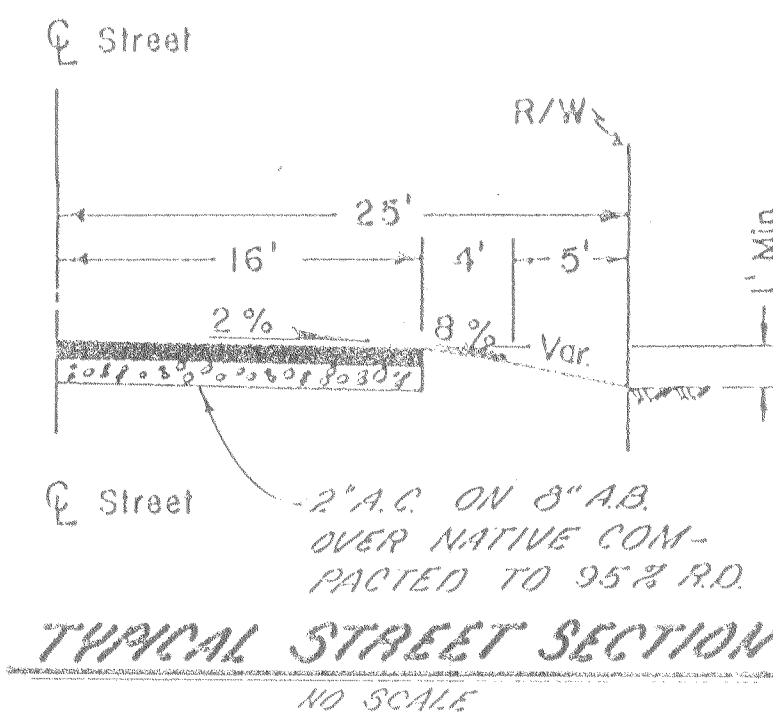


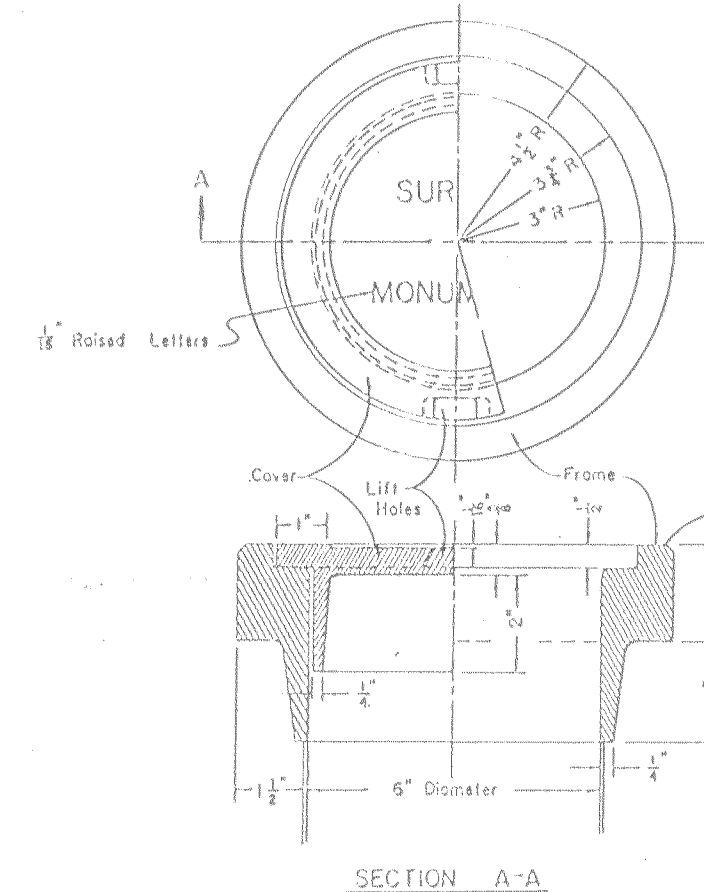
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GRADING • EXCAVATING • DRILLING • PIPE
PUSHING, ETC., CALL UNDERGROUND
SERVICE ALERT FOR UNDERGROUND
CLEARANCE.
WE WILL PROVIDE INFORMATION ABOUT
OR LOCATE AND MARK UNDERGROUND
FACILITIES FOR YOU.

