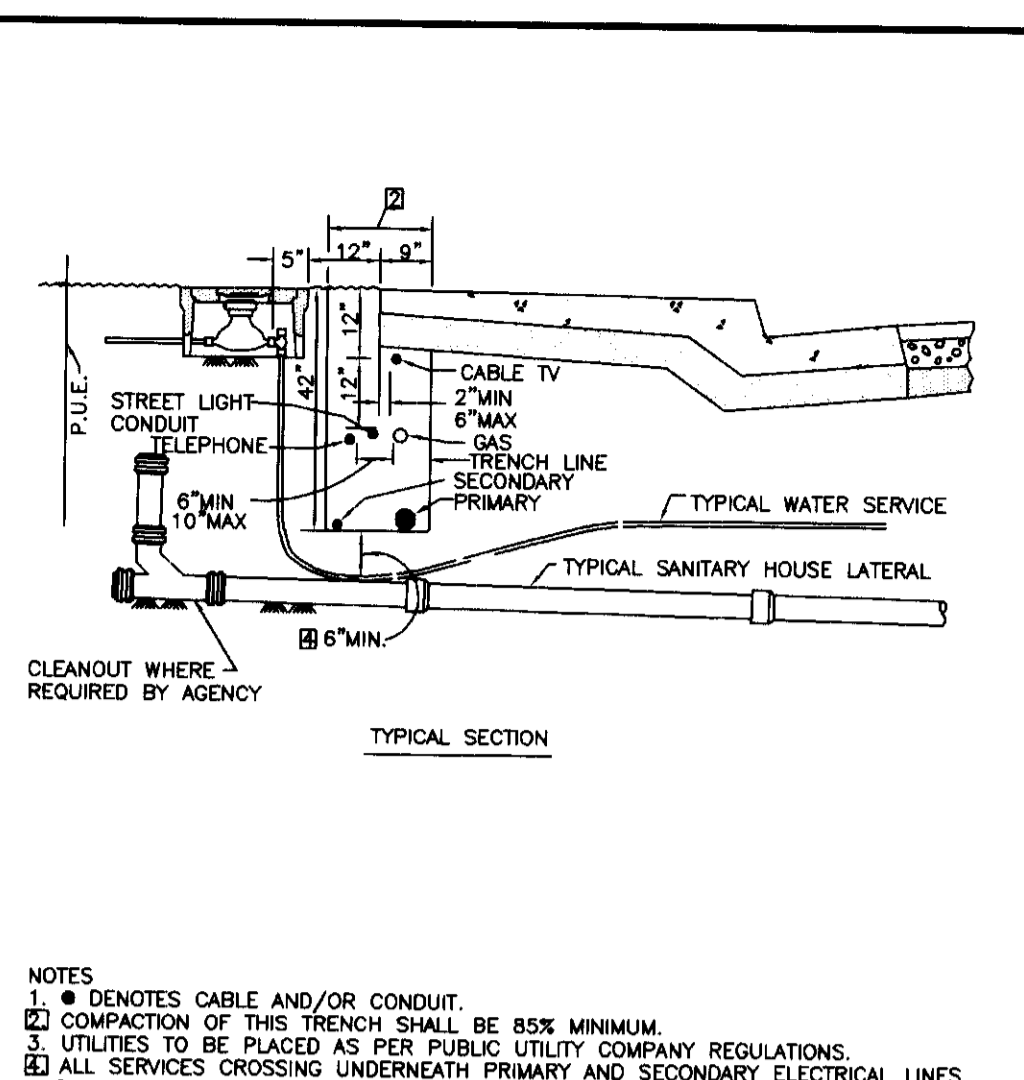


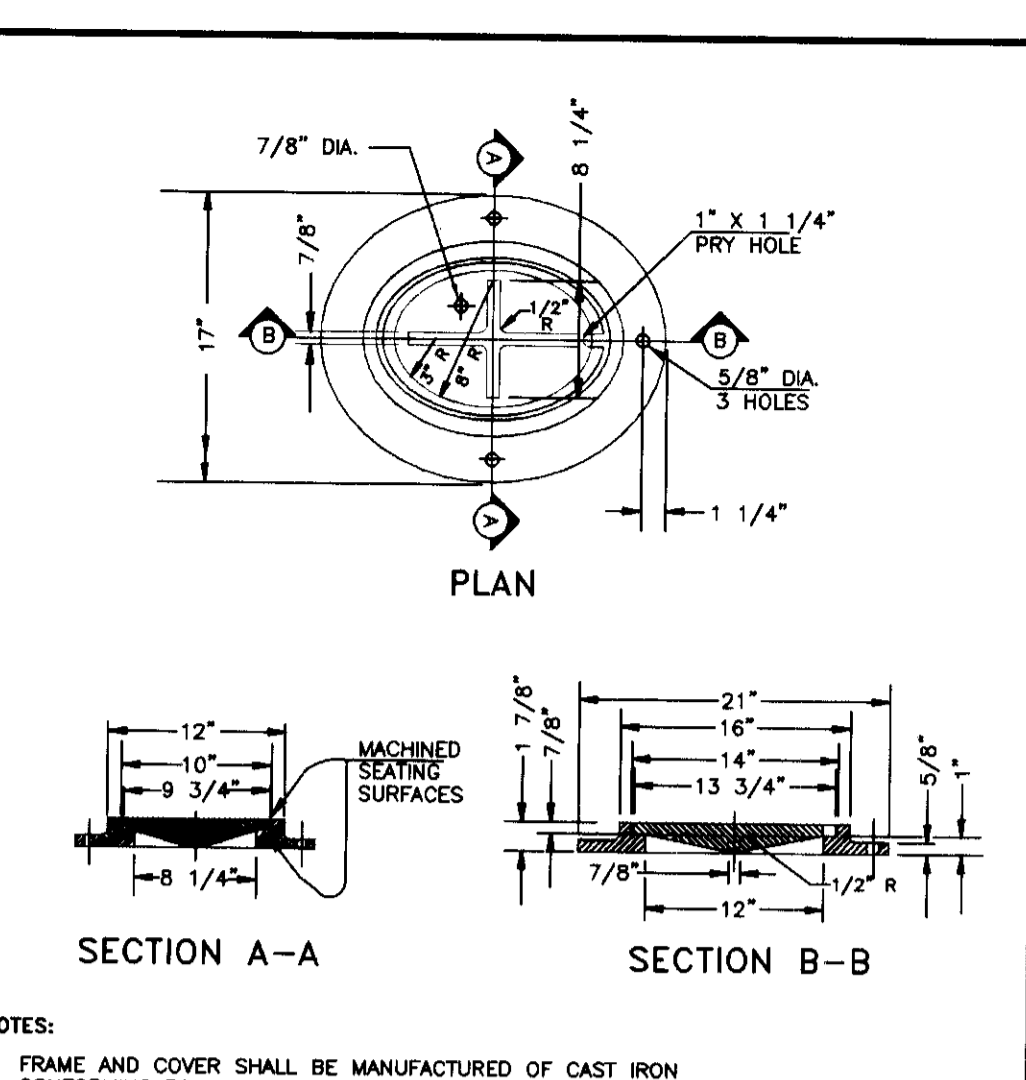
- NOTES:
1. FRAME AND COVER SHALL BE MANUFACTURED OF CAST IRON CONFORMING TO ASTM A-48-CLASS 30.
 2. FRAME AND COVER SHALL BE HS20-44 RATED.
 3. FRAME SHALL WEIGH 140 LBS. MINIMUM. COVER SHALL WEIGH 130 LBS. MINIMUM.
 4. FRAME AND COVER SHALL BE COATED WITH BITUMINOUS MATERIAL CONFORMING TO A.W.W.A. C203.
 5. COUNTRY OF ORIGIN AND MANUFACTURER SHALL BE CAST INTO FRAME AND COVER.

REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		MAINTENANCE HOLE FRAME AND COVER	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



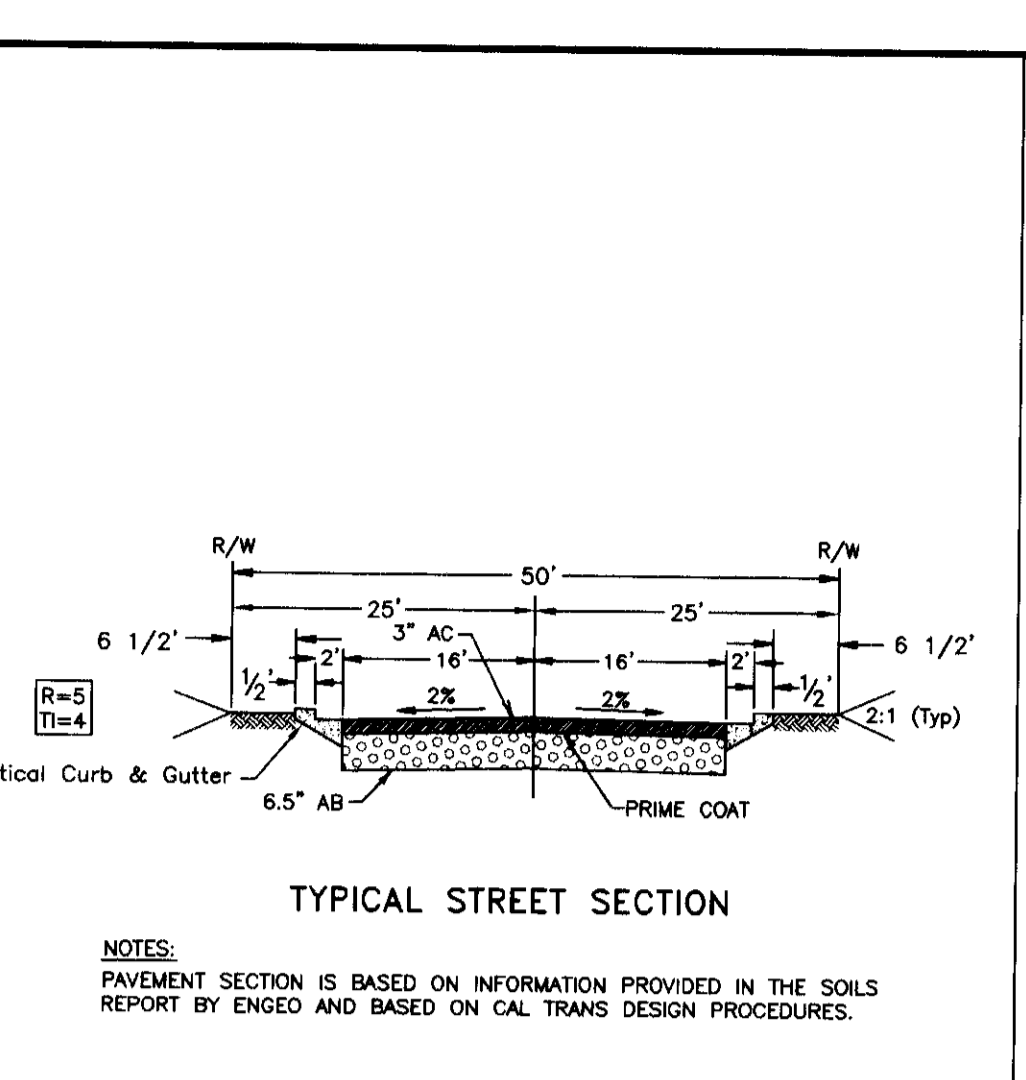
- NOTES:
1. ● DENOTES CABLE AND/OR CONDUIT.
 2. COMPACTON OF THIS TRENCH SHALL BE 85% MINIMUM.
 3. UTILITIES TO BE PLACED AS PER PUBLIC UTILITY COMPANY REGULATIONS.
 4. ALL SERVICES CROSSING UNDERNEATH PRIMARY AND SECONDARY ELECTRICAL LINES SHALL HAVE A MINIMUM 6" CLEARANCE. ELECTRICAL LINES SHALL HAVE A MINIMUM OF 12" CLEARANCE IF PLACED BELOW SERVICE LATERALS.
 5. WATER SERVICE AND SANITARY SERVICE SHALL HAVE A LATERAL CLEARANCE OF 30" MINIMUM.
 6. THE LOCATION OF THE TRENCH SHALL CONFORM TO AGENCY REQUIREMENTS.

REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		UNDERGROUND UTILITY LOCATIONS	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



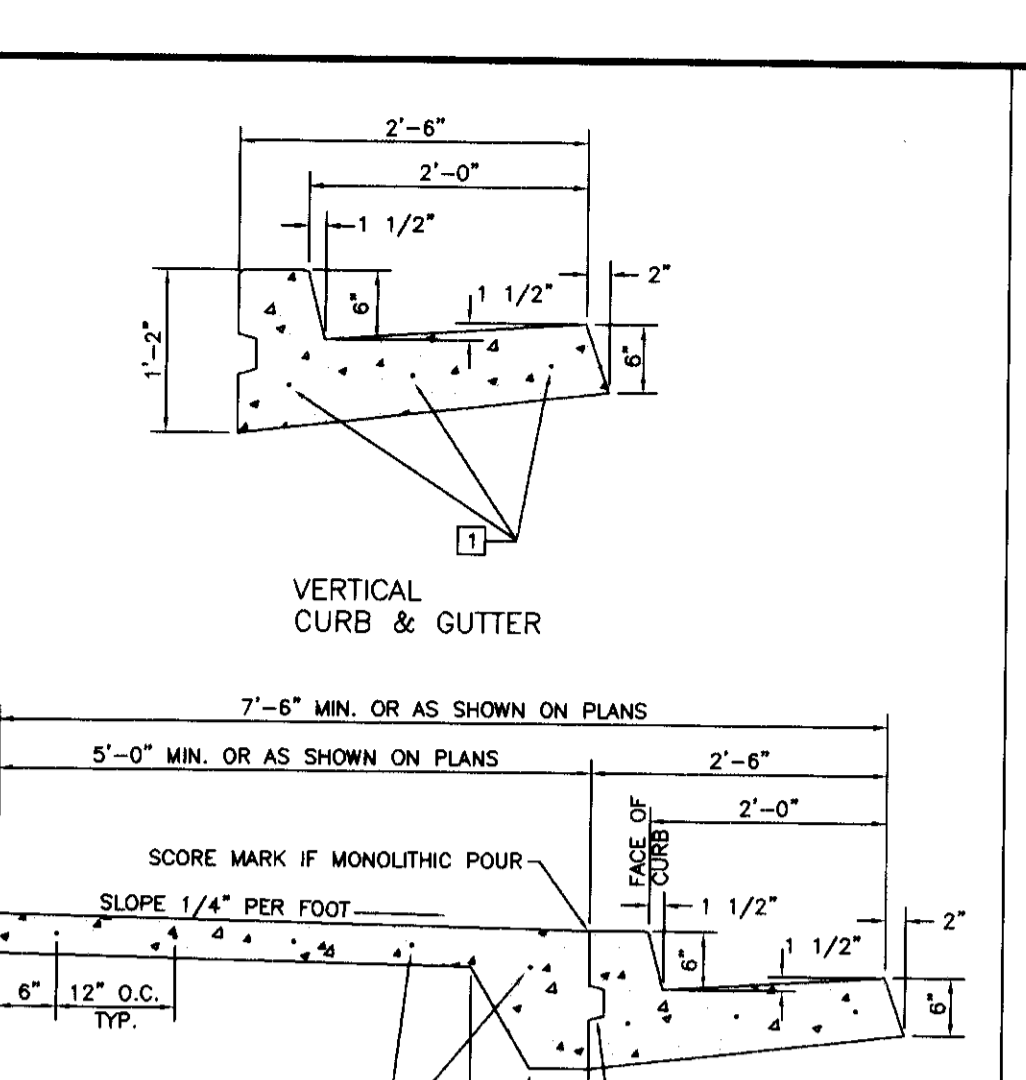
- NOTES:
1. FRAME AND COVER SHALL BE MANUFACTURED OF CAST IRON CONFORMING TO ASTM A-48-CLASS 30.
 2. FRAME AND COVER SHALL BE HS20-44 RATED.
 3. FRAME SHALL WEIGH APPROX. 45 LBS.
 4. COVER SHALL WEIGH APPROX. 25 LBS.
 5. FRAME AND COVER SHALL BE COATED WITH BITUMINOUS MATERIAL CONFORMING TO A.W.W.A. C203.
 6. COUNTRY OF ORIGIN AND MANUFACTURER SHALL BE CAST INTO FRAME AND COVER.

REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		LAMP HOLE FRAME & COVER	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



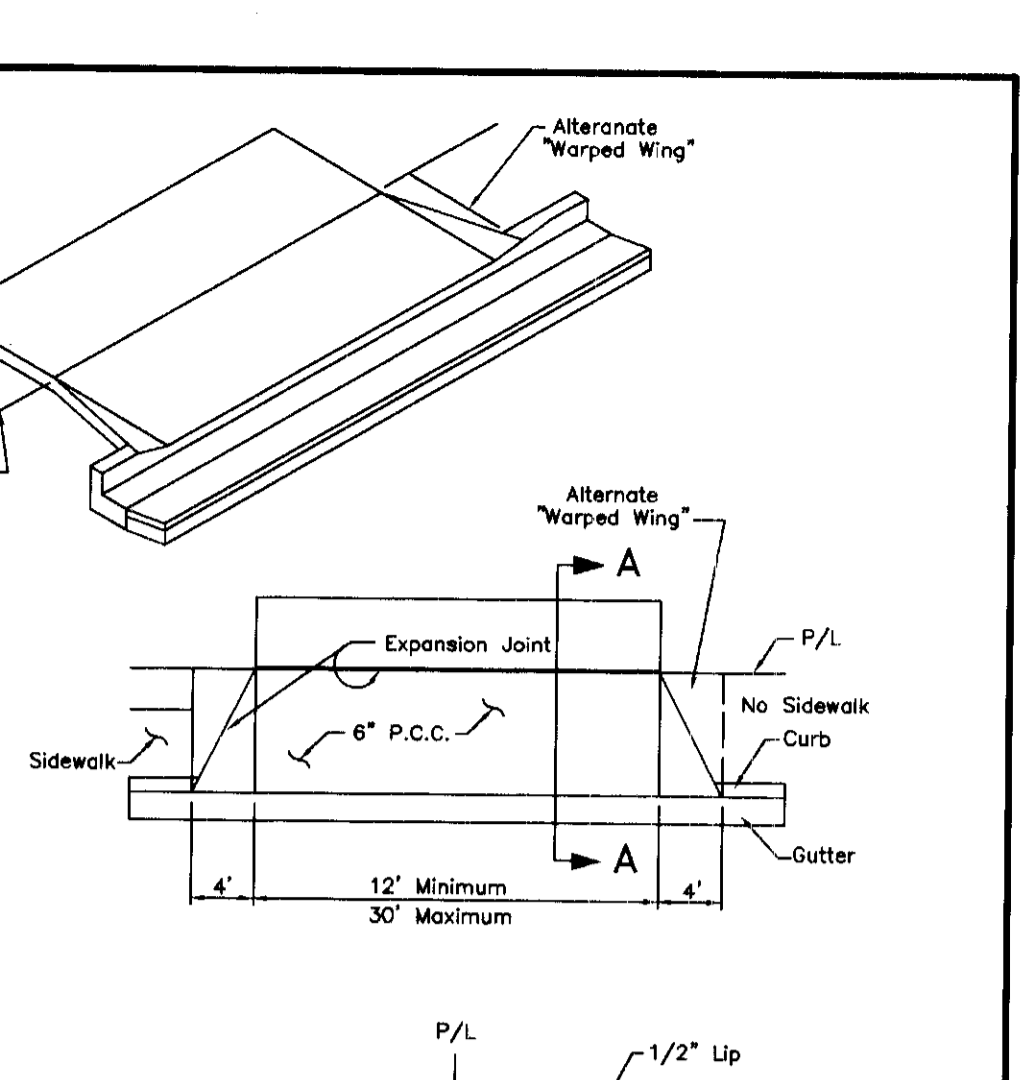
- NOTES:
- PAVEMENT SECTION IS BASED ON INFORMATION PROVIDED IN THE SOILS REPORT BY ENGEO AND BASED ON CAL TRANS DESIGN PROCEDURES.

REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		TYPICAL STREET SECTION	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



- NOTES:
1. 5/8" x 24" LONG STEEL DOWELS, GREASED AND WRAPPED ONE SIDE THROUGH ALL EXPANSION AND COLD JOINTS.

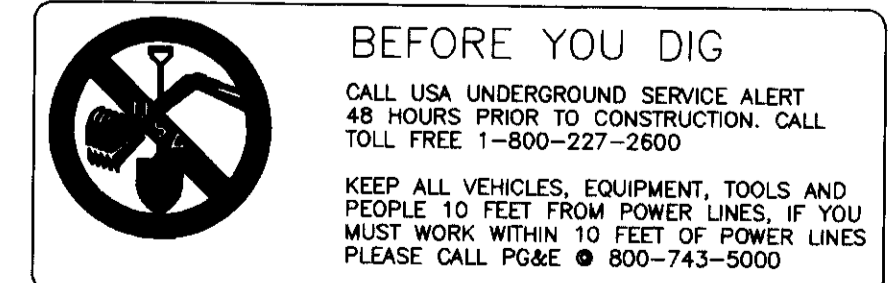
REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		VERTICAL CURB, GUTTER & SIDEWALK	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



- NOTES:
1. Driveway to be located entirely within the frontage of lot served.
 2. Minimum 3' of vertical curb between adjacent driveways.

REVISION	DATE	COUNTY WIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
		TYPICAL RESIDENCE DRIVEWAY AT VERTICAL CURB & GUTTER	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

S:\2005\0559\IMPROVEMENTS\SHEET 15.dwg Oct 17, 2005



RECORD DRAWING
 Corrections By: *[Signature]*
 No Changes By: *[Signature]*
 Date: 1-26-07
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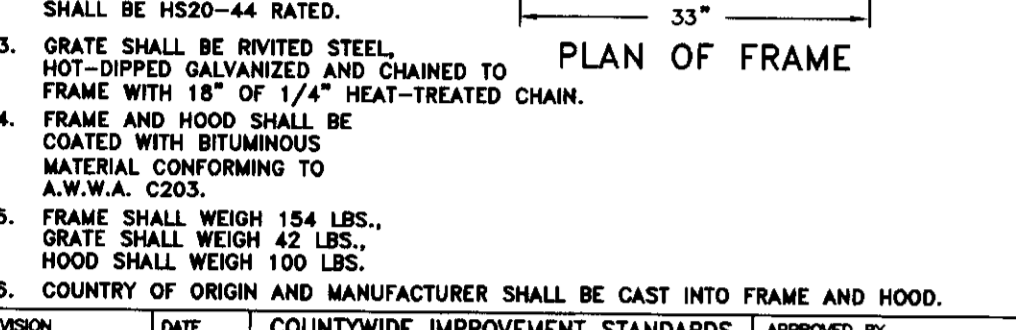
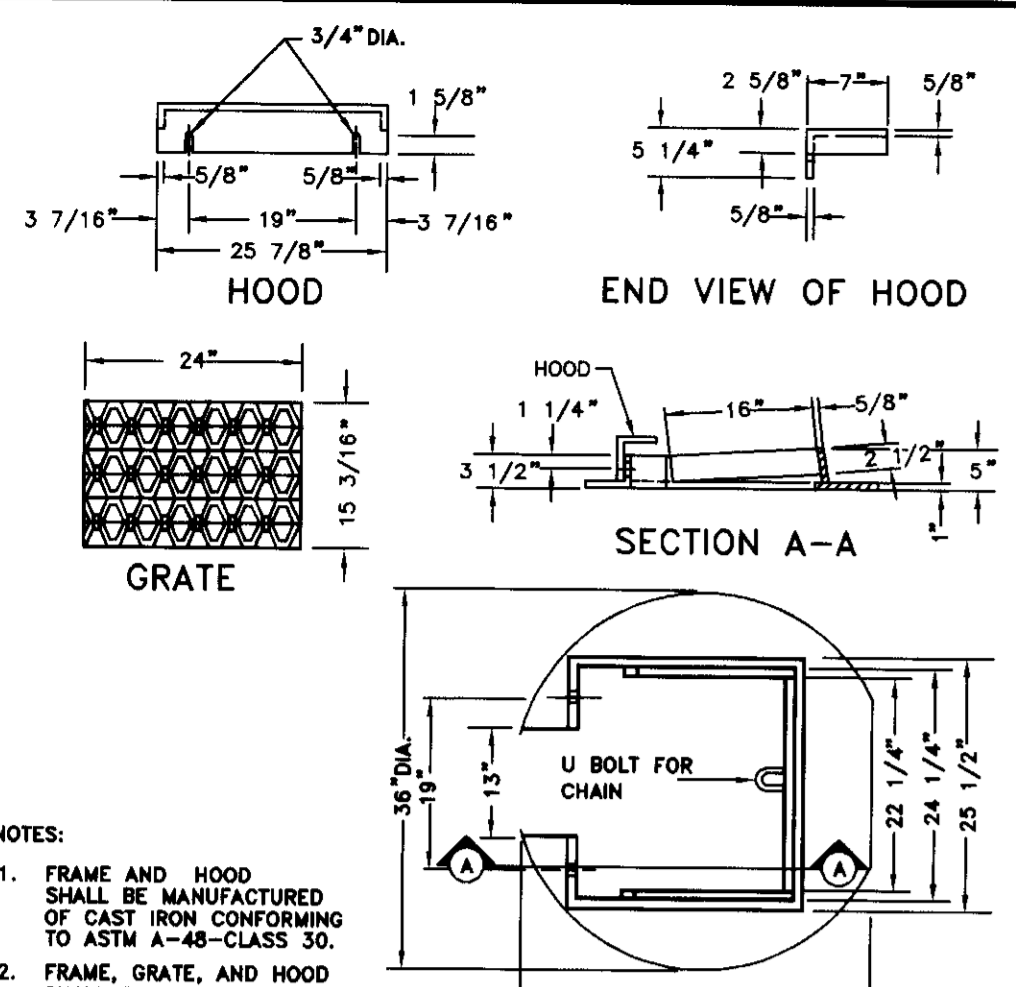
DILLON & MURPHY
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 1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

