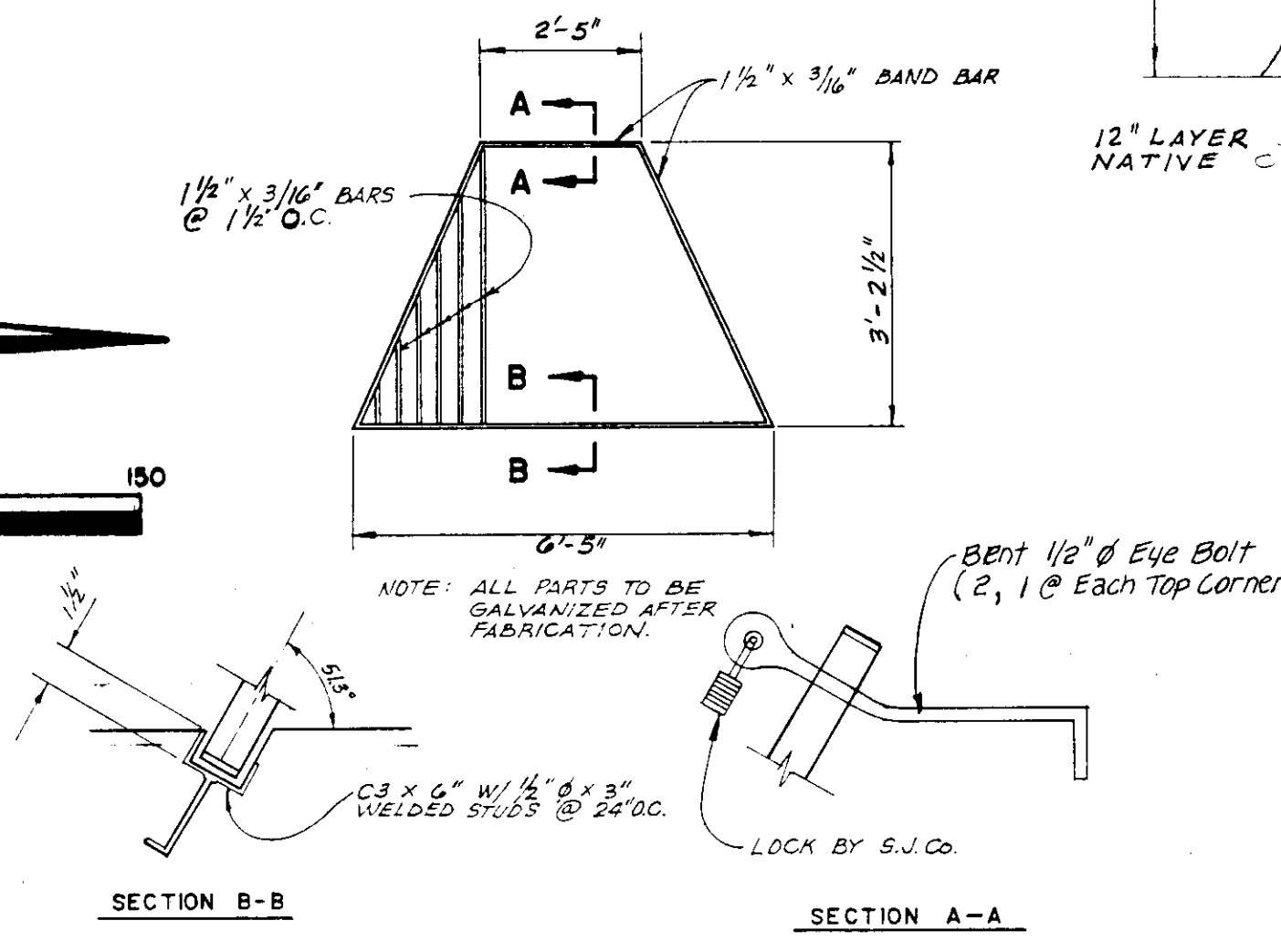
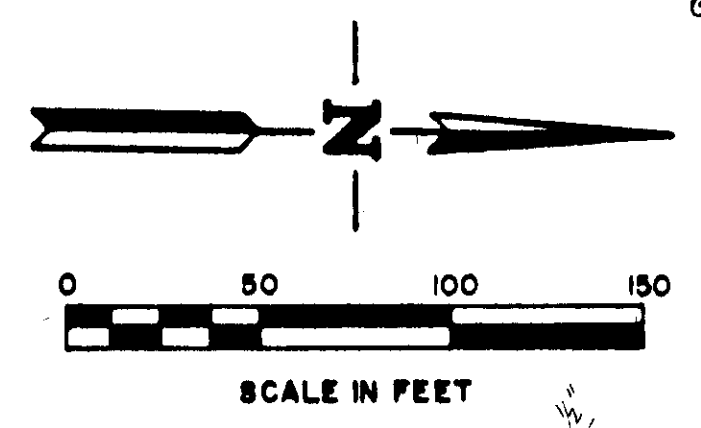
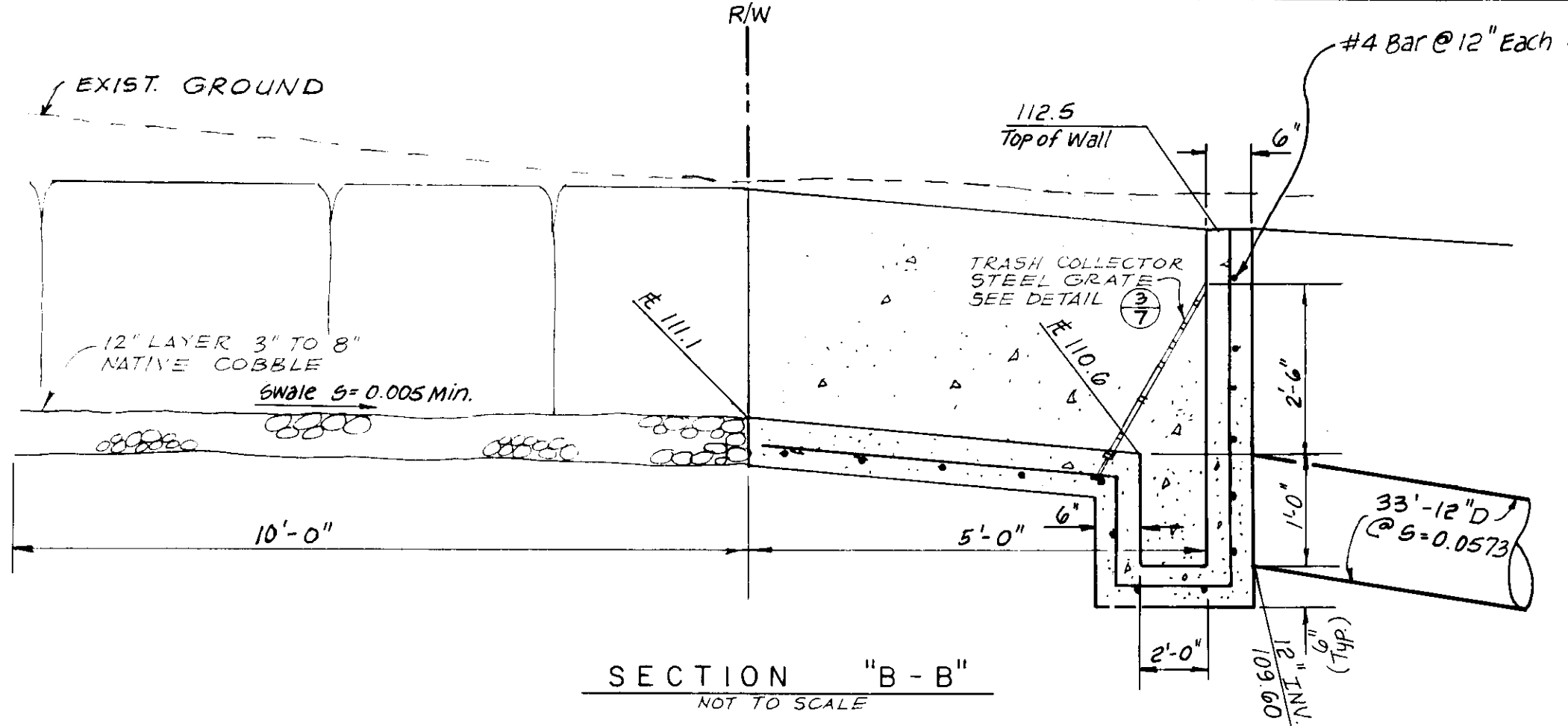
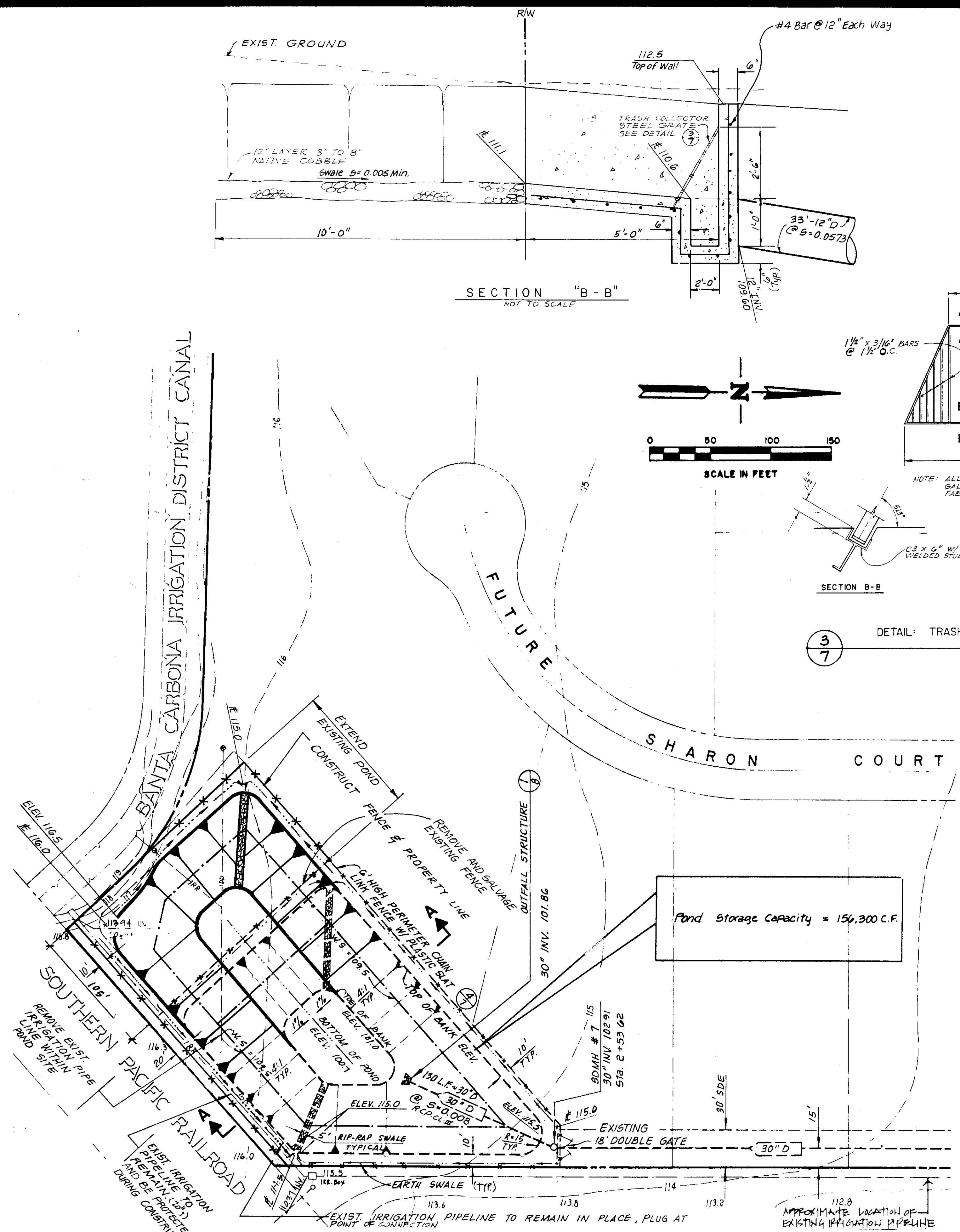
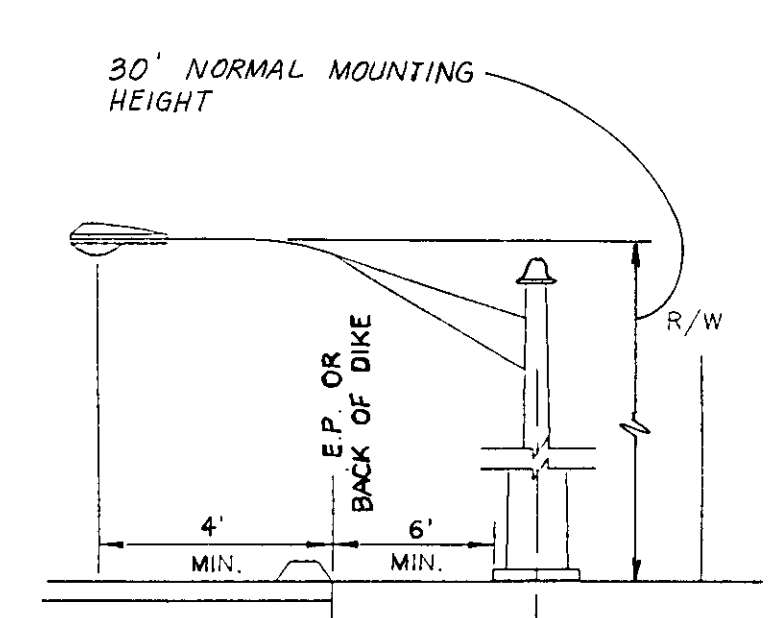
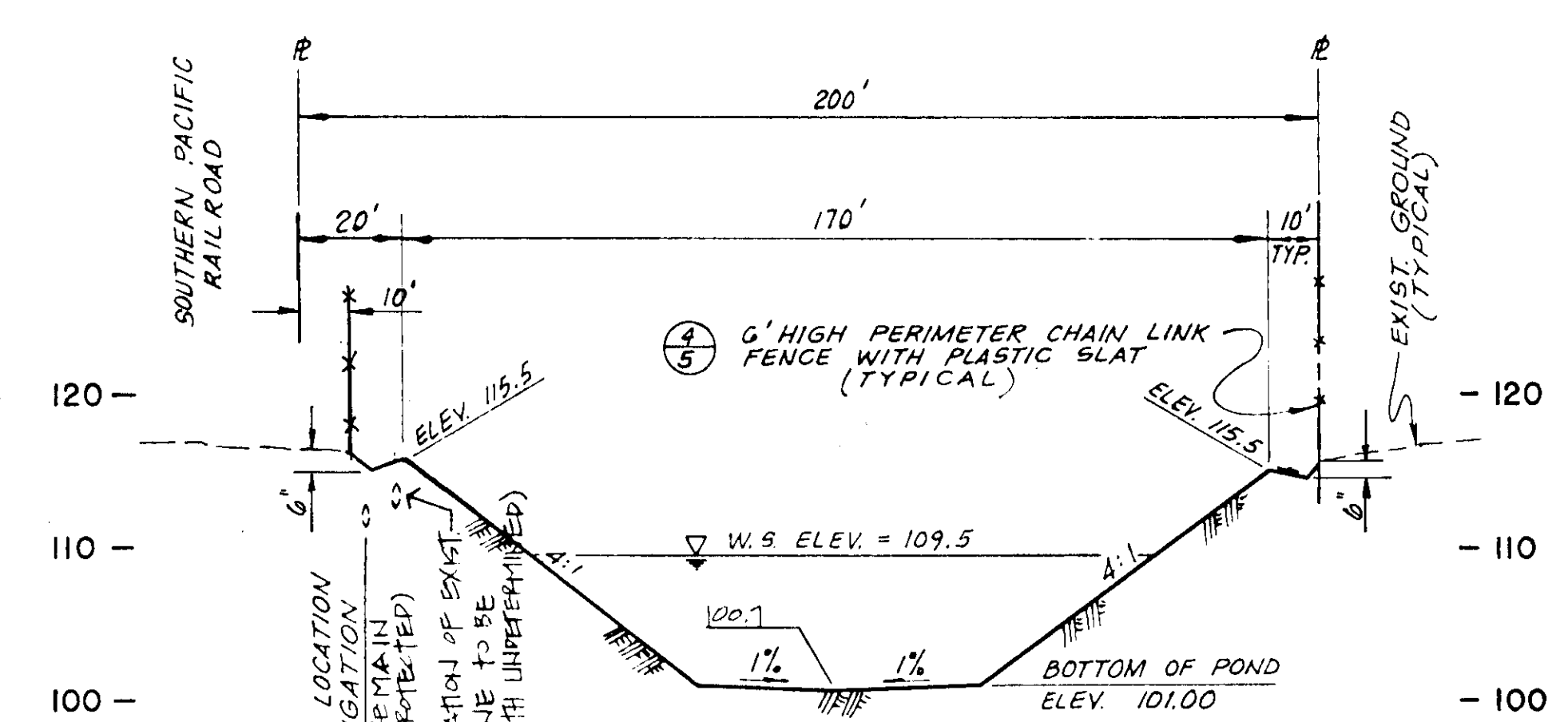
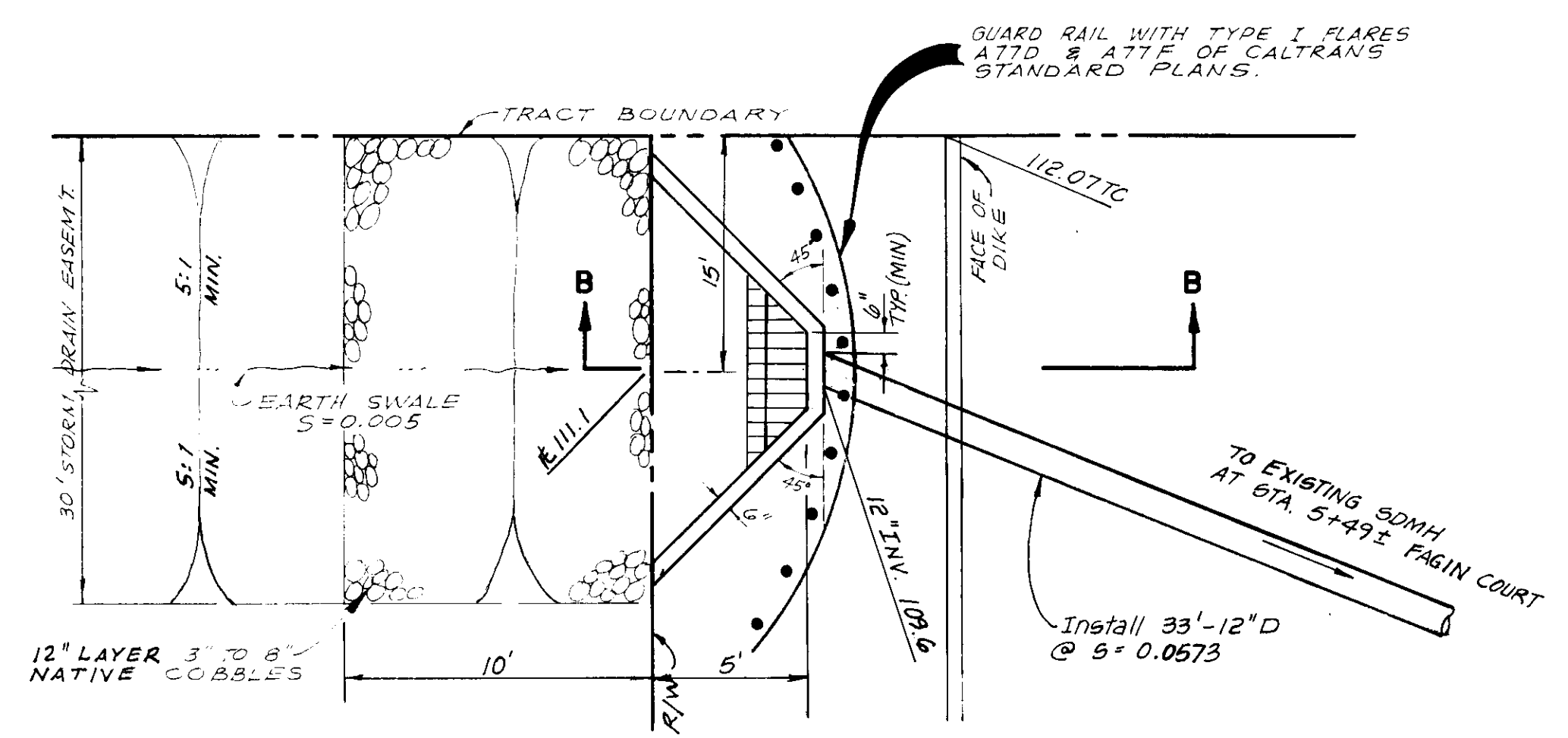


SU-2817

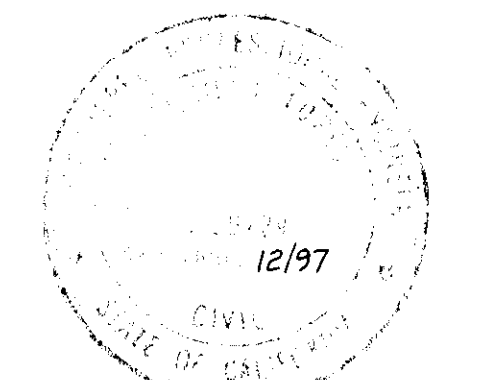


**DETAIL: TRASH COLLECTOR STEEL GRATE**  
NOT TO SCALE



**STREET LIGHT DETAIL**  
N.T.S.

- NOTES**
1. ALL STREET LIGHTING AND APPURTENANCES SHALL CONFORM TO P.G.&E. STANDARDS AND SPECIFICATIONS.
  2. STREET LIGHT LOCATIONS AT INTERSECTIONS SHALL BE APPROVED BY S.J. Co. DEPARTMENT OF PUBLIC WORKS.
  3. STREET LIGHTS SHALL BE ENERGIZED PRIOR TO COUNTY ACCEPTANCE OF THE IMPROVEMENTS. ADVANCE ARRANGEMENTS SHALL BE MADE WITH P.G.&E. TO EITHER INSTALL THE STREET LIGHTS, OR AGREE TO ACCEPT THEM FOR OPERATION AND MAINTENANCE UNDER THEIR L-1 RATE SCHEDULE AFTER INSTALLATION. CLASS E.



