

KENKO UTILITY SUPPLY, INC IMPROVEMENT PLANS

301 WEST LARCH ROAD
TRACY, CALIFORNIA

GENERAL NOTES:

- OWNER: KENKO UTILITY SUPPLY, INC.
P.O. BOX 21368
SAN JOSE, CALIFORNIA 95121
PH: (408) 294-7700
- ARCHITECT: H.E. BOWEN & ASSOCIATES INC.
1735 N. FIRST STREET
SAN JOSE, CALIFORNIA 95112
PH: (408) 501-0330
FAX: (408) 501-0333
- CIVIL ENGINEER: TRIPLE "E" ENGINEERING & SURVEYING CO.
1176 MUIR COURT
MANTECA, CALIFORNIA 95337
PH: (209) 824-8004
- GEOTECHNICAL SERVICES: NEIL ANDERSON & ASSOCIATES INC.
8026 LORRAINE AVE.
STOCKTON, CALIFORNIA 95202
PH: (209) 472-1091
- LANDSCAPE ARCHITECT: H.E. BOWEN & ASSOCIATES INC.
1735 N. FIRST STREET
SAN JOSE, CALIFORNIA 95112
PH: (408) 501-0330
FAX: (408) 501-0333
- BENCHMARK: BRASS MONUMENT IN RHONDA WAY CUL-DE-SAC
ELEVATION = 17.79 FEET
- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ON SITE CONDITIONS DURING THE COURSE 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 DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
- CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
- ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
- DIMENSIONS LOCATING CURB & GUTTER ARE TO FACE OF CURB.
- THE EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM AVAILABLE RECORDS. THE 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. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF ANY DIFFERENCES IN LOCATIONS OF EXISTING UTILITIES FROM THAT SHOWN.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".
- THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS DESTROYED SHALL BE REPLACED BY A REGISTERED ENGINEER OR SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT TRIPLE "E" FOR FURTHER INFORMATION OR EXPLANATION AS MAY BE NECESSARY.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY ENGINEER.
- THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY CONCRETE POURED WITHOUT A FIELD CHECK OF THE FORMS OR STRING LINES BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED 48 HRS. PRIOR TO THE POURING OF CURB AND GUTTER CONCRETE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ANY AND ALL EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY. COST OF THIS COORDINATION IS TO BE INCLUDED IN THE PRICES BID FOR THE VARIOUS IMPROVEMENTS TO COMPLETE THE PROJECT.
- 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 AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
- THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT, AND ANY DELAY CAUSED BY SUCH INSTALLATION SHALL NOT BE CONSIDERED AS RIGHT-OF-WAY DELAY.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS AND 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.
- ALL WORK SHALL CONFORM TO CITY OF TRACY SPECIFICATIONS AND PLANS. THE IMPROVEMENTS ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT. CONTACT PUBLIC WORKS CONSTRUCTION MANAGEMENT AT 838-4420 TWO WORKING DAYS (48 HRS.) PRIOR TO START OF ANY WORK TO ARRANGE FOR INSPECTION.
- THESE PLANS HAVE BEEN THOROUGHLY CHECKED BY THE CITY OF TRACY AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE DEVELOPER FROM HIS RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION.
- REFER TO SHEET C-2 OF THESE PLANS FOR PROPERTY LINE DATA.
- ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY CITY STAFF PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
- ALL CONSTRUCTION STAKING FOR CURB, GUTTER AND SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLIERS, ETC. SHALL BE DONE BY A REGISTERED ENGINEER OR LICENSED SURVEYOR.
- BUILDING SERVICES, FIRE HYDRANT LATERALS, GAS AND TELEPHONE LINES, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO CURB, GUTTER, AND SIDEWALK CONSTRUCTION AND STREET PAVING.
- ALL SANITARY SEWER MAINS SHALL BE TELEVISION INSPECTED (TAPES SHALL BE GIVEN TO THE CITY OF TRACY), FLUSHED WITH AN APPROVED SEWER BALL AND PASS A LEAKAGE TEST IN CONFORMANCE WITH CITY OF TRACY STANDARD SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE CITY. ALL TESTING SHALL BE PERFORMED AFTER THE COMPACTION FOR STREET BASE ROCK AND PRIOR TO PAVING.
- ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE CITY OF TRACY SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE CITY.
- TESTING:
A: ALL INDEPENDENT LABORATORY INSPECTION CALLED FOR BY THE CITY ENGINEER WILL BE PAID FOR BY THE CONTRACTOR.
B: ROAD SUB-BASE AND TRENCH BACKFILL SHALL BE PERFORMED BY A SOILS LAB CONTRACTING WITH THE CITY OF TRACY.
C: TESTS FOR R-VALUES ARE REQUIRED PRIOR TO THE INSTALLATION OF BASE ROCK.
D: A MINIMUM OF 48 hrs. NOTICE IS REQUIRED TO SCHEDULE ALL SOILS TESTING SERVICES.
- STREET STRIPING SHALL INCLUDE CENTERLINE STRIPING OR MARKERS AND ALL OTHER MARKINGS REQUIRED BY THE CITY ENGINEER. STRIPING SHALL BE DONE WITH THERMOPLASTIC AND REFLECTIVE MARKERS.
- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH CITY STANDARDS. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS. NO FLOODING, PONDING OR JETTING SHALL BE PERMITTED.
- WHEN WIDENING THE PAVEMENT ON AN EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT LINE AND REMOVED BACK TO AN EXISTING ADEQUATE STRUCTURAL SECTION, OR TO THE ORIGINAL ROAD SECTION. AN EXPLORATORY TRENCH, OR POTHOLES, MAY BE REQUIRED TO DETERMINE THE LIMITS OF PAVEMENT REMOVAL.
- EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED PER CITY STANDARD PLANS EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
- ASBESTOS CEMENT PIPE (ACP) OR FITTINGS SHALL NOT BE USED WITHIN THE CITY OF TRACY.
- ALL STREET MONUMENTS, LOT CORNER, AND OTHER PERMANENT PIPE OR MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF IMPROVEMENTS BY THE CITY OF TRACY.
- CONTRACTOR SHALL CONTROL DUST AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY THE CITY OF TRACY.
- PRIOR TO TRENCHING FOR ANY SEWER, WATER, OR STORM DRAIN PIPE, THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE SIZE AND LOCATION OF THE EXISTING PIPE AT THE POINT OF CONNECTION. ANY DEVIATION FROM THE PLANS SHALL BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO TRENCHING.
- MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE BROUGHT TO FINISH GRADE BY THE UNDERGROUND CONTRACTOR AFTER THE FINAL PAVING COURSE IS PLACED.
- WATER LINES 6" AND LARGER FROM THE BACKFLOW PREVENTION ASSEMBLY SHALL BE P.V.C. PRESSURE PIPE, CLASS 200, WITH RING-TITE JOINTS CONFORMING TO A.W.W.A. C900 (C.I. DIA. RATIO 18).
- DOMESTIC SERVICE LINES 2" AND SMALLER SHALL BE P.V.C. PRESSURE PIPE, CLASS 150, UNLESS OTHERWISE SHOWN UPON THE PLANS.
- WATER LINES SHALL HAVE 36" MINIMUM COVER FROM FINISHED SURFACE.
- STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CITY OF TRACY STANDARD SPECIFICATIONS, EXCEPT AS OTHERWISE NOTED.
- 6" SANITARY SEWER LINE SHALL BE PVC, SCHEDULE 40 PER UPC, 1991 EDITION, SECTION 401, PAGE 41, WITH SOLVENT-WELD INTEGRAL BELLS TO COMPLY WITH UPC, 1991 EDITION, SECTION 802(I), PAGE 70. CLEANOUTS TO BE INSTALLED PER UPC, 1991 EDITION, SECTION 406, PAGE 44.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS.
- ALL ELECTRICAL AND GAS UTILITIES TO BE PROVIDED BY PACIFIC GAS & ELECTRIC CO., AND INSTALLED UNDERGROUND BEFORE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK.
- THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SANITARY SEWERS AND STORM DRAINS AND CLEARANCES OF KNOWN CROSSINGS OF OTHER UTILITIES, BEFORE CONSTRUCTING NEW PIPE LINES.
- ALL CURB, GUTTER AND SIDEWALK WORK SHALL CONFORM TO THE CITY OF TRACY STANDARD SPECIFICATIONS AND STANDARD PLAN #124.
- THE FOLLOWING CITY OF TRACY STANDARD PLANS ARE APPLICABLE:

PLAN NO.	REVISION DATE	PLAN NO.	REVISION DATE
102	12-22-87	302	12-22-87
114	7-15-97	401	07-15-97
120	7-15-97	402	12-22-87
124	2-9-98	403	07-15-97
133	7-15-97	420	07-15-97
154	7-15-97	423	12-22-87
156	7-15-97	501	07-18-89
202	12-22-87	502	12-22-87

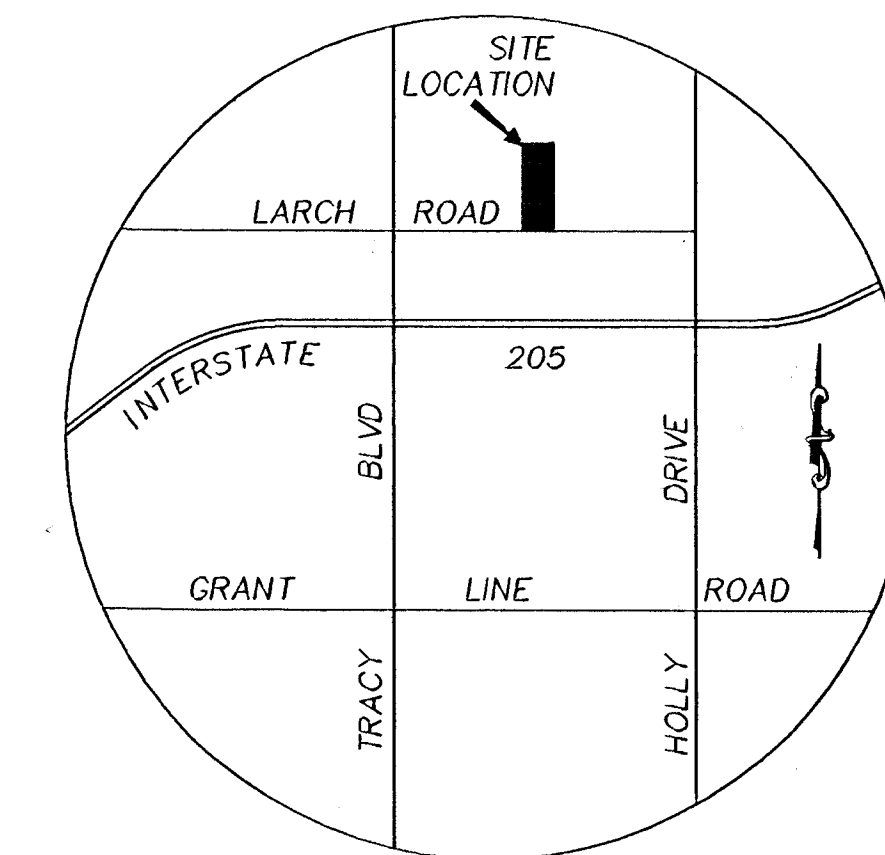
- WORK TO COMPLY TO FOLLOWING CODES:
1991 UBC AND 1991 UPC BOTH AS MODIFIED BY THE STATE OF CALIFORNIA AND THE CITY OF TRACY.