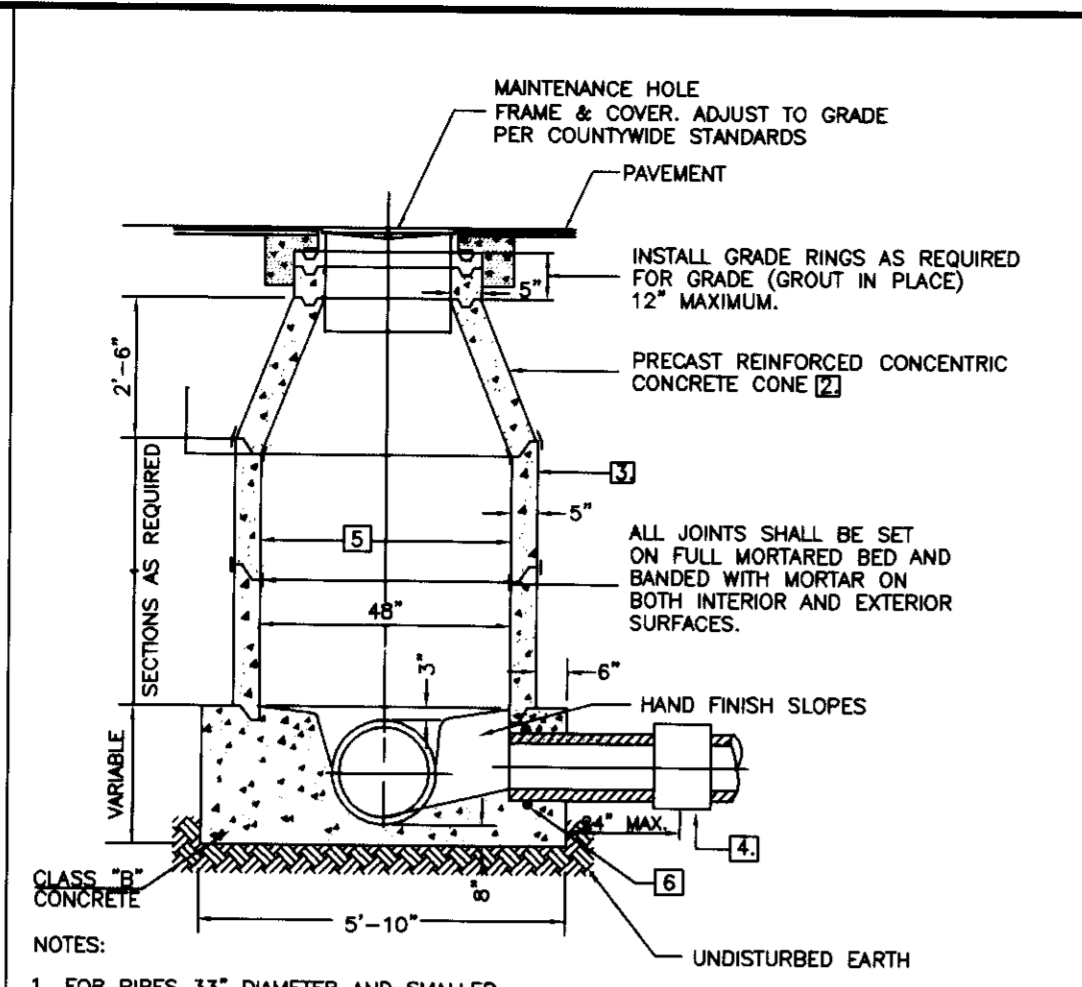
SAN JOAQUIN COUNTY STANDARD PLANS AND TYPICAL STREET SECTION

JUNE, 2005
 SAN JOAQUIN COUNTY, CALIFORNIA

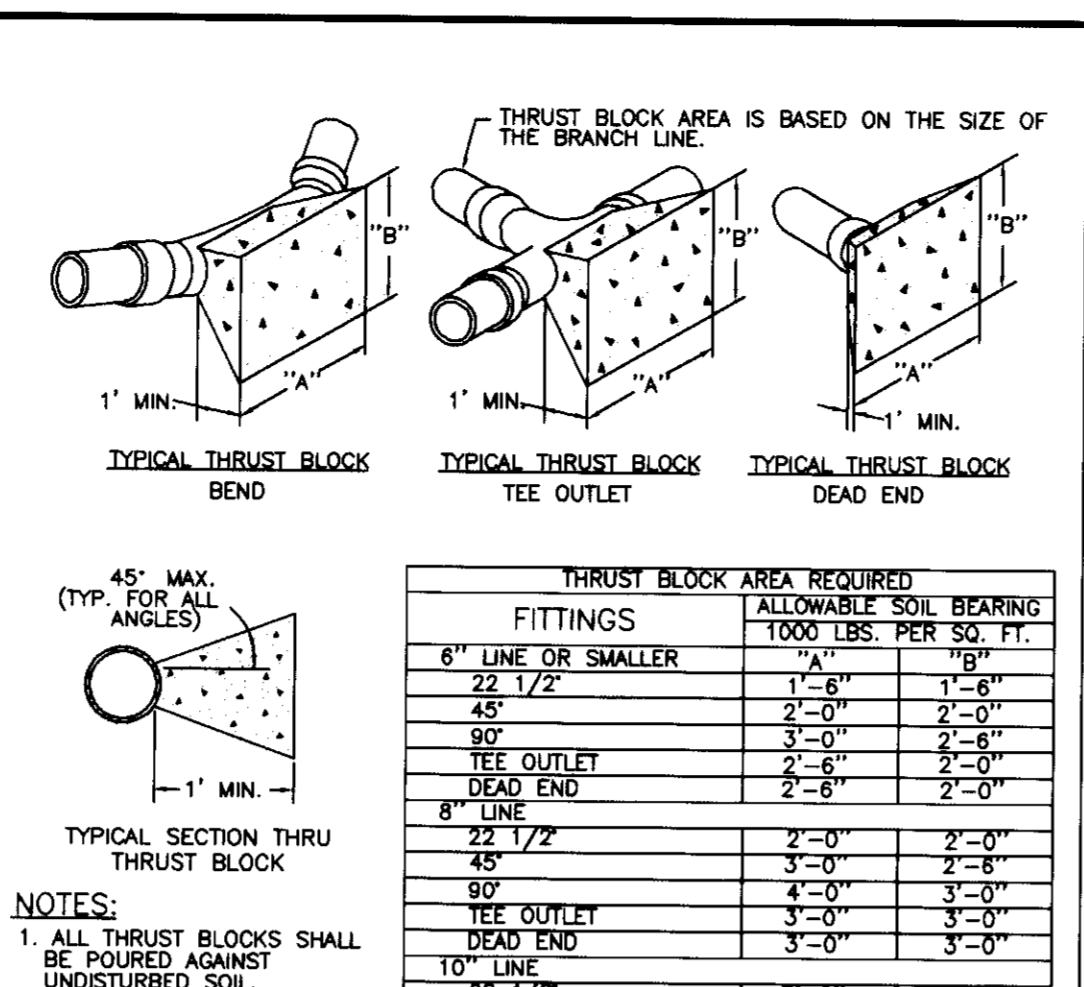
REV. NO.	DESCRIPTION	DATE	SCALE: N.T.S.	BENCH MARK: _____ EL: _____	SHEET
					15
					OF 15 SHEETS
					JOB NO. 0559



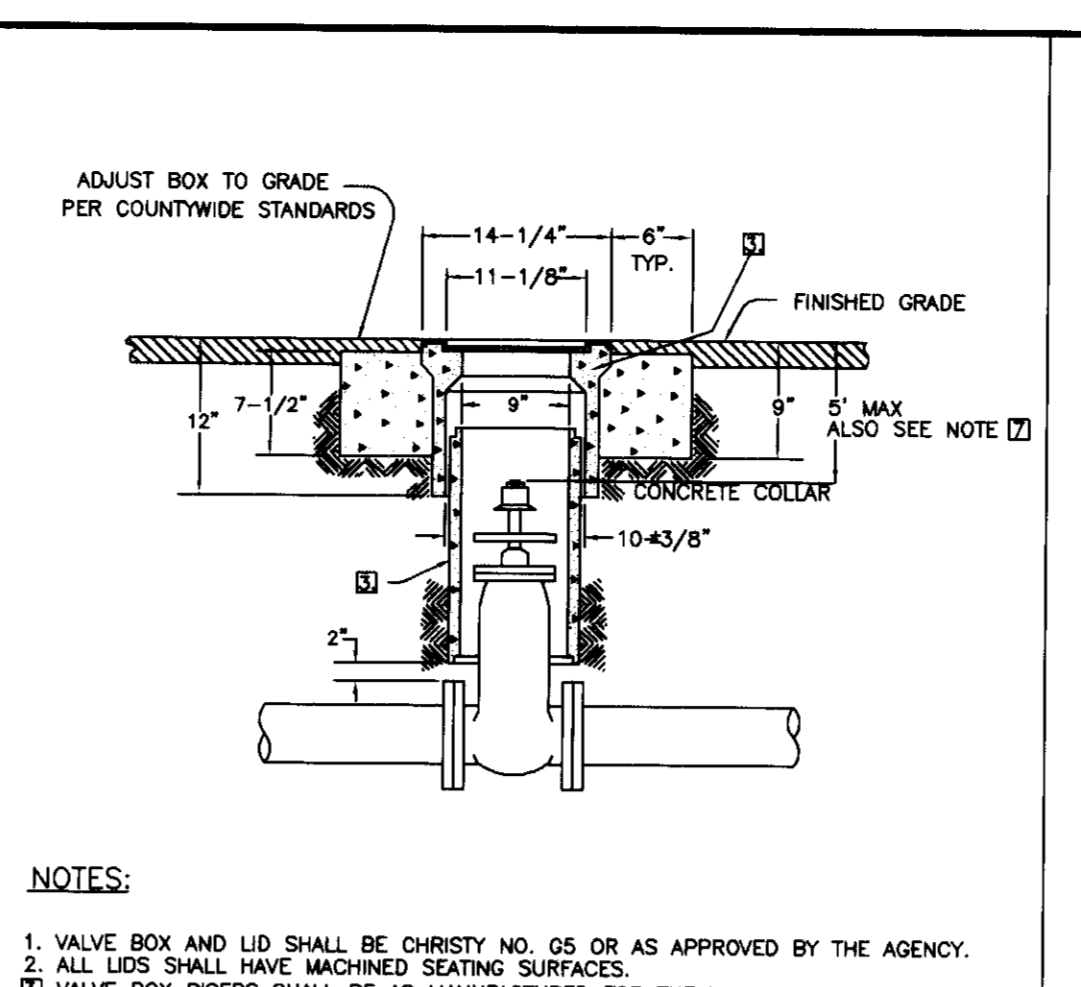
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		FRAME AND HOOD SHALL BE MANUFACTURED OF CAST IRON CONFORMING TO ASTM A-4 CLASS 30.	
2		FRAME, GRATE, AND HOOD SHALL BE HS20-44 RATED.	
3		GRATE SHALL BE RIVETED STEEL, HOT-DIPPED GALVANIZED AND CHAINED TO FRAME WITH 1/4\"/>	



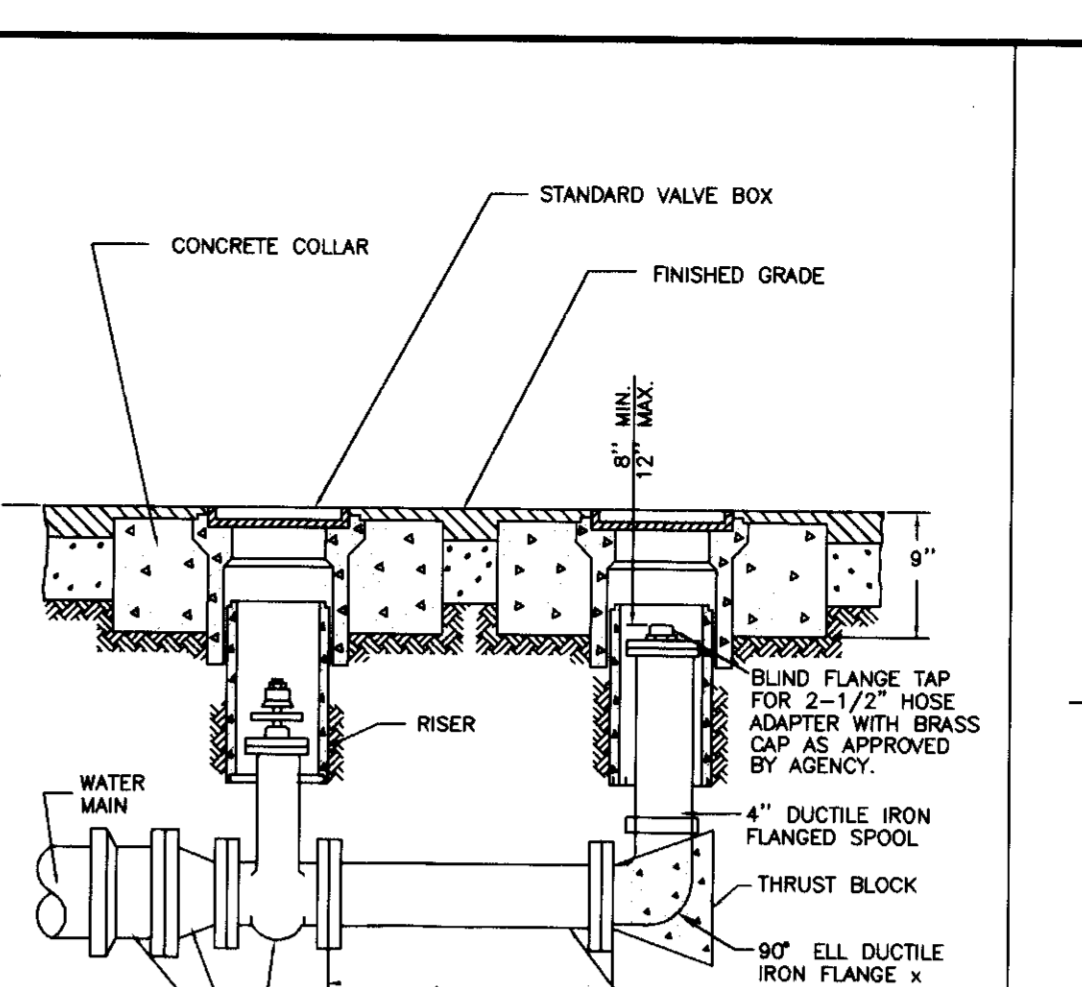
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		FOR PIPES 33\"/>	



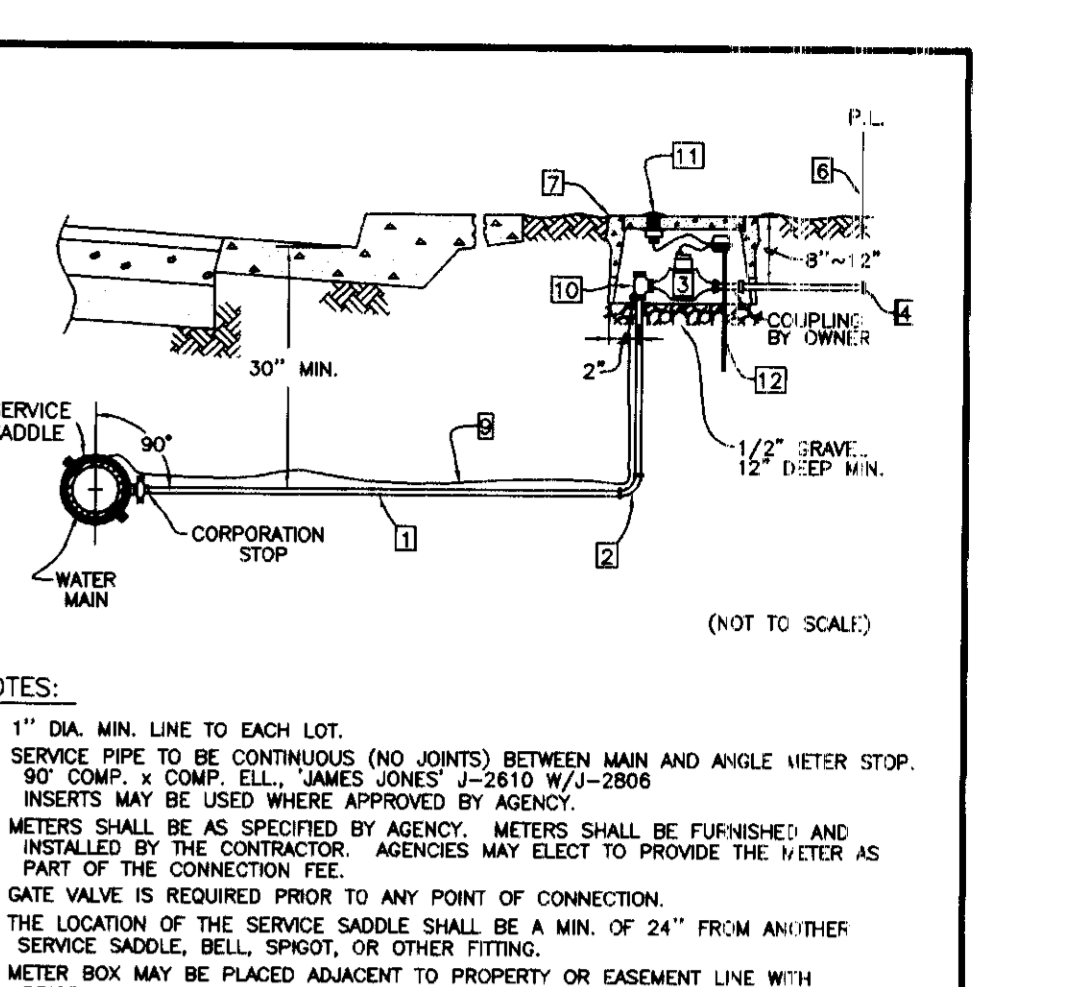
FITTINGS	ALLOWABLE SOIL BEARING 1000 LBS. PER SQ. FT.	
	1\"/>	
6\"/>		
22 1/2\"/>		
45\"/>		
90\"/>		
TEE OUTLET	3'-0"	3'-0"
TEE OUTLET	2'-0"	2'-0"
TEE OUTLET	4'-0"	3'-8"
TEE OUTLET	4'-0"	3'-6"
12\"/>		
22 1/2\"/>		
45\"/>		
TEE OUTLET	4'-0"	4'-0"
TEE OUTLET	7'-0"	4'-0"
TEE OUTLET	6'-0"	4'-0"
TEE OUTLET	5'-0"	4'-0"



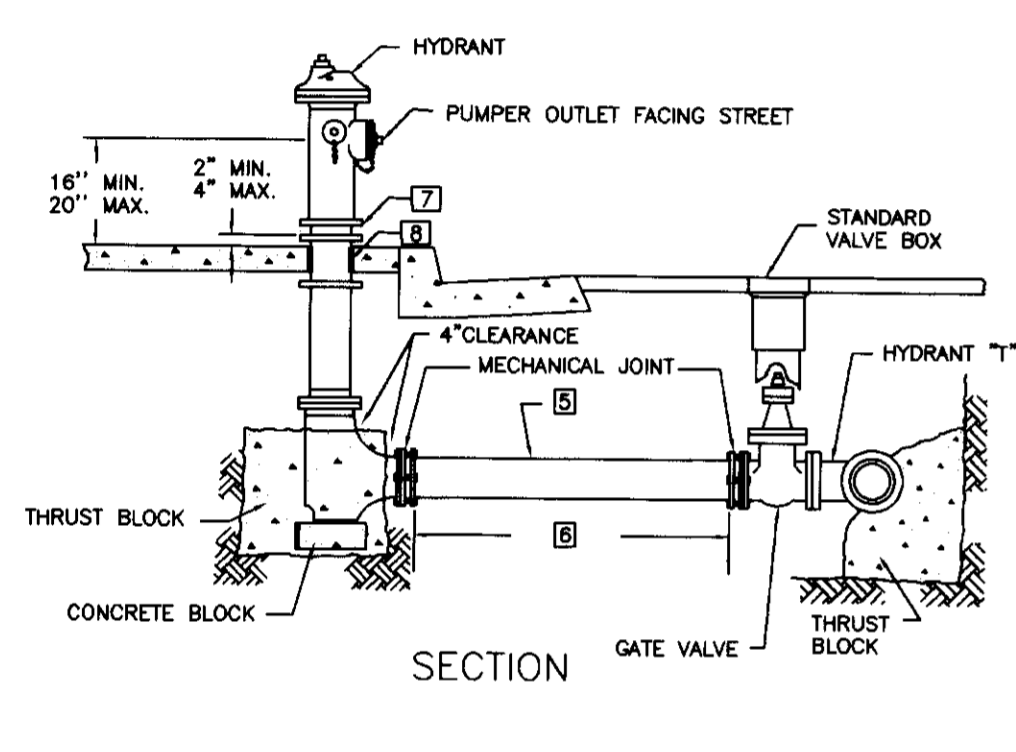
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		VALVE BOX AND LID SHALL BE CHRYSTY NO. 05 OR AS APPROVED BY THE AGENCY.	
2		ALL LIDS SHALL HAVE MACHINED SEATING SURFACES.	
3		VALVE BOX RISERS SHALL BE AS MANUFACTURED FOR THE VALVE BOX SUPPLIED.	
4		VALVE BOX RISER TO BE ONE CONTINUOUS PIECE AND CENTERED ON VALVE. SHOULD BE RISER OR 8\"/>	



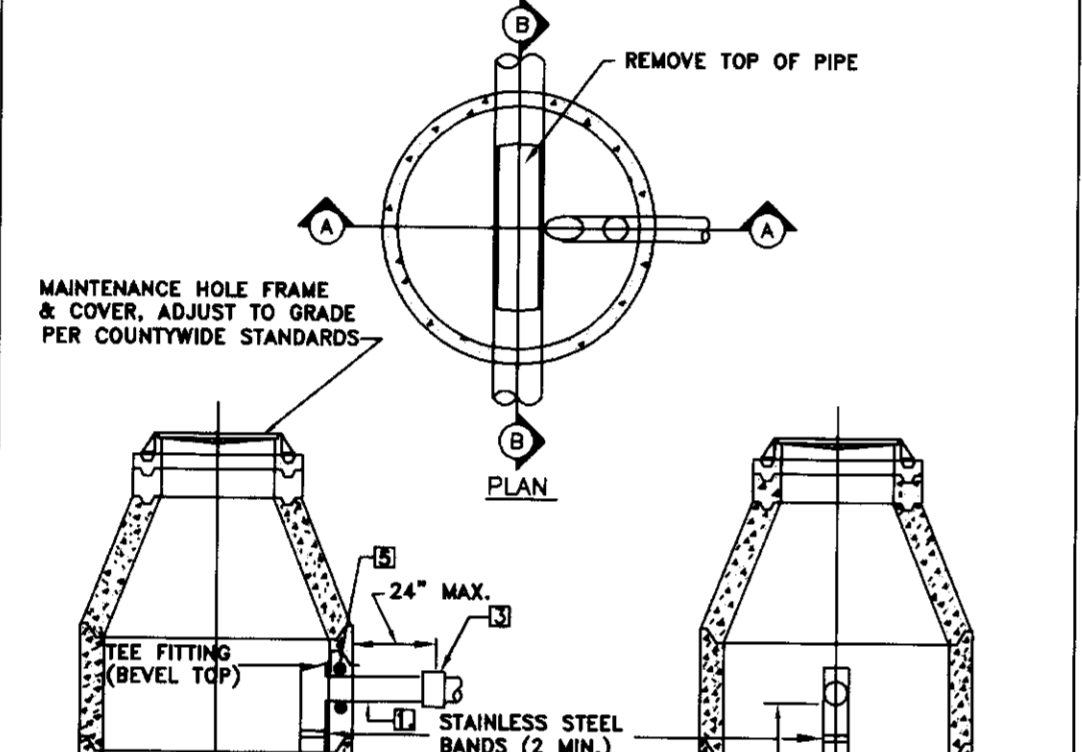
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		1\"/>	



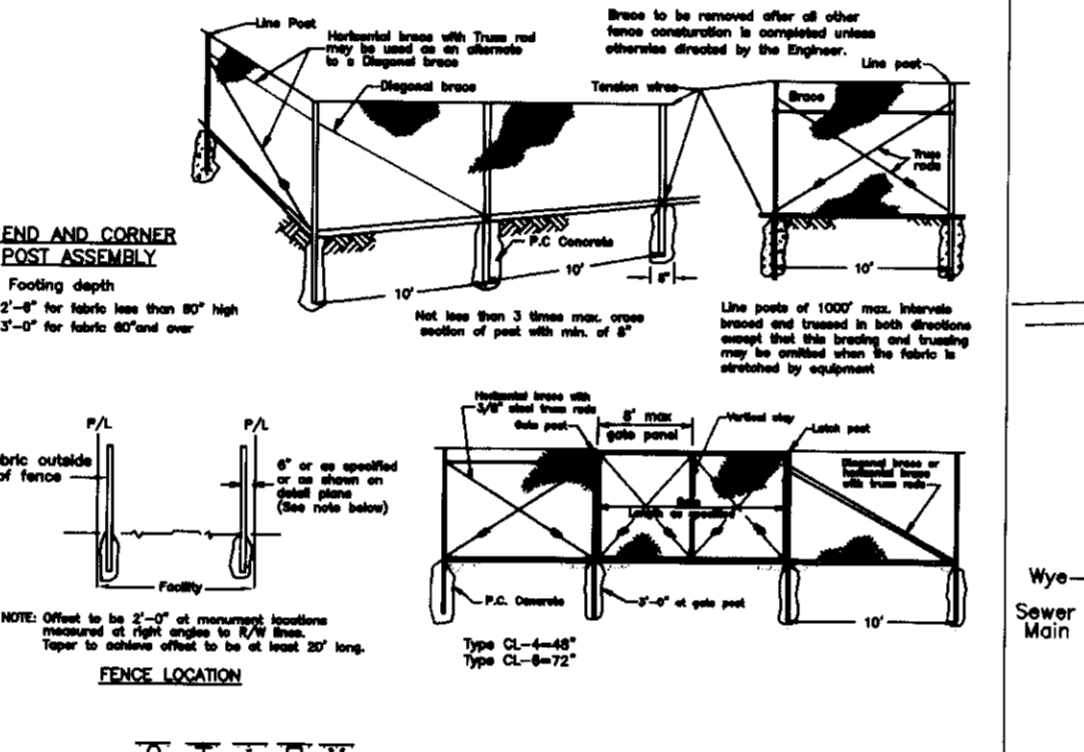
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		1\"/>	



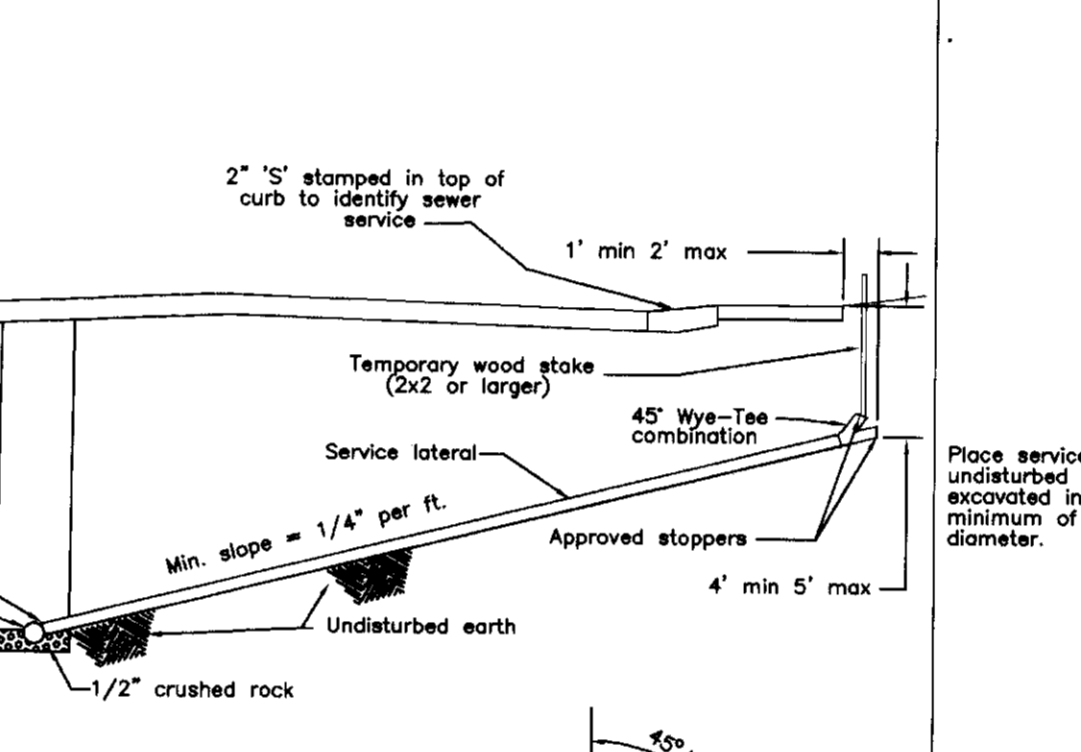
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		HYDRANT MODEL TO BE APPROVED BY AGENCY.	
2		SEE STANDARDS FOR LOCATION OF HYDRANT.	
3		HYDRANTS SHALL BE CLEAN AND FREE OF CONCRETE.	
4		HYDRANTS SHALL BE PAINTED YELLOW, IN ACCORDANCE WITH AGENCY STANDARDS.	
5		6\"/>	