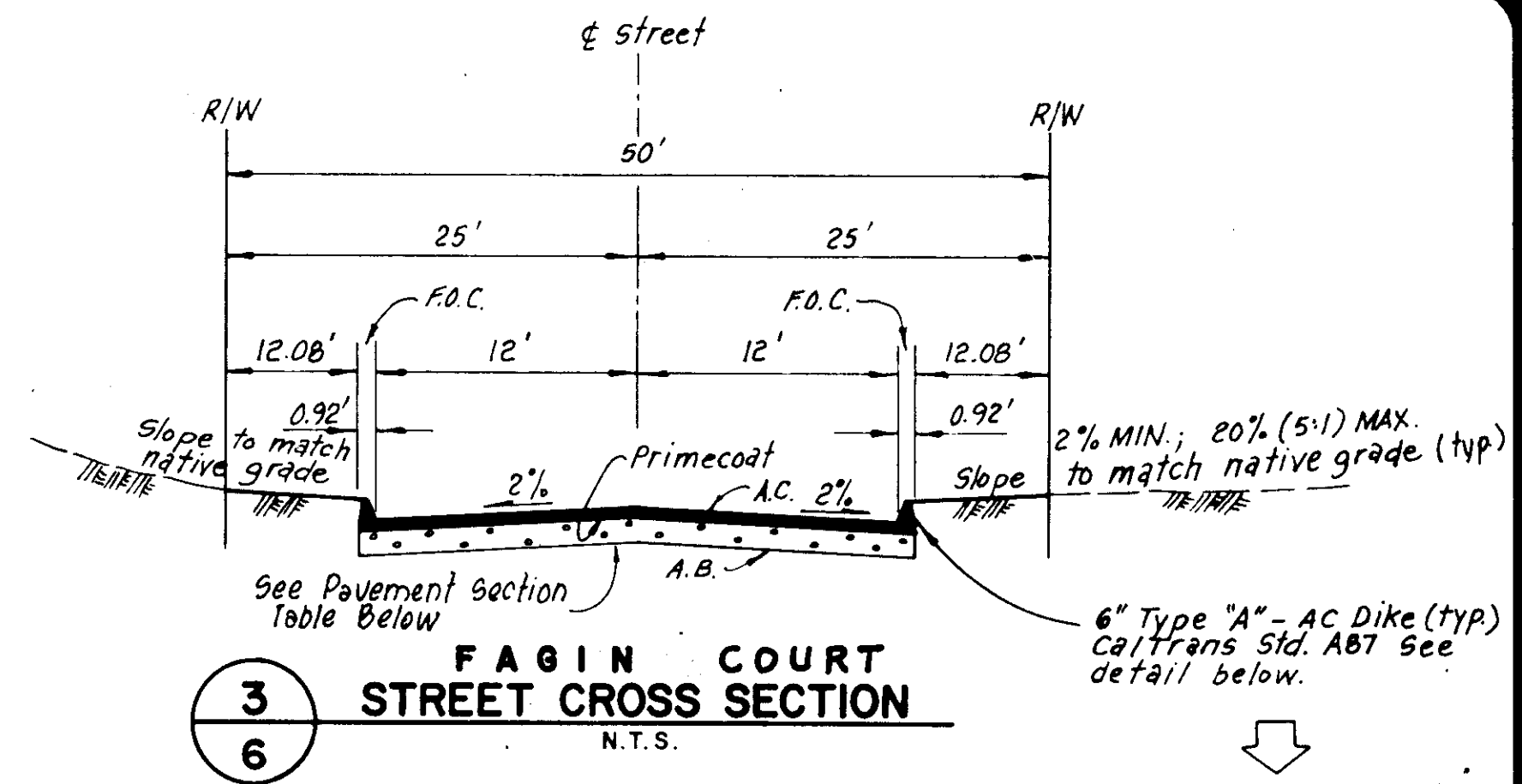
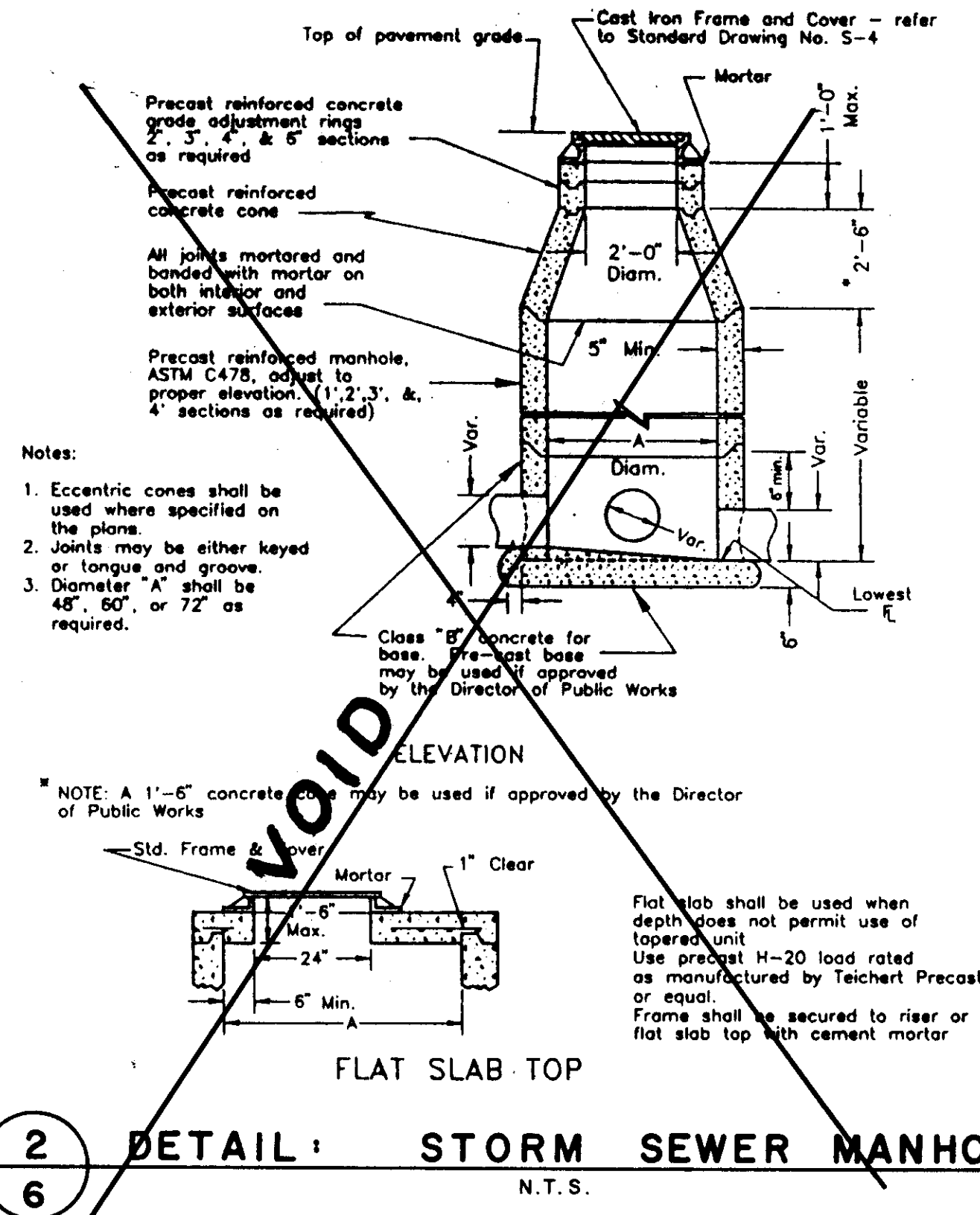
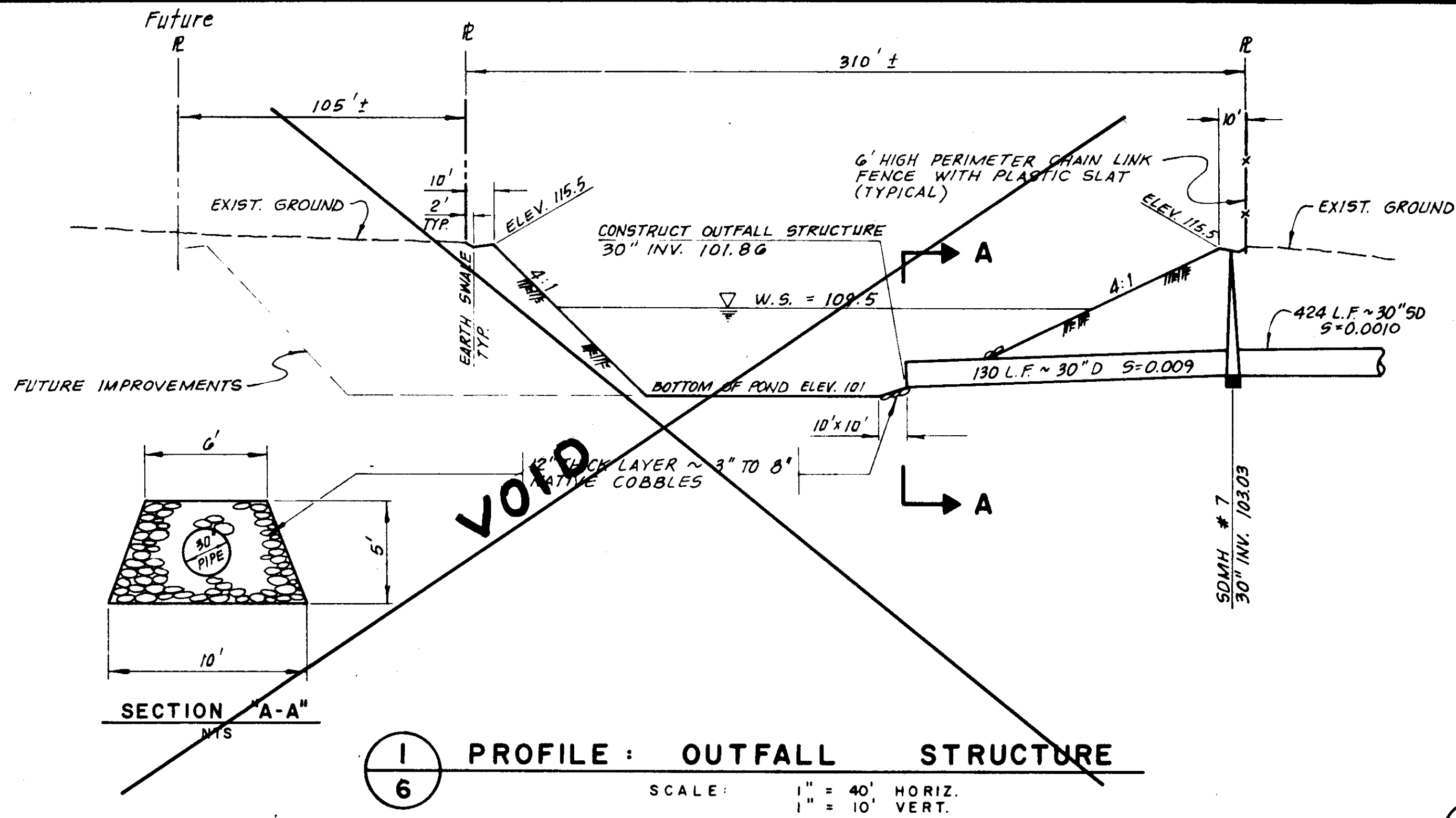
SIEGFRIED ENGINEERING, Inc.			
Civil Engineering • Land Surveying • Structural Engineering • Planning			
4248 California Ave. Shastat, CA 95240-1388 • TEL 943-1221 • FAX 209-842-0214			
DRAWN BY RAC	CHECKED BY AJL	JOB NO. 5679-27	DATE 4/14/94
DESIGN BY AJL	DESIGNED BY AJL	P.R. NO.	FILE NO. G-4230

