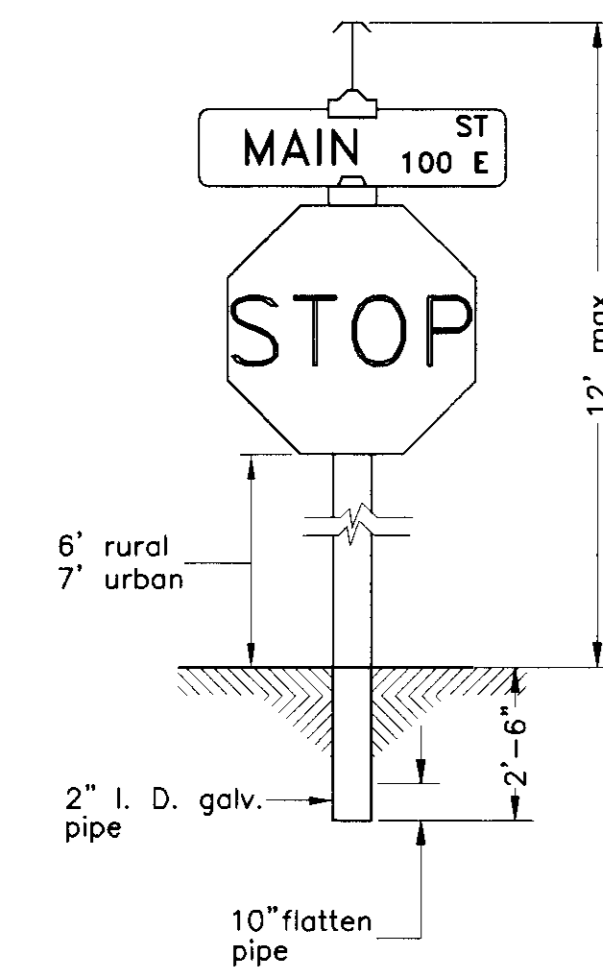


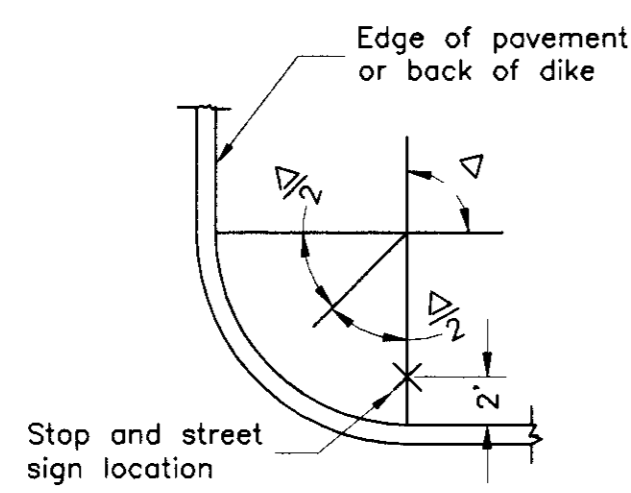
TYPICAL STREET SIGN



TYPICAL STOP AND STREET SIGN INSTALLATION

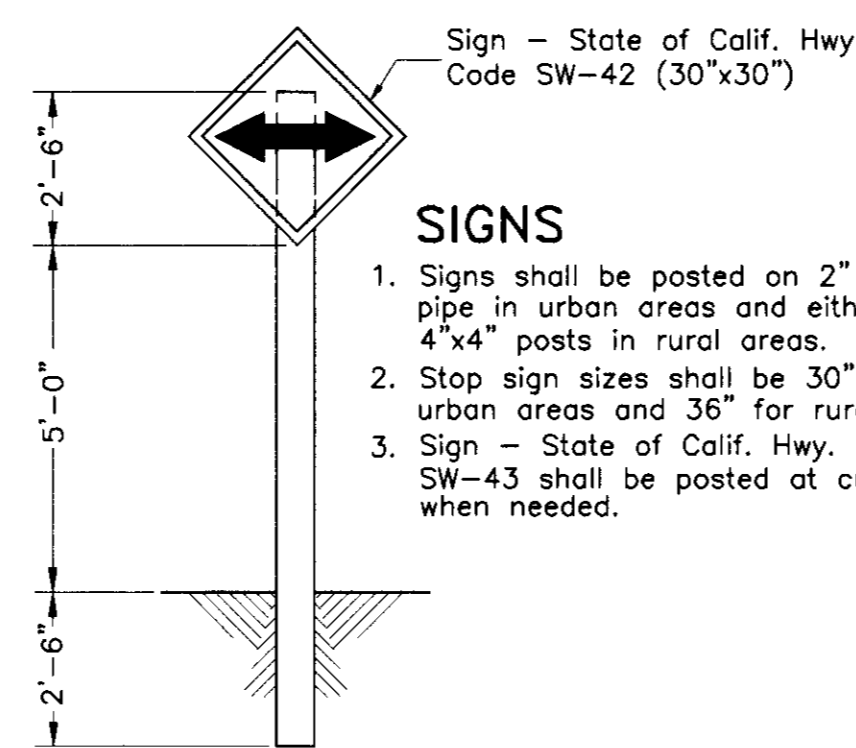
NOTES:

1. One street sign is required at each intersection.
2. Block numbers are to be acquired from the San Joaquin County Community Development Department.
3. See improvement plans for location of traffic control devices.
4. The length of the street sign varies due to the length of the street name.
5. See Standard Drawing No. R-23 for proposed sidewalk sign locations.
6. Stop signs shall be 30" for urban areas and 36" for rural areas.

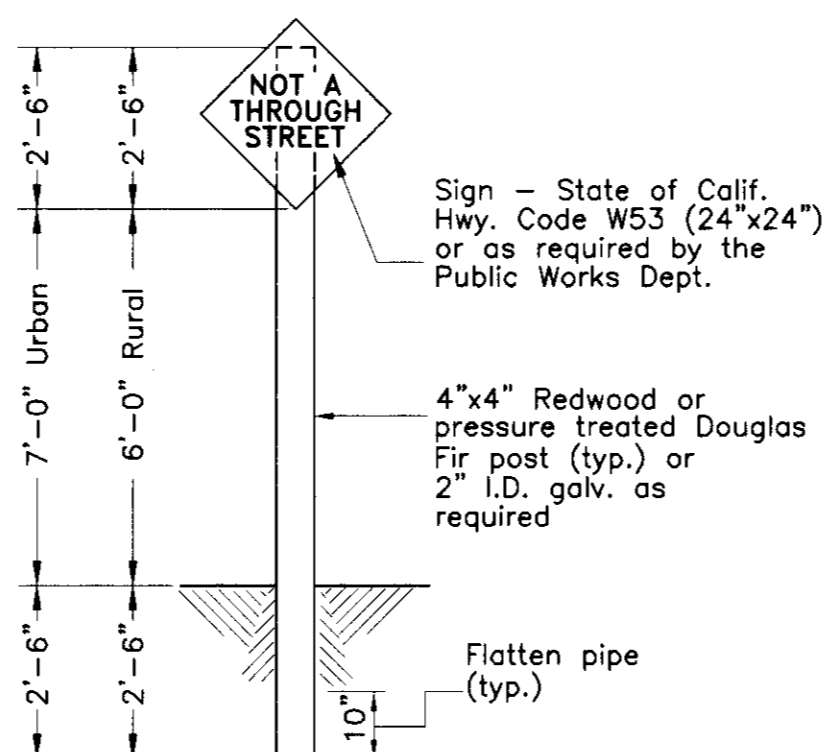


STOP AND STREET SIGN LOCATION DETAIL

STANDARD STREET SIGN DETAILS (WITHOUT SIDEWALK)
COUNTY OF SAN JOAQUIN
STANDARD PLAN NO. 25



T INTERSECTION SIGN
(post across from intersection)



