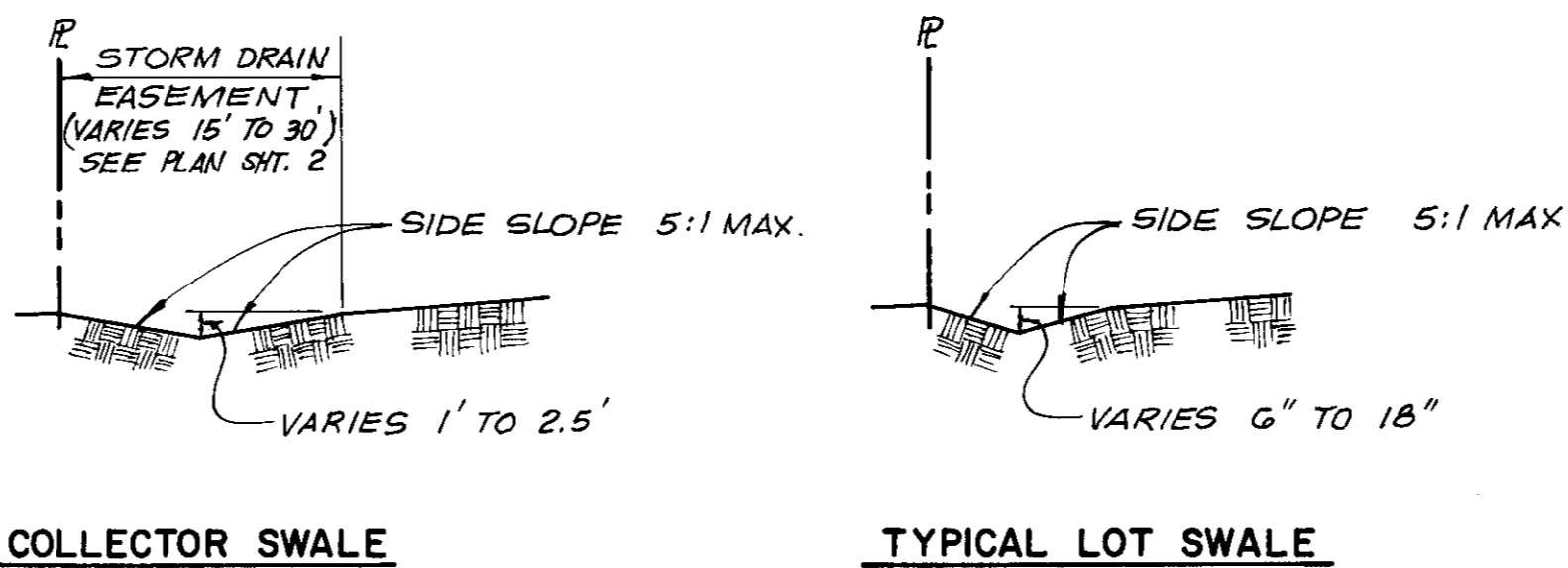


DUAL WATER SERVICE

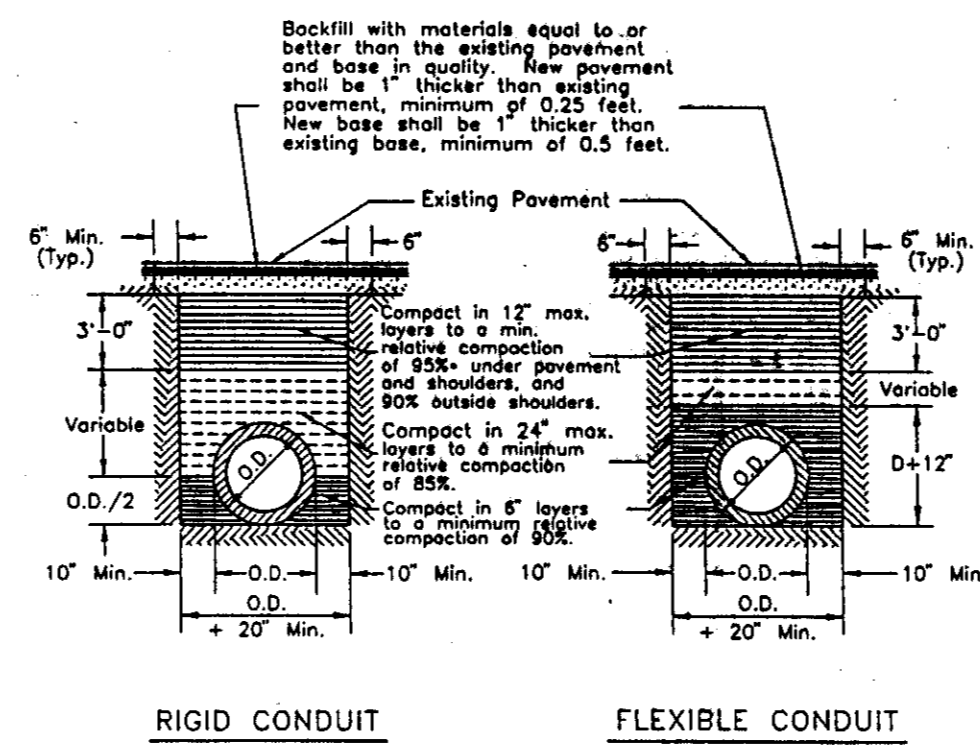
SCALE: 1" = 30'

- NOTES:
- Service line material shall be type K copper, polyethylene or polybutylene plastic.
 - Plastic pipe up to 1 1/4" I.D. service shall be ultra high molecular weight (UHMW) Polyethylene as manufactured by "Discipline", "Orangeburg" or approved equal with minimum pressure rating of 160 psi.
 - Plastic pipe for 2" I.D. service shall be PB 2110 Polybutylene or approved equal with minimum pressure rating of 160 psi.
 - Corporation stop shall have corporation cock threads.
 - Angle stop shall have swivel nut and lock wings.
 - Angle stop shall be vertically plumbed.
 - Size of service line shall be as required by the County.
 - Mueller install-tite fittings shall conform to ASTM designation D 2239.
 - Meter shall be Precision Meter, Inc. model PPM 5/8" x 3/4" with attachment connector spuds.
 - Lockable corporation cock will precede the meter and entire setup will be in the confines of the water box.
 - Non metallic services shall have a No. 10 gauge solid, bare, soft drawn copper wire laid along the service line, and accessible in the meter box.

3 **WATER SERVICE DETAIL**
N. T. S.

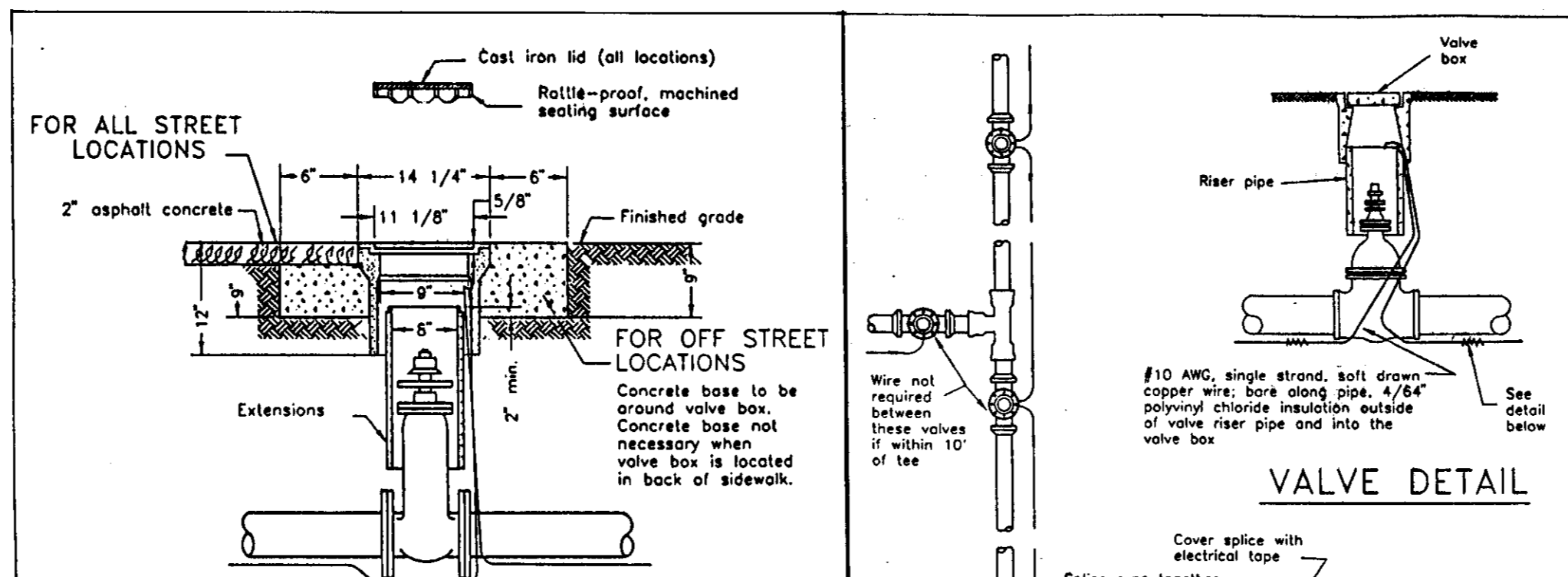


2 **DETAIL: EARTH SWALE**
N. T. S.