DATE	BY	APPROVED

**MANCUSO ESTATES**  
UNIT NO. 3  
RETENTION POND RECONSTRUCTION

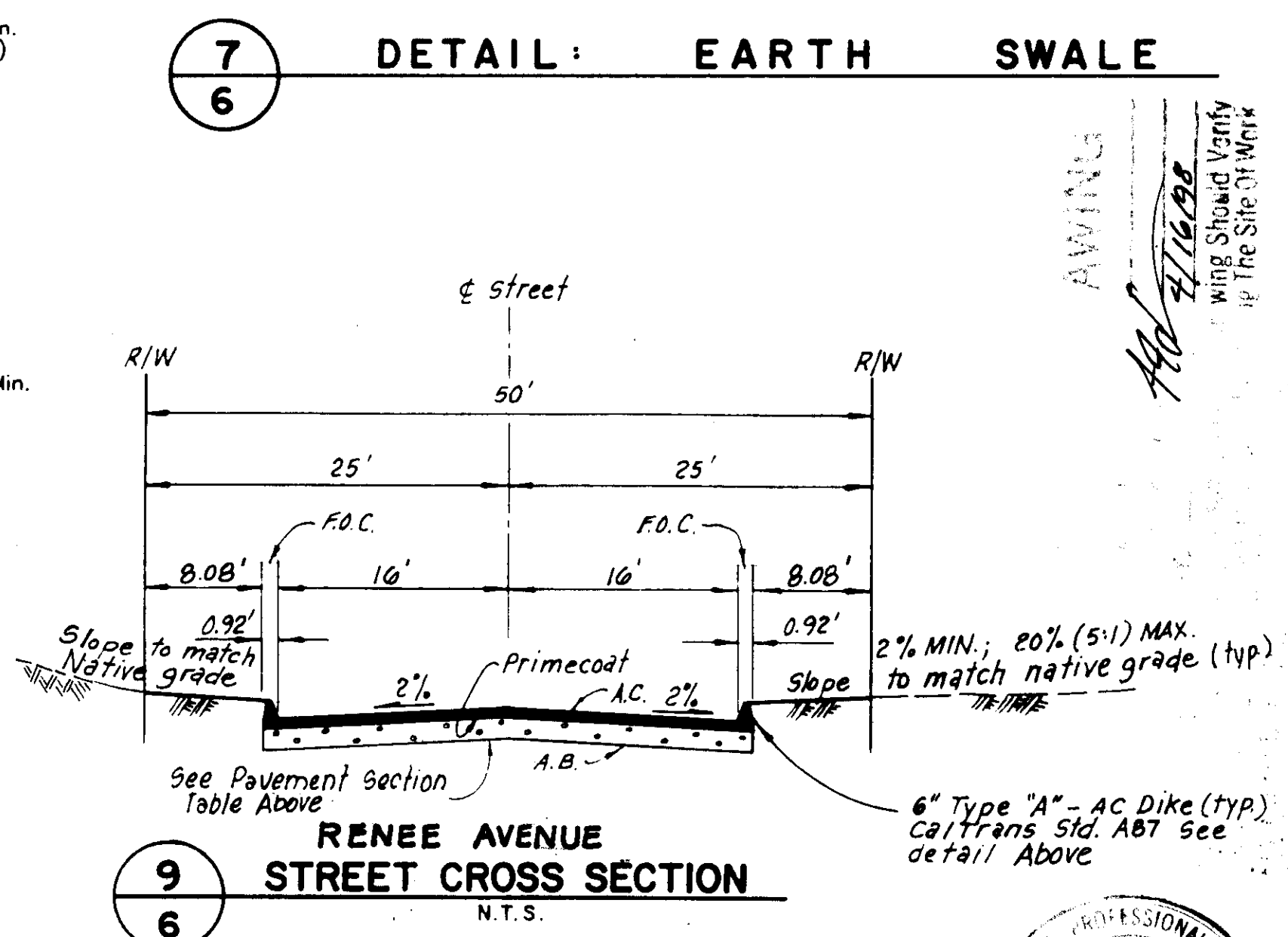
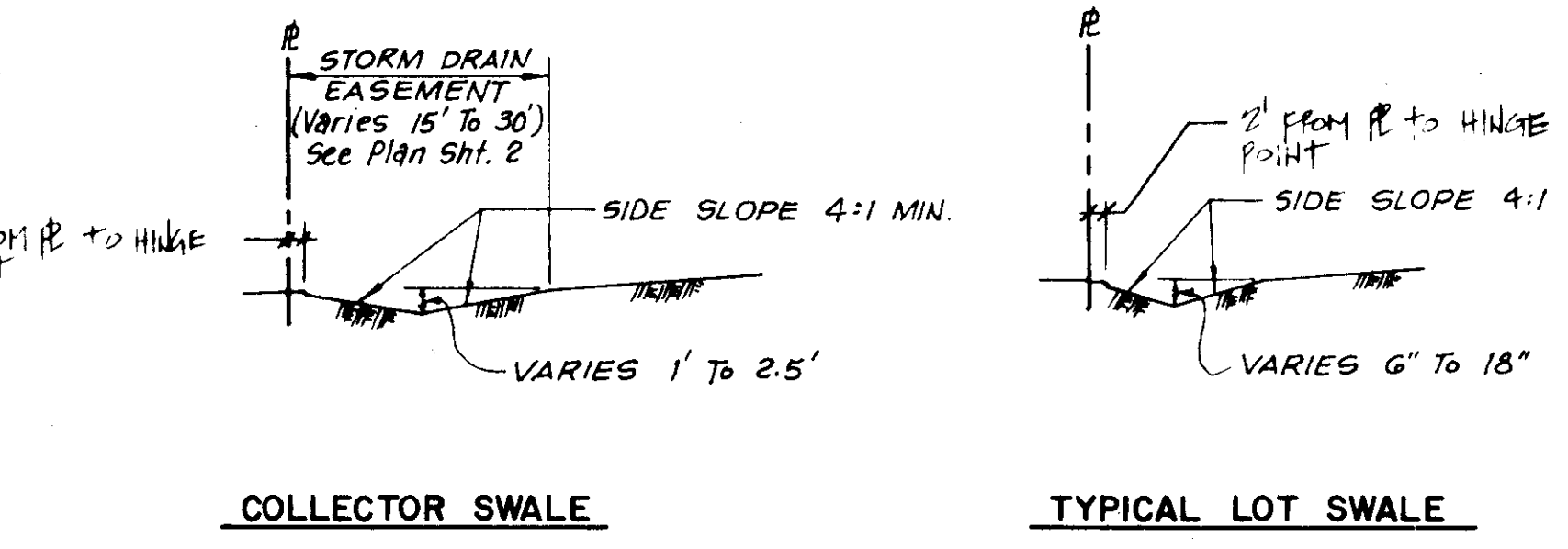
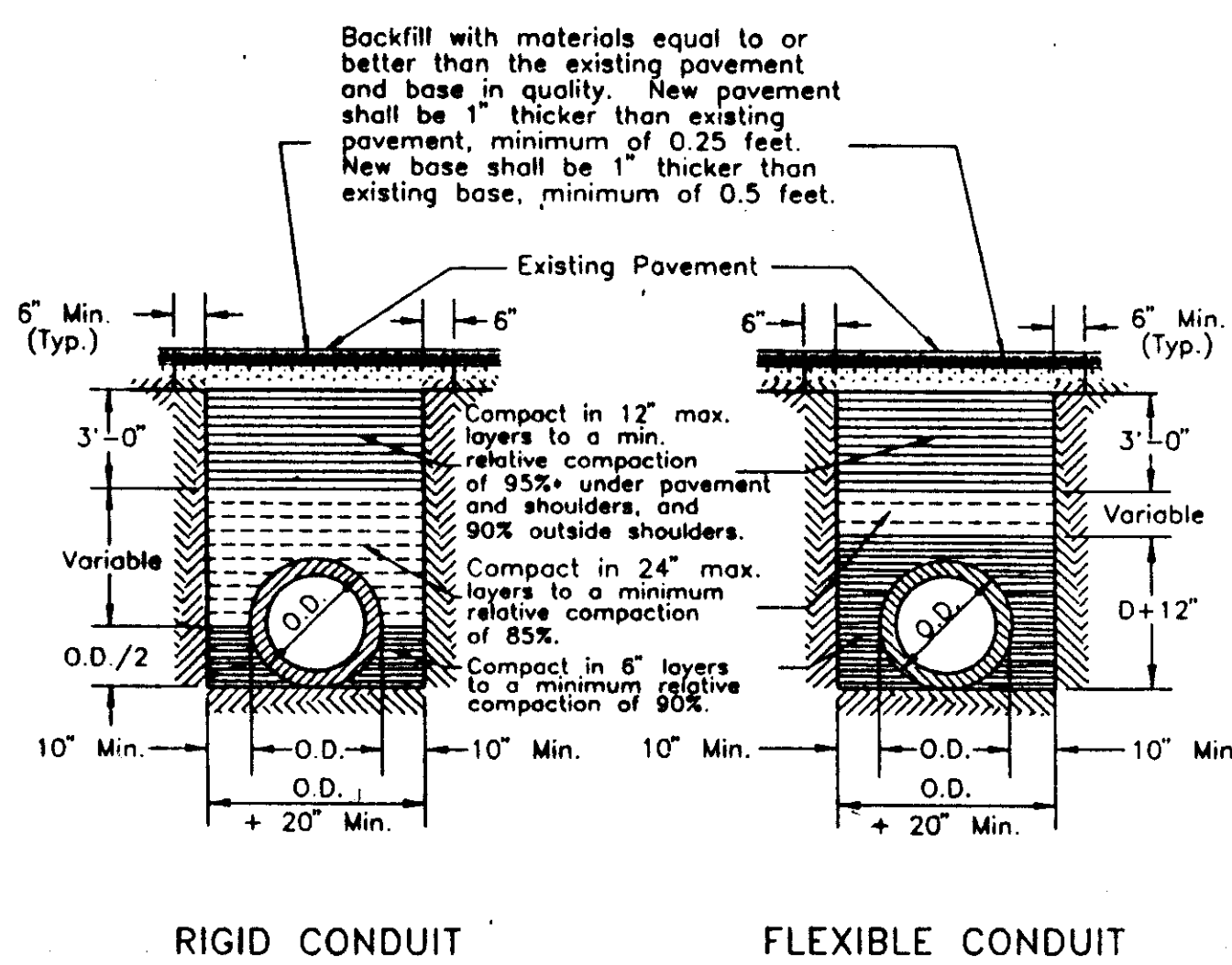
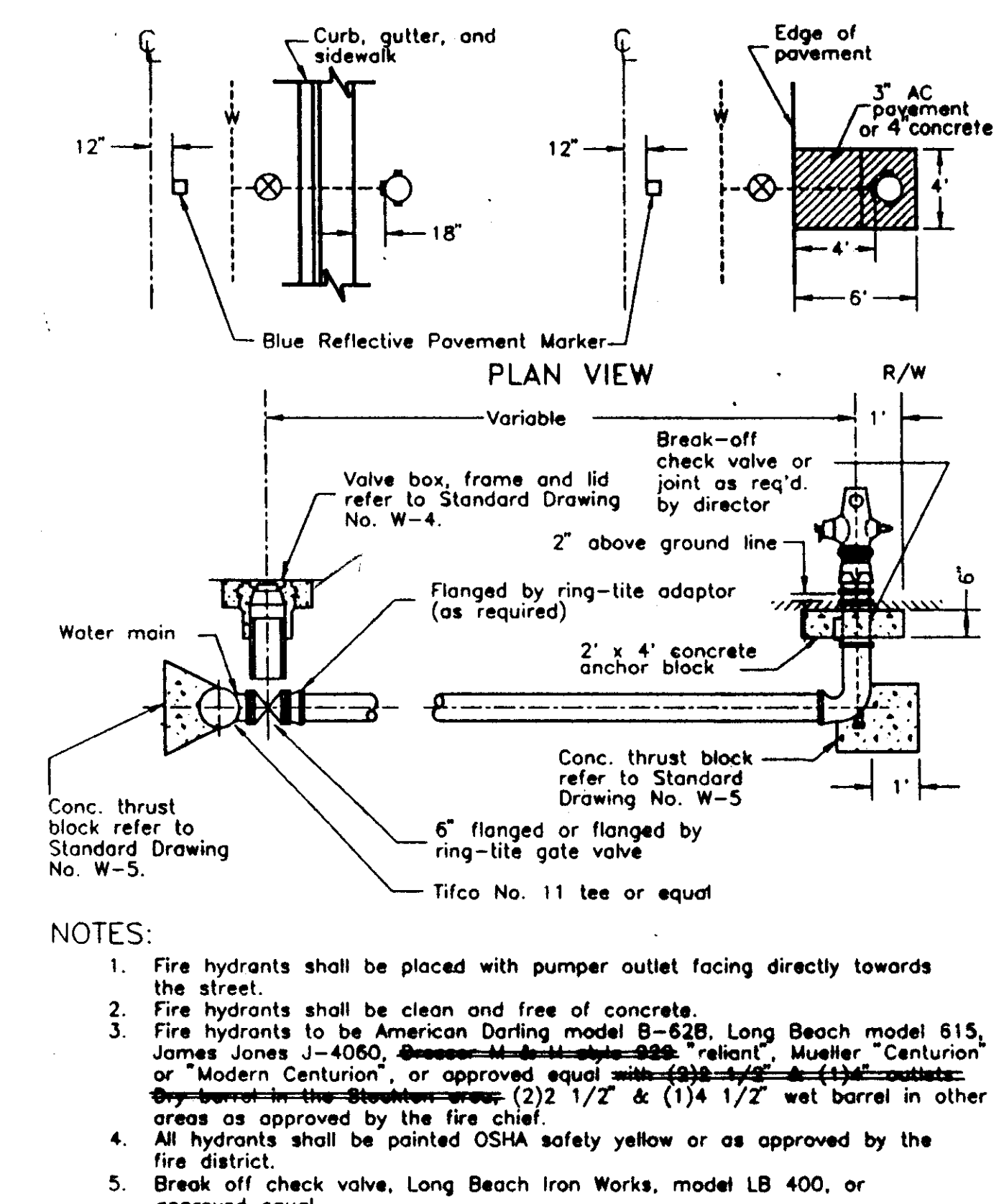
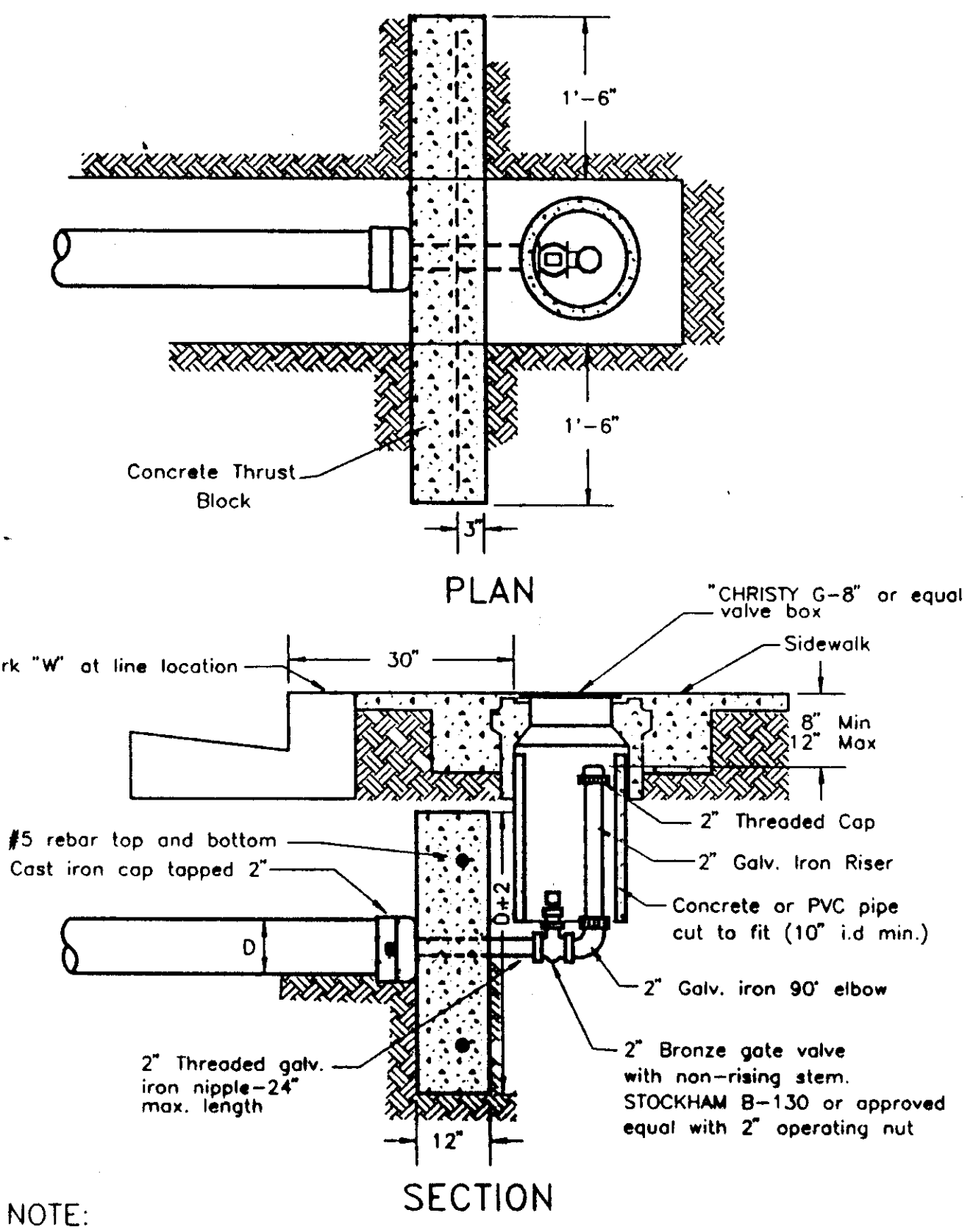
**QUARTAROLI & ASSOCIATES**  
LAND SURVEYING & ASSOCIATES  
LAND PLANNING  
ENGINEERING  
(209) • 289 • 4908  
810 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95886

DATE	4/14/94
DRAWN BY	RAC
CHECKED BY	AJL
JOB NO.	(93-140) 5679-27
SHEET	7
OF 7 SHEETS	



**PAVEMENT SECTION TABLE**

LOCATION	T.I.	R-VALUE	A.C.	A.B.	G.E. PER 1'	G.E. PER 1'
RENEE AVENUE	4	5	2.5"	6"	1.216	1.258
FAGIN COURT	3.5	5	2.5"	6"	1.064	1.070



- NOTES:**
- Relative compaction of materials shall be tested in accordance with the State of California, Dept. of Transportation Testing Manuals, 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.
  - 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.
  - The contractor is responsible for obtaining the specified compaction. If compaction cannot be attained with native backfill material, the contractor shall import granular backfill materials at his expense.



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Civil Engineering • Land Surveying • Structural Engineering • Planning  
4000 Greenwood Ave. San Diego, CA 92108-3284 • 619-594-2011 • FAX 619-594-0211

DESIGNED BY: RAC  
CHECKED BY: AJL  
DATE: APRIL 11, 1994  
JOB NO.: 5679-27  
FILE NO.: G-4230

APPROVED BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_

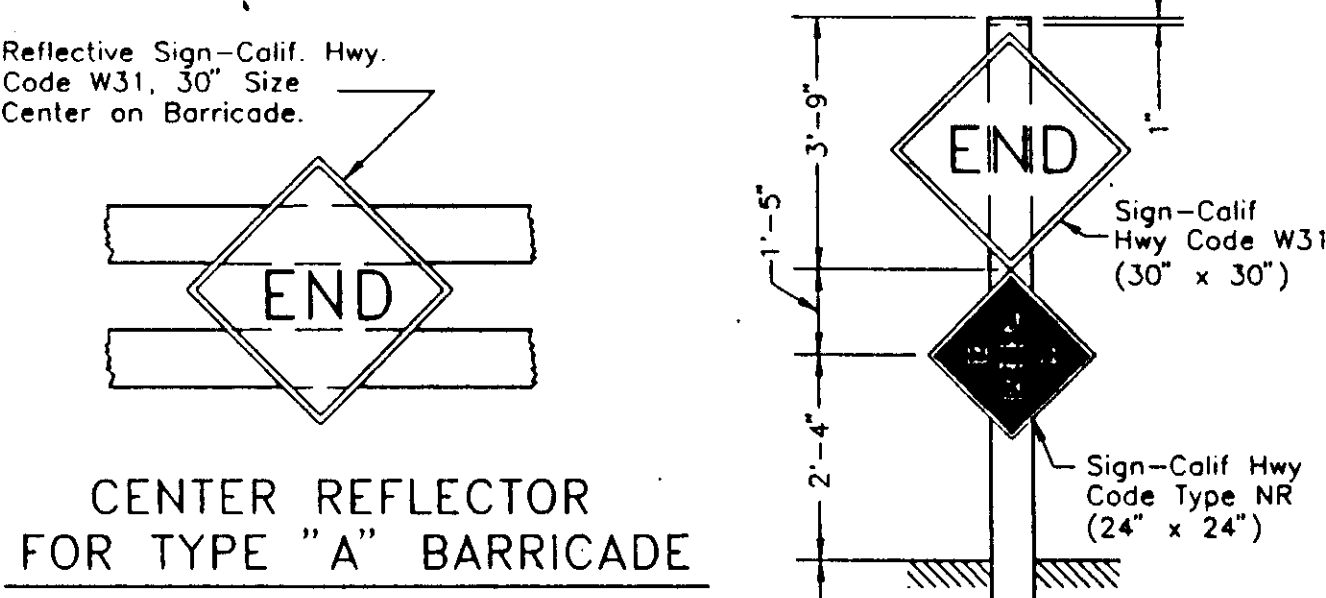
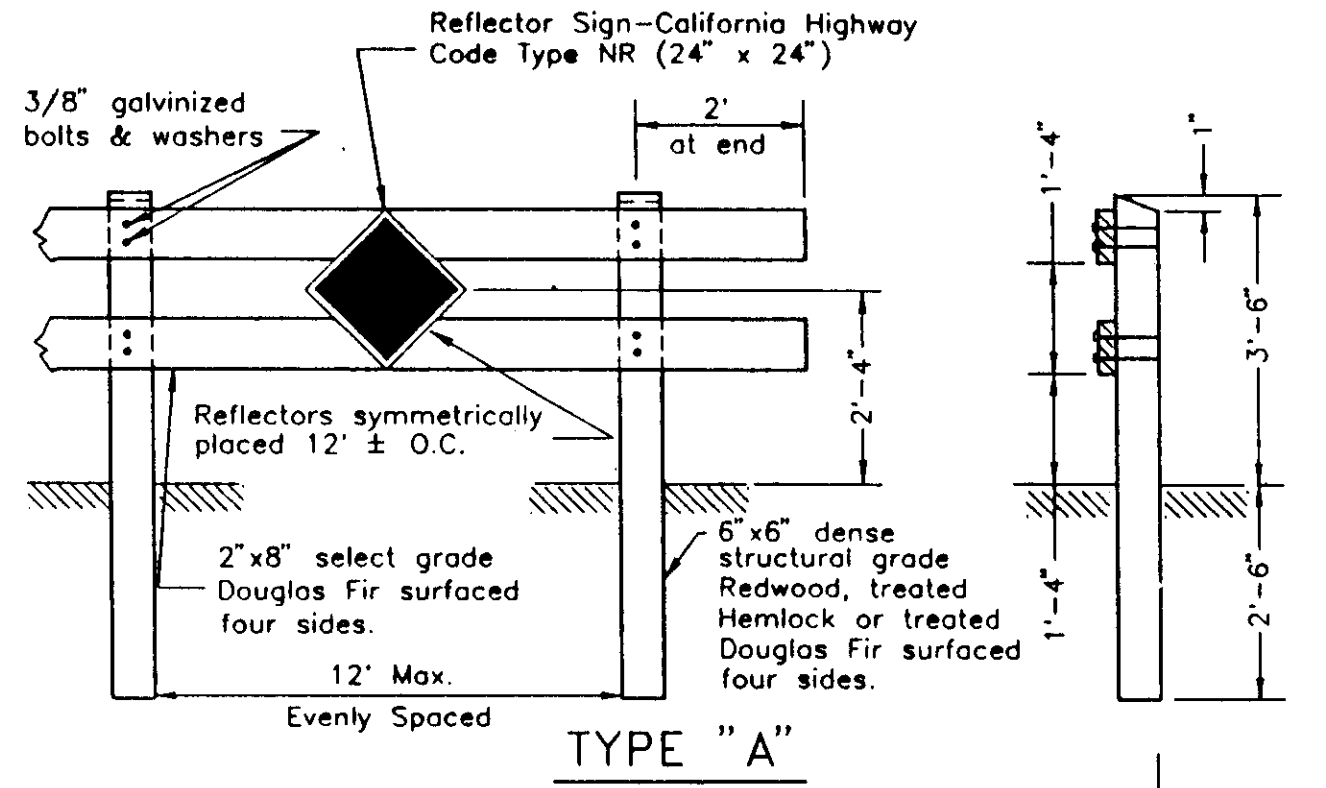
**UNIT No. 3  
MANCUSO ESTATES  
DETAIL SHEET**

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LAND SURVEYING LAND PLANNING  
ENGINEERING**  
(209) 289-4908  
810 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95836

DATE: SEPT. 1992  
DRAWN BY: RDC  
CHECKED BY: AJL  
JOB NO. (93-140) 5679-27  
SHEET 6  
OF 7 SHEETS

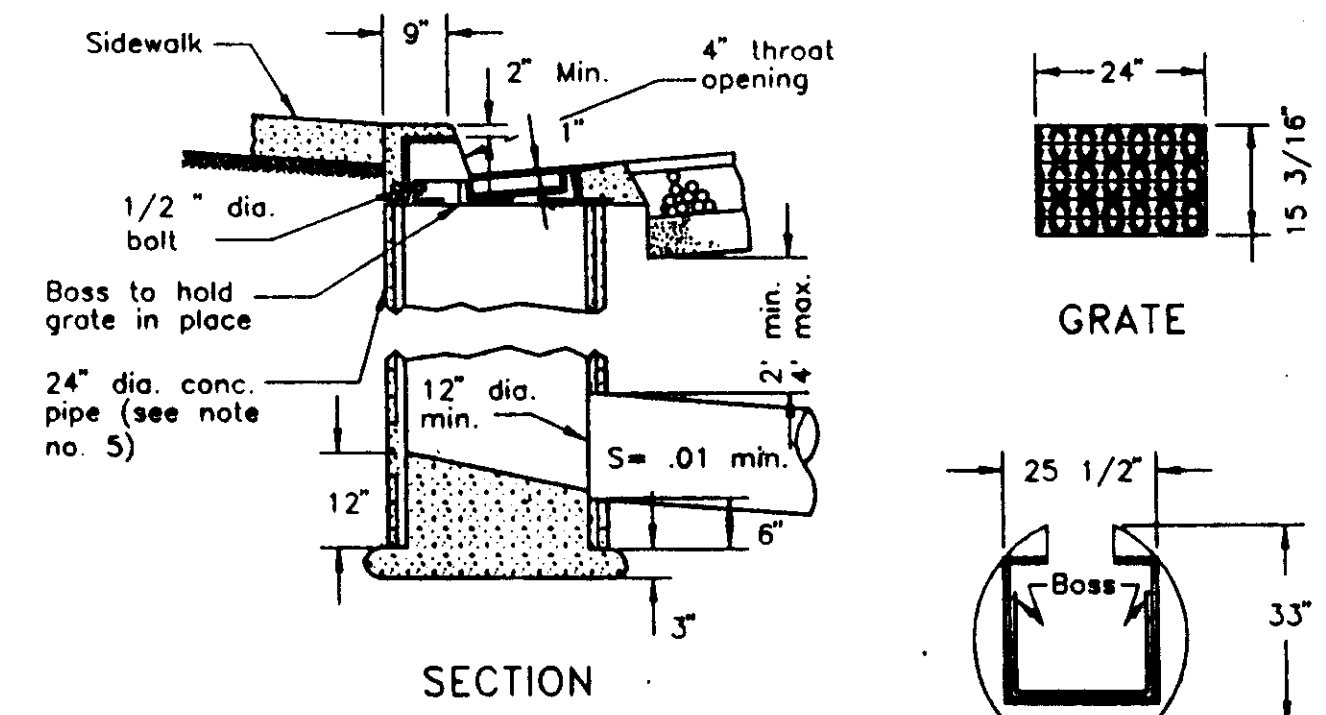
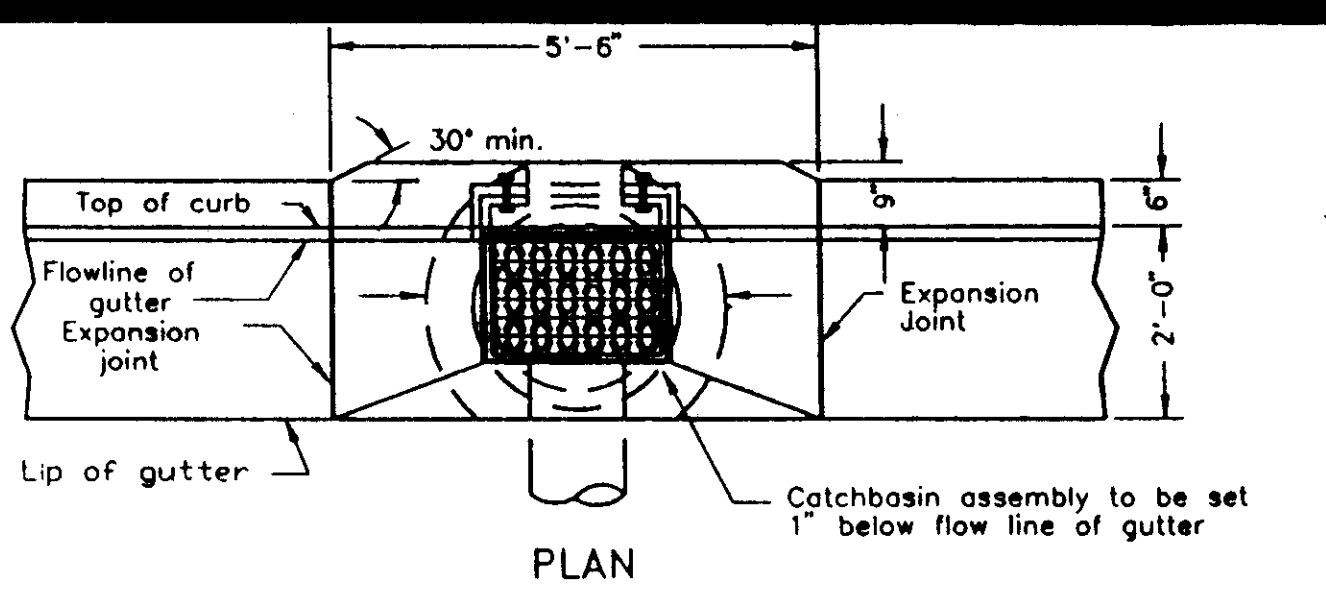
SU-2818