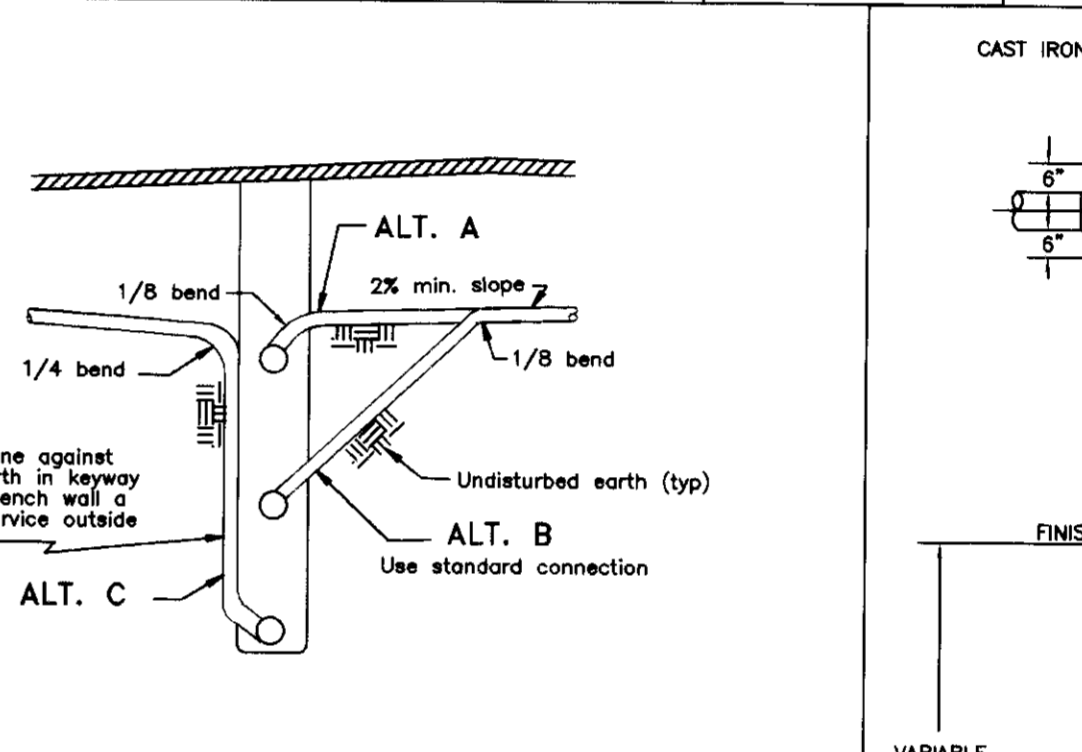
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		8\"/>	



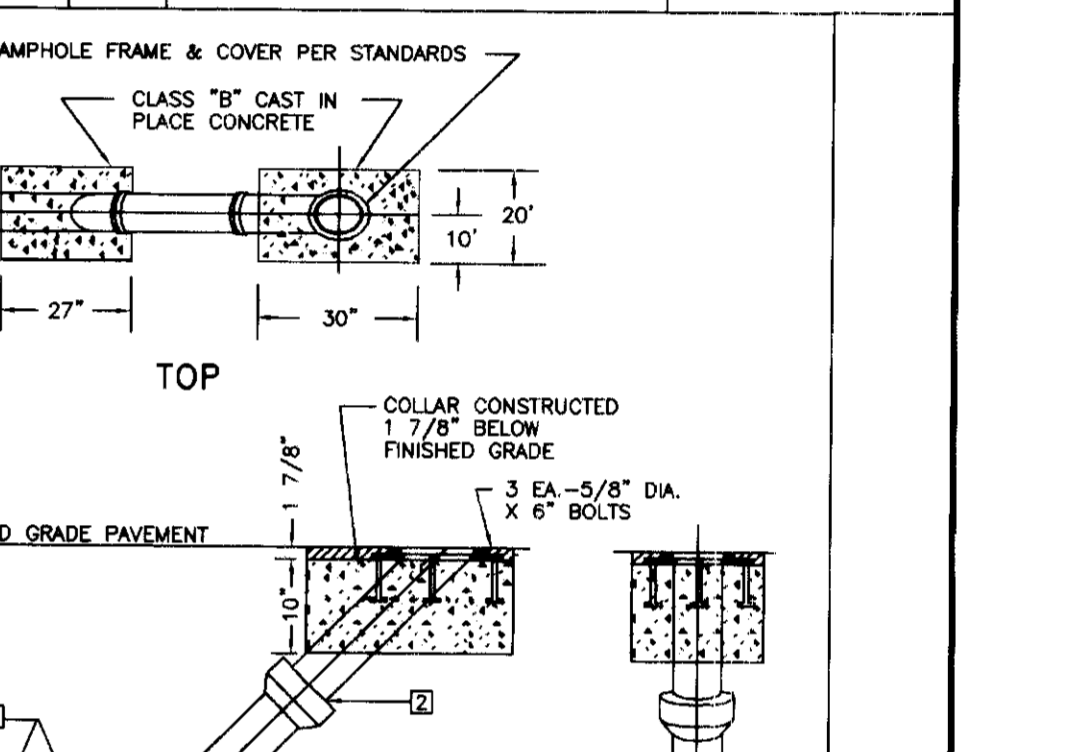
TYPICAL MEMBER DIMENSIONS (See Notes)		GATE POST	
Height	Top Flange	Post Height	Post Weight
4'-0"	1'-0"	4'-0"	4.80
4'-6"	1'-0"	4'-6"	10.70
5'-0"	1'-0"	5'-0"	14.80
5'-6"	1'-0"	5'-6"	18.90
6'-0"	1'-0"	6'-0"	23.00



REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		All services shall be 4\"/>	



REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		6\"/>	



REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		LAMPHOLE MAYBE USED WHERE APPROVED BY AGENCY.	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		HYDRANT MODEL TO BE APPROVED BY AGENCY.	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		8\"/>	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		8\"/>	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		All services shall be 4\"/>	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		6\"/>	

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS COUNTY OF SAN JOAQUIN	APPROVED BY
1		LAMPHOLE MAYBE USED WHERE APPROVED BY AGENCY.	

BEFORE YOU DIG
 CALL USA UNDERGROUND SERVICE ALERT
 48 HOURS PRIOR TO CONSTRUCTION. CALL
 TOLL FREE 1-800-227-2600
 KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND
 PEOPLE 10 FEET FROM POWER LINES. IF YOU
 MUST WORK WITHIN 10 FEET OF POWER LINES
 PLEASE CALL PG&E @ 800-743-5000

B. L. Goulet
 1-26-07

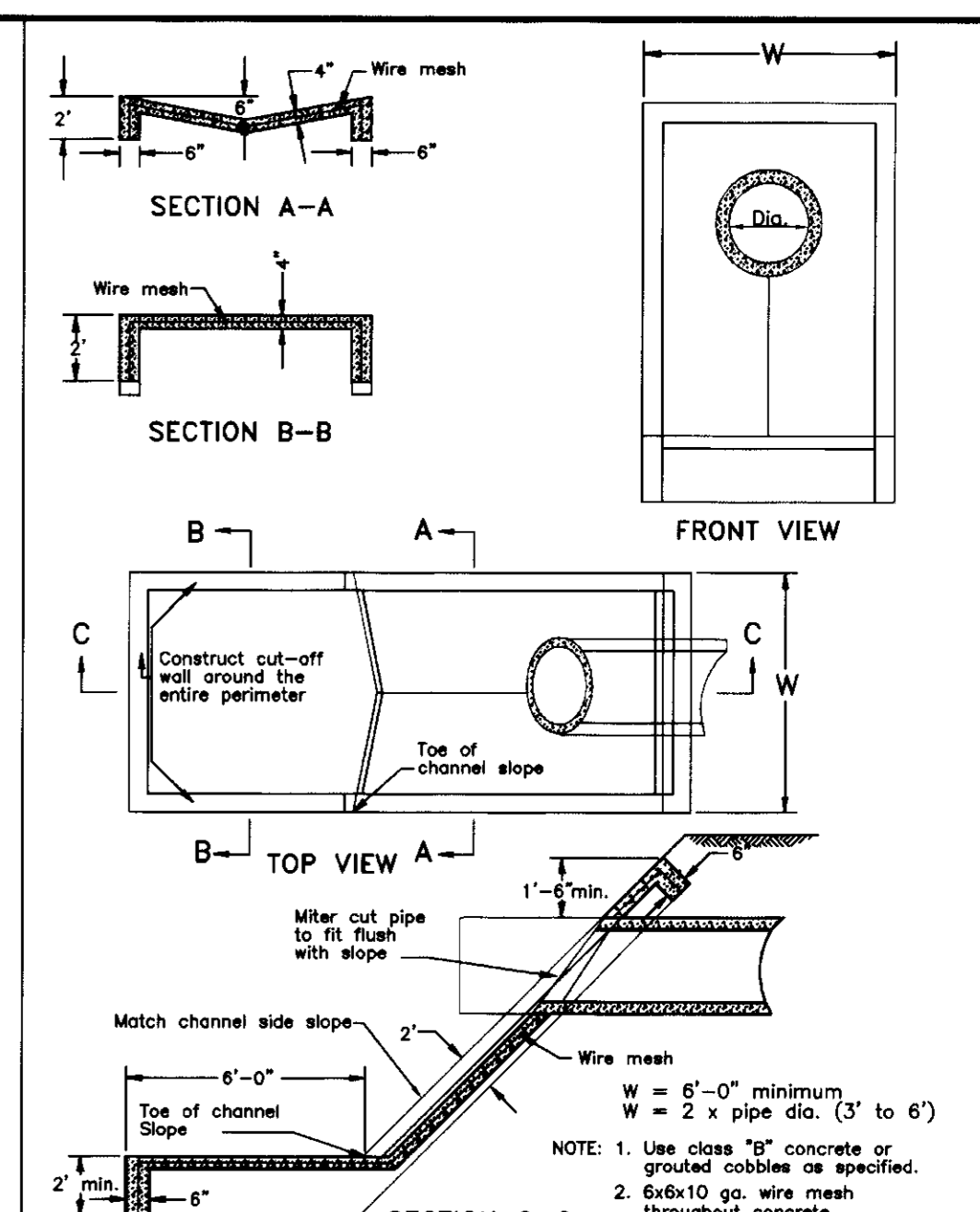
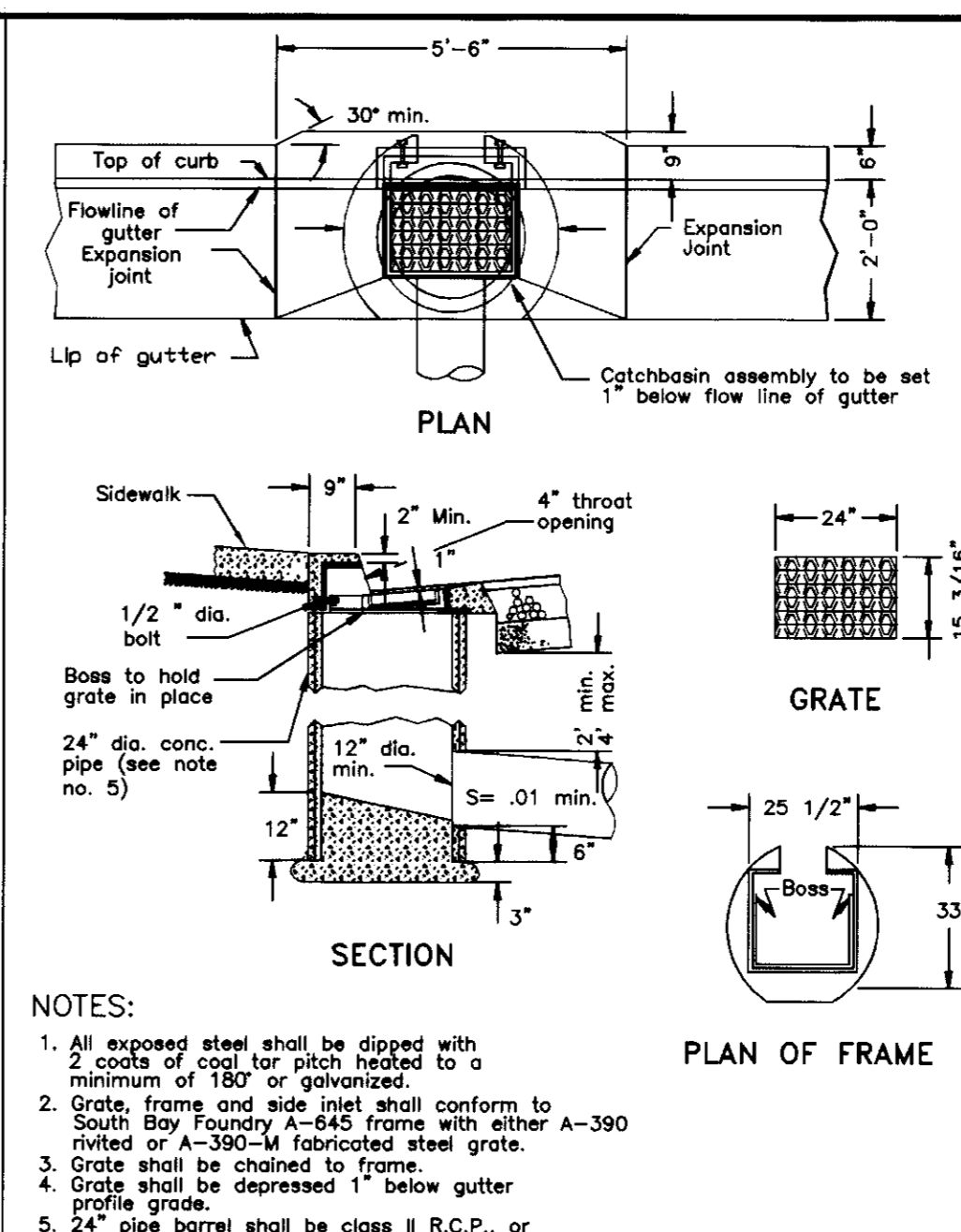
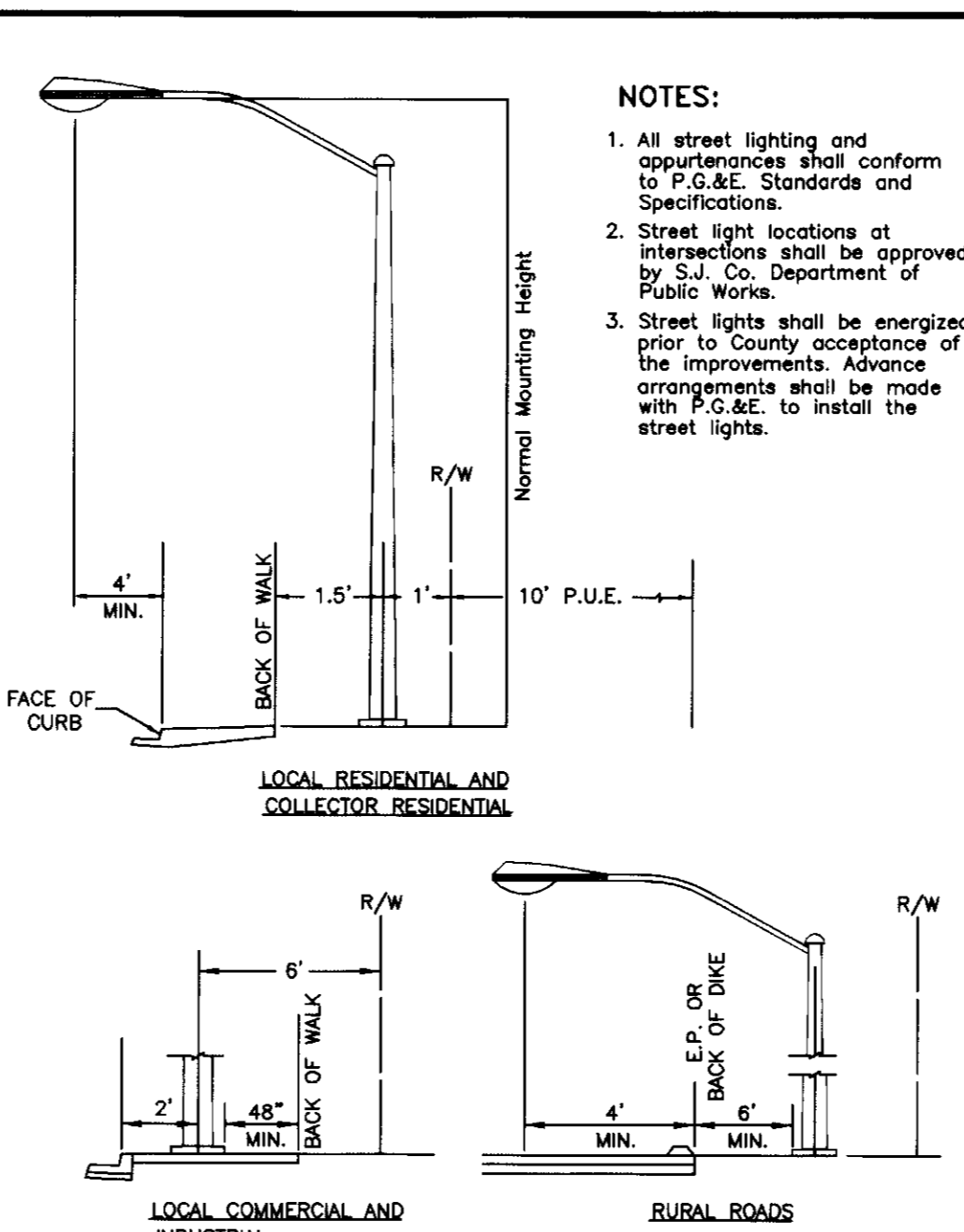
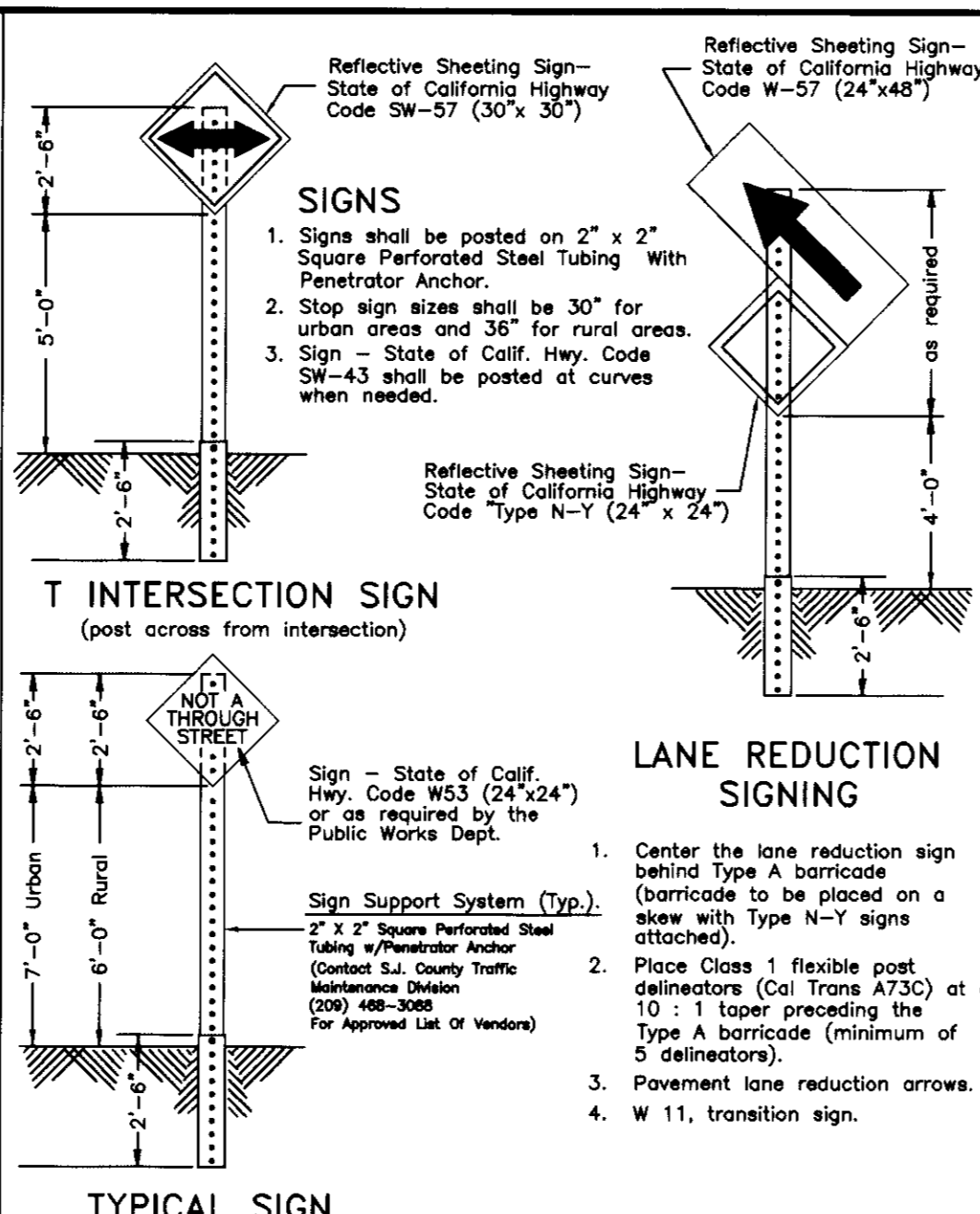
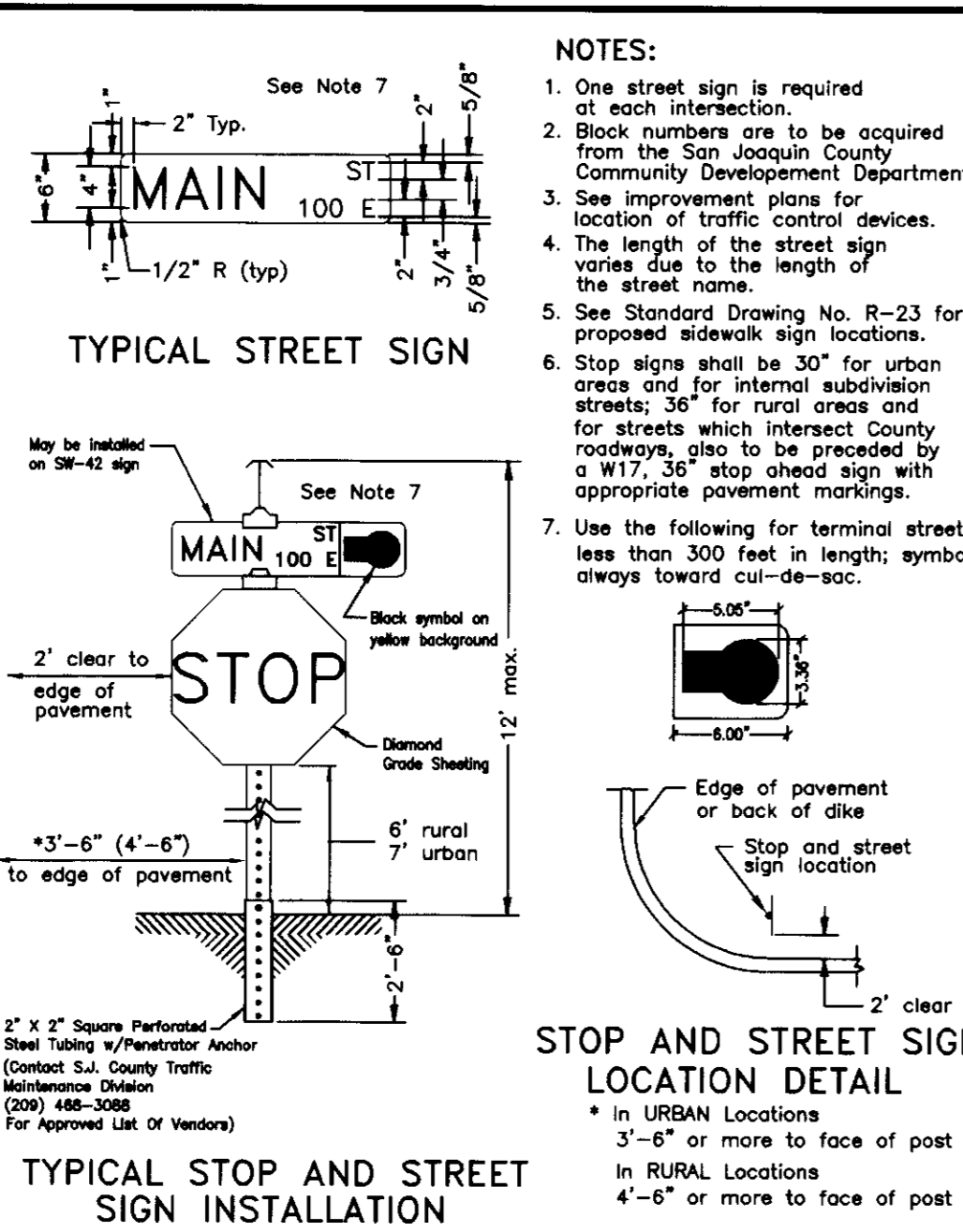
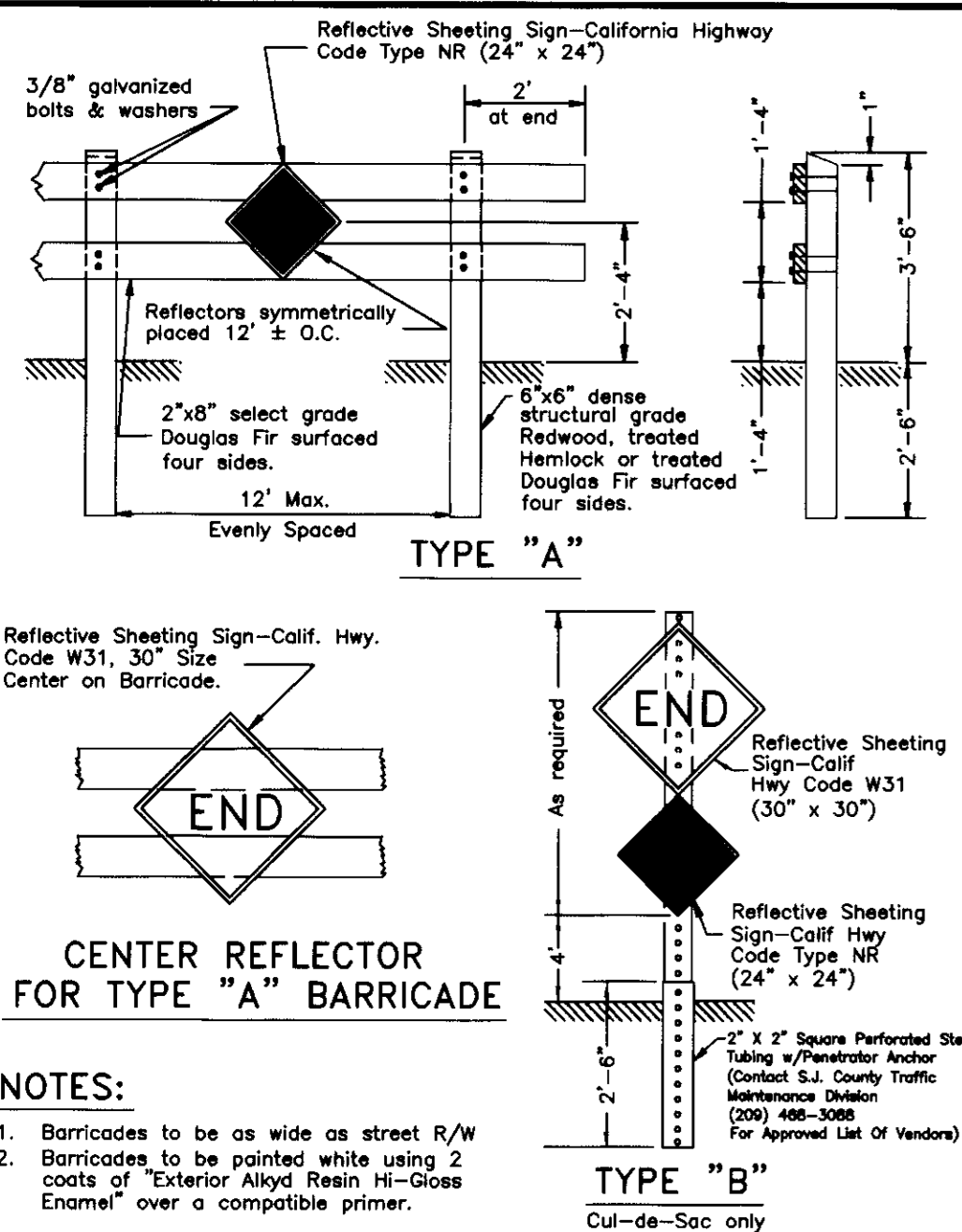
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 CONSULTING CIVIL ENGINEERS
 ENGINEERING • PLANNING • SURVEYING
 1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