SHEET INDEX:

- C-1 TITLE SHEET.
- C-2 HORIZONTAL DIMENSIONS
- C-3 GRADING PLANS, ELEVATIONS
- C-4 UTILITIES (SEWER, STORM DRAIN, DOMESTIC WATER AND FIRE WATER PLANS)
- C-5 OFF SITE IMPROVEMENT PLAN.
- C-6 STRIPING PLAN.
- C-7 EROSION PLAN.
- C-8 EROSION DETAILS.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	CONTOUR LINE
---	---	CURB
---	---	CONCRETE SIDEWALK
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
□	■	CATCH BASIN
○	●	MANHOLE
○	●	FLUSHING INLET
○	●	FIRE HYDRANT
○	●	BLOW OFF
○	●	WATER VALVE
○	●	MONUMENT
○	●	CLEAN OUT
○	●	DROP INLET
FF	FF	FINISHED FLOOR
P	P	PAVEMENT



VICINITY MAP
NO SCALE



APPROVED: CITY OF TRACY FIRE DEPARTMENT
(FOR FIRE SERVICE LOCATION)

BY: *Antonio M. Conti* DATE: 12-19-03

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CONNECTION OF UTILITIES BRINGS TO THE ATTENTION OF THE MANAGER'S PUBLIC INTEREST. UNLESS OTHERWISE SPECIFIED IN THE CITY OF TRACY PLANS, THE CITY ENGINEER SHALL MAKE THE AUTHORITY TO THE MANAGER IN WHICH THE SAME IS TO BE MADE AT HIS OWN RISK. INFORMATION SUBMITTED HEREON, APPROVED FOR THE CITY OF TRACY.

KULDEEP SHARMA, CITY ENGINEER

TRIPLE "E"
ENGINEERING & SURVEYING COMPANY

15810 SOUTH HARLAN ROAD, SUITE C
LATHROP, CALIFORNIA 95330
PHONE (209) 983-6380 FAX (209) 983-6386

APPROVAL	REVISION	DATE

JOB NO. 000201
DESIGNED BY: AMC
CHECKED BY: EV
DRAWN BY: DMA
HORIZ. SCALE: NTS
PLOT DATE: 12/01/03

IMPROVEMENT PLANS
KENKO UTILITY SUPPLY, INC
301 W. LARCH, ROAD
TRACY, CALIFORNIA

Sheet
C1
of 8 sheets

DRAWING

DRAWING NUMBER

05-415

DRAWING NUMBER

05-415

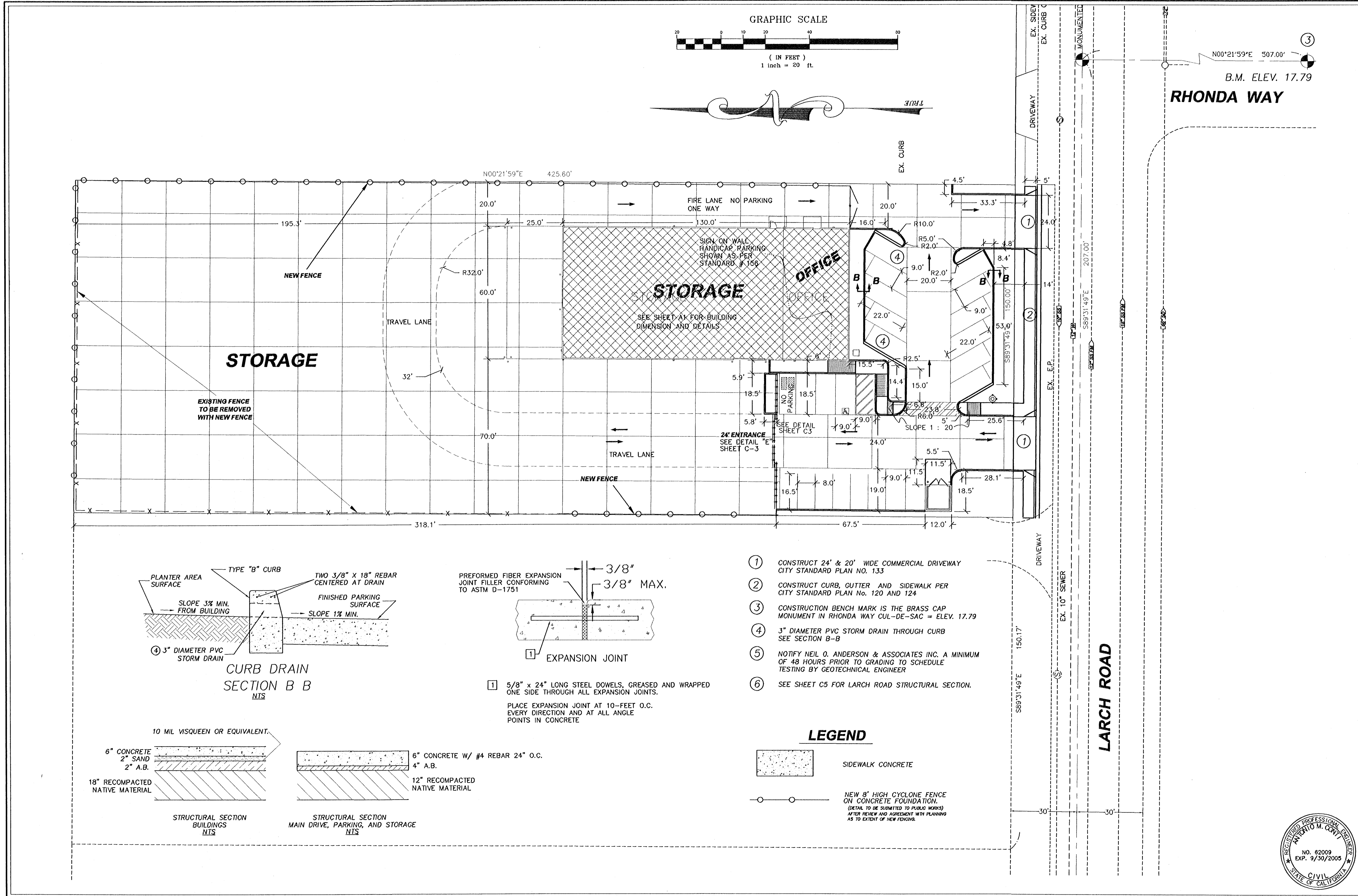
NUMBER

NEW HOPE, MINNESOTA
ST. NUMBER 10552

SARCO PRODUCTS
RENDERED BY PHOT

SARCO PRODUCTS
RENDERED BY PHOT NUMBER 10552

SARCO PRODUCTS
RENDERED BY PHOT NUMBER 10552



CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF ERRORS, OMISSIONS, OR INADEQUACIES OF THE IMPROVEMENTS PUBLIC INTEREST. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO WITHDRAW THESE PLANS FROM THE CITY OF TRACY OR THESE PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO WITHDRAW THESE PLANS FROM THE CITY OF TRACY OR THESE PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO WITHDRAW THESE PLANS FROM THE CITY OF TRACY OR THESE PLANS.

KULDEEP SHARMA, CITY ENGINEER

DATE

TRIPLE "E"

ENGINEERING & SURVEYING COMPANY

15810 SOUTH HARLAN ROAD, SUITE C
LATHROP, CALIFORNIA 95330
PHONE (209) 983-8380 FAX (209) 983-8385

No.	DATE	REVISION	APPROVAL

JOB NO. 00201
DESIGNED BY: AMC
CHECKED BY: EV
DRAWN BY: DMA
HORIZ. SCALE: 1"=30'
PLOT DATE: 12/01/03

IMPROVEMENT PLANS

KENKO UTILITY SUPPLY, INC

301 W LARCH, ROAD
TRACY, CALIFORNIA

Sheet
C2
of 8 sheets



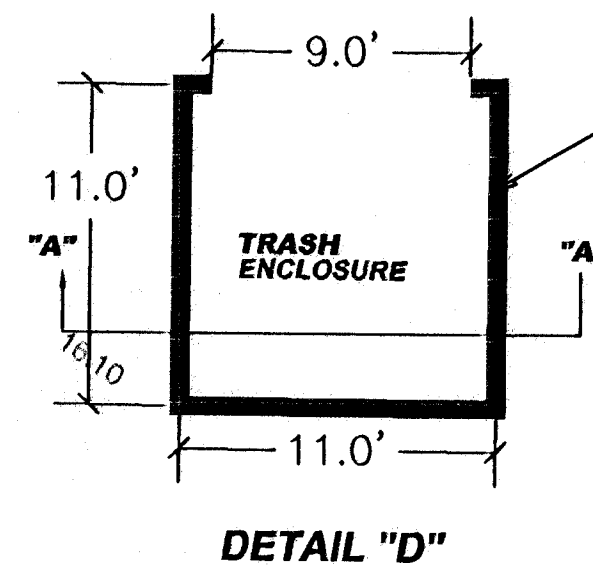
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DRAWING NUMBER
05-414

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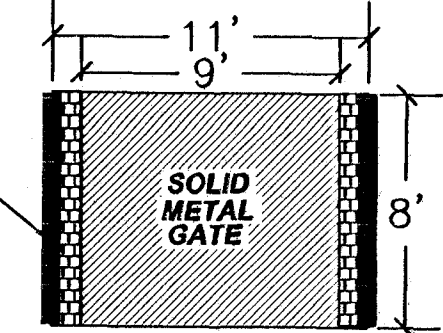
NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 0502
PART NUMBER 0502

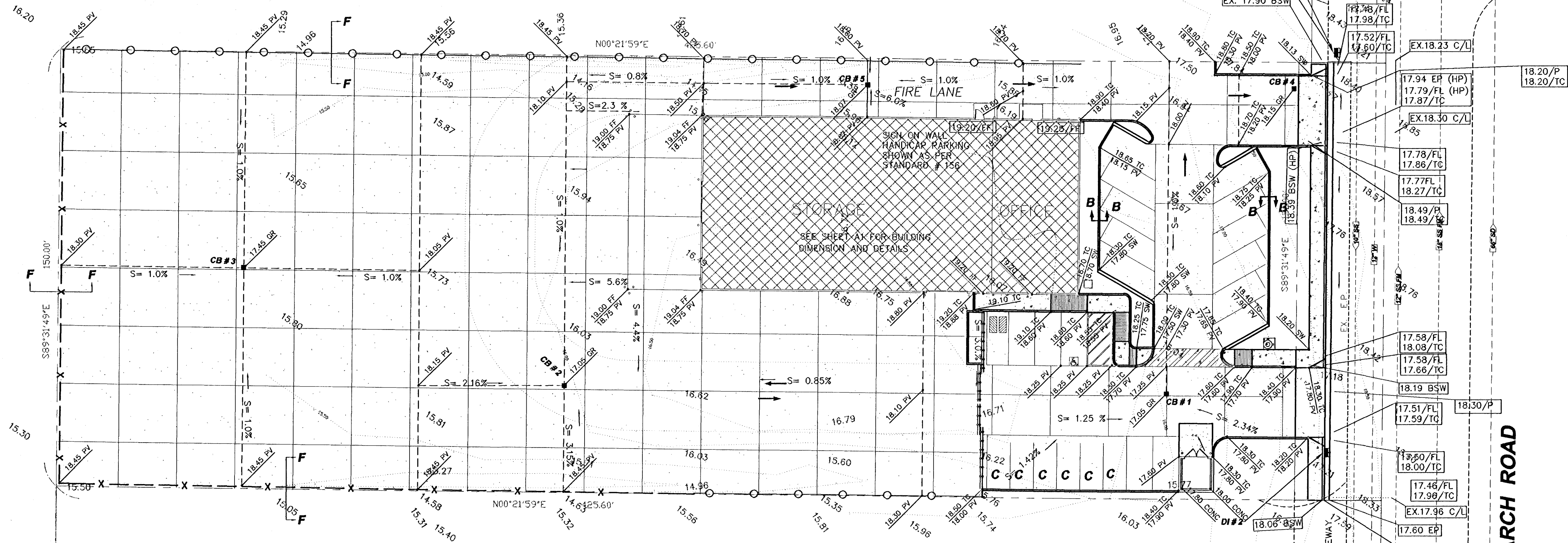
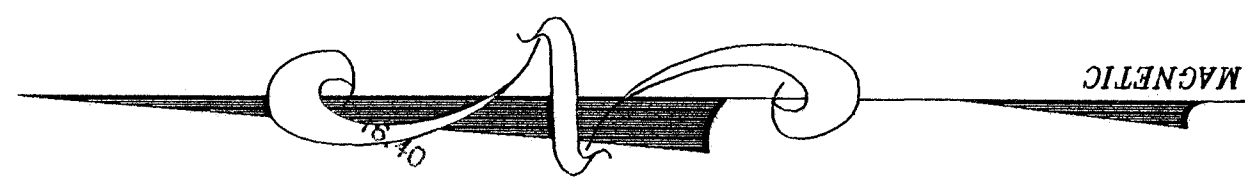
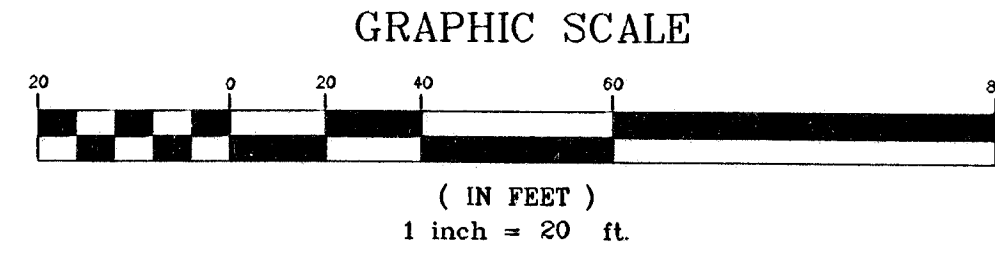