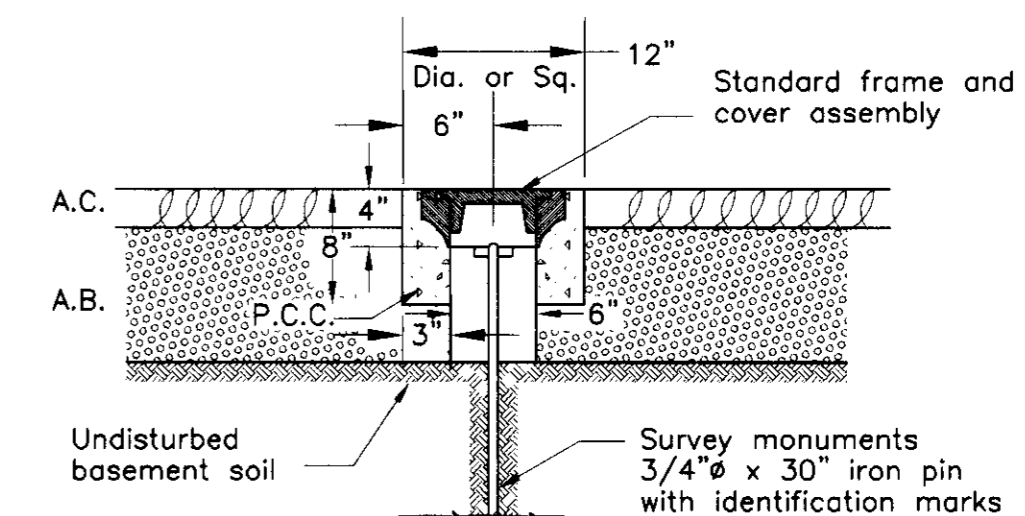
TYPICAL SIGN

TRAFFIC SIGNS

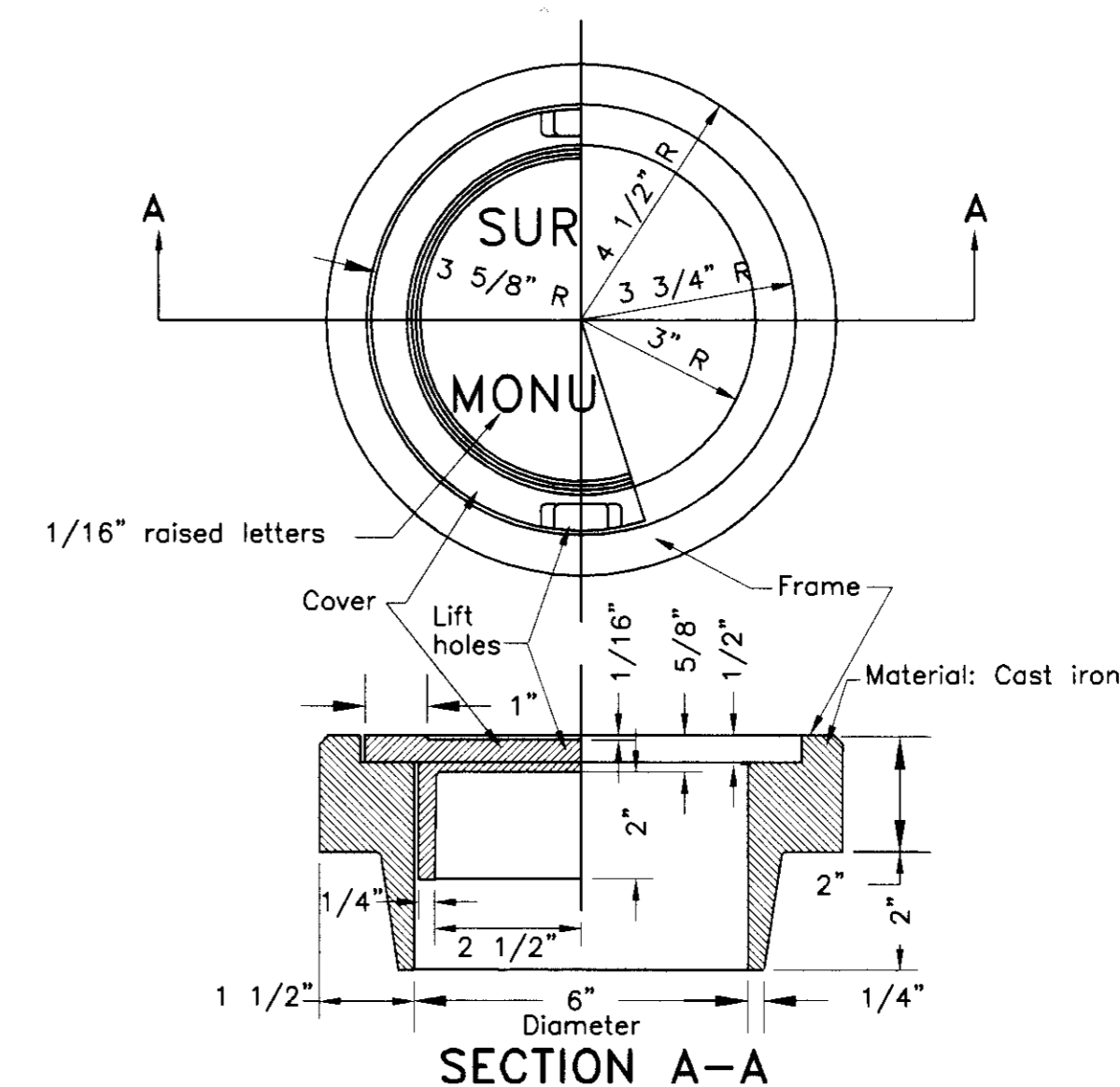
COUNTY OF SAN JOAQUIN
STANDARD PLAN NO. R-26

SIGNS

1. Signs shall be posted on 2" I.D. galv. pipe in urban areas and either pipe or 4"x4" posts in rural areas.
2. Stop sign sizes shall be 30" for urban areas and 36" for rural areas.
3. Sign - State of Calif. Hwy. Code SW-43 shall be posted at curves when needed.



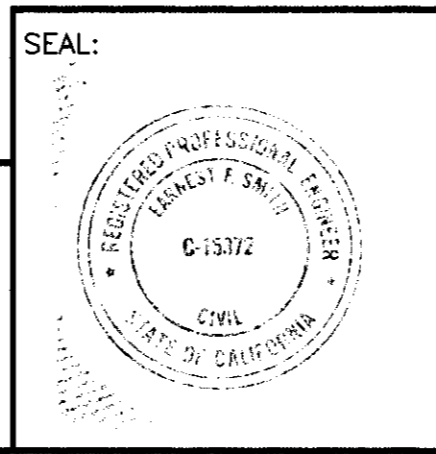
TYPICAL SECTION



SECTION A-A
SURVEY MONUMENT
FRAME & COVER ASSEMBLY

COUNTY OF SAN JOAQUIN
STANDARD PLAN NO. R-28

| REVISIONS | | | |
|-----------|-------------|------|----|
| NO. | DESCRIPTION | DATE | BY |
| | | | |
| | | | |
| | | | |



EARNEST F. SMITH-CIVIL ENGINEER
5355 SOLARI RANCH ROAD
STOCKTON, CALIFORNIA 95215
PHONE (209) 931-1375
DATE: 4-20-01
R.C.E. NO.: 15372
EXP. DATE: 3-31-05
E.F. SMITH, DESIGN ENGINEER