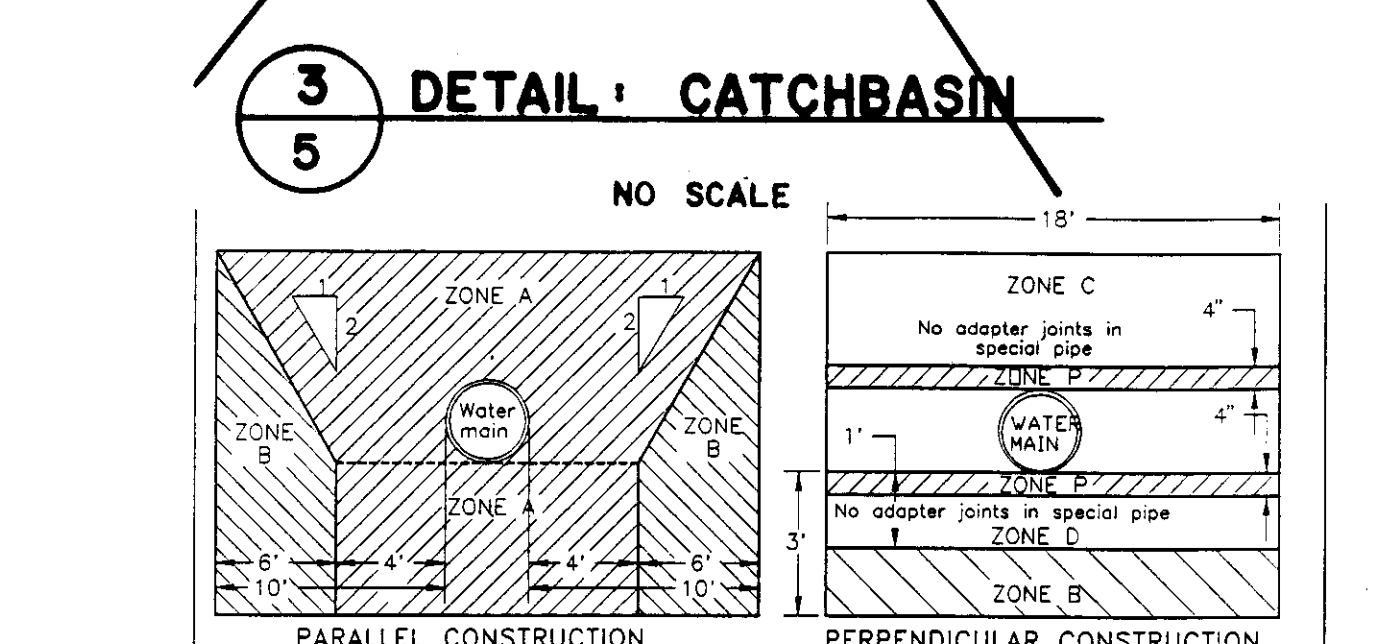
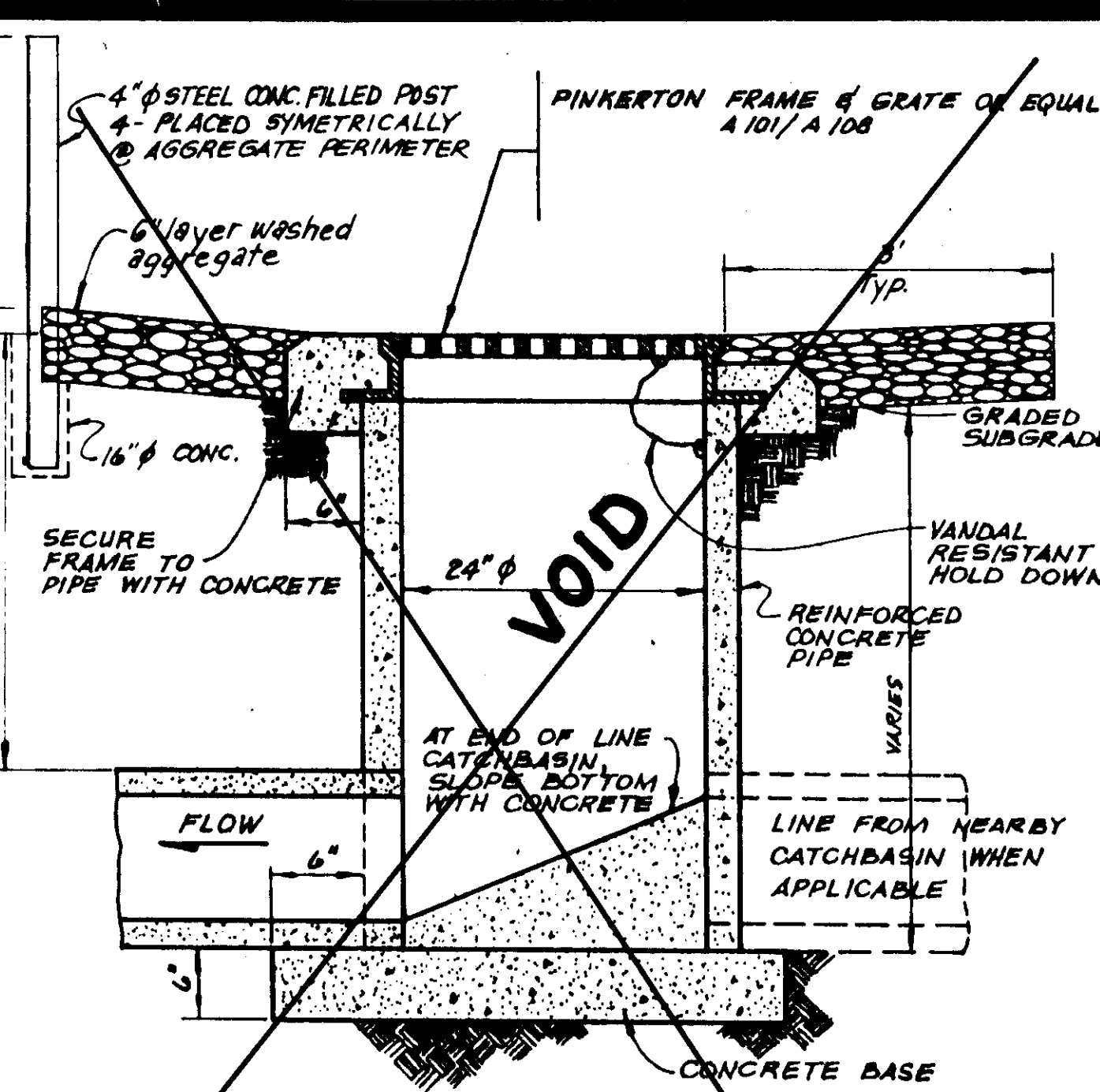
**NOTES:**

- Barricades to be as wide as street R/W
- Barricades to be painted white using 2 coats of Exterior Alkyd Resin Hi-Gloss Enamel over a compatible primer.



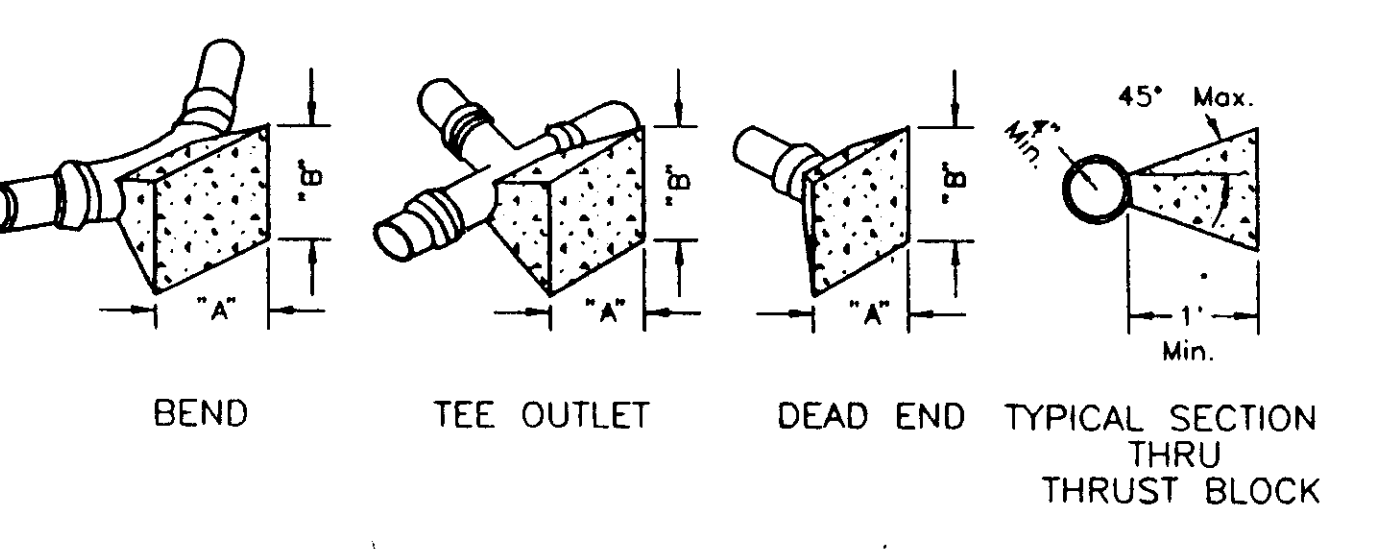
**NOTES:**

- All exposed steel shall be dipped with 2 coats of coal tar pitch heated to a minimum of 180° or galvanized.
- Grate, frame and side inlet shall conform to South Bay Foundry A-645 frame with either A-390 riveted or A-390-M fabricated steel grate.
- Grate shall be chained to frame.
- Grate shall be depressed 1" below gutter profile grade.
- 24" pipe barrel shall be class II R.C.P., or class 2 or 3 non-reinforced concrete pipe.



**NOTES:**

- One street sign is required at each intersection.
- Block numbers are to be acquired from the San Joaquin County Community Development Department.
- See improvement plans for location of traffic control devices.
- The length of the street sign varies due to the length of the street name.
- See Standard Drawing No. R-23 for proposed sidewalk sign locations.
- Stop signs shall be 30" for urban areas and for internal subdivision streets; 36" for rural areas, and for streets which intersect County roadways, also to be preceded by a W17-36 "Stop Ahead" sign with appropriate pavement markings.

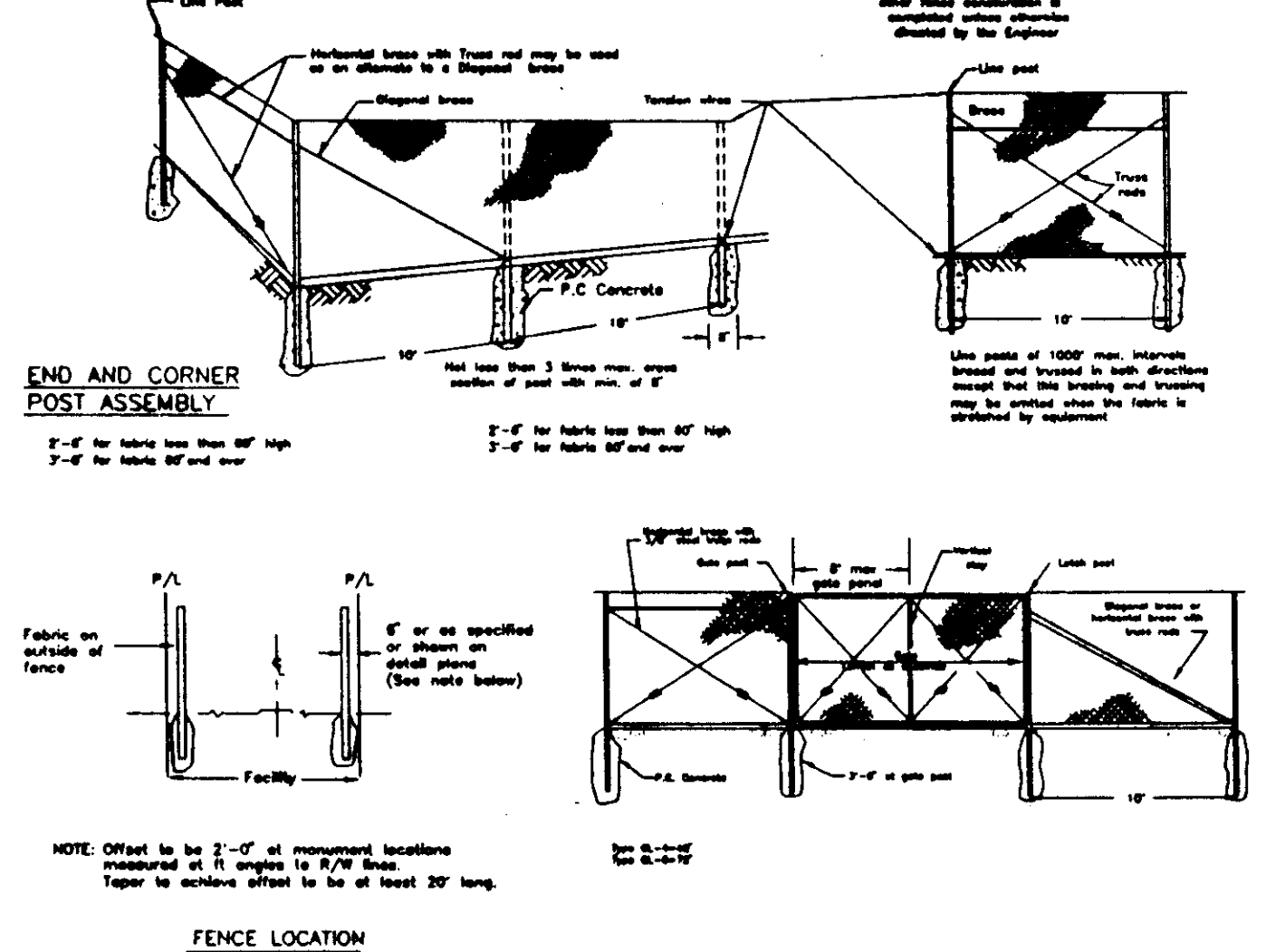


**THRUST BLOCK DIMENSIONS**

FITTINGS	"A"	"B"	FITTINGS	"A"	"B"
6" LINE			10" LINE		
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"	
8" LINE			12" LINE		
22 1/2	2'-0"	2'-0"	3'-0"	3'-0"	
45	3'-0"	2'-6"	4'-6"	4'-0"	
90	4'-0"	3'-6"	6'-0"	4'-0"	
TEE OUTLET	3'-6"	3'-0"	5'-6"	4'-0"	
DEAD END	3'-6"	3'-0"	5'-6"	4'-0"	

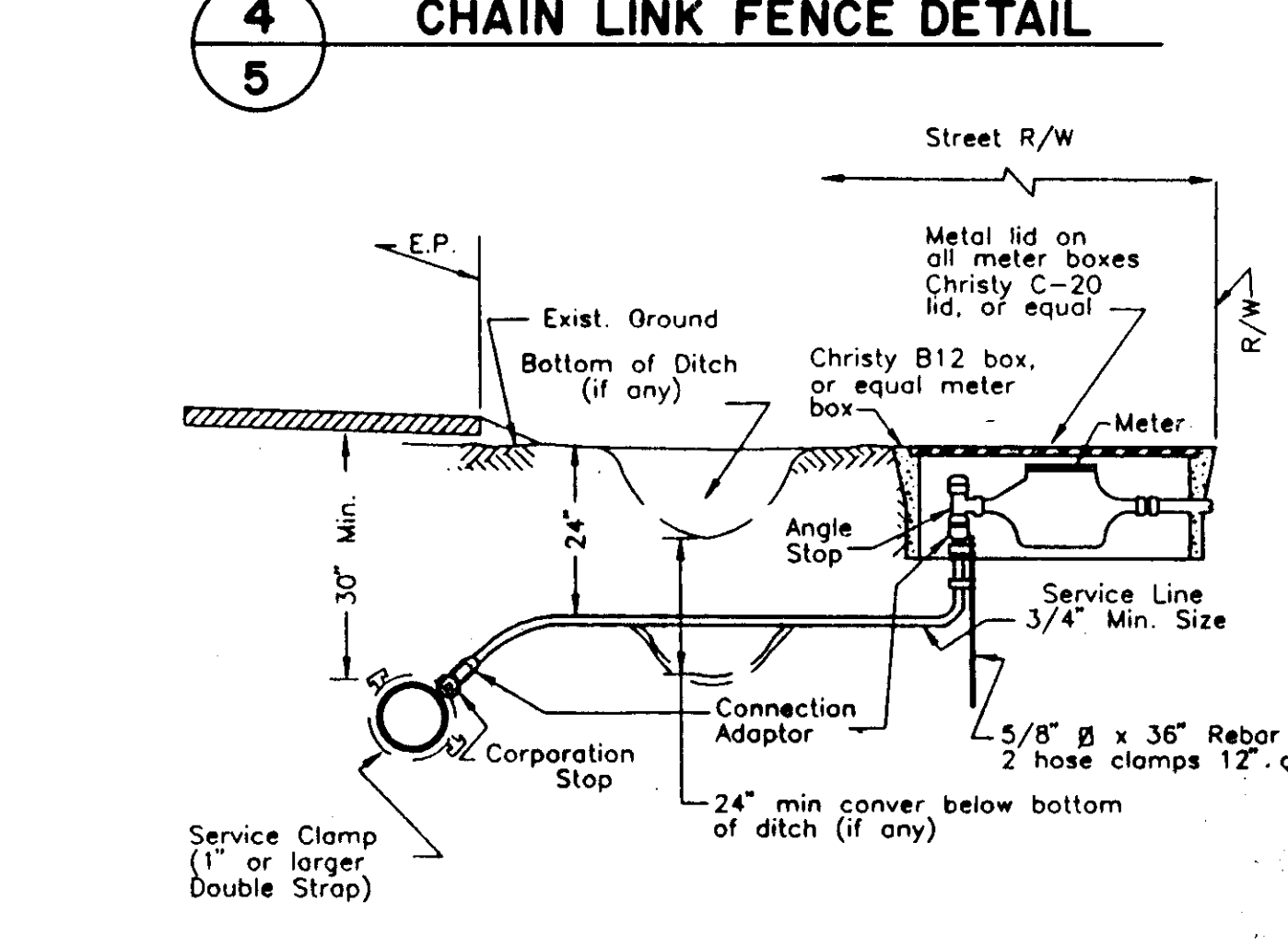
**NOTES:**

- 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.