SAN JOAQUIN COUNTY STANDARD PLANS

JUNE, 2005
 SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: N.T.S.	BENCH MARK: _____ EL: _____	SHEET
			DRAWN BY: EK	DESCRIPTION:	14
			DESIGNED BY:		OF 15 SHEETS
			CHECKED BY:		JOB NO.
			AS BUILT BY:		C559



No.	Revised	By	Approved
1	Feb. 1998	PD	
2	Nov. 2003	088	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. R-24			
Title: BARRICADES FOR TERMINATING STREETS			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

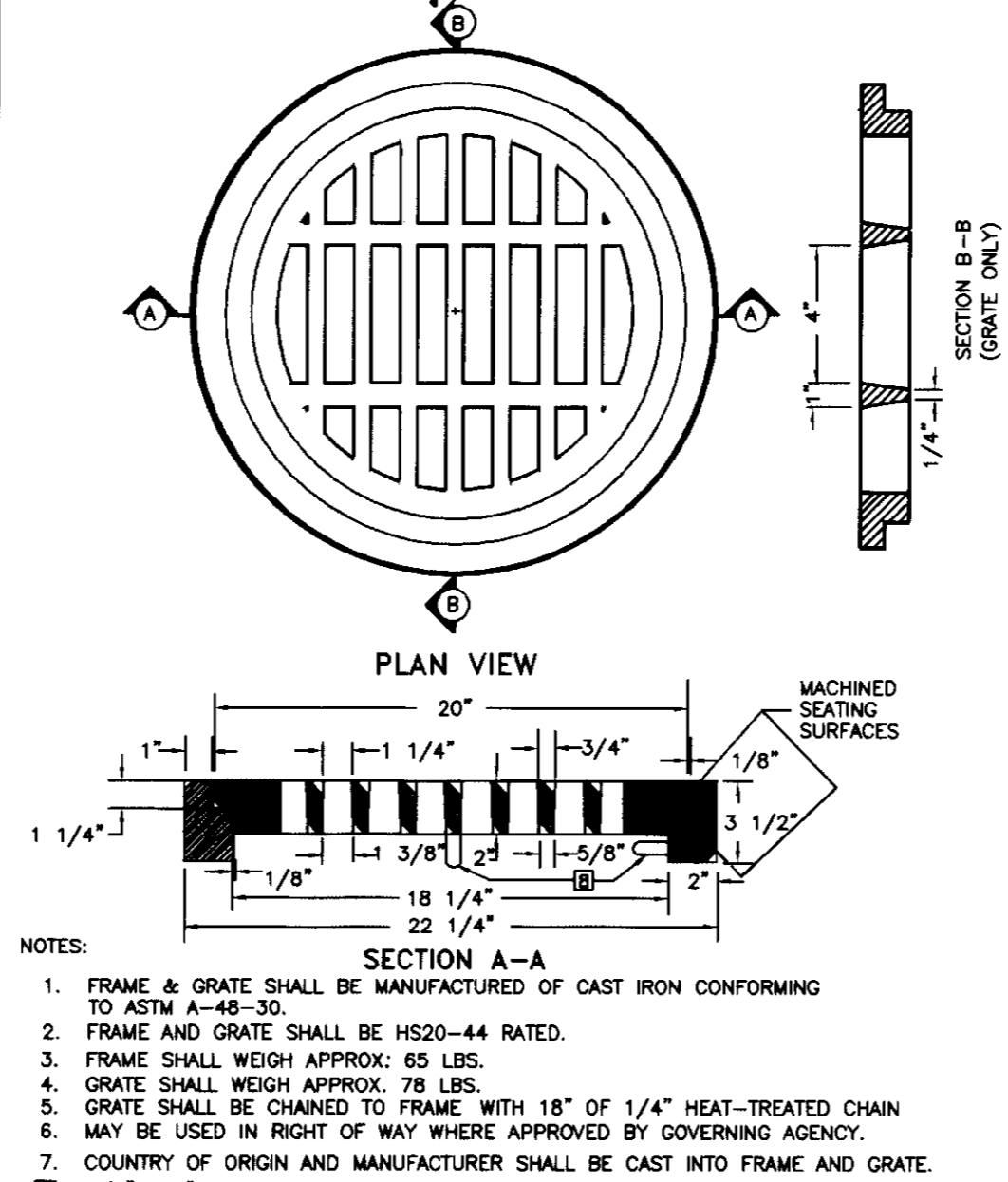
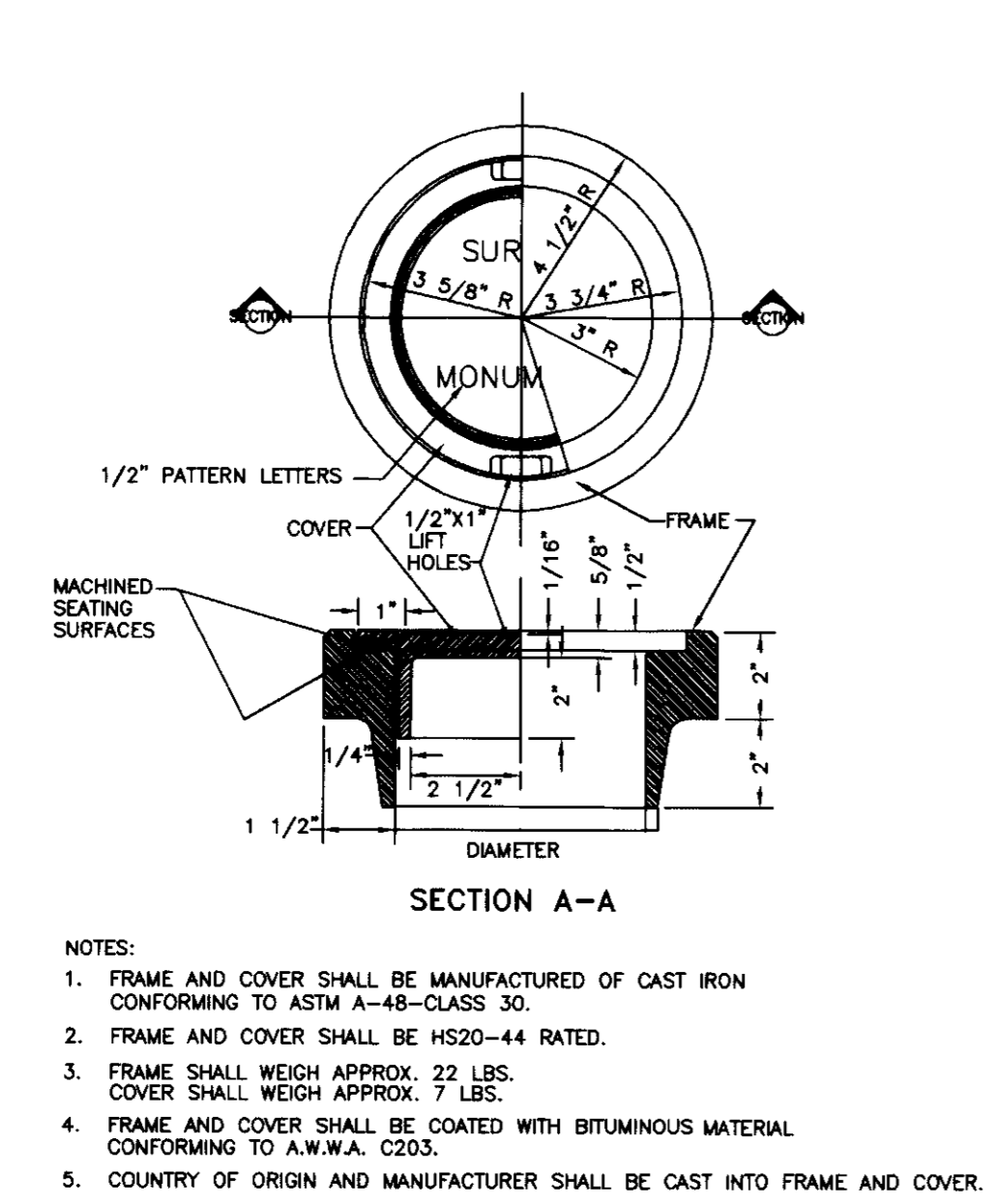
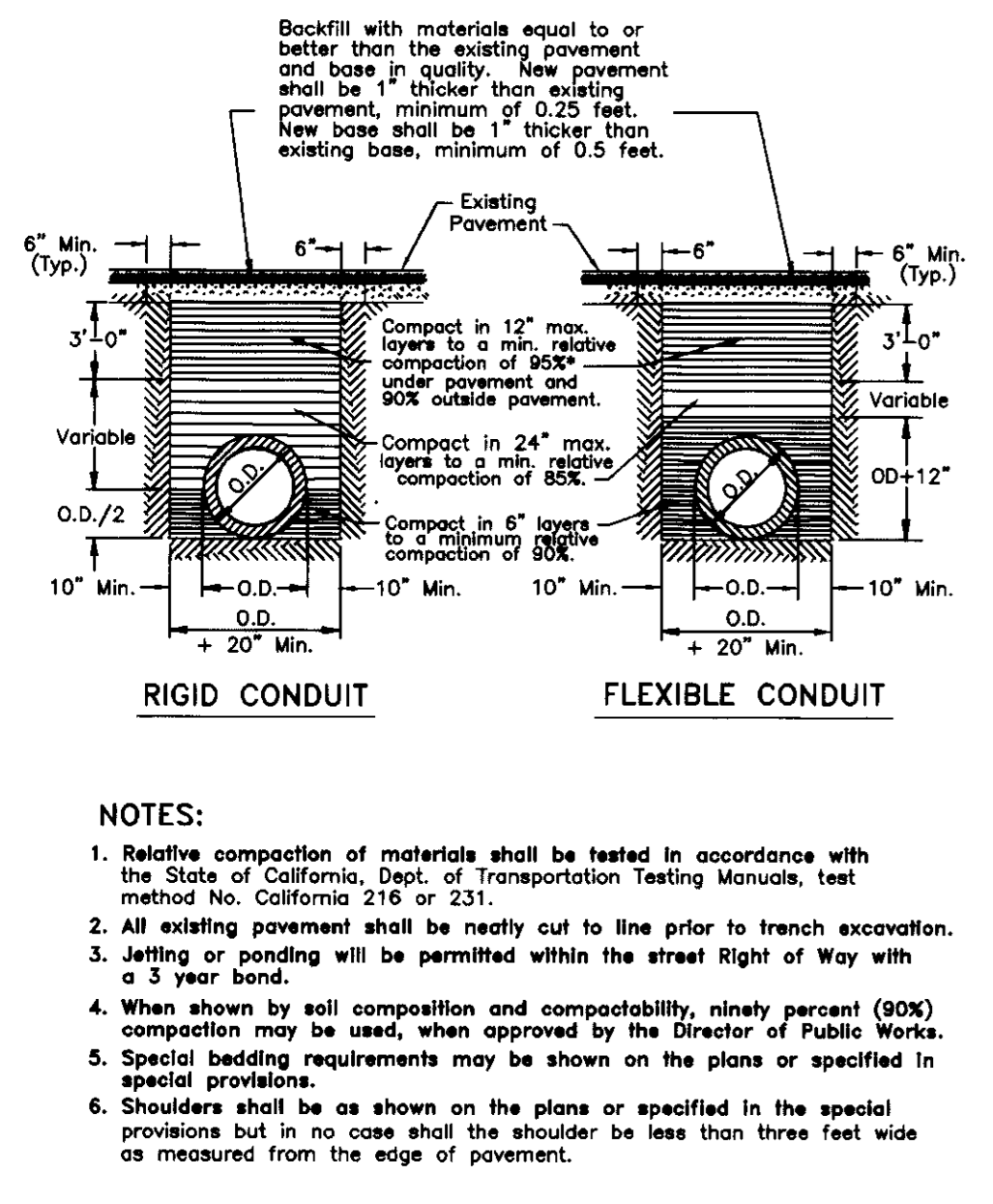
No.	Revised	By	Approved
1	April 1997	J	
2	November 2003	088	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. R-25			
Title: STANDARD STREET SIGN DETAILS			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

No.	Revised	By	Approved
1	November 2001	088	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. R-26			
Title: TRAFFIC SIGNS			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

No.	Revised	By	Approved
1	JUNE 1997	J	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. R-32			
Title: STREET LIGHTING POLES AND SYMBOLS			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

No.	Revised	By	Approved
1	April 1998	PD	
Checked by: JLD			
Date: SEPT. 1991			
Drawing No. D-13			
Title: TYPE 1 CURB INLET CATCHBASIN			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

No.	Revised	By	Approved
1	April 1998	PD	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. D-22			
Title: EROSION CONTROL PIPE DISCHARGE			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			



No.	Revised	By	Approved
1	June 1997	J	
Checked by: JLD			
Date: JUNE 1997			
Drawing No. R-29			
Title: TYPICAL TRENCH BACKFILL			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

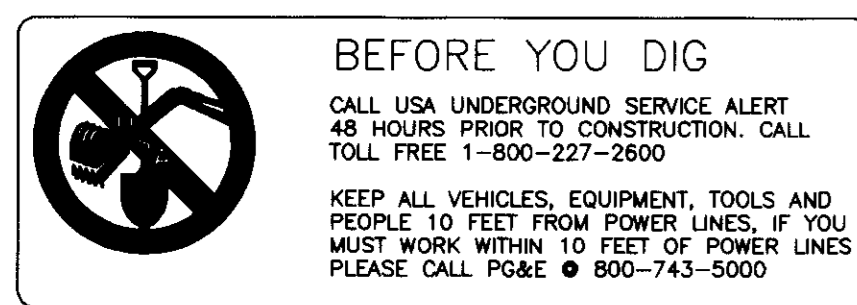
REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS	APPROVED
		SURVEY MONUMENT	SAN JOAQUIN COUNTY DATE
		FRAME & COVER	DIRECTOR OF PUBLIC WORKS
			IMPROVEMENT STANDARD NO. CW-11

REVISION	DATE	COUNTYWIDE IMPROVEMENT STANDARDS	APPROVED
		18" STORM DRAIN INLET	SAN JOAQUIN COUNTY DATE
		FRAME & GRATE	DIRECTOR OF PUBLIC WORKS
			IMPROVEMENT STANDARD NO. CW-M7

No.	Revised	By	Approved
1	SEPT. 1991	W	
Checked by: BCD			
Date: SEPT. 1991			
Drawing No. W-6b			
Title: BACTERIOLOGICAL SAMPLING TAP SECTION			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

No.	Revised	By	Approved
1	SEPT. 1991	W	
Checked by: BCD			
Date: SEPT. 1991			
Drawing No. W-6c			
Title: BACTERIOLOGICAL SAMPLING TAP DETAIL			
Author: COUNTY OF SAN JOAQUIN			
Department: DEPARTMENT OF PUBLIC WORKS			

S:12005 (0559) IMPROVEMENTS (SHEET 13.dwg Oct 17, 2005



OLD DRAWING

Checked by: *A. J. Gault*

Date: *1-26-07*

Information by inspecting the plan of work

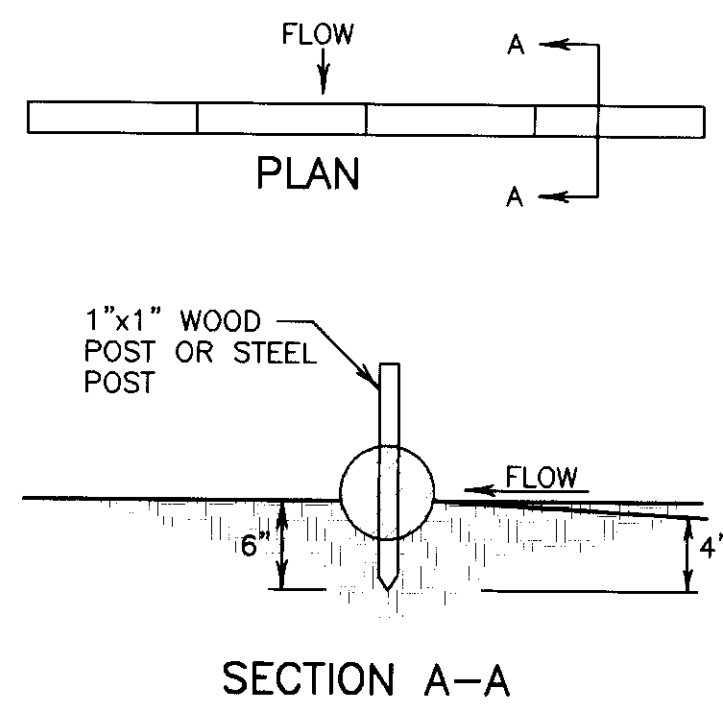
DILLON & MURPHY
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1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

SAN JOAQUIN COUNTY STANDARD PLANS

JUNE, 2005
SAN JOAQUIN COUNTY, CALIFORNIA

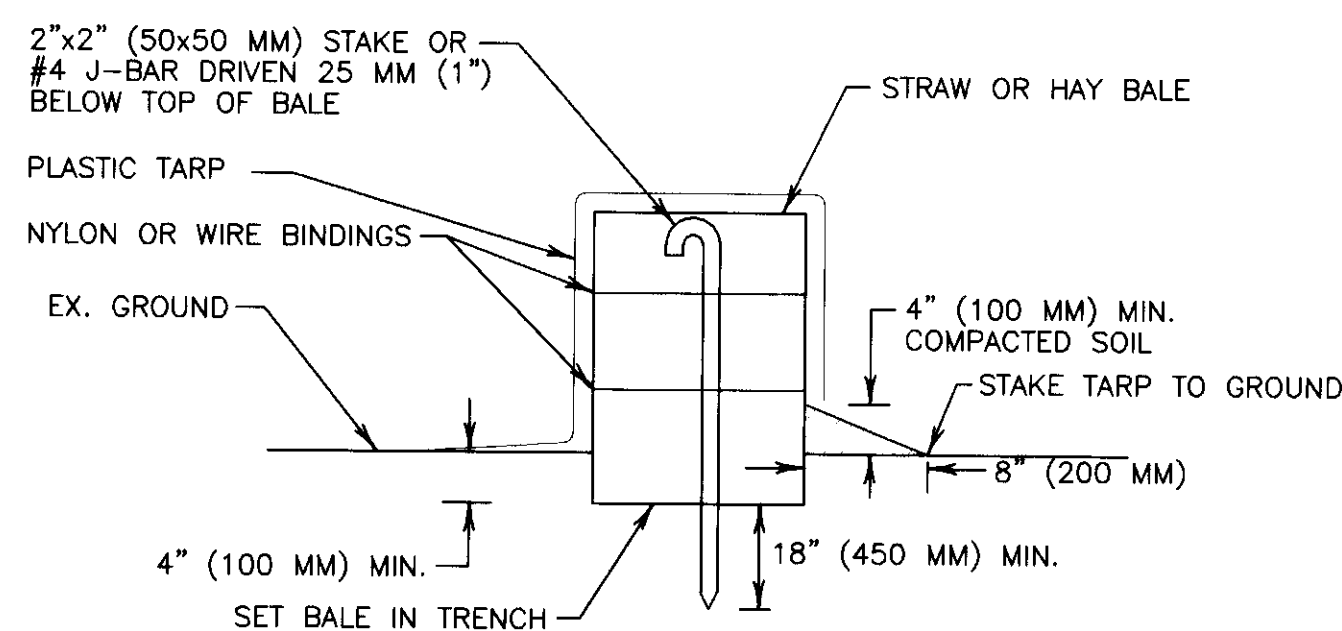
REV. NO.	DESCRIPTION	DATE	SCALE: N.T.S.	BENCH MARK: _____ EL: _____	SHEET
			DRAWN BY: LM	DESCRIPTION:	13
			DESIGNED BY:		OF 15 SHEETS
			CHECKED BY:		JOB NO. 0559
			AS BUILT BY:		



TYPICAL FIBER ROLL DETAIL
NOT TO SCALE

NOTES:

1. FILTER ROLLS SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATCH.
2. SUPPORT POSTS SHALL BE A MINIMUM 24" LONG 1"x1" WOOD POSTS DRIVEN A MINIMUM OF 6" INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 4 FEET APART.
3. FILTER ROLL SHALL BE IMBEDDED A MINIMUM OF 3" INTO EXISTING GROUND.
4. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON, AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE HALF THE HEIGHT OF THE FILTER ROLL.



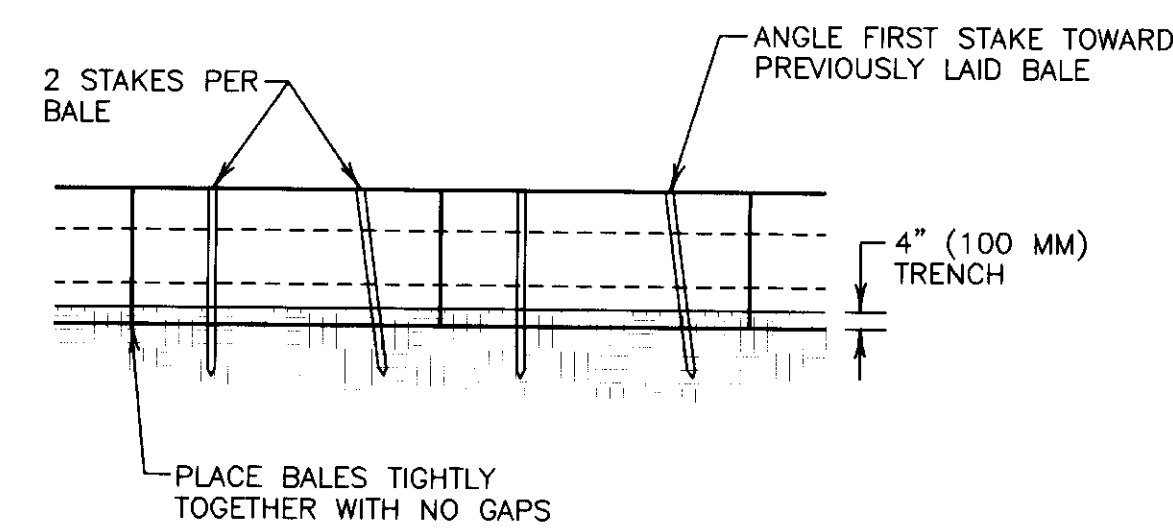
SECTION A-A

STRAW BALE ALIGNMENT

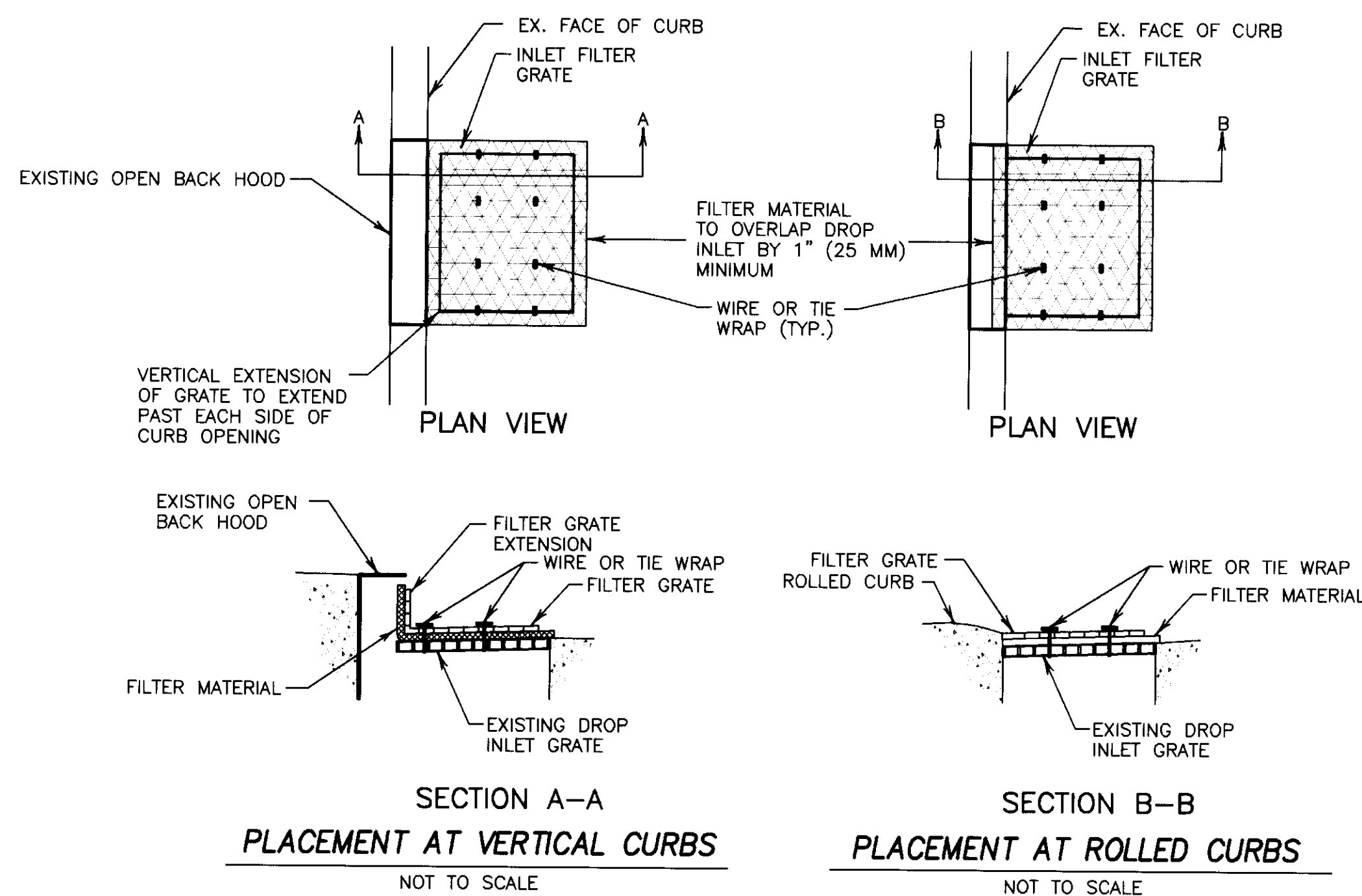
CONCRETE WASHOUT
NOT TO SCALE

NOTES:

1. PLACE BALES IN A 4" (100 MM) DEEP TRENCH. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.
2. BALES SHALL BE ANCHORED BY TWO 2"x2" (50x50 MM) STAKES OR #4 J-BAR DRIVEN THROUGH THE BALE AND INTO THE GROUND A MINIMUM DEPTH OF 18" (450 MM). STAKES OR J-BARS SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE. THE FIRST STAKE OR J-BAR IN EACH BALE SHALL BE DRIVEN AT AN ANGLE TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER.
3. AFTER BALES ARE STAKED IN PLACE, EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE SIDE TO A MINIMUM HEIGHT OF 4" (100 MM).
4. CONTRACTOR SHALL INSPECT BALES WEEKLY AND AFTER EACH WASHOUT. REPAIRS SHALL BE MADE AS NECESSARY AND SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO A DEPTH OF 6" (150 MM). BALES SHALL BE REPLACED WHEN THEY HAVE BEEN DAMAGED, COLLAPSED, OR DECOMPOSED.



