

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works *ed*

BOARD AGENDA # *C-1

Urgent Routine

AGENDA DATE June 16, 2015

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval and Acceptance of the Subdivision Improvements for Tentative Parcel Map 2004-05 Diablo Grande, The Cottages

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements for tentative parcel map 2004-05 Diablo Grande, The Cottages required by the Subdivision Improvement Agreement and executed by Western Pacific Housing, Inc., have been installed to the satisfaction of Stanislaus County, Western Hills Water District, and Diablo Grande Limited Partnership.
2. Find that the said agreement was recorded on March 24, 2006, as Document No. 2006-0044663-00 and filed with the Stanislaus County Clerk Recorder's Office.

(Continued Page 2)

FISCAL IMPACT:

The applicant has paid the applicable County fees. The road improvements are private and will be maintained by a homeowners' association.

BOARD ACTION AS FOLLOWS:

No. 2015-270

On motion of Supervisor Monteith, Seconded by Supervisor De Martini
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

ATTEST: *Christine Ferraro*
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval and Acceptance of the Subdivision Improvements for Tentative Parcel Map 2004-05
Diablo Grande, The Cottages

STAFF RECOMMENDATIONS (Continued):

3. Authorize the release of Performance Bond No. 580547S issued by Developers Surety and Indemnity Company in the amount of \$473,501.20 pursuant to section 66499.7(a) of the Subdivision Map Act, for faithful performance of the Subdivision Improvement Agreement for The Cottages off-site North Parkway work. Also authorize the release of Performance Bond 580546S issued by Arch Insurance Group in the amount of \$2,956,910.75 for faithful performance of the Subdivision Improvement Agreement for The Cottages on-site work.
4. Pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee, authorize the release of Labor and Materials Bond No. 580547S and 580546S issued by Developers Surety Indemnity Company in the amount of \$236,750.60 and \$1,478,455.37 for payment of labor and materials for the off-site and on-site work, respectively.

DISCUSSION:

Diablo Grande is a private development located within western Stanislaus County on the eastern slope of the Coast Mountain Range. Diablo Grande, The Cottages is a subdivision of 130 residential lots. The lots in this subdivision range from approximately 2,948 square feet to 8,099 square feet with the average size of about 4,400 square feet.

The development is served with public water and sewer by the Western Hills Water District. A homeowners' association was formed to maintain private portions of the development's residential infrastructure. The homeowner's association maintains the Diablo Grande area roadways and storm drainage system. A positive storm drainage system services the subdivision. The system is in conformance with the Tentative Map, the Environment Impact Report (EIR), and the Specific Plan.

The Subdivision Improvement Agreement for Diablo Grande, The Cottages, was executed by Western Pacific Housing, Inc., and the Stanislaus County Board of Supervisors on March 24, 2006, and recorded on March 24, 2006, as Instrument No. 2006-0044663-00 and filed with the Stanislaus County Clerk Recorder's Office. Western Pacific Housing, Inc. is part of the DR Horton company. DR Horton is the company requesting the acceptance of the improvements and the release of the bonds.

Western Hills Water District and Diablo Grande Limited Partnership were the entities responsible for inspecting and maintaining the improvements at Diablo Grande. The Diablo Grande Limited Partnership declared bankruptcy in March of 2008. The engineer for the Western Hills Water District has provided the necessary documentation and inspections of the improvements for The

Approval and Acceptance of the Subdivision Improvements for Tentative Parcel Map 2004-05
Diablo Grande, The Cottages

Cottages subdivision. Per the Conditions of Approval and the Subdivision Improvement Agreement, condition number 14, "All improvements shall be constructed to either Stanislaus County, Diablo Grande, or Western Hills Water District Standards and Specifications as approved by the Stanislaus County Board of Supervisors." The district engineer has provided written documentation detailing the condition of the subdivision improvements and recommends the acceptance of the improvements and the release of the bonds.