SPIESS RANCHO, UNIT NO. 3
SUBDIVISION IMPROVEMENTS
SAN JOAQUIN COUNTY STANDARD PLAN SHEET

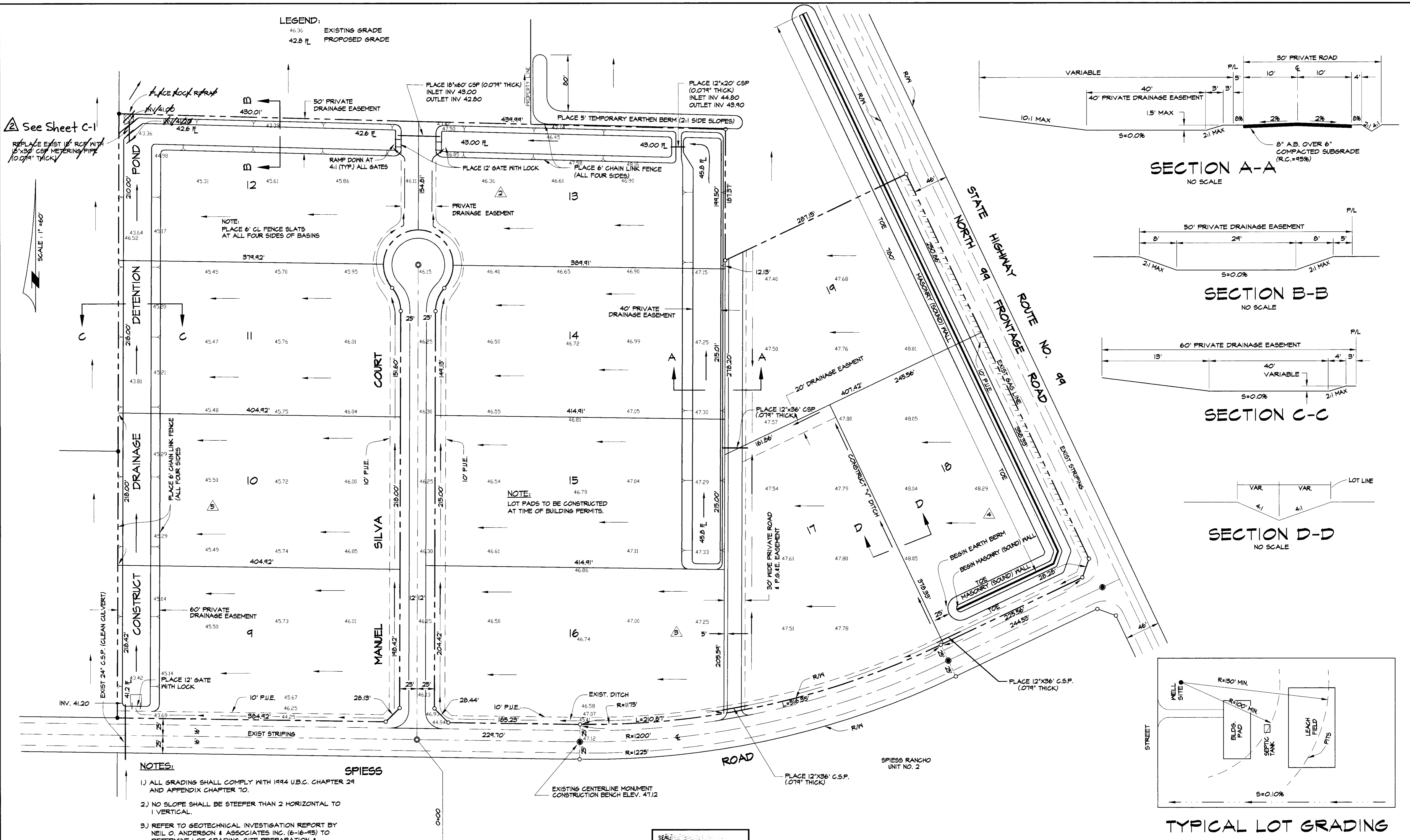
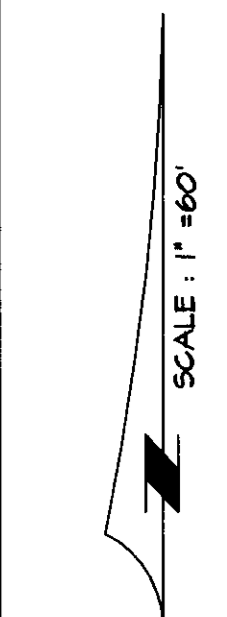
SHEET
5
OF 5
FILE NO. 99570P15

