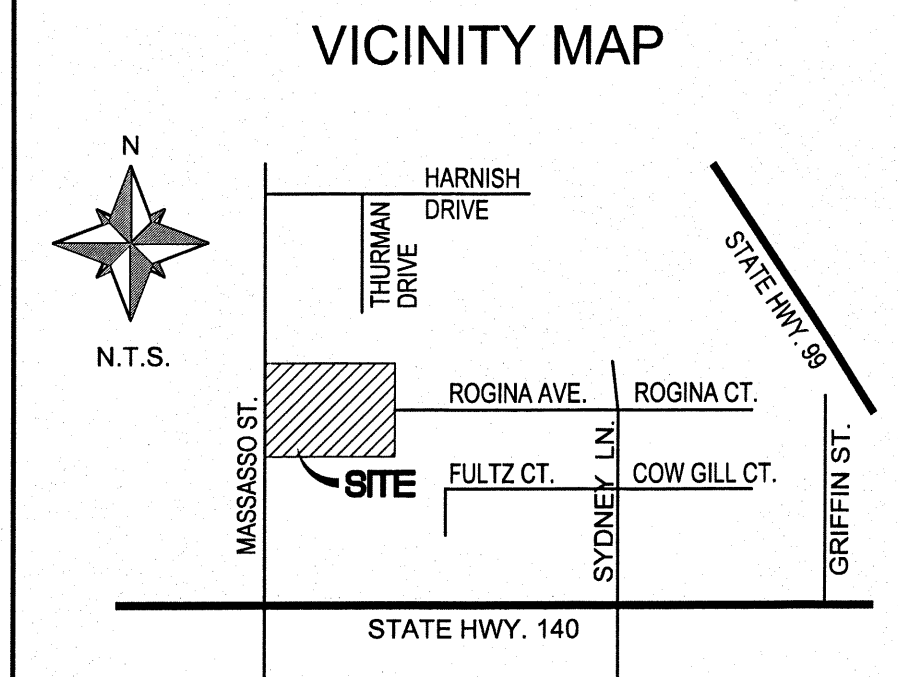


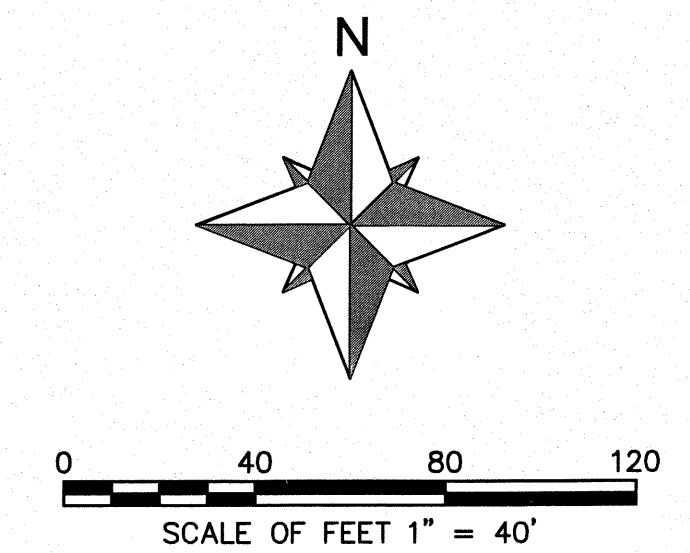
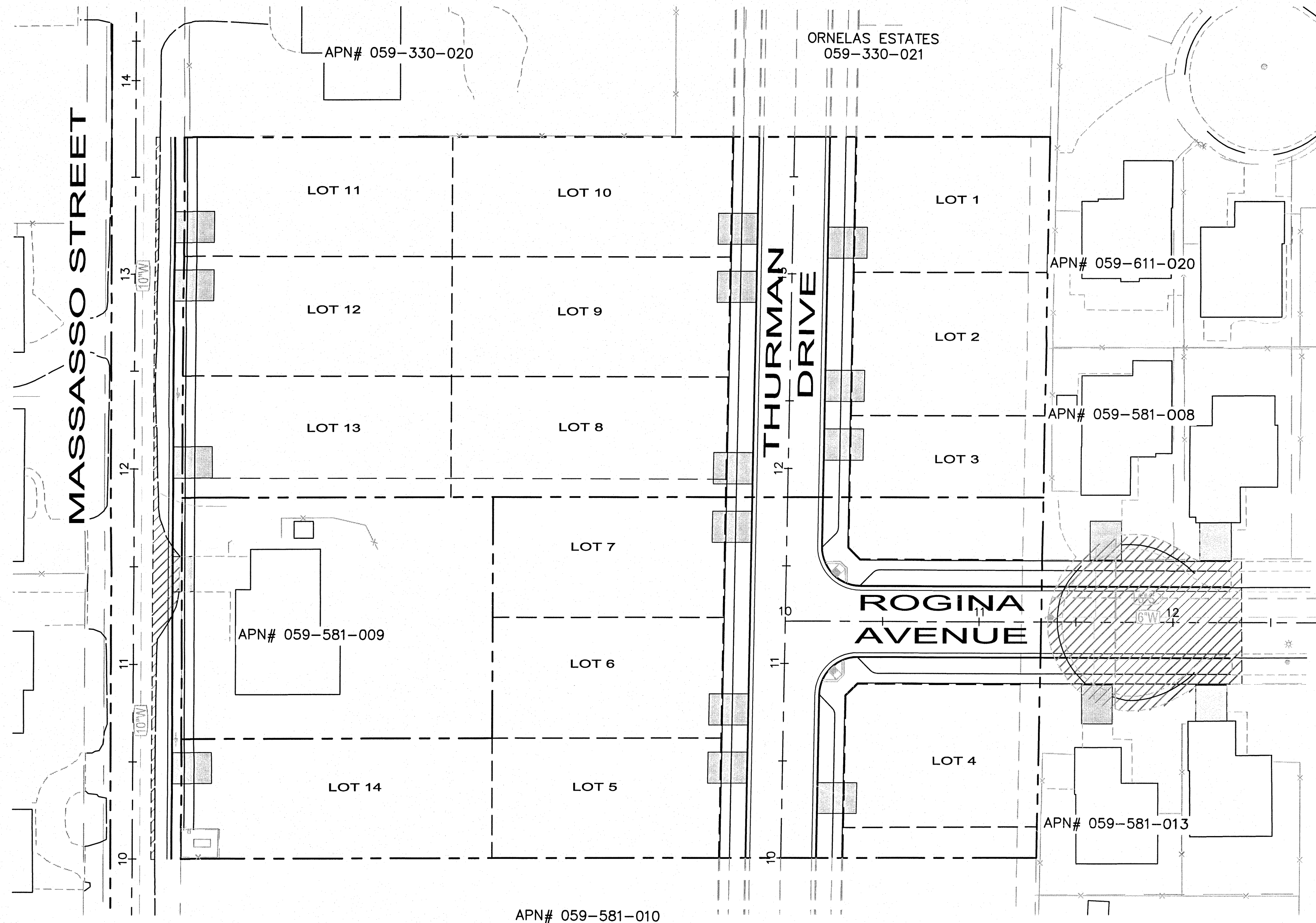
CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES CITY OF MERCED, CA.



LEGEND

- BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY (R/W)
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- ARCHITECTURAL FENCING
- RETAINING WALL W/ ROUGH IRON FENCE
- PROPOSED CURB, GUTTER and SIDEWALK
- PROPOSED ACCESS RAMP
- EXISTING CURB, GUTTER and SIDEWALK
- PROPOSED STREET CLOSURE BARRICADE
- PROPOSED SANITARY SEWER and SIZE (SS)
- EXISTING SANITARY SEWER and SIZE (SS)
- PROPOSED SANITARY FLUSHING BRANCH (FB/CO.)
- EXISTING SANITARY FLUSHING BRANCH (FB/CO.)
- PROPOSED SANITARY MANHOLE (MH)
- EXISTING SANITARY MANHOLE (MH)
- PROPOSED STORM DRAIN and SIZE (SD)
- EXISTING STORM DRAIN and SIZE (SD)
- PROPOSED DROP INLET (DI)
- EXISTING DROP INLET (DI)
- PROPOSED STORM MANHOLE (MH)
- EXISTING STORM MANHOLE (MH)
- PROPOSED WATER MAIN and SIZE (WL)
- EXISTING WATER MAIN and SIZE (WL)
- PROPOSED BLOW-OFF VALVE (BO.)
- EXISTING BLOW-OFF VALVE (BO.)
- PROPOSED COMBINATION AIR-VACUUM RELIEF VALVE (AVRV)
- EXISTING AIR-VACUUM RELIEF VALVE (AVRV)
- PROPOSED GATE VALVE (GV)
- EXISTING GATE VALVE (GV)
- PROPOSED RESTRAINED DUCTILE IRON FIRE HYDRANT ASSEMBLY (FH)
- EXISTING FIRE HYDRANT ASSEMBLY (FH)
- PROPOSED SERVICE LATERAL W/ METER BOX
- EXISTING SERVICE LATERAL W/ METER BOX
- R.P. BACKFLOW DEVICE
- DOUBLE CHECK DETECTOR ASSEMBLY W/ FIRE DEPT. CONNECTION
- PROPOSED BUTTERFLY VALVE
- EXISTING BUTTERFLY VALVE

- PROPOSED RESTRAINED JOINTS
- LIMITS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- DITCH FLOWLINE and DIRECTION
- PROPOSED DITCH FLOWLINE (FL)
- EXISTING DITCH FLOWLINE (FL)
- BUILDING NUMBER
- BUILDING TYPE



SHEET INDEX	
C1.	TITLE SHEET
C2.	GENERAL NOTES & TYPICAL SECTIONS
C3.	EXISTING CONDITIONS
C4.	MASSASSO STREET (STA. 10+00.00 TO STA. 13+70.62)
C5.	THURMAN DRIVE (STA. 10+00.00 TO STA. 13+70.62)
C6.	ROGINA AVENUE (STA. 10+00.00 TO STA. 2+32.00)
C7.	WATER PLAN
C8.	WATER NOTES AND DETAILS
C9.	EROSION CONTROL NOTES AND DETAILS
C10.	EROSION CONTROL PLAN
C11.	STREET LIGHTING PLAN

OWNER/DEVELOPER

ED SANCHEZ
170 E. BROADWAY
ATWATER, CA 95301
(209)951-5444

APPROVED BY:

DIRECTOR OF ENGINEERING DATE

BENCH MARK:

ELEV. 163.63

1" BRASS DISK IN SIDEWALK LOCATED AT THE NORTHEAST CORNER OF 13th STREET AND R STREET

ABBREVIATIONS

△	DELTA	EC	END CURVE	MAX	MAXIMUM	RT	RIGHT
AB	AGGREGATE BASE	ELEV	ELEVATION	MIN	MINIMUM	R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT	N	NORTH	S	SOUTH
BC	BEGIN CURVE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	P	PAD	SH	SHEET
BM	BENCH MARK	EX	EXISTING	PL	PROPERTY LINE	STA	STATION
BOW	BACK OF WALK	EXIST	EXISTING	PCC	POINT OF COMPOUND CURVE	SW	SIDEWALK
Q.C.L.	CENTER LINE	FC	FACE OF CURB	PI	POINT OF INTERSECTION	T	TANGENT
CONST	CONSTRUCT	FF	FINISHED FLOOR	PL	PROPERTY LINE	(T)	TOTAL
CR	CURB RETURN	HS	HOUSE SEWER SERVICE	PP	POWER POLE	TBC	TOP BACK OF CURB
CT	COURT	L	LENGTH	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
DR	DRIVE	LE	LANDSCAPE EASEMENT	R	RADIUS	W	WEST
E	EAST	LT	LEFT	PRC	POINT OF REVERSE CURVATURE		
		LF	LINEAR FEET				

NOTE TO CONTRACTOR

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF SACRAMENTO AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OF SACRAMENTO OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-227-2600
GAS	P.G. & E.	LYNN McCULLICK (209)726-6328
ELECTRICITY	P.G. & E.	STEVE MURPHY (209)726-6338
TELEPHONE	SBC	JANET WESTFALL (209)726-7161
IRRIGATION	MERCED IRRIGATION DISTRICT	JASON GRACE (209)722-5761
FIRE	MERCED FIRE DEPT.	
UTILITIES	CITY OF MERCED	DAN AMARAL (209)385-6856
STREETS	CITY OF MERCED	GORDON GRAY (209)385-6806
T.V. CABLE	COMCAST	JIM GASKIN (559)994-7909

DATE: MAY 2007
SCALE: 1"=40'
DRAWN BY: JC
DESIGNED BY: JC
CHECKED BY: JCAS

SUTTERBROWN, INC.
LAND ENGINEERING AND PLANNING
775 SUNRISE AVENUE, SUITE 170
ROSEVILLE, CA 95661
PHONE: 916.781.0851
FAX: 916.781.0151

CIVIL IMPROVEMENT PLANS FOR
PLEASANT POINTE ESTATES
TITLE SHEET

PREPARED UNDER THE
DIRECTION OF:



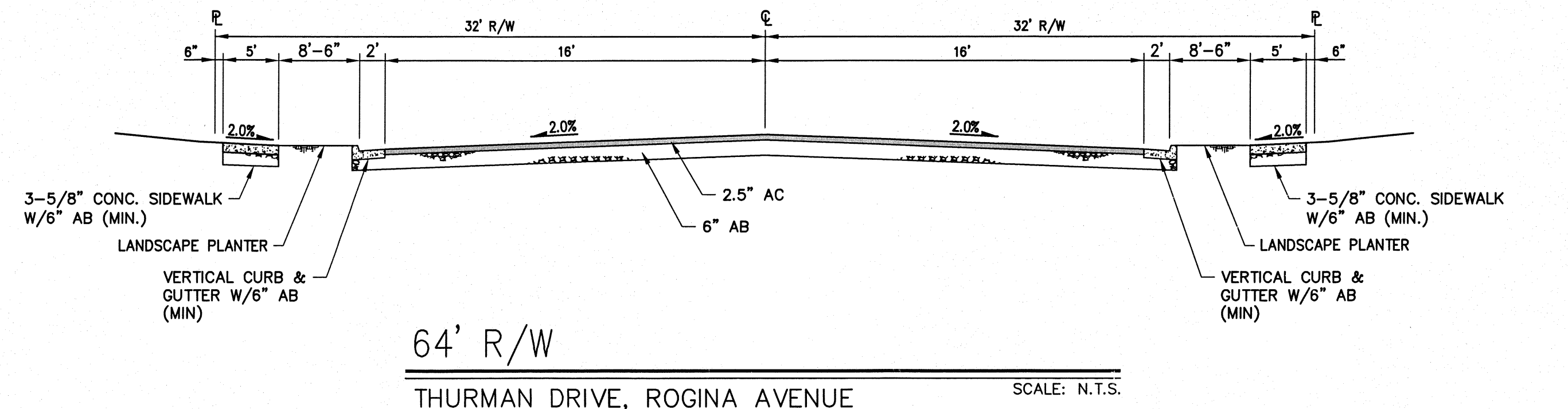
NOT APPROVED FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER

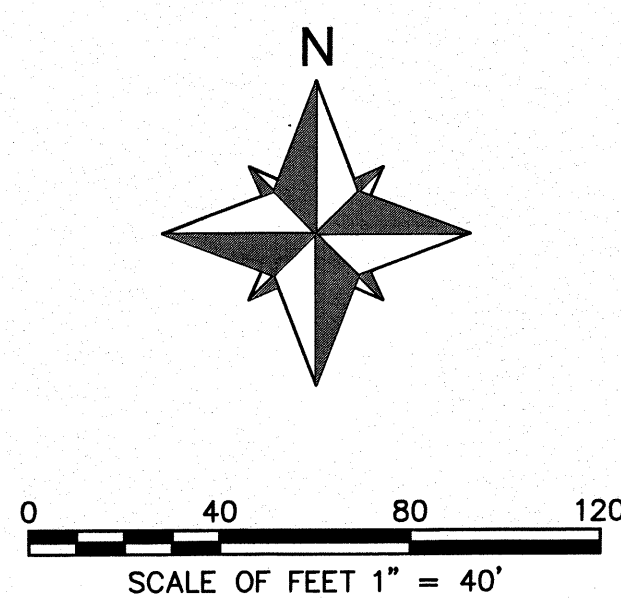
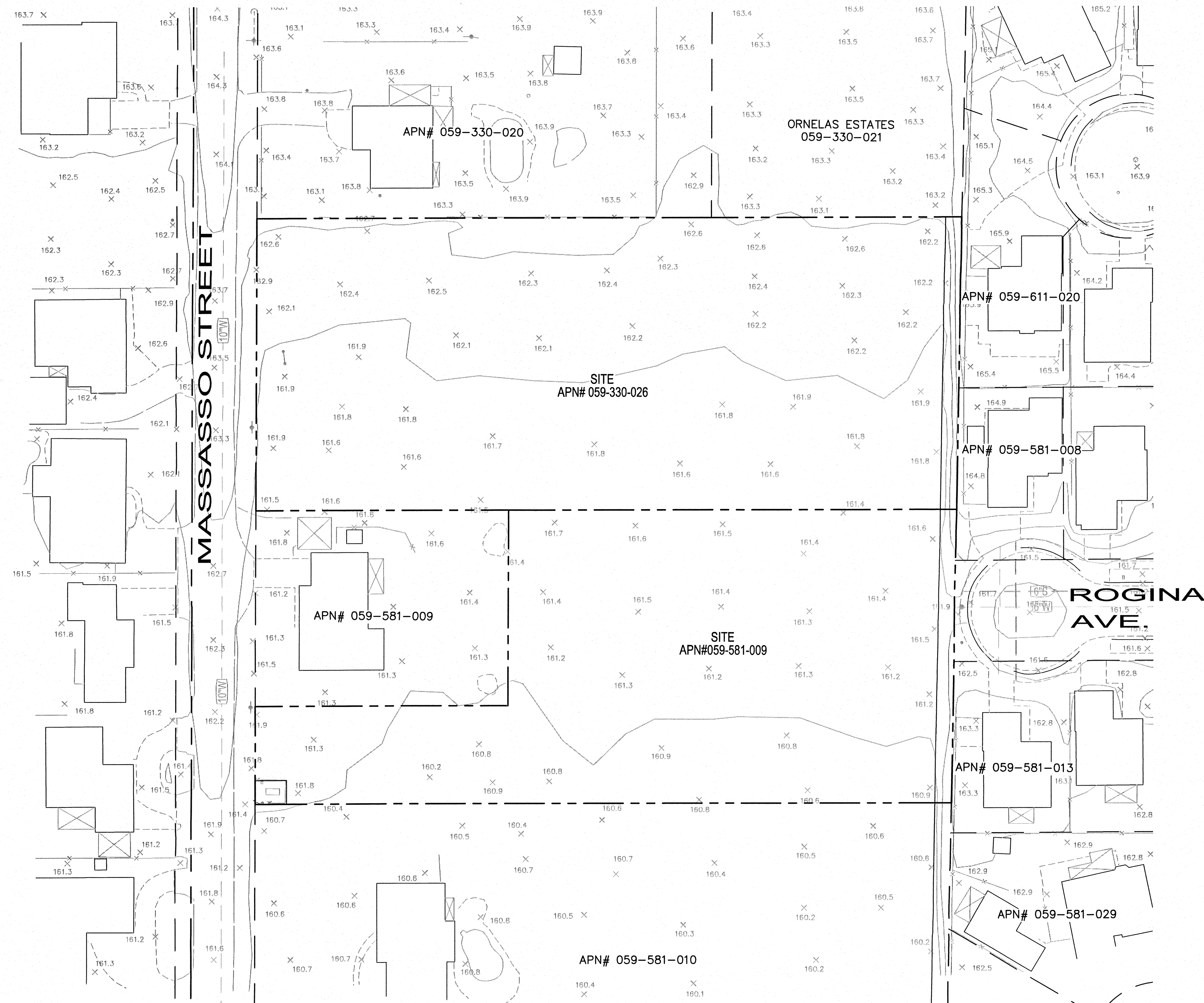
PROJECT NUMBER:
2005.013.012