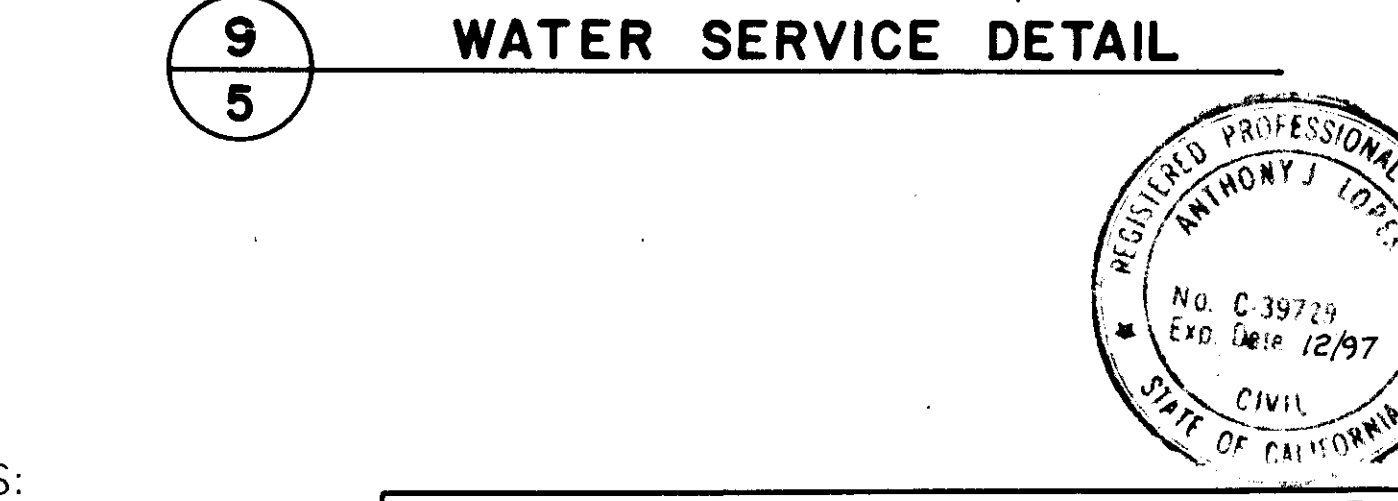
**TYPICAL MEMBER DIMENSIONS (See Notes)**

Member	Material	Size	Weight (lb/ft)
Line Post	Galv. Steel	2 1/2" x 2 1/2"	1.95
End Post	Galv. Steel	4" x 4"	16.70
Corner Post	Galv. Steel	4" x 4"	11.82
Gate Post	Galv. Steel	4" x 4"	16.97
Gate Post	Galv. Steel	4" x 4"	11.82
Gate Post	Galv. Steel	4" x 4"	16.97
Gate Post	Galv. Steel	4" x 4"	35.50



**NOTES:**

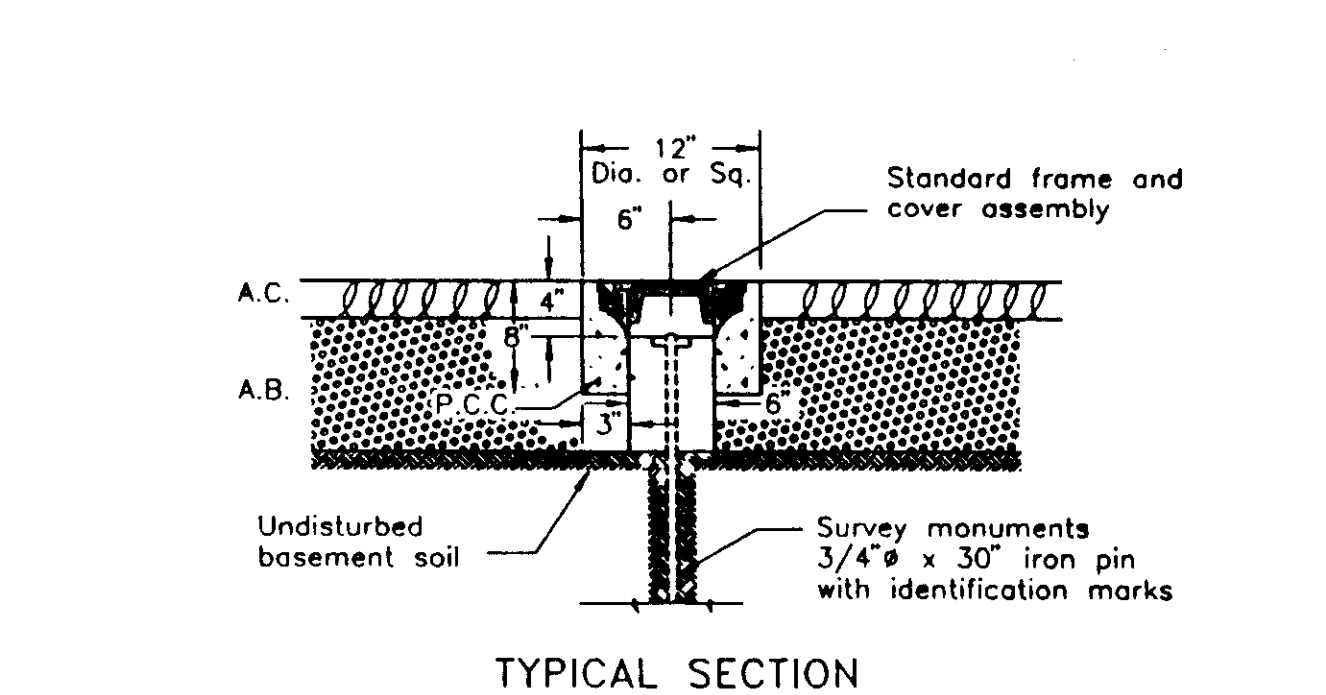
- Service line material shall be type k copper, polyethylene or polybutylene plastic.
- Plastic pipe up to 1 1/4" I.D. service shall be ultra high molecular weight (UHMW) Polyethylene as manufactured by Driscope, Oranburg or approved equal with minimum pressure rating of 160 psi.
- Plastic pipe for 2" 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 Insta-tite fittings shall conform to ASTM designation D 2239.
- Meter shall be Sensus Meter measurable in gallons with attachment connector spuds with attachment connector spuds with attachment connector spuds 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.



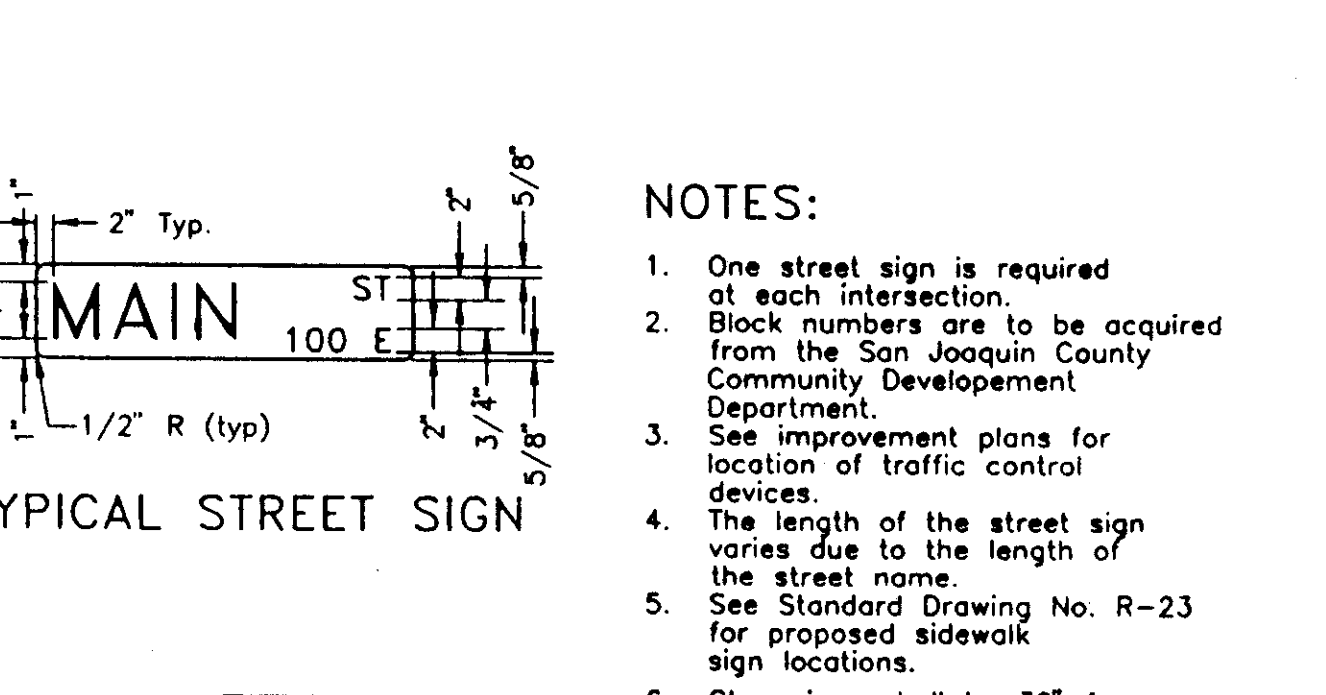
**NOTES:**

- Standard Street Sign Detail

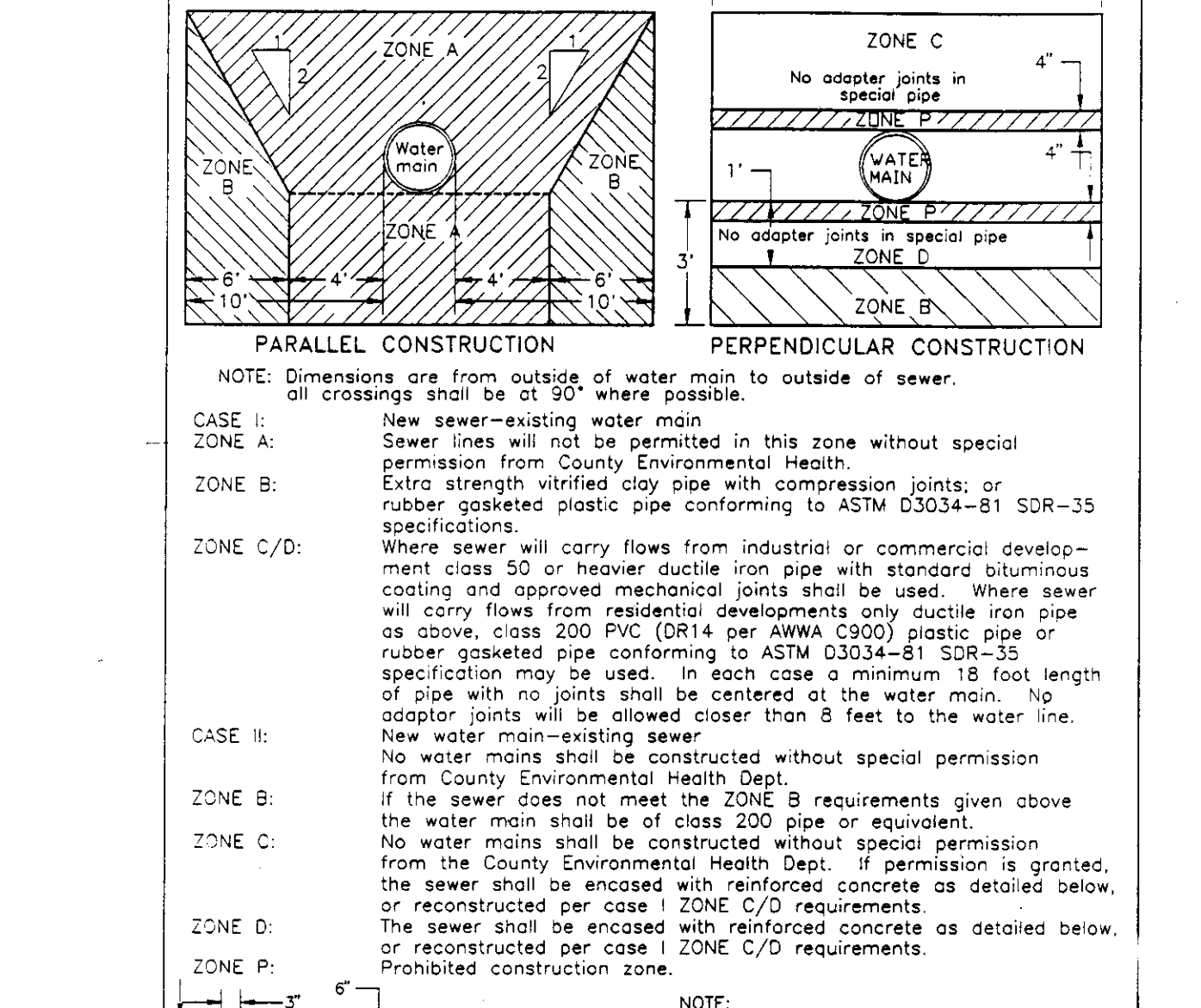
**1** BARRICADES FOR TERMINATING STREETS DETAIL



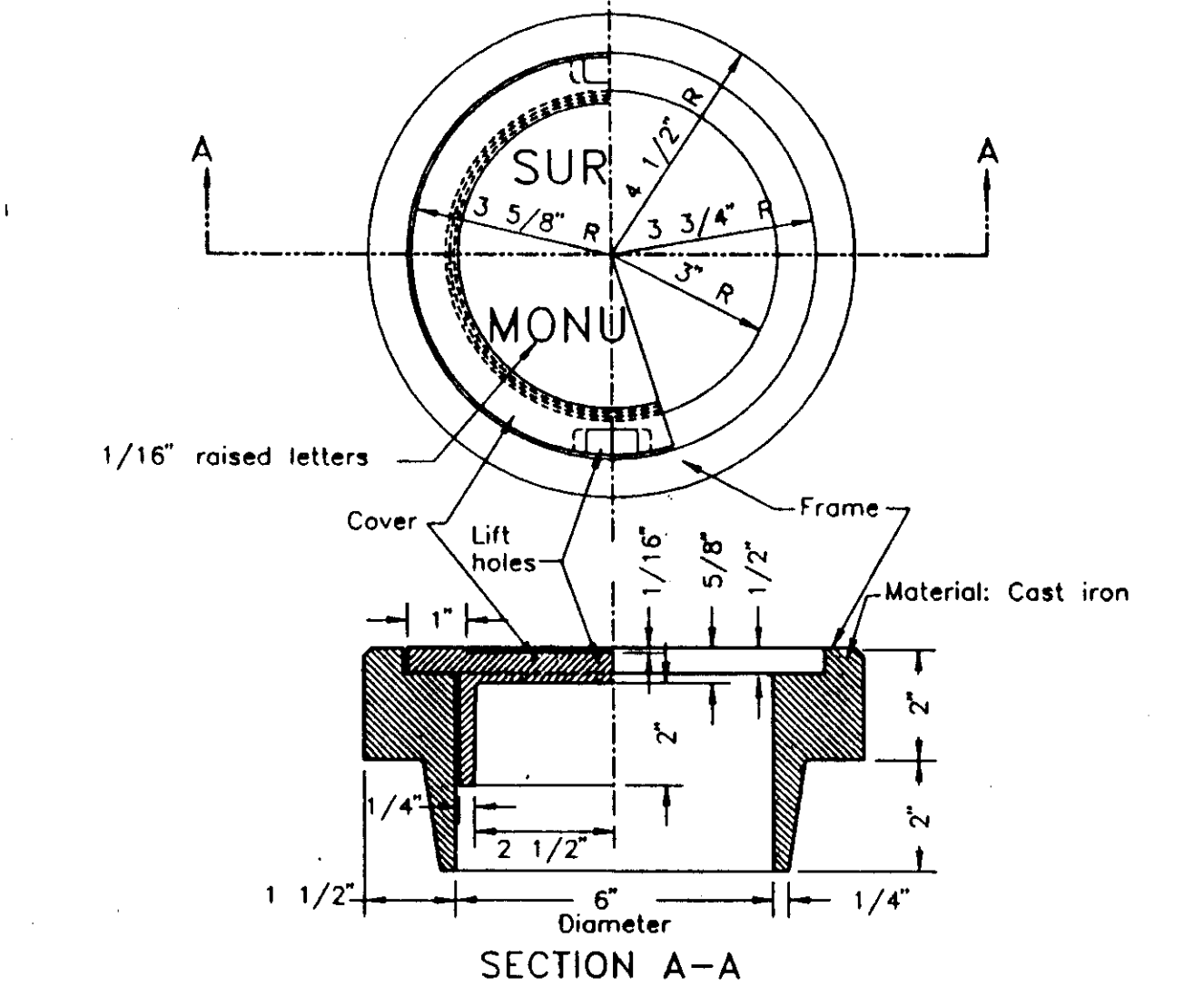
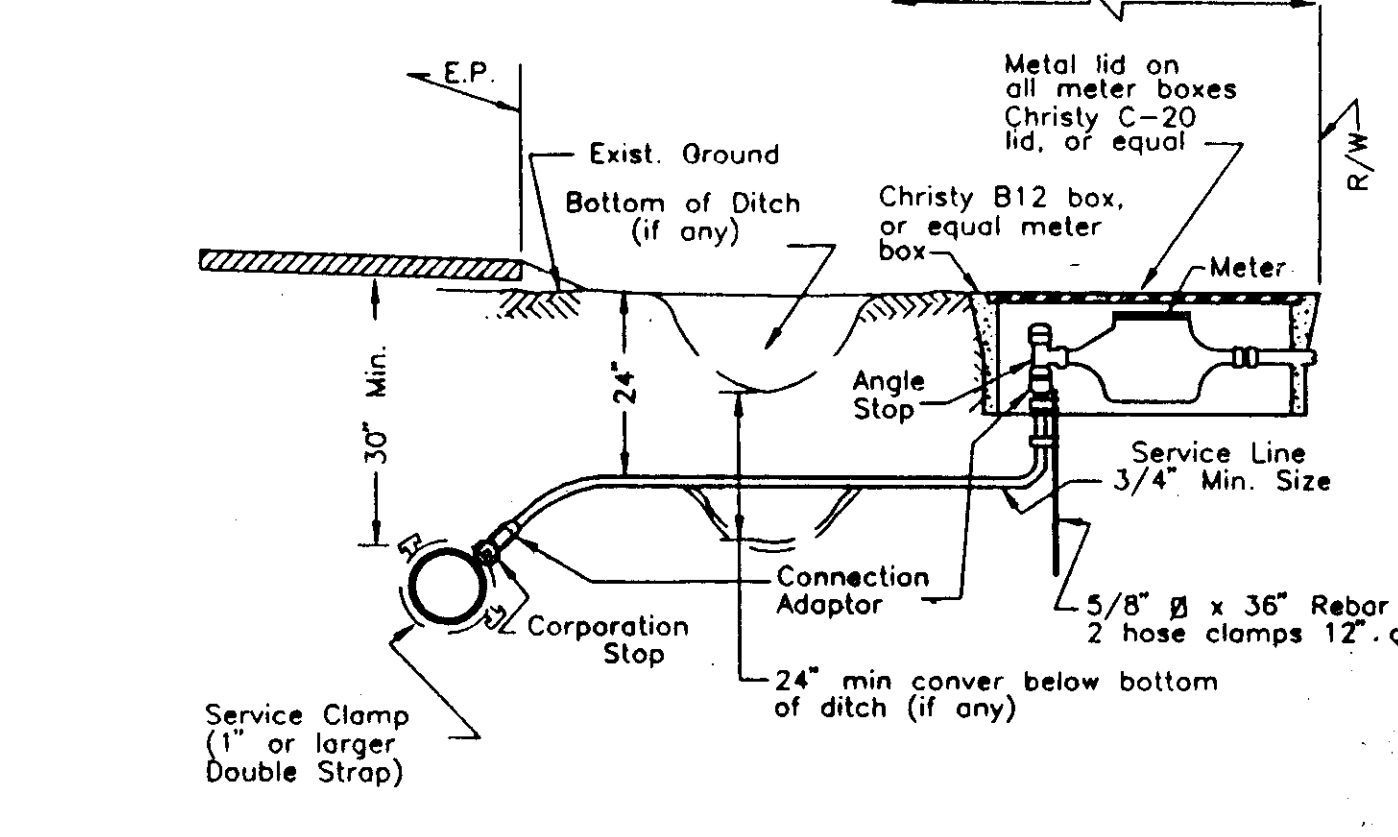
**2** TYPE I CURB INLET CATCHBASIN DETAIL