DETAIL "D"

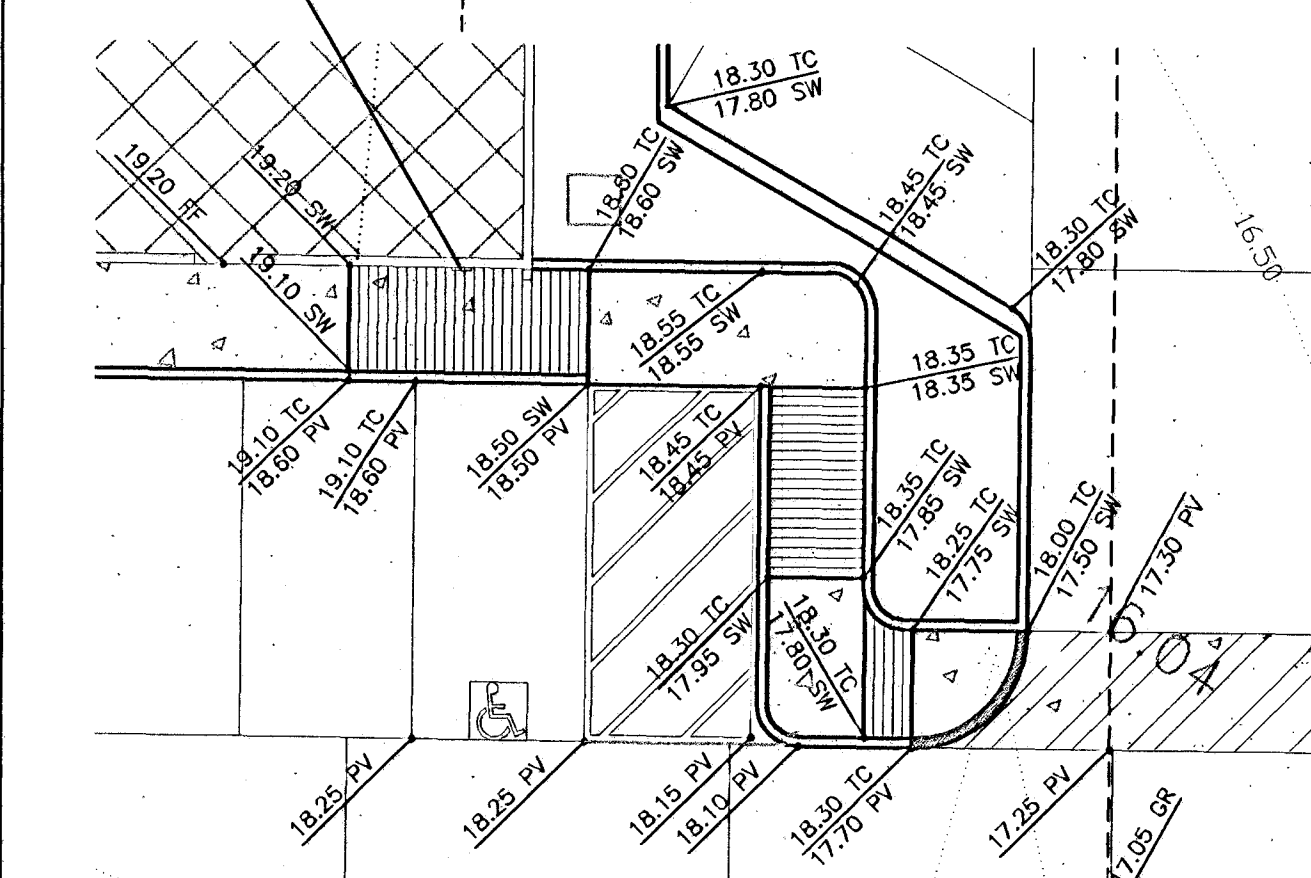
6" CONCRETE BLOCK 8' HIGH WALL WITH # 4 REBARS VERTICALLY IN ALTERNATE BLOCKS.
2 VERTICAL # 4 REBARS IN EACH GATE SUPPORT WALL.
1 EACH # 4 REBAR BOND BEAM ON WALL TOPS



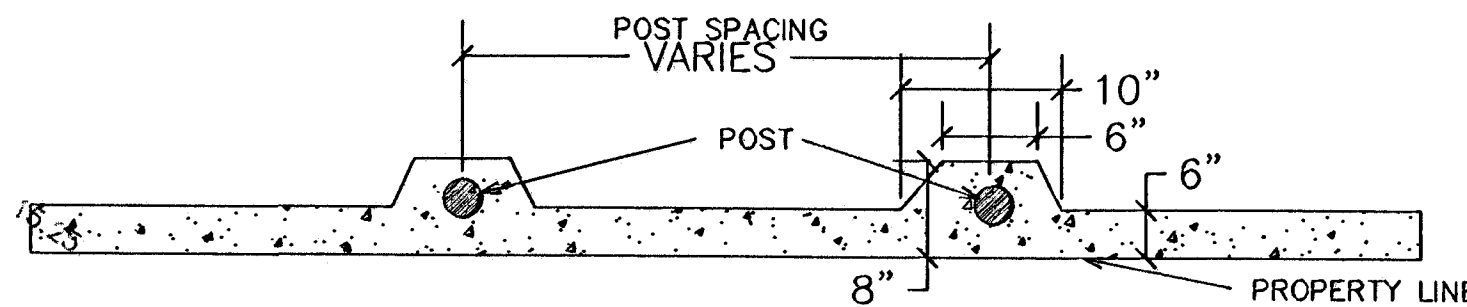
SECTION ON "A"- "A"



SIGN ON WALL HANDICAP PARKING 15.30 SHOWN AS PER STANDARD # 156

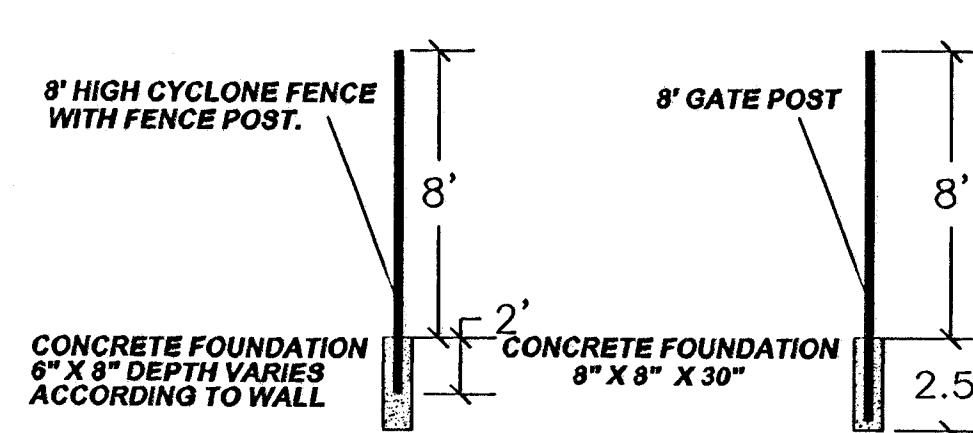


DETAIL "C"
HANDICAP PARKING AREA
SCALE 1"=10'



LEGEND

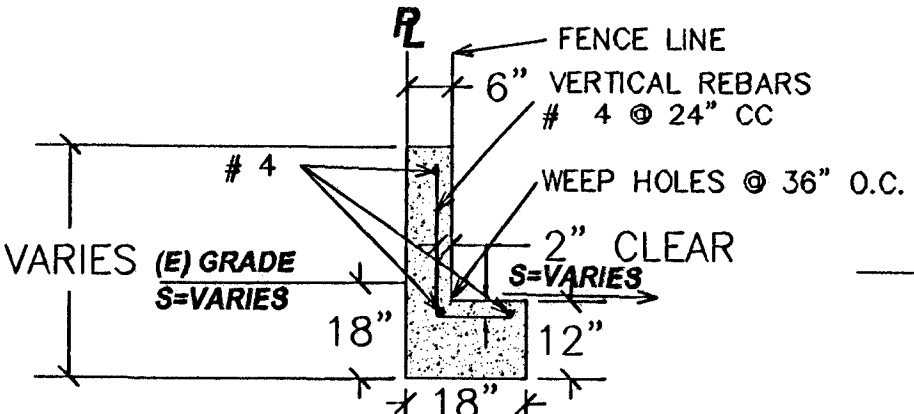
- TC TOP OF CURB
- P PAVEMENT
- FF FINISHED FLOOR
- CB CATCH BASIN
- HP HIGH POINT
- BSW BACK EDGE SIDEWALK
- FL FLOW LINE (GUTTER)
- NEW FENCE