1. ALL IMPROVEMENTS SHALL BE DONE ACCORDING TO CITY OF MERCED STANDARDS.
2. ELEVATIONS ARE NAVD 1988 DATUM.
3. FLOOD ZONE 'AO'-DEPTH 1 FOOT F.I.R.M. FOOT 06047C0440F, EFFECTIVE DATE JAN. 5, 2006. PREPARED BY F.E.M.A.
4. 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 THE OWNER, THE ENGINEER AND THE CITY OF MERCED HARMLESS FROM 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, THE ENGINEER OR THE CITY OF MERCED.
5. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS THROUGH TOPOGRAPHIC INFORMATION PROVIDED BY GOLDEN VALLEY ENGINEERING AND SURVEYING, AND THROUGH INFORMATION SHOWN ON PUBLIC IMPROVEMENT PLANS OF THE AREA. GOLDEN VALLEY ENGINEERING AND SURVEYING INC., CIVIL ENGINEERS, CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS EFFORT OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES.
6. CONTRACTOR SHALL LOCATE AND PRESERVE ALL FACILITIES INCLUDING GAS, WATER, IRRIGATION, SEWER, POWER, STREET LIGHTS, TELEPHONE AND OTHERS WHICH MAY BE IN THE AREA OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITIES CONCERNED PRIOR TO COMMENCEMENT OF WORK BY CALLING (1-800-642-2444) UNDERGROUND SERVICE ALERT. ENGINEER SHALL BE NOTIFIED OF ANY GROSS LOCATION OR DEPTH DISCREPANCIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF 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. ALL WORK RELATED TO THE FRADING, DRAINAGE AND PAVING DEPICTED ON THESE PLANS SHALL BE DONE IN ACCORDANCE WITH:
 - A.) THE RECOMMENDATIONS OF THE SOILS ENGINEER AS STATED IN THE SOILS REPORT ENTITLED "GEOTECHNICAL INVESTIGATION REPORT PROPOSED CYPRESS TERRACE EAST SUBDIVISION GERARD AVENUE MERCED, CALIFORNIA." KRAZAN JOB NO. 012-05214 FEBRUARY 22, 2006

PREPARED BY KRAZAN & ASSOCIATES
215 WEST DAKOTA AVENUE
CLOVIS, CALIFORNIA 93621
PHONE: (559)348-2200
 - B.) CHAPTER 33 OF THE 1997 EDITION OF THE UNIFORM BUILDING CODE.
 - C.) THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS OF THE LOCAL AGENCY.
9. LOTS SHALL BE GRADED TO ELEVATION AS STAKED BY THE ENGINEER OR AS DIRECTED BY THE ENGINEER. PROPOSED ELEVATIONS SHOWN ON LOTS AND PAD ELEVATIONS MAY BE HIGHER THAN THOSE SHOWN AS LONG AS MINIMUM SLOPES ARE MAINTAINED. EXCESS DIRT MAY BE SPREAD EVENLY OVER ALL LOTS, IF APPROVED BY THE CITY AND THE ENGINEER.
10. SURPLUS MATERIAL (INCLUDING SOIL, ASPHALT, CONCRETE OR ANY OTHER MATERIAL ENCOUNTERED DURING CONSTRUCTION) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT BOUNDARIES AT AN APPROPRIATE LOCATION IN CONFORMANCE WITH SECTION 7-1.13 OF CAL-TRANS STANDARD SPECIFICATIONS. FULL COMPENSATION FOR SAID WORK SHALL BE INCLUDED IN THE EARTHWORK BID ITEM OF THE CONSTRUCTION CONTRACT UNLESS OTHERWISE SPECIFICALLY ITEMIZED IN THE BID SHEET/QUANTITY LIST FOR THE PROJECT CONSTRUCTION CONTRACT.
11. GRADES SHOWN ON THE PLAN ARE FINISHED GRADES UNLESS OTHERWISE SPECIFICALLY NOTED. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE FINISHED SURFACE ELEVATIONS OF BASE COURSES, SUBGRADES, ETC.
12. THE CONTRACTOR SHALL PRESERVE ALL STAKES AND POINTS SET FOR LINES, GRADES, OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ALL EXPENSES INCURRED IN REPLACING STAKES THAT HAVE BEEN REMOVED WITHOUT PROPER AUTHORITY SHALL BE PAID FOR BY THE CONTRACTOR AND MAY BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR.
13. LINES AND GRADES: ALL DISTANCES AND MEASUREMENTS ARE GIVEN AND WILL BE MADE IN A HORIZONTAL PLANE. GRADES ARE GIVEN FROM THE TOP OF STAKES OR NAILS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL USE THREE POINTS OF REFERENCE TO DETERMINE ANY GRADIENT OR SLOPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN GRADIENT OR SLOPE PRIOR TO BEGINNING ANY CONSTRUCTION.
14. IT IS RECOMMENDED THAT A SOILS ENGINEER BE RETAINED FOR THE PROJECT.
15. IN THE EVENT THAT RAIN OCCURS OR IS LIKELY TO OCCUR, THE EXPOSED SURFACES SHALL BE TREATED AS DIRECTED BY THE SOILS ENGINEER PRIOR TO THE COMPLETION OF THAT DAY'S WORK AND BEFORE DAMAGE HAS OCCURRED.
16. THE DISPOSITION OF ALL FENCES, BRUSH, CULVERTS AND ANY OTHER MATERIAL UNUSUAL FOR GRADING AND UNDERGROUND OBSTACLES SUCH AS WELLS, TANKS, IRRIGATION LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER IN ACCORDANCE WITH ANY LOCAL AGENCY REQUIREMENTS.
17. COMPACTION TESTS AS MAY BE REQUIRED BY THE LOCAL AGENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
18. DUST CONTROL: APPROPRIATE DUST CONTROL TO BE PROVIDED FOR THE ALLEVATION OR PREVENTION OF DUST NUISANCE, AT THE CONTRACTOR'S EXPENSE.
19. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FINEST QUALITY ARE TO BE USED.
20. ALL SURVEY MONUMENT BOX CASTINGS AND COVERS SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETE.
21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE MERCED CITY DIRECTOR OF PUBLIC WORKS AT LEAST ON WORKING DAY IN ADVANCE OF BEGINNING ANY NEW PHASE OF WORK.
22. ALL TRENCHES ON-SITE AND WITHIN CITY RIGHT OF WAY SHALL BE BACK-FILLED AT THE END OF EACH DAYS WORK AND CROSS TRENCHES ON ALL EXISTING STREETS SHALL BE PAVED WITH TEMPORARY PAVING THE SAME DAY THE PAVEMENT CUT IS MADE.
23. P.G.&E., TELEPHONE AND CABLE T.V. FACILITIES TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES AND ARE TO OCCUPY A JOINT TRENCH.
24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 8 SUBCHAPTER 4, CONSTRUCTION SAFETY ORDERS.
25. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 9, SECTION 6705 6706 AND 6707 OF THE STATE LABOR CODE.

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- LEGEND**
-POWER/TELEPHONE POLE
 -FOUND 3/4" IRON PIPE, RCE 32092 204 MAPS 3
 -DIMENSION POINT-NOTHING FOUND OR SET
 -DRAIN MANHOLE
 -SEWER MANHOLE
 -WATER VALVE
 -ANTI-SYPHON VALVE
 -WATER BOX OR METER
 -ELECTRIC BOX
 -TELEPHONE BOX
 -CABLE TELEVISION BOX
 -UTILITY POLE
 -SIGN
 -TRAFFIC DIRECTION INDICATOR
 - TC.....TOP BACK CONCRETE CURB
 - BW.....TOP BACK CONCRETE SIDEWALK
 - FL.....FLOWLINE
 - CMP.....CORRUGATED METAL PIPE
 - INV.....INVERT
 - SDMH.....STORM DRAIN MANHOLE
 - SSMH.....SANITARY SEWER MANHOLE
 - P.U.E.....PUBLIC UTILITIES EASEMENT
 - UG.....UNDERGROAUND GAS
 - W.....WATER
 - T.....TELEPHONE/COMMUNICATIONS

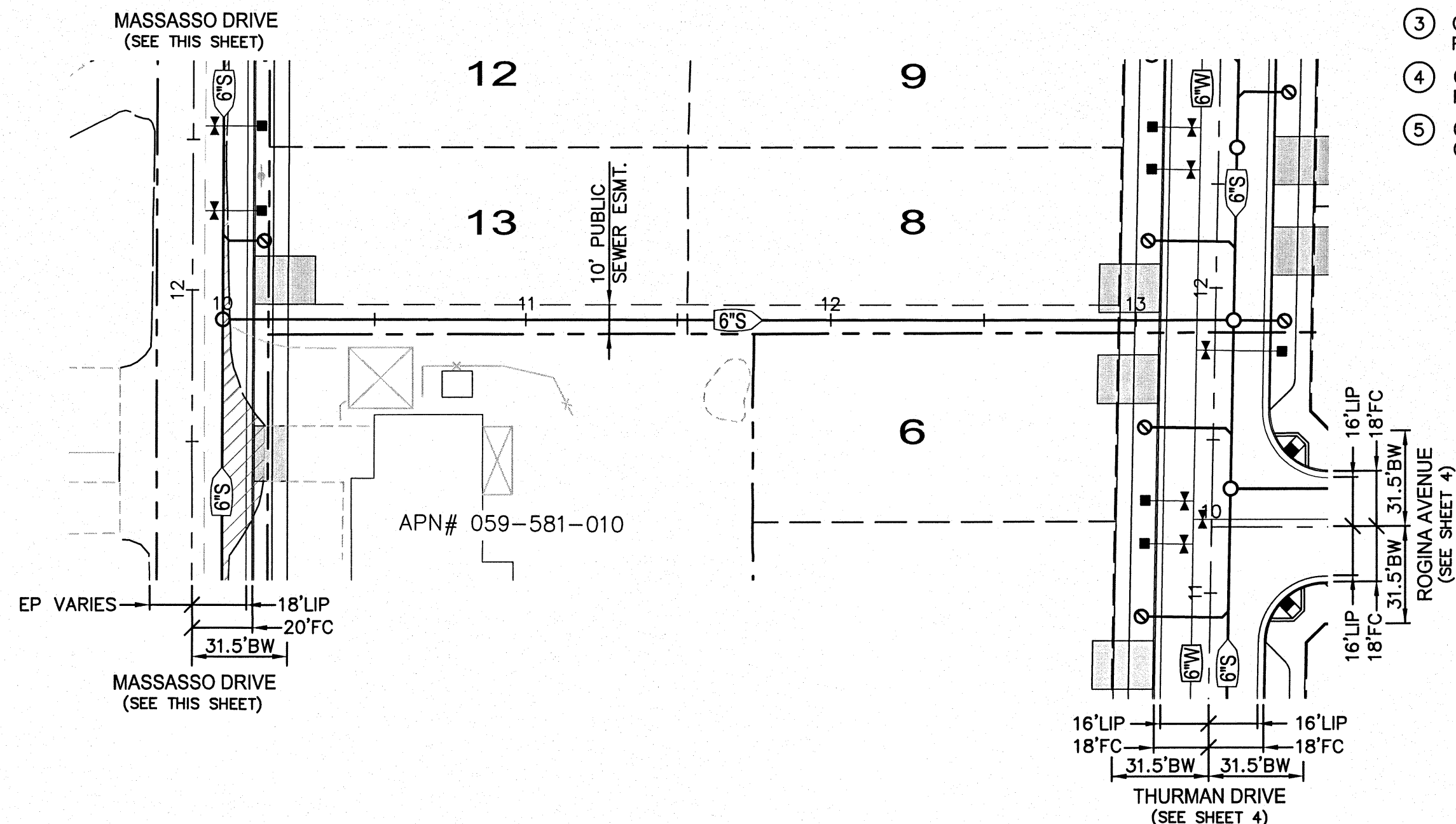
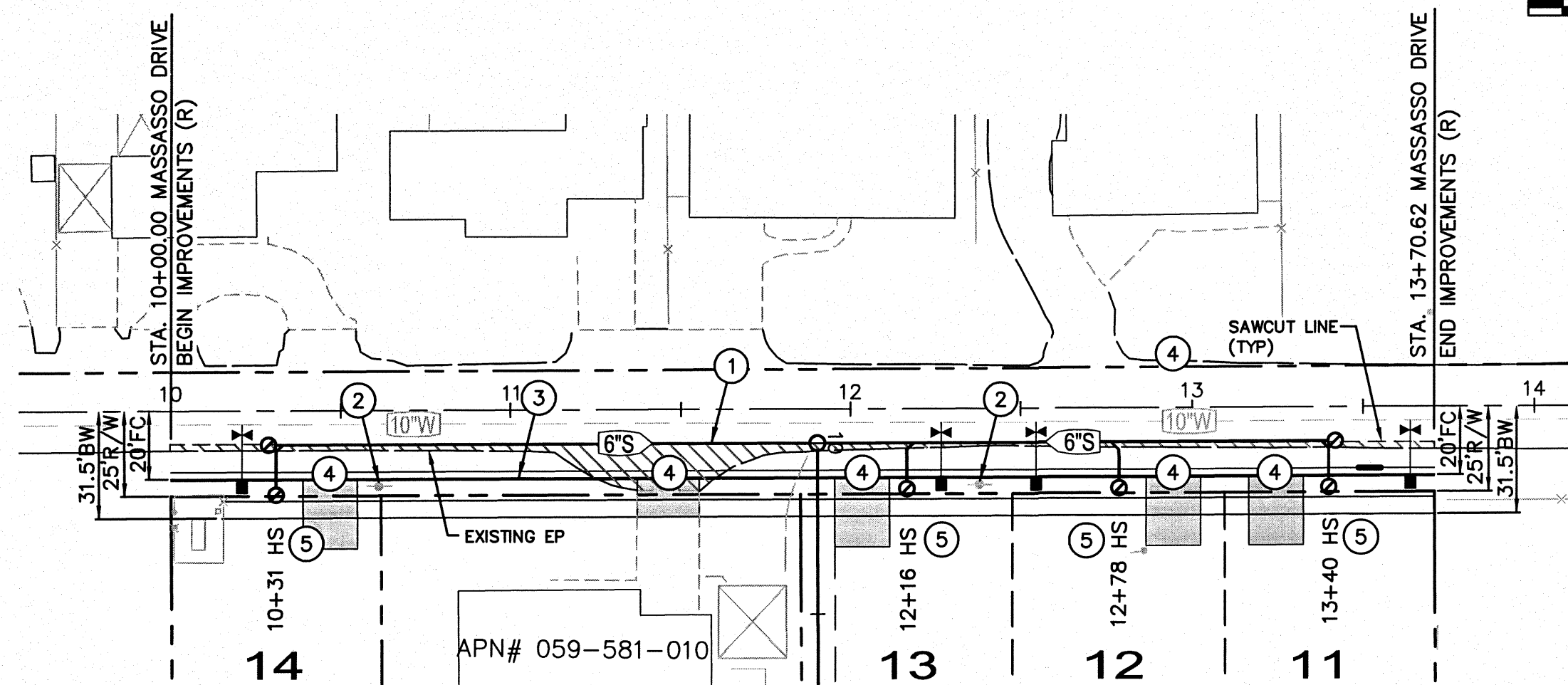
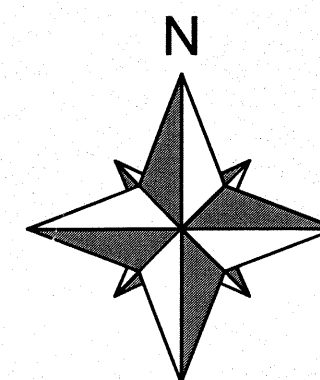
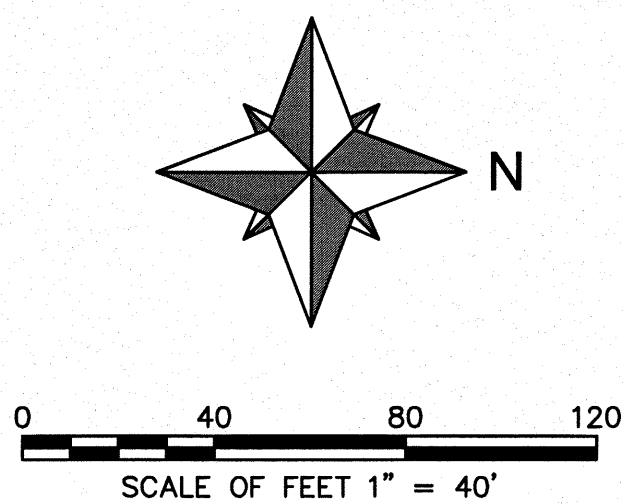
SUTTERBROWN	
CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES EXISTING CONDITIONS	SUTTERBROWN, INC. LAND ENGINEERING AND PLANNING 775 SUNRISE AVENUE, SUITE 170 ROSEVILLE, CA 95661 PHONE: 916.781.0801 FAX: 916.781.0151
PREPARED UNDER THE DIRECTION OF: NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER PROJECT NUMBER: 2005.013.012	
SHEET 3 OF 11	