- NOTES:
- Relative compaction of materials shall be tested in accordance with the State of California, Dept. of Transportation Testing Manual, test method No. California 216 or 231.
 - All existing pavement shall be neatly cut to line prior to trench excavation.
 - Jetting or ponding will be permitted within the street Right of Way with a 3 year bond.
 - When shown by soil composition and compactability, ninety percent (90%) compaction may be used when approved by the Director of Public Works.
 - Special bedding requirements may be shown on the plans or specified in special provisions.
 - Contractor shall be responsible for obtaining specified compaction. If compaction can not be obtained with native backfill materials, suitable imported backfill shall be provided at no additional cost to the owner.
 - Shoulders shall be as shown on the plans or specified in the special provisions but in no case shall the shoulder be less than three feet wide as measured from the edge of pavement.

4 **DETAIL: TYPICAL TRENCH BACKFILL**
N. T. S.



- NOTES:
- Valve box and lid shall be Christy No. C-5, Brooks No. 1 R T or 4-TT, or equal.
 - All lids and grade rings shall have machined seating surfaces.
 - Extensions shall be as manufactured for the valve box supplied or pipe of correct size can be used.

VALVE BOX
COUNTY OF SAN JOAQUIN
DATE: Dec. 1990

LOCATOR WIRE INSTALLATION
COUNTY OF SAN JOAQUIN
DATE: Dec. 1990

THRUST BLOCK DETAILS

FITTINGS	6" LINE		10" LINE	
	A	B	A	B
22 1/2	1'-6"	1'-6"	3'-0"	2'-0"
45	2'-0"	2'-0"	4'-0"	3'-0"
90	3'-0"	2'-6"	5'-6"	4'-0"
TEE OUTLET	3'-0"	2'-0"	4'-0"	4'-0"
DEAD END	3'-0"	2'-0"	4'-0"	4'-0"

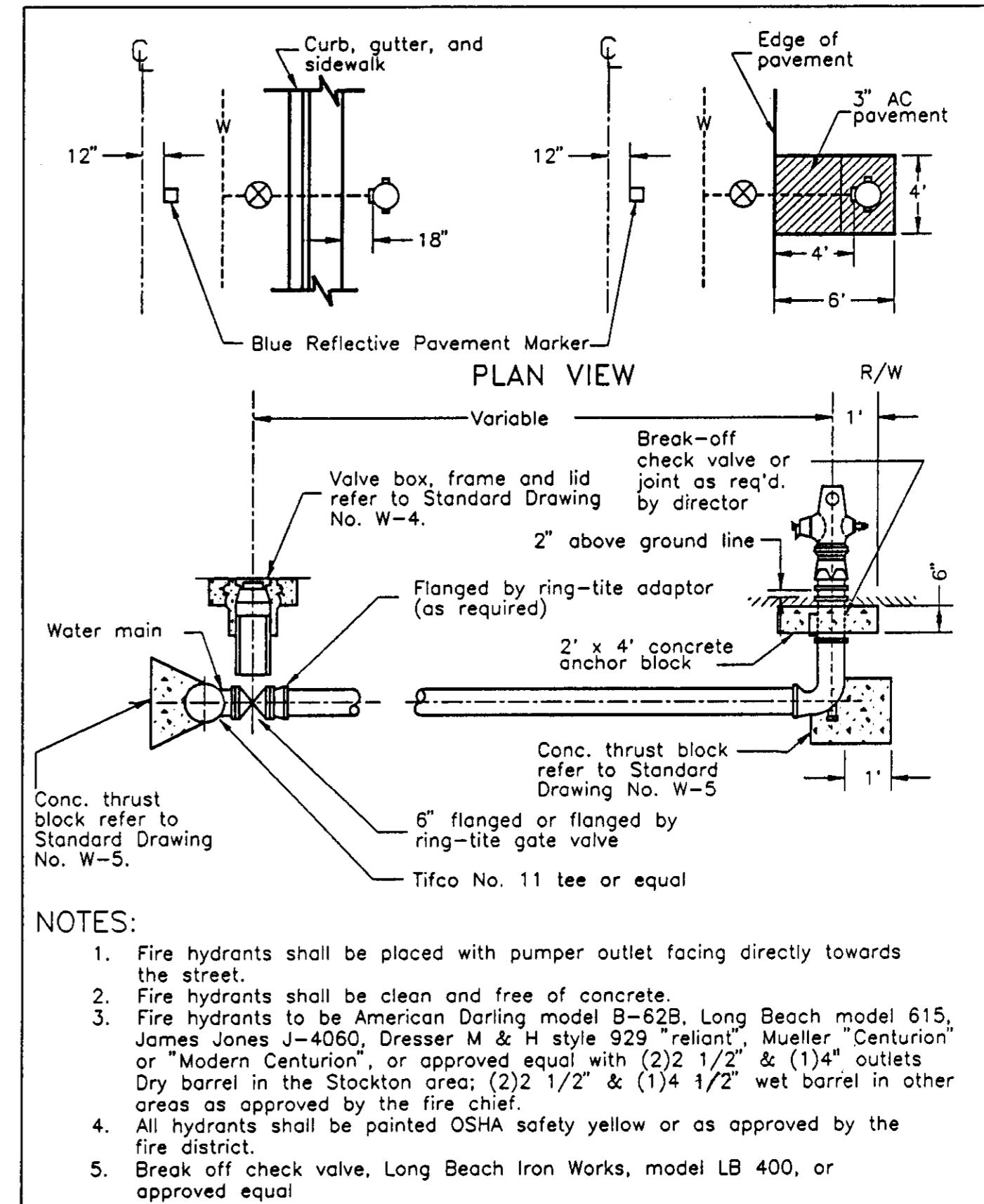
THRUST BLOCK DIMENSIONS

FITTINGS	6" LINE		12" LINE	
	A	B	A	B
22 1/2	3'-0"	2'-0"	3'-0"	3'-0"
45	3'-0"	2'-0"	4'-0"	4'-0"
90	4'-0"	3'-0"	5'-6"	4'-0"
TEE OUTLET	3'-6"	3'-0"	5'-6"	4'-0"
DEAD END	3'-6"	3'-0"	5'-6"	4'-0"

NOTES:

- All thrust blocks shall be poured against undisturbed soil and shall be Class "B" Concrete.
- Thrust block dimensions were calculated to allow a soil bearing value of 1,000 pounds per square foot.

THRUST BLOCK DETAILS
COUNTY OF SAN JOAQUIN
DATE: Dec. 1990



FIRE HYDRANT
COUNTY OF SAN JOAQUIN
DATE: SEPT. 1991

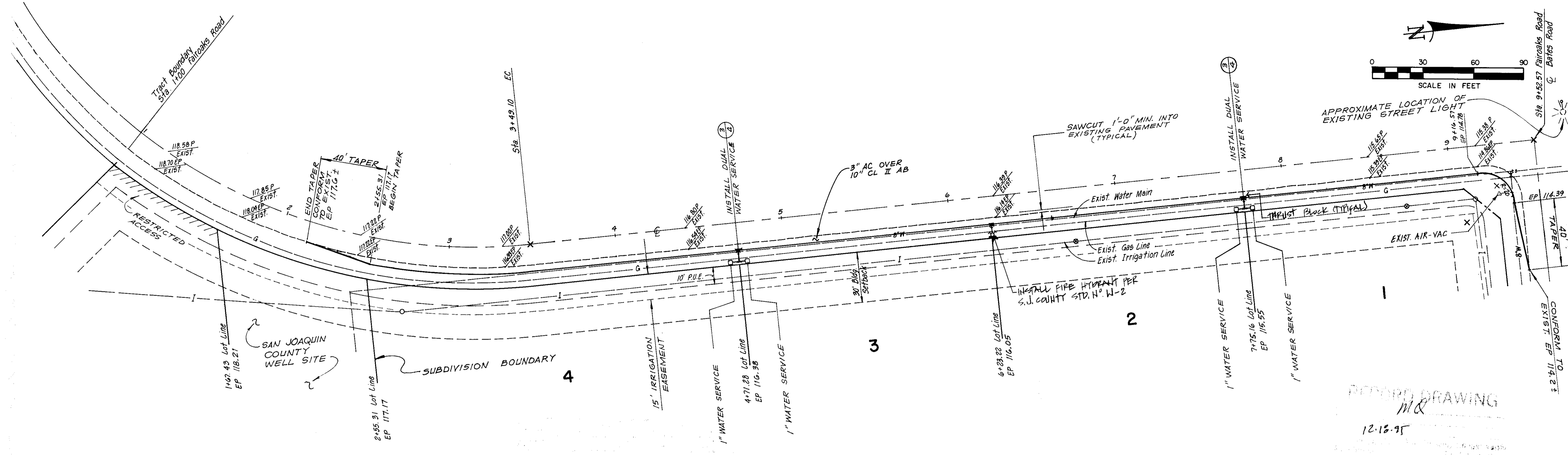
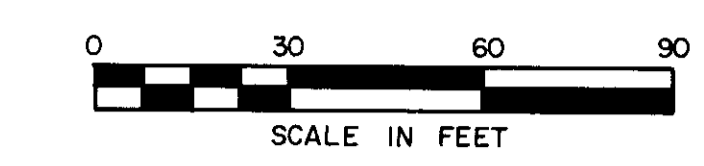
REGISTERED PROFESSIONAL ENGINEER
ANTHONY J. TOPES
No. 39729
Exp. Date 1/93
CIVIL
STATE OF CALIFORNIA

STAFF
AUL 5079-27A SEPT. 1991
AUL G-4230

UNIT No. 1
MANCUSO ESTATES
DETAILS
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
LAND SURVEYING & PLANNING ENGINEERING
(209) - 239 - 4908
810 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95886