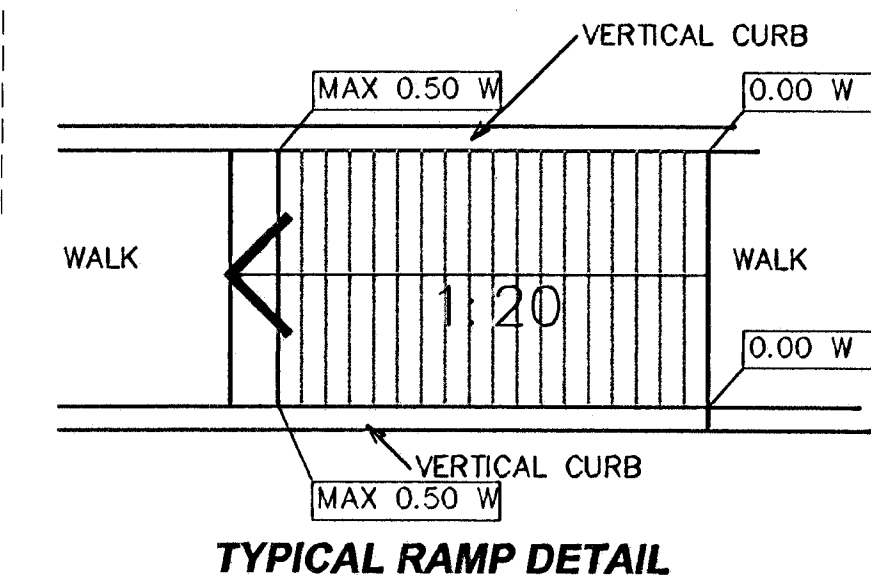
DETAIL OF FENCE DETAIL OF GATE POST

TOTAL HEIGHT OF WALL INCLUDES 1.5' IN GROUND

- EAST SIDE 4.5'
- WEST SIDE 4.6'
- NORTH SIDE 4'
- SOUTH SIDE -



DETAIL "F"
TYPICAL RETAINING WALL SECTION AT PROPERTY LINES



TYPICAL RAMP DETAIL

LARCH ROAD

RHONDA WAY

B.M. ELEV. 17.79

NO.	DATE	REVISION	APPROVAL

JOB NO. 000201
 DESIGNED BY: JMC
 CHECKED BY: EV
 DRAWN BY: DMA
 HORIZ. SCALE: 1"=50'
 PLOT DATE: 12/01/03

IMPROVEMENT PLANS
KENKO UTILITY SUPPLY, INC
 301 W LARCH, ROAD
 TRACY, CALIFORNIA

Sheet
C3
 of 8 sheets

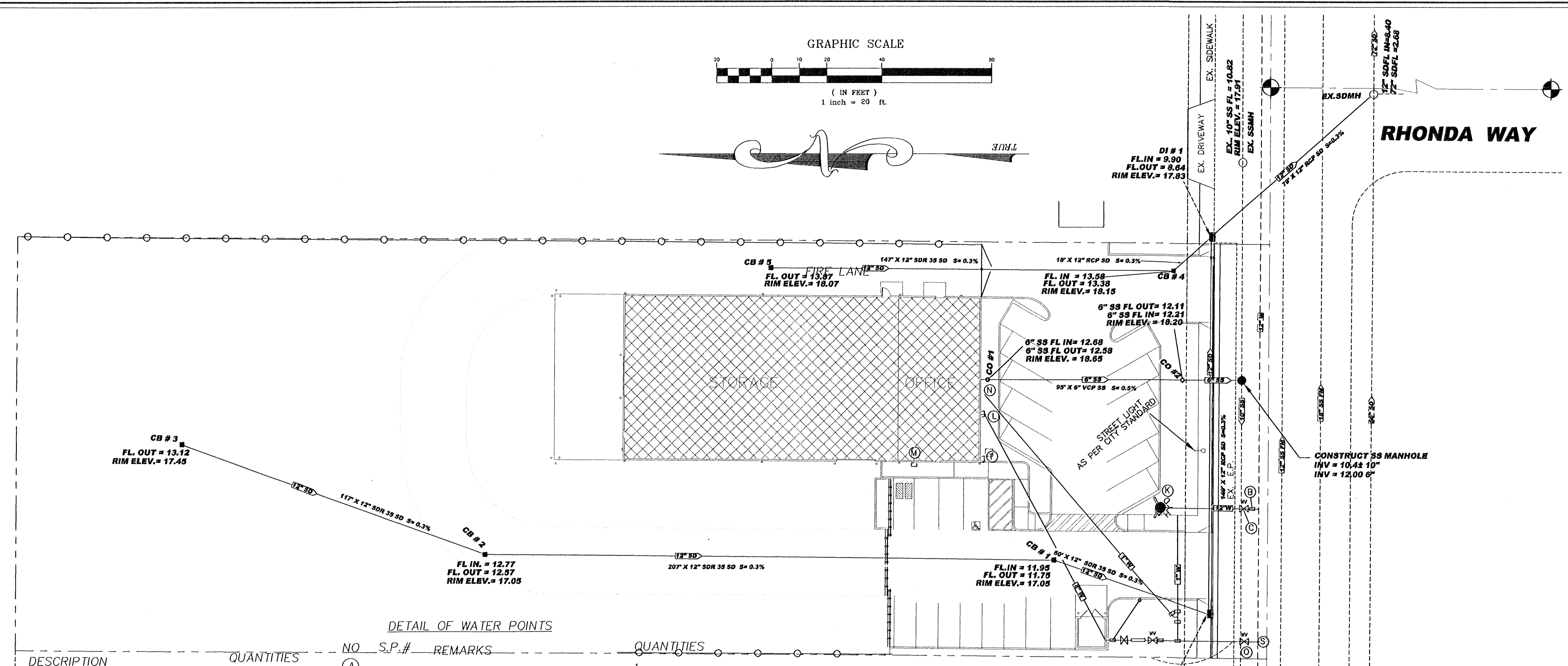
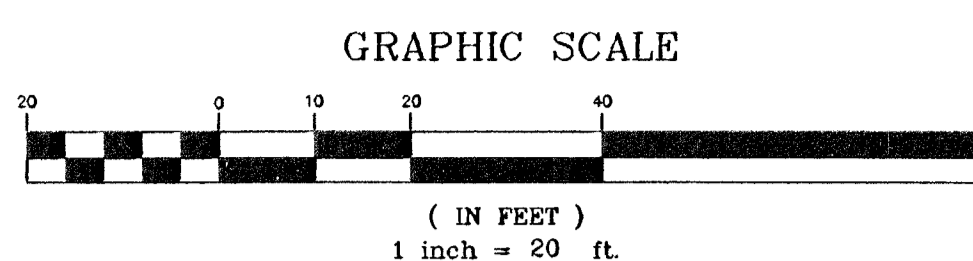


CITY OF TRACY
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 PHONE (209) 883-8880 FAX (209) 883-8885

DATE

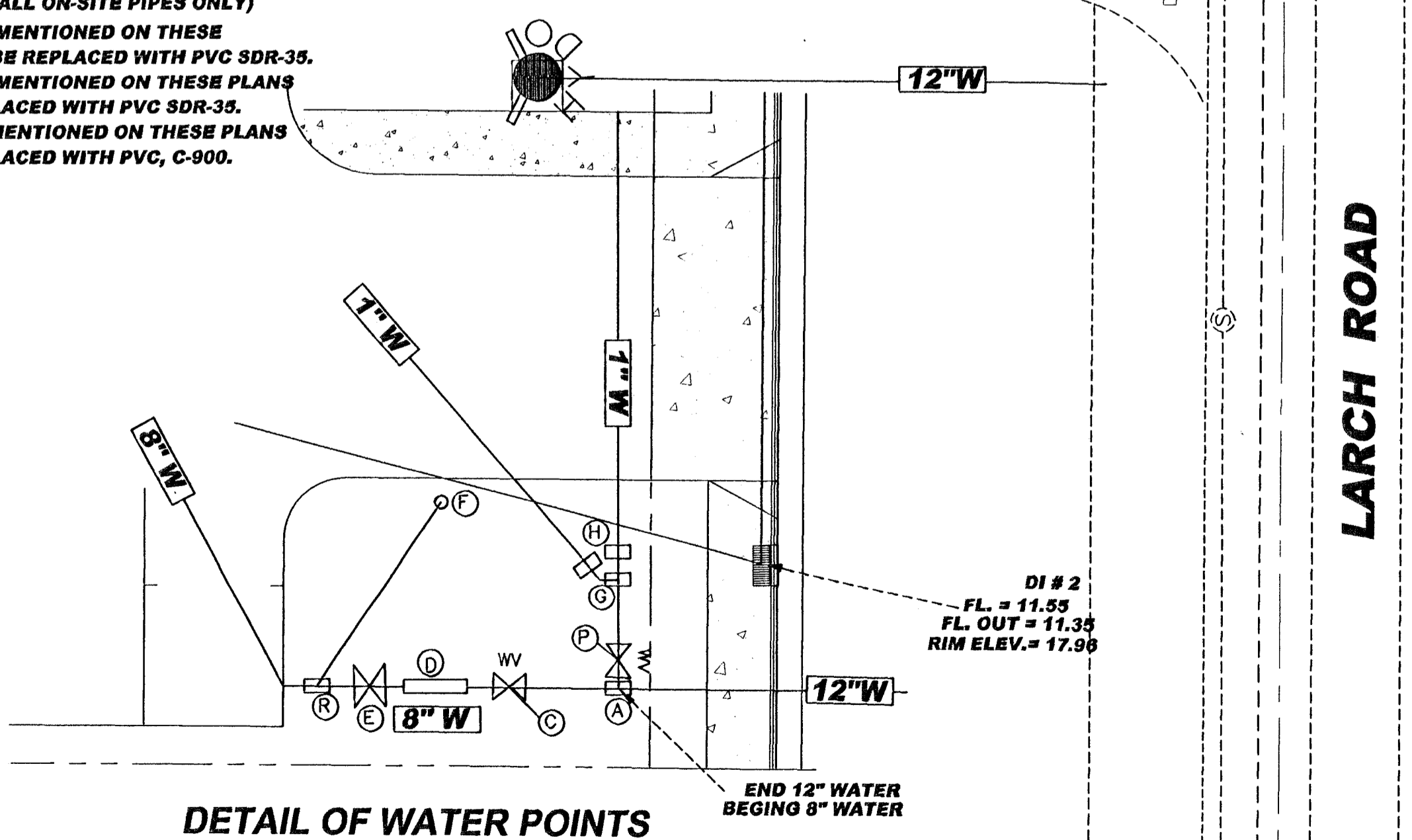
KULDEEP SHARMA, CITY ENGINEER



DETAIL OF WATER POINTS

DESCRIPTION	QUANTITIES	NO	S.P.#	REMARKS	QUANTITIES
IMPORT DIRT	2397 CYD	(A)	--	12" X 8" X1-1/2" TEE	1
FINE GRADING	63,840 SF	(B)	--	12" X 12" X 12" TEE	1
6" CONCRETE OVER 4" A.B. AFTER 12" RECOMPACTED NATIVE MATERIAL.	51,426 SF	(C)	402	12" WATER VALVE	1
6" CONCRETE OVER 2" SAND, 2" A.B. AFTER 18" RECOMPACTED NATIVE MATERIAL.(CHECK BUILDING ESTIMATE)	9,300 SF	(D)	420	BACK FLOW PREVENTION DEVICE 8" W/ DOUBLE CHECK DETECTOR ASSEMBLY	1
CURB	569 LF	(E)	--	POST INDICATOR VALVE(PIV)	1
SIDEWALK	532 SF	(F)	--	FDC	1
CATCH BASIN	5	(G)	--	1-1/2" x 1" x 1" TEE	1
12" SDR 35 S-DRAIN	532 L,F	(H)	403	1" RADIO-READ WATER METER	1
CLEAN OUT	2	(K)	401	FIRE HYDRANT	1
6" P.V.C. S-S	85 LF	(L)	--	FLOW METER TAMPER VALVE & RISER	1
PAINTING FOR PARKING & CROSS WALK	552 LF	(M)	--	KNOX BOX LOCATION	1
8' HIGH CYCLONE FENCE	869 LF	(N)	--	1" WATER SERVICE	1
FENCE LINE POSTS	81	(O)	402	INSTALL 12" GATE VALVE	1
FENCE TERMINAL OR GATE POSTS	9	(P)	--	WATER VALVE 1-1/2" STND/RISER TURN OFF	1
GATES	2	(R)	--	8" X 6" X 8" TEE	1
CONCRETE RETAINING WALL (SEE SHEET C 3 FOR DETAIL)	1000 LF	(S)	--	POTHOLE TO FIND 12" W & CONNECT 12" DIP TO 12" DIP WITH HOT TAP	1
		(T)	--	12" DIP	66 LF
		(U)	--	8" DIP	120 LF
				1-1/2" PVC	17 LF
				1" PVC	145 LF
		(T)	--	GAS METER	
		(U)	--	TRANSFORMER	

NOTE:
(APPLIES TO ALL ON-SITE PIPES ONLY)
1.) ANY VCP MENTIONED ON THESE PLANS CAN BE REPLACED WITH PVC SDR-35.
2.) ANY RCP MENTIONED ON THESE PLANS CAN BE REPLACED WITH PVC SDR-35.
3.) ANY DIP MENTIONED ON THESE PLANS CAN BE REPLACED WITH PVC, C-900.