CONTRACTOR NOTES:

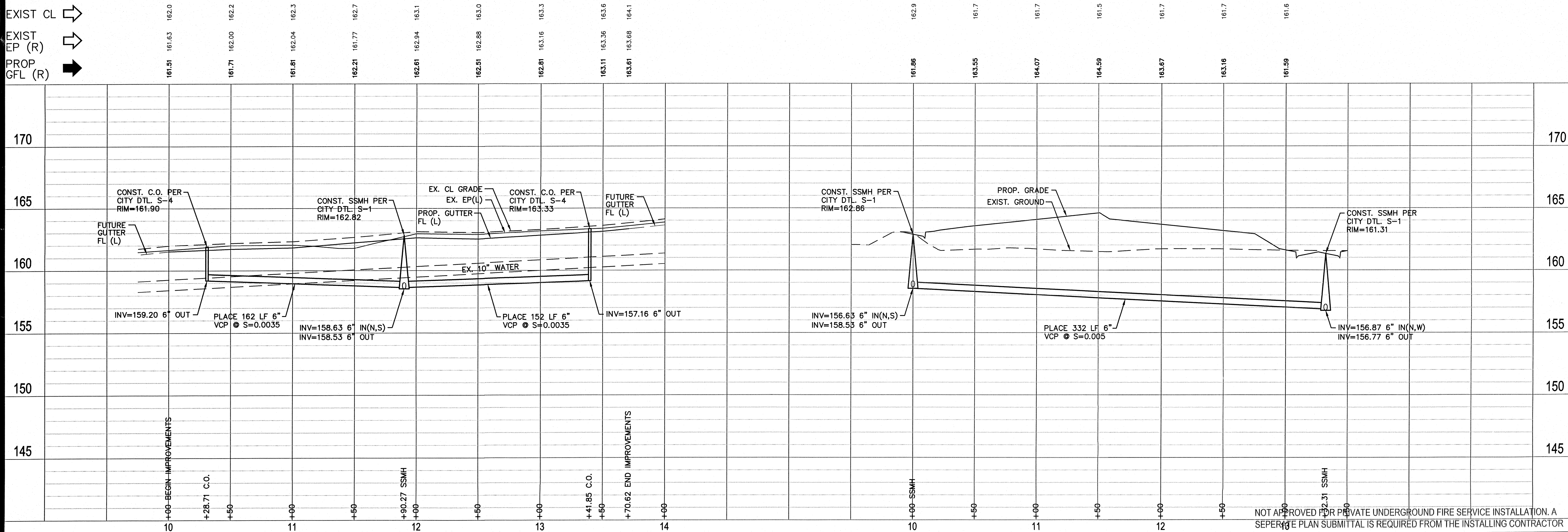
1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION AND REPAIR OF ANY DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444, A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF THE WORK.
2. EXISTING PAVEMENT TO BE DEMOLISHED SHALL BE TRANSPORTED TO AN APPROVED LANDFILL FOR DISPOSAL.
3. REFER TO SHEET 3 FOR THE REQUIRED PAVEMENT SECTION FOR MASSASSO DRIVE IMPROVEMENTS.

CONSTRUCTION NOTES

- 1 INDICATES LIMITS OF PAYMENT DEMOLITION
- 2 EXIST POWER POLE TO REMAIN
- 3 CONSTRUCT CURB, GUTTER & SIDEWALK PER CITY OF MERCED STD. DTL SCG-1
- 4 CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF MERCED STD. DTL D-3
- 5 CONSTRUCT SEWER LATERAL PER CITY OF MERCED STD. DTL S-7



EXIST CL →
EXIST EP (R) →
PROP GFL (R) →



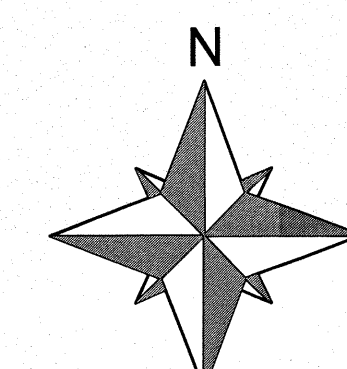
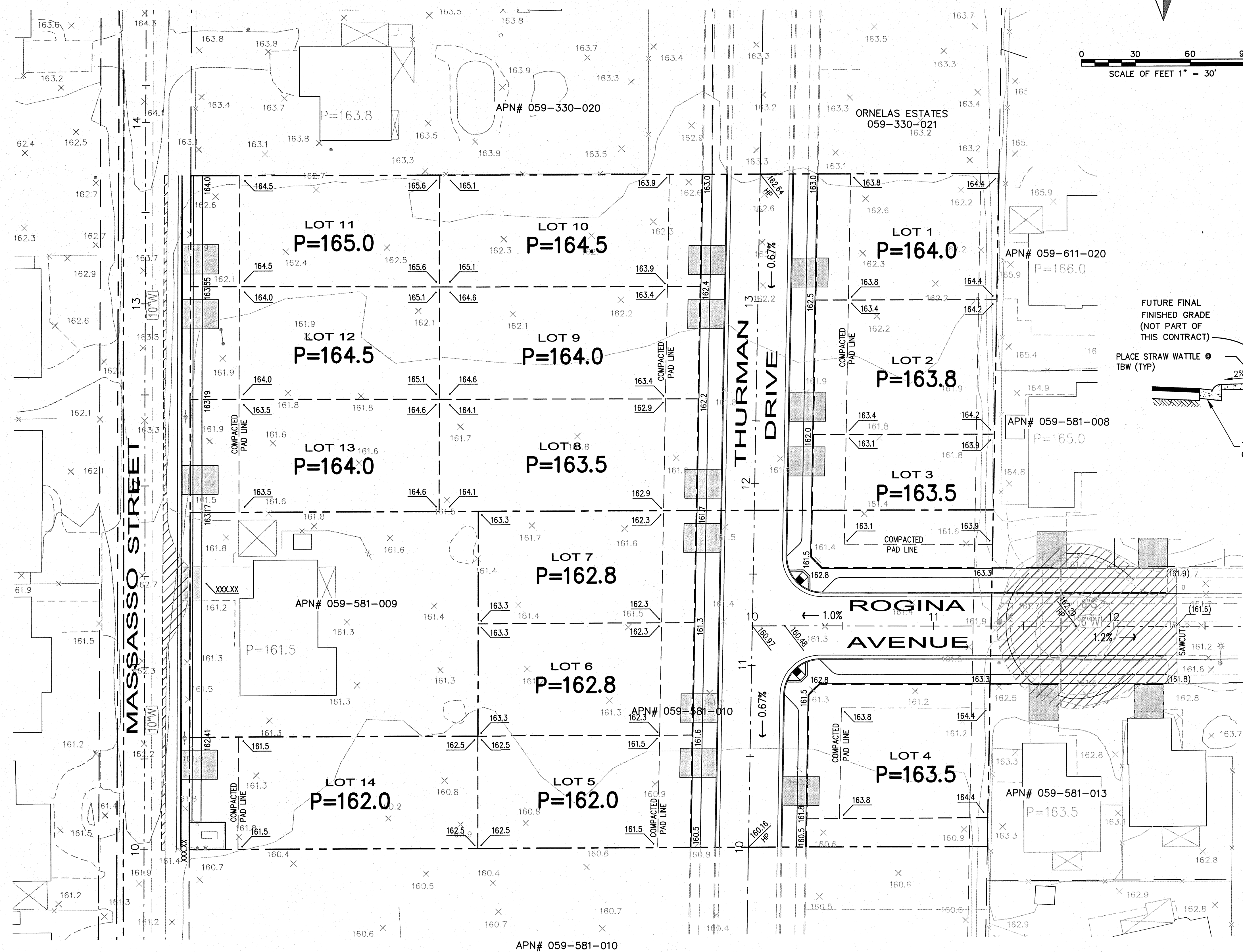
CIVIL IMPROVEMENT PLANS FOR
PLEASANT POINTE ESTATES
MASSASSO STREET (STA. 10+00.00 TO 13+70.62)

PREPARED UNDER THE DIRECTION OF:

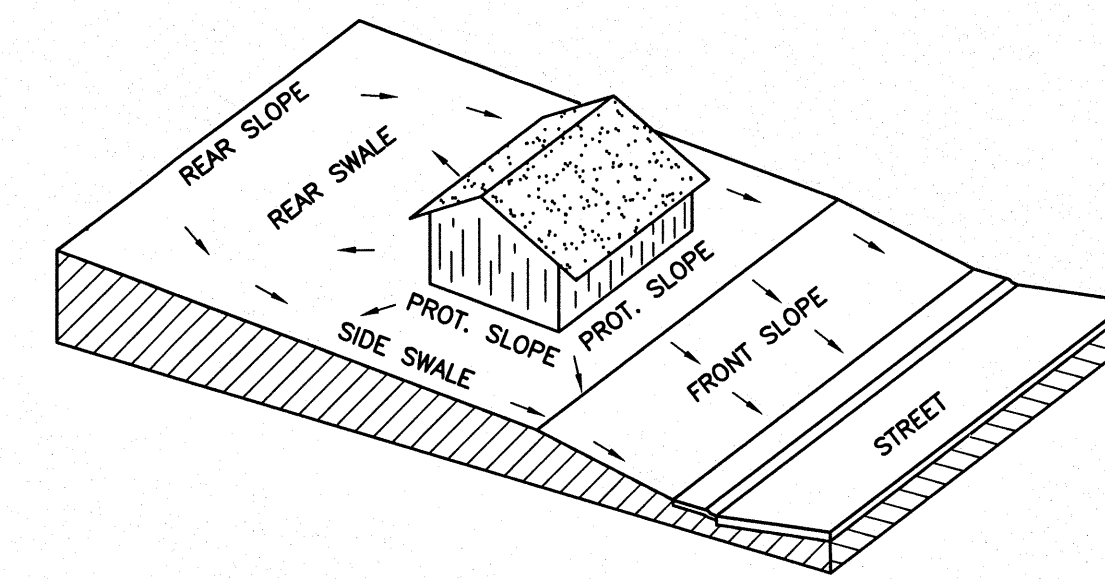
NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

PROJECT NUMBER: 2005.013.012

SHEET 4 OF 11

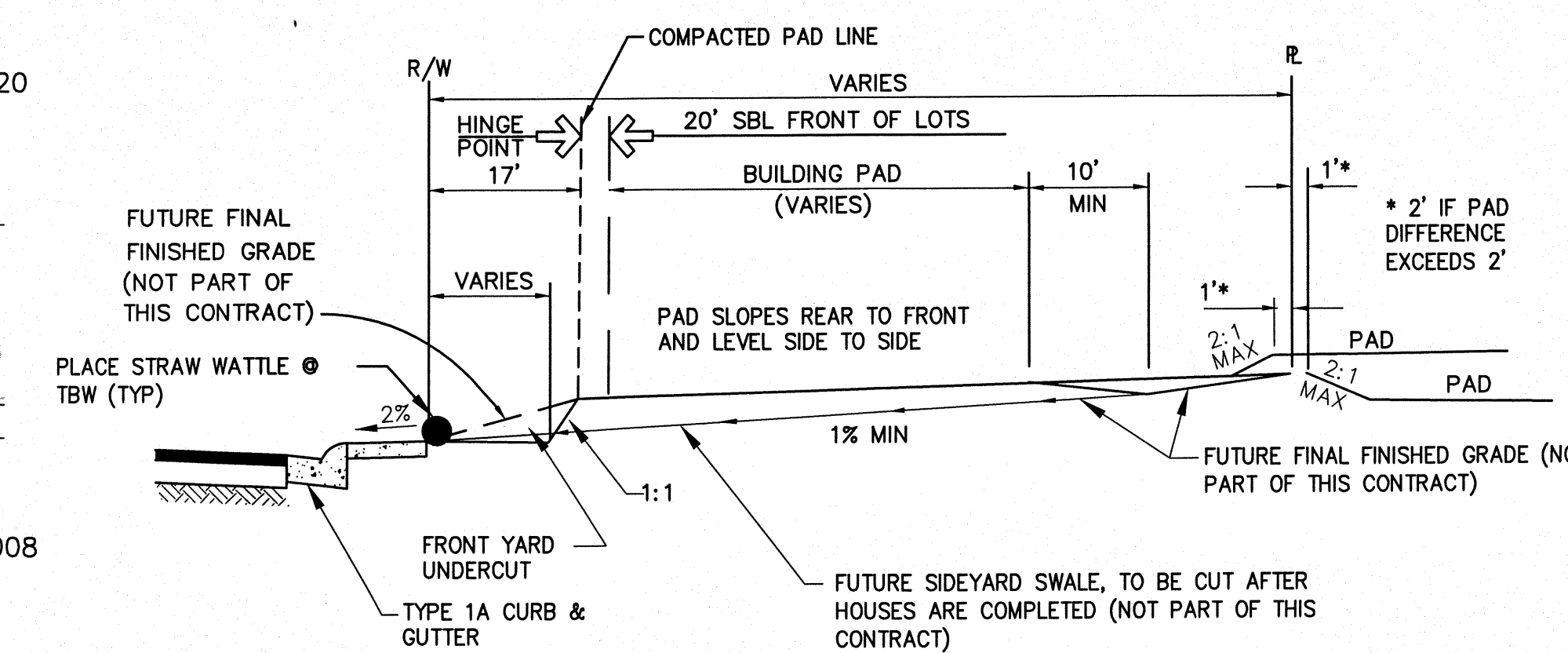


0 30 60 90
SCALE OF FEET 1" = 30'



1. FINISH GRADING IS TO BE COMPLETED BY OTHERS AFTER HOUSE CONSTRUCTION.
2. PAD ELEVATIONS ARE DESIGNED SUCH THAT THE PAD ELEVATION SPECIFIED WILL ACCOMMODATE REAR AND SIDE YARD SWALES TO BE GRADED AT A MINIMUM GRADIENT OF 1%.
3. ACTUAL LOT GRADING IS TO BE DESIGNED WITH THE HOUSE PLOT PLAN AND MAY VARY FROM THIS TYPICAL DETAIL DEPENDING ON HOW THE HOUSE IS PLOTTED.

TYPICAL TYPE "A" LOT GRADING DETAIL
N.T.S.



TYPICAL TYPE "A" LOT GRADING DETAIL
N.T.S.

BUILDING PAD CERTIFICATION

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE PUBLIC WORKS AGENCY, HAVE BEEN CONSTRUCTED TO WITHIN 2/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

ANDY E. SUTTER _____ DATE _____

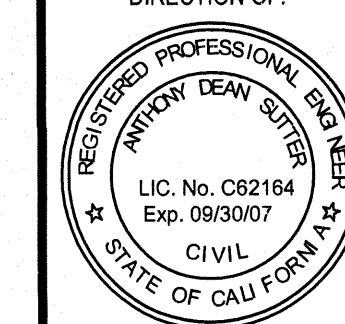
I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORMS TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL REPORT: LOTS: _____

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE CITY OF ELK GROVE, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