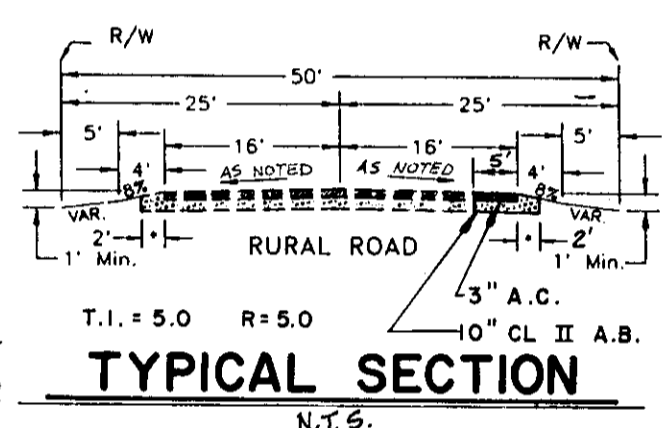
DATE: JANUARY 1992
DRAWN BY: RDC
CHECKED BY: AJL
JOB NO: 91-118
SHEET: 4
OF 4 SHEETS



RECORD DRAWING
M/C
12.16.91

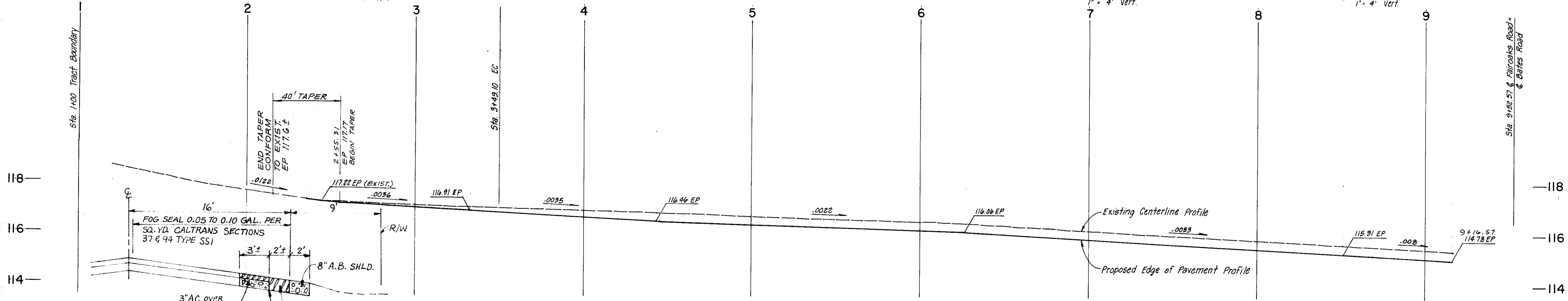
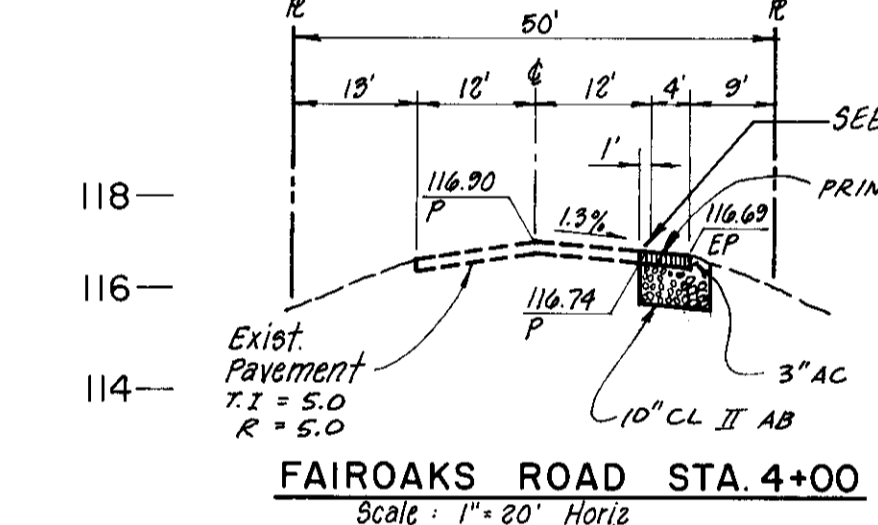
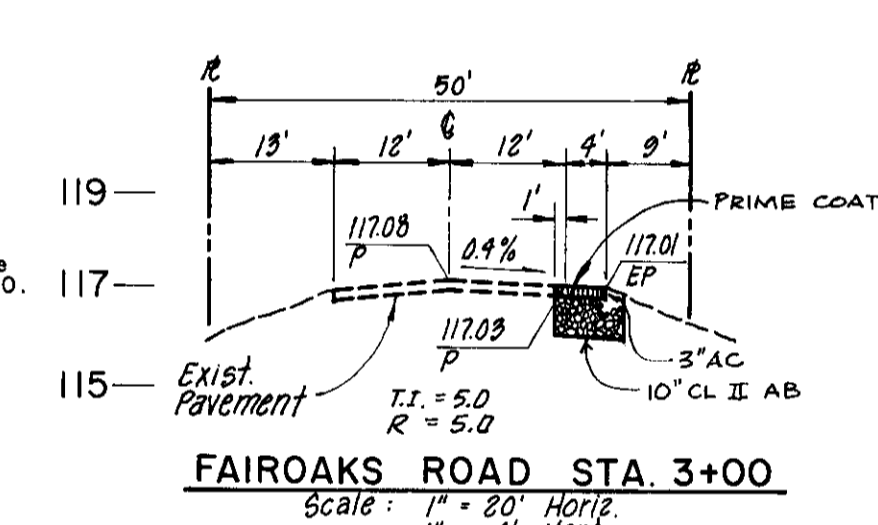
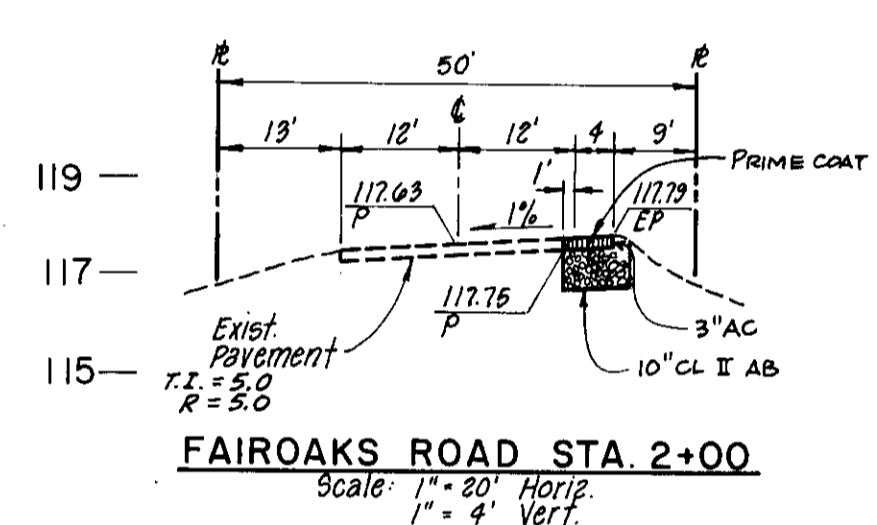
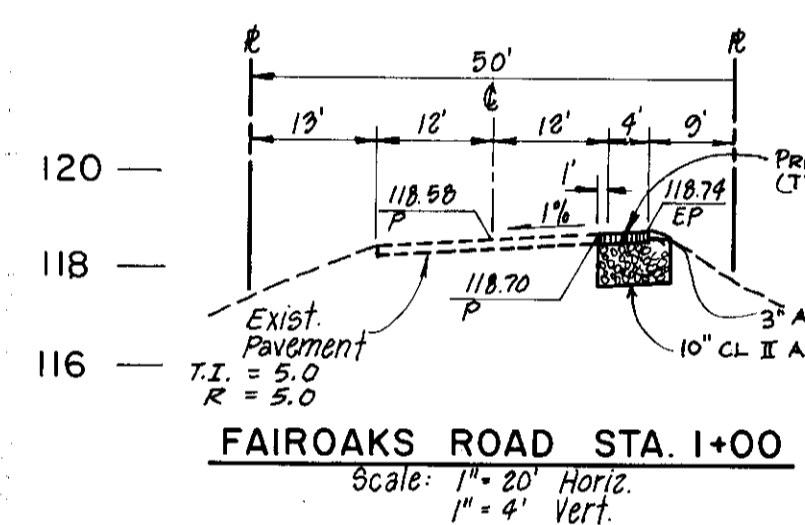
UNIT No. 1
MANCUSO ESTATES
FAIROAKS ROAD
SAN JOAQUIN COUNTY, CALIFORNIA

1. SEE COUNTY STANDARD FOR TYP. RURAL ROAD SECTIONS (DRAWING No. R-3)
2. G.E. REQUIRED = 1.52, G.E. PROVIDED = 1.54
3. ALL JOINTS BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT SHALL BE SEALED WITH RS-1 TACK COAT @ 0.12 GAL PER SQ. YD.