CITY OF TRACY
APPROVAL OF THE RESOLUTION FOR THE CONSTRUCTION OF THE SANITARY SEWER, STORM DRAIN, DOMESTIC AND FIRE WATER UTILITY LINES FOR THE PROJECT DESCRIBED IN THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURES AND TO GRANT THE CITY, APPROVED AS TO DESIGN ONLY BASED ON THE INFORMATION SUBMITTED HEREON, APPROVED FOR THE CITY OF TRACY:
KULDEEP SHARMA, CITY ENGINEER
DATE

TRIPLE "E"
ENGINEERING & SURVEYING COMPANY
16810 SOUTH HARLAN ROAD, SUITE C
LATHROP, CALIFORNIA 95330
PHONE (209) 965-9390 FAX (209) 965-9385

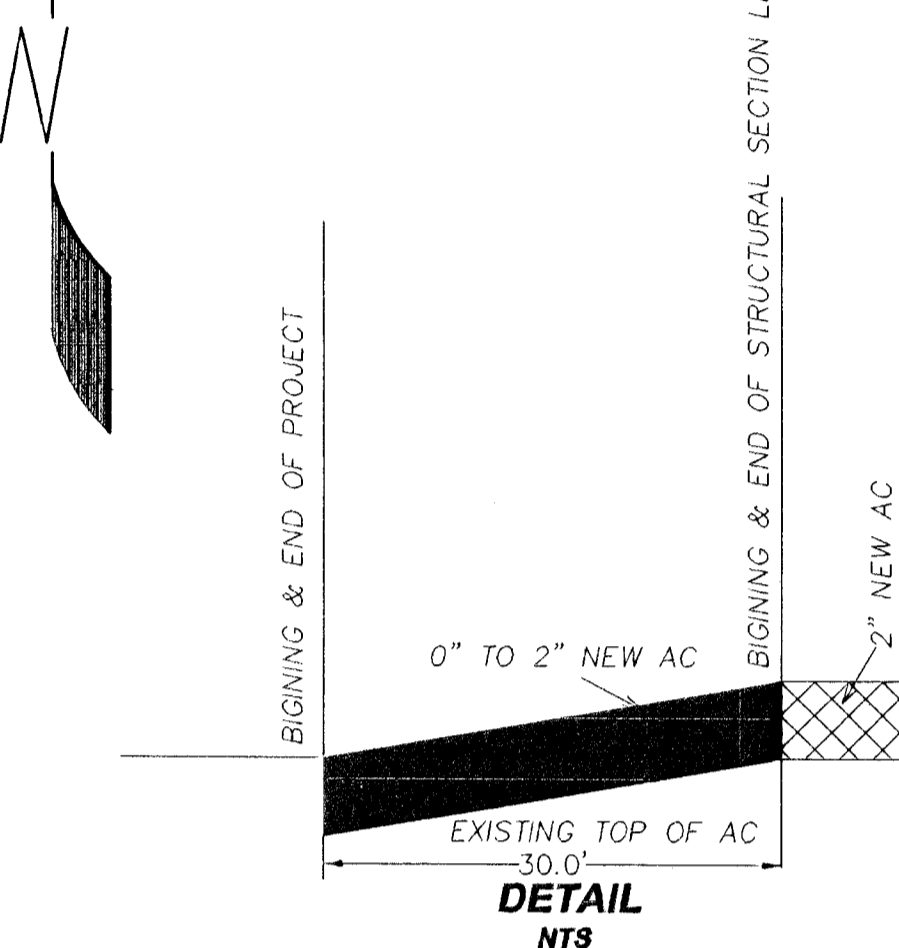
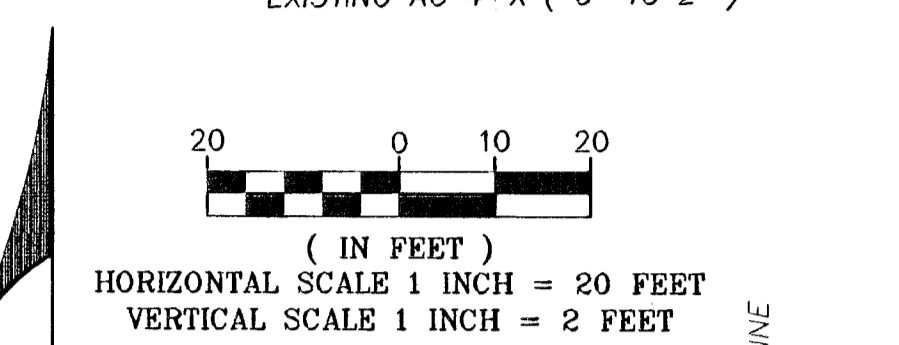
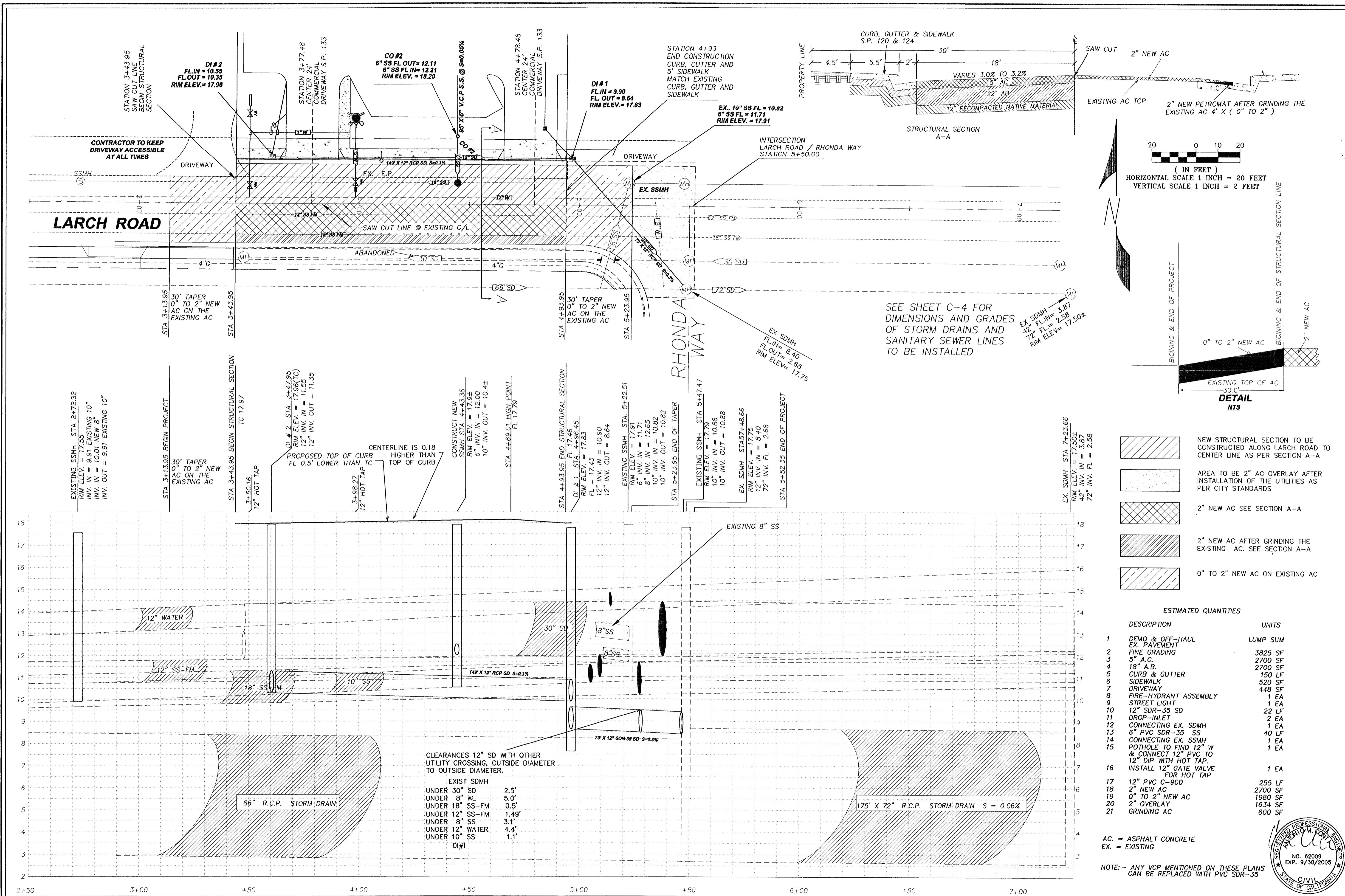
NO.	DATE	REVISION	APPROVAL

JOB No. 08201
DESIGNED BY: AMC
CHECKED BY: EV
DRAWN BY: DMA
HORIZ. SCALE: 1"=30'
PLOT DATE: 12/01/03

UTILITIES: SANITARY SEWER, STORM DRAIN, DOMESTIC AND FIRE WATER
KENKO UTILITY SUPPLY, INC
301 W LARCH, ROAD
TRACY, CALIFORNIA

Sheet
C4
of 8 sheets

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RENDERED BY PAINT NUMBER 6052
NEW HOPE, MINNESOTA
RENDERED BY PAINT NUMBER 6052
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RENDERED BY PAINT NUMBER 6052
NEW HOPE, MINNESOTA
RENDERED BY PAINT NUMBER 6052



- NEW STRUCTURAL SECTION TO BE CONSTRUCTED ALONG LARCH ROAD TO CENTER LINE AS PER SECTION A-A
- AREA TO BE 2" AC OVERLAY AFTER INSTALLATION OF THE UTILITIES AS PER CITY STANDARDS
- 2" NEW AC SEE SECTION A-A
- 2" NEW AC AFTER GRINDING THE EXISTING AC. SEE SECTION A-A
- 0" TO 2" NEW AC ON EXISTING AC

ESTIMATED QUANTITIES

DESCRIPTION	UNITS
1 DEMO & OFF-HAUL EX. PAVEMENT	LUMP SUM
2 FINE GRADING	3825 SF
3 5" A.C.	2700 SF
4 18" A.B.	2700 SF
5 CURB & GUTTER	150 LF
6 SIDEWALK	520 SF
7 DRIVEWAY	448 SF
8 FIRE-HYDRANT ASSEMBLY	1 EA
9 STREET LIGHT	1 EA
10 12" SDR-35 SD	22 LF
11 DROP-INLET	2 EA
12 CONNECTING EX. SDMH	1 EA
13 6" PVC SDR-35 SS	40 LF
14 CONNECTING EX. SSMH	1 EA
15 POT HOLE TO FIND 12" W & CONNECT 12" PVC TO 12" DIP WITH HOT TAP.	1 EA
16 INSTALL 12" GATE VALVE FOR HOT TAP	1 EA
17 12" PVC C-900	255 LF
18 2" NEW AC	2700 SF
19 0" TO 2" NEW AC	1990 SF
20 2" OVERLAY	1634 SF
21 GRINDING AC	600 SF

AC. = ASPHALT CONCRETE
EX. = EXISTING
NOTE: - ANY VCP MENTIONED ON THESE PLANS CAN BE REPLACED WITH PVC SDR-35

CITY OF TRACY
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TRIPLE "E"
ENGINEERING & SURVEYING COMPANY
16810 SOUTH HARLAN ROAD, SUITE C
LATHROP, CALIFORNIA 95330
PHONE (209) 963-6380 FAX (209) 963-6385