GEOTECHNICAL ENGINEER _____ P.E. _____ DATE _____

CIVIL IMPROVEMENT PLANS FOR
PLEASANT POINTE ESTATES
GRADING AND DRAINAGE PLAN

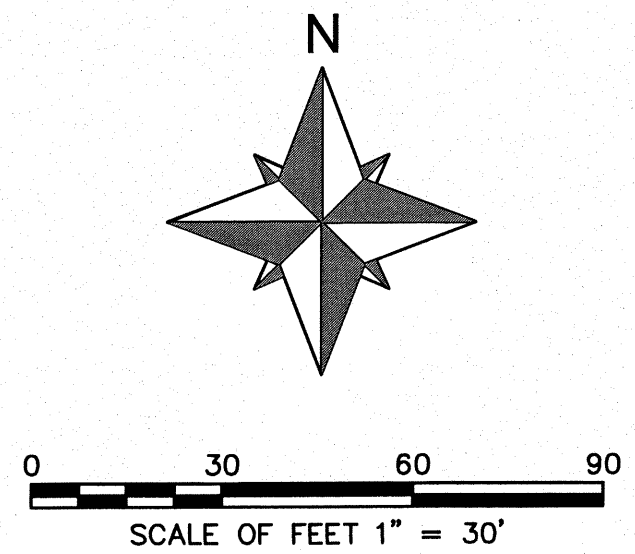
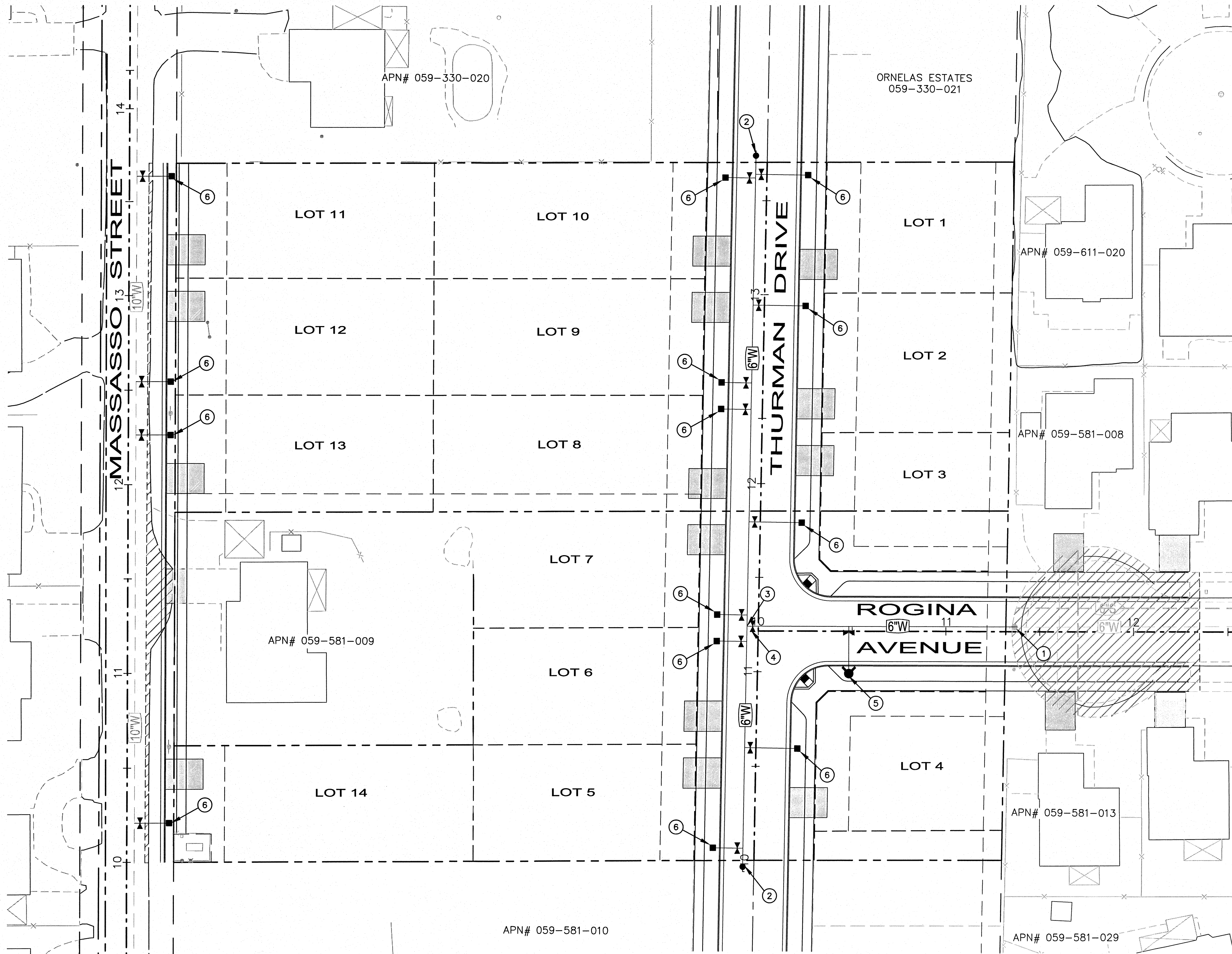
PREPARED UNDER THE
DIRECTION OF:



NOT APPROVED FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER

PROJECT NUMBER:
2005.013.012

DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:	NO.	REVISION	COUNTY	APPROVED BY:	DATE
MAY 2007	1"=40'	JC	JC	JCMS					



CONSTRUCTION NOTES:

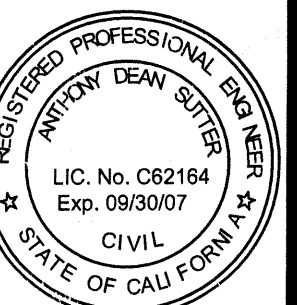
- ① REMOVE EXISTING BLOW-OFF VALVE AND CONNECT TO EXISTING WATER MAIN.
- ② CONSTRUCT BLOW-OFF VALVE PER CITY DETAIL W-5.
- ③ 6" TEE
- ④ 6" GATE VALVE
- ⑤ CONSTRUCT FIRE HYDRANT AND VALVE ASSEMBLY PER CITY DETAIL W-2.
- ⑥ CONSTRUCT 1" WATER SERVICE AND METER PER CITY DETAIL W-3.

NOTE: ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH THE CITY OF MERCED CONSTRUCTION STANDARDS. SEE THE CITY STANDARD DESIGNS FOR ADDITIONAL NOTES AND DETAILS.

CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES

WATER PLAN

PREPARED UNDER THE
DIRECTION OF:



NOT APPROVED FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER

PROJECT NUMBER:
2005.013.012

DATE: MAY 2007
SCALE: 1"=30'
DRAWN BY: JC
DESIGNED BY: JC
CHECKED BY: JC/JS

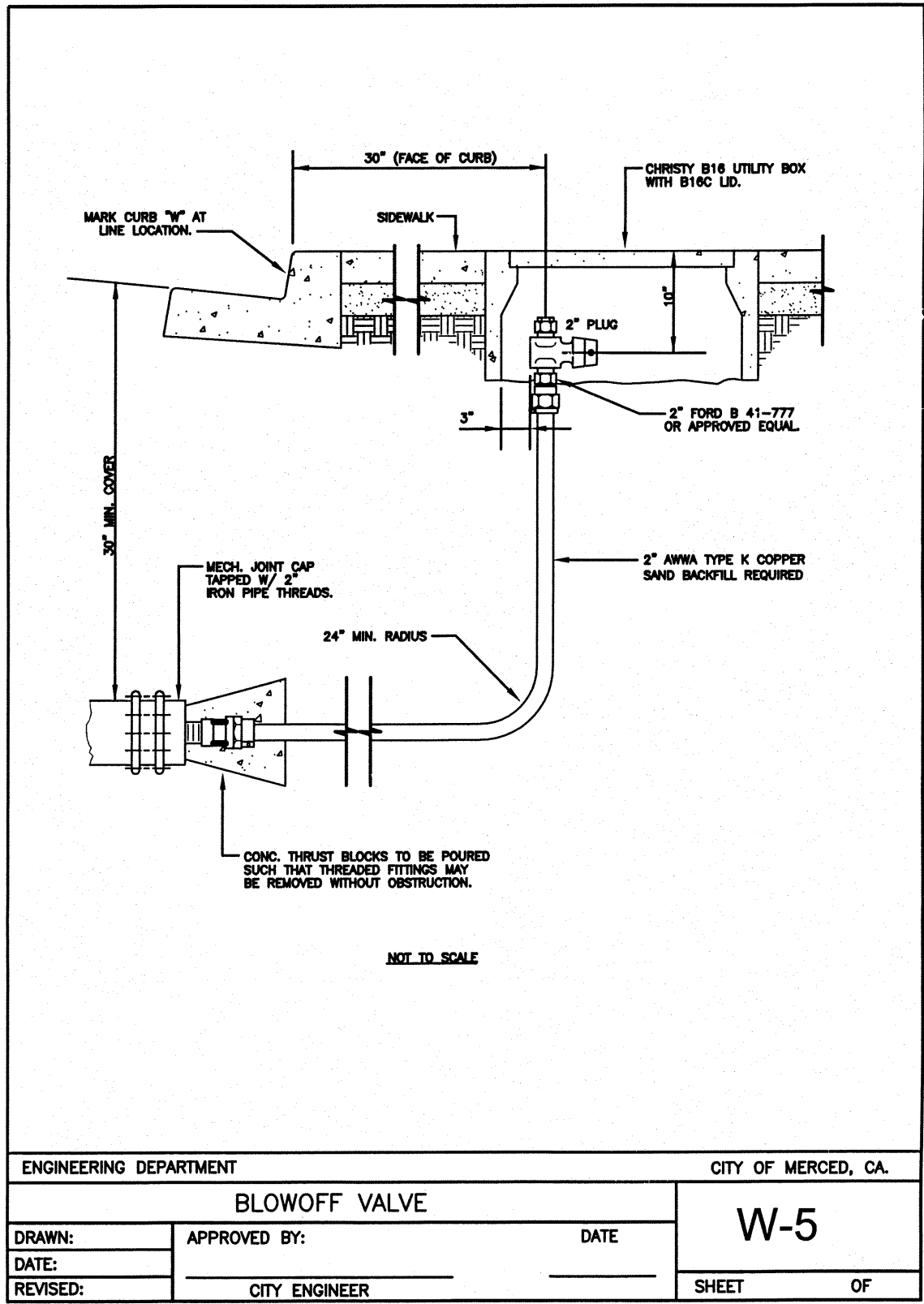
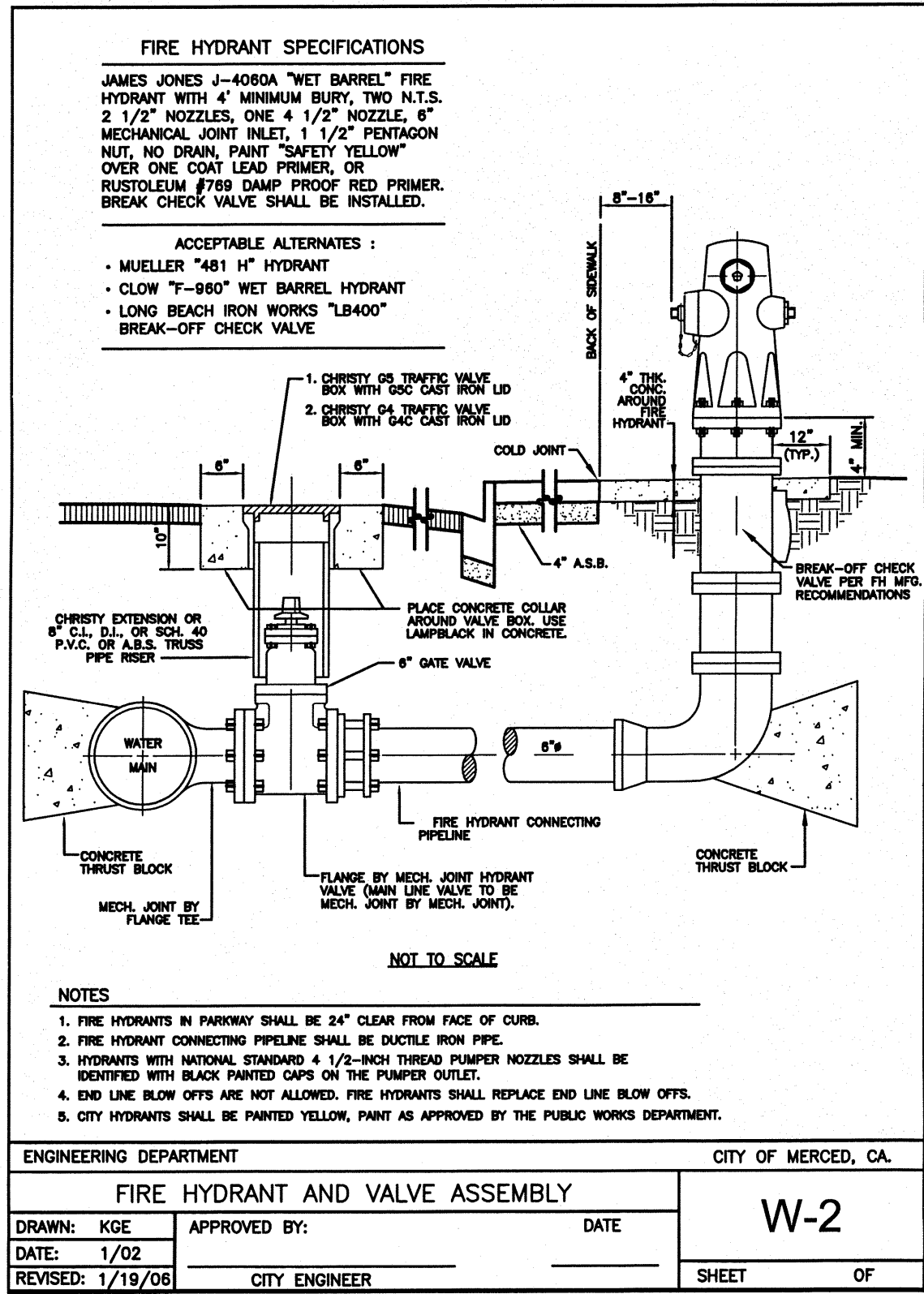
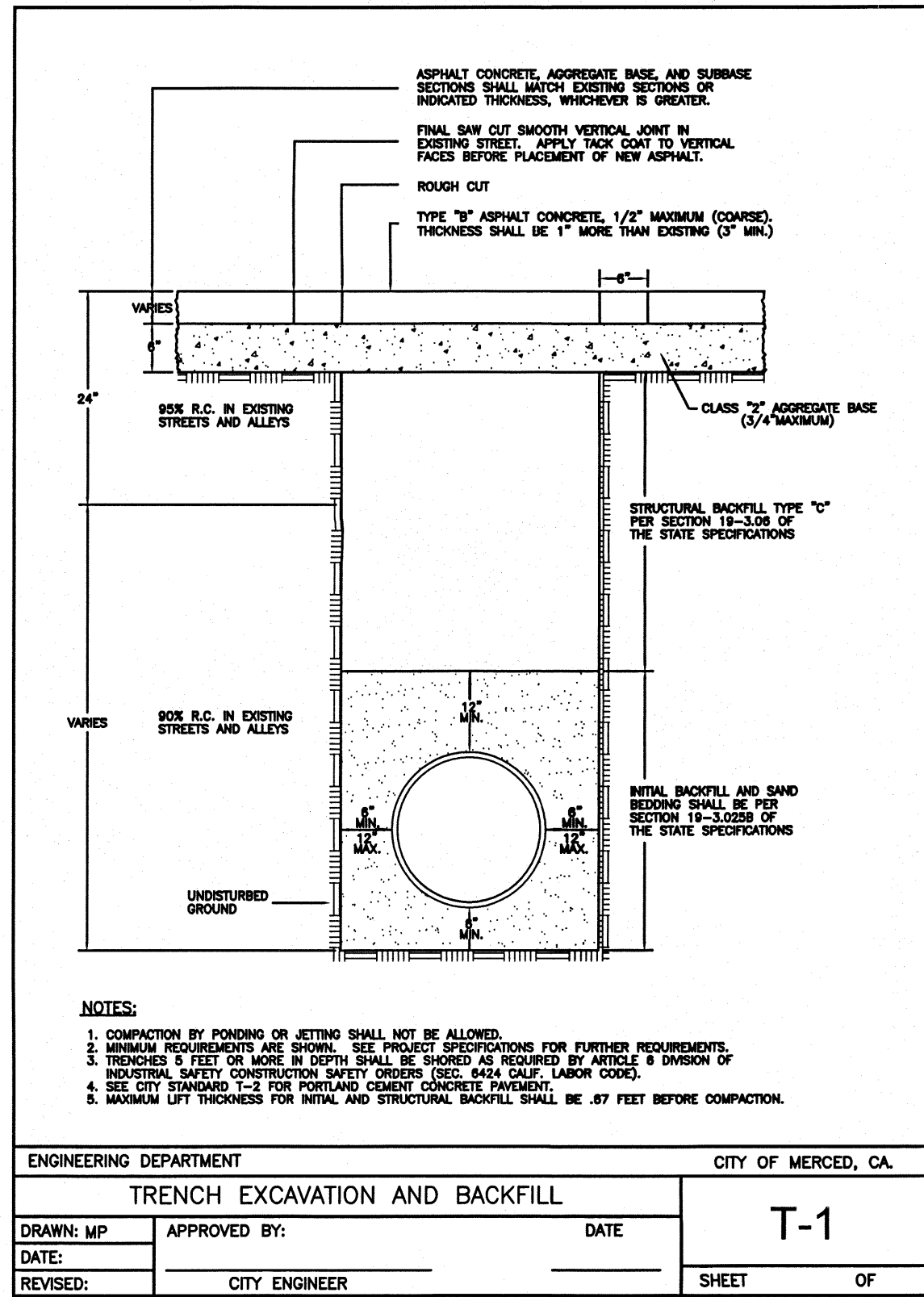
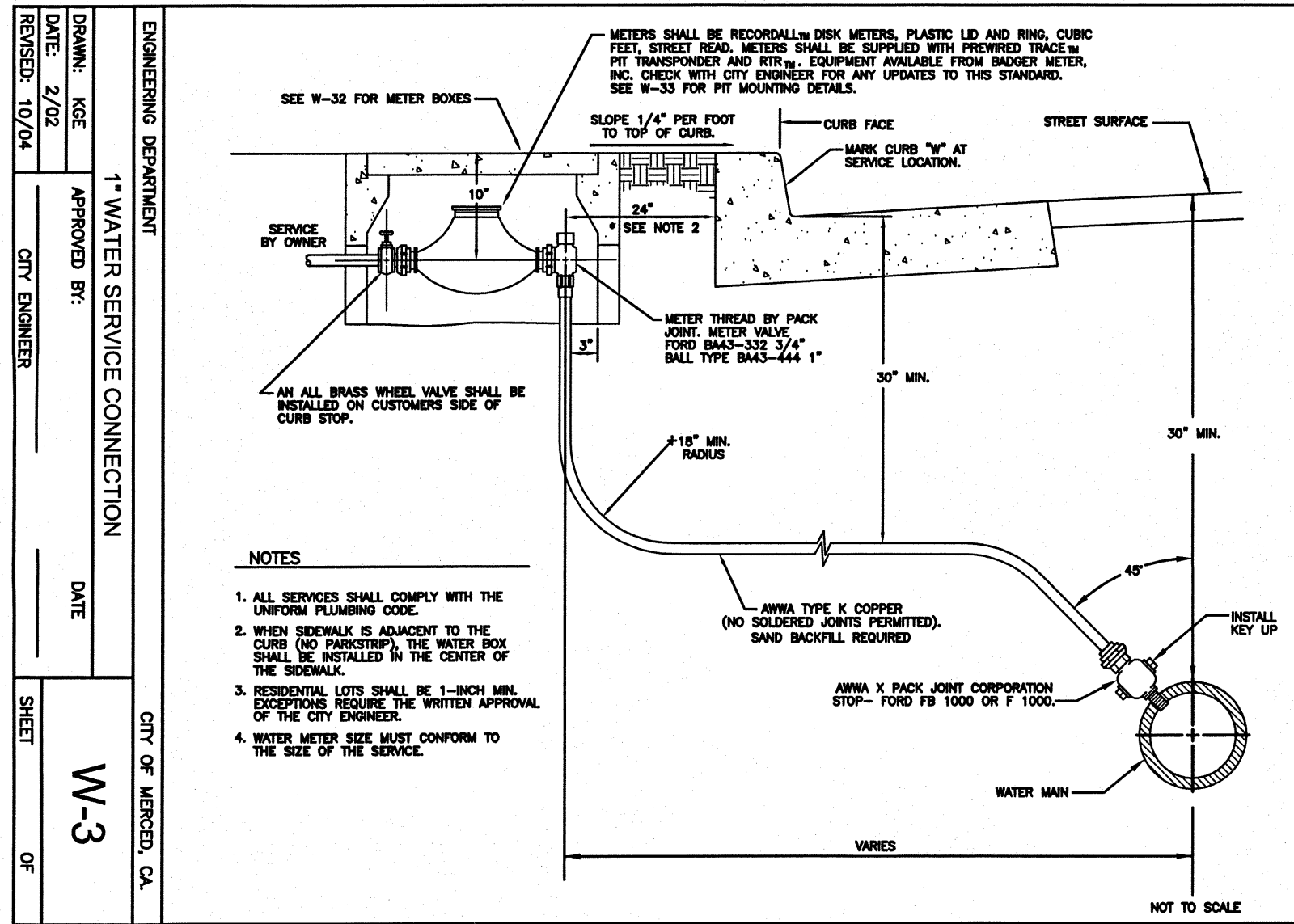
SUTTERBROWN INC.
LAND ENGINEERING AND PLANNING
775 SUNRISE AVENUE, SUITE 170
ROSEVILLE, CA 95661
PHONE: 916.781.0801
FAX: 916.781.0151