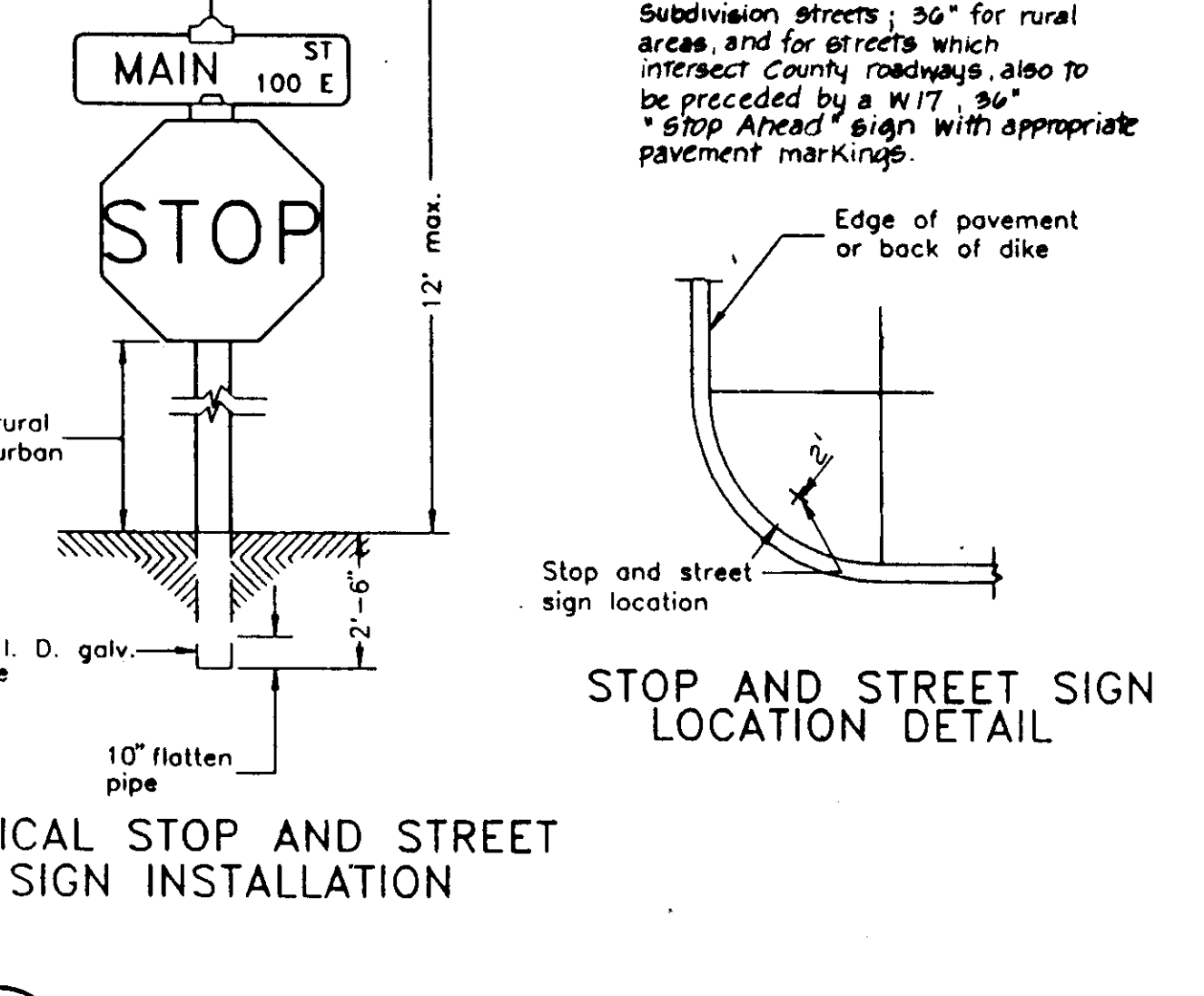
**3** DETAIL CATCHBASIN



**4** CHAIN LINK FENCE DETAIL



**5** SURVEY MONUMENT AND FRAME AND COVER ASSEMBLY DETAIL



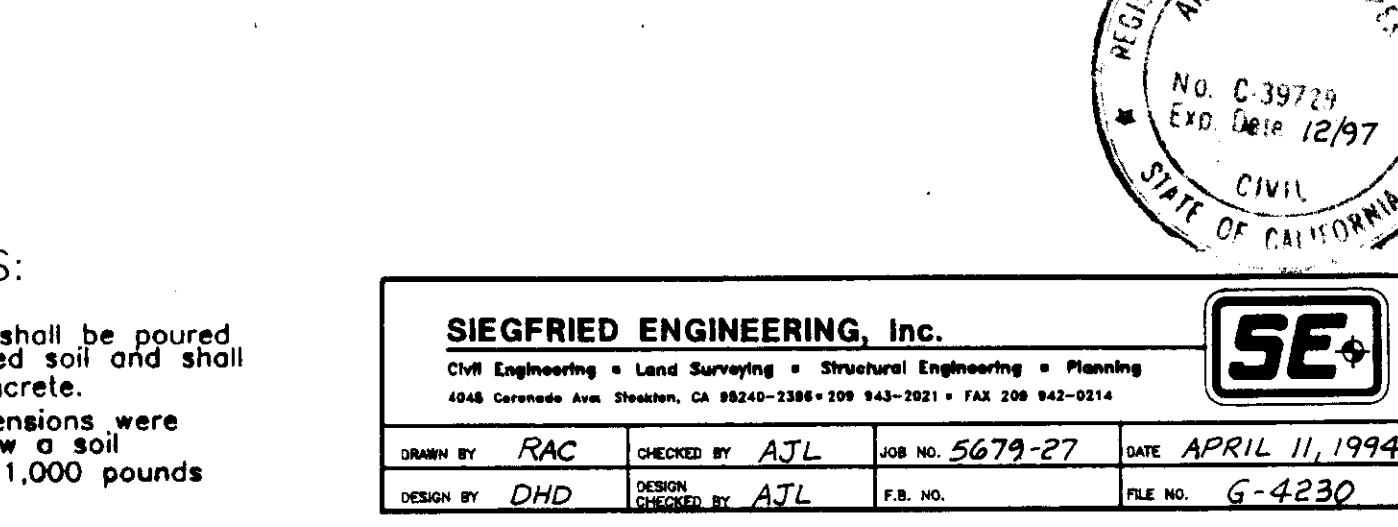
**6** STANDARD STREET SIGN DETAIL

**8** THRUST BLOCK DETAILS

**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.

**9** WATER SERVICE DETAIL



**NOTES:**

- Water Service Detail

APPROVED BY: \_\_\_\_\_

REVISIONS:

DATE:

UNIT NO. **MANCUSO ESTATES**  
DETAIL SHEET

**QUARTAROLI & ASSOCIATES**  
LAND SURVEYING LAND PLANNING  
ENGINEERING  
(209) 239-4908  
810 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95836

DATE: SEPT. 1992

DRAWN BY: R. D. C.

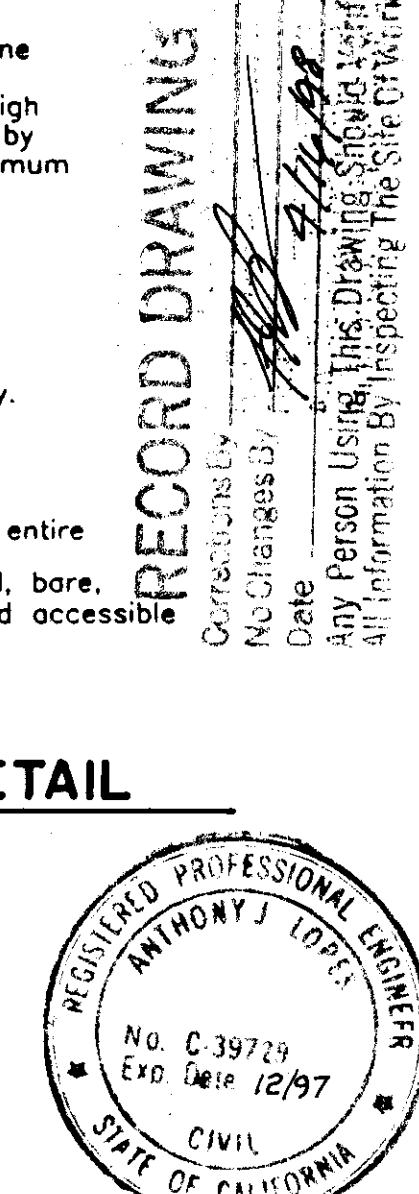
CHECKED BY: A. J. L.

JOB NO. (93-140) 5679-27

SHEET **3**

OF 7 SHEETS

SU-2819

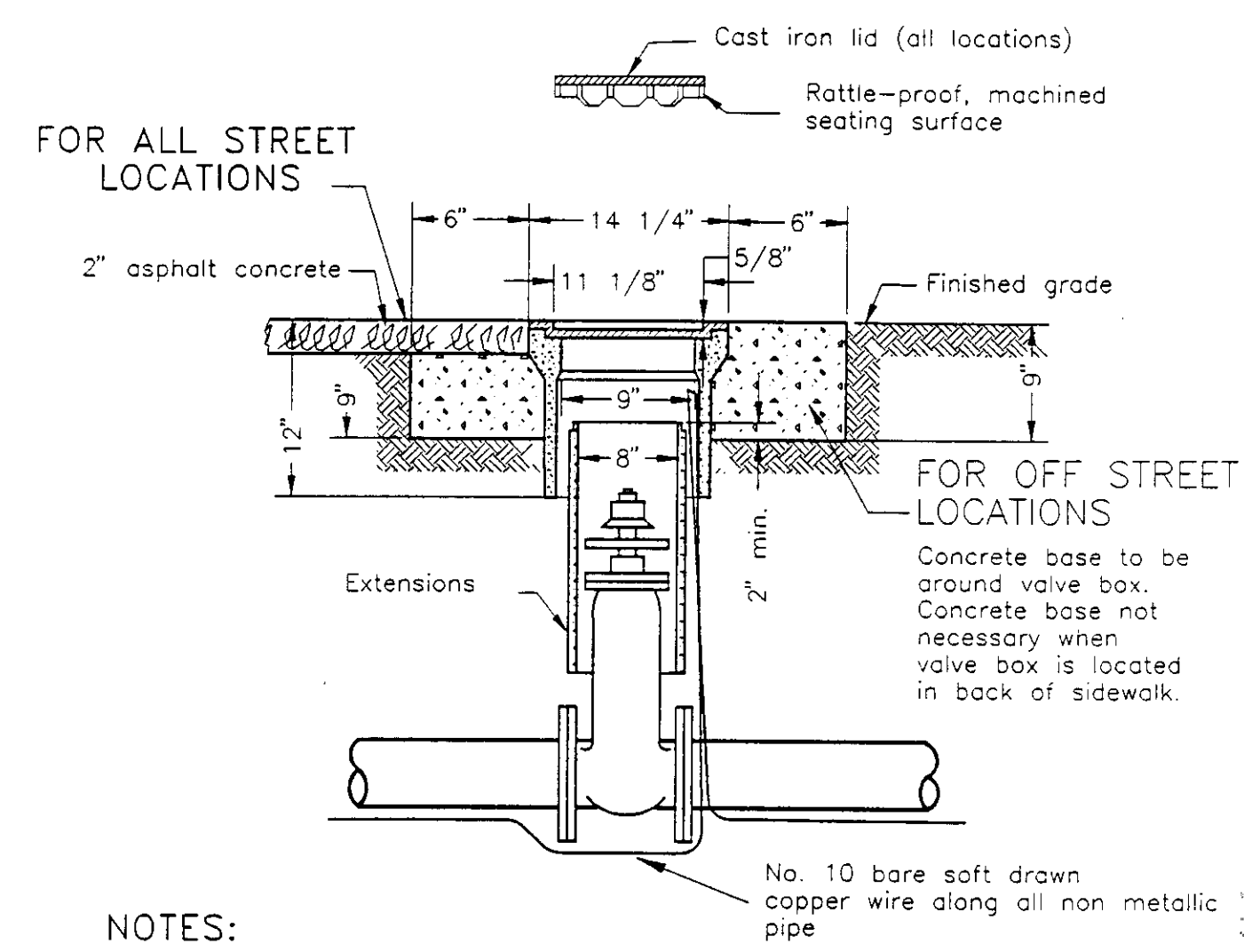
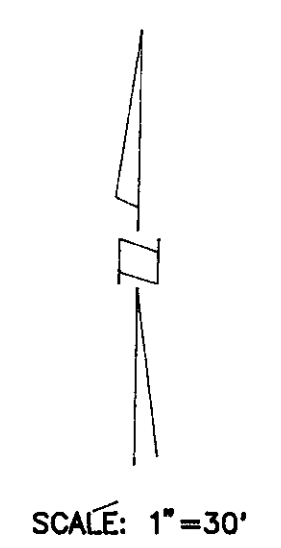
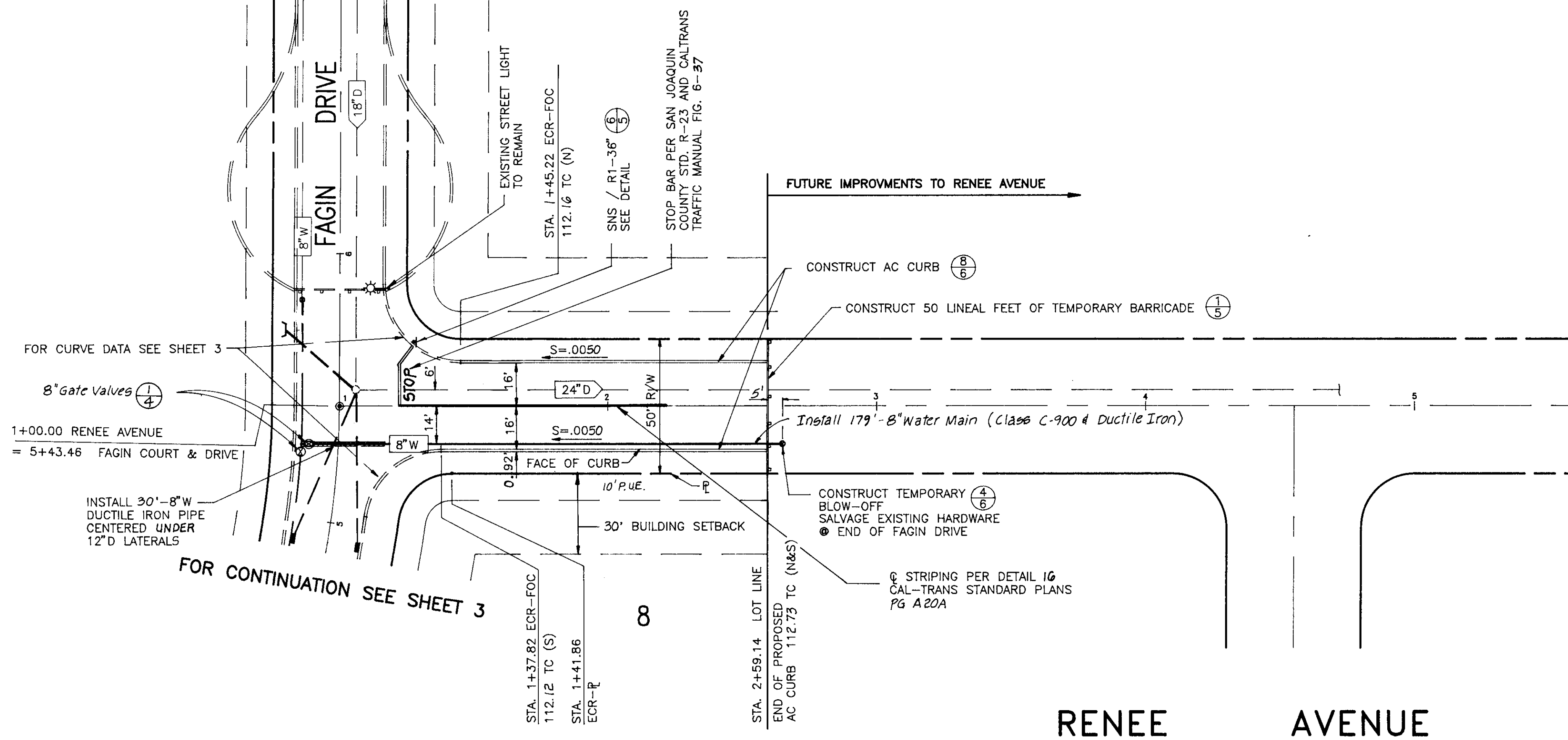


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Civil Engineering • Land Surveying • Structural Engineering • Planning  
4548 Carondeau Ave. Pleasanton, CA 94566-1288 • TEL: 925-943-2514 • FAX: 925-943-2514

DESIGNED BY: RAC CHECKED BY: AJL JOB NO. 5679-27 DATE: APRIL 11, 1994

DESIGNED BY: DHD CHECKED BY: AJL P.E. NO. FILE NO. G-4230

FOR CONTINUATION SEE  
MANCUSO ESTATES UNIT NO. 2  
IMPROVEMENT PLANS



NOTES:

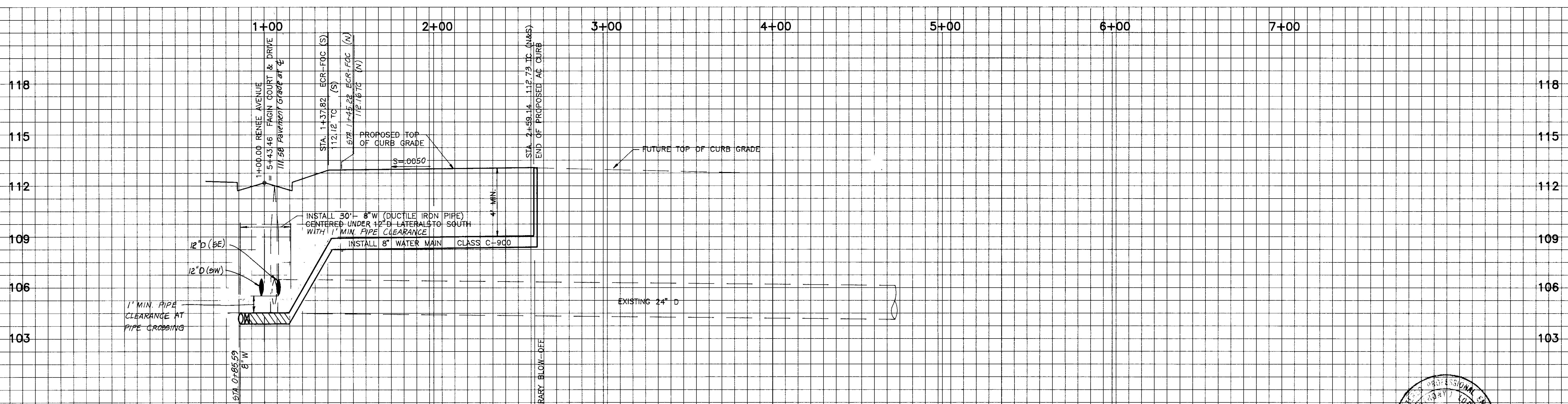
1. Valve box and lid shall be Christy No. G-5, Brooks No. 1 R T or 4-TT, or equal.
2. All lids and grade rings shall have machined seating surfaces.
3. Extensions shall be as manufactured for the valve box supplied or pipe of correct size can be used.

VALVE BOX DETAIL 1/4

REVISIONS  
 DATE  
 BY  
 APP'D

DATE	BY	APP'D

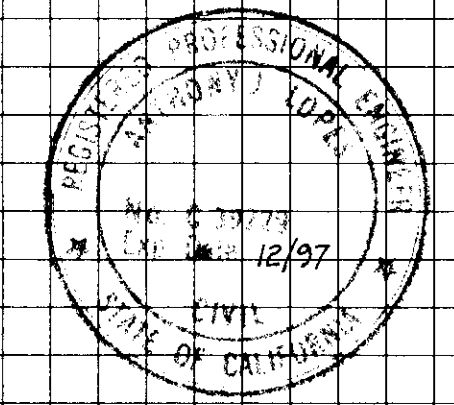
**MANCUSO ESTATES**  
 UNIT NO. 3  
 RENEE AVENUE PLAN / PROFILE



PROFILE: RENEE AVENUE  
 SCALE: 1" = 30' HORIZ.  
 1" = 3' VERT.