APPROVAL

REVISION	DATE

JOB No. 000201
DESIGNED BY: AMC
CHECKED BY: EV
DRAWN BY: DMA
HORIZ. SCALE: 1"=20'
PLOT DATE: 12/01/03

OFFSITE IMPROVEMENTS OF LARCH ROAD FOR KENKO UTILITY SUPPLY, INC 301 W LARCH, ROAD TRACY, CALIFORNIA



NUMBER

NEW HOPE, MINNESOTA
PT NUMBER 6555

DRAWING NUMBER
05-411

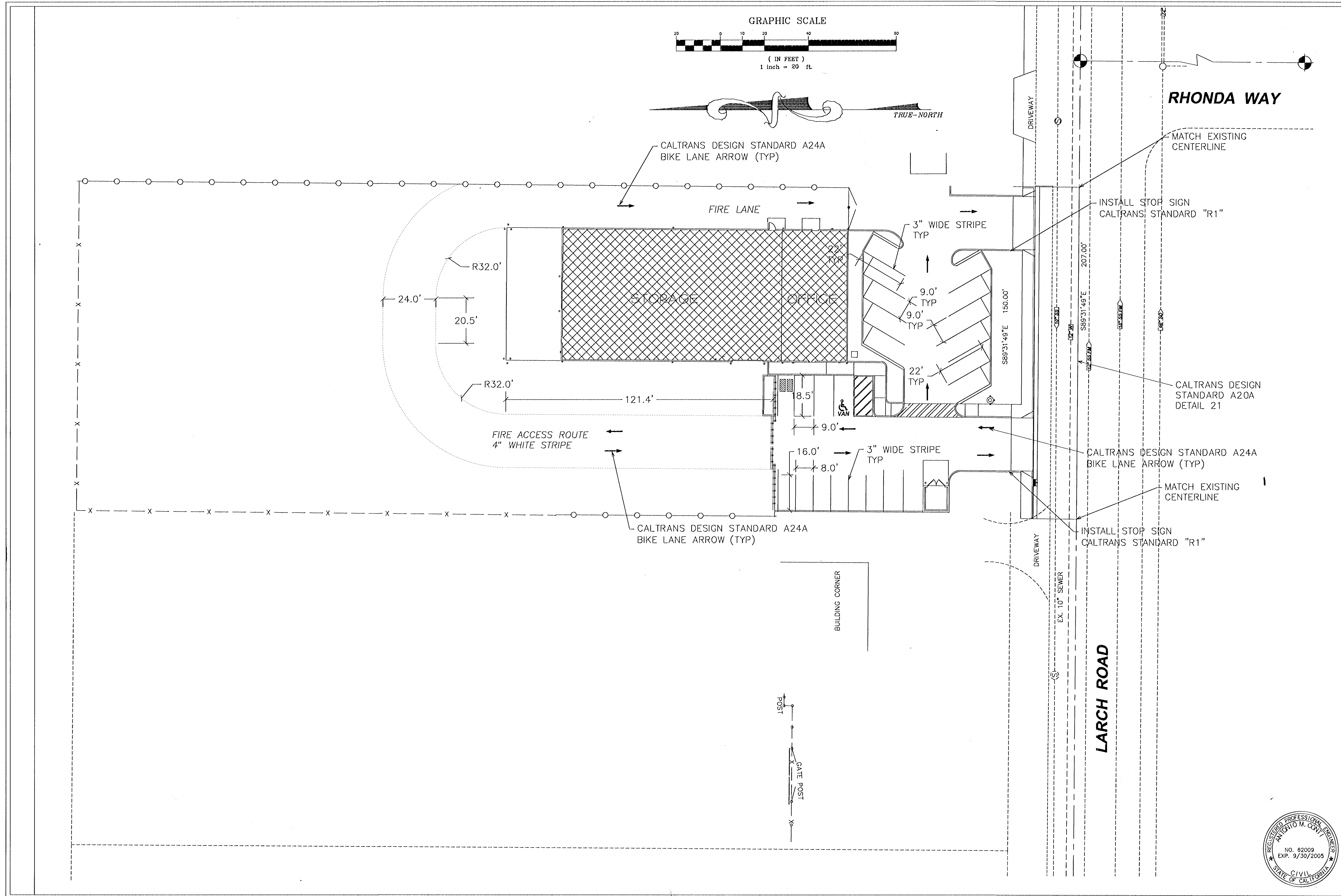
SAFCD PRODUCTS • NEW HOPE, MINNESOTA
REGISTERED BY PART NUMBER 6555

DRAWING NUMBER
05-411

SAFCD PRODUCTS • NEW HOPE, MINNESOTA
REGISTERED BY PART NUMBER 6555

DRAWING

SAFCD PRODUCTS • NEW HOPE, MINNESOTA
REGISTERED BY PART NUMBER 6555



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 KULDEEP SHARMA, CITY ENGINEER DATE

TRIPLE "E"
 ENGINEERING & SURVEYING COMPANY
 15810 SOUTH HARLAN ROAD, SUITE C
 LATHROP, CALIFORNIA 95330
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No.	DATE	REVISION	APPROVAL

JOB No. 000271
 DESIGNED BY: AMC
 CHECKED BY: EV
 DRAWN BY: DMA
 HORIZ. SCALE: 1"=20'
 PLOT DATE: 2/18/04

STRIPING PLAN
KENKO UTILITY SUPPLY, INC
 301 W. LARCH, ROAD
 TRACY, CALIFORNIA

Sheet
C6
 of 8 sheets

DRAWING

SAPCO PRODUCTS
NUMBER BY PART

DRAWING NUMBER
05-410

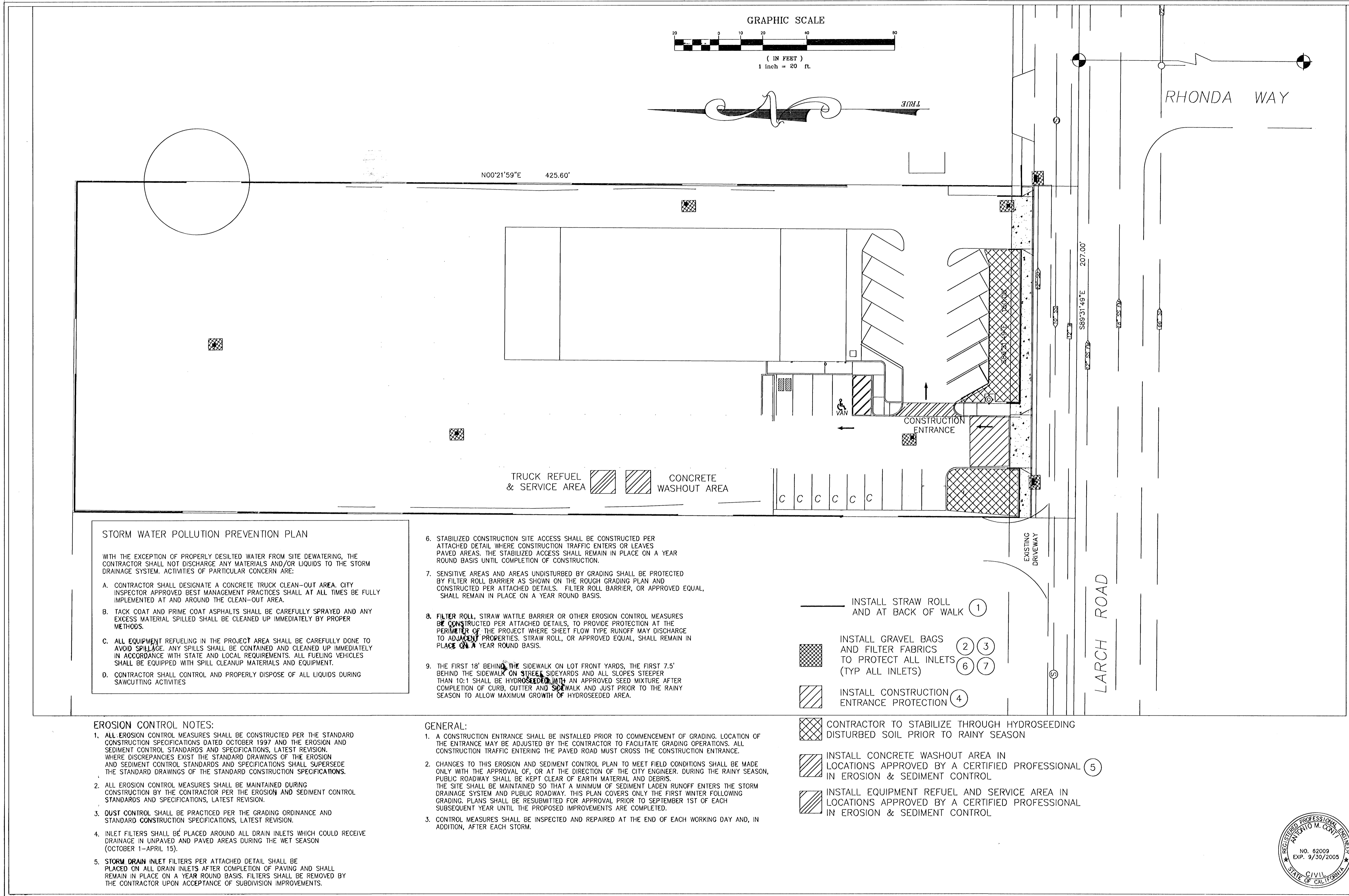
SAPCO PRODUCTS • NEW HOPE, MINNESOTA
NUMBER BY PART NUMBER 0502

DRAWING NUMBER
05-410

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
NUMBER BY PART NUMBER 0502

NUMBER

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
NUMBER BY PART NUMBER 0502



STORM WATER POLLUTION PREVENTION PLAN

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

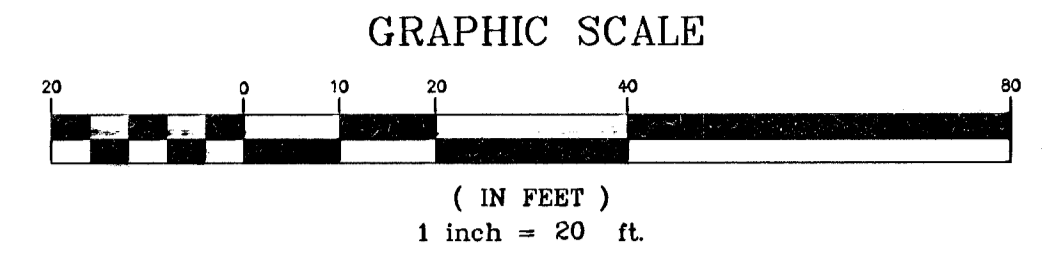
- CONTRACTOR SHALL DESIGNATE A CONCRETE TRUCK CLEAN-OUT AREA. CITY INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
- TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.
- 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.
- CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES

- STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED PER ATTACHED DETAIL WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS UNTIL COMPLETION OF CONSTRUCTION.
- SENSITIVE AREAS AND AREAS UNDISTURBED BY GRADING SHALL BE PROTECTED BY FILTER ROLL BARRIER AS SHOWN ON THE ROUGH GRADING PLAN AND CONSTRUCTED PER ATTACHED DETAILS. FILTER ROLL BARRIER, OR APPROVED EQUAL, SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS.
- 1** FILTER ROLL, STRAW WATTLE BARRIER OR OTHER EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PER ATTACHED DETAILS, TO PROVIDE PROTECTION AT THE PERIMETER OF THE PROJECT WHERE SHEET FLOW TYPE RUNOFF MAY DISCHARGE TO ADJACENT PROPERTIES. STRAW ROLL, OR APPROVED EQUAL, SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS.
- THE FIRST 18' BEHIND THE SIDEWALK ON LOT FRONT YARDS, THE FIRST 7.5' BEHIND THE SIDEWALK ON STREET SIDEYARDS AND ALL SLOPES STEEPER THAN 10:1 SHALL BE HYDROSEEDED WITH AN APPROVED SEED MIXTURE AFTER COMPLETION OF CURB, GUTTER AND SIDEWALK AND JUST PRIOR TO THE RAINY SEASON TO ALLOW MAXIMUM GROWTH OF HYDROSEEDING AREA.

- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PER THE STANDARD CONSTRUCTION SPECIFICATIONS DATED OCTOBER 1997 AND THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS, LATEST REVISION. WHERE DISCREPANCIES EXIST THE STANDARD DRAWINGS OF THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS SHALL SUPERSEDE THE STANDARD DRAWINGS OF THE STANDARD CONSTRUCTION SPECIFICATIONS.
 - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR PER THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS, LATEST REVISION.
 - DUST CONTROL SHALL BE PRACTICED PER THE GRADING ORDINANCE AND STANDARD CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
 - INLET FILTERS SHALL BE PLACED AROUND ALL DRAIN INLETS WHICH COULD RECEIVE DRAINAGE IN UNPAVED AND PAVED AREAS DURING THE WET SEASON (OCTOBER 1-APRIL 15).
 - STORM DRAIN INLET FILTERS PER ATTACHED DETAIL 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 SUBDIVISION IMPROVEMENTS.

- GENERAL:**
- A CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE.
 - CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS SHALL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE CITY ENGINEER. DURING THE RAINY SEASON, PUBLIC ROADWAY 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.
 - CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM.

- INSTALL STRAW ROLL AND AT BACK OF WALK **1**
- ▨ INSTALL GRAVEL BAGS AND FILTER FABRICS TO PROTECT ALL INLETS (TYP ALL INLETS) **2 3 6 7**
- ▨ INSTALL CONSTRUCTION ENTRANCE PROTECTION **4**
- ▨ CONTRACTOR TO STABILIZE THROUGH HYDROSEEDING DISTURBED SOIL PRIOR TO RAINY SEASON
- ▨ INSTALL CONCRETE WASHOUT AREA IN LOCATIONS APPROVED BY A CERTIFIED PROFESSIONAL **5** IN EROSION & SEDIMENT CONTROL
- ▨ INSTALL EQUIPMENT REFUEL AND SERVICE AREA IN LOCATIONS APPROVED BY A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL



CITY OF TRACY

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KULDEEP SHARMA, CITY ENGINEER DATE

TRIPLE "E"

ENGINEERING & SURVEYING COMPANY

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NO.	DATE	REVISION	APPROVAL

JOB No. 000201
DESIGNED BY: AMC
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HORIZ. SCALE: 1"=20'
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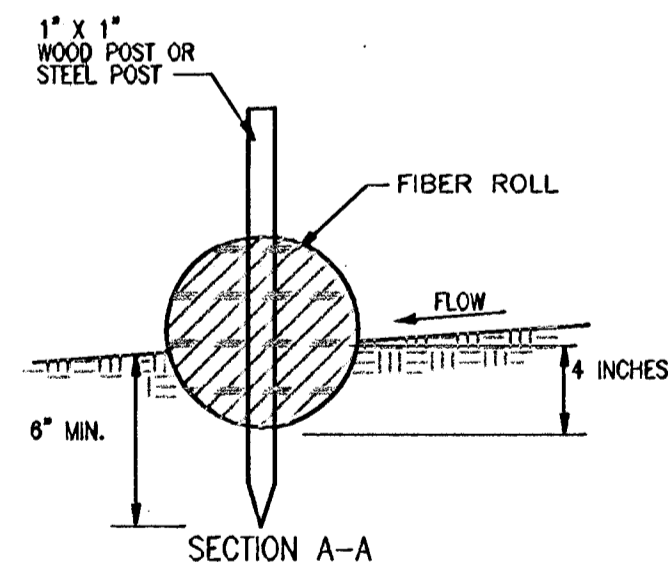
EROSION PLANS

KENKO UTILITY SUPPLY, INC

301 W. LARCH ROAD
TRACY, CALIFORNIA

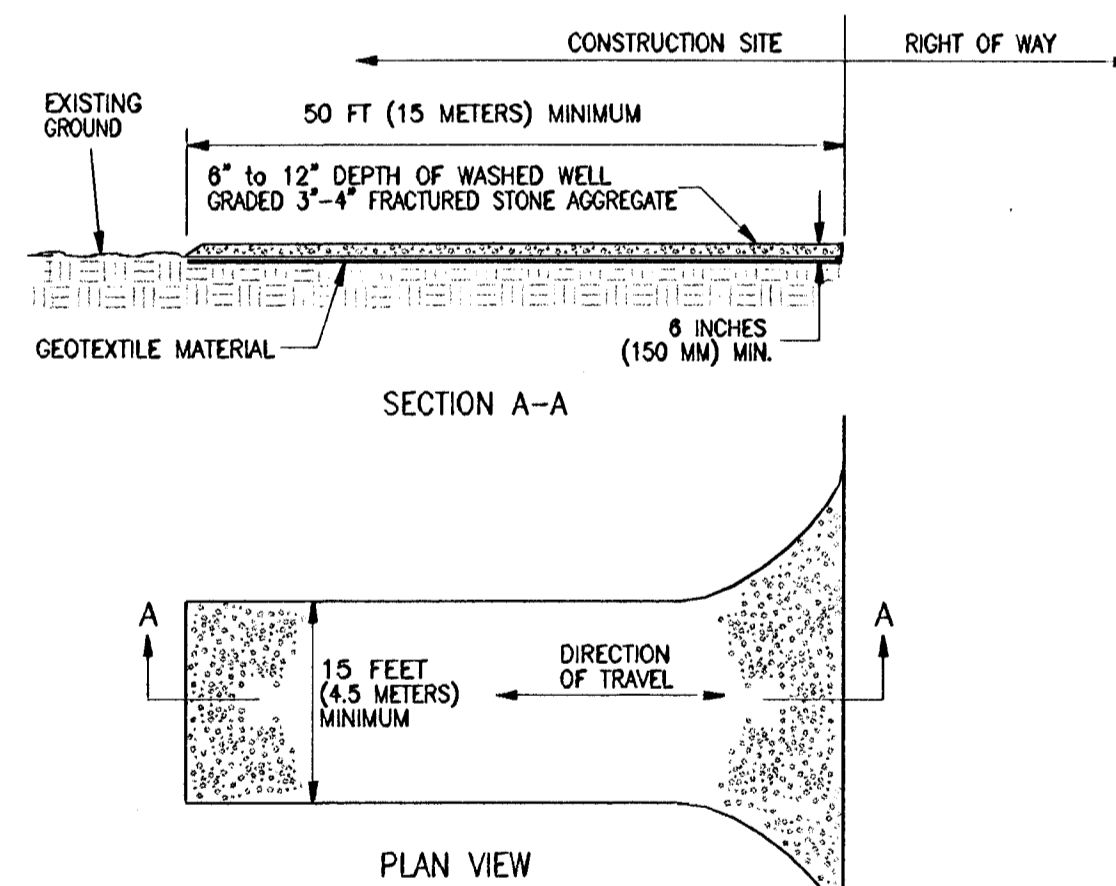
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① WADDLE DETAIL



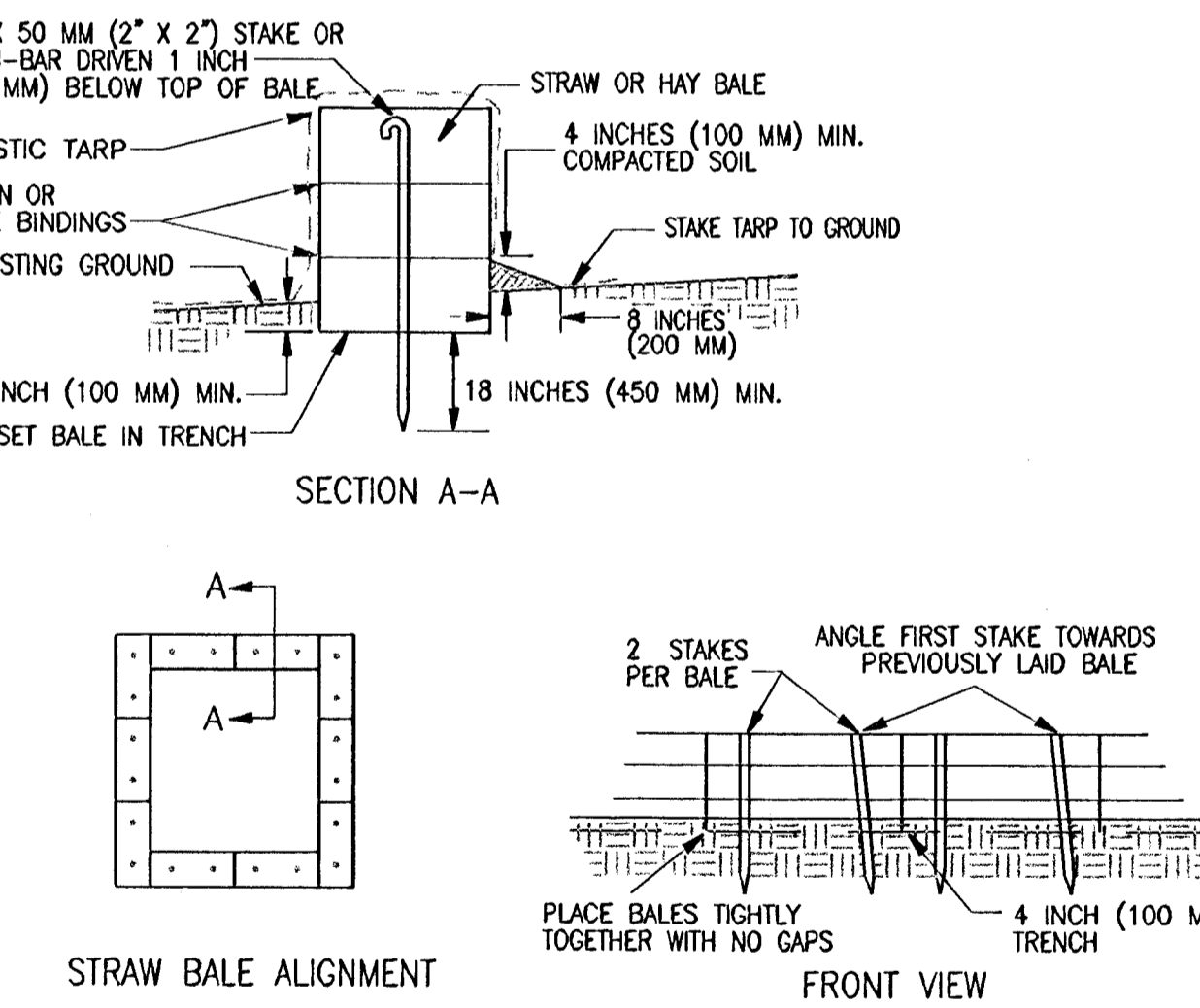
- NOTES:
1. FILTER ROLLS SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
 2. SUPPORT POSTS SHALL BE A MINIMUM 24\"/>

④ CONSTRUCTION ENTRANCE



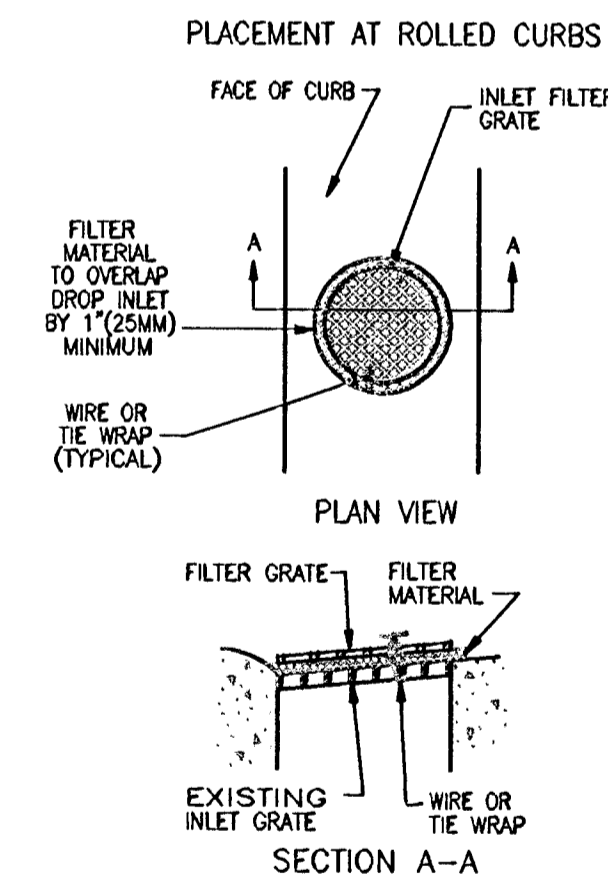
- NOTES:
1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>

⑤ CONCRETE WASHOUT



- NOTES:
1. PLACE BALES IN 4 INCH (100 MM) DEEP TRENCH ALONG THE CONTOUR IN THE SHAPE OF AN ARC WITH THE ENDS UPHILL OF THE ARC'S CENTER. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.