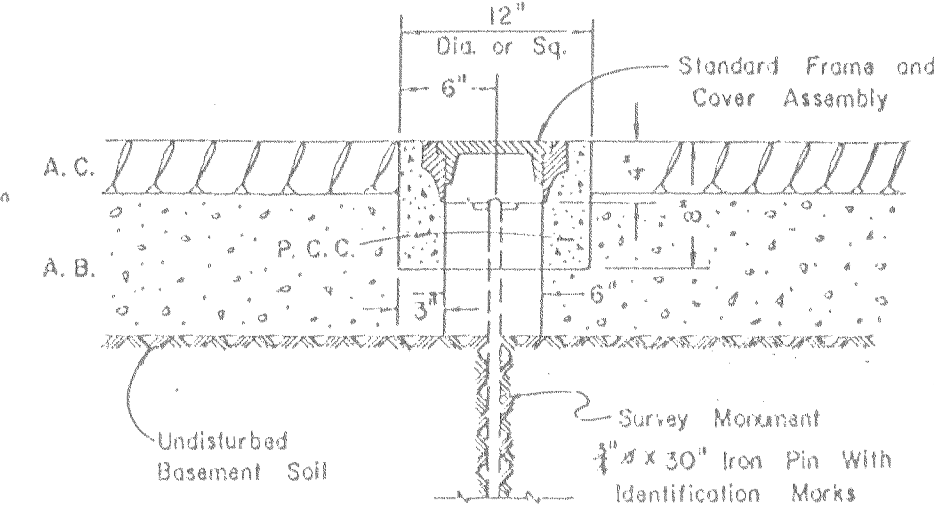
SCALE 1" = 40'