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 2248 Coronado Ave. Sherman, CA 95740-3344 • 916-434-2000 • FAX 916-434-0114

DESIGNED BY: RAC	CHECKED BY: AJL	JOB NO. 5679-27	DATE: APRIL 11, 1994
REVISION BY: AJL	DESIGN APPROVED BY: AJL	P.R. NO.	FILE NO. G-4230

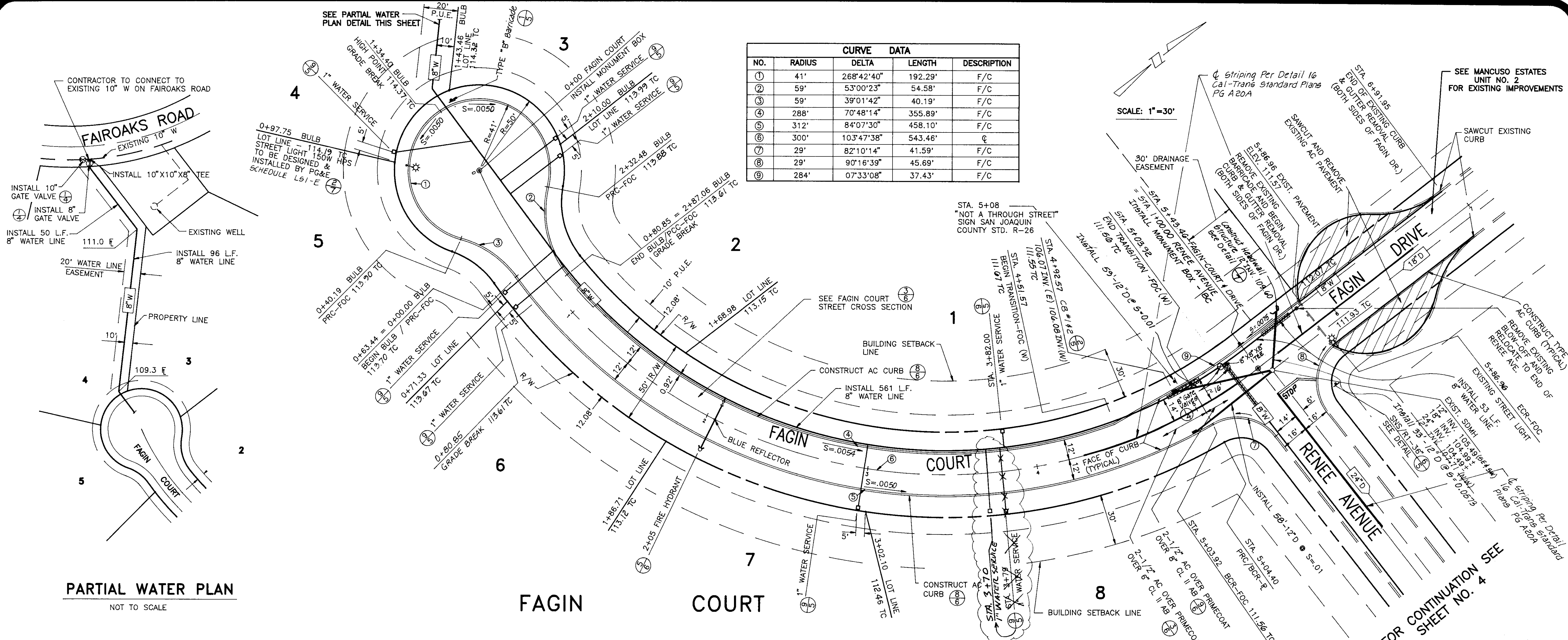


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 LAND SURVEYING / LAND PLANNING  
 ENGINEERING  
 (209) 239-4908  
 310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95336

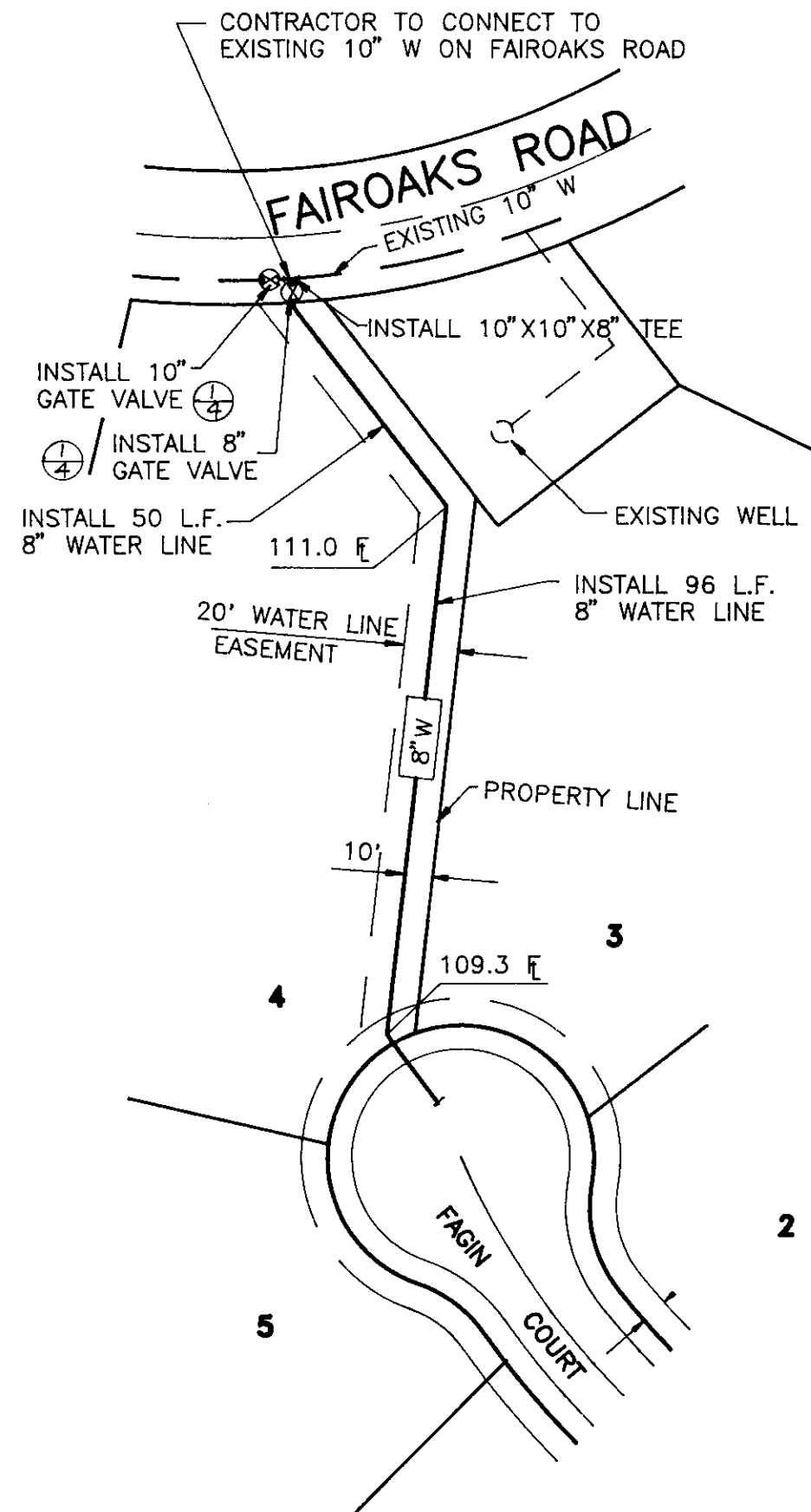
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DRAWN BY	RAC
CHECKED BY	AJL
JOB NO.	(93-140) 5679-27
SHEET	4
OF 7 SHEETS	

SU-2820

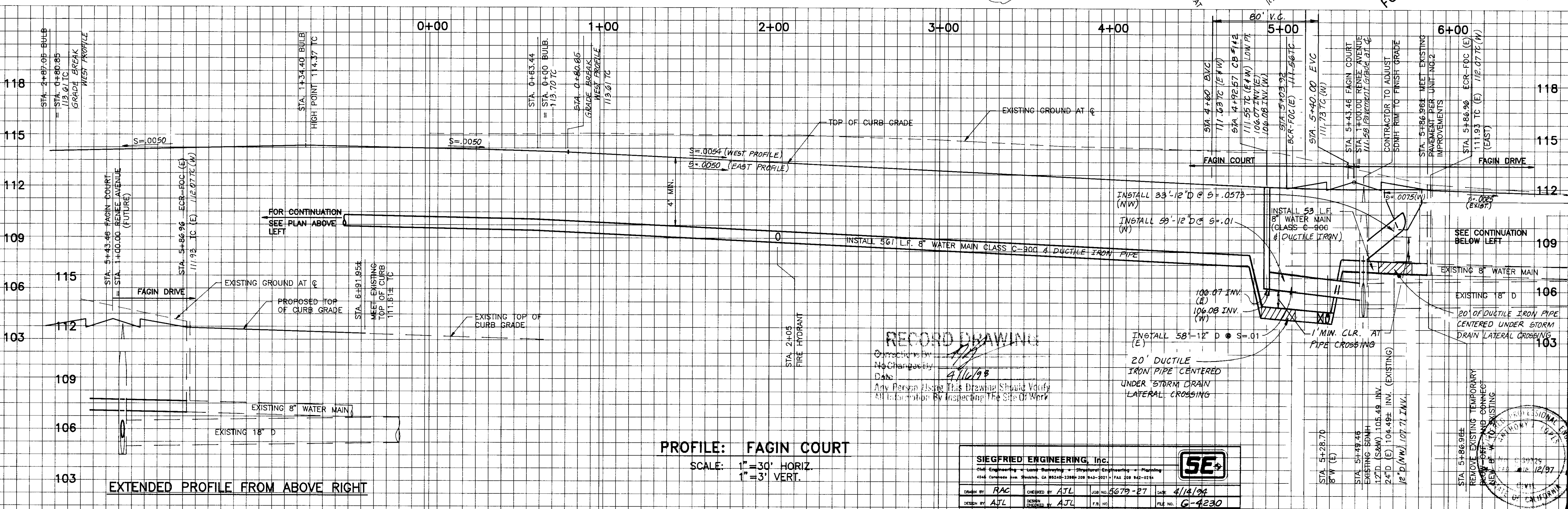




CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	DESCRIPTION
1	41'	268°42'40"	192.29'	F/C
2	59'	53°00'23"	54.58'	F/C
3	59'	39°01'42"	40.19'	F/C
4	288'	70°48'14"	355.89'	F/C
5	312'	84°07'30"	458.10'	F/C
6	300'	103°47'38"	543.46'	F/C
7	29'	82°10'14"	41.59'	F/C
8	29'	90°16'39"	45.69'	F/C
9	284'	07°33'08"	37.43'	F/C



PARTIAL WATER PLAN  
NOT TO SCALE



PROFILE: FAGIN COURT  
SCALE: 1" = 30' HORIZ.  
1" = 3' VERT.

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Civil Engineering • Land Surveying • Structural Engineering • Planning  
4246 Comstock Ave. Stockton, CA 95210-2288 • TEL: 209-942-0211 • FAX: 209-942-0214

DATE: 4/11/98  
DRAWN BY: RAC  
CHECKED BY: AJL  
JOB NO: 5679-27  
SHEET: G-4230

BY	DATE	REVISIONS

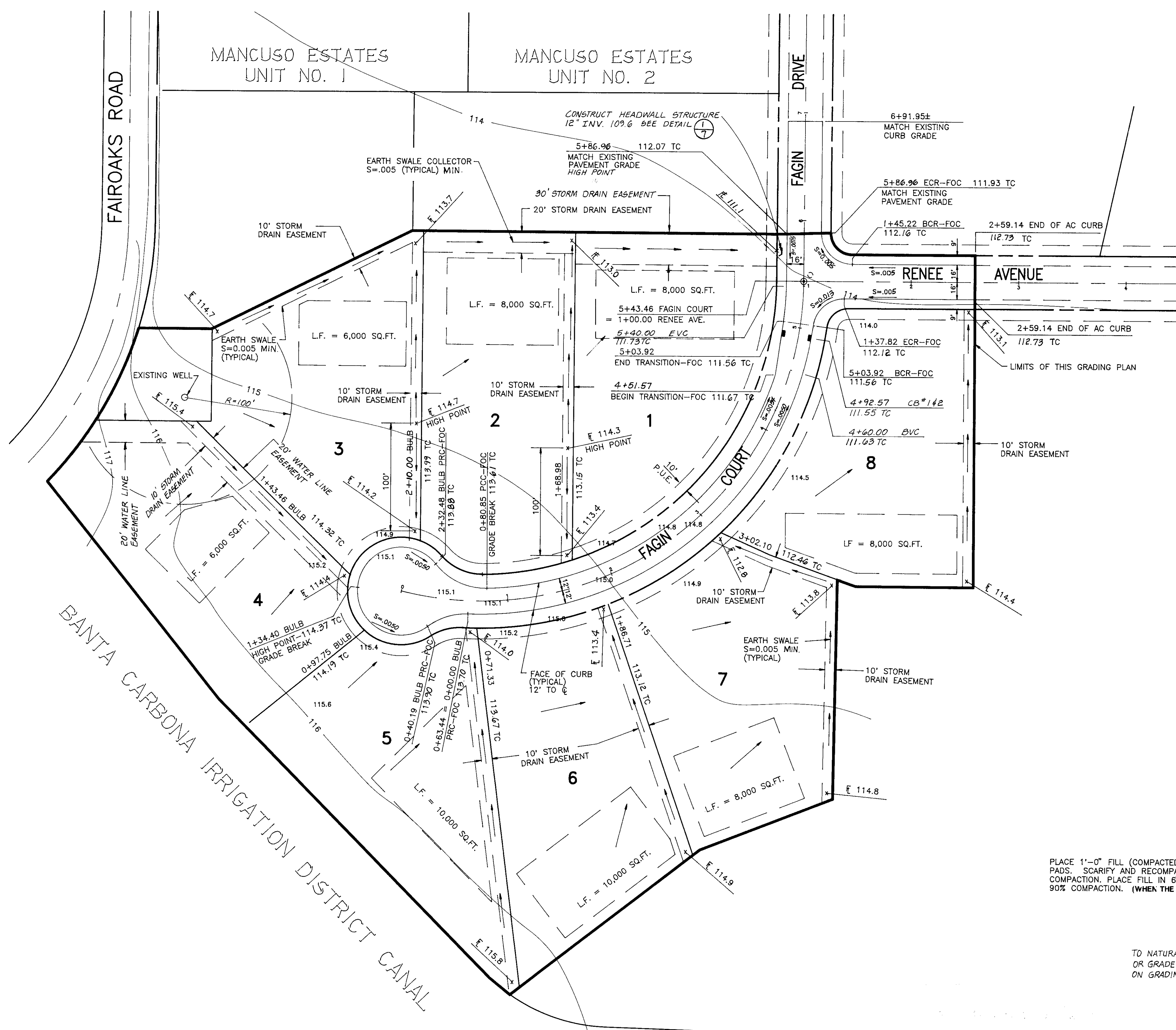
**MANCUSO ESTATES**  
UNIT NO. 3  
FAGIN COURT PLAN / PROFILE

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LAND SURVEYING & LAND PLANNING  
ENGINEERING  
(209) 239-4908  
310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95336

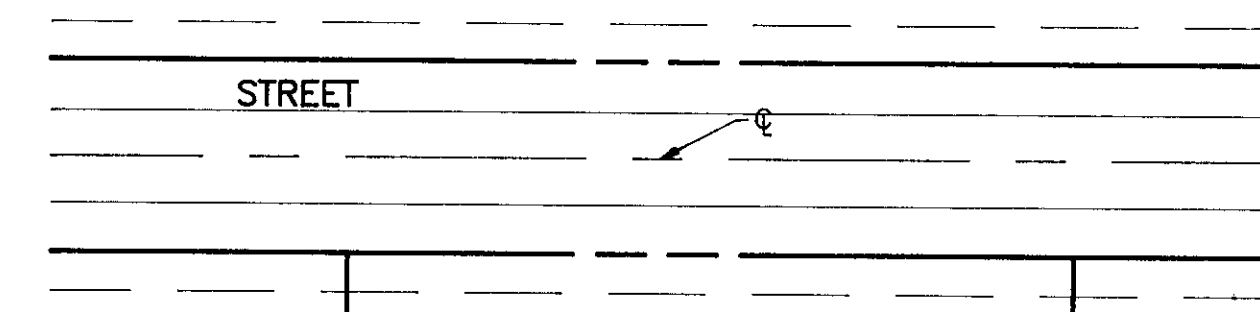
DATE	12/20/93
DRAWN BY	RAC
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JOB NO.	(93-140) 5679-27
SHEET	3
OF 7 SHEETS	

SU-2821

SU-2822

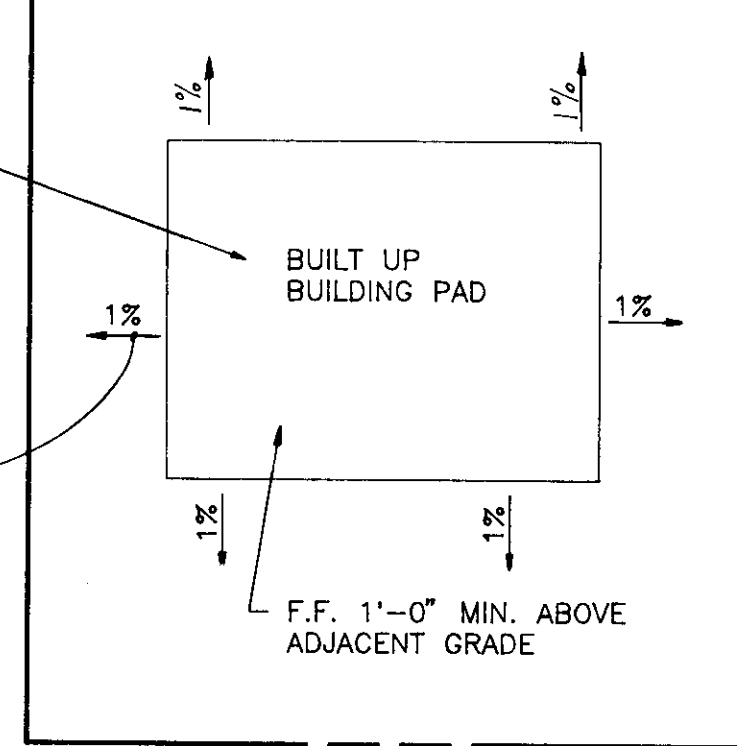


- EXISTING LOTS SHALL REMAIN UNGRADED EXCEPT AS NOTED ON THIS PLAN. LOT AREAS WITHIN THE VICINITY OF BUILDING SITES SHALL BE GRADED AS SHOWN ON TYPICAL LOT GRADING, BELOW.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE SWALES LOCATED ON THEIR LOTS



PLACE 1'-0" FILL (COMPACTED THICKNESS) AT BUILDING PADS. SCARIFY AND RECOMPACT EXISTING GRADE TO 90% COMPACTION. PLACE FILL IN 6" LAYERS AND COMPACT TO 90% COMPACTION. (WHEN THE LOTS ARE DEVELOPED)

TO NATURAL DRAINAGE COURSE OR GRADED SWALE AS SHOWN ON GRADING PLAN. (TYPICAL)



TYPICAL BUILDING PAD

N.T.S.

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 4043 Coronado Ave. Shelton, CA 95240-2388 • 209 543-2221 • FAX 209 543-0214

DRAWN BY: RAC	CHECKED BY: AJL	JOB NO.: 5679-27	DATE: APRIL 11, 1994
DESIGN BY: DHD	CHECKED BY: AJL	P.L. NO.:	FILE NO.: G-4230

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 31749  
 Exp. 12/97

DATE	REVISIONS	APP'D

**MANCUSO ESTATES  
 UNIT NO. 3  
 FAGIN COURT GRADING PLAN**

**QUARTAROLI & ASSOCIATES**  
 LAND SURVEYING LAND PLANNING  
 ENGINEERING  
 (209) 239-4908  
 310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95336

DATE	12/20/93
DRAWN BY	RAC
CHECKED BY	AJL
JOB NO.	(93-140) 5679-27
SHEET	<b>2</b>
OF 7 SHEETS	



NOTES

1. 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 DETAILS ARE AVAILABLE IN THE OFFICE OF SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
2. 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 PRECEDENT OVER SCALE. ANY DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF QUARTAROLI AND ASSOCIATES, (209) 239-4908 AND SIEGFRIED ENGINEERING, INC. (209) 943-2021.
3. CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
4. 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 INSTALLATIONS, 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.
5. N/A
6. 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.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION FROM QUARTAROLI AND ASSOCIATES AND SIEGFRIED ENGINEERING, INC.
8. 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.
9. GENERAL CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE 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.
10. 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.
11. 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.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
13. 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.
14. ALL UNDERGROUND SERVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
15. GRADES SHOWN ON THIS PLAN DO NOT NECESSARILY REFLECT A BALANCE EARTHWORK 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.
16. ANY FILL PLACED SHALL BE PROPERLY COMPACTED AS REQUIRED BY THE PLANS AND THESE SPECIFICATIONS.
  - A. EARTH FILL TO ESTABLISH 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%.
  - B. EARTH FILL TO ESTABLISH FINISHED GRADE OUTSIDE THE PAVED AREAS AND BUILDING AREAS SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% WITHIN LOT AND 90% IN ROAD RIGHT-OF-WAY.
  - C. FILL AND COMPACTION WITHIN THE BUILDING AREA SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%.
  - D. 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.
17. CONTRACTOR'S BID SHALL INCLUDE THE COST OF ANY NECESSARY SOILS COMPACTION AND MATERIALS TESTING.
18. CONCRETE
  - A. GENERAL - ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI AND UBC CODES.
  - B. CONCRETE STRENGTH - UNLESS OTHERWISE NOTED ON THE PLANS, CONCRETE SHALL OBTAIN A MINIMUM OF DESIGN STRENGTH OF 2500 PSI.
    - 1) CEMENT - 5.5 SACKS MINIMUM PER YARD.
    - 2) WATER - MAXIMUM 7 GALS PER SACK OF CEMENT.
    - 3) AGGREGATE - MAXIMUM SIZE 3/4".
    - 4) SLURRY - 5" MAXIMUM.
    - 5) CURING - KEEP WET MINIMUM OF 7 DAYS, OR APPLY MEMBRANE CURING COMPOUND APPROVED BY THE ENGINEER.
    - 6) VIBRATION - ALL CONCRETE SHALL BE VIBRATED INTO PLACE WITH A MECHANICAL VIBRATOR.
    - 7) FORM REMOVAL - SIDE FORMS OF FOUNDATIONS AND SLABS, MINIMUM OF 2 DAYS.
    - 8) TESTING IN ACCORDANCE WITH ACI-301-72, CHAPTER 16.
  - C. REINFORCING MATERIALS:
    - 1) DEFORMED BARS - ASTM A615, GR.60.
    - 2) ELECTRIC WELDED WIRE FABRIC (WWF) ASTM A-185.
19. 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 AR-4000; AGGREGATE SHALL BE ONE-HALF (1/2) INCH MAXIMUM MEDIUM GRADING FLOOR SURFACING.
 