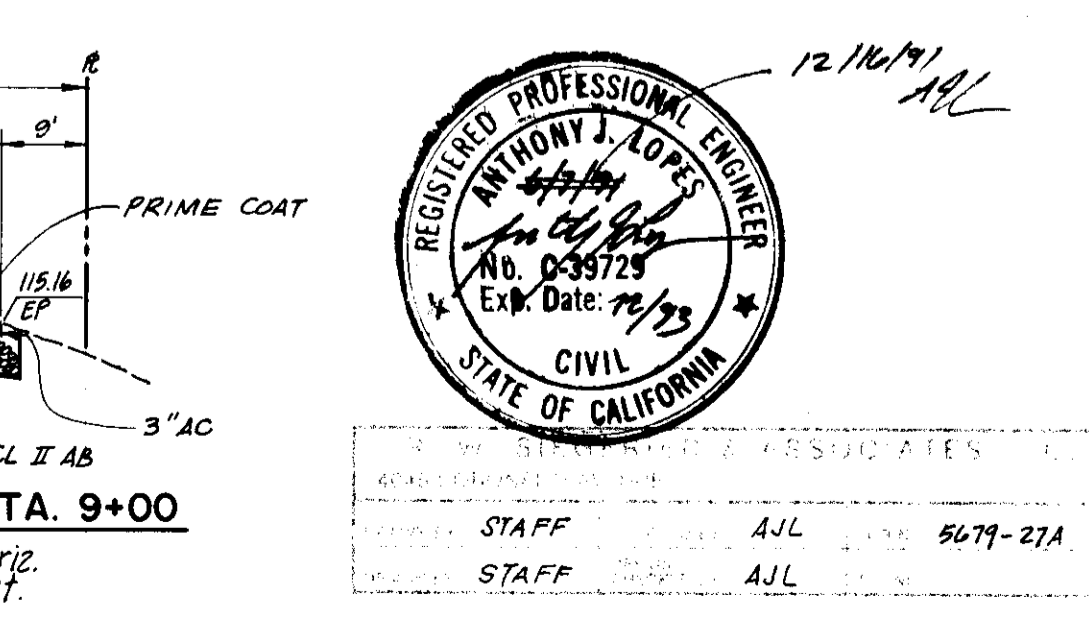
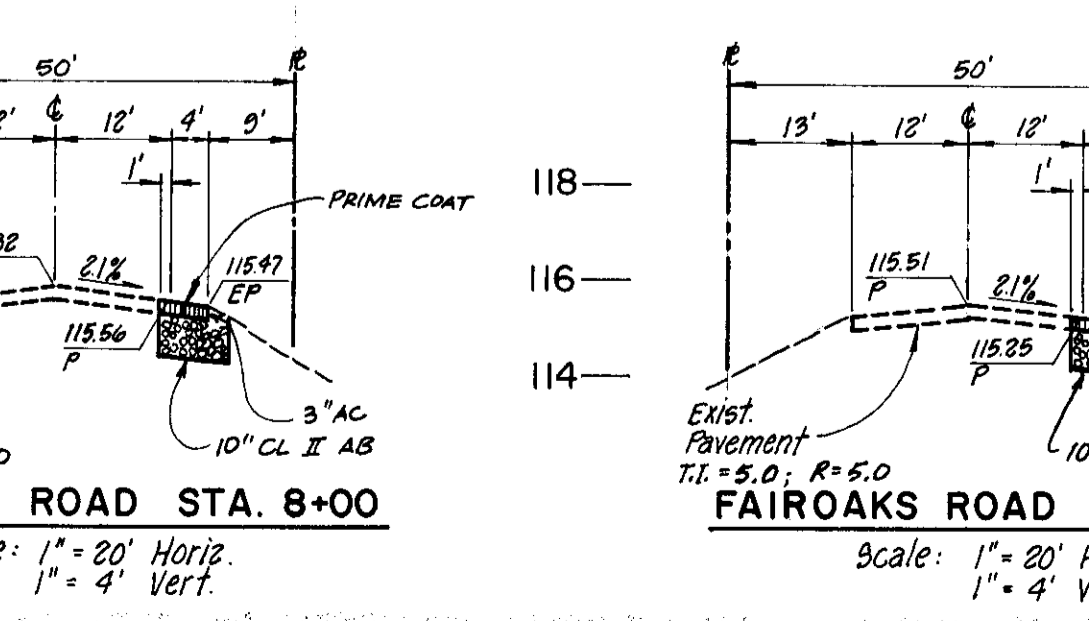
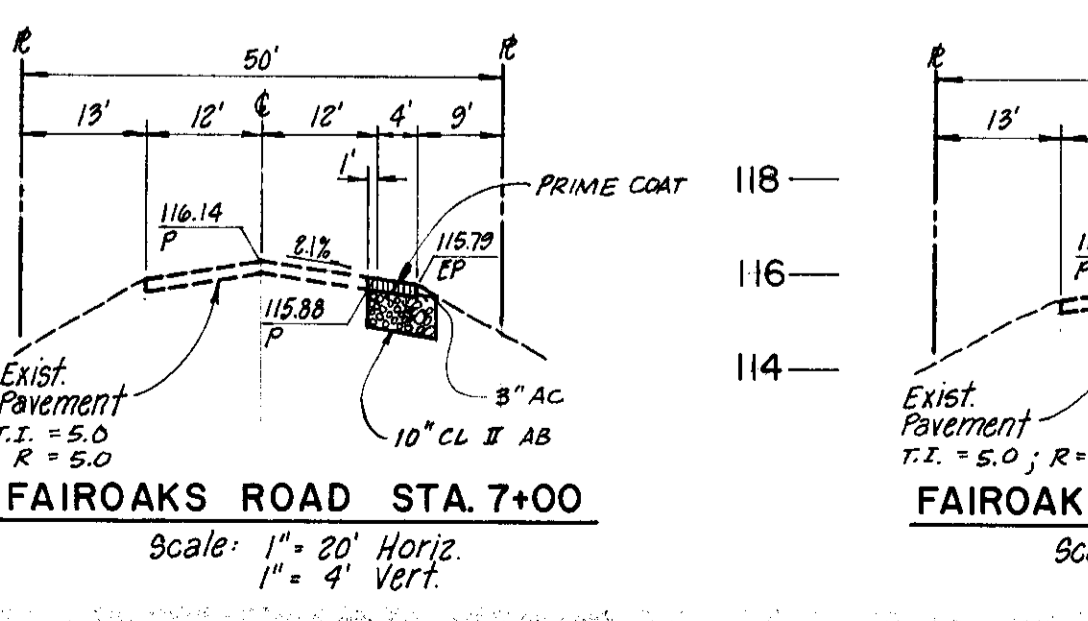
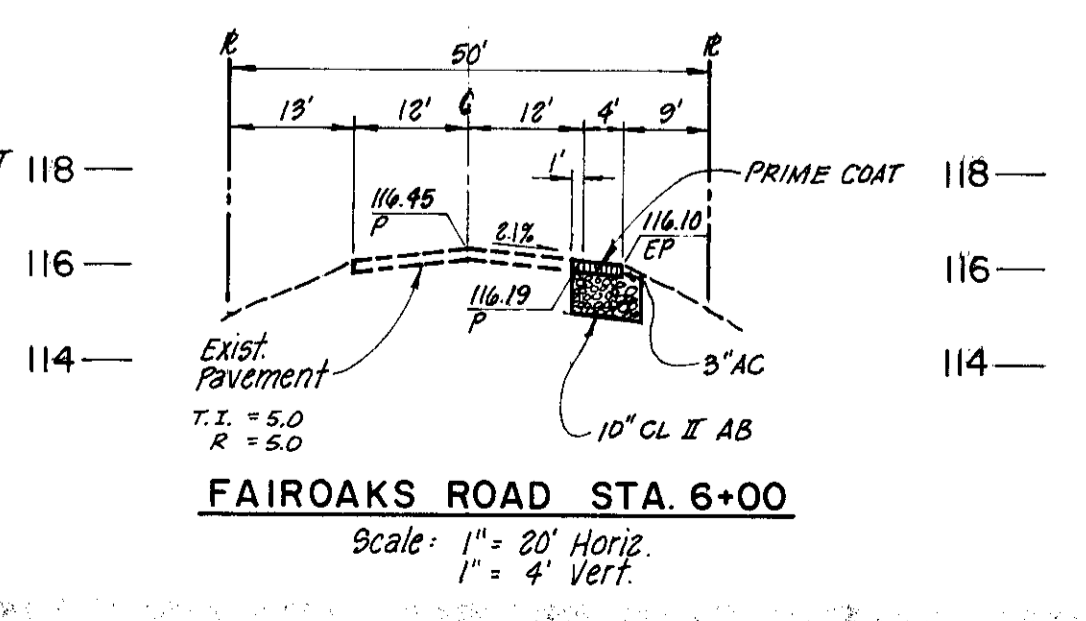
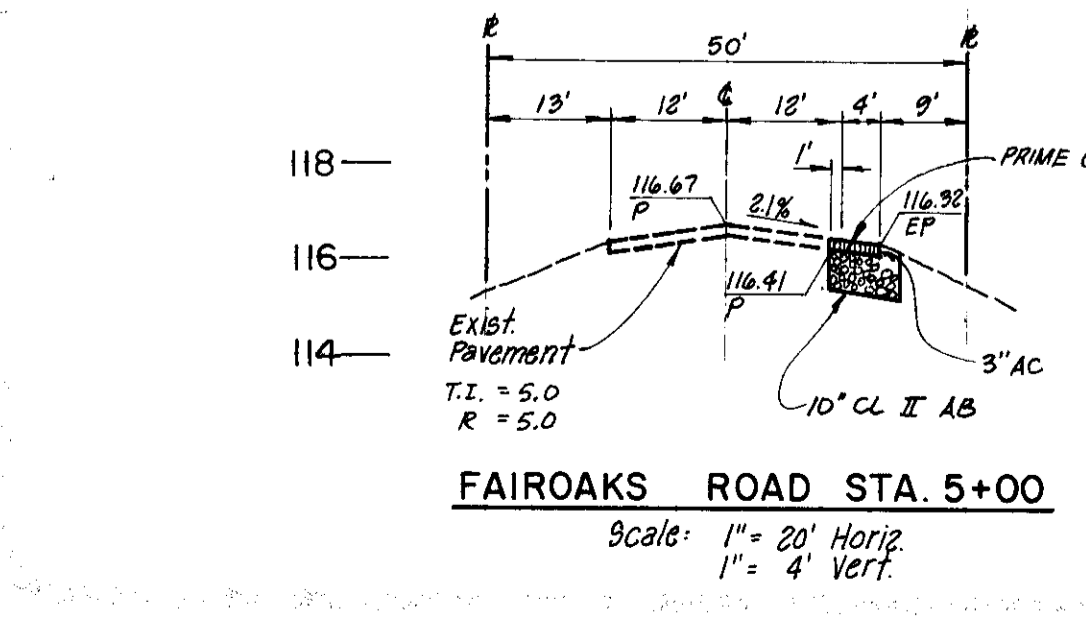
FAIROAKS ROAD