⑦ INLET DETAIL

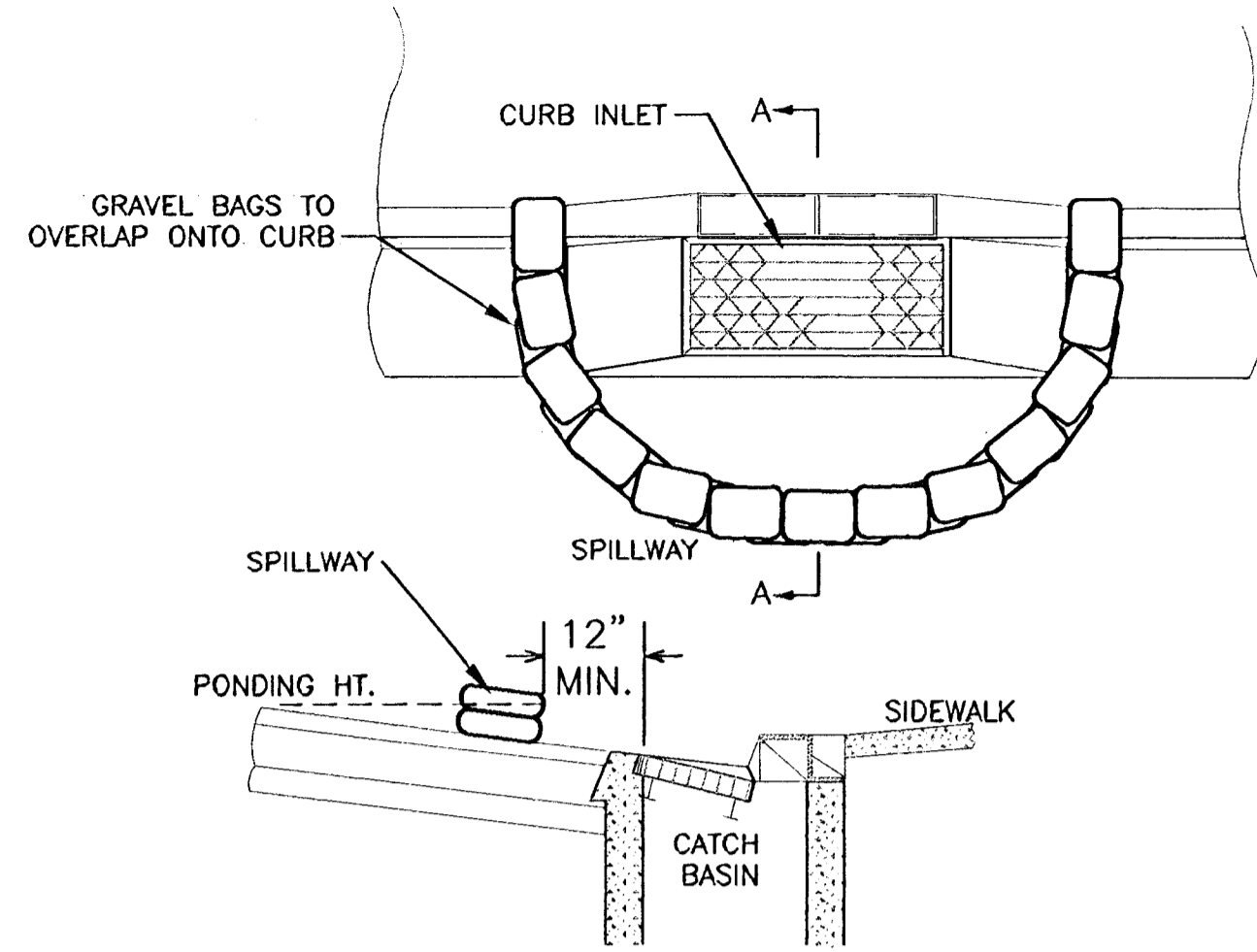


- NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES (0.8 HECTARES).

NOTES:

1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC.
2. CONSTRUCT ON GENTLY SLOPING STREET WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
3. LEAVE A GAP OF ONE BAG IN THE MIDDLE OF THE TOP ROW OF BAGS TO SERVE AS SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN CURB HEIGHT AND SUFFICIENT IN SIZE TO PASS FLOWS FROM SEVER STORM EVENT.
4. PLACE TWO LAYERS OF GRAVEL BAGS. OVER LAP BAGS AND PACK THEM TIGHTLY TOGETHER TO MINIMIZE THE SPACE BETWEEN BAGS. FILL BAG WITH 3/4\"/>

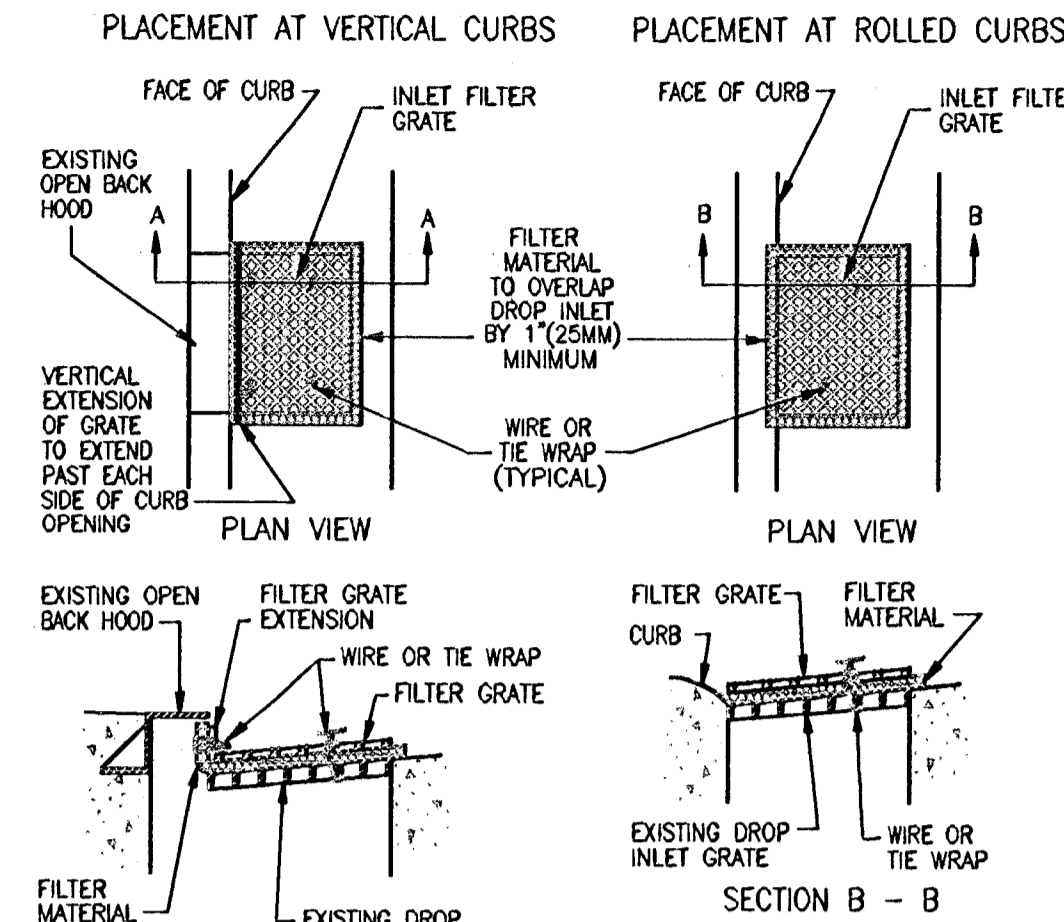
SECTION A-A



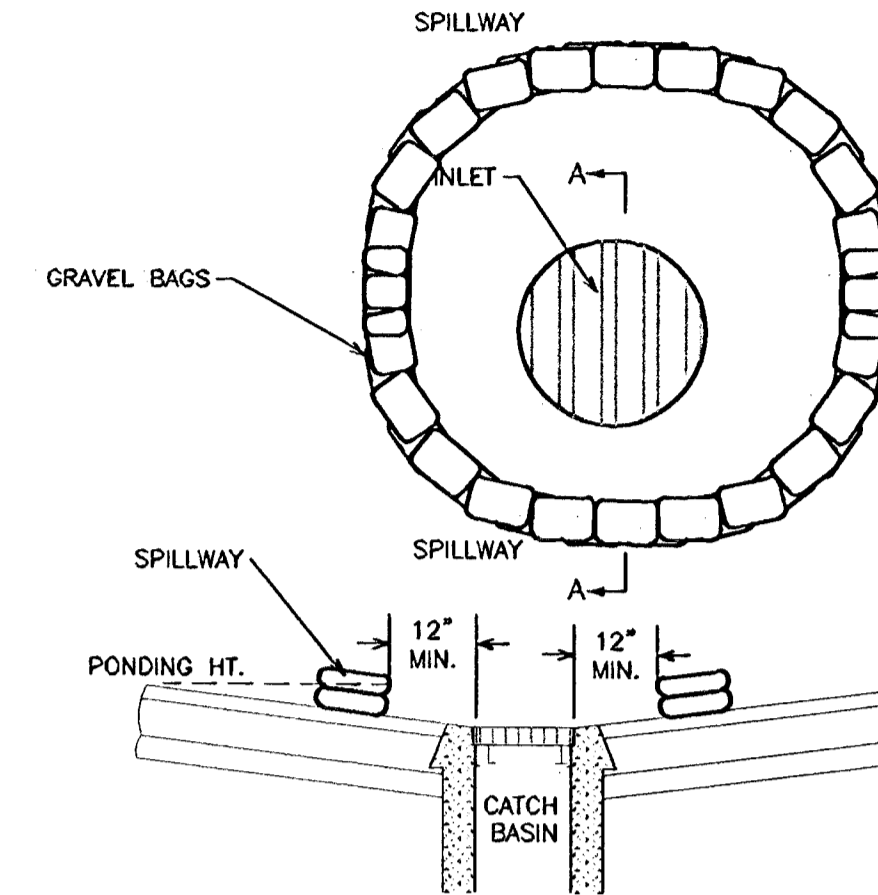
NOTES:

1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES (0.8 HECTARES).
2. THE FILTER PAD SHALL BE 1 INCH (25 MM) THICK CLEANABLE POLYESTER FIBER AND ACRYLIC LATEX RESIN OR APPROVED EQUAL. FILTER PAD SHALL OVERLAP DROP INLET ON ALL SIDES BY A MIN. OF 1\"/>

SECTION A - A



SECTION A-A



NOTES:

1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC.
2. CONSTRUCT ON GENTLY SLOPING STREET WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
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TRIPLE "E"
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