NO. REVISION

ENGR. INT. COUNTY APPROVED BY DATE

WATER NOTES

1. ALL MAINS SHALL BE DUCTILE IRON PIPE, EXCEPT AS PROVIDED IN THE NEXT PARAGRAPH. THICKNESS CLASS 50, CEMENT MORTAR LINED, AND SHALL CONFORM TO THE PROVISIONS OF AWWA C151-81 AND C140-80 AND SHALL HAVE "TYTON" TYPE JOINTS; THE MINIMUM INSIDE DIAMETER OF MAINS SHALL BE 8 INCHES. SYSTEM SHALL BE LOOPED WHENEVER POSSIBLE. WHERE FUTURE EXTENSION OF WATER MAIN IS EXPECTED, STUB END SECTIONS SHALL HAVE A MAIN VALVE INSTALLED AT OR NEAR THE END OF MAIN, OR AS DETERMINED BY THE CITY ENGINEER. STUB END SECTIONS OF WATER MAIN SHALL BE CONSTRUCTED WITH A FIRE HYDRANT TO FACILITATE FLUSHING OF THAT SECTION. STANDARD BITUMINOUS COATING SHALL BE APPLIED TO THE OUTSIDE SURFACE OF PIPE BY THE MANUFACTURER. THRUST BLOCKS SHALL BE INSTALLED PER CITY OF MERCED STANDARD DESIGNS.
2. ALL TRANSMISSION MAIN OR ANY WATER MAIN 12 INCHES OR LARGER, SHALL BE DUCTILE IRON PIPE. DISTRIBUTION MAINS SMALLER THAN 12 INCHES MAY BE PVC, AS PROVIDED ON SHEET W16A, EXCEPT WHERE THERE IS HIGH GROUNDWATER OR THE SOIL IS CONTAMINATED. IN SPECIAL CASES, SUCH AS WITHIN MAJOR INTERSECTIONS AND ARTERIAL STREETS, UNDER RAILROAD RIGHT OF WAY OR OTHER LOCATIONS AT HIS DISCRETION, THE CITY ENGINEER MAY REQUIRE DUCTILE IRON PIPE FOR DISTRIBUTION MAINS. ALL PVC WATER MAIN SHALL HAVE THE EXTERIOR COLOR WHITE (PVC PIPE USED FOR ANY OTHER UTILITIES OR PURPOSES OTHER THAN POTABLE WATER, SHALL NOT BE WHITE). ALL FIRE HYDRANTS SHALL BE CONNECTED TO THE DISTRIBUTION MAIN WITH DUCTILE IRON PIPE RUNNING FROM THE MAIN TO THE HYDRANT.
3. UNLESS OTHERWISE SPECIFIED, FITTINGS FOR DUCTILE IRON PIPE SHALL BE CLASS 250 FOR 3-INCH SIZE AND LARGER, MECHANICAL JOINT CONFORMING TO THE REQUIREMENTS OF ANSI A21.10 (AWWA C110-77). FITTINGS SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA C104-80. THE INSIDE AND OUTSIDE OF THE FITTINGS SHALL BE BITUMINOUS COATED. NUTS AND BOLTS SHALL CONFORM TO THE PROVISIONS OF ANSI SPECIFICATIONS B18.2. FITTINGS FOR 2-INCH DIAMETER AND SMALLER SHALL BE OF BRASS CONSTRUCTION.
4. VALVES SHALL BE RESILIENT-SEATED GATE VALVE TYPE CONFORMING TO AWWA C509-94, SUITABLE FOR BURIED INSTALLATION, CLASS 150. VALVE TURN RIGHT (CLOCKWISE) TO CLOSE.
- | SIZE OF VALVES | TURNS TO CLOSE |
|----------------|----------------|
| 8 INCHES | 20-30 |
| 12 INCHES | 32-40 |
| 16 INCHES | 44-50 |
| 20 INCHES | 40 |
- INPUT SHAFT AND 2-INCH SQUARE OPENING NUT SHALL BE AT RIGHT ANGLES TO THE OPERATING SHAFT AND INPUT SHAFT SHALL EXTEND VERTICALLY FROM THE SIDE WHEN VALVE IS IN HORIZONTAL POSITION. DISC SHALL BE STAINLESS STEEL, BRASS, BRONZE, FUSION COATED CAST IRON OR CAST IRON WITH 3M EPOXY 302 COATING. BELL DIMENSIONS SHALL CONFORM TO ANSI A21.11 (AWWA C111-80). ALL BOLTS, GLANDS AND GASKETS SHALL BE OF THE SAME MANUFACTURER AS THE VALVES SUPPLIED (DRESSER "450" OR PRATT "GROUNDHOG" OR EQUAL). VALVES WILL BE INSTALLED ON ALL HYDRANT RUNS AND ON EACH LEG OF MAIN LINE INTERSECTIONS.
5. EACH VALVE SHALL BE EQUIPPED WITH A VALVE BOX SET TO GRADE, CHRISTY G5 TRAFFIC VALVE BOX WITH G5C CAST IRON LID, CHRISTY G4 TRAFFIC VALVE BOX WITH G4C CAST IRON LID (OR EQUAL), MARKED "WATER". VALVE BOXES, ETC., SHALL BE RAISED TO GRADE AFTER PAVING. PAVING SHALL BE SAW CUT TO A REGULAR SHAPE AROUND ALL SUCH RAISED CASTINGS. VALVE BOXES SHALL BE SET IN CONCRETE PER W-2. VALVE BOX RISER PIPE SHALL BE 8" MINIMUM DIAMETER.
6. FIRE HYDRANTS SHALL CONFORM TO AWWA SPECIFICATIONS C503 AND SHALL BE JAMES JONES J-4060A WET BARREL FIRE HYDRANTS WITH 4-FOOT MINIMUM BURY, TWO N.T.S. 2½ INCH NOZZLES, ONE 4 ½ INCH NOZZLE, 6 INCH MECHANICAL JOINT INLET, 1½ INCH PENTAGON OPERATING NUT, NO DRAIN, PAINT EXTERIOR "SAFETY YELLOW" OVER ONE COAT LEAD PRIMER. BREAK CHECK VALVE SHALL BE INSTALLED. CONTACT CITY ENGINEER ON SPECIFICATIONS FOR HYDRANTS TO BE INSTALLED IN AREAS NOT SERVED BY THE CITY FIRE DEPARTMENT. FIRE HYDRANT ALTERNATIVES INCLUDE, MUELLER "481 H" AND THE CLOW "F-960" WET BARREL FIRE HYDRANTS ALL WET BARREL HYDRANTS SHALL HAVE A LONG BEACH IRON WORKS "LB400" BREAK-OFF CHECK VALVE, OR APPROVED EQUAL.
7. UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE CITY ENGINEER, ALL PIPE SHALL BE LAID WITH THE BELLS FACING THE DIRECTION OF LAYING AND SHALL BE LAID IN ACCURATE CONFORMITY WITH THE PRESCRIBED LINES AND GRADES. EACH LENGTH SHALL BE JOINTED TO THE PRECEDING SECTION AS HEREINAFTER SPECIFIED; AND AFTER SAID JOINTING PROCEDURE HAS COMMENCED, THERE SHALL BE NO MOVEMENT OF THE PIPE WHATSOEVER IN SUBSEQUENT OPERATIONS. EACH PIPE SHALL HAVE A FIRM BEARING FOR ITS FULL LENGTH IN THE TRENCH, EXCEPT AT BELL HOLES AND FIELD JOINTS.
8. WHENEVER NECESSARY TO DEFLECT THE PIPE FROM A STRAIGHT LINE EITHER IN THE VERTICAL OR HORIZONTAL PLANE TO AVOID OBSTRUCTIONS, OR WHERE LONG RADIUS CURVES ARE PERMITTED, THE DEGREE OF DEFLECTION AT JOINTS SHALL BE APPROVED BY THE CITY ENGINEER.
9. WHEN THE PIPE IS LAID, IT SHALL BE FREE AS POSSIBLE OF ALL FOREIGN MATTER. IF, IN THE OPINION OF THE CITY ENGINEER OR HIS FIELD REPRESENTATIVE, THE PIPE CONTAINS DIRT THAT WILL NOT BE REMOVED DURING THE FLUSHING OPERATION, THE INTERIOR OF THE PIPE SHALL BE CLEANED AND SWABBED, AS NECESSARY, WITH AN ANTI-BACTERIAL SOLUTION AS APPROVED BY THE CITY ENGINEER.
10. EVERY PRECAUTION SHALL BE TAKEN TO PROTECT THE PIPE AGAINST THE ENTRANCE OF FOREIGN MATERIAL BEFORE THE PIPE IS PLACED IN THE NEW LINE. AT THE CLOSE OF THE DAY'S WORK, OR WHENEVER WORKMEN ARE ABSENT FROM THE JOB SITE, THE LAST SECTION OF PIPE SHALL BE PLUGGED, CAPPED OR OTHERWISE TIGHTLY CLOSED TO PREVENT THE ENTRY OF FOREIGN MATTER OF ANY NATURE.
11. ALL TRENCHES SHALL BE OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM COVER OF 30-INCHES, MEASURED FROM THE TOP OF PIPE TO THE FINISH GRADE LEVEL. GREATER DEPTHS OF COVER SHALL BE PROVIDED WHEN SO SHOWN ON THE DRAWINGS OR TO CLEAR THE TOP OF ANY VALVE STEM OR OTHER WATER APPURTENANCES.
12. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, DEAD-ENDS AND FIRE HYDRANTS, AND OTHER POINTS AS SPECIFIED BY THE ENGINEER. THRUST BLOCKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAILS AND SHALL BE POURED AGAINST UNDISTURBED SOIL. CARE SHALL BE TAKEN TO INSURE THAT NO CONCRETE WILL COVER BOLT HEADS ON FITTINGS WHEN THRUST BLOCKS ARE INSTALLED.
13. DUCTILE IRON COMPACT FITTINGS CONFORMING TO THE REQUIREMENTS OF AWWA C-153/A21.53-84 FOR MECHANICAL JOINT SIZES 3" THROUGH 16", FITTINGS SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA C104-80. THE INSIDE AND OUTSIDE OF THE FITTING SHALL BE BITUMINOUS COATED. NUTS AND BOLTS SHALL CONFORM TO THE PROVISIONS OF ANSI SPECIFICATIONS B18.2 AND OTHERWISE CONFORMING TO FITTINGS MENTIONED ON SHEET W-15.
14. RESILIENT SEATED GATE VALVES (SIZES 3" THROUGH 20") SHALL BE OF THE IRON BODY, NON-RISING STEM, RESILIENT SEAT TYPE AS PER AWWA STANDARD C509-94. VALVES SHALL OPEN LEFT AND BE PROVIDED WITH 2-INCH SQUARE WRENCH NUTS. VALVES SHALL HAVE FULL OPENING FLOW-WAY OF EQUAL DIAMETER AS THE NOMINAL SIZE OF CONNECTING PIPE. ALL INTERNAL FERROUS METAL SURFACES SHALL BE FULLY COATED WITH EPOXY AS PER AWWA C550, TO PROTECT ALL SEATING AND ADJACENT SURFACES FROM CORROSION AND PREVENT BUILD UP OF SCALE OR TUBERCULATION. VALVES SHALL HAVE TWO O-RING STEM SEALS. VALVES SHALL BE SO DESIGNED THAT COMPLETE ZERO LEAKAGE MAY BE AFFECTED WITH FLOW IN EITHER DIRECTION AT PRESSURES UP TO 200 PSI, WHICH SHALL BE WORKING WATER PRESSURE RATING OF THE VALVES AND THEY SHALL BE SUITABLE FOR THROTTLING IF REQUIRED.
15. POLYVINYL CHLORIDE (PVC) WATER MAIN SHALL BE WHITE AND CONFORM TO THE PROVISIONS OF AWWA C900-89 CLASS 150 WITH ELASTOMERIC JOINTS. DISTRIBUTION MAINS LESS THAN 12" IN DIAMETER CAN BE INSTALLED AS ALTERNATIVE TO DUCTILE-IRON PIPE EXCEPT IN GROUND WATER AND SOIL CONTAMINATED AREAS, IN MAJOR INTERSECTIONS AND ARTERIAL STREETS, UNDER RAILROADS, OR IN OTHER LOCATIONS PROHIBITED BY THE CITY ENGINEER. ALL WATER SERVICES SHALL UTILIZE SADDLES. ALL PVC WATER MAINS SHALL BE INSTALLED ONLY WITH CONTINUOUS, FULL TIME CITY INSPECTION. THIS REQUIRES EXTRA INSPECTION DEPOSIT ABOVE THAT REQUIRED FOR DUCTILE-IRON WATER MAIN. PVC MAIN INSTALLED WITHOUT A CITY INSPECTOR PRESENT SHALL BE SUBJECT TO RE-EXPOSURE AND RE-BACKFILLING. TYPE OF SADDLE TO BE USED SHALL BE C-900 9.05 FOR 8", C-900 11.10 FOR 10" AND C-900 6.90 FOR 6".
16. THE CITY IS CHANGING FROM TRACER WIRE TO TRACER TAPE AS THE STANDARD. METALLIC TRACER/WARNING TAPE SHALL BE PLACED IN ALL WATER, SEWER AND STORM DRAIN PIPE TRENCHES. TAPE SHALL BE PLACED 12-INCHES ABOVE THE TOP OF THE PIPE. TAPE SHALL BE INDUSTRIAL STANDARD PRODUCT OF APPROVED QUALITY WITH THE TYPE OF UTILITY ("WATER", "SEWER" AND "STORM DRAIN") LABELED CONTINUOUSLY ON THE TAPE.



DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY	NO.	REVISION	ENGR. INT.	COUNTY	APPROVED BY	DATE
MAY 2007	SHOWN	JC	JC	JC	JC					

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CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES

TITLE SHEET

PREPARED UNDER THE DIRECTION OF:

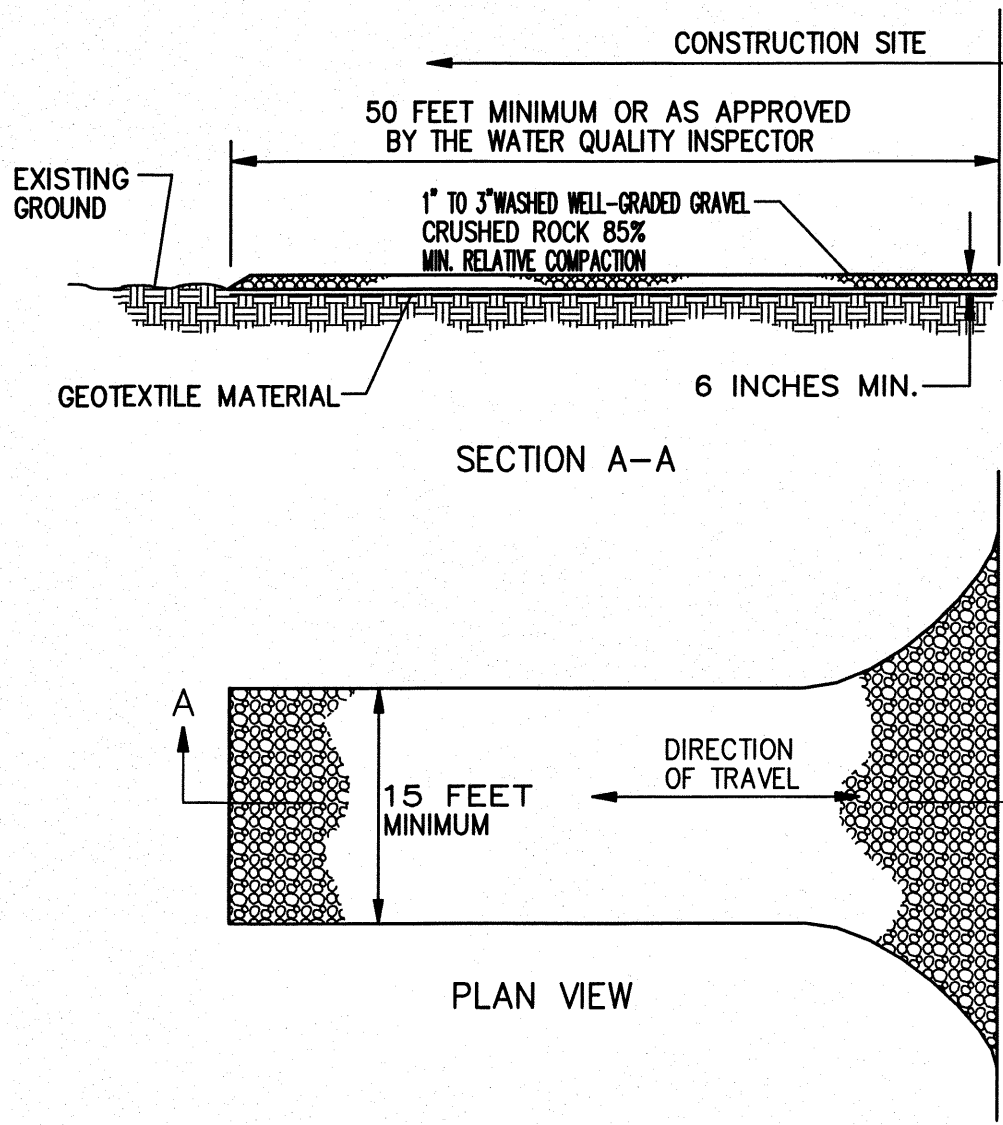
NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

