 1986
DRAWN BY	STAFF
CHECKED BY	M.R.
DATE	06-50
SHEET	1

SU-2002-NS