FRONT VIEW

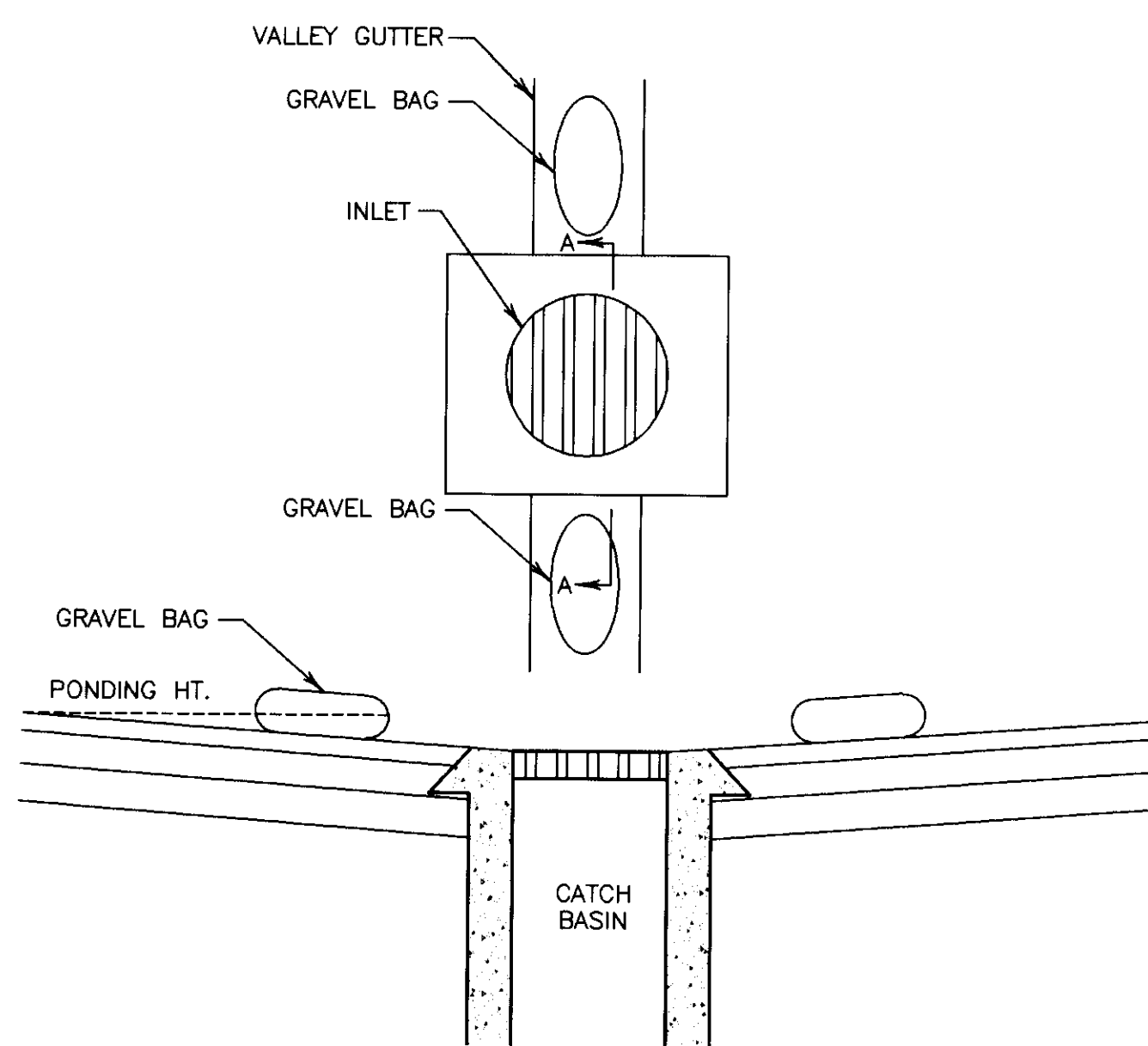


SECTION A-A
PLACEMENT AT VERTICAL CURBS
NOT TO SCALE

SECTION B-B
PLACEMENT AT ROLLED CURBS
NOT TO SCALE

NOTES:

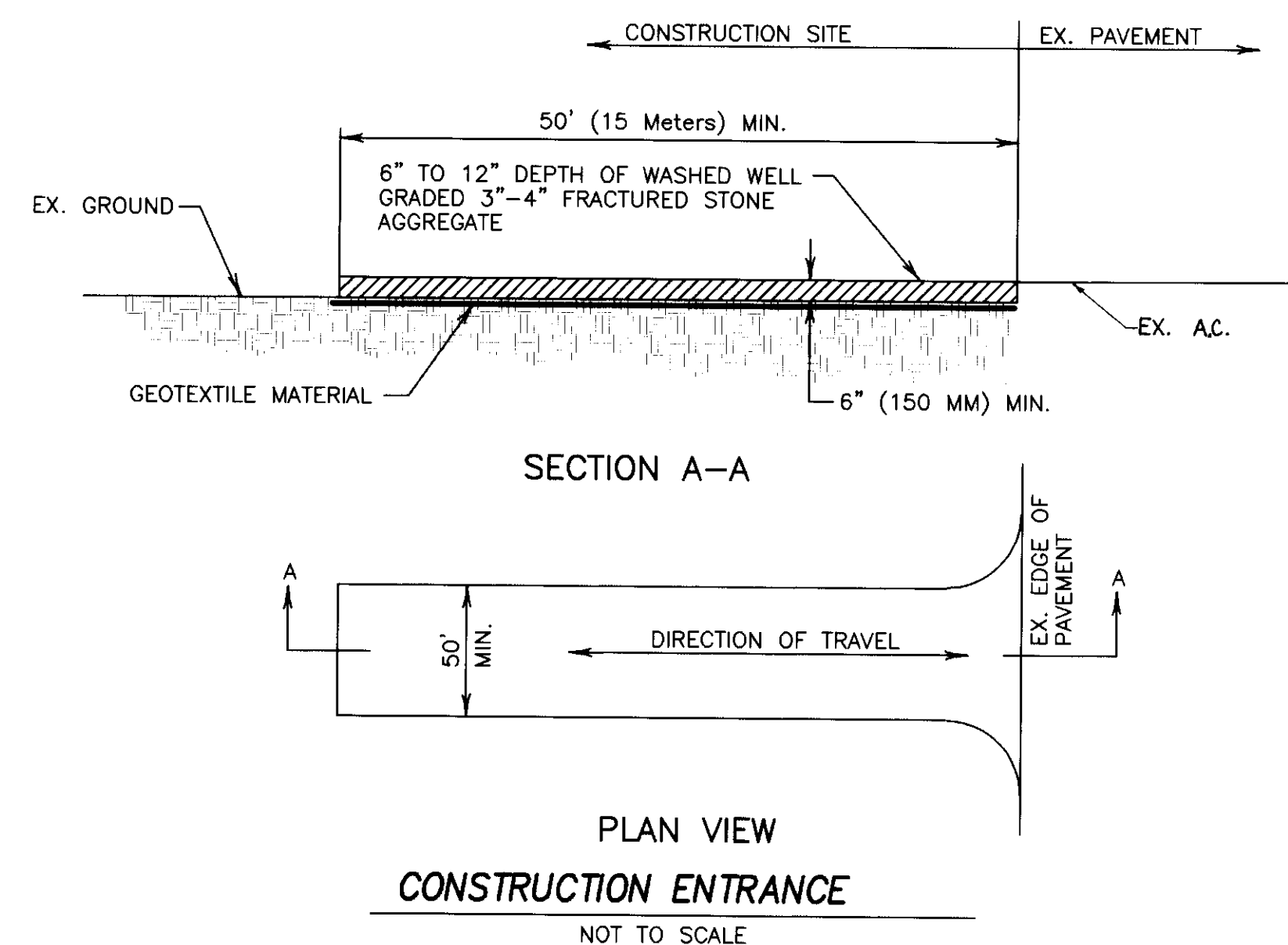
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES (0.8 HECTARES).
2. THE FILTER PAD SHALL BE 1" (25 MM) THICK CLEANABLE POLYESTER FIBER AND ACRYLIC LATEX RESIN OR APPROVED EQUAL. FILTER PAD SHALL OVERLAP DROP INLET ON ALL SIDES BY A MINIMUM OF 1" (25 MM).
3. THE FILTER GRATE SHALL BE MADE OF EXPANDED METAL OR REBAR AND BE OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER. GRATE MATERIAL SHALL NOT EXCEED 0.5" (13 MM) THICK. THE GRATE SHALL HAVE A MINIMUM 60% OPEN AREA. GRATES USED AT VERTICAL CURBS SHALL HAVE A VERTICAL EXTENSION TO COVER THE CURB OPENING. THE FILTER GRATE SHALL BE THE SAME SIZE AS THE INLET GRATE.
4. THE FILTER PAD AND GRATE SHALL BE SECURELY ATTACHED TO THE DROP INLET BY WIRE OR TIE-WRAPPS.
5. INLET FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, AS WELL AS SEDIMENT AND DEBRIS REMOVAL SHALL BE MADE AS NECESSARY.
6. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION.



CATCHBASIN AND GRAVEL BAG DETAIL
NOT TO SCALE

NOTES:

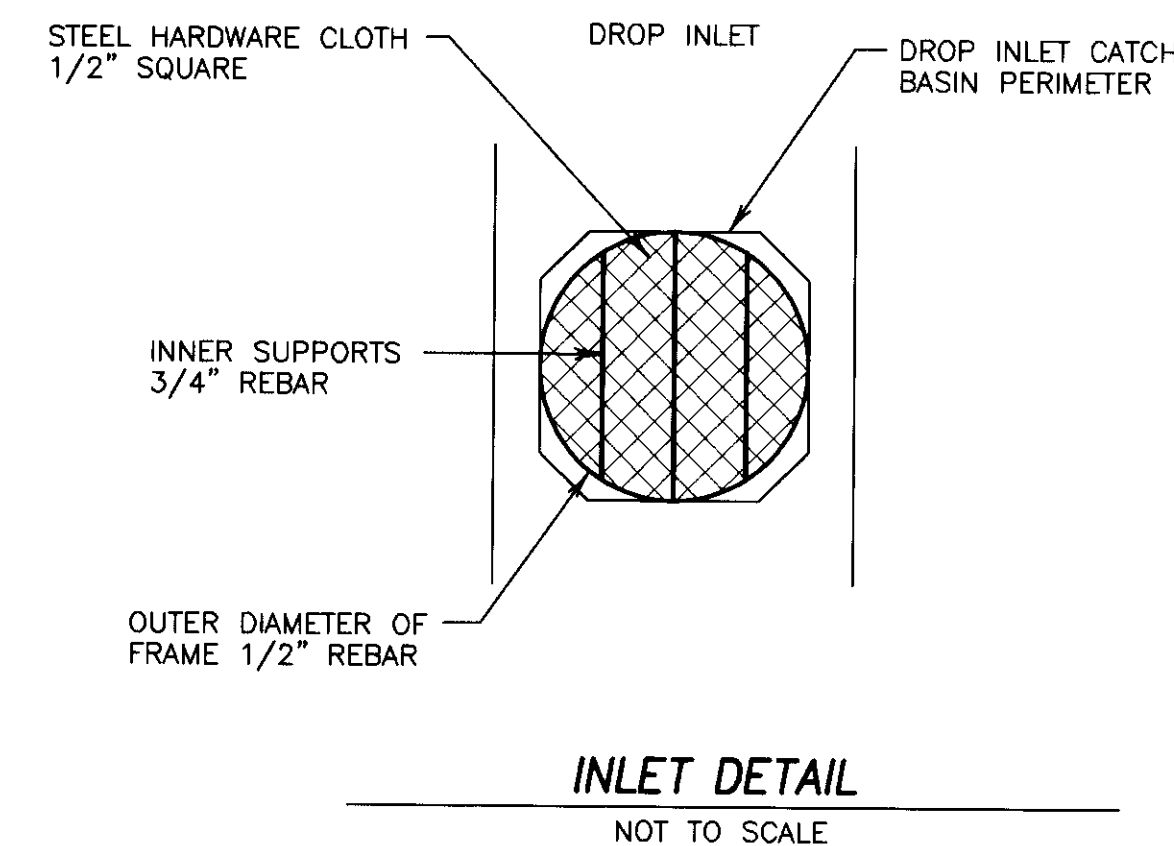
1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC. (12"x18"± AND 15 LBS± OF 1" MAX. ROCK).
2. CONSTRUCT ON GENTLY SLOPING STREET WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
3. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
5. GRAVEL BAG INLET PROTECTION ON ROADS OPEN TO THE PUBLIC WILL REQUIRE DELINEATION DEVICES TO ALERT MOTORISTS, BICYCLISTS AND PEDESTRIANS. THE USE OF SUCH DEVICES SHALL BE SUBJECT TO THE ENGINEERS APPROVAL.



SECTION A-A
CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, WELL-GRADED FRACTURED STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6", SLOPED AWAY FROM THE ROADWAY.
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50' (15 METERS). WIDTH SHALL BE A MINIMUM 50' (15 METERS) OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN NOTE 1.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
5. ANY DEBRIS, SEDIMENT OR ROCK TRACKED ONTO PUBLIC STREETS WILL BE SWEEPED UP BY THE END OF EACH WORKDAY.

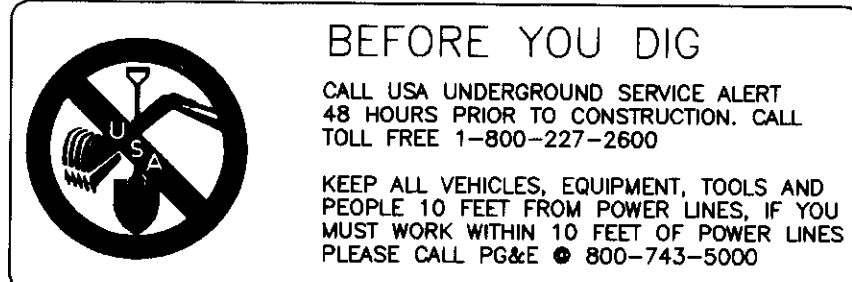


INLET DETAIL
NOT TO SCALE

NOTES:

1. DEVELOPER IS RESPONSIBLE FOR REPLACEMENT OF MISSING AND DAMAGED FILTER SCREENS UNTIL THE PROJECT IS ACCEPTED. A ROUTINE MAINTENANCE SCHEDULE IS TO BE MAINTAINED. FILTER SCREENS SHALL BE SECURED TO THE CATCH BASIN DURING THIS PERIOD.
2. COMPRESSED BETWEEN REBAR FRAME AND DICB IS 1" THICK FILTER PAD MATERIAL. FILTER PAD MATERIAL IS DENSE TO RETAIN SILT YET POROUS ENOUGH TO ALLOW WATER DRAINAGE. THE FILTER SYSTEM IS WIRE TIED TO THE DICB IN 2 OR MORE PLACES TO PREVENT SLIPPAGE OR REMOVAL OF UNIT FROM DICB.
3. THE FILTER PAD AND GRATE SHALL BE SECURELY ATTACHED TO THE DROP INLET BY WIRE OR TIE-WRAPPS.
4. INLET FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS AND SEDIMENT AND DEBRIS REMOVAL SHALL BE MADE AS NECESSARY.
5. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION OR APPROVED EQUIVALENT.

SU 4003



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IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY ESTATES

EROSION AND SEDIMENT CONTROL DETAILS

JUNE, 2005
SAN JOAQUIN COUNTY, CALIFORNIA

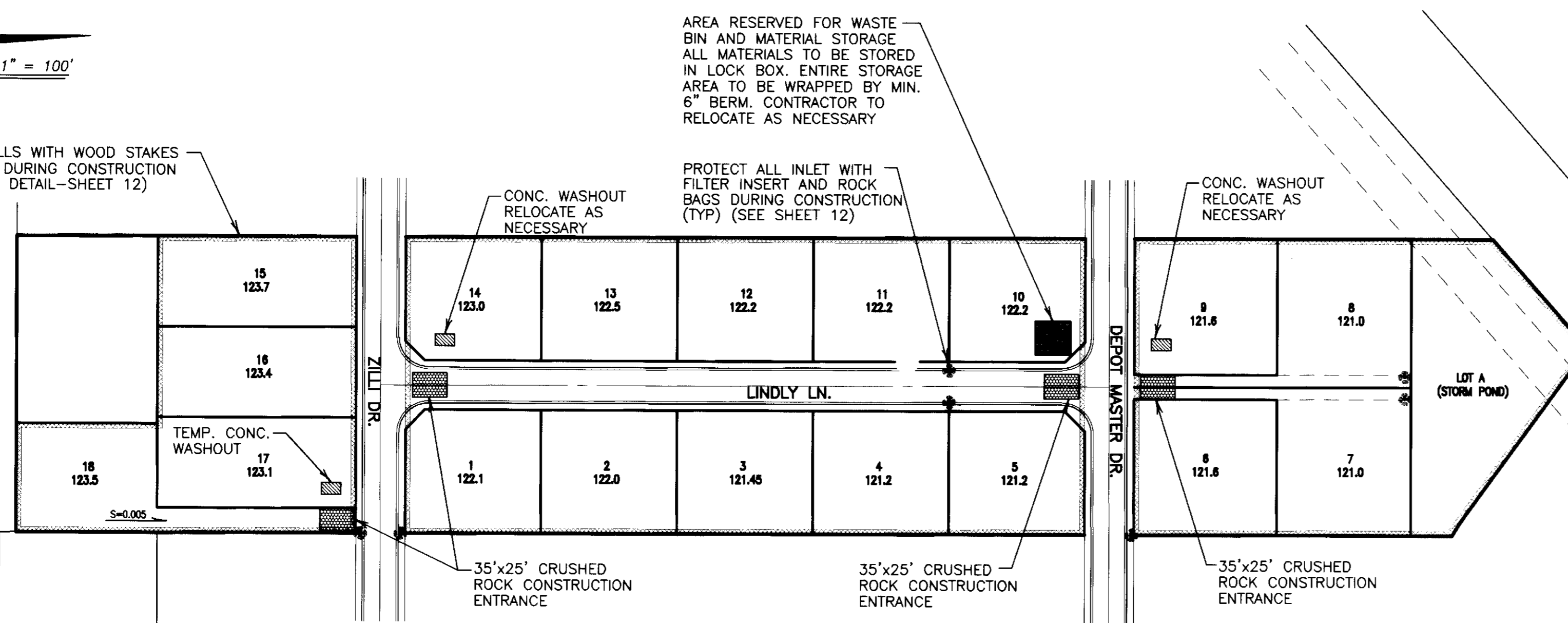
REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	BENCH MARK: BB-42 EL: 138.58	SHEET
			DRAWN BY: EK	DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DR.	12
			DESIGNED BY: BG		OF 15 SHEETS
			CHECKED BY:		JOB NO.
			AS BUILT BY:		0559

1-26-07
R. J. Galat

SCALE: 1" = 100'

FIBER ROLLS WITH WOOD STAKES EVERY 4' DURING CONSTRUCTION TYP. (SEE DETAIL-SHEET 12)

LINNE RD.



RESPONSIBLE INDIVIDUAL
CHAD KILTZ

LEGEND

- PROPOSED PARKING LOT LIGHT
- ✱ EX. WALL / FENCE
- ✱ EX. WATER VALVE
- EX. MAINTENANCE HOLE
- EX. STREET LIGHT
- EX. FIRE HYDRANT
- DRWY DRIVEWAY
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SDMH STORM DRAIN MAINTENANCE HOLE
- 4 SIGN
- CATCH BASIN
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER

STORM WATER POLLUTION PREVENTION PLAN:

WITH THE EXCEPTION OF PROPERLY DESILTED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AND/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:

- A. CONTRACTOR SHALL DESIGNATE A CONCRETE TRUCK CLEAN-OUT AREA. COUNTY INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
- B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE IMMEDIATELY BY PROPER METHODS.
- C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.
- D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAW CUTTING ACTIVITIES.

GENERAL:

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCES MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCES.
2. CHANGES TO THIS EROSION CONTROL PLAN TO MEET FIELD CONDITIONS SHALL BE MADE ONLY WITH APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY ENGINEER. DURING THE RAINY SEASON, PUBLIC ROADWAYS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM AND PUBLIC ROADWAY. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS SHALL BE RESUBMITTED FOR APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED.
3. CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR PER THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS LATEST REVISION.
2. CONTRACTOR TO COMPLY WITH CLEARING AND DUST CONTROL NOTES FOUND ON GRADING PLAN.
3. INLET FILTERS SHALL BE PLACED AROUND ALL DRAIN INLETS WHICH COULD RECEIVE DRAINAGE IN UNPAVED AND PAVED AREAS DURING THE WET SEASON (OCTOBER 1 TO APRIL 15).
4. STORM DRAIN INLET FILTERS PER STD. PLAN 313 SHALL BE PLACED ON ALL DRAIN INLETS AFTER COMPLETION OF PAVING AND SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS. FILTERS SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF DEVELOPMENT IMPROVEMENTS.
5. THE FIRST 18' BEHIND THE CURB ON LOT FRONT YARDS, THE FIRST 7.5' BEHIND THE CURB ON STREET SIDE YARDS AND ALL SLOPES STEEPER THAN 10:1 SHALL BE HYDROSEEDED WITH AN APPROVED SEED MIXTURE AFTER COMPLETION OF CURB AND GUTTER AND JUST PRIOR TO RAINY SEASON TO ALLOW MAXIMUM GROWTH OF HYDROSEEDED AREA.
6. CONTRACTOR TO REMOVE ANY SEDIMENTATION DEPOSITED ON EXISTING PAVED ROADWAYS PRIOR TO LEAVING THE SITE, IF POSSIBLE, AND IN ALL CASES WITHIN 24 HOURS.
7. CONTRACTOR TO COMPLY WITH ALL NOTES AS FOUND ON GRADING PLAN AND NOTE 6 ABOVE.
8. CONTRACTOR TO LIMIT ACCESS TO THE LOCATIONS SHOWN ABOVE AND PROVIDE A 35' WIDE BY 25' LONG AGGREGATE ENTRY ADJACENT TO EXISTING PAVED ROADWAY. AGGREGATE IS TO BE 1" MINIMUM AND 6" THICK. CONSTRUCTION SITE ACCESS TO BE INSPECTED WEEKLY AND MAINTAINED WEEKLY. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING PAVED ROADWAY AT THE ENTRY CLEAR OF SOILS, CONSTRUCTION MACHINERY AND CONSTRUCTION EQUIPMENT UNLESS APPROVED BY THE CITY INSPECTOR.

9. CONTRACTOR TO MAINTAIN STREET FRONTAGE SWALES, AS NECESSARY, BY REMOVING ACCUMULATED SILT TO MAINTAIN A 4" MIN. DEPTH BELOW BACK OF CURB ELEVATION.
10. INSTALL 9" DIAMETER STRAW WATTLES ALONG ALL BACK OF CURBS.
11. CONTRACTOR TO INSTALL AND MAINTAIN CATCH BASIN FILTER SCREENS (SEE STD. PLAN 313) AT ALL CATCH BASIN INLETS SHOWN. FILTER SCREENS SHALL BECOME THE PROPERTY OF THE DEVELOPER UPON ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS BY THE COUNTY OF SAN JOAQUIN.
12. PRIOR TO OCTOBER 1ST, (OR THREAT OF MAJOR RAIN PRIOR TO THAT DATE), CONTRACTOR SHALL PLACE "ROCK BAGS" (12"x18"± AND 15 LBS. OF 1" MAX. ROCK) IN GUTTER PANS AT 200'-300' INTERVALS TO ISOLATE ANY SEDIMENT. SEDIMENT TO BE REMOVED WEEKLY (OR SOONER, IF A LARGE ACCUMULATION OCCURS OR ANOTHER STORM IS PREDICTED).
13. CONTRACTOR TO INSPECT SITE AFTER FIRST SIGNIFICANT RAINFALL AND MAINTAIN "STRAW WATTLES", WHERE NECESSARY AND REMOVE ACCUMULATED SILT ALONG BACK OF WALK AT LOCATIONS WHERE EROSION HAS OCCURRED AND SEDIMENT HAS GATHERED.
14. ALL IMPLEMENTED MEASURES SHALL BE MAINTAINED WEEKLY (OR SOONER, DEPENDING ON NEED) THROUGHOUT THE RAINY SEASON (OCTOBER 1ST. THRU APRIL 15TH).
15. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE KEPT ON SITE AT ALL TIME.
16. BEST MANAGEMENT PRACTICES (BMP'S) SHOWN HERE ARE MINIMUM REQUIREMENTS FOR SATISFACTION OF THE NPDES SWPPP MANAGEMENT PLAN.
17. CONTRACTOR TO GRADE AREA FOR WORKERS VEHICLES. WATER AT LEAST DAILY TO RETARD DUST OR TAKE MORE EXTENSIVE MEASURES AS NECESSARY.
18. TRASH COLLECTION AREA SHALL BE INSTALLED AND FENCED AS NECESSARY TO STORE ALL DEBRIS AND SECURE THE DEBRIS FROM BEING MOVED BY WIND.
19. PORTABLE REST ROOMS SHALL NOT BE LOCATED CLOSER THAN 50' FROM CATCH BASINS.

DUST CONTROL NOTES:

1. DUST CONTROL IS THE CONTRACTORS SOLE RESPONSIBILITY WHEN WORKING ON-SITE. THE WORK SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE BID. THE CONTRACTOR SHALL ALSO WATER THE SITE AS AN EXTRA, WHEN REQUESTED BY THE COUNTY OR THE OWNER.
2. ALL MOTORS SHALL BE KEPT PROPERLY TUNED AND MAINTAINED.
3. EARTH MOVING ACTIVITIES SHALL CEASE IF WIND EXCEEDS 20 MPH AVERAGE OVER ONE HOUR.
4. ON-SITE VEHICLE SPEEDS SHALL BE LIMITED TO 15 MPH.
5. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT.
6. ALL AREAS WITH VEHICLE TRAFFIC SHOULD BE WATERED PERIODICALLY FOR STABILIZATION OF DUST EMISSIONS.
7. STREETS ADJACENT TO THE PROJECT SITE SHOULD BE SWEEPED AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.
8. THE AREA DISTURBED BY CLEARING, EARTH MOVING OR EXCAVATION ACTIVITIES SHOULD BE MINIMIZED AT ALL TIMES.
9. ALL MATERIAL TRANSPORTED ON OR OFF-SITE SHALL EITHER BE SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
10. WHEN CONDITIONS ARE DRY, ALL MATERIAL EXCAVATED OR GRADED SHOULD BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHOULD OCCUR AT AT LEAST TWICE A DAY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY.