POLICY ISSUES:

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community and A Well Planned Infrastructure System by ensuring that the subdivision improvements were installed in a safe and orderly manner.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4153.

ATTACHMENTS:

1. Map of Diablo Grande, Vineyards I
2. Cottages WHWD Bond Release Report

AH: dm

H:\SERVICES\2008 Board Items\Diablo Grande Cottages



The Cottages Subdivision

DIABLO GRANDE CALIFORNIA



Cottages Subdivision

WHWD Bond Release Report

April 13, 2015



5-5-15

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Appendix

- A. Bond
- B. Cottages As-Built Drawings
- C. Pad As-Built Lot Certification
- D. Final subdivision grading report
- E. Subdivision Photographs

The Cottages Subdivision

WHWD Bond Release Report

1.0 INTRODUCTION

The Cottages Project at Diablo Grande is a 130 unit residential development. The project fronts Diablo Grande Parkway along its northern edge. The project was originally started by Western Pacific Housing, Inc. Subdivision bonds were provided to Stanislaus County for recordation of the Cottages Final Map in March 2006. Thompson Hysell Engineers completed the improvement plans in December 2005. Over the course of the project, Western Pacific Housing, Inc. was purchased by DR Horton, Inc.

The majority of The Cottages project was constructed between November 2005 and early 2006. House construction began and occupancy of units started shortly thereafter.

WHWD has been working with DR Horton staff over the last several years to complete construction of the project. DR Horton staff has now requested that WHWD assist in releasing the subdivision bonds originally posted for the project. A preliminary punch list for outstanding, unfinished or incomplete items was prepared by WHWD staff in April 2010. The final items on the list were completed in late 2014.

Most of the subdivision has been built out. twenty one parcels remain vacant with the remainder of the subdivision is built out with single family homes.

2.0 BONDS

In order to record the final map for the project, subdivision bonds were posted with Stanislaus County. These bonds were based on the Engineer's Opinion of Probable Costs. For The Cottages project, the following bonds were provided:

Within the Subdivision (Bond Number 580546S):

- A. Performance : \$2,956,910.75 (100% of Engineer's Estimate +10% contingency)
- B. Labor and materials : \$1,478,455.37 (50% of total Engineer's Estimate +10% contingency)

Off Site (Bond Number 580547S):

- A. Performance : \$473,501.20 (100% of Engineer's Estimate +10% contingency)
- B. Labor and materials : \$236,750.60 (50% of total Engineer's Estimate +10% contingency)

Copies of these bonds are included in Appendix A.

3.0 APPROVED PLANS & AS-BUILT DRAWINGS

The improvement plans for the project were approved the various agencies in November 2005. This included approvals from WHWD, Stanislaus County Public Works, West Stanislaus Fire District and the Stanislaus County Planning Department. Dry utilities (phone, electricity and propane) were covered under a separate set of plans.

Copies of The Cottages as-built drawings can be found in Appendix B. The plans were provided by the DR Horton to the WHWD in hard copy mylar format. WHWH is responsible for storing these drawings.

4.0 EARTHWORK

The Cottages required grading throughout the site to create the lot and roads. Appendix C contains the pad as-built lot certification from Stantec for the Cottages Subdivision.

Included in Appendix D is the final subdivision grading report prepared by Terrasearch, Inc. Compaction and observation generated by Terrasearch was reviewed by WHWD. These reports indicate the earthwork for the project was in conformance with the plans and specifications.

5.0 ROADWAYS

The roadway structural section within subdivision is 0.25' AC over 0.96' AB. The structural section for roads outside the subdivision was 0.33' AC over 1.42 AB for Diablo Grande Parkway and 0.29' AC over 1.08' AB for both Grapevine Drive and Vintner Circle. All road work for the project appears to be in substantial conformance with the approved plans.

During work on the punch list items sections of curb and gutter and asphalt sections were repaired or replaced. WHWD staff also confirmed that the structural section dimensions appear to be in substantial conformance with the approved plans.