SCALE: 1" = 30'

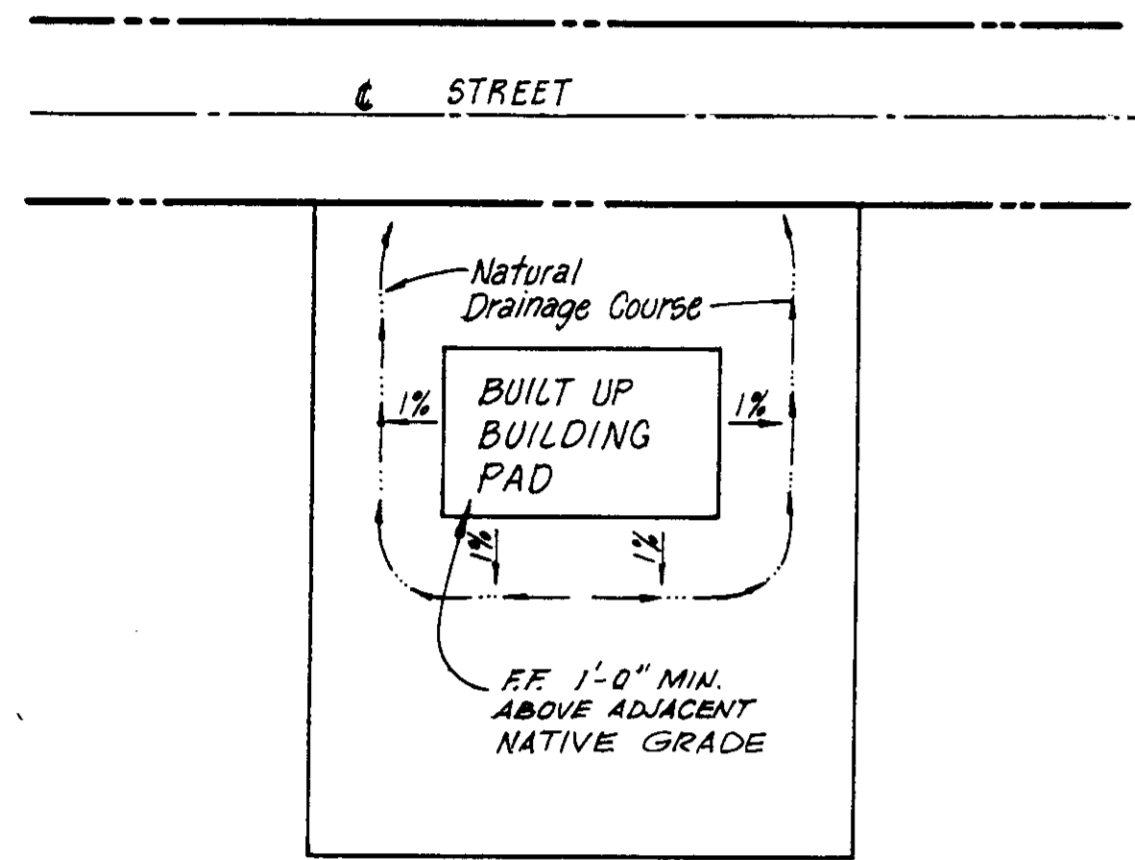
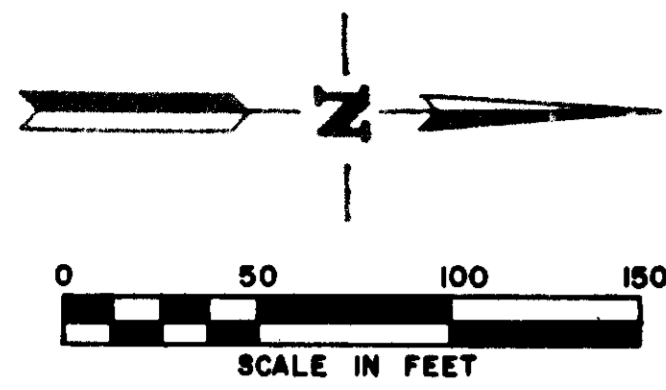


TYPICAL FAIROAKS SECTION

7 1/2" A.C. DEEP LIFT OVER BASE COMPACTED TO 95% OF MAX. RELATIVE COMPACTION.

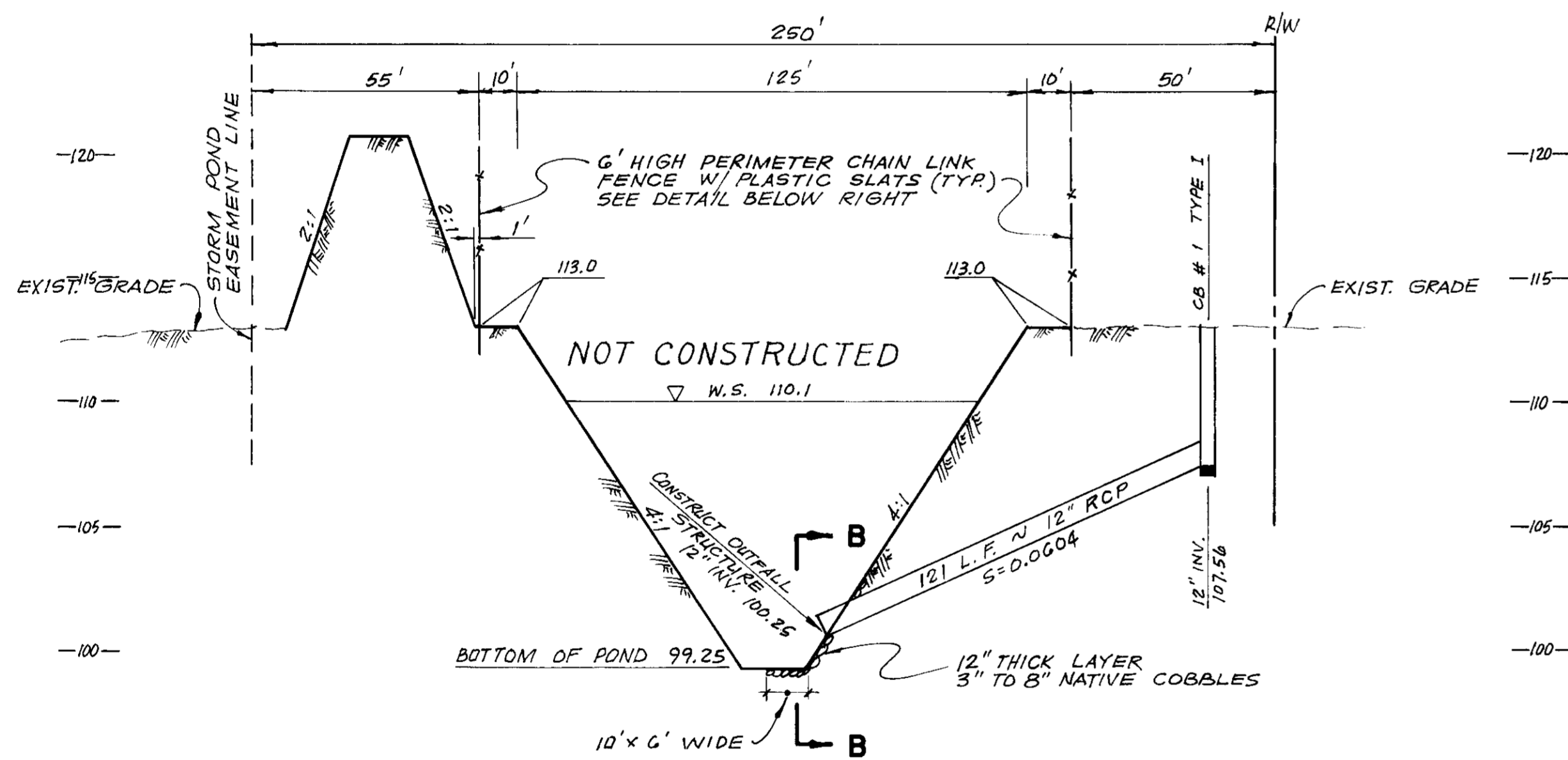


JANUARY 1992
R.S.C./S.R.B.
A.J.L.
91-118
3



TYPICAL LOT GRADING
N.T.S.