PROJECT NUMBER:
2005.013.012

SHEET **8** OF 11

EROSION AND SEDIMENT CONTROL NOTES:

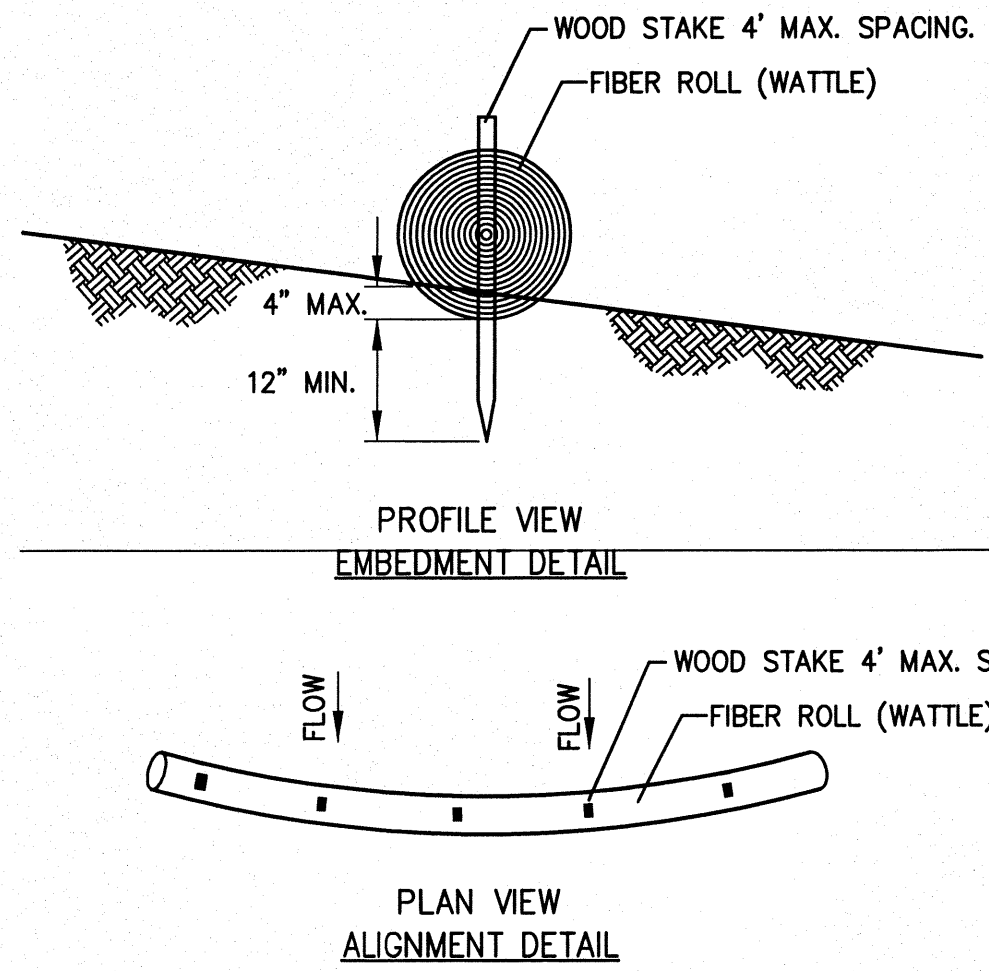
- 1. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SAHLL BE INSTALLED AND MAINTAINED ALL YEAR.
- 2. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREEAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
- 3. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
- 4. ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SAHLL BE PROTECTED FROM EROSION DURING THE WET SEASON (FROM OCTOBER 1 THROUGH APRIL 30). HYDROSEEDING, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEEDING PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION METHOD.
- 5. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
- 6. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
- 7. THE FOLLOWNG AREAS ARE TO RECEIVE HYDROSEEDING OR OTHER EROSION CONTROL:
 - A. LOT FRONT YARDS BEHIND THE SIDEWALK -- THE FIRST 18 FEET OR TOP OF SLOPE (WHICHEVER IS GREATER).
 - B. SIDEYARDS BEHIND THE SIDEWALK -- THE FIRST 7.5 FEET OR TOP OF SLOPE (WHICHEVER IS GREATER).
 - C. SLOPES -- ALL SLOPES GREATER THAN 10:1
- 8. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.
- 9. IF DISCHARGE APPEARS TO HAVE HIGH CONCENTRATIONS OF SUSPENDED PARTICLES, CONTRACTOR SHALL IMPLEMENT ALTERNATIVE, EFFECTIVE MEASURES IF PROPOSED MEASURE FAILS.



- NOTES
- 1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 1" TO 3" WELL GRADED GRAVEL OR CRUSHED ROCK PLACED TO A MINIMUM THICKNESS OF 6 INCHES. THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
 - 2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET. WIDTH SHALL BE A MIN. OF 15 FT OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
 - 3. ACCESSSES SHALL BE INSPECTED MONTHLY AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY. MATERIAL SHALL BE REPLACED WHEN SURFACE VOIDS ARE VISABLE.
 - 4. ALL SEDIMENT DEPOSITED ON PAVED SURFACES SHALL BE REMOVED EVERY 24-HOURS.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



- MAINTENANCE REQUIREMENTS:
- CONTRACTOR SHALL INSPECT WEEKLY AND AFTER EACH RAINFALL. REPLACE WATTLES WHEN THEY HAVE DECOMPOSED, COLLAPSED, OR BEEN DAMAGED. REMOVE SEDIMENT FROM BEHIND THE WATTLE WHEN IT REACHES ONE INCH OF DEPTH.
- INSTALLATION:
- AN EFFECTIVE STRAW WATTLE BARRIER SHOULD BE INSTALLED IN THE FOLLOWING MANNER:
- 1. WATTLES SHOULD BE PLACED ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT WATTLE.
 - 2. THE DIRECTION OF RUNOFF FLOW TO THE WATTLES SHOULD BE PERPENDICULAR TO THE STAKED WATTLE LOCATION.
 - 3. EACH WATTLE SHOULD BE EMBEDDED IN THE SOIL A MAXIMUM OF FOUR (4) INCHES.
 - 4. WATTLES SHOULD BE SECURELY ANCHORED IN PLACE BY WOODEN STAKES PLACED AT 4' O.C. MAXIMUM. THE WOODEN STAKES SHOULD BE DRIVEN 12" MINIMUM INTO THE EXISTING GROUND TO SECURE.
 - 5. REMOVE WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

FIBER ROLL INSTALLATION DETAIL

N.T.S.

GENERAL DUST CONTROL NOTE:

DUST CONTROL SHALL CONSIST OF APPLYING WATER OR DUST PALLIATIVE TO ALLEVIATE OR PREVENT DUST NUISANCE RESULTING FROM THE CONTRACTOR'S OPERATIONS, EITHER WITHIN OR OUTSIDE THE WORK RIGHT-OF-WAY. DUST CONTROL SHALL BE PERFORMED BY THE CONTRACTOR AT ANY TIME DUST, RESULTING FROM THE CONTRACTOR'S OPERATIONS, BECOMES A NUISANCE OR VISUAL IMPEDIMENT, OR AS DIRECTED BY THE AGENCY. FAILURE TO ADQUATELY CONTROL DUST WILL BE CAUSE FOR THE AGENCY TO DIRECT THE CONTRACTOR TO SUSPEND OPERATIONS OR FOR THE AGENCY TO PERFORM SUCH ACTIVITY WITH ALL COSTS TO BE BORNE BY THE CONTRACTOR. THE APPLICATION OF WATER FOR DUST CONTROL MAY BE PERFORMED BY THE CONTRACTOR FOR THE CONTRACTOR'S CONVENIENCE. WATER SHALL BE APPLIED AS PROVIDED IN SECTION 16 , "WATER USED IN CONSTRUCTION." OF THE COUNTY OF SACRAMENTO STANDARD CONSTRUCTION SPECIFICATIONS.

TURBIDITY LIMITS OF SITE RUNOFF NOTE:

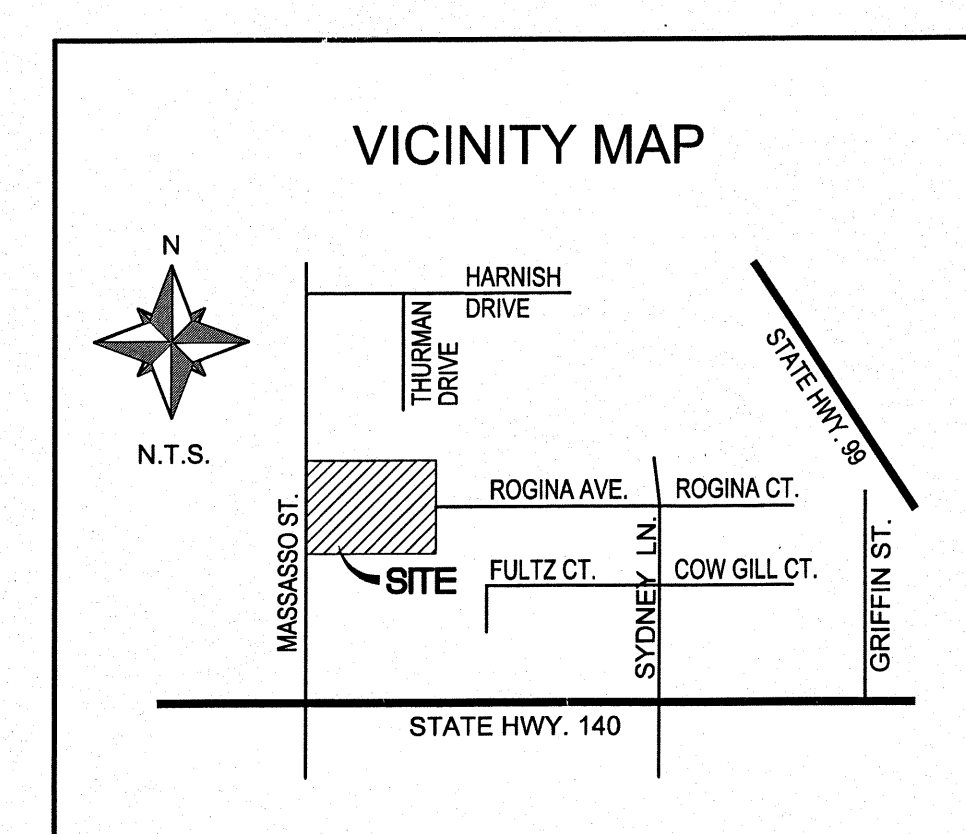
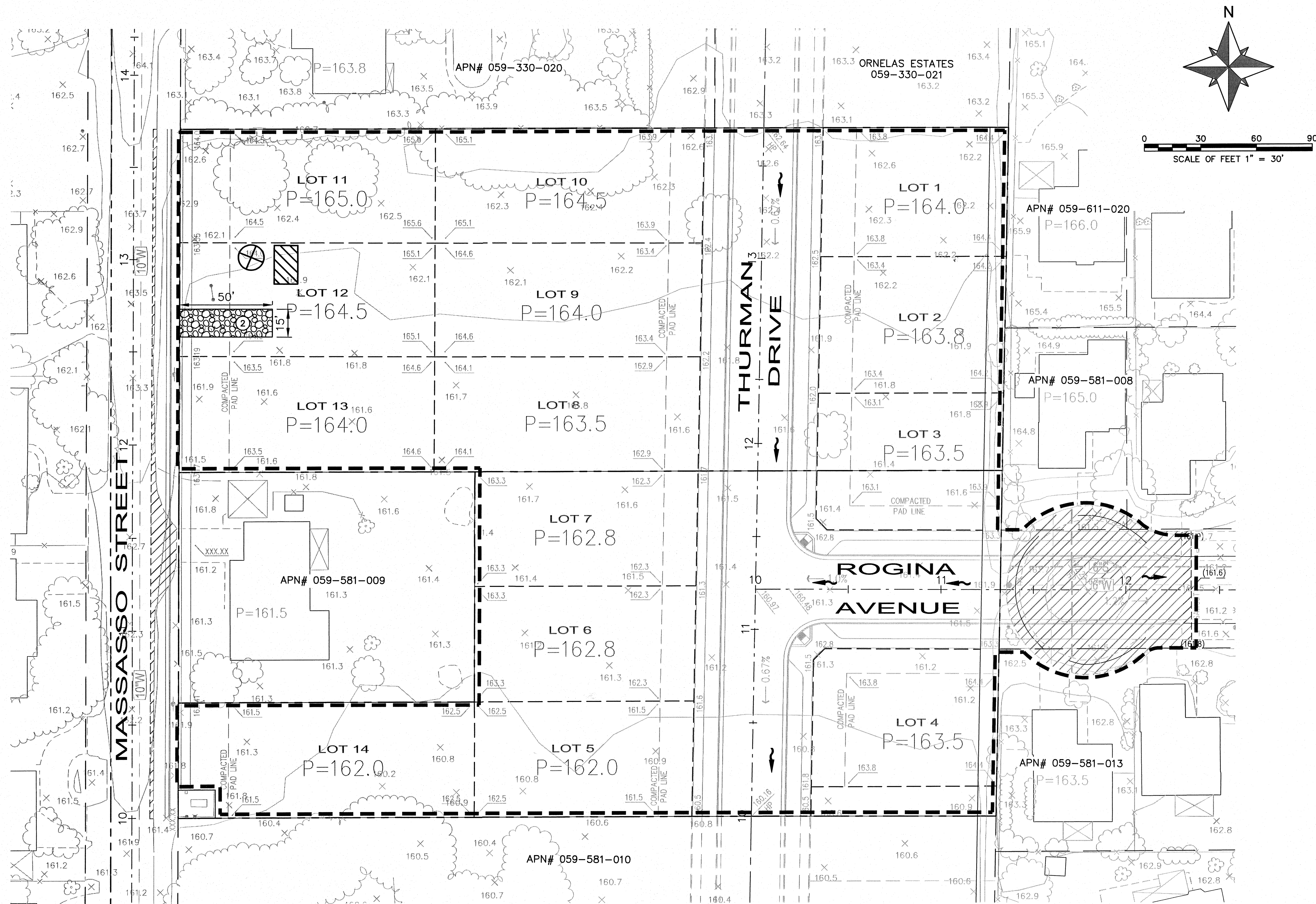
SEDIMENT-LADEN WATER SHALL NOT BE DISCHARGED FROMT HE SITE AND/OR INTO ADJACENT WETLANDS OR OTHER WATER FEATURES. THE REGIONAL WATER QULITY CONTROL BOARD USES THE CRITERIA, AS OUTLINED IN THE BASIN PLAN FOR CONSTRUCTION SITE RUNOFF WATER QUALITY, IN DETERMINING WHETHER CONTAINED RUNOFF CAN BE DISCHARGED INTO THE MUNICIPAL STORM WATER SYSTEM OR WATERS OF THE STATE.

THE BASIN PLAN STIPULATES THAT WATERS SHALL BE FREE OF CHANGES IN TRUBIDITY THAT CAUSE NUISANCE OR ADVERSELY AFFECT THE BENEFICIAL USES. INCREASES IN TURBIDITY SHALL NOT EXCEED THE FOLLOWING LIMITS:

- A. WHERE NATURAL TURBIDITY IS BETWEEN 0 AND 5 NEPHELOMETRIC TURBIDITY UNITS (NTU'S), INCREASE SHALL NOT EXCEED 1 NTU.
- B. WHERE NATURAL TURBIDITY IS BETWEEN 5 AND 50 NTU'S, INCREASES SHALL NOT EXCEED 20 PERCENT.
- C. WHERE NATURAL TURBIDITY IS BETWEEN 50 AND 100 NTU'S, INCREASES SHALL NOT EXCEED 10 NTU'S.
- D. WHERE NATURAL TURBIDITY IS GREATER THAN 100 NTU'S, INCREASES SHALL NOT EXCEED 10 PERCENT.

THE REGIONAL BOARD RECOMMENDS THAT A SAMPLE OF UNCONTAMINATED (BACKGROUND) STORM WATER BE COLLECTED FROM THE RECEIVING WATER BODY FOR COMPARISON WITH SAMPLES COLLECTED FROM SITE STORMWATER RUNOFF. WHILE SEDIMENT CONTAMINATION CAN BE DETECTED VISUALLY, THE USE OF A TURBIDITY METER ALLOWS FOR A MORE ACCURATE DETERMINATION OF CONCENTRATION. ADDITIONAL BMP'S SHALL BE APPLIED TO THE SITE (IN ADDITION TO THE BMP'S SPECIFIED ON THE SWPPP MAP) AS NECESSARY TO COMPLY WITH THE WATER QUALITY LIMITS. SECONDARY FILTRATION MAY BE NECESSARY TO REMOVE FINE PARTICLES SUCH AS CLAYS, FROM STORMWATER RUNOFF AND SEDIMENT BASINS AND IS A RECOGNIZED BAT (BEST AVAILABLE TECHNOLOGY) BY THE REGIONAL WATER QUALITY CONTROL BOARD.