SU 3/20/05

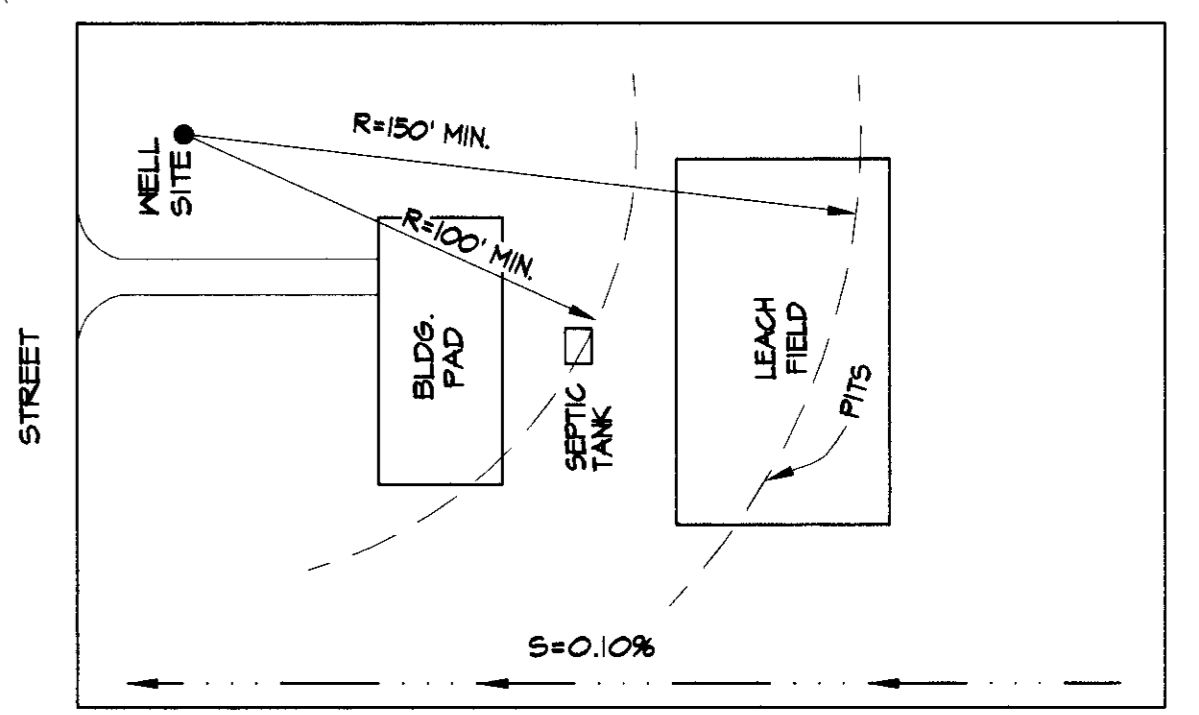
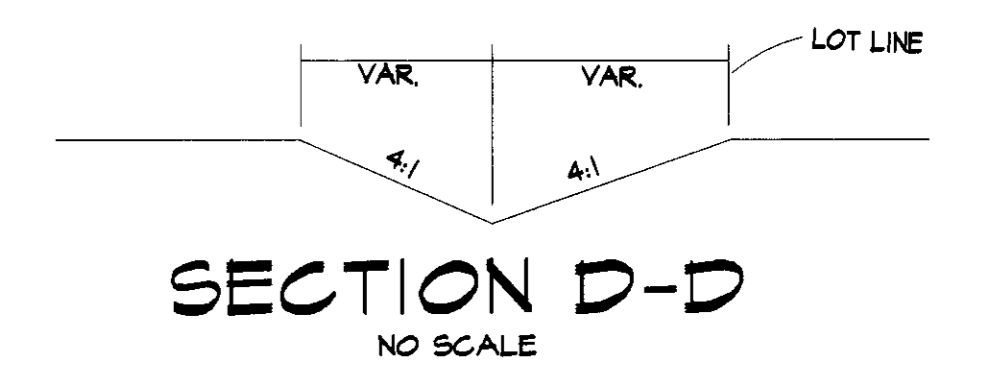
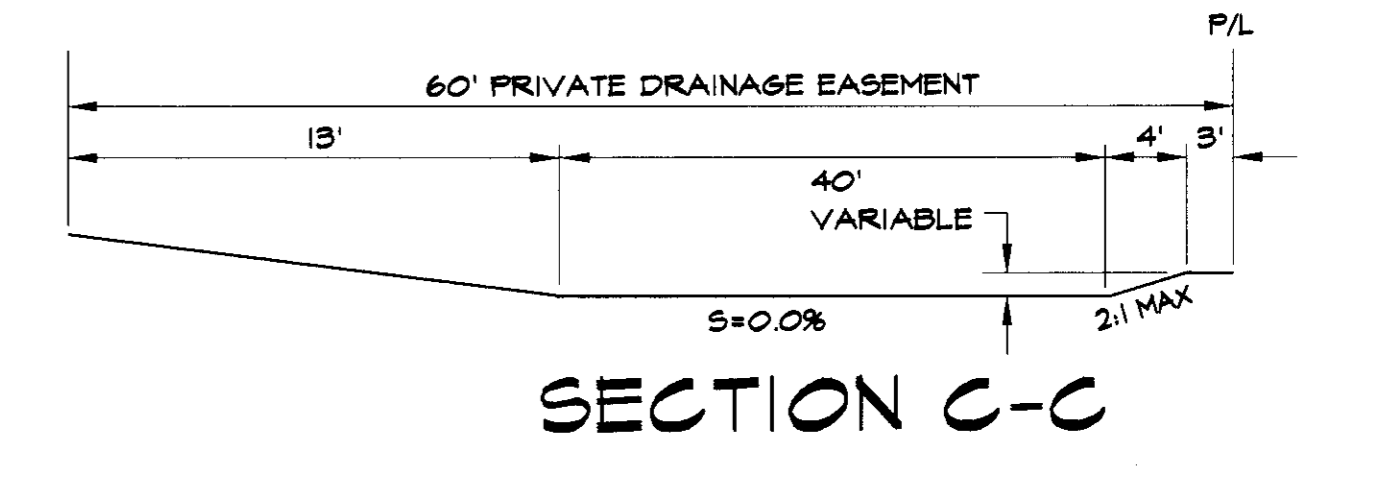
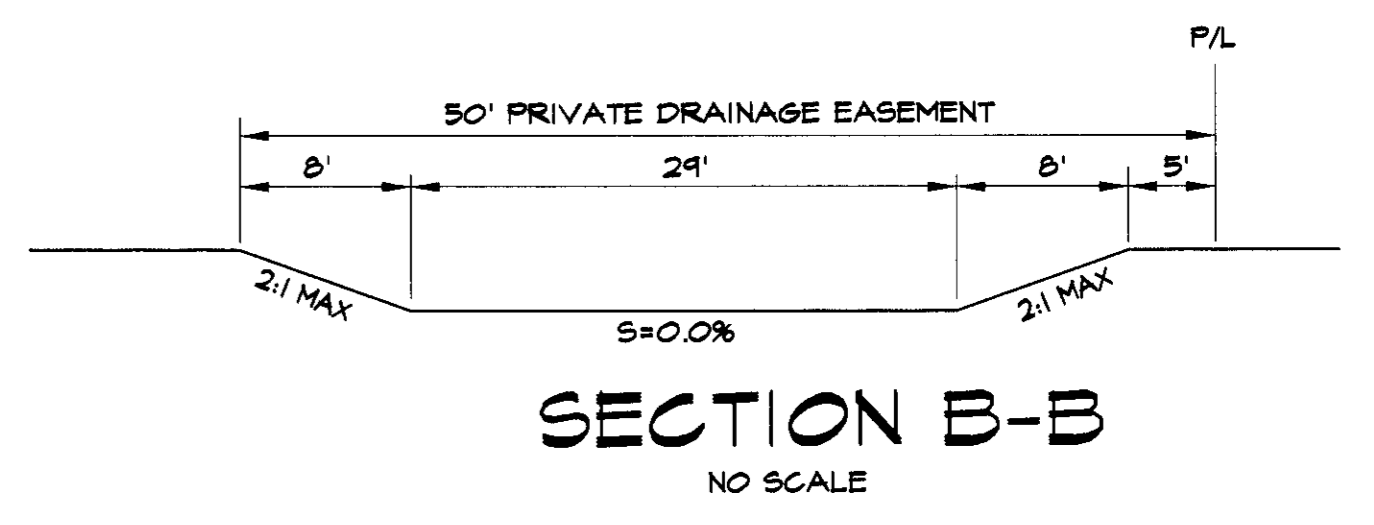
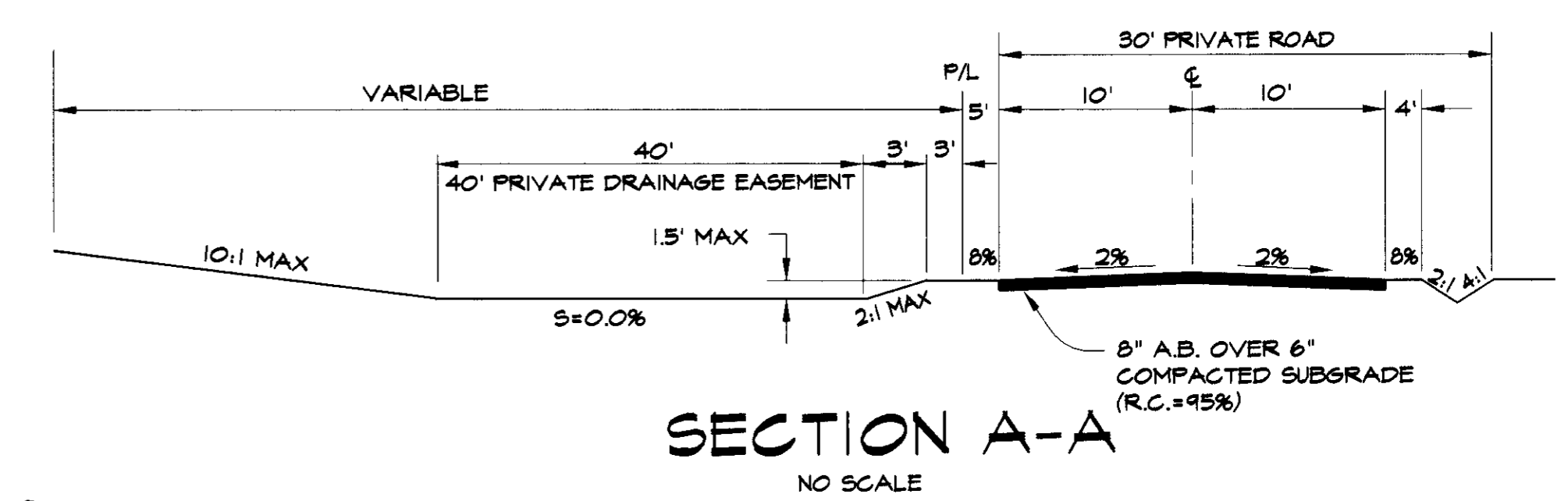
LEGEND:
 46.36 EXISTING GRADE
 42.8 FL PROPOSED GRADE

See Sheet C-1

REPLACE EXIST 12" RCP WITH 18"X36" CSP METERS/PIPS (0.071" THICK)



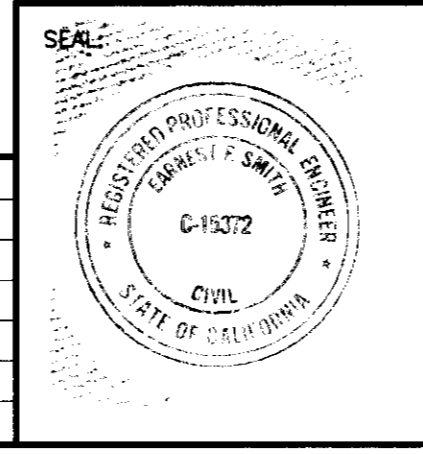
- NOTES:**
- 1) ALL GRADING SHALL COMPLY WITH 1994 U.B.C. CHAPTER 24 AND APPENDIX CHAPTER 10.
 - 2) NO SLOPE SHALL BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 - 3) REFER TO GEOTECHNICAL INVESTIGATION REPORT BY NEIL O. ANDERSON & ASSOCIATES INC. (6-16-95) TO DETERMINE LOT GRADINGS, SITE PREPARATION & FOUNDATION RECOMMENDATION. LOCATION OF TEST HOLES ARE AS SHOWN.



| REVISIONS | | | |
|-----------|-------------|------|----|
| NO. | DESCRIPTION | DATE | BY |
| | | | |
| | | | |

BENCH MARK: ELEV.: 47.12
 DESCRIPTION: CENTERLINE MONUMENT ON SPIESS ROAD, 229.70' EAST OF MANUEL SILVA COURT

JOB NO.: 99570P13
 DATE: 5-29-01
 SCALE HORIZ.: 1"=60'
 SCALE VERT.: 1"=10'
 DRAWN: E.F.S.
 DESIGN: E.F.S.
 CHECK: E.F.S.