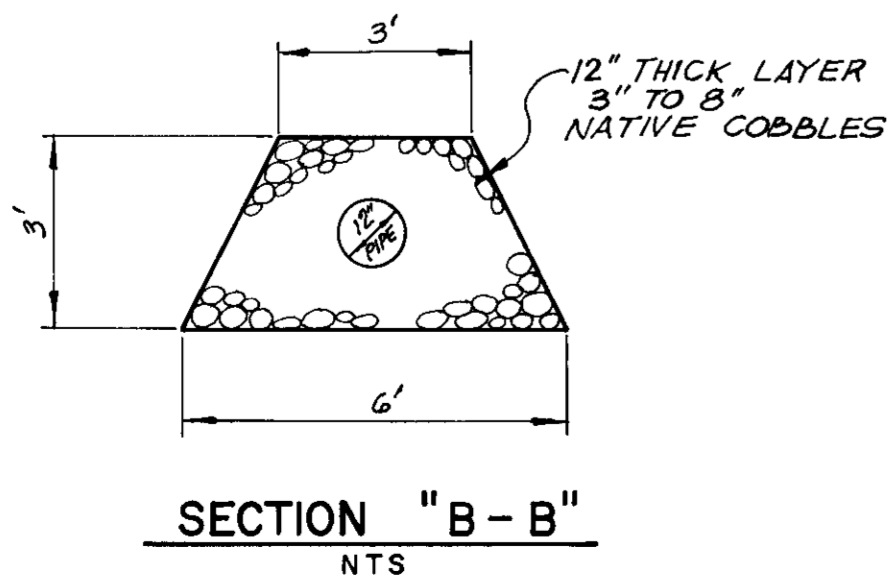
NOTE:
Existing lots shall remain ungraded except as noted on this plan. Lot areas within the vicinity of building sites shall be graded as shown on Typical Lot Grading, left.



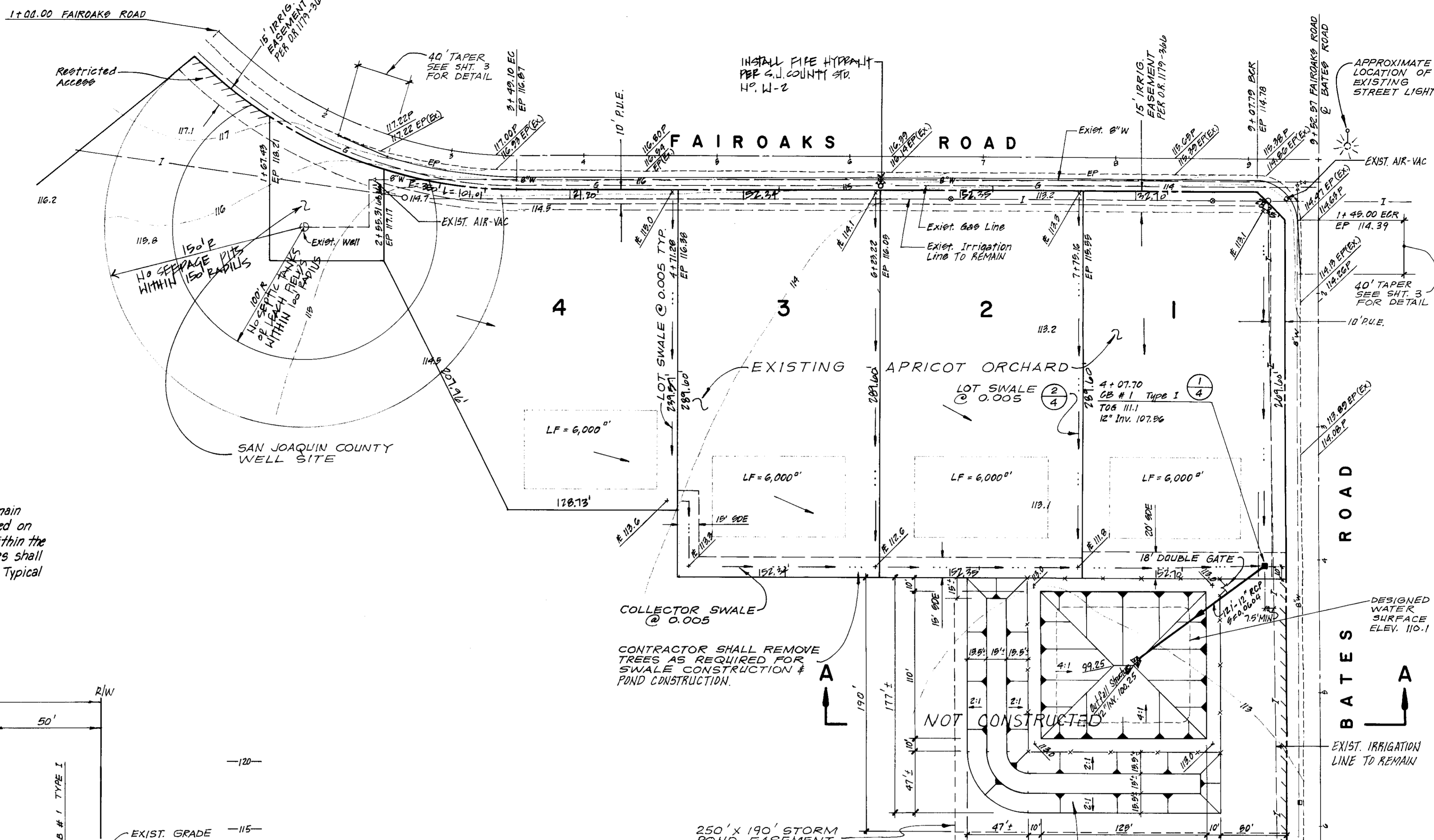
PROFILE: OUTFALL STRUCTURE

A - A
2

NOT TO SCALE



SECTION "B - B"
NTS



CONTRACTOR SHALL REMOVE TREES AS REQUIRED FOR SWALE CONSTRUCTION & POND CONSTRUCTION.

CHAIN LINK FENCE
TYPICAL MEMBER DIMENSIONS (See Notes)
GATE POST
NOTES:
1. The above table shows examples of post and brace locations which may vary with the Specifications.
2. Section shown to be taken shall also comply with the strength requirements and other provisions of the Specifications.
3. Other dimensions shall comply with the Specifications and other provisions of the Specifications may be used in approval of the Engineer.
4. Dimensions shown are nominal.
5. Fabric shall not be used unless specified on the plans.

Post	Height	Top	Bottom	Spacing	Weight
1-1/2"	4'	2 1/2"	2 1/2"	10'-0"	14.85
2"	4'	2 1/2"	2 1/2"	10'-0"	18.95
2 1/2"	4'	2 1/2"	2 1/2"	10'-0"	23.55

PROPOSED DRAWING
MJC
12-18-95

REVISIONS	DATE	BY	APP'D

UNIT No. 1
MANCUSO ESTATES
GRADING PLAN
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
LAND SURVEYING AND LAND PLANNING
ENGINEERING
(209) 289-4908
310 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95886