DATE	COUNTY	APPROVED BY	DATE
NO.	REVISION	ENR	INT
MAY 2007	SHOWN	JC	JC
DATE	SCALE	DRAWN BY	DESIGNED BY
		JC	JC
SUTTERBROWN, INC. LAND ENGINEERING AND PLANNING 775 SUNRISE AVENUE, SUITE 170 ROSEVILLE, CA 95661 PHONE: 916.781.0601 FAX: 916.781.0151			
CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES EROSION CONTROL NOTES AND DETAILS			
PREPARED UNDER THE DIRECTION OF: REGISTERED PROFESSIONAL ENGINEER LIC. No. C62164 Exp. 09/30/07 CIVIL STATE OF CALIFORNIA			
NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER			
PROJECT NUMBER: 2005.013.012			
SHEET 9 OF 11			



BMP'S	
FLOW DIRECTION/ OVERLAND RELEASE PATH.	
PLACE FIBER ROLL PRIOR TO CONSTRUCTION	①
CONSTRUCT STABILIZED CONSTRUCTION ACCESS	②
STRAW WATTLE TO BE INSTALLED PRIOR TO CONSTRUCTION	
STRAW WATTLE TO BE INSTALLED FOLLOWING PAVING OF STREETS	
DRAIN INLET PROTECTION: DURING GRADING: INSTALL SILT SACK AND DOUBLE RINGS OF STRAW WATTLE DURING RAINY SEASON (OCT 1 - APRIL 15) (SEE DETAIL A). INSTALL SILT SACK AND SINGLE RING OF STRAW WATTLE DURING DRY SEASON (APRIL 15 - OCT 1).	
AFTER PAVING: MAINTAIN SILT SACK AND PLACE GRAVEL BAGS AT PERIMETER UNTIL LANDSCAPING COMPLETED.	
CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO START OF CONSTRUCTION.	
20' STRAW AND TACK BUFFER ADJACENT TO DRIVE ISLES TO BE MAINTAINED BETWEEN OCT 1 AND APRIL 30. (UNLESS LANDSCAPING IS INSTALLED).	
ALL STORMWATER QUALITY DROP INLETS TO BE CONCRETE MARKED PER SAC. CO. IMPROV. STNDS. 11-10A AND 11-10B.	

ADD TO MAP AS LOCATED IN FIELD	
CONCRETE WASHOUT	
STORAGE/MAINTENANCE/ AND FUELING AREA	

SOIL STABILIZATION:
PROVIDE SOIL STABILIZATION FOR ALL DISTURBED SOIL FOR THE DURATION OF THE PROJECT AND AFTER THE PROJECT COMPLETION W/ BROADCAST STRAW AND TACKIFIER.

SOURCE CONTROL NOTE:
SOURCE CONTROL MEASURES SHALL INCLUDE PROVISION OF A PERMANENT STORM DRAIN MESSAGE "NO DUMPING - FLOWS TO CREEK" OR OTHER APPROVED MESSAGE AT EACH INLET. SEE DETAIL 9-15H

ANY CHANGES TO PRESCRIBED BMP'S IN THE FIELD MUST BE INDICATED ON THE MAP. UPDATE MAP REGULARLY TO REFLECT SITE CONDITIONS.

SEDIMENT AND EROSION CONTROL MEASURES ON MAP ARE MINIMUM BMP'S RECOMMENDED FOR NPDES COMPLIANCE. CONSTRUCTION SITE MUST BE MONITORED, AND EROSION AND SEDIMENT BMP'S MUST BE MODIFIED DEPENDING ON THE PROGRESS OF CONSTRUCTION AND ANTICIPATED WEATHER CONDITIONS.

BMP INSTALLATION SCHEDULE									
PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES								
	(WET SEASON)				(WET AND DRY SEASON)				
	HYDROSEEDING/ MULCHING	SOIL BINDERS	PRESERVATION OF EXIST. VEGETATION FENCE	BLANKETS, MATS & GEOTEXTILES	FIBER ROLLS	DUST CONTROL	STABILIZED ENTRANCE	CONCRETE WASHOUT AND EQUIPMENT STORAGE	SAND/GRAVEL BAG BARRIERS
PRE-GRADING									
CUT & FILL ACTIVITIES									
UNDERGROUND WORK									
STORM DRAIN IMPROVEMENTS									
STREET IMPROVEMENTS									
PAVE OUT									
POST-CONSTRUCTION									

CONSTRUCTION SCHEDULE:
GRADING/UTILITIES: MAY 01, 2006 TO OCT 15, 2006
PAVING: MAY 01 TO OCT 01, 2006
BUILDING CONSTRUCTION: MAY 01 2006 TO MAY 01 2007
TOTAL DISTURBED AREA: 3.5 AC.

WID # : PENDING
INDIVIDUAL RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
NAME: _____
TELEPHONE #: _____

PACE STRAW WATTLE AT EDGE OF EXISTING PAVEMENT. MOVE TO BACK OF WALK FOLLOWING SIDEWALK INSTALLATION

MAINTENANCE AND MONITORING SCHEDULE:
1. AT LEAST WEEKLY
2. BEFORE AND AFTER EACH RAIN EVENT OF 1/2" OR GREATER

ALL EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENT. PLEASE REFERENCE STORM WATER POLLUTION PREVENTION PLAN FOR 7905 PALMERSON, PREPARED BY SUTTERBROWN, INC. FOR SIXELLS, LLC.

CIVIL IMPROVEMENT PLANS FOR PLEASANT POINTE ESTATES

EROSION CONTROL PLAN

SUTTERBROWN, INC.
LAND ENGINEERING AND PLANNING
775 SUNRISE AVENUE, SUITE 170
ROSEVILLE, CA 95661
PHONE: 916.781.0801
FAX: 916.781.0151

DATE: MAY 2007
SCALE: 1"=30'
DRAWN BY: JC
DESIGNED BY: JC
CHECKED BY: JCAS

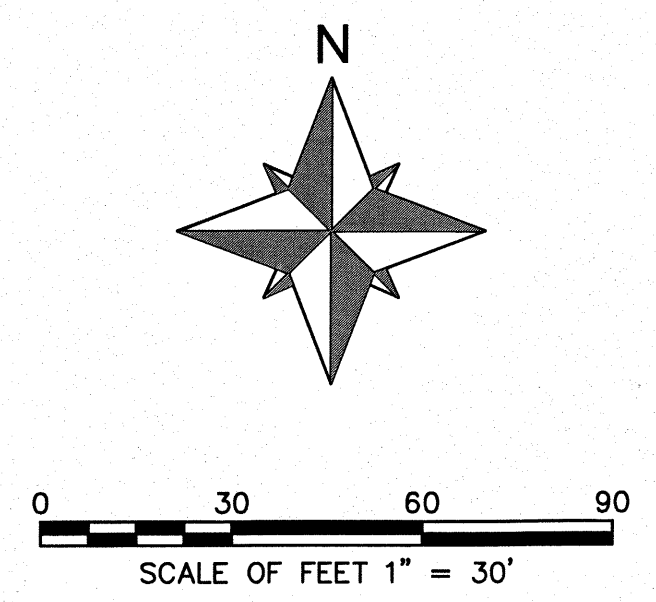
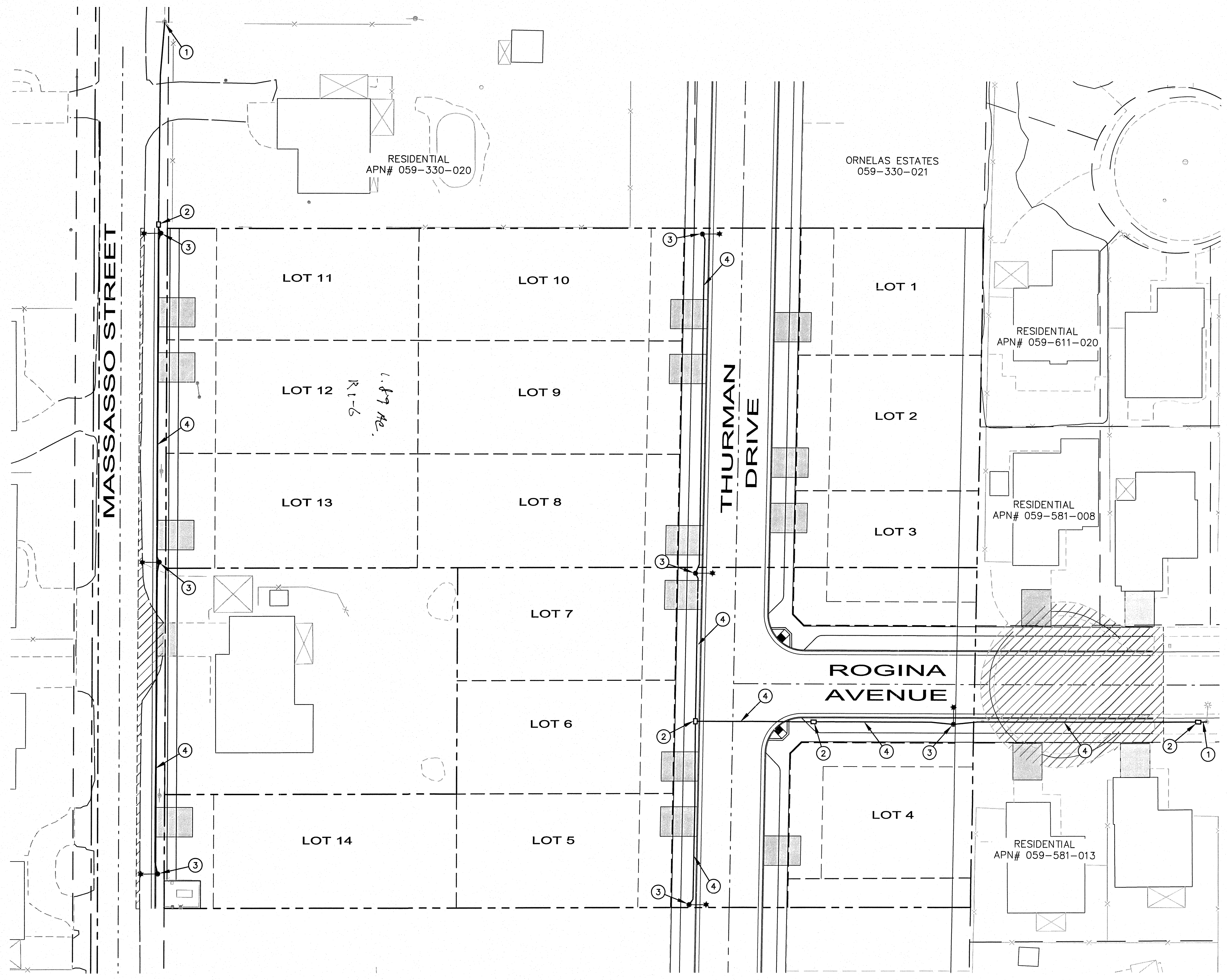
NO. _____
REVISION _____
ENGR. INT. _____
COUNTY APPROVED BY _____
DATE _____

PREPARED UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

PROJECT NUMBER: 2005.013.012

SHEET 10 OF 11



CONSTRUCTION NOTES:

- ① CONNECT TO EXISTING STREETLIGHT CIRCUIT, SEE CITY DETAIL SL-4
- ② PULL BOX, SEE DETAIL ES-8 OF THE CALTRANS STANDARD PLANS
- ③ 100 WATT H.P.S. TYPE II-L-S DISTRIBUTION 9500 L, 6 FT ARM LENGTH, 26' MOUNTING HEIGHT, SEE CITY DETAIL SL-1
- ④ STREET LIGHT CONDUIT, SEE CITY STREET LIGHT STANDARDS

NOTE: STREET LIGHT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF MERCED CONSTRUCTION STANDARDS, SEE DETAILS SL-1 THROUGH SL-6.

DATE: MAY 2007

SCALE: 1"=30'

DRAWN BY: JC

DESIGNED BY: JC

CHECKED BY: JCAS

NO.

REVISION

ENGR. INT.

COUNTY APPROVED BY

DATE

SUTTERBROWN, INC.
LAND ENGINEERING AND PLANNING
775 SUNRISE AVENUE, SUITE 170
ROSEVILLE, CA 95661
PHONE: 916.781.0801
FAX: 916.781.0151

**CIVIL IMPROVEMENT PLANS FOR
PLEASANT POINTE ESTATES
STREET LIGHT PLAN**

PREPARED UNDER THE
DIRECTION OF:

LIC. No. C62194
Exp. 09/30/07
CIVIL
STATE OF CALIFORNIA

NOT APPROVED FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER

PROJECT NUMBER:
2005.013.012

SHEET **11** OF 11

CITY OF MERCED SUBDIVISION NO. 1284
MAP OF PLEASANT POINTE ESTATES
BEING A DIVISION OF PARCEL 2 OF 2005-096141
SECTION 23, T. 7 S., R. 13 E., M.D.B.&M.

CITY OF MERCED, CALIFORNIA
APRIL 2007
BY
SUTTER BROWN, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT THE EASEMENTS FOR AND AREAS APPURTENANT TO PARCELS DEPICTED ON THIS MAP WILL BE CONVEYED AS SHOWN HEREON;

THAT WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE FOR ROAD PURPOSES AND ALL PURPOSES INCIDENTAL THERETO INCLUDING ANY AND ALL UTILITY RIGHTS OVER, ON, UNDER AND ACROSS THE AREA DESIGNATED AS "AREA A" AS SHOWN ON THIS MAP.

SAM KIM DATED _____

MI OK KIM DATED _____

ED SANCHEZ AND SONS CONSTRUCTION, INC. DATED _____
BY ED SANCHEZ

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME ==OR== [] PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: _____
PRINT NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES ON: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME ==OR== [] PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: _____
PRINT NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES ON: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME ==OR== [] PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: _____
PRINT NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES ON: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ED SANCHEZ IN APRIL 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED _____
WILLIAM TELLING
L.S. 8192 EXPIRES 12-31-08



COUNTY ENGINEER'S STATEMENT:

I, DAVID TUCKER, ACTING CITY ENGINEER FOR THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP FOR SAM & MI OK KIM, AND ED SANCHEZ AND SONS CONSTRUCTION, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SHOWN ON THE TENTATIVE PARCEL MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MERCED, AND ANY APPROVED ALTERATIONS THEREOF, THAT THE MAP COMPLIES WITH THE SUBDIVISION MAP ACT, GOVERNMENT CODE SECTION 66410 ET SEW. AND ALL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____
REGISTERED CIVIL ENGINEER NO. _____

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO 1213:
THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE NOISE AND ODOR.

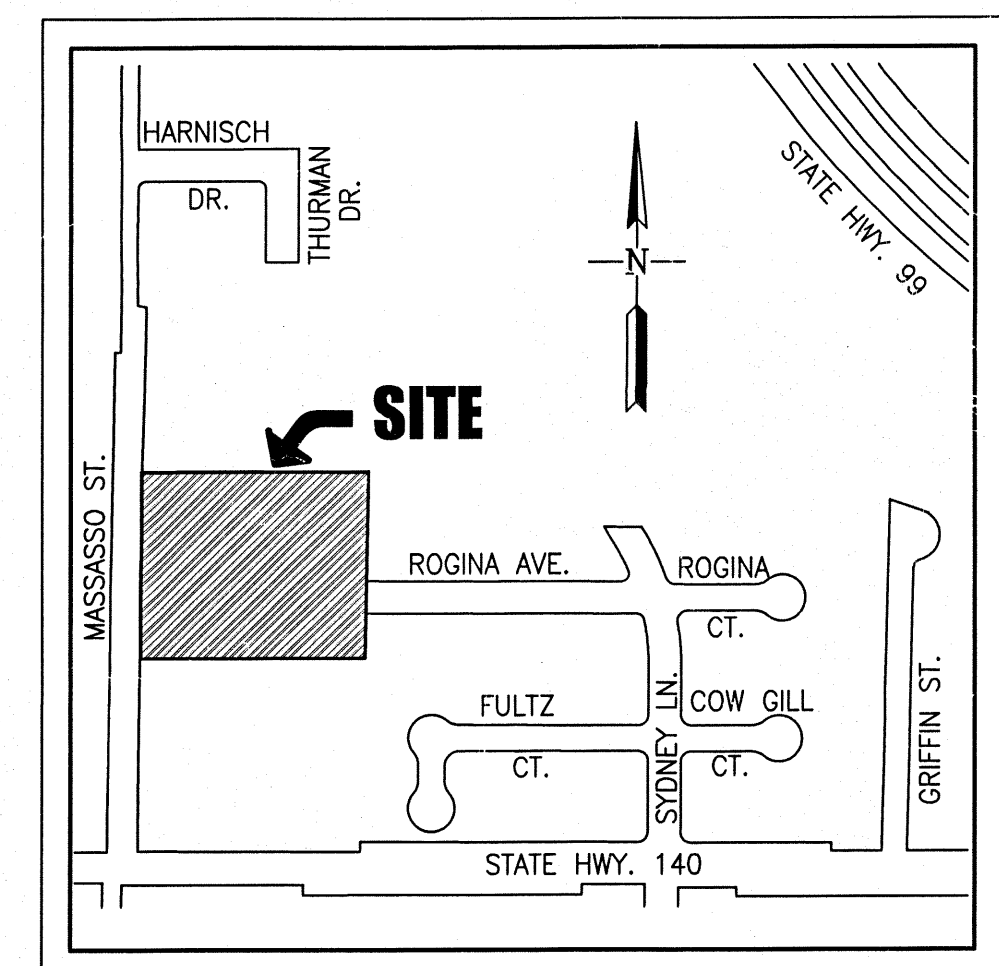
THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