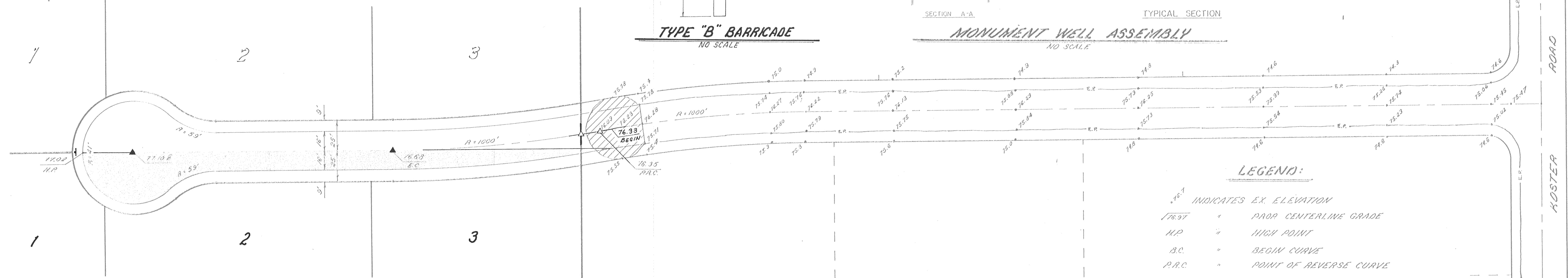
TYPE "B" BARRICADE
NO SCALE



MONUMENT WELL ASSEMBLY
NO SCALE

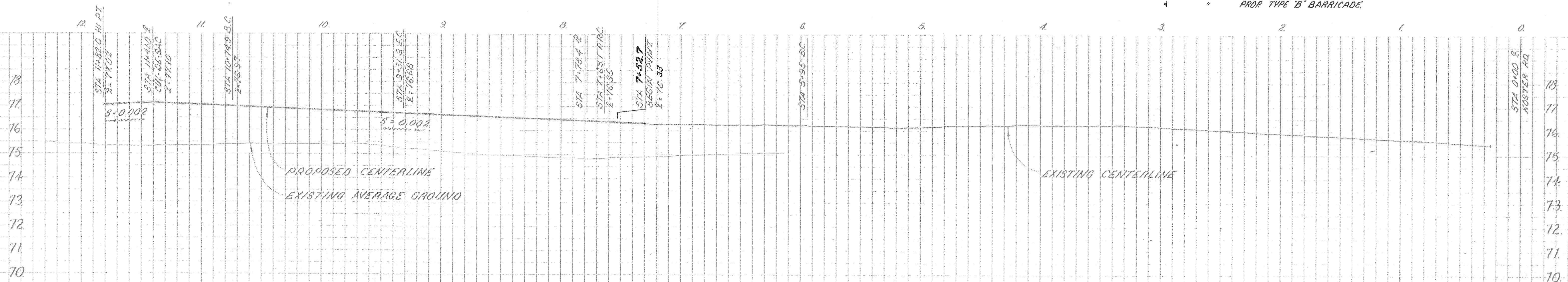


TYPICAL SECTION



PIPER PLACE

SCALE 1" = 40'



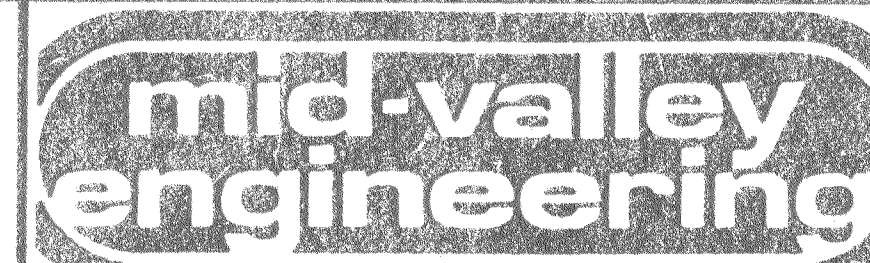
CONSTRUCTION STAKING LIABILITY WAIVER

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF MID-VALLEY ENGINEERING, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF MID-VALLEY ENGINEERING, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF MID-VALLEY ENGINEERING, INC. HAD PERFORMED THE STAKING WORK.

APPROVED BY THE DIRECTOR OF PUBLIC
WORKS, COUNTY OF SAN JOAQUIN, CALIF.

DATE: _____

HENRY M. HIRATA, R.C.E. NO. 21253



P.O. BOX 816 900 H STREET, SUITE G
MODESTO, CALIFORNIA 95353

ENGINEERING
&
SURVEYING
PLANNING
&
ZONING

(209) 526 414

PLAN & PROFILE

PIPER PLACE

STREET IMPROVEMENT PLANS FOR
RICHARD W. ROSE
SAN JOAQUIN COUNTY CALIFORNIA

Drawn HERMAN
Date MARCH 1989
Scale NOTED
Job No. 60-731D
Checked
File No.

ROY A. GALLI R.C.E. 10014
JIMMY G. BATEMAN L.S. 4695

Revised by Herman 6/5/89

SYMB	DATE	REVISIONS	DESCRIPTION	APPD.

REFER TO:
Modesto Office

SHEET

4

OF 4

SU-2354

HEMPSTEAD COURT

SCALE 1"=40'

LEGEND:

- INDICATES EX. ELEVATION
- PROG CENTERLINE GRADE
 - PROG LOT GRADE
 - H.P. HIGH POINT
 - B.C. BEGIN CURVE
 - P.R.C. POINT OF REVERSE CURVE
 - E.C. END CURVE
 - B.S.B.L. BUILDING SET BACK LINE
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - AREA TO BE PAVED W/2" AC OVER 3" A.B. ON NATIVE COMPACTED TO 95% A.C.
 - AREA OF EXISTING PAVEMENT TO BE REMOVED.
 - AREA OF LOT FILL
 - DOMESTIC WELL BY OTHERS
 - EX. DOMESTIC WELL.