DATE	JANUARY 1992
DRAWN BY	B.O.C.
CHECKED BY	A.J.L.
JOB NO	91-118
SHEET	2
OF 4	SHEETS

NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE SPECIFICATIONS, STANDARDS AND ORDINANCES OF THE SAN JOAQUIN COUNTY AND SHALL BE PART OF THESE IMPROVEMENT PLANS. STANDARD SPECIFICATIONS AND DETAIL ARE AVAILABLE IN THE OFFICE OF SAN JOAQUIN COUNTY DEPT. 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 PREVAIL AND THAT MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF QUARTAROLI AND ASSOCIATES, (209) 239-4908 AND R.W. SIEGFRIED AND ASSOCIATES (209) 835-5300.
- CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM AVAILABLE RECORDS. 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. PRIOR TO OPENING AN EXCAVATION, THE CONTRACTOR SHALL DETERMINE WHETHER UNDERGROUND INSTALLATION, I.E., SEWER, WATER, STORM DRAINAGE, ELECTRICAL LINES, GAS LINES, CABLE T.V. LINES, ETC. WILL BE ENCOUNTERED AND, THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION. THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF ACTUAL EXCAVATION. CALL U.S.A. 1-800-642-2444, P.G.#E. - (209) 466-4581, PACIFIC BELL TELEPHONE (209) 811-3300, SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS - (209) 468-3000.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY OFF-SITE CONSTRUCTION. ANY AND ALL SPECIFIC REQUIREMENTS OR CONSTRUCTION DETAILS IMPOSED BY THE ENCROACHMENT PERMIT SHALL BECOME A PART OF THESE IMPROVEMENT PLANS.
- SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF ANY OFF-SITE CONSTRUCTION (209) 468-3000.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION FROM QUARTAROLI AND ASSOCIATES AND R.W. SIEGFRIED AND ASSOCIATES.
- EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ANY AND ALL EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY. COST OF THIS COORDINATION IS TO BE INCLUDED IN THE PRICES BID FOR THE VARIOUS IMPROVEMENTS TO COMPLETE THE PROJECT.
- GENERAL 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 AND 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 SURVEYOR.
- BENCH MARK: SAN JOAQUIN COUNTY BRASS DISC STAMPED "AA-BB-41.5" ON CONCRETE HEADWALL OF THE BANTA CARBONA IRRIGATION DISTRICT CANAL ON THE NORTHWESTERLY SIDE OF FAIROAKS ROAD APPROXIMATELY 850' SOUTH OF THE INTERSECTION OF FAIROAKS ROAD AND BATES ROAD. ELEVATION = 119.32
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY AND CONSTRUCTION STAKES. SURVEY AND CONSTRUCTION STAKES THAT ARE LOST OR DESTROYED DUE TO THE CONTRACTOR'S NEGLIGENCE WILL BE RESET BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
- CONTRACTORS SHALL BE REQUIRED TO COOPERATE WITH THEMSELVES 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.
- ALL UNDERGROUND SERVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENT OF THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
- GRADES SHOWN ON THIS PLAN DO NOT NECESSARILY REFLECT A BALANCE EARTH-WORK CUT AND FILL QUANTITIES. CONTRACTOR SHALL IMPORT OR EXPORT EARTH MATERIALS AS REQUIRED IN ORDER TO CONSTRUCT THE IMPROVEMENTS TO THE GRADES SHOWN AT NO EXTRA COST TO THE OWNER.
- ANY FILL PLACED SHALL BE PROPERLY COMPACTED AS REQUIRED BY THE PLANS AND THESE SPECIFICATIONS.
 - EARTH FILL ON EXISTING PAVED AREA SUBGRADE SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% EXCEPT THAT THE AREA WITHIN SIX INCHES BELOW SUBGRADE SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
 - EARTH FILL TO ESTABLISH FINISHED GRADE OUTSIDE THE PAVED AREAS AND BUILDING AREAS SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 80% WITHIN LOT AND 90% IN ROAD RIGHT-OF-WAY.
 - FILL AND COMPACTION WITHIN THE BUILDING AREA SHALL BE IN ACCORDANCE WITH THE BUILDING PLANS AND/OR SPECIFICATIONS.
 - FILL SHALL BE NON-EXPANSIVE MATERIAL AND SHALL BE FREE OF VEGETATION OR DELETERIOUS MATTER. FILL SHALL BE COMPACTED IN LIFTS NOT TO EXCEED EIGHT INCHES.
 ALL AREAS TO BE COVERED WITH ASPHALT CONCRETE PAVEMENT SHALL HAVE A SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION TO A POINT SIX INCHES BELOW SUBGRADE.
- CONTRACTOR'S BID SHALL INCLUDE THE COST OF ANY NECESSARY SOILS COMPACTION AND MATERIALS TESTING.
- ASPHALT CONCRETE: ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS OF SECTION 39 OF THE CALTRANS STANDARD SPECIFICATIONS. THE PENETRATION RANGE OF PAVING ASPHALT SHALL BE A#4000; AGGREGATE SHALL BE ONE-HALF (1/2) INCH MAXIMUM MEDIUM GRADING FOR SURFACING. PRIME COAT SHALL BE A LIQUID ASPHALT GRADE SC-250 OR SC-70 AND SHALL BE APPLIED TO THE ENTIRE AREA AND THE COST SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ASPHALT CONCRETE. PRIME COAT SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 39-4 OF THE CALTRANS STANDARD SPECIFICATIONS. AGGREGATE BASE: AGGREGATE BASE SHALL BE CLASS TWO CONFORMING TO THE REQUIREMENTS OF SECTION 26-102B OF THE CALTRANS STANDARD SPECIFICATIONS. SPREADING AND COMPACTING AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26-1.04 OF THE CALTRANS STANDARD SPECIFICATION.
- THE GRADING AND PAVING CONTRACTOR SHALL ADJUST TO FINISHED GRADE THE TOPS OF ALL PROPOSED AND EXISTING SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES, VALVE BOXES AND WATER METER BOXES, ETC., AND THE COST OF SUCH WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR STREET WORK.
- THE DOMESTIC WATER LINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS ADOPTED UNIFORM PLUMBING CODE, AND UNIFORM BUILDING CODE. PIPE MATERIAL SHALL BE THAT ALLOWED BY THE UNIFORM PLUMBING CODE AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPE AND SPECIFICATIONS OF ALL MATERIAL, FITTINGS, ETC. CONFORM TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

SU21053

- CONTRACTOR SHALL BE RESPONSIBLE FOR PRESSURE AND BACTERIA TESTING OF WATER LINES AS REQUIRED BY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS. BACTERIA TESTS SHALL BE TAKEN BY A CERTIFIED LABORATORY TECHNICIAN.
- REFER TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL WATER LINE TESTING REQUIREMENTS.
- THE STORM DRAIN PIPELINE AND SANITARY SEWER PIPELINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS ADOPTED UNIFORM PLUMBING CODE, AND UNIFORM BUILDING CODE. PIPE MATERIAL SHALL BE THAT ALLOWED BY THE UNIFORM PLUMBING CODE AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPE AND SPECIFICATIONS OF ALL MATERIAL, FITTINGS, ETC. CONFORM TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS. MATERIAL SELECTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER FOR REVIEW.
 - GRADING AND PAVING CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ELECTRICAL, LANDSCAPE IRRIGATION, AND UNDERGROUND UTILITY CONDUITS WITH APPROPRIATE SUB-CONTRACTORS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - THE OFFICE OF QUARTAROLI AND ASSOCIATES, 310 SUN WEST PLACE, SUITE "A", MANTECA, CALIFORNIA (209) 239-4908, SHALL BE NOTIFIED FIVE (5) WORKING DAYS IN ADVANCE OF ANY REQUIRED CONSTRUCTION SURVEYING.
 - CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER NINE, SECTION 6705, 6706, 6707, OF THE STATE LABOR CODE.
 - CONTRACTORS AND SUB-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 AND SUB-CONTRACTOR REQUIRES ADDITIONAL INFORMATION, IT MUST BE CLARIFIED WITH QUARTAROLI AND ASSOCIATES AND R.W. SIEGFRIED AND ASSOCIATES PRIOR TO BIDDING, OR HIS BID SHOULD STATE ACCURATELY WHAT IS INCLUDED AND WHAT IS EXCLUDED.
 - CONTRACTOR AND ANY SUB-CONTRACTOR USING PLANS WHICH ARE UNAPPROVED BY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING DEPARTMENTS SHALL DO SO AT THEIR OWN RISKS. QUARTAROLI AND ASSOCIATES AND R.W. SIEGFRIED ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR USAGE OF SUCH PLANS FOR THE CONSTRUCTION OF THIS PROJECT.
 - IN THE EVENT THAT QUARTAROLI AND ASSOCIATES OR R.W. SIEGFRIED AND ASSOCIATES IS NOT EMPLOYED TO DO THE CONSTRUCTION SURVEYING, THIS NOTE IS TO GIVE FORMAL NOTICE THAT QUARTAROLI AND ASSOCIATES AND R.W. SIEGFRIED AND ASSOCIATES CANNOT, AND WILL NOT TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD QUARTAROLI AND ASSOCIATES OR R.W. SIEGFRIED AND ASSOCIATES DONE THE CONSTRUCTION SURVEYING.
 - INSPECTION DURING CONSTRUCTION: ANY IMPROVEMENTS CONSTRUCTED TO THE SPECIFICATIONS AND WHICH IT IS INTENDED THAT SAN JOAQUIN COUNTY WILL ASSUME MAINTENANCE RESPONSIBILITY, MUST BE INSPECTED DURING CONSTRUCTION BY AN AUTHORIZED AGENT OF SAN JOAQUIN COUNTY. EACH PHASE OF CONSTRUCTION MUST BE INSPECTED AND APPROVED PRIOR TO PROCEEDING TO THE SUBSEQUENT PHASES. ANY IMPROVEMENTS CONSTRUCTED WITHOUT INSPECTION AS PROVIDED ABOVE OR CONSTRUCTED CONTRARY TO THE ORDER OR INSTRUCTIONS OF THE AUTHORIZED AGENT OF SAN JOAQUIN COUNTY WILL BE DEEMED AS NOT COMPLYING WITH SAN JOAQUIN COUNTY STANDARDS AND SPECIFICATIONS, AND WILL NOT BE ACCEPTED BY SAN JOAQUIN COUNTY FOR MAINTENANCE PURPOSES. SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS WILL PERFORM FIELD INSPECTIONS FOR THIS PROJECT.
 - CHANGES ON PLANS AND SPECIFICATIONS ANY CHANGES TO THE APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND APPROVED BY R.W. SIEGFRIED AND ASSOCIATES AND SHALL BE SUBMITTED TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
 - A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS PROJECT SITE BY J.H. KLEINFELDER AND ASSOCIATES DATED SEPTEMBER 4 1990, FILE NO. 20-2983-03 AND IS MADE A PART OF THESE PLANS BY REFERENCE. THIS SITE CONTAINS 5.04 ± ACRES.
 - ALL TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO SAN JOAQUIN COUNTY STANDARDS AND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND SHALL BE SHOWN IN THE PLANS.
 - 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.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL LANDSCAPE IRRIGATION AND PARKING LOT ELECTRICAL CONDUITS PRIOR TO LAYING OF PARKING LOT ASPHALT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PARKING STALL WIDTHS, DRIVEWAY WIDTHS, AND PLANTER WIDTHS AFTER THE CONCRETE FORMS ARE SET AND PRIOR TO POURING OF CONCRETE TO INSURE CONFORMANCE WITH PLANS, AND SAN JOAQUIN COUNTY PARKING REQUIREMENTS AND STANDARDS. ANY DISCREPANCY MUST BE BROUGHT TO THE ENGINEERS AND SURVEYORS ATTENTION IN WRITING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF ALL SANITARY SEWER, WATER SERVICES AND FIRE LINE SERVICES AT THE TIME OF INSTALLATION.
 - ALL UTILITIES SHALL BE UNDERGROUND, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.
 - ALL HANDICAPPED RAMPS, PARKING STALLS, SIGNAGE, AND STRIPING SHALL BE PER STATE OF CALIFORNIA STANDARDS AND SPECIFICATIONS.
 - THE SITE ADDRESS IS: 8150 N. BATES ROAD, TRACY, CA. 95378.
 - THE ASSESSORS PARCEL NUMBERS ARE 248-090-06 AND 248-090-07.
 - THIS PROJECT SHALL IMPLEMENT THE AIR POLLUTION CONTROL DISTRICT'S FUGITIVE DUST CONTROL MEASURES AND OZONE EMISSION MEASURES DURING CONSTRUCTION.
 - ALL EARTHWORK AND GRADING SHALL BE IN CONFORMANCE WITH CHAPTERS 29 AND 70 OF THE UNIFORM BUILDING CODE.
 - THE INTENT OF THE GRADING PLAN IS TO PROVIDE GRADES TO RECEIVE PAVEMENT, STORM DRAINAGE FACILITIES AND BUILDING PAD.
 - THE TOTAL EARTHWORK QUANTITY IS:
VOLUME OF CUT = 2000 ± CUBIC YARDS
VOLUME OF FILL = 0
THESE EARTHWORK QUANTITIES ARE COMPUTED FOR THE GRADING PERMIT APPLICATION PURPOSES ONLY. THESE EARTHWORK QUANTITIES ARE NOT BID QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES.
 - THE SAN JOAQUIN COUNTY SITE APPROVAL APPLICATION NUMBER IS ZR-91-1 AND SU-91-7.