BEFORE YOU DIG

CALL USA UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO CONSTRUCTION. CALL TOLL FREE 1-800-227-2600

KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND PEOPLE 10 FEET FROM POWER LINES. IF YOU MUST WORK WITHIN 10 FEET OF POWER LINES PLEASE CALL PG&E @ 800-743-5000

RECORD DRAWING
Checked by: *Ad Gabel*
Date: 1-26-07
By Person Using This Drawing: *Chad Kiltz*
All Information by inspecting the Project

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IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY ESTATES

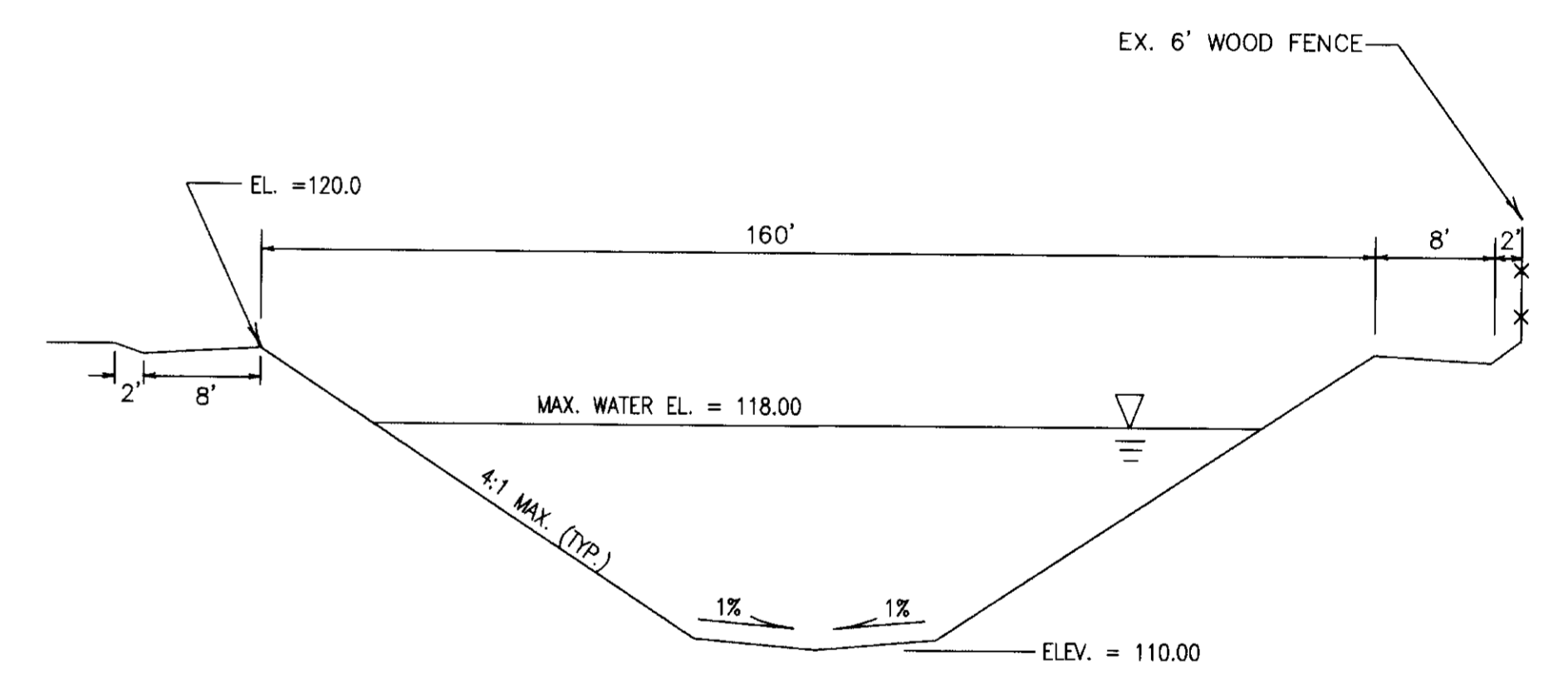
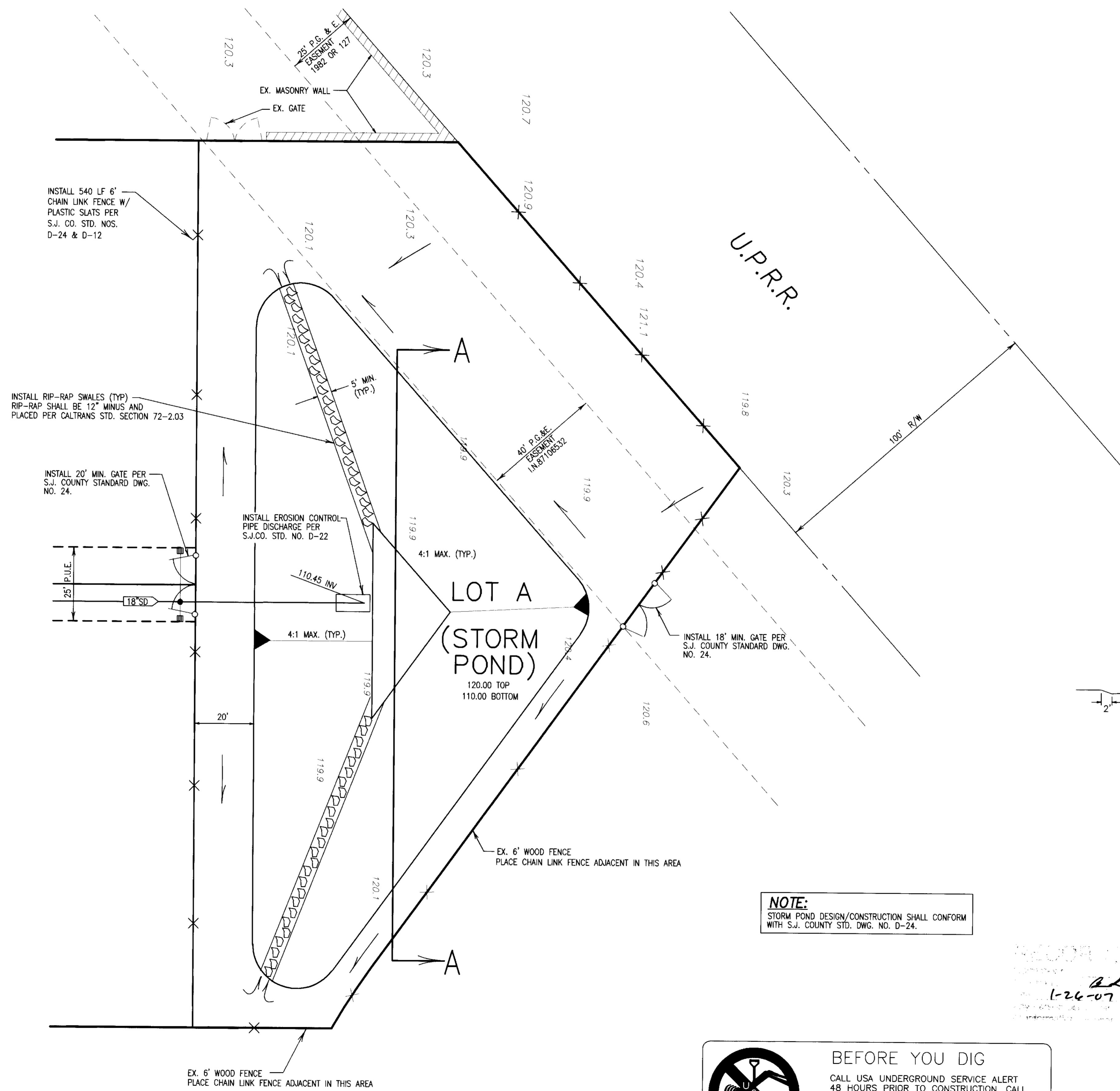
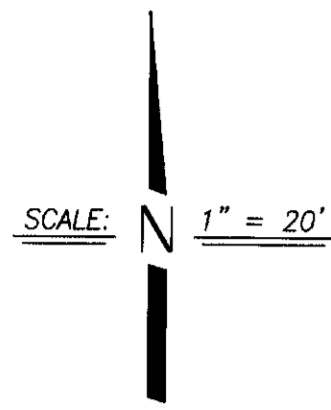
EROSION AND SEDIMENT CONTROL PLAN

JULY, 2005
SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	BENCH MARK: BB-42 EL: 138.58	SHEET
			DRAWN BY: EK	DESCRIPTION:	11
			DESIGNED BY:	BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DR.	OF 15 SHEETS
			CHECKED BY:		JOB NO.
			AS BUILT BY:		0559

W.D.I.D. # _____


SU 4004
S:\2005\0559\IMPROVEMENTS\SHEET 11.dwg Oct 17, 2005



SECTION A-A
NOT TO SCALE

NOTE:
STORM POND DESIGN/CONSTRUCTION SHALL CONFORM WITH S.J. COUNTY STD. DWG. NO. D-24.

BEFORE YOU DIG



CALL USA UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO CONSTRUCTION. CALL TOLL FREE 1-800-227-2600

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1-26-07
AL Gault

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IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

STORM RETENTION BASIN PLAN

JUNE, 2004
SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 20'	BENCH MARK: BB-42 EL: 138.58	SHEET
	DRAWN BY: BG/MT/SM				10
	DESIGNED BY: BG				OF 15 SHEETS
	CHECKED BY: JM				JOB NO. 0559
	AS BUILT BY:				

BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR ROAD.

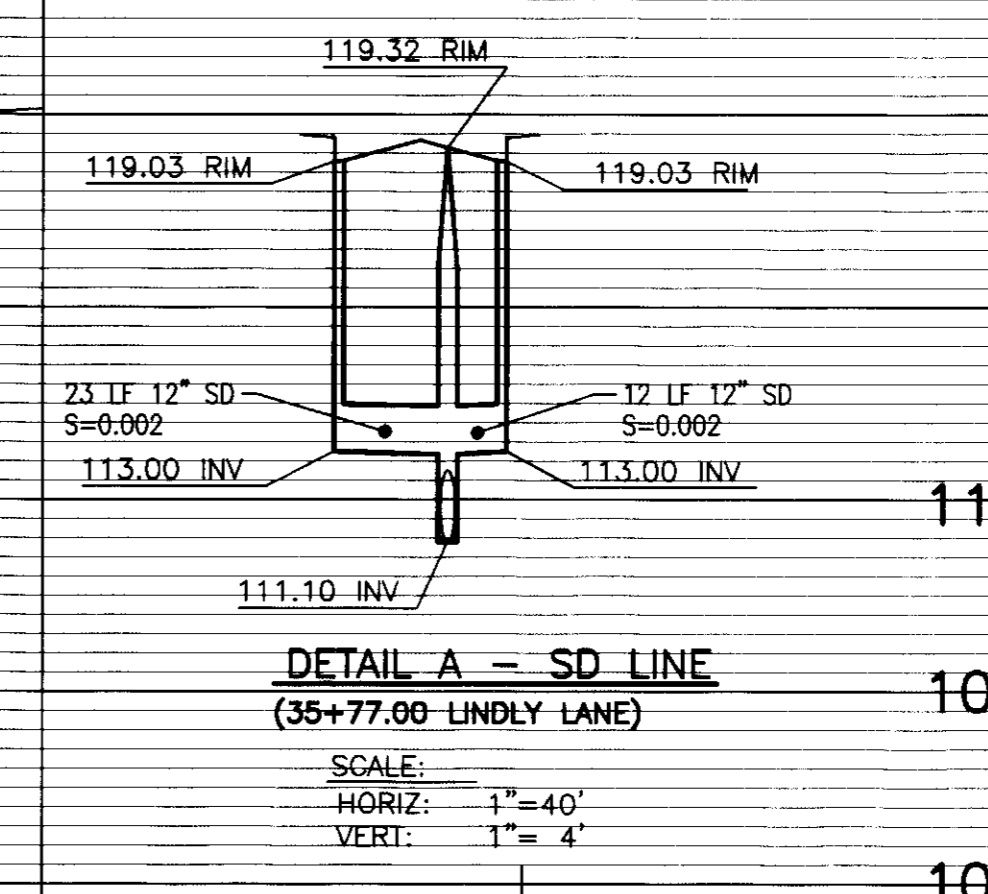
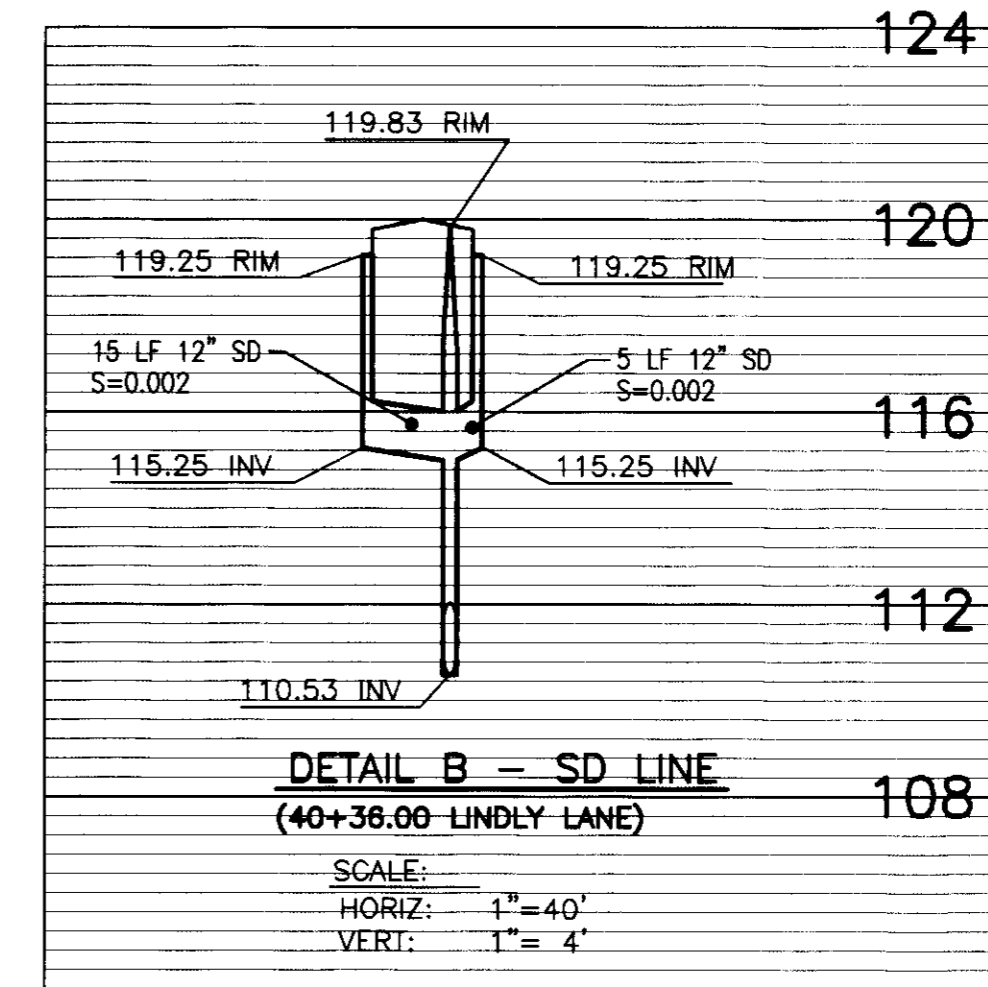
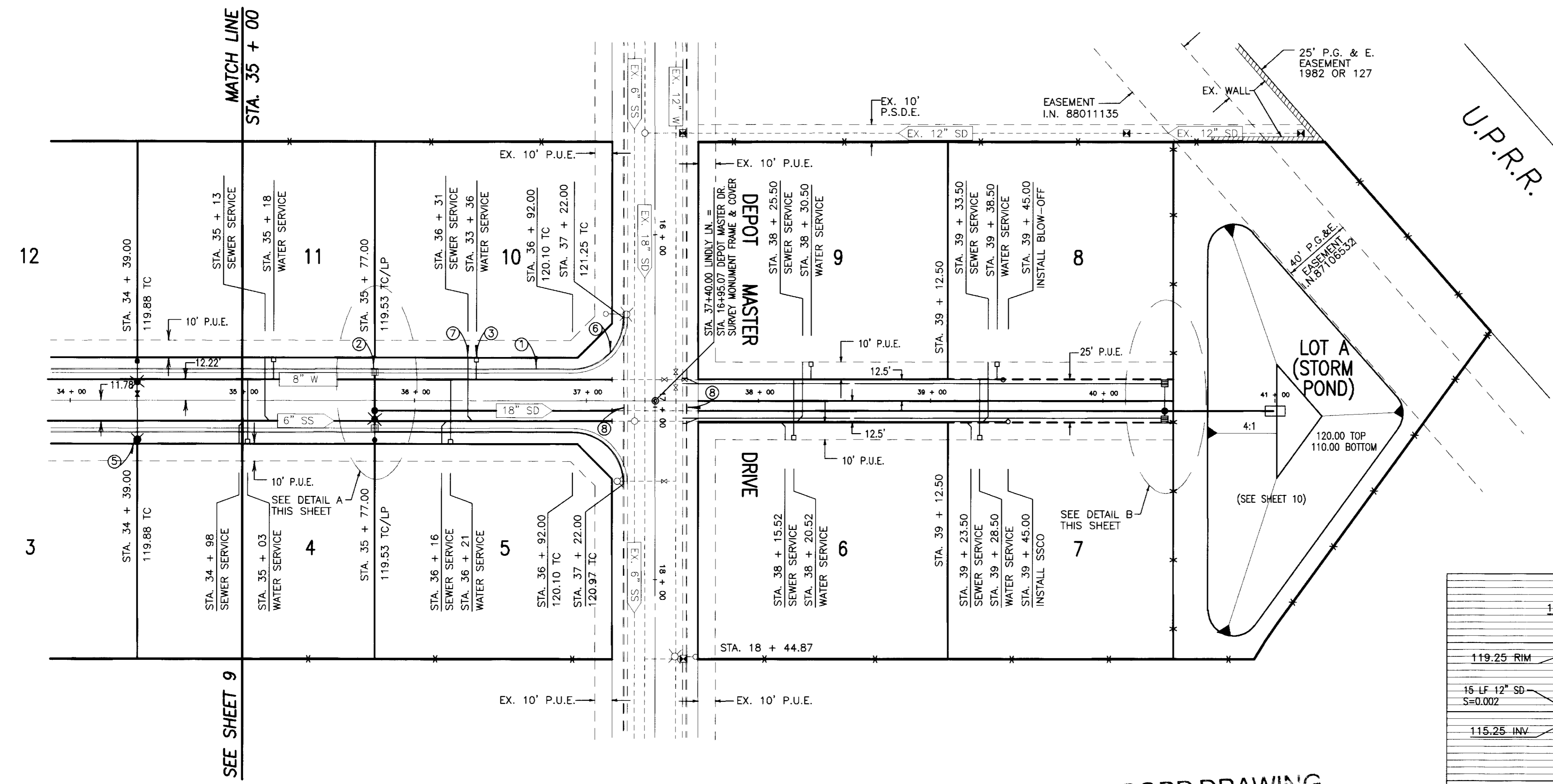
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SCALE: 1" = 40'

LEGEND

- FH FIRE HYDRANT
- AC ASPHALT CONCRETE
- TC TOP OF CURB
- W WATER
- SD STORM DRAIN
- EP EDGE OF PAVEMENT
- F.F. FINISH FLOOR
- P.U.E. PUBLIC UTILITY EASEMENT
- STA. STATION
- CL CENTERLINE
- EX EXISTING
- OG ORIGINAL GROUND
- SDMH PROPOSED STORM DRAIN MAINTENANCE HOLE
- SSMH PROPOSED SANITARY SEWER MAINTENANCE HOLE
- HP HIGH POINT
- LP LOW POINT
- SSCO SANITARY SEWER CLEAN OUT
- FG FINISHED GRADE
- (T) TOTAL
- GB GRADE BREAK
- (TYP.) TYPICAL
- SS SANITARY SEWER
- INV INVERT
- R/W RIGHT-OF-WAY
- ① SEE CONSTRUCTION NOTES
- EX. POWER POLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EX. FIRE HYDRANT
- EX. STREET LIGHT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- BLUE REFLECTOR MARKER
- PROPOSED AIR RELEASE VALVE
- PROPOSED BLOW-OFF VALVE
- EXISTING MANHOLE
- EXISTING CATCH BASIN

CONSTRUCTION NOTES

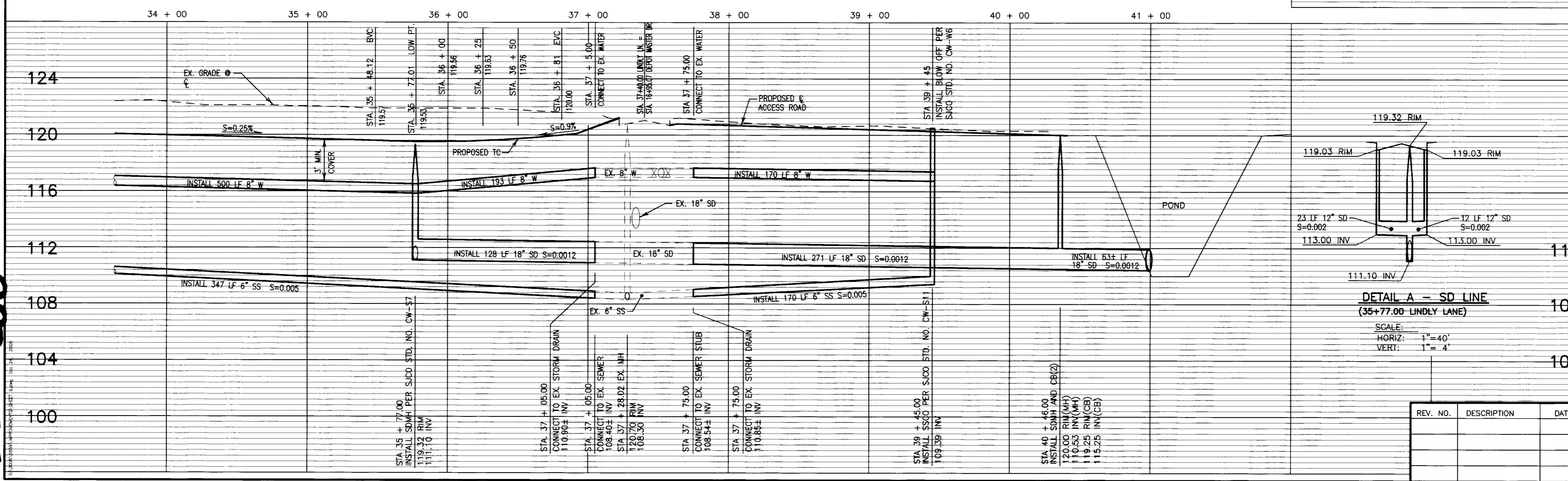
- ① INSTALL VERTICAL CURB AND GUTTER SEE DETAIL SHEET 15 (TYP.).
- ② INSTALL CATCH BASIN SEE DETAIL SHEET 13 (TYP.).
- ③ INSTALL 1" WATER SERVICE/METER PER S.J. CO. STD. PLAN CW-WB. SEE DETAIL SHEET NO. 14 (TYP.).
- ④ INSTALL WATER VALVE PER S.J. CO. STD. PLAN CW-W5 DETAIL SHEET NO. 14 (TYP.).
- ⑤ INSTALL FIRE HYDRANT PER S.J. CO. STD. PLAN CW-W18 DETAIL SHEET NO. 14 (TYP.) AND INSTALL BLUE REFLECTIVE MARKER ON STREET 1' TOWARD HYDRANT FROM CENTERLINE.
- ⑥ FACE OF CURB RADIUS= 30' (TYP.).
- ⑦ INSTALL 4" SEWER SERVICE PER S.J. CO. STD. PLANS S-7A/B. SEE SHEET 14 (TYP.).
- ⑧ REMOVE CURB AND GUTTER AS NECESSARY.



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TOLL FREE 1-800-227-2600
KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND
PEOPLE 10 FEET FROM POWER LINES. IF YOU
MUST WORK WITHIN 10 FEET OF POWER LINES
PLEASE CALL PG&E 800-743-5000

RECORD DRAWING
LINDLY LANE
SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'

SU 4006



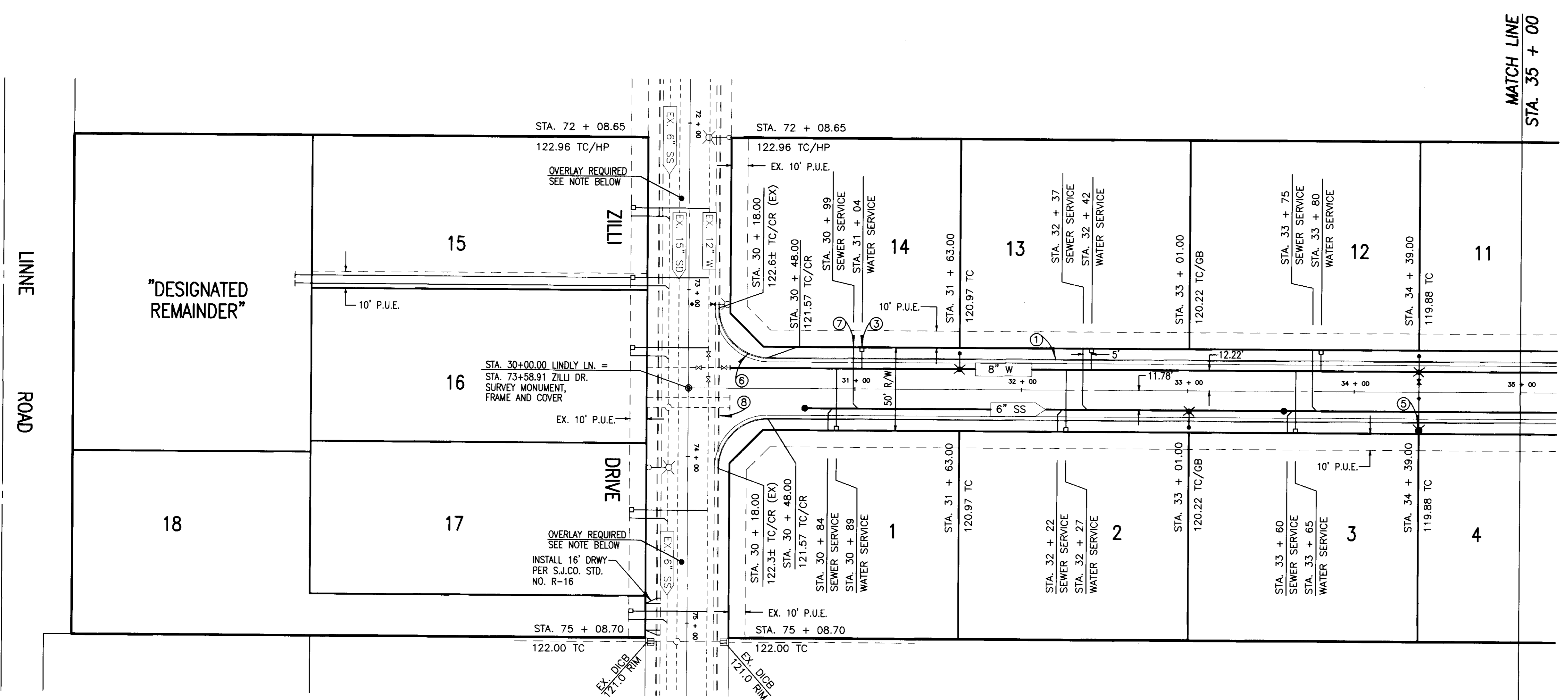
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IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES
LINDLY LANE
STA. 35 + 00.00 TO STA. 41 + 00.00

JULY, 2005
SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	BENCH MARK: BB-42 EL: 138.58	SHEET
	DRAWN BY: EK/LM				9
	DESIGNED BY: B.G.				OF 15 SHEETS
	CHECKED BY: C.D.				JOB NO. 0559
	AS BUILT BY:				

N
SCALE: 1" = 40'



LEGEND

- FH FIRE HYDRANT
- AC ASPHALT CONCRETE
- TC TOP OF CURB
- W WATER
- SD STORM DRAIN
- EP EDGE OF PAVEMENT
- F.F.F. FINISH FLOOR
- P.U.E. PUBLIC UTILITY EASEMENT
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- (TYP.) TYPICAL
- SS SANITARY SEWER
- INV INVERT
- R/W RIGHT-OF-WAY
- TC TOP OF CURB
- ① SEE CONSTRUCTION NOTES
- ② EX. POWER POLE
- ③ EX. STREET LIGHT
- ④ PROPOSED STREET LIGHT
- ⑤ PROPOSED CATCH BASIN
- ⑥ EX. FIRE HYDRANT
- ⑦ PROPOSED WATER VALVE
- ⑧ EXISTING WATER VALVE
- ⑨ BLUE REFLECTOR MARKER
- ⑩ PROPOSED AIR RELEASE VALVE
- ⑪ PROPOSED BLOW-OFF VALVE
- ⑫ EXISTING MANHOLE
- ⑬ EXISTING CATCH BASIN

CONSTRUCTION NOTES

- ① INSTALL VERTICAL CURB AND GUTTER SEE DETAIL SHEET 15 (TYP.).
- ② NOT USED ON THIS SHEET.
- ③ INSTALL 1" WATER SERVICE/METER PER S.J. CO. STD. PLAN CW-WB. SEE DETAIL SHEET NO. 14 (TYP.).
- ④ NOT USED ON THIS SHEET.
- ⑤ INSTALL FIRE HYDRANT PER S.J. CO. STD. PLAN CW-W18 DETAIL SHEET NO. 14 (TYP.) AND INSTALL BLUE REFLECTIVE MARKER ON STREET 1' TOWARD HYDRANT FROM CENTERLINE.
- ⑥ FACE OF CURB RADIUS= 30' (TYP.).
- ⑦ INSTALL 4" SEWER SERVICE PER S.J. CO. STD PLANS S-7A. SEE SHEET 14 (TYP.).
- ⑧ REMOVE CURB AND GUTTER AS NECESSARY.