TYPICAL STORM RETENTION BASIN (A)

NO SCALE

GRADING NOTES:

THE CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES PRIOR TO SUBMITTING BIDS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTING BID. IT IS THE INTENT THAT THE SITE BALANCE. THERE WILL BE NO EXTRA PAYMENT FOR EARTHWORK DUE TO GRADE ADJUSTMENT TO BALANCE. LOTS TO BE GRADED TO ELEVATIONS AS STAKED BY THE ENGINEER, OR AS DIRECTED BY THE ENGINEER. PROPOSED ELEVATIONS SHOWN ON LOTS ARE MINIMUMS ONLY, AND IN SOME INSTANCES FINISHED LOT ELEVATIONS MAY BE HIGHER THAN THOSE SHOWN ON PLAN. ANY EXCESS DIRT SHALL BE SPACED EVENLY OVER THE BACK OF ALL LOTS.

APPROXIMATE EARTHWORK QUANTITIES:

TOTAL STORM RETENTION BASIN CUT.....1198 C.Y.
TOTAL COMPACTED FILL REQUIRED.....753 C.Y.
(SHOWN AS SHADED LOTS).....
EXCESS DIRT.....445 C.Y.

LOT GRADING DETAIL

NO SCALE

PIPER PLACE

ACCESS ROAD, WEST END (B)

SCALE 1"=6'

ACCESS ROAD, EAST END (C)

SCALE 1"=6'

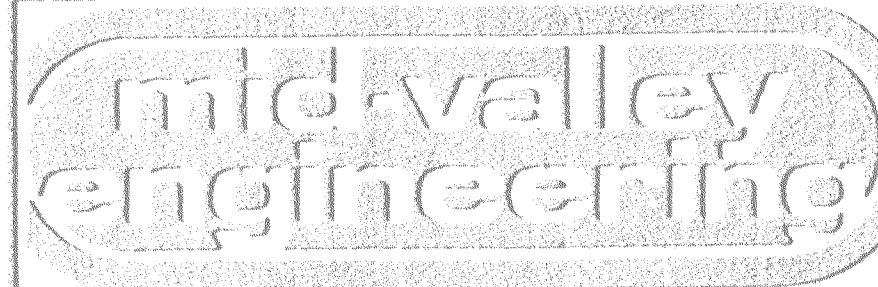
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APPROVED BY THE DIRECTOR OF PUBLIC WORKS,
COUNTY OF SAN JOAQUIN, CALIF.

HENRY H. HARRIS, RES. NO. 21253



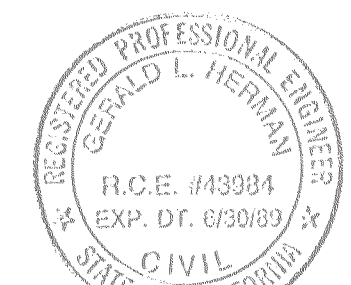
20, BOX 315 700 H STREET, SUITE 0
MORRISVILLE, CALIFORNIA 95353 (209) 535-4314