EARNEST F. SMITH - CIVIL ENGINEER
 5355 SOLARI RANCH ROAD
 STOCKTON, CALIFORNIA 95215
 PHONE (209) 931-1375

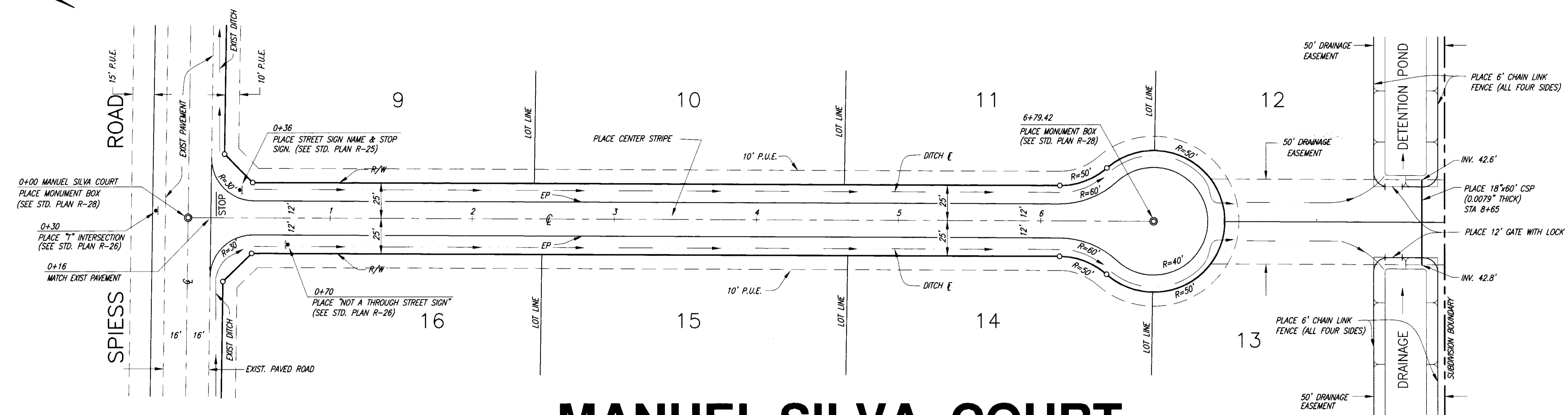
DATE: 5-29-01
 R.C.E. NO.: 15372
 EXP. DATE: 3-31-08

SPIESS RANCHO UNIT NO. 3
 SUBDIVISION IMPROVEMENTS
GRADING PLAN & MASONRY (SOUND) WALL

SHEET **4**
 OF 5
 FILE NO. 99570P13

SU 3/20/01

SCALE: 1"=40'



MANUEL SILVA COURT

| | 0+00 | 1+00 | 2+00 | 3+00 | 4+00 | 5+00 | 6+00 | 7+00 | 8+00 | 9+00 |
|------------------------|-------------------------|-------|-------------------------|-------------------------|----------------|-------------------------|----------------|-------------------------|----------------|-------------------------|
| EXIST ϵ GRADE | | 46.89 | 46.57 48.94 46.93 | 46.25 46.13 | 46.24 | | | | | |
| PROP. ϵ GRADE | 46.85 49.30 49.48 | | 44.94 | 44.70 46.25 46.24 | 44.58 46.25 | 44.45 46.25 46.26 | 44.33 46.25 | 44.20 46.25 46.28 | 44.08 46.25 | 43.95 46.25 46.27 |
| PROPOSED ϵ | | | | | | | | | | |

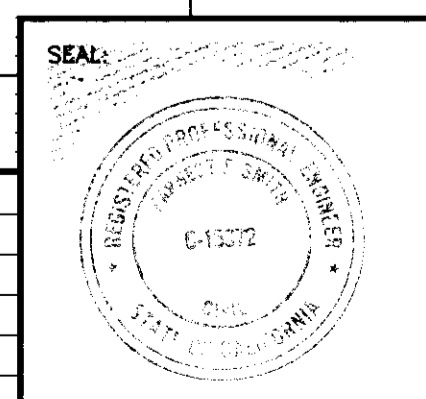
| | | | | | | | | | | |
|----|--|--|--|--|--|--|--|--|--|--|
| 48 | | | | | | | | | | |
| 47 | | | | | | | | | | |
| 46 | | | | | | | | | | |
| 45 | | | | | | | | | | |
| 44 | | | | | | | | | | |
| 43 | | | | | | | | | | |
| 42 | | | | | | | | | | |

SU 3627

| REVISIONS | | | |
|-----------|-------------|------|----|
| NO. | DESCRIPTION | DATE | BY |
| | | | |

| |
|---|
| BENCH MARK: ELEV.: 47.12 |
| DESCRIPTION: CENTERLINE MONUMENT ON SPIESS ROAD, 229.70' EAST MANUEL SILVA COURT |