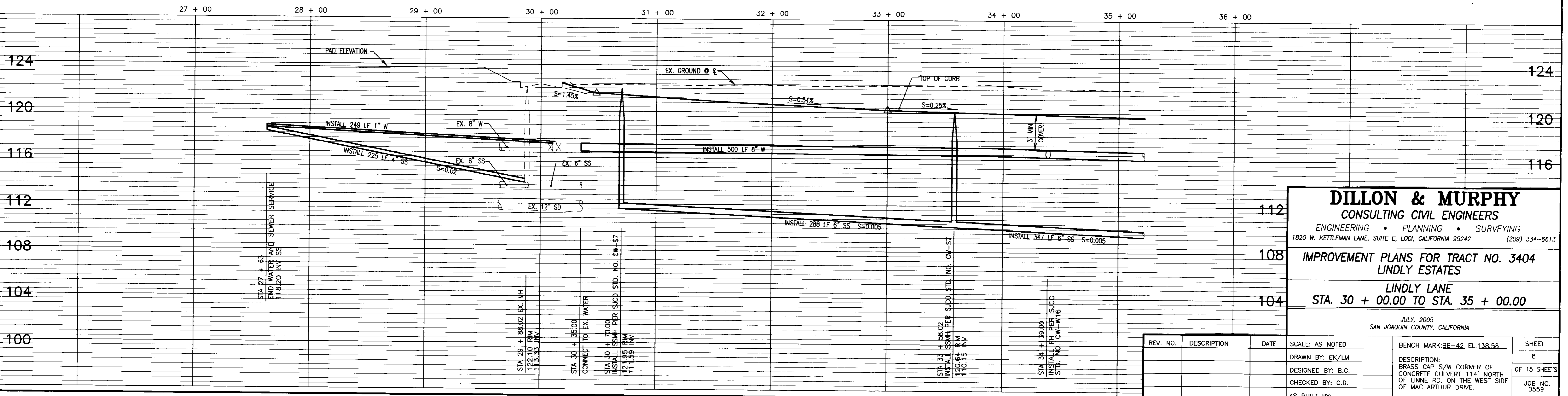
NOTE:
DUE TO EXTENSIVE ASPHALT SAWCUT AND PATCH, ZILLI DRIVE SHALL REQUIRE AN AC OVERLAY FROM STA. 72+08.65 TO STA. 73+08.70 AFTER UTILITY CONSTRUCTION.

BEFORE YOU DIG
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LINDLY LANE

SCALE:
HORIZ: 1"=40'
VERT: 1"= 4'

2.26.07



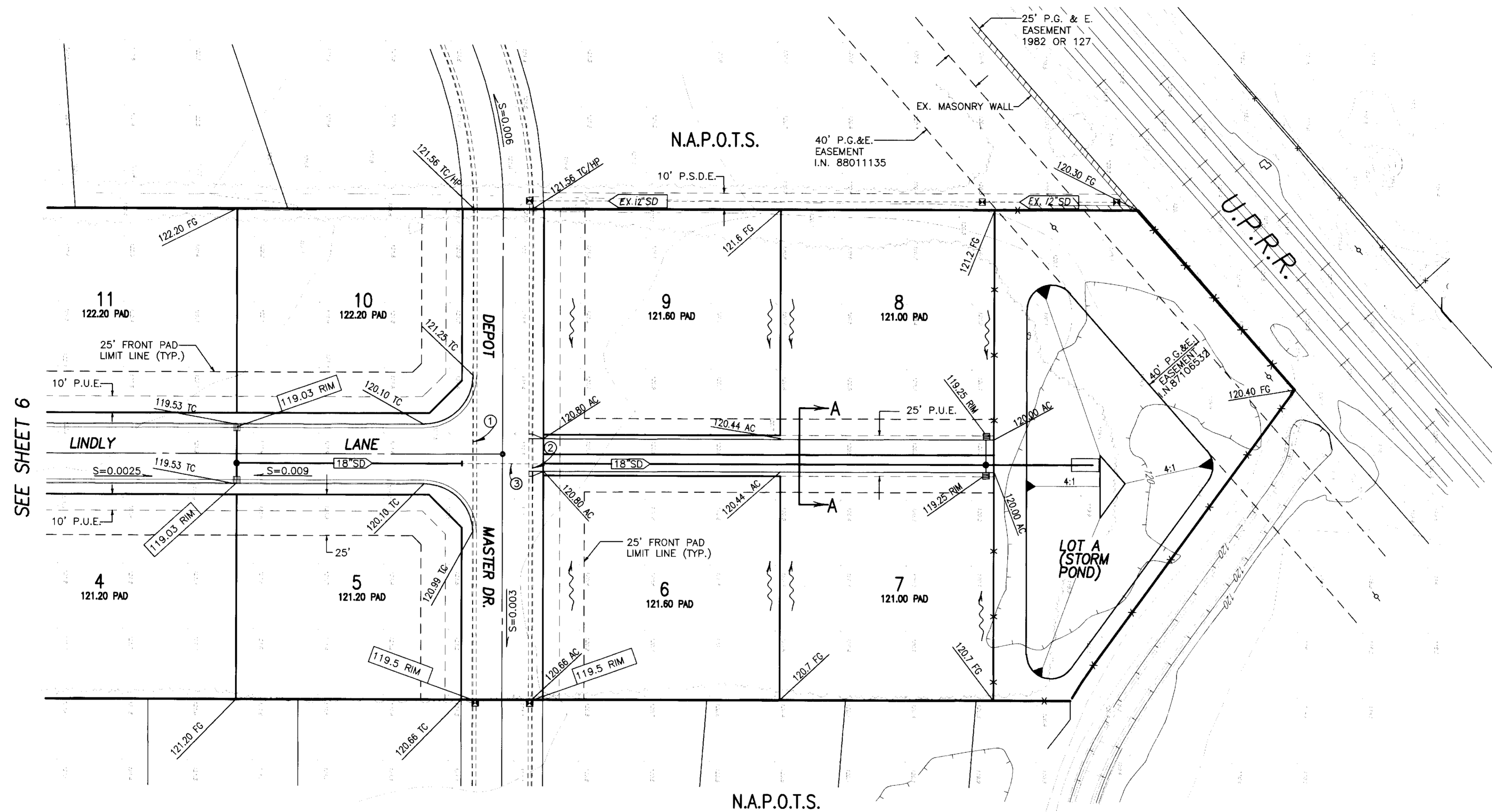
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IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY LANE
STA. 30 + 00.00 TO STA. 35 + 00.00

JULY, 2005
SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	BENCH MARK: BB-42 EL: 138.58	SHEET
	DRAWN BY: EK/LM				8
	DESIGNED BY: B.G.				OF 15 SHEETS
	CHECKED BY: C.D.				JOB NO. 0559
	AS BUILT BY:				

N
SCALE: 1" = 40'

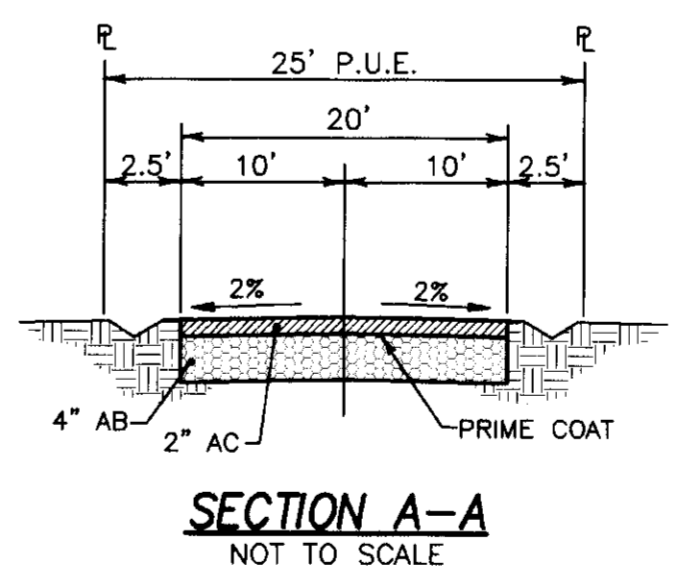


LEGEND

- | | | | |
|--------------|--|----------------------------|---------------------|
| AC. | ASPHALT CONCRETE | GB (TYP.) | GRADE BREAK TYPICAL |
| TC. | TOP OF CURB | SS | SANITARY SEWER |
| W | WATER | INV | INVERT |
| SD | STORM DRAIN | SEE CONSTRUCTION NOTES | |
| EP | EDGE OF PAVEMENT | EX. | EX. POWER POLE |
| F.F. | FINISH FLOOR | PROPOSED STREET LIGHT | |
| P.U.E. | PUBLIC UTILITY EASEMENT | PROPOSED CATCH BASIN | |
| STA. | STATION | PROPOSED FIRE HYDRANT | |
| CL | CENTERLINE | PROPOSED WATER VALVE | |
| EX | EXISTING | EXISTING WATER VALVE | |
| OG | ORIGINAL GROUND | BLUE REFLECTOR MARKER | |
| SDMH | PROPOSED STORM DRAIN MAINTENANCE HOLE | PROPOSED AIR RELEASE VALVE | |
| SSMH | PROPOSED SANITARY SEWER MAINTENANCE HOLE | PROPOSED BLOW-OFF VALVE | |
| HP | HIGH POINT | EXISTING CATCH BASIN | |
| LP | LOW POINT | CENTERLINE MONUMENT | |
| SSCO | SANITARY SEWER CLEAN OUT | | |
| FG | FINISHED GRADE | | |
| (T) | TOTAL | | |
| N.A.P.O.T.S. | NOT A PART OF THIS SUBDIVISION | | |

CONSTRUCTION NOTE:

- ① REMOVE CURB AND GUTTER AS NECESSARY.
- ② INSTALL 20' DRIVEWAY PER S.J.CO. STD. R-16.
- ③ EXIST. 18" S.D.



RECORD DRAWING
1-26-07

DILLON & MURPHY
CONSULTING CIVIL ENGINEERS
ENGINEERING • PLANNING • SURVEYING
1820 W. KETLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

GRADING PLAN - LINDLY LANE (N)

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 40'	BENCH MARK: BB-42 EL: 138.58	SHEET
	DRAWN BY: EK/SM				7
	DESIGNED BY: EK			DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DR	OF 15 SHEETS
	CHECKED BY:				JOB NO. 0569
	AS BUILT BY:				

NOTE:
SEE SHEET NO. 4 FOR TYP. LOT GRADING DETAIL.

BEFORE YOU DIG
CALL USA UNDERGROUND SERVICE ALERT
48 HOURS PRIOR TO CONSTRUCTION. CALL
TOLL FREE 1-800-227-2600

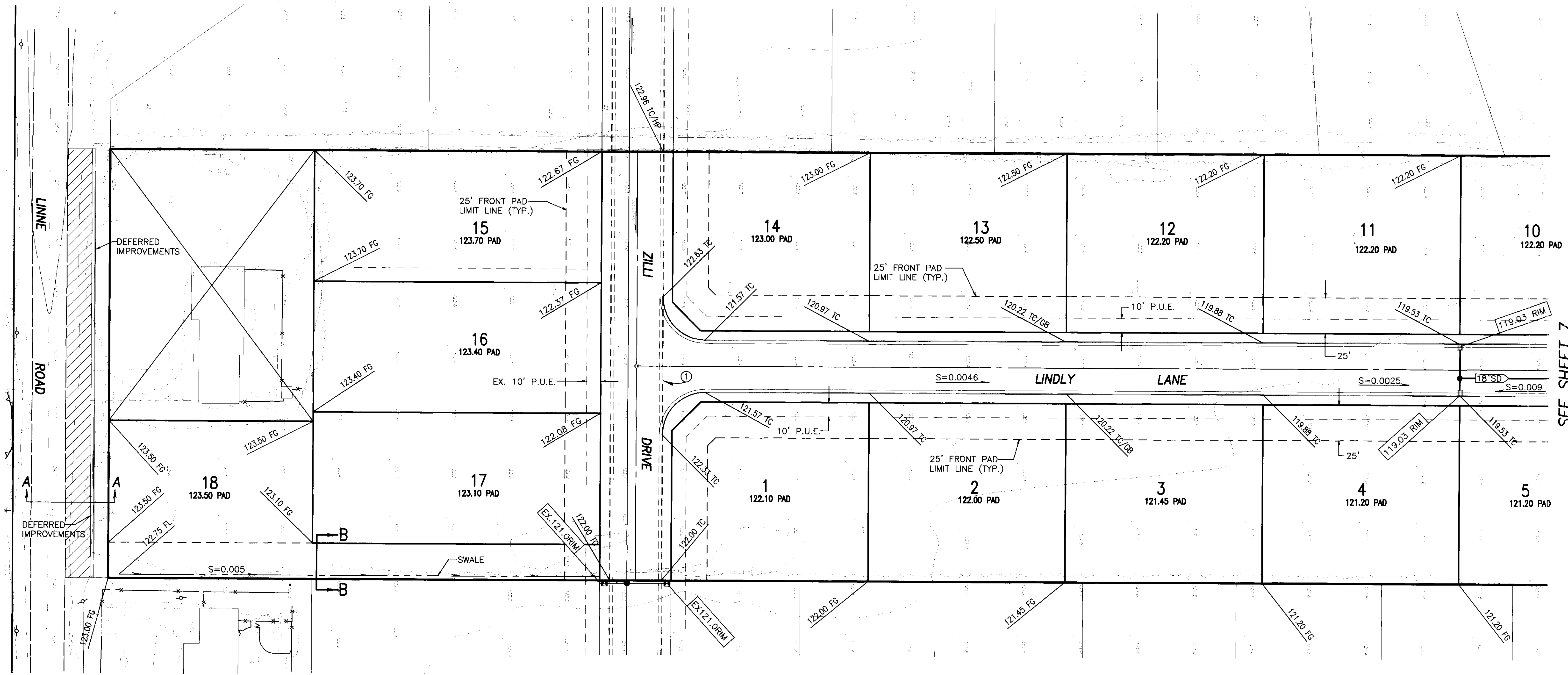
KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND
PEOPLE 10 FEET FROM POWER LINES. IF YOU
MUST WORK WITHIN 10 FEET OF POWER LINES
PLEASE CALL PG&E @ 800-743-5000

S:\2005\0559\IMPROVEMENTS\SHEET 7.dwg Oct 17, 2005

N.A.P.O.T.S.

N.A.P.O.T.S.

SCALE: 1" = 40'



N.A.P.O.T.S.

N.A.P.O.T.S.

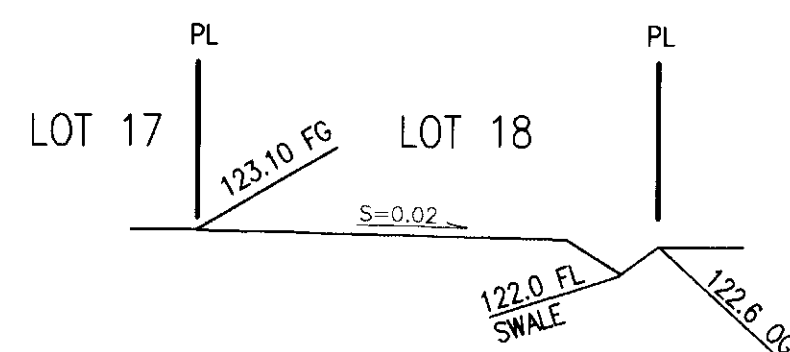
LEGEND

- AC. ASPHALT CONCRETE
- TC. TOP OF CURB
- W. WATER
- SD. STORM DRAIN
- EP. EDGE OF PAVEMENT
- F.F. FINISH FLOOR
- P.U.E. PUBLIC UTILITY EASEMENT
- STA. STATION
- CL. CENTERLINE
- EX. EXISTING
- OG. ORIGINAL GROUND
- SDMH. PROPOSED STORM DRAIN MAINTENANCE HOLE
- SSMH. PROPOSED SANITARY SEWER MAINTENANCE HOLE
- HP. HIGH POINT
- LP. LOW POINT
- SSCO. SANITARY SEWER CLEAN OUT
- FG. FINISHED GRADE
- (T). TOTAL
- N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION

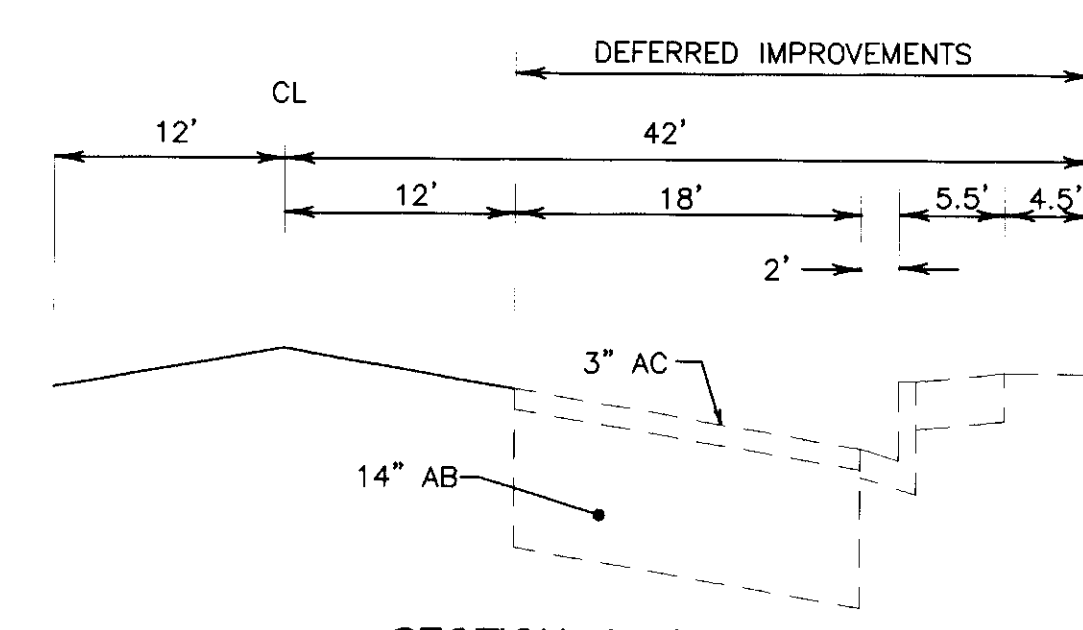
- GB (TYP.). GRADE BREAK TYPICAL
- SS. SANITARY SEWER
- INV. INVERT
- SEE CONSTRUCTION NOTES
- EX. POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- BLUE REFLECTOR MARKER
- PROPOSED AIR RELEASE VALVE
- PROPOSED BLOW-OFF VALVE
- EXISTING CATCH BASIN
- CENTERLINE MONUMENT

CONSTRUCTION NOTE:

- ① REMOVE EXISTING CURB AND GUTTER AS NECESSARY.



SECTION B-B N.T.S.



SECTION A-A

SCALE: 1" = 10'

1-26-07

DILLON & MURPHY CONSULTING CIVIL ENGINEERS

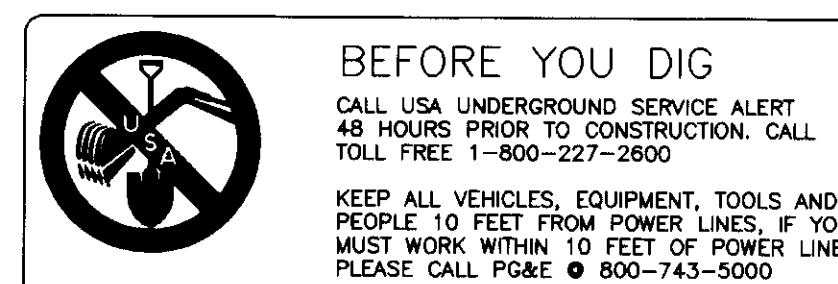
ENGINEERING • PLANNING • SURVEYING 1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-5613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

GRADING PLAN - LINDLY LANE (S)

JULY, 2005 SAN JOAQUIN COUNTY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 40'	BENCH MARK: BB-42 EL: 138.58	SHEET
	DRAWN BY: EK/SM				6
	DESIGNED BY:			DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DR.	OF 15 SHEETS
	CHECKED BY:				JOB NO. 0559
	AS BUILT BY:				



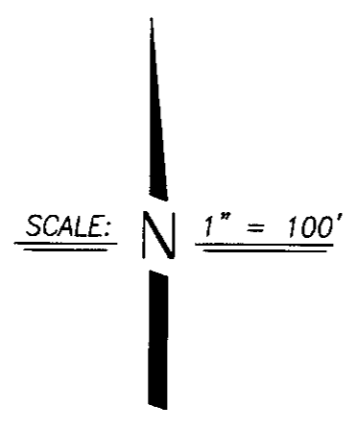
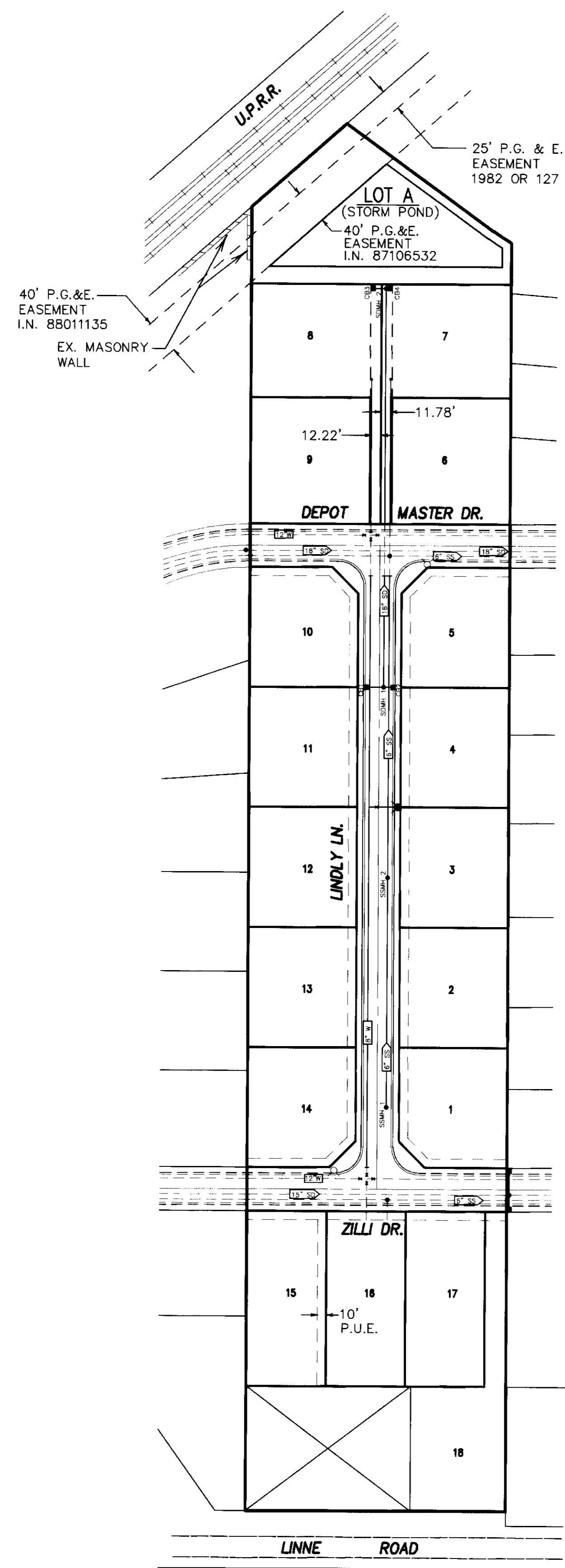
NOTE: SEE SHEET NO. 4 FOR TYP. LOT GRADING DETAIL.