GRADING & DRAINAGE

STREET IMPROVEMENT PLANS FOR

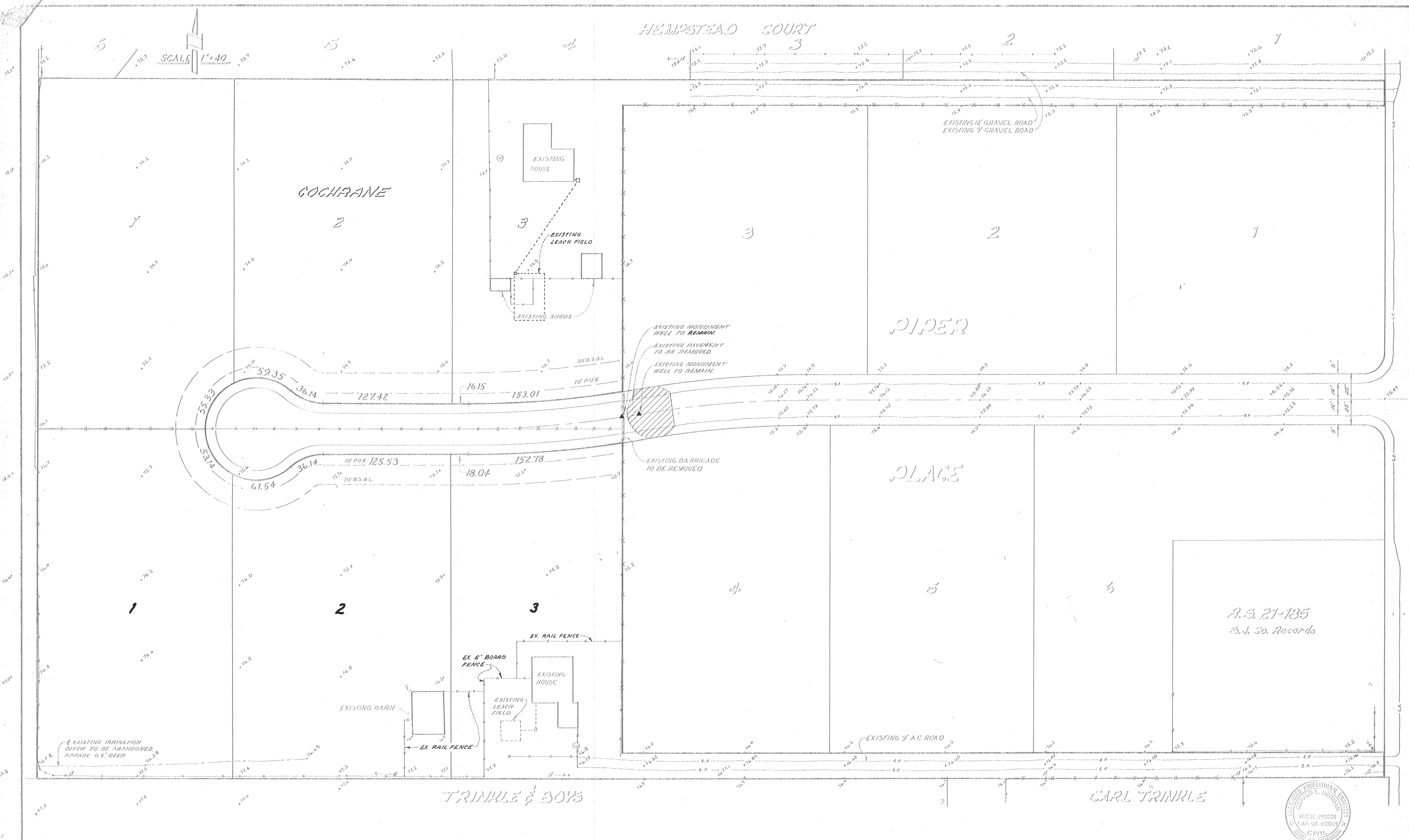
RICHARD W. ROSE

SAN JOAQUIN COUNTY CALIFORNIA



Drawn	HERMAN	ROY A. GALLI	R.C.E. 15021
Date	MARCH 1989	JIMMY G. BATESMAN	L.S. 15035
Scale	1"=40'		
Job No.	60-131D		
Checked			
File No.			

3
OF 4



54-2356

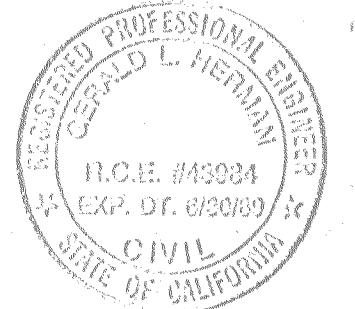
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APPROVED BY THE DIRECTOR OF PUBLIC WORKS,
COUNTY OF SAN JOAQUIN, CALIF.
HENRY H. HIRATA, RCE NO. 21258
DATE: _____

mid-valley engineering
ENGINEERING & SURVEYING PLANNING & ZONING
P.O. BOX 316 900 H STREET, SUITE G
MODESTO CALIFORNIA 95353 (209) 526-4214

EXISTING TOPOGRAPHY
STREET IMPROVEMENT PLANS FOR
RICHARD W. ROSE
SAN JOAQUIN COUNTY CALIFORNIA

Drawn: HERMAN	ROY A. GALLI RCE 16024	REVISIONS	DATE
Date: MARCH 1989	JIMMY G. BATEMAN L.S. 4685	1	6/5/89
Scale: 1"=40'		2	
Job No: 60-731D		3	
Checked: _____		4	
File No: _____		5	