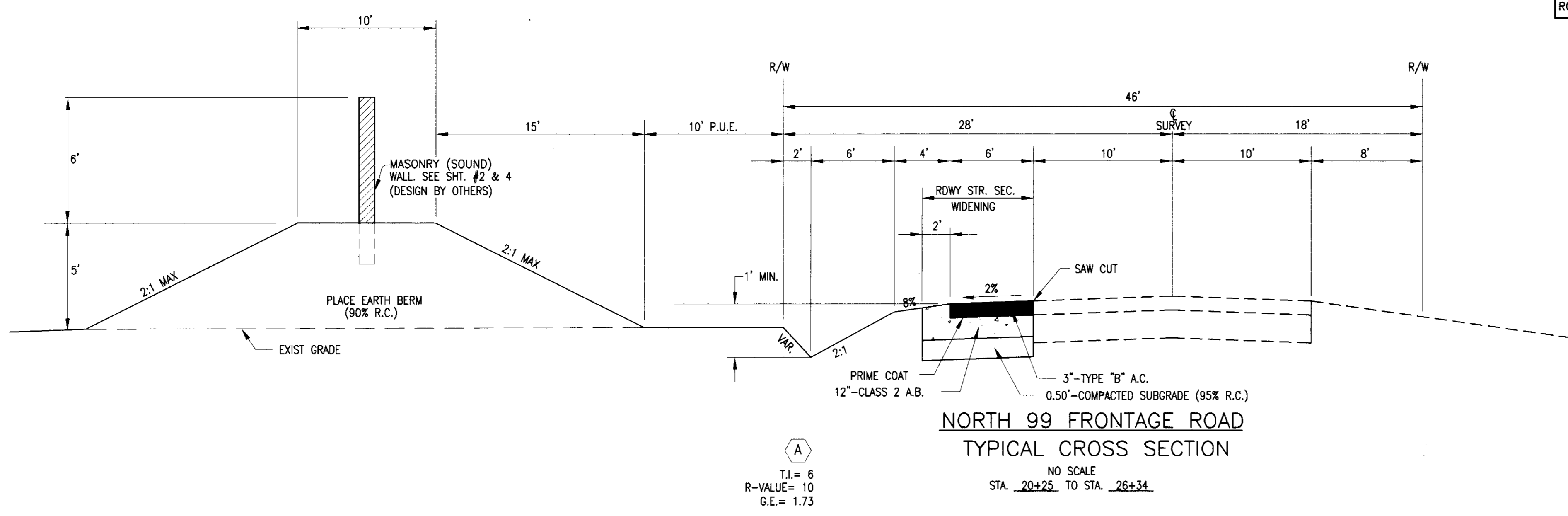
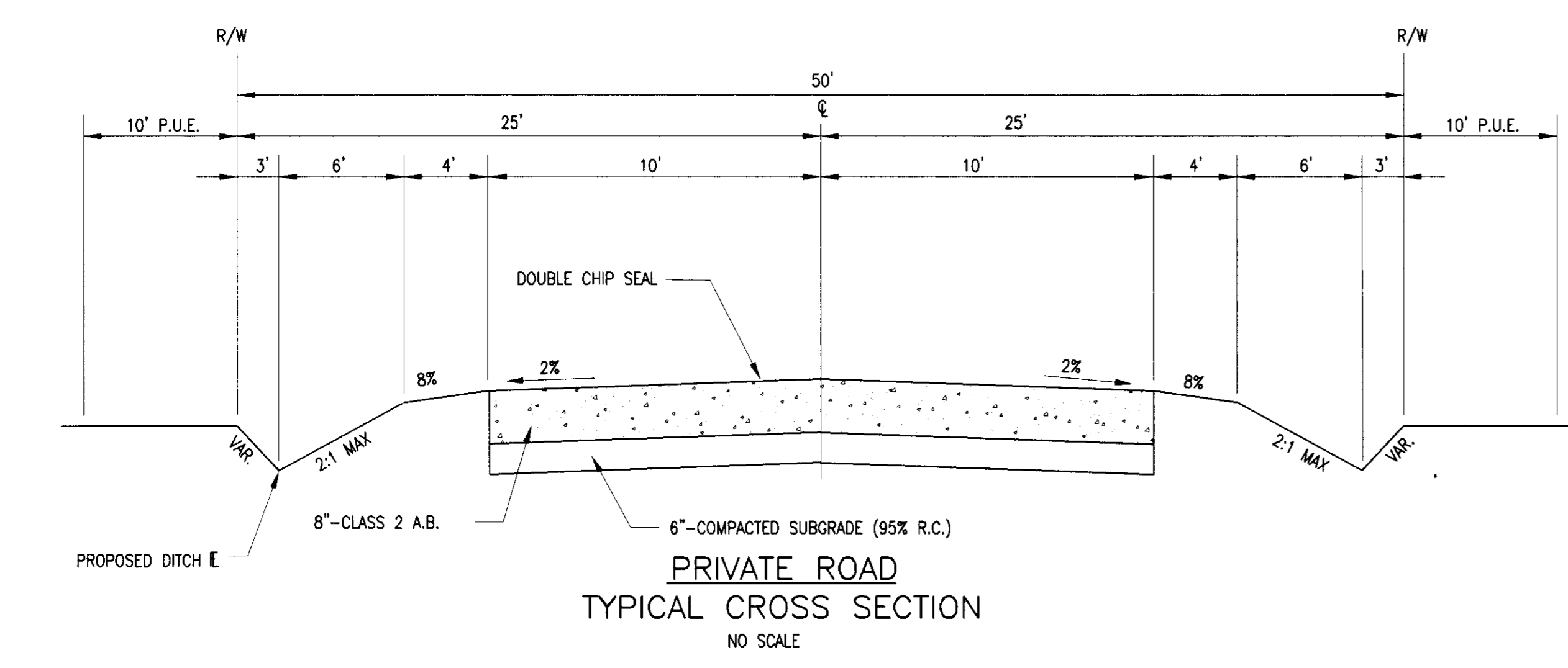
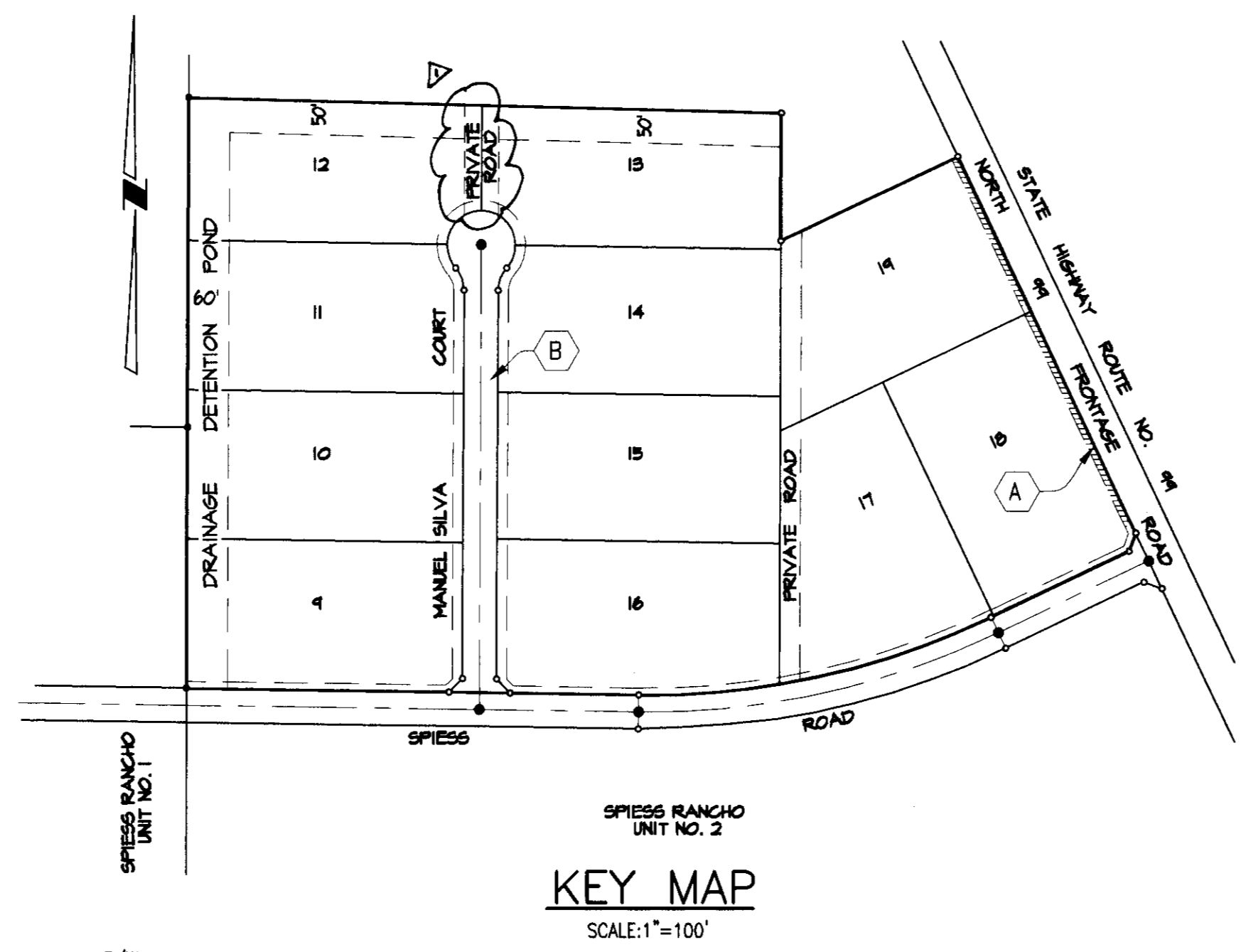
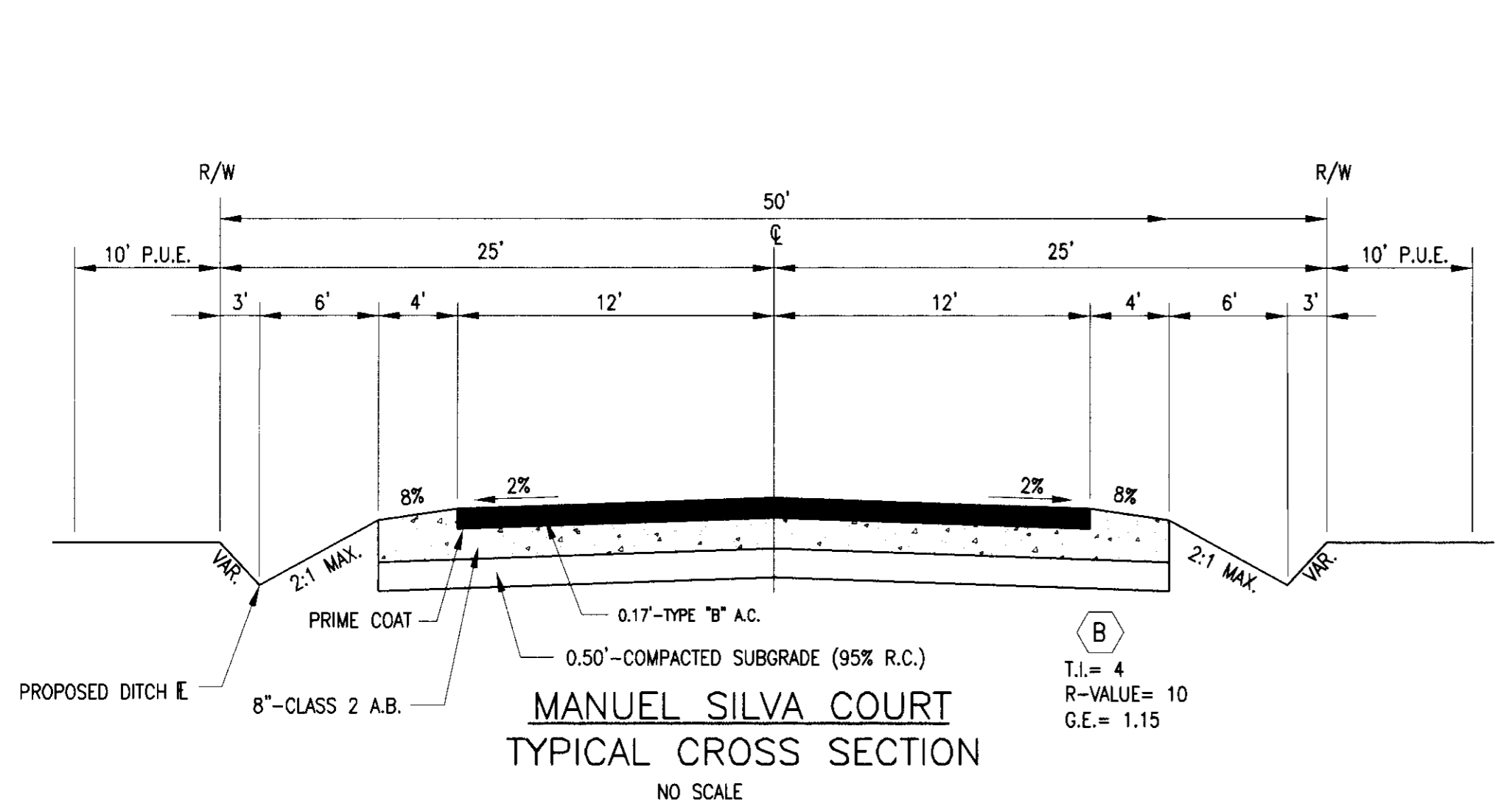
| |
|----------------------|
| JOB NO.: 99570P12 |
| DATE: |
| SCALE HORIZ.: 1"=40' |
| SCALE VERT.: 1"=2' |
| DRAWN: |
| DESIGN: |
| CHECK: |