SU 4009

S:\2005\0559\IMPROVEMENTS\SHEET 6.dwg Oct 17, 2005

SU 4010

S:\2005\0559\IMPROVEMENTS\SHEET 5.dwg Oct 24, 2005



RECORD DRAWING

Corrections By _____
 No Changes By Ed Gilbert
 Date 1-26-07
 Any Person Using This Drawing Should Verify
 All Information By Inspecting The Site

BEFORE YOU DIG

CALL USA UNDERGROUND SERVICE ALERT
 48 HOURS PRIOR TO CONSTRUCTION. CALL
 TOLL FREE 1-800-227-2600

KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND
 PEOPLE 10 FEET FROM POWER LINES, IF YOU
 MUST WORK WITHIN 10 FEET OF POWER LINES
 PLEASE CALL PG&E @ 800-743-5000

DILLON & MURPHY
 CONSULTING CIVIL ENGINEERS

ENGINEERING PLANNING SURVEYING

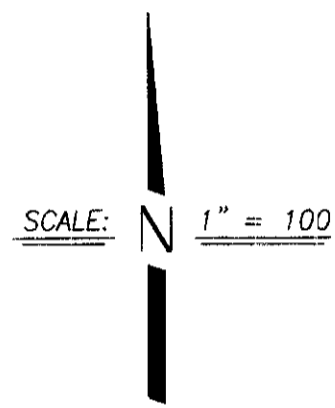
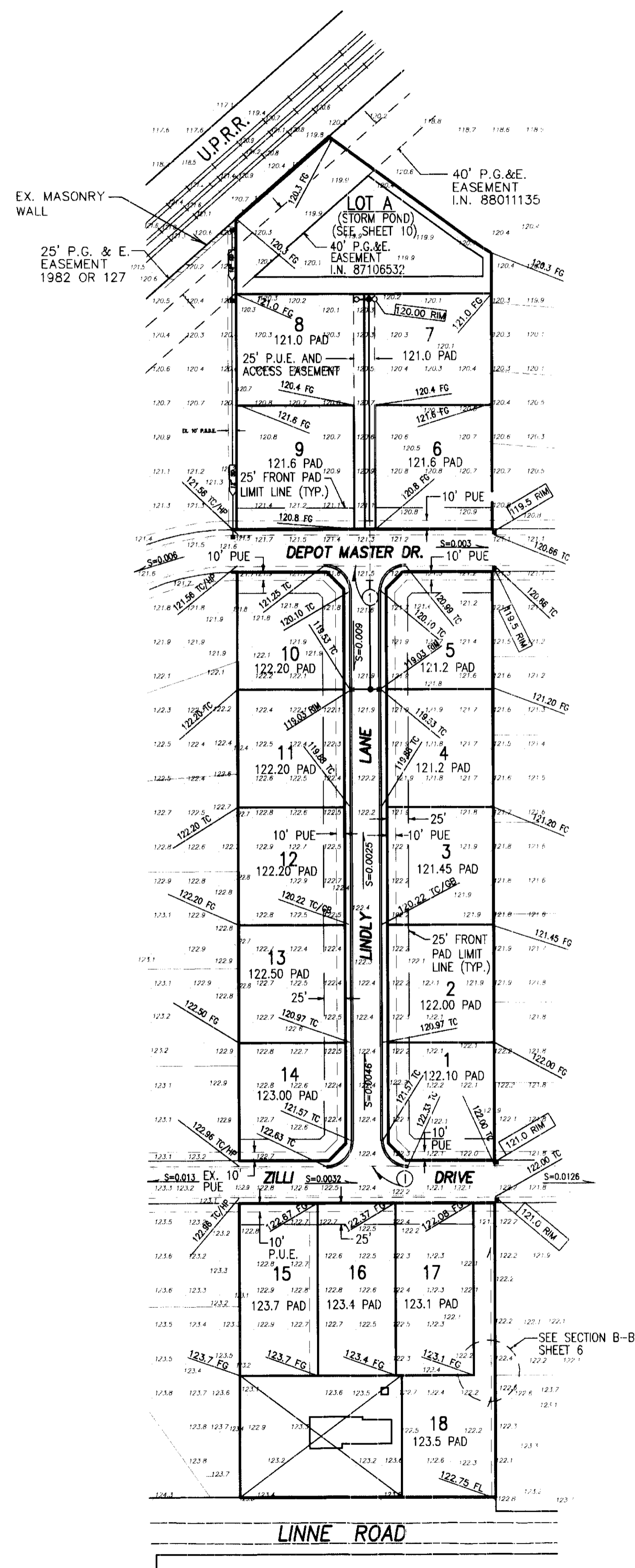
1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY ESTATES

OVERALL UTILITY PLAN

JULY, 2005
 SAN JOAQUIN COUNTY

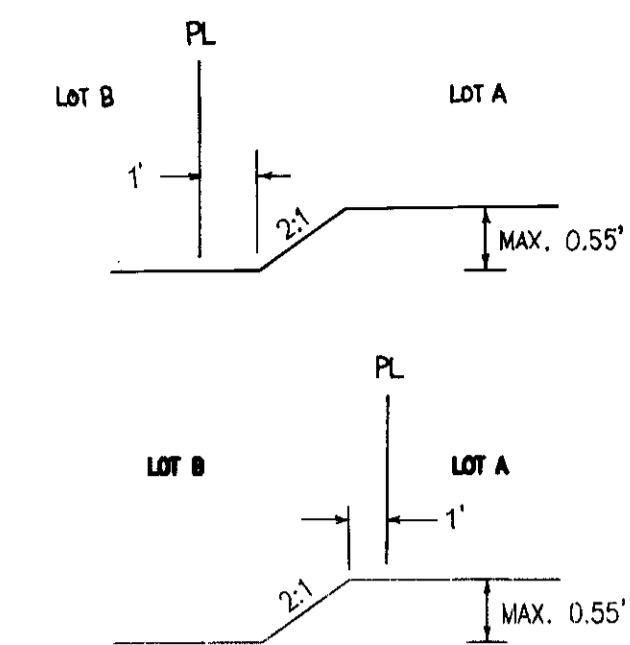
REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	BENCH MARK: BB-42 EL: 138.58	SHEET
			DRAWN BY: EK/SM	DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DRIVE.	5 OF 15 SHEETS
			DESIGNED BY: BG		
			CHECKED BY: CD		
			AS BUILT BY: _____		
					JOB NO. 0559



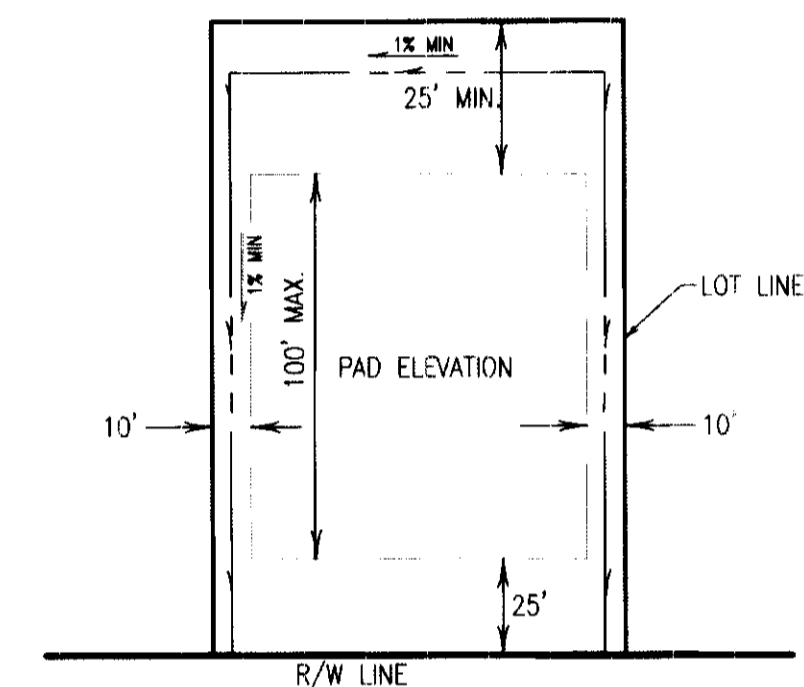
CONSTRUCTION NOTE

- ① REMOVE EXISTING CURB AND GUTTER WHERE NECESSARY TO INSTALL NEW ROAD.

SEE SECTION B-B SHEET 6



TYPICAL SECTION AT LOT TRANSITIONS
N.T.S.



TYPICAL LOT GRADING
1"=50'

- NOTE:
- ALL GRADING SHALL COMPLY WITH 1997 JBC CHAPTER 18 AND APPENDIX CHAPTER 33.
 - NO SLOPE SHALL BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 - REFER TO GEOTECHNICAL INVESTIGATION REPORT BY KLEINFELDER DATED SEPT. 22, 2003 TO DETERMINE LOT GRADING, SITE PREPARATION AND FOUNDATION RECOMMENDATION.

SECRET
1-26-07

DILLON & MURPHY
CONSULTING CIVIL ENGINEERS
ENGINEERING • PLANNING • SURVEYING
1820 W. KETTERMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

**IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY ESTATES**

OVERALL GRADING PLAN

JULY, 2005
TRACY, CALIFORNIA

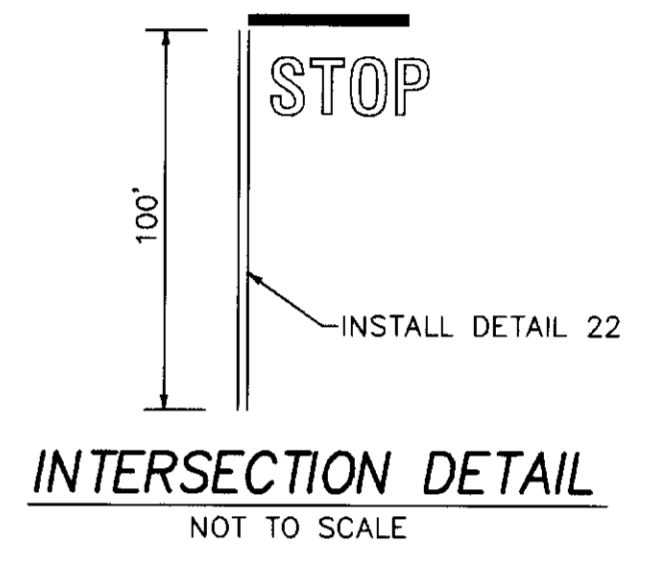
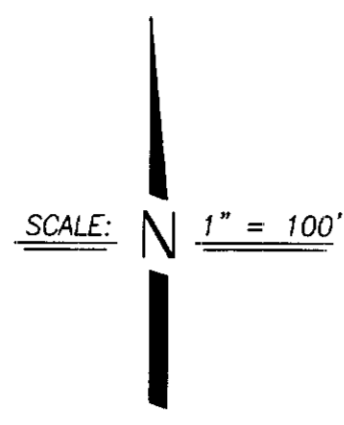
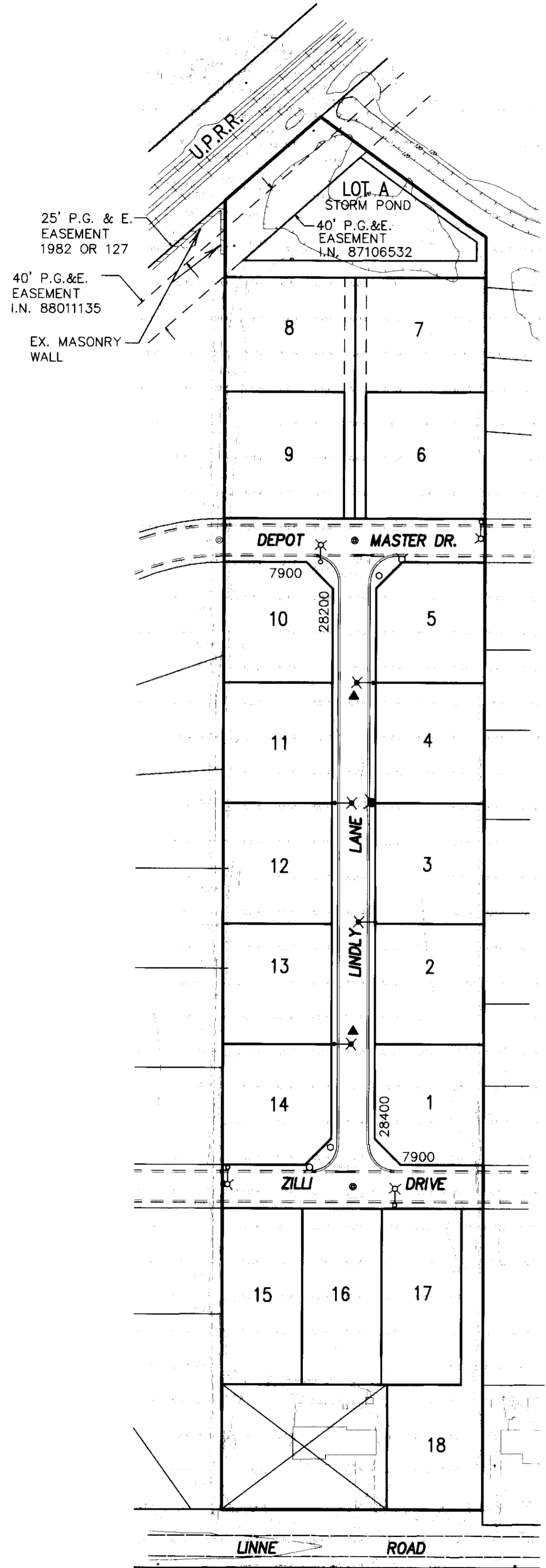
REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 100'	BENCH MARK: BB-42 EL: 138.56	SHEET
	DRAWN BY: EK/S.M.				4
	DESIGNED BY: BG				OF 15 SHEETS
	CHECKED BY:				JOB NO. 0559
	AS BUILT BY:				



BEFORE YOU DIG

CALL USA UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO CONSTRUCTION. CALL TOLL FREE 1-800-227-2600

KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND PEOPLE 10 FEET FROM POWER LINES. IF YOU MUST WORK WITHIN 10 FEET OF POWER LINES PLEASE CALL PG&E @ 800-743-5000



LEGEND

- ⊗ EXISTING STREET LIGHT
- ⊗ EXISTING FIRE HYDRANT
- INSTALL STREET NAME SIGN AND/OR STOP SIGN PER S.J. CO. STD. PLAN R25. BLOCK NUMBERS SHALL BE OBTAINED FROM SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- INSTALL STREET MONUMENT FRAME AND COVER PER CW-M1.
- ▲ R-VALUE TEST LOCATION
- ⊗ PROPOSED STREET LIGHT (SEE NOTE BELOW)
- PROPOSED FIRE HYDRANT

NOTE:
 ALL LIGHTS INSTALLED SHALL BE LS-2 CLASS "C" AND SHALL BE 100 WATTS.

RECORD DRAWING
 Checked By: *[Signature]*
 Date: 1-26-07
 Any Person Using This Drawing Should Verify All Measurements by Inspecting The Site.

DILLON & MURPHY
 CONSULTING CIVIL ENGINEERS
 ENGINEERING PLANNING SURVEYING
 1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

TOPOGRAPHIC, STREET LIGHT, STREET SIGN, STRIPING, MONUMENT AND FIRE HYDRANT LOCATION MAP

JULY, 2005
 SAN JOAQUIN COUNTY

REV. NO.	DESCRIPTION	DATE
	SCALE: AS NOTED	
	DRAWN BY: EK/S.M.	
	DESIGNED BY: BG	
	CHECKED BY: CD	
	AS BUILT BY:	

BENCH MARK: BB-42 EL: 138.58	SHEET 3
DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DRIVE.	OF 15 SHEET
	JOB NO. 0559

BEFORE YOU DIG
 CALL USA UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO CONSTRUCTION. CALL TOLL FREE 1-800-227-2600
 KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND PEOPLE 10 FEET FROM POWER LINES. IF YOU MUST WORK WITHIN 10 FEET OF POWER LINES PLEASE CALL PG&E @ 800-743-5000

GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE LATEST EDITIONS OF THE SPECIFICATIONS, STANDARDS AND ORDINANCES OF SAN JOAQUIN COUNTY AND SHALL BE PART OF THESE IMPROVEMENT PLANS.
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 DILLON & MURPHY, 1820 W. KETTLEMAN LANE, SUITE E, LODI, CA, (209) 334-6613.
3. CONTRACTORS SHALL BE RESPONSIBLE TO 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 TV 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.
5. SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF ANY OFF-SITE CONSTRUCTION.
6. DILLON & MURPHY SHALL PROVIDE ALL CONSTRUCTION STAKING. FIELD CHANGES MADE BY OTHERS SHALL BE DONE AT THEIR OWN RISK.
7. EACH CONTRACTOR IS RESPONSIBLE FOR ANY 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.
8. SAN JOAQUIN COUNTY BRASS DISC STAMPED "BB-42" ON SOUTHWEST CORNER CONCRETE CULVERT 114 FEET NORTH OF LINNE ROAD ON THE WEST SIDE OF MAC ARTHUR ROAD. ELEVATION = 138.584
9. 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 DILLON & MURPHY AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. EACH CONTRACTOR SHALL NOTIFY U.S.A. 48 HOURS PRIOR TO ANY EXCAVATION.
11. CONTRACTOR AND SUBCONTRACTOR SHALL COOPERATE WITH THEMSELVES AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
12. ALL UNDERGROUND SERVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
13. GRADES SHOWN ON THE PLAN ARE INTENDED TO REFLECT A BALANCE OF EARTHWORK CUT AND FILL QUANTITIES. CONTRACTOR IS RESPONSIBLE FOR PERFORMING AN INDEPENDENT BALANCE PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCY BETWEEN THE CONTRACTOR'S BALANCE AND THESE PLANS SHALL BE RESOLVED PRIOR TO COMMENCEMENT OF WORK. FAILURE BY THE CONTRACTOR TO RECTIFY ANY DIFFERENCES SHALL SHIFT THE RESPONSIBILITY (AND COSTS FOR ADDITIONAL EARTHWORK) ENTIRELY TO HIM.
14. ANY FILL PLACE SHALL BE PROPERLY COMPACTED AS REQUIRED BY THE PLANS, THESE NOTES, AND THE SOILS REPORT.
 - A. EARTH FILL TO ESTABLISH FINISHED GRADE OUTSIDE THE PAVED AREAS AND BUILDINGS AREAS SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 % ON THE LOTS.
 - B. FILL SHALL BE NON-EXPANSIVE MATERIAL AND SHALL BE FREE OF VEGETATION OR DELETERIOUS MATTER. FILL SHALL BE COMPACTED TO A POINT SIX INCHES BELOW SUBGRADE.
15. CONTRACTOR'S BID SHALL INCLUDE THE COST OF ANY NECESSARY SOILS COMPACTION AND MATERIALS TESTING.
16. 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.
17. 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 FOR 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 26-1.026A OF THE CALTRANS STANDARD SPECIFICATIONS. SPREADING AND COMPACTING AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26-1.04 OF THE CALTRANS STANDARDS SPECIFICATION.
18. THE GRADING AND PAVING CONTRACTOR SHALL ADJUST TO FINISHED GRADE THE TOPS OF ALL PROPOSED AND EXISTING MANHOLES, VALVE BOXES AND WATER METER BOXES, ETC. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR STREET WORK.
19. THE DOMESTIC WATER LINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS ADOPTED IMPROVEMENT STANDARDS, AND UNIFORM BUILDING CODE. PIPE MATERIAL SHALL BE THAT ALLOWED BY THE PLUMBING CODE AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS. 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.

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.
20. THE STORM DRAIN PIPELINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, AND SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS ADOPTED IMPROVEMENT STANDARDS. PIPE MATERIAL SHALL BE THAT ALLOWED BY THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS OR AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE TYPE AND SPECIFICATIONS OF ALL MATERIALS, 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.
21. 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.
22. THE OFFICE OF DILLON & MURPHY, 1820 W. KETTLEMAN LANE, SUITE E, LODI, CA, SHALL BE NOTIFIED 72 HOURS (MINIMUM) IN ADVANCE OF ANY REQUIRED CONSTRUCTION SURVEYING.
23. CONTRACTOR'S AND SUB-CONTRACTORS BIDDING ON THIS PROPOSED PROJECT SHALL CAREFULLY EXAMINE THESE PLANS AND CAREFULLY REVIEW THE CONSTRUCTION SITE 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 DILLON & MURPHY.
24. CONTRACTOR AND ANY SUB-CONTRACTOR USING PLANS WHICH ARE UNAPPROVED BY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS SHALL DO SO AT THEIR OWN RISKS. DILLON & MURPHY WILL NOT BE HELD RESPONSIBLE FOR USAGE OF SUCH PLANS FOR THE CONSTRUCTION OF THIS PROJECT.
25. DILLON & MURPHY SHALL NOT BE RESPONSIBLE FOR ANY SURVEYING OR FIELD CHANGES MADE BY ANY OTHER SURVEYING OR ENGINEERING FIRMS. ANY ERRORS OR OMISSIONS DETECTED SHALL BE MITIGATED BY DILLON & MURPHY.
26. SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS WILL PERFORM FIELD INSPECTIONS FOR THIS PROJECT. 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.
27. CHANGES ON PLANS AND SPECIFICATIONS: ANY CHANGES TO THE APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND APPROVED BY DILLON & MURPHY AND SHALL BE SUBMITTED TO SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
28. THIS SITE CONTAINS 10.56 ACRES GROSS.
29. ALL TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO SAN JOAQUIN COUNTY STANDARDS AND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE MUTCD CALIFORNIA SUPPLEMENT, AND TO THE CALTRANS TRAFFIC MANUAL AND AS SHOWN ON THE PLANS.
30. 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 PERSON 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 DILLON & MURPHY FROM ANY AND ALL CLAIMS, COSTS OR 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.
31. ALL UTILITIES SHALL BE UNDERGROUND, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.
32. THIS PROJECT SHALL IMPLEMENT THE AIR POLLUTION CONTROL DISTRICT'S FUGITIVE DUST CONTROL MEASURES AND OZONE EMISSION MEASURES DURING CONSTRUCTION.
33. ALL EARTHWORK AND GRADING SHALL BE IN CONFORMANCE WITH CHAPTERS 29 AND 70 OF THE UNIFORM BUILDING CODE, DATED 1994.
34. THE TOTAL EARTHWORK QUANTITY IS: APPROX. VOLUME OF FILL = 8300 CYD THESE EARTHWORK QUANTITIES ARE NOT BID QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES.
35. CONTRACTOR SHALL SUBMIT TO DILLON & MURPHY 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. SAN JOAQUIN COUNTY SHALL HAVE THE FINAL SAY.
36. 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.
37. 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.
38. PRIOR TO ACCEPTANCE OF IMPROVEMENTS, STREET LIGHTS SHALL BE INSTALLED AND ENERGIZED. SAN JOAQUIN COUNTY WILL MAINTAIN ALL STREET LIGHTS AND STANDARDS UPON ACCEPTANCE OF PROJECT AS COMPLETE.
39. CONTRACTOR SHALL OBTAIN A SIGNED PLAN FOR THIS PROJECT PRIOR TO BEGINNING ANY GRADING ON-SITE OR OFF-SITE.
40. NONPOTABLE WATER SHALL BE USED ON THIS PROJECT. THE CONTRACTOR SHALL NOTIFY THE COUNTY IN WRITING OF THE INTENDED SOURCE PRIOR TO CONSTRUCTION.
41. FINAL PAVEMENT WORK SHALL NOT OCCUR WITHIN ANY EXISTING ROAD RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY RELOCATION WITHOUT SPECIFIC APPROVAL OF THE DIRECTOR.
42. IF NECESSARY, 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. THE TCP SHALL BE DRAWN TO SCALE AND BE IN CONFORMANCE WITH THE LATEST MUTCD MANUAL AND CALIFORNIA SUPPLEMENT.
43. 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.
44. DRAINAGE FACILITIES SHALL BE MAINTAINED DURING PERIODS OF INCLEMENT WEATHER, AND RESTORED TO THEIR ORIGINAL CONDITIONS UPON COMPLETION OF THE WORK.
45. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BEFORE ORDERING STREET SIGNS.
46. WHERE WORK IS BEING DONE IN AN OFFSITE EASEMENT, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 48 HOURS PRIOR TO COMMENCING WORK.
47. GRADING/CONSTRUCTION THAT DISTURBS MORE THAN ONE ACRE WILL REQUIRE THE FILING OF A NOTICE OF INTENT (NOI) TO COMPLY WITH THE STATES NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL CONSTRUCTION PERMIT. A COPY OF THE NOI SHALL BE PLACED IN THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH SHALL BE KEPT ON-SITE.

RECORDED
1-26-07
A. G. G. G.



BEFORE YOU DIG

CALL USA UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO CONSTRUCTION. CALL TOLL FREE 1-800-227-2600

KEEP ALL VEHICLES, EQUIPMENT, TOOLS AND PEOPLE 10 FEET FROM POWER LINES. IF YOU MUST WORK WITHIN 10 FEET OF POWER LINES PLEASE CALL PG&E @ 800-743-5000

DILLON & MURPHY
CONSULTING CIVIL ENGINEERS
ENGINEERING • PLANNING • SURVEYING
1820 W. KETTLEMAN LANE, SUITE E, LODI, CALIFORNIA 95242 (209) 334-6613

IMPROVEMENT PLANS FOR TRACT NO. 3404
LINDLY ESTATES

GENERAL NOTES AND SPECIFICATIONS

JULY, 2005
TRACY, CALIFORNIA

REV. NO.	DESCRIPTION	DATE	SCALE:

DRAWN BY: EK	BENCH MARK: BB-42 EL: 138.58	SHEET
DESIGNED BY: BG	DESCRIPTION: BRASS CAP S/W CORNER OF CONCRETE CULVERT 114' NORTH OF LINNE RD. ON THE WEST SIDE OF MAC ARTHUR DRIVE.	2
CHECKED BY: CD		OF 15 SHEETS
AS BUILT BY:		JOB NO. 0559

S:\2005\0559\IMPROVEMENTS\SHEET 2.dwg Oct 17, 2005

IMPROVEMENT PLANS FOR TRACT NO. 3404 LINDLY ESTATES

BEING A PORTION OF
SECTION 3, T.3S., R.5E.,
M.D.B.&M.,
SAN JOAQUIN COUNTY, CALIFORNIA

JULY, 2005

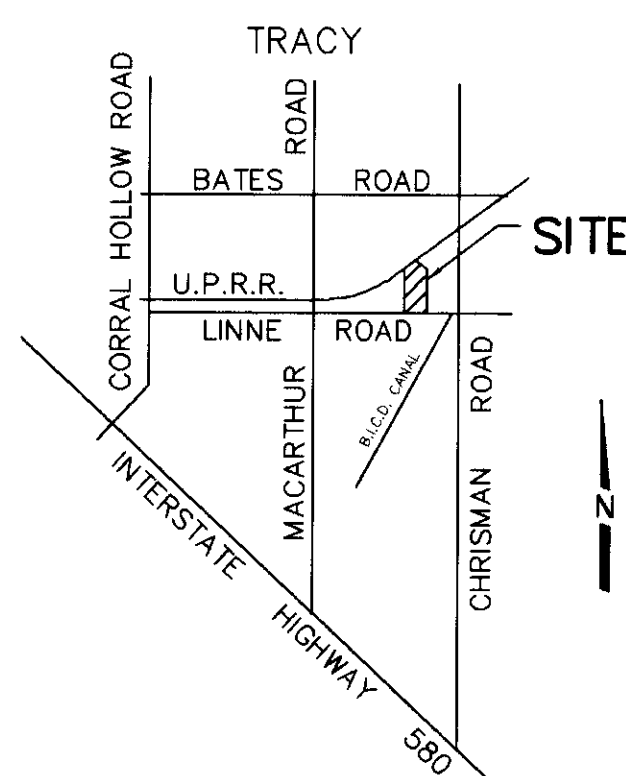
REFER TO MAJOR SUBDIVISION APPLICATION NO PA-04-276

UTILITY/DISTRICTS

TELEPHONE: SBC TELEPHONE COMPANY
NATURAL GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY DISTRICT: CSA 44 ZONE "G"
DOMESTIC WATER: CSA 44 ZONE "G"
STORM DRAINAGE: CSA 44 ZONE "G"
STREET LIGHTING: CSA 44 ZONE "G"

ABBREVIATIONS

AC.	ASPHALT CONCRETE	LF	LINEAR FEET
BC	BEGINNING OF CURVE	L.P.	LOW POINT
BCR	BEGINNING OF CURVE RETURN	MH	MAINTENANCE HOLE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVE
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE
EC	END OF CURVE	P.U.E.	PUBLIC UTILITY EASEMENT
ECR	END OF CURVE RETURN	PVC	POLYVINYL CHLORIDE
EP	EDGE OF PAVEMENT	P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
FOC OR FC	FACE OF CURB	RCP	REINFORCED CONCRETE PIPE
FG	FINISH GRADE	SD	STORM DRAIN
FL	FLOWLINE	SS	SANITARY SEWER
GB	GRADE BREAK	TB	TOP OF BERM
GV	GATE VALVE	TC	TOP OF CURB
HGL	HYDRAULIC GRADE LINE	W	WATER
H.P.	HIGH POINT	H.D.P.E.	HIGH DENSITY POLYETHYLENE
INV.	INVERT	SDR	STANDARD DIMENSIONAL RATIO



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	TOPOGRAPHIC, STREET LIGHT, STREET SIGN, STRIPING, MONUMENT AND FIRE HYDRANT LOCATION MAP
4	OVERALL GRADING PLAN
5	OVERALL UTILITY PLAN
6	GRADING PLAN: LINDLY LANE (S)
7	GRADING PLAN: LINDLY LANE (N)
8	PROFILE: LINDLY LANE STA. 30+00.00 TO STA. 35+00.00
9	PROFILE: LINDLY LANE STA. 35+00.00 TO STA. 41+00.00
10	LOT A (STORM POND) PLAN
11	EROSION AND SEDIMENT CONTROL PLAN
12	EROSION AND SEDIMENT CONTROL NOTES
13	SAN JOAQUIN COUNTY STANDARD PLANS
14	SAN JOAQUIN COUNTY STANDARDS PLANS
15	SAN JOAQUIN COUNTY STANDARDS PLANS AND TYPICAL STREET SECTION

LEGEND

	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXISTING ELECTROLLER		PROPOSED ELECTROLLER 100 W. HPS, UNLESS OTHERWISE NOTED.
	EXISTING POWER POLE		PROPOSED POWER POLE.
	EXISTING STORM DRAIN		PROPOSED STORM DRAIN - H.D.P.E.
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER - PVC SDR 35
	EXISTING WATER		PROPOSED WATER - PVC C900 CLASS 150
	EXISTING GRADE		DESIGN GRADE
	EXISTING WATER VALVE		PROPOSED WATER VALVE
	EXISTING CONTOUR LINE		

SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES
APPROVED: ENVIRONMENTAL HEALTH SERVICES

BY: Mike Wagner DATE: 10-6-05

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
COUNTY OF SAN JOAQUIN

DATE: 10/26/05

APPROVED: SAN JOAQUIN BUREAU OF FIRE PROTECTION

BY: Steve Dalton DATE: 10-4-2005

COUNTY OF SAN JOAQUIN
DEPARTMENT OF PUBLIC WORKS

APPROVED: Michael Collet DATE: 10/19/05
SENIOR CIVIL ENGINEER

RCE NO. 46533 EXP. DATE 6/30/07

RECORD DRAWING

Checked by: B. G. Gault
Date: 1-26-07
Approved: Michael Collet
Date: 10/19/05

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**IMPROVEMENT PLANS FOR TRACT NO. 3404
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SV 4014