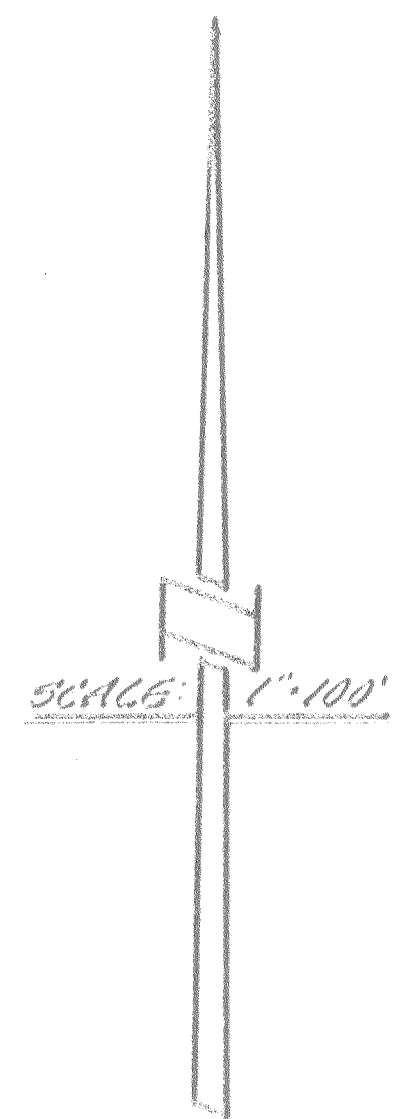


STREET IMPROVEMENT PLANS FOR
RICHARD W. ROSE

BEING A MINOR SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN, AND
INDICATED AS PARCEL "C" ON THE MAP FILED IN BOOK 24 OF FILED
SURVEYS, AT PAGE 43, SAN JOAQUIN COUNTY RECORDS, CALIFORNIA.

NOTE:

Leach field areas are to be provided and designed
for each lot based upon the percolation test results
obtained by the developer. Leach field and well locations,
separation and designs are to be in accordance with
all applicable codes and ordinances and shall be
approved by the local health district prior to
building's construction.



UTILITY COMPANIES:

WATER: TO BE SUPPLIED BY
INDIVIDUAL WELLS.

SEWER: TO BE BY INDIVIDUAL
SEPTIC SYSTEMS.

STORM DRAINAGE: WILL BE TO
INDIVIDUAL STORM
DRAINAGE BASINS.

TELEPHONE: PACIFIC BELL
44 W FOXHIS AVE
STOCKTON, CA.
95207
PHONE: (209) 444-1100

GAS & ELECTRIC:
PACIFIC GAS & ELECTRIC CO.
4040 N WEST LANE
STOCKTON, CA.
95210
PHONE: (209) 466-4581

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PERFORMED THE STAKING WORK.

APPROVED BY THE DIRECTOR OF PUBLIC
WORKS, COUNTY OF SAN JOAQUIN, CALIF.

DATE: Mar 19, 1990.