RECORDER'S STATEMENT

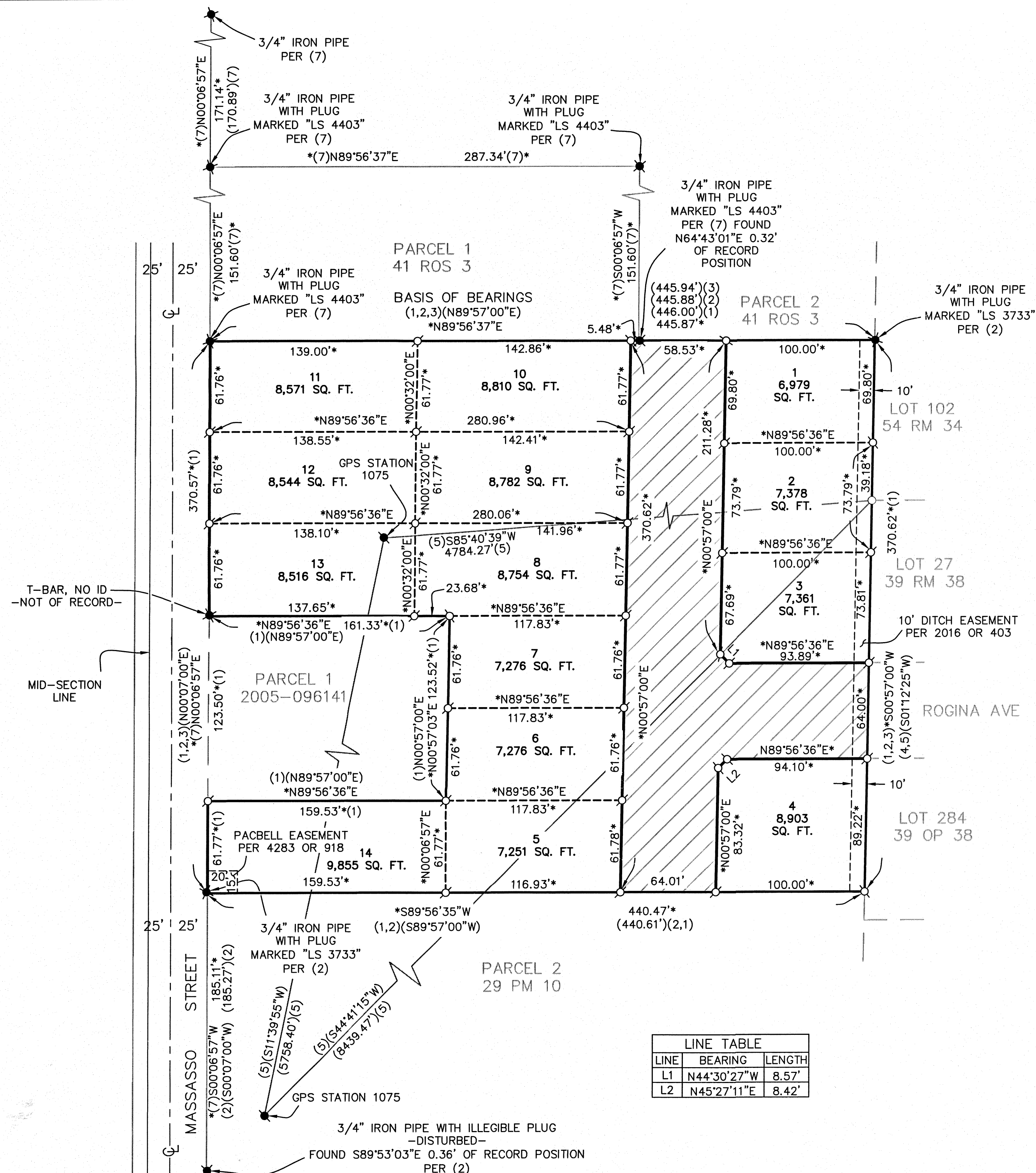
NO. _____

FILED THIS _____ DAY OF _____, 2007, AT _____ M. IN BOOK _____
OF OFFICIAL PLATS, AT PAGES _____, AT THE REQUEST OF SUTTER BROWN, INC.

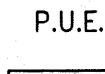
FEE _____
BY: _____
JAMES L. BALL
COUNTY RECORDER
BY: _____
DEPUTY



VICINITY MAP
NOT TO SCALE



LEGEND

- | | |
|---|---------------------------------------|
|  | SET 5/8" REBAR W/CAP L.S. 8192 |
|  | FOUND IRON PIPE AS NOTED |
|  | GIS MONUMENT AS NOTED |
|  | DIMENSION POINT, NOTHING FOUND OR SET |
| P.U.E. | PUBLIC UTILITY EASEMENT |
|  | AREA "A" - 0.69 ACRES |
| * | MEASURED PER THIS SURVEY |
| () | RECORD INFORMATION |

REFERENCE

- (1) RECORD PER 2005-096141
- (2) RECORD PER 29 PM 10
- (3) RECORD PER 25 PM 12
- (4) RECORD PER 39 OP 38-40
- (5) RECORD PER 54 OP 34-36
- (6) RECORD PER 27 SURVEYS 43-48
- (7) RECORD PER 41 SURVEYS 3

BASIS OF BEARINGS:

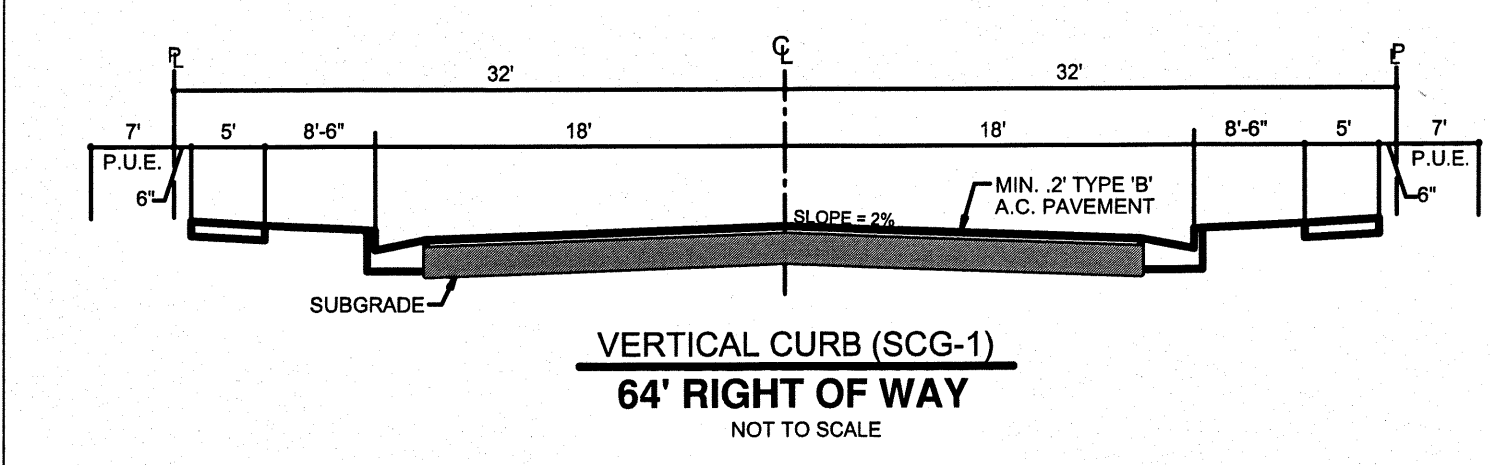
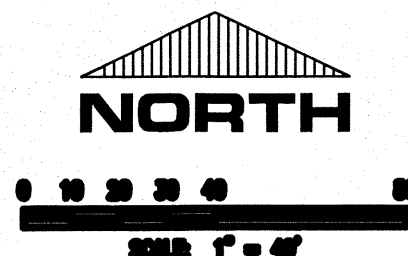
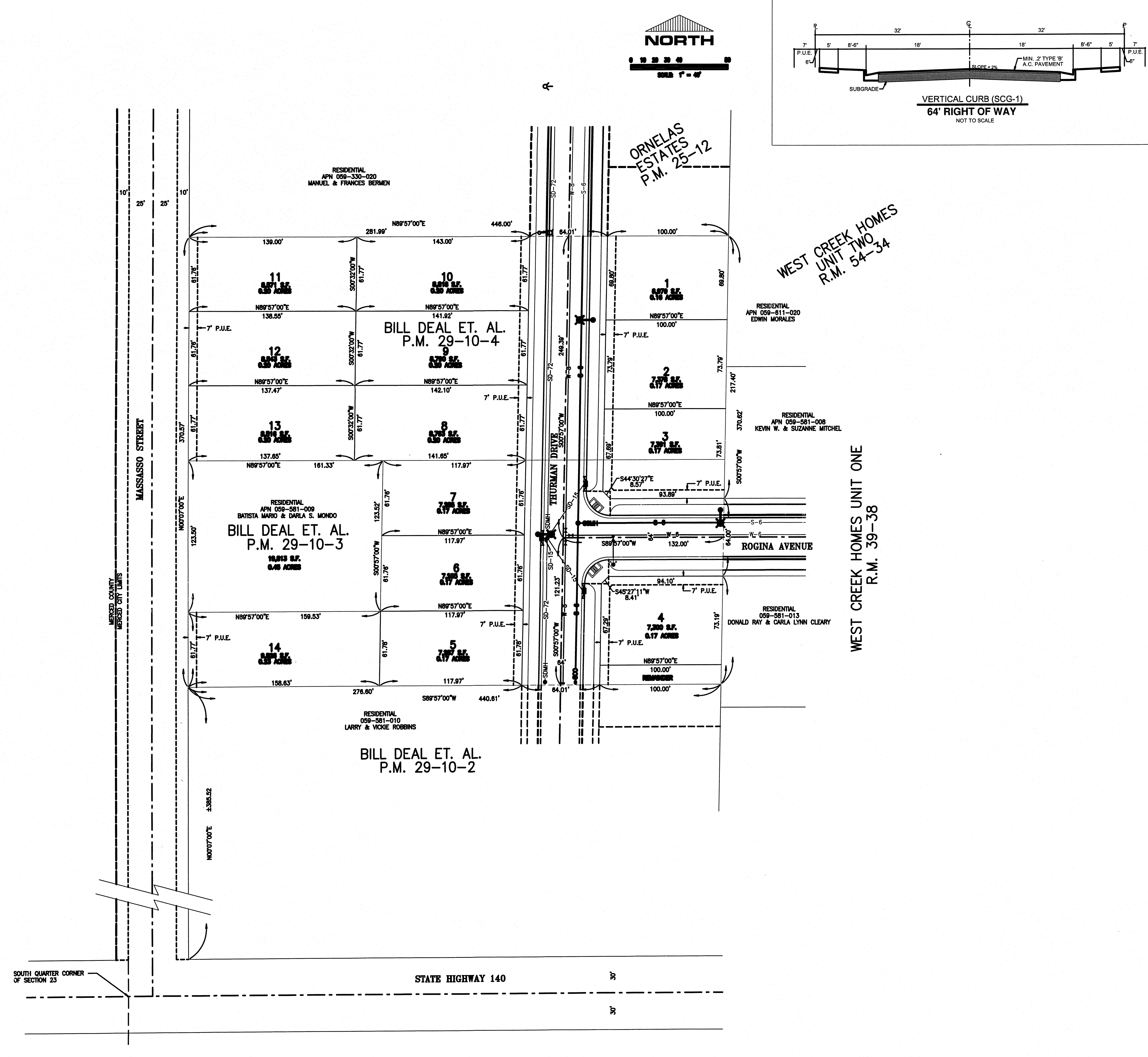
THE MERIDIAN OF THIS SURVEY IS THE SOUTH LINE OF PARCELS 1 & 2 AS SHOWN ON 41 RECORD OF SURVEYS 3 THE BEARING OF WHICH BETWEEN FOUND MONUMENTS IS SHOWN TO BE S89°56'37"W.

NOTES:

THE EASEMENT FOR RIGHTS OF WAY FOR EXISTING ROADS, DITCHES,
CANALS, DRAINS AND INCIDENTAL PURPOSES RECORDED IN BOOK 42 OF
DEEDS AT PAGE 620 IS NOT LOCATABLE FROM RECORD INFORMATION.

CITY OF MERCED SUBDIVISION NO. 1284
MAP OF PLEASANT POINTE ESTATES
BEING A DIVISION OF PARCEL 2 OF 2005-096141
SECTION 23, T. 7 S., R. 13 E., M.D.B.&M.

CITY OF MERCED, CALIFORNIA
APRIL 2006 SCALE: 1"=50'
BY
SUTTER BROWN, INC.



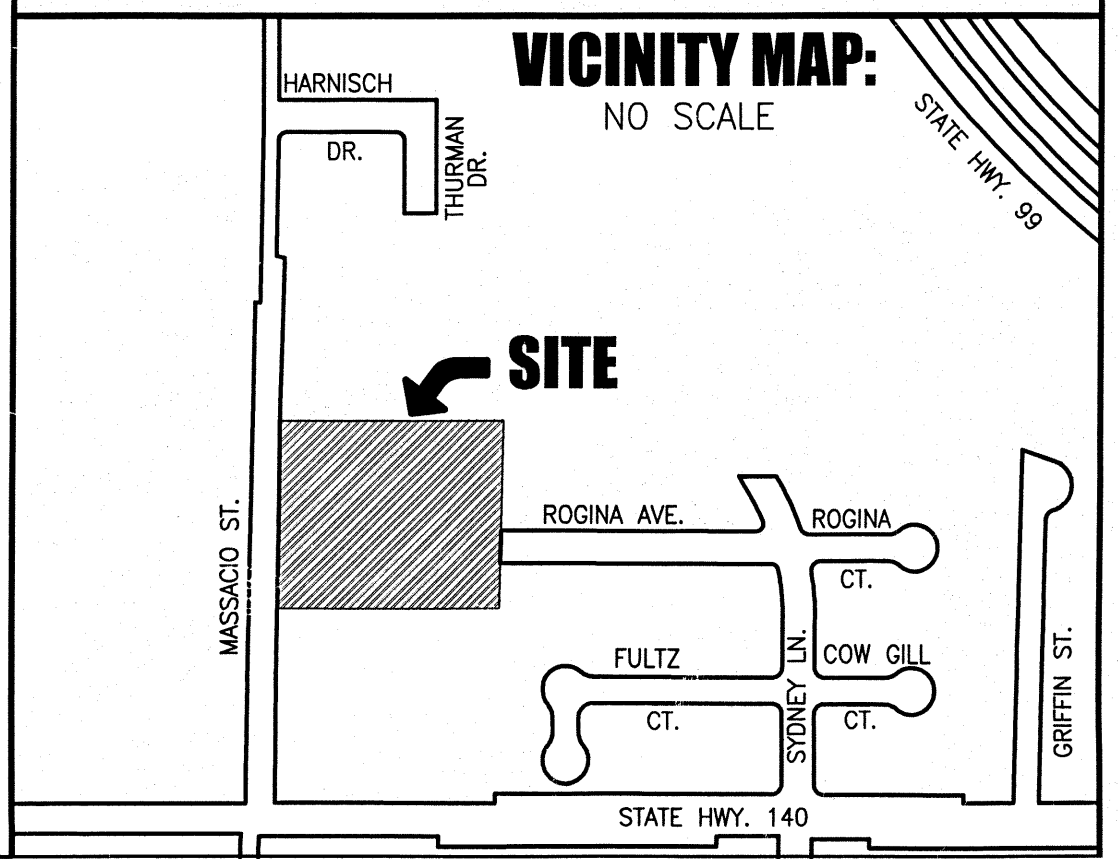
TENTATIVE MAP NOTES:

INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

- 1) LOOKON MAP AS SHOWN HEREIN.
- 2) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREIN.
- 3) OWNER: ED SANCHEZ, 170 E. BROADWAY, ATWATER, CA 95301, (209) 351-5444
- 4) SUBMITTER: SAME AS ABOVE
- 5) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, Inc., 405 W. 19th STREET, MERCED, CA 95340, (209) 722-3254
- 6) ACREAGE APPROXIMATELY 3.77 ACRES (NET)
- 7) NO CONTOURS SHOWN. GROUND RELATIVELY FLAT
- 8) LOOKONS, HIGHS, LOWS, RISES OF CURVES AND GRADIENTS OF ALL EXISTING AND PROPOSED ROADS, STREETS AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
- 9) NO PROPOSED CONDUITS PROPOSED AT THIS TIME. PROPOSED CONDUITS TO BE REQUIRED WITH FINAL MAP, IF ANY.
- 10) LOOKON AND DESCRIPTION OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES SHOWN FOR PUBLIC UTILITY ENGINEERS TO BE PROVIDED ALONG ALL LOT FRONTAGES.
- 11) LOOKON AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREIN.
- 12) SEWER DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING STORM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
- 13) NO PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
- 14) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
- 15) CITY LIMIT LINES AS SHOWN.
- 16) UNDEVELOPED LAND USE: RESIDENTIAL R-1-4 AND R-1-5000. PROPOSED DENSITY: LOW DENSITY (4.3 UNITS PER GROSS ACRE)
- 17) APPROXIMATE BOUNDARIES AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREIN.
- 18) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.
- 19) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE SAME SUBDIVISION MAP ACT.
- 20) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREIN.
- 21) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
- 22) NO EXISTING BUILDINGS WITHIN THE SUBDIVISION.
- 23) EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.
- 24) AREA SUBJECT TO FLOODING DRAINAGE OF STORM WATER OVERFLOW TO THE WEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREIN. THE SITE IS WITHIN FLOOD ZONE "A" DEPTH 1 FOOT PER FLOOD MAP NUMBER 060700446 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY FEMA.

LEGEND:

- PROPOSED STREET LINE
- PROPOSED SEWER CLEAN OUT
- PROPOSED WATER BLOW OFF
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- SEWER FLOW DIRECTION
- EXISTING GROUND ELEVATION
- EXISTING CORNER OF ROAD
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN
- PROPOSED WHEEL CURB MAP
- P.U.E. PUBLIC UTILITY ENGINEER
- C.T. CURB THICKNESS



These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.

REVISIONS:

GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

VESTING TENTATIVE MAP FOR
ED SANCHEZ
A.P.N. 059-330-026 &
059-581-009
MERCED CALIFORNIA

PREPARED FOR:
ED SANCHEZ
170 E. BROADWAY
ATWATER, CA 95301
(209) 358-2292

SHEET CONTENTS:
VESTING TENTATIVE MAP
.

DESIGNED: GOLDEN VALLEY ENGINEERING
DRAWN BY: M.A.
CHECKED: STAFF
DATE: SEPT 2005
JOB NO.: 05-205.00

SHEET
VTM