Roadway striping and signage for the project was reviewed. All roadway striping and signage appears to be in substantial conformance with the approved plan. Most of the striping was installed in 2007; some of it appears worn but still serviceable.

6.0 WATER SYSTEM

The water distribution system and appurtenances within the project were observed by WHWD staff during construction. All water distribution pipelines and appurtenances were built in conformance with the subdivision improvement plans.

The project has been essentially completed for a number of years with some vacant lots. The water system for the Cottages Subdivision has been functioning without issue since 2006. Hydrants within the project have been flow tested by the West Stanislaus Fire Protection District. WHWD has not had any issues with the waterlines and appurtenances within the project.

Individual water services for each lot have been constructed for each lot and have been verified by WHWD staff.

7.0 SANITARY SEWER

The sanitary sewer pipelines and appurtenances within the project were observed by WHWD staff during construction. All pipelines and appurtenances were built in conformance with the subdivision improvement plans.

The project has been essentially completed for a number of years with some vacant lots. The sanitary sewer collection system for the Cottages Subdivision has been functioning without issue since 2006. WHWD has not had any issues with the sanitary sewer collection system within the project. To date, there have been no sanitary system overflows for any facilities owned and operated by WHWD.

An individual sewer service for each lot has been constructed for each lot and has been verified by WHWD staff.

8.0 STORM DRAIN

Storm Drain structures and pipelines were observed by WHWD staff during construction. All storm drainage structures and pipelines were built in conformance with the subdivision improvement plans.

The project has been essentially completed for a number of years with some vacant lots. The storm drainage system for the Cottages Subdivision has been functioning without issue since 2006.

9.0 CONCRETE WORK

The project contains has a number of concrete structures. These structures include drive over curbs, return ramps, sidewalk and island curbing. All appear to be constructed in conformance with the approved plans.

10.0 FENCING

The fencing and walls within the project appears to be installed at the locations at or near the plan locations. All fencing and walls were built in conformance with the subdivision improvement plans.

11.0 JOINT TRENCH UTILITIES

The joint trench utilizes one trench for a number of utilities including propane, electrical and telephone. These utilities were observed installed to the various lots during construction on the project. Stub outs for the various joint trench utilities can be found above grade behind the back of walk for the vacant lots.

12.0 STREET LIGHTING

The Cottages improvement plans proposed electroliers as shown on sheet 15 and the various details. Street lighting appears to be installed at the locations at or near the plan locations. The electrolier styles match the styles used in several other subdivisions within Diablo Grande. Visual daytime and nighttime observations of the street lights indicate that all street lights were functioning and no deficiencies were observed.

13.0 COMPLETED IMPROVEMENTS

In addition to the as-built drawings, WHWD has taken photographs throughout the project in order to document the constructed improvements and their present condition. The photographs illustrate a fully functioning neighborhood with all improvements installed and serving their intended purpose. The photographs are located in Appendix E.

14.0 RECOMMENDATIONS FOR RELEASE OF BONDS

Based on WHWD review of the constructed improvements, as-built plans provided by DR Horton, and the bonds provided for the project, it appears the improvements for the project are all in substantial conformance with the approved plans by the various agencies. WHWD recommend the County release Bond Number 580546S and Bond Number 580547S.

APPENDIX A

Bonds

FIRST TERM PREMIUM FULLY EARNED

Bond Number : 580546S

Premium: 14,785.00

**SUBDIVISION BOND
FAITHFUL PERFORMANCE**

KNOW ALL MEN BY THESE PRESENTS: That, Western Pacific Housing, Inc.,
as Principal, and the Developers Surety and Indemnity Company, a
corporation organized and existing under the laws of the State of IA and authorized to
transact surety business in the State of CA as Surety, are held and firmly bound unto
Stanislaus County, as Obligee, in the
sum of Two Million Nine Hundred Fifty Six Thousand Nine Hundred Ten Dollars and 75/100
DOLLARS (\$2,956,910.75), for which the payment whereof, well and truly to be made, said
Principal and Surety bind themselves, their heirs, administrators, successors, and assigns, jointly and
severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered
into a contract/agreement, dated _____, with the Obligee to do and perform the
following work; to wit:

The Cottages at Diablo Grande - On Site Street Improvements Including Sewer, Water, Storm
Drain, Curb, Gutter, Sidewalks, Paving, Stripping and Signage and Streetscape

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be
performed under said contract, then this obligation shall be void; otherwise to remain in full force and
effect.