Henry M. Hirata, RCE No. 21233

**mid-valley
engineering**

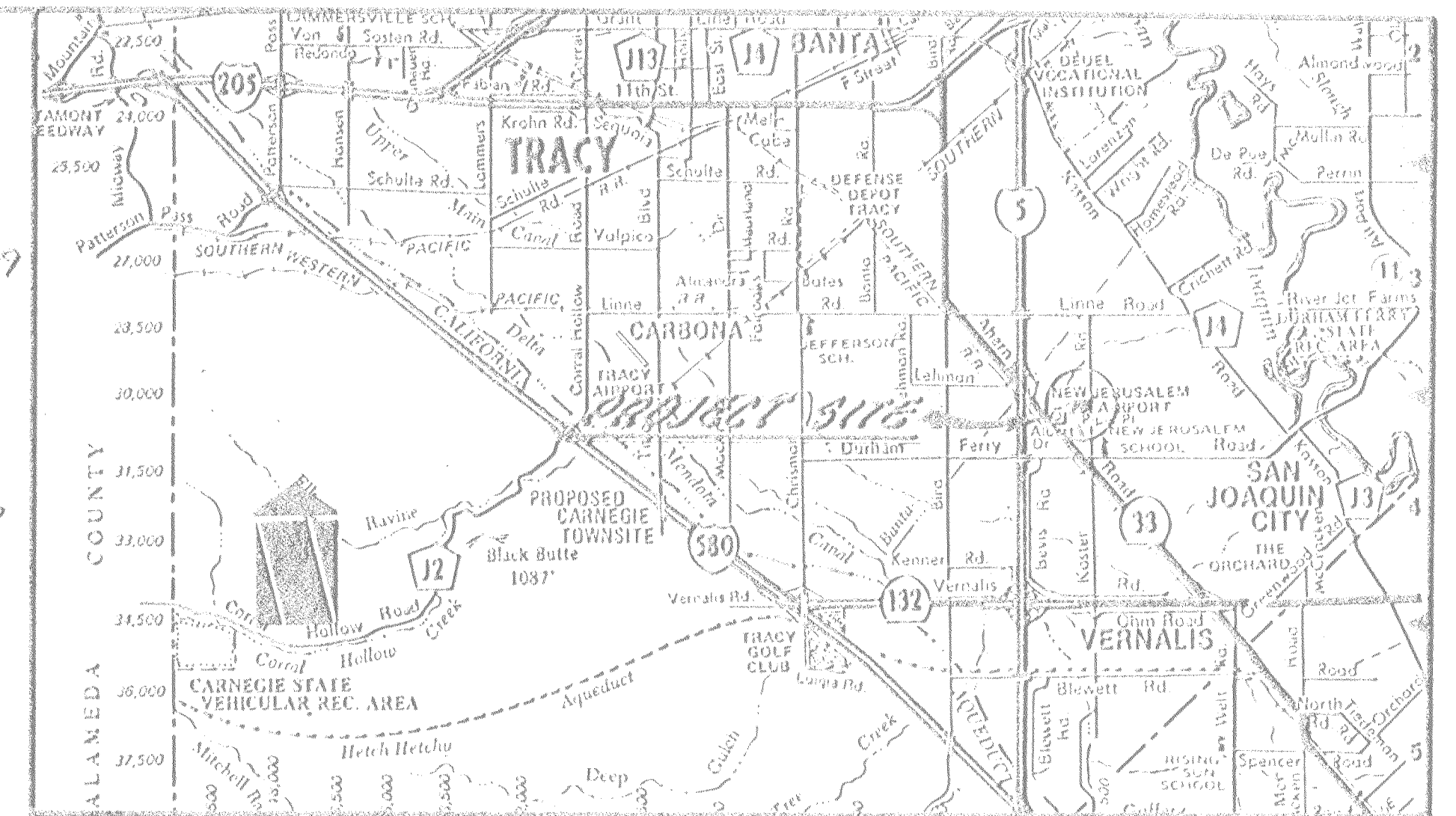
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&
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VICINITY MAP - SPECIFICATIONS

STREET IMPROVEMENT PLANS FOR
RICHARD W. ROSE

SAN JOAQUIN COUNTY CALIFORNIA



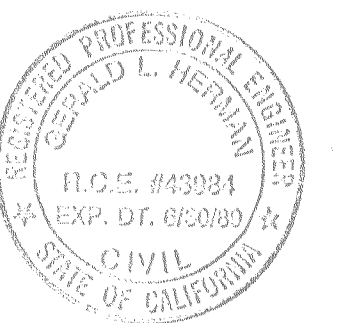
**VICINITY MAP
NO SCALE**

SPECIFICATIONS:

- ALL IMPROVEMENTS TO BE DONE SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY
OF SAN JOAQUIN IMPROVEMENT SPECIFICATIONS AND STANDARDS, AND THE LATEST EDITION
OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS
STANDARD SPECIFICATIONS.
- BENCH MARK: 05' 63' BASS DIST IN CORNER (1-933) 129' 129'
NORTHWEST OF CURRIAN FERRY - NORTHWEST OF HIGHWAY 33
ELEVATION: 82.01
- 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 ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO
BE USED.
- ALL DISTANCES AND MEASUREMENTS ARE GIVEN AND WILL BE MADE IN A
HORIZONTAL PLANE. GRADES ARE GIVEN FROM THE TOP OF STAKES OR NAILS, UNLESS OTHER-
WISE NOTED.
THE CONTRACTOR SHALL PRESERVE ALL STAKES AND POINTS SET FOR LINES, GRADES OR
MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM
BY THE ENGINEER. ALL EXPENSES INCURRED IN REPLACING STAKES THAT HAVE BEEN REMOVED
WITHOUT PROPER AUTHORITY SHALL BE PAID FOR BY THE GENERAL CONTRACTOR.
- ALL MANHOLE, LAMPHOLE AND WATER VALVE CASTINGS AND COVERS SHALL BE ADJUSTED TO
FINISH GRADE BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETE.
- COMPACTION TESTS: PAVING CONTRACTOR TO PROVIDE COMPACTION TESTS IN STREETS AS
REQUIRED BY THE SAN JOAQUIN COUNTY, AT THE CONTRACTOR'S EXPENSE.
- DUST CONTROL: APPROPRIATE DUST CONTROL TO BE PROVIDED FOR THE ALLEVIATION OR
PREVENTION OF DUST NUISANCE, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS
PERTAINING TO HIS OPERATIONS. HE SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES,
FLASHERS OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. THE CONTRACTOR'S ATTENTION
IS CALLED TO THE REQUIREMENTS OF TITLE 8, CALIFORNIA ADMINISTRATIVE CODE, SUB-
CHAPTER 4, ARTICLE 6, "EXCAVATIONS, TRENCHES, EARTHWORK." SEE ALSO SECTION 5
OF SAN JOAQUIN COUNTY STANDARDS.
- 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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE
CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS, THE COUNTY OF SAN
JOAQUIN, ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND
ALL CLAIMS, COSTS OF LITIGATION, DAMAGES, AND ATTORNEY'S FEES, FOR PERSONAL
INJURY OR PROPERTY DAMAGE OF WHATEVER NATURE WHICH ARE CLAIMED TO HAVE
OCCURRED DURING THE TERM OF THIS PROJECT.

GENERAL NOTES:

- ENCROACHMENT PERMIT SHALL BE OBTAINED FROM SAN JOAQUIN COUNTY BEFORE BEGINNING
WORK.
- CONTRACTOR SHALL LOCATE AND PRESERVE ALL FACILITIES INCLUDING GAS, WATER,
IRRIGATION, SEWER, POWER, STREET LIGHTS, TELEPHONE AND OTHERS WHICH MAY BE
IN THE AREA OF CONSTRUCTION. RESPECTIVE UTILITY COMPANIES SHALL BE NOTIFIED
PRIOR TO COMMENCEMENT OF WORK.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS TO BE PROVIDED ALONG ALL STREET FRONTS.
- P.G. & E. AND PAC. BELL FACILITIES TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES
AND ARE TO OCCUPY A JOINT TRENCH IN THE 10 FOOT PUBLIC UTILITY EASEMENT.
- STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SAN JOAQUIN COUNTY DEPARTMENT OF
PUBLIC WORKS STANDARDS BY THE CONTRACTOR.
- SETBACKS AS REQUIRED BY ORDINANCE OR DEED RESTRICTIONS.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE SAN JOAQUIN BUILDING DEPARTMENT
PRIOR TO PLACING FILL ON THE LOTS.
- ANY CHANGES ON APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND
CERTIFIED BY "CIVIL ENGINEER", AND SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC
WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
- TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO COUNTY STANDARDS AND
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



DATE: MARCH 1989	BY: G. L. HERMAN	DATE: 6/5/89
SCALE: NOTED	PROJECT: RICHARD W. ROSE	SHEET: 1
JOB NO: 60-1910	DATE: 6/5/89	DESCRIPTION: STREET IMPROVEMENT PLANS FOR RICHARD W. ROSE
CHECKED: [Signature]	DATE: [Signature]	APPROVED: [Signature]
FILED: [Signature]	DATE: [Signature]	DATE: [Signature]