PRIME COAT SHALL BE A LIQUID ASPHALT GRADE SC-250 OR SC-70 AND SHALL BE APPLIED TO THE ENTIRE PAVED 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.
20. 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.
21. 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 THAT THE TYPE AND SPECIFICATIONS OF ALL MATERIAL, FITTINGS, ETC. CONFORM TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

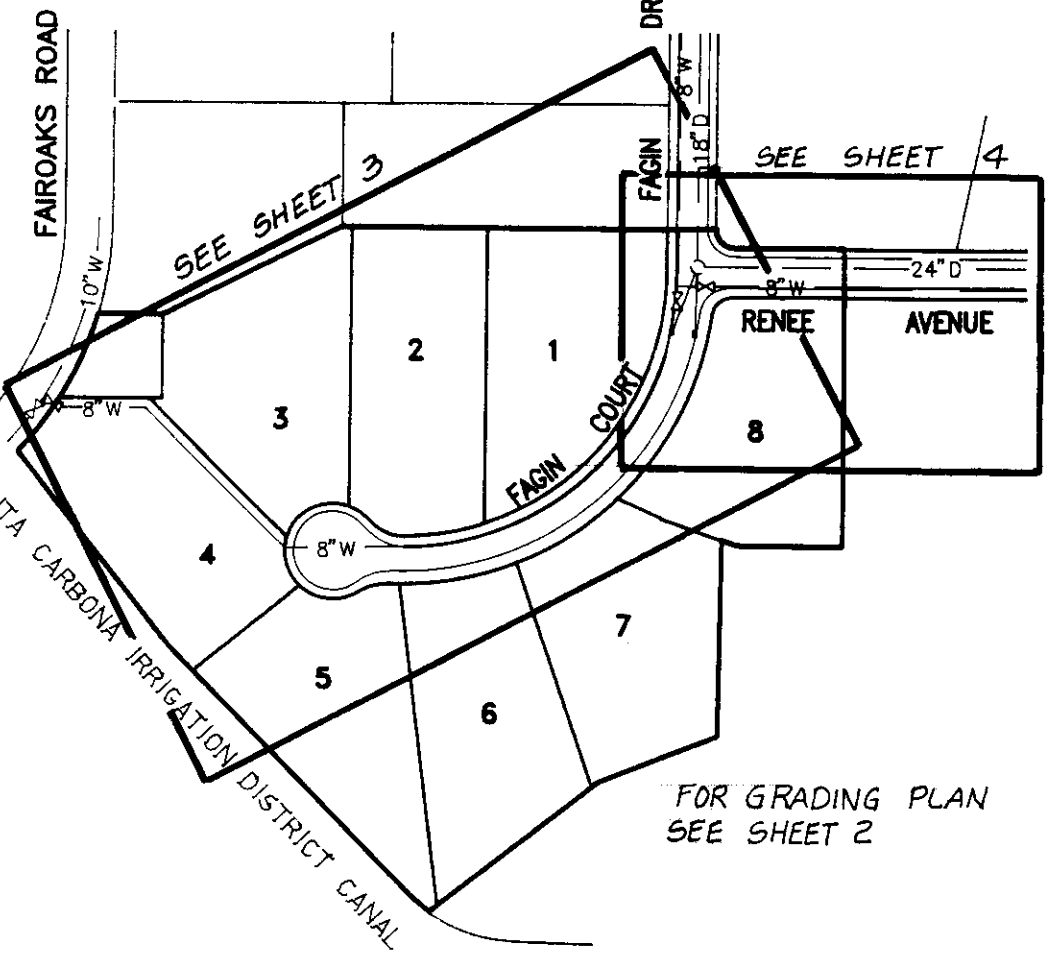
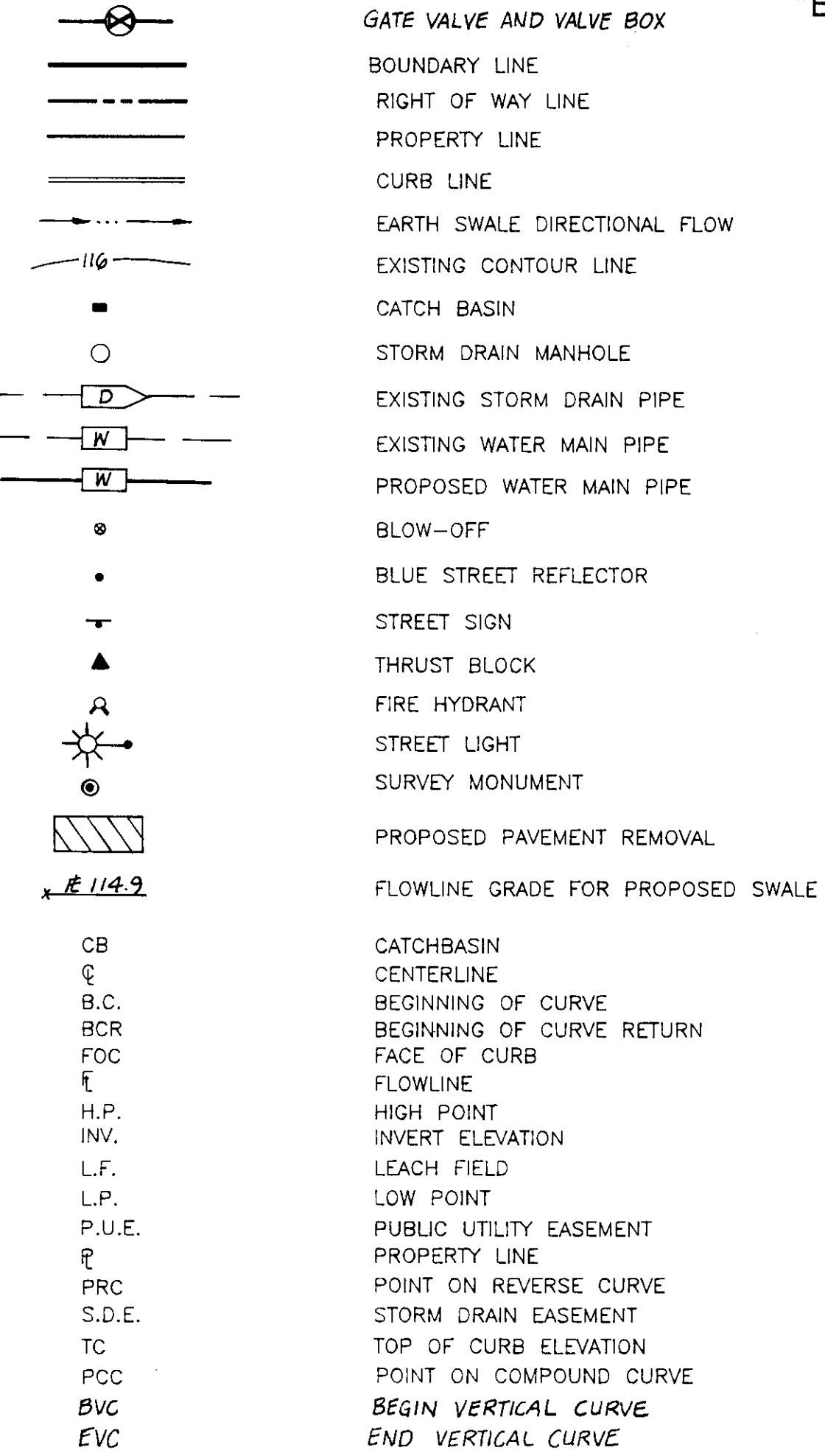
22. THE STORM DRAIN PIPELINE AND SANITARY SEWER PIPELINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS ADOPTED UNIFORM PLUMBING CODE AND UNIFORM BUILDING CODE. PIPE MATERIAL SHALL BE THAT ALLOWED BY THE UNIFORM PLUMBING CODE AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE 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.
23. 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.
24. 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.
25. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER NINE, SECTION 6705, 6706, 6707, OF THE STATE LABOR CODE.
26. 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 SIEGFRIED ENGINEERING, INC. PRIOR TO BIDDING, OR HIS BID SHOULD STATE ACCURATELY WHAT IS INCLUDED AND WHAT IS EXCLUDED.
27. 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 SIEGFRIED ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR USAGE OF SUCH PLANS FOR THE CONSTRUCTION OF THIS PROJECT.
28. IN THE EVENT THAT QUARTAROLI AND ASSOCIATES OR SIEGFRIED ENGINEERING, INC. IS NOT EMPLOYED TO DO THE CONSTRUCTION SURVEYING FOR THIS PROJECT, THIS NOTE IS TO GIVE FORMAL NOTICE TO OWNER/DEVELOPER AND CONTRACTOR THAT QUARTAROLI AND ASSOCIATES AND SIEGFRIED ENGINEERING CANNOT, AND WILL NOT TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS REGARDING THESE IMPROVEMENT PLANS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD QUARTAROLI AND ASSOCIATES OR SIEGFRIED ENGINEERING, INC. DONE THE CONSTRUCTION SURVEYING.
29. 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.
30. CHANGES ON PLANS AND SPECIFICATIONS:
 

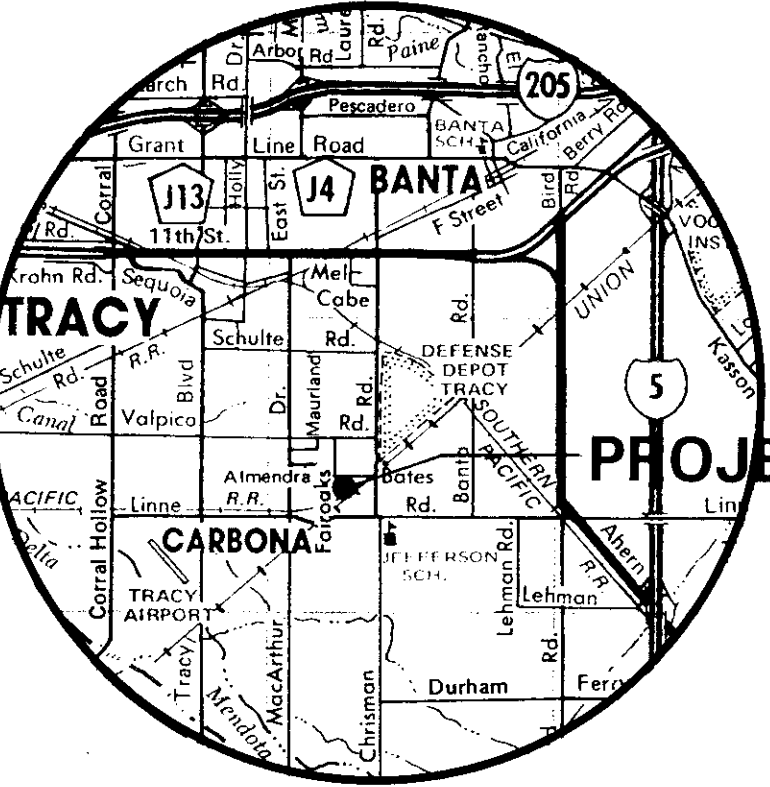
ANY CHANGES TO THE APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND APPROVED BY SIEGFRIED ENGINEERING, INC. AND SHALL BE SUBMITTED TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
31. THIS SITE CONTAINS 9.56 ± ACRES GROSS
32. ALL TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO SAN JOAQUIN COUNTY STANDARDS AND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
33. 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.
34. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL LANDSCAPE IRRIGATION AND PARKING LOT ELECTRICAL CONDUITS PRIOR TO LAYING OF PARKING LOT ASPHALT.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PARKING STALL WIDTHS, DRIVEWAY WIDTHS, PLANTER WIDTHS AND ROAD PAVING WIDTHS AFTER THE CONCRETE FORMS ARE SET AND PRIOR TO POURING OF CONCRETE OR THE PLACEMENT OF ASPHALT CONCRETE TO INSURE CONFORMANCE WITH PLANS, AND SAN JOAQUIN COUNTY PARKING AND ROAD PAVING WIDTH REQUIREMENTS AND STANDARDS. ANY DISCREPANCY MUST BE BROUGHT TO THE ENGINEERS AND SURVEYORS IMMEDIATE ATTENTION IN WRITING.
36. 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.
37. ALL UTILITIES SHALL BE UNDERGROUND, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.
38. ALL HANDICAPPED RAMPS, PARKING STALLS, SIGNAGE, AND STRIPING SHALL BE PER STATE OF CALIFORNIA STANDARDS AND SPECIFICATIONS, AND SAN JOAQUIN COUNTY REQUIREMENTS.
39. THE SITE ADDRESS IS: 8150 W. BATES ROAD, TRACY, CA 95376.
40. THE ASSESSORS PARCEL NUMBER IS 248-220-17.
41. THIS PROJECT SHALL IMPLEMENT THE AIR POLLUTION CONTROL DISTRICT'S FUGITIVE DUST CONTROL MEASURES AND OZONE EMISSION MEASURES DURING CONSTRUCTION.
42. ALL EARTHWORK AND GRADING SHALL BE IN CONFORMANCE WITH CHAPTERS 29 AND 70 OF THE UNIFORM BUILDING CODE.
43. THE INTENT OF THE GRADING PLAN IS TO PROVIDE GRADES TO RECEIVE PAVEMENT AND STORM DRAINAGE FACILITIES.
44. THE TOTAL EARTHWORK QUANTITY IS:
 

VOLUME OF CUT = 9,000 ± CUBIC YARDS
45. THE SAN JOAQUIN COUNTY MAJOR SUBDIVISION APPLICATION NUMBER IS SU-91-7 & RA-92-1
46. CONTRACTORS SHALL PROVIDE 2"x4" REDWOOD HEADER BOARD AT ALL PAVING EDGES EXCEPT WHERE PAVING ABUTS BUILDINGS, SIDEWALKS, CURBS OR OTHER PAVED SURFACES, UNLESS OTHERWISE NOTED ON PLANS.
47. CONTRACTORS SHALL FOLLOW SAN JOAQUIN COUNTY STANDARD CONSTRUCTION PLANS AND SPECIFICATIONS AND PROJECT SPECIFICATIONS IF ANY. SAN JOAQUIN COUNTY STANDARD CONSTRUCTION PLANS AND SPECIFICATIONS ARE AVAILABLE FROM THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS, 1810 HAZELTON AVENUE, STOCKTON, CA, AND PROJECT SPECIFICATIONS ARE AVAILABLE FROM QUARTAROLI & ASSOCIATES, INC., 310 SUN WEST PLACE, SUITE A, MANTECA, CA.
48. CONTRACTOR SHALL SUBMIT TO QUARTAROLI & ASSOCIATES FOR APPROVAL EQUIPMENT AND MATERIAL SPECIFICATION OF ITEMS HE WISHES TO SUBSTITUTE FROM THAT WHICH IS SPECIFIED ON THE IMPROVEMENT PLANS, SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS AND PROJECT SPECIFICATIONS.
49. N/A
50. CONTRACTOR SHALL NOT CAUSE THE CONSTRUCTION SURVEY STAKES TO BE DESTROYED OR REMOVED UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE INSPECTOR. CONTRACTOR SHALL COORDINATE ACCEPTANCE OF IMPROVEMENTS BY THE INSPECTOR SO THAT THE PREVIOUS SET OF CONSTRUCTION STAKES DO NOT CONFLICT WITH THE NEXT PHASE OF CONSTRUCTION.
51. QUARTAROLI AND ASSOCIATES, INC. SIEGFRIED ENGINEERING, INC. AND SUB-CONSULTANTS SHALL NOT BE PROVIDING INSPECTIONS, CONSTRUCTION SUPERVISION, OR PROJECT MANAGEMENT SERVICES FOR THIS PROJECT UNLESS SPECIFICALLY SPECIFIED IN THE SCOPE OF SERVICES OF THE PROJECT CONTRACT. IT IS ASSUMED THAT THE OWNER/DEVELOPER SHALL EMPLOY A COMPETENT CONTRACTOR, WHICH IS EXPERIENCED IN THE WORK BEING PROPOSED ON THESE IMPROVEMENT PLANS AND IS KNOWLEDGEABLE OF LOCAL CONSTRUCTION STANDARDS, PROCEDURES AND POLICIES.
52. ALL LINEAR FOOTAGES, AREAS OR VOLUMETRIC AMOUNTS OF PIPING MATERIAL, CONCRETE, ASPHALT CONCRETE, EXCAVATION AND IMPORT FILL MATERIAL SHOWN ON THESE IMPROVEMENT PLANS ARE APPROXIMATE. ACTUAL AS-BUILT FIELD MEASUREMENTS SHALL PREVAIL.
53. PRIOR TO ACCEPTANCE OF IMPROVEMENTS, STREET LIGHTS SHALL BE INSTALLED AND ENERGIZED. PGE WILL MAINTAIN ALL STREET LIGHTS AND STANDARDS UPON ACCEPTANCE OF PROJECT AS COMPLETE. SCHEDULE TO BE LSI - E.

LEGEND



IMPROVEMENT PLANS FOR  
TRACT NO. 2651  
**MANCUSO ESTATES**  
**UNIT NO. 3**  
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



SHEET INDEX

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4. RENEVE AVENUE - PLAN & PROFILE
5. DETAIL SHEET
6. DETAIL SHEET
7. STORM DRAIN POND DETAILS

UTILITIES/DISTRICTS

TELEPHONE: PACIFIC BELL TELEPHONE COMPANY (209) 811-4745  
 NATURAL GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY (209) 466-2261  
 IRRIGATION DISTRICT: BANTA CARBONA IRRIGATION DISTRICT (209) 835-4670  
 FIRE DISTRICT: TRACY RURAL FIRE DISTRICT (209) 835-1863  
 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  
 STREET LIGHTING: COUNTY SERVICE AREA NO. 44

SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES  
 APPROVED: ENVIRONMENTAL HEALTH DIVISION

*[Signature]* 7-20-94  
 DATE

APPROVED: SAN JOAQUIN COUNTY BUREAU OF FIRE PREVENTION

*[Signature]* 7-25-94  
 DATE

COUNTY OF SAN JOAQUIN  
 DEPARTMENT OF PUBLIC WORKS

APPROVED: *[Signature]* 8-15-94  
 DATE

HENRY M. HIRTA R.C.E. NO. 21258  
 DIRECTOR OF PUBLIC WORKS

APPROVED REVISION

SIEGFRIED ENGINEERING, Inc.  
 Civil Engineering • Land Surveying • Structural Engineering • Planning  
 345 Coronado Ave., Stockton, CA 95240-2388 • 209 943-2021 • FAX 209 943-0214

DRAWN BY: RAC CHECKED BY: AJL JOB NO. 5679-27 DATE: APRIL, 1994  
 DESIGNED BY: AJL CHECKED BY: AJL P.R. NO. FILE NO. G-4230

APPROVED BY
REVISIONS
DATE

IMPROVEMENT PLANS FOR TRACT NO. 2651  
**MANCUSO ESTATES**  
**UNIT NO. 3**  
 SAN JOAQUIN COUNTY, CALIFORNIA

**QUARTAROLI & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 ENGINEERING  
 (209) • 239 • 4908  
 810 SUN WEST PLACE, SUITE "A", MANTECA, CA. 95386

DATE: MARCH 1994
DRAWN BY: STAFF
CHECKED BY: AJL
JOB NO. 5679-27
SHEET 1
OF 7 SHEETS

SU-2823