EARNEST F. SMITH - CIVIL ENGINEER
 5355 SOLARI RANCH ROAD
 STOCKTON, CALIFORNIA 95215
 PHONE (209) 931-1375
 DATE: 5-29-01
 R.C.E. NO.: 15372
 EXP. DATE: 3-31-05
 E. F. SMITH, DESIGN ENGINEER

SPIESS RANCHO UNIT NO. 3
 SUBDIVISION IMPROVEMENTS
 MANUEL SILVA COURT

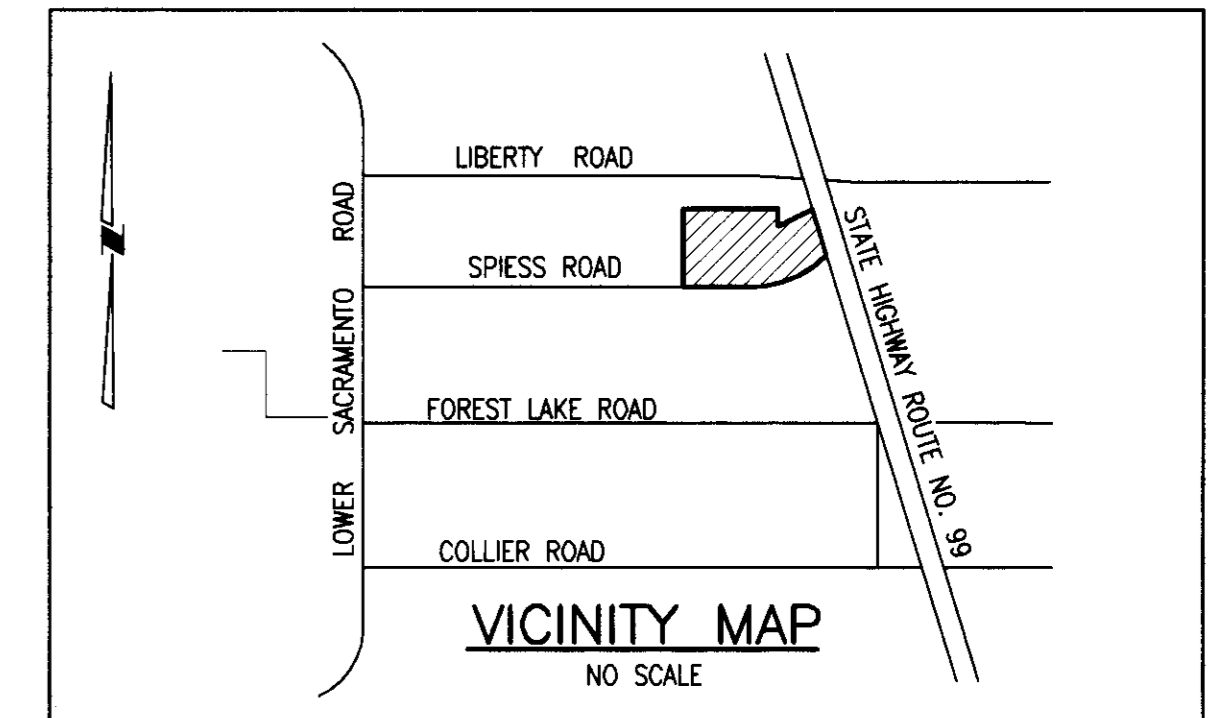
SHEET
3
 OF 5
 FILE NO. 99570P12



GENERAL NOTES:

- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY FOR ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS, SAN JOAQUIN COUNTY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- PRIOR TO PERFORMING ANY WORK WITHIN THE ROAD RIGHTS-OF-WAY OF NORTH 99 FRONTAGE ROAD WEST AND SPIESS ROAD, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
- A TRAFFIC CONTROL PLAN (TCP) SHALL BE SUBMITTED TO AND DEEMED ACCEPTABLE BY COUNTY PRIOR TO START OF WORK. THIS SHALL ADDRESS ALL PHASES OF WORK WHICH WILL IMPACT PUBLIC TRAFFIC. CONFORMANCE WITH THE TCP SHALL BE MAINTAINED AT ALL TIMES.
- A MINIMUM OF ONE 10' TRAFFIC LANE SHALL BE MAINTAINED AT ALL TIMES, WITH TRAFFIC DELAYS LIMITED TO A MAXIMUM OF 15 MINUTES. A MINIMUM OF TWO 10' TRAFFIC LANES SHALL BE MAINTAINED DURING NON-WORKING HOURS. TRAFFIC CONTROLS SHALL BE IN CONFORMANCE WITH SECTION 12 OF THE CALTRANS STANDARD SPECIFICATIONS.
- ALL TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SAN JOAQUIN COUNTY STANDARDS" AND AS SHOWN ON THE PLANS.
- ALL THE COMPACTION TESTS AND MATERIALS SAMPLING AND TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ANY CHANGES TO THE APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND CERTIFIED BY THE "CIVIL ENGINEER", AND SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION BY CALLING THE TOLL-FREE NUMBER (800) 642-2444.
- EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- CONTRACTOR SHALL NOTIFY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS 24 HOURS IN ADVANCE OF PERFORMING ANY WORK REQUIRED IN THE PLANS. PHONE (209) 468-3022.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF SAN JOAQUIN COUNTY.
- WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THE SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BACKFILLING WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION AS PER SECTION 10 OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA AND PER SAN JOAQUIN COUNTY, DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
- DRAINAGE FACILITIES SHALL BE MAINTAINED DURING PERIODS OF INCLEMENT WEATHER, AND RESTORED TO THEIR ORIGINAL CONDITIONS UPON COMPLETION OF THE WORK.
- ALL TRAFFIC DELINEATIONS (SIGNS, STRIPING, RAISED PAVEMENT MARKERS) SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UPON COMPLETION OF THE WORK.
- ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 39, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS.
- AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS.
- LIQUID ASPHALT (PRIME COAT) SHALL CONFORM TO THE REQUIREMENTS IN SECTIONS 39, "ASPHALT CONCRETE," AND 93, "LIQUID ASPHALTS," OF THE STANDARD SPECIFICATIONS.
- THE COUNTY OF SAN JOAQUIN, BOARD OF SUPERVISORS, THE DIRECTOR, OR HIS REPRESENTATIVES, SHALL NOT BE ANSWERABLE OR ACCOUNTABLE IN ANY MANNER FOR ANY LOSS OR DAMAGE THAT MAY HAPPEN TO THE WORK, OR ANY PART THEREOF, OR TO ANY ARTICLES OR MATERIALS USED, IN PERFORMING THE WORK, OR FOR DAMAGE OF ANY PROPERTY THAT MAY OCCUR IN THE PROSECUTION OF THE WORK. THE CONTRACTOR SHALL HAVE COMPLETE RESPONSIBILITY FOR THE SAFETY OF THE PUBLIC AND OF PROPERTY APPERTAINING TO HIS OPERATION, AND HE SHALL INDEMNIFY AND SAVE HARMLESS THE COUNTY OF SAN JOAQUIN, THE BOARD OF SUPERVISORS, THE DIRECTOR, OR HIS REPRESENTATIVES, FROM ALL CLAIMS, COSTS, SUITS OR ACTIONS RESULTING, OR CLAIMED TO HAVE RESULTED, FROM INJURIES OR DAMAGES ARISING OUT OF, OR IN CONNECTION WITH, THE OPERATIONS OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROCURE AND SHALL MAINTAIN, DURING THE LIFE OF THE CONTRACT, CONTRACTOR'S PUBLIC LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN \$500,000.00 FOR INJURIES, INCLUDING ACCIDENTAL DEATH, TO ANY ONE PERSON, AND SUBJECT TO THE SAME LIMIT FOR EACH PERSON, IN AN AMOUNT NOT LESS THAN \$1,000,000.00 ON ACCOUNT OF ONE ACCIDENT, AND CONTRACTOR'S PROPERTY DAMAGE INSURANCE IN AN AMOUNT NOT LESS THAN \$500,000.00. THE CONTRACTOR SHALL ALSO SECURE INSURANCE COVERING OWNED, HIRED, OR NON-OWNED VEHICLES. THE LIMITS OF WHICH SHALL BE EQUAL TO THE LIMITS SPECIFIED ABOVE FOR PUBLIC LIABILITY AND PROPERTY DAMAGE.
- THE COMPLETED PROJECT, INCLUDING ALL WORK, MATERIALS, DEVICES AND EQUIPMENT, SHALL BE GUARANTEED BY THE DEVELOPER AGAINST FAULTY WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE DIRECTOR OF PUBLIC WORKS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENTS INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, DEVICES, PLANT AND OTHER ITEMS OF WORK NECESSARY. TO SECURE THIS GUARANTEE, A BOND OR OTHER SECURITY SHALL BE PROVIDED IN THE AMOUNT OF 20% OF THE VALUE OF THE WORK ESTIMATED BY THE ENGINEER. SAID BOND SHALL CONTINUE IN FULL FORCE AND EFFECT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FORMAL ACCEPTANCE OF THE WORK BY THE DIRECTOR OF PUBLIC WORKS.

NOTES:
NO RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED UNLESS THE BUILDING PLANS INCLUDE CLASS C ROOFING MATERIAL, RESIDENTIAL SPRINKLER SYSTEM, AND RESPECT A MAXIMUM 150 FOOT BUILDING SETBACK FROM A COUNTY MAINTAINED ROAD, EXCEPT FOR LOT 19 WHICH SHALL BE SERVED BY A COUNTY APPROVED FIRE ACCESS ROAD.



UTILITY SERVICES PROVIDED BY:

- STORM DRAINAGE: SAN JOAQUIN COUNTY SERVICE AREA NO. 29
- STREET LIGHTING: SAN JOAQUIN COUNTY SERVICE AREA NO. 49
- ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
- NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
- TELEPHONE: PACIFIC BELL
- SEWER: SEPTIC TANKS
- WATER: PRIVATE WELLS

SHEET INDEX:

| SHEET NO. | TITLE |
|-----------|-------------------------|
| 1 | TITLE SHEET |
| 2 | FRONTAGE ROAD |
| 3 | MANUEL SILVA COURT |
| 4 | GRADING PLAN |
| 5 | S.J. CO. STANDARD PLANS |

C-1

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

APPROVED: Gabriel Karam 5/22/01
SENIOR CIVIL ENGINEER DATE
R.C.E. NO.: 33172 EXP. DATE: 6/30/02

Manuel Lopez 5/30/01
DIRECTOR OF PUBLIC WORKS DATE
COUNTY OF SAN JOAQUIN

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------------------|------|----|
| 1 | Delete Private Road | | |
| 2 | Drainage Plan by Others | | |

BENCH MARK: ELEV.: 47.12

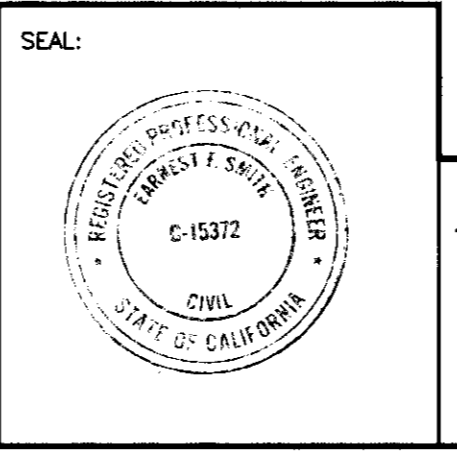
DESCRIPTION:
CENTERLINE MONUMENT ON
SPIESS ROAD, 229.70' EAST
OF MANUEL SILVA COURT

APPROVED BY:
SAN JOAQUIN COUNTY FIRE PREVENTION

Steve Dalton 4-24-01 DATE: 4-24-01
SIGNATURE

APPROVED BY:
SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES

Steve Dalton 5-17-01 DATE: 5-17-01
SIGNATURE



EARNEST F. SMITH-CIVIL ENGINEER
5355 SOLARI RANCH ROAD
STOCKTON, CALIFORNIA 95215
PHONE (209) 931-1375

E.F. Smith
DATE: 4-20-01
R.C.E. NO.: 15372
EXP. DATE: 3-31-02

SPIESS RANCHO, UNIT NO. 3
SUBDIVISION IMPROVEMENTS

TITLE SHEET

SHEET **1**
OF 5
FILE NO.: 99570P10

SU 3609