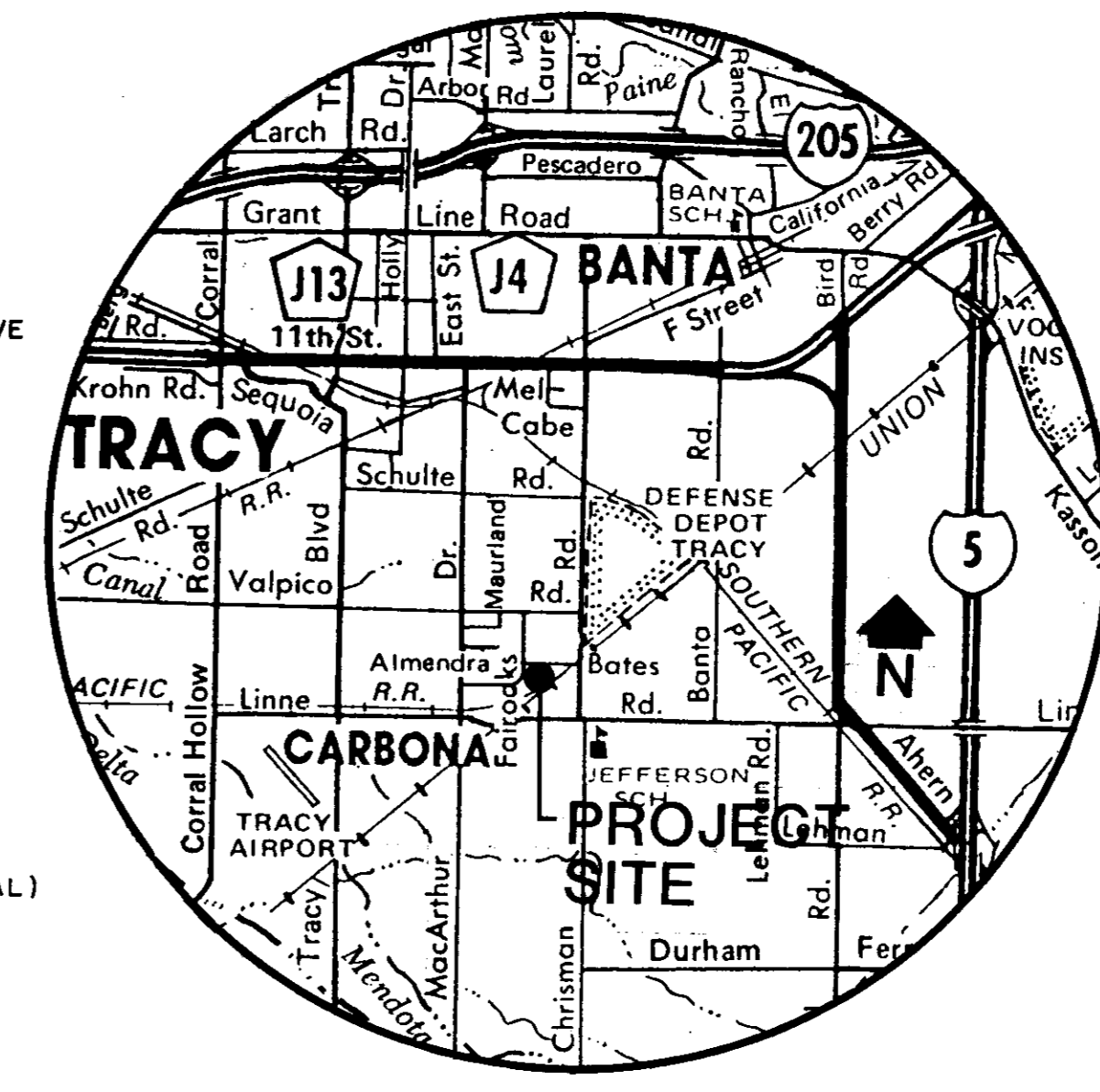
IMPROVEMENT PLANS FOR TRACT NO. 2402

MANCUSO ESTATES UNIT No. 1

A PORTION OF LOT 41 OF THE "BRICHETTO TRACT OF THE CARBONA IRRIGATED FARMS" MAPS AND PLATS VOLUME 10, PAGE 113, SAN JOAQUIN COUNTY RECORDS IN SECTION 3, T.3S., R.5E., M.D.B.&M. SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- PROPERTY LINE
- CURB LINE
- EARTH SWALE DIRECTIONAL FLOW
- EXISTING CONTOUR LINE
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- E FLOW LINE
- ▲ OUTFALL STRUCTURE
- P.I.V.C. POINT OF INTERSECTION OF VERT. CURVE
- P.O.V.C. POINT ON VERTICAL CURVE
- P.R.V.C. POINT ON REVERSE VERTICAL CURVE
- TC TOP OF CURB ELEVATION
- F/C FACE OF CURB
- H.P. HIGH POINT
- L.P. LOW POINT
- L.F. LEACH FIELD
- INV. INVERT ELEVATION
- P.U.E. PUBLIC UTILITY EASEMENT
- B.V.C. BEGINNING OF VERTICAL CURVE
- E.V.C. END OF VERTICAL CURVE
- E.C. END OF CURVE (HORIZONTAL)
- B.C. BEGINNING OF CURVE (HORIZONTAL)
- B.C.R. BEGINNING OF CURVE RETURN
- E.C.R. END OF CURVE RETURN
- P.O.U.C. POINT ON REVERSE CURVE (HORIZONTAL)
- BLUE STREET REFLECTOR
- THRUST BLOCK DETAIL
- PIPE HOOD/PAINT
- STREET LIGHT



SHEET INDEX

- TITLE SHEET / GENERAL NOTES
- GRADING PLAN
- FAIROAKS ROAD PLAN & PROFILE
- DETAIL SHEET

VICINITY MAP

OWNER/DEVELOPER

W.D.O., INC.
P.O. BOX 134
TRACY, CALIFORNIA 95376

OWNER/DEVELOPER

THIS SIGNIFIES THE OWNER/DEVELOPER HAS REVIEWED THE FINAL COUNTY APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS FOR MANCUSO ESTATES, TRACT NO. 2402, AND ACKNOWLEDGE THE INFORMATION AND DATA SHOWN CONFORMS TO THAT WHICH THEY PROPOSED.

William D. O'Neil
W.D.O., INC. DATE 2.5.92

UTILITIES/DISTRICTS

TELEPHONE: PACIFIC BELL TELEPHONE COMPANY (209) 811-4745
NATURAL GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC (209) 466-2261
IRRIGATION DISTRICT: BANTA CARBONA IRRIGATION DISTRICT (209) 835-4670
FIRE DISTRICT: TRACY RURAL FIRE DISTRICT (209) 835-1883
SCHOOL DISTRICT: TRACY JOINT UNION AND JEFFERSON ELEMENTARY SCHOOL DISTRICTS (209) 831-5032
SANITARY SERVICE: INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS
DOMESTIC WATER: COUNTY SERVICE AREA NO. 44
STORM DRAINAGE: COUNTY SERVICE AREA NO. 44



APPROVED: SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES ENVIRONMENTAL HEALTH DIVISION	
<i>Alvin B. Bulwain</i>	1-29-92
APPROVED: SAN JOAQUIN COUNTY BUREAU OF FIRE PREVENTION	
<i>Steve Thier</i>	2-3-92
APPROVED: TRACY RURAL FIRE DISTRICT	
TRACY RURAL FIRE DISTRICT GUARANTEE MAINTAINED IN DEPT. OF SAN JOAQUIN COUNTY BUREAU OF PREVENTION PER CHIEF LE BLANC.	
COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS	
APPROVED	2/12/92
<i>Henry M. Hiyata</i>	
HENRY M. HIYATA	R.C.E. NO. 21258
DIRECTOR OF PUBLIC WORKS	
APPROVED REVISION	
DATE	

STAFF A/JL 5679-21A SEPT. 1991
STAFF A/JL 6-423c

IMPROVEMENT PLANS FOR TRACT NO. 2402
UNIT No. 1
MANCUSO ESTATES
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
LAND SURVEYING LAND PLANNING
ENGINEERING
310 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95886
(209) 239-4908

DATE JANUARY 1992
DRAWN BY STAFF
CHECKED BY A/JL
JOB NO. 91-118
SHEET 1
OF 4 SHEETS