SIGNED, SEALED, DATED: September 13, 2005

(Principal)

Western Pacific Housing, Inc.

By:

Robert Sellers
VICE PRESIDENT

(Surety)

Developers Surety and Indemnity Company

By:

Denise Taylor

Attorney In Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Contra Costa

On 9-14-05 before me, Lisa L. Finch
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Seiden
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.

Lisa L. Finch
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Board Faithful Perf

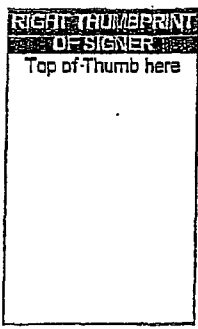
Document Date: 9-13-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

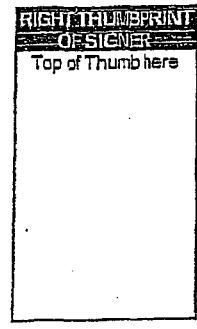
- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

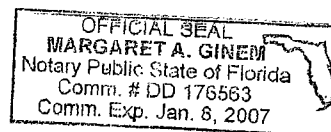
ACKNOWLEDGEMENT BY SURETY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS.

On this 13th day of **September, 2005** before me, personally came **Denise Taylor**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of **Developers Surety and Indemnity Company**, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

Signature *Margaret A. Ginem*
Margaret A. Ginem



This area for Official Notarial Seal

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY**
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300
www.InscoDico.com

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby make, constitute and appoint:

Kimberly A. Tavernier, Anett Cardinale, Denise Taylor, jointly or severally

as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as the corporation could do, but reserving to the corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the Attorney(s)-in-Fact named in the Powers of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its respective Executive Vice President and attested by its Secretary this 1st day of February, 2005.

By: 
David H. Rhodes, Executive Vice-President

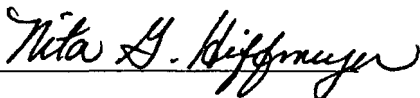
By: 
Walter A. Crowell, Secretary



STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

On February 1, 2005, before me, Nita G. Hiffmeyer, personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal

Signature 



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolution of the respective Boards of Directors of said corporation set forth in the Power of Attorney, is in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 13th day of September, 2005.

By: 
David L. Kerrigan, Executive Vice-President



DISCLOSURE RIDER

Terrorism Risk Insurance Act of 2002

The Terrorism Risk Insurance Act of 2002 created a three-year program under which the Federal Government will share in the payment of covered losses caused by certain events of international terrorism. The Act requires that we notify you of certain components of the Act, and the effect, if any, the Act will have on the premium charged for this bond.

Under this program, the Federal Government will cover 90% of the amount of covered losses caused by certified acts of terrorism, as defined by the Act. The coverage is available only when aggregate losses resulting from a certified act of terrorism exceed \$5,000,000.00. Insurance carriers must also meet a variable deductible established by the Act. The Act also establishes a cap of \$100 billion for which the Federal Government or an insurer can be responsible.

Participation in the program is mandatory for specified lines of property and casualty insurance, including surety insurance. The Act does not, however, create coverage in excess of the amount of the bond, nor does it provide coverage for any losses that are otherwise excluded by the terms of the bond, or by operation of law.

No additional premium has been charged for the terrorism coverage required by the Act.

Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200
Irvine, CA 92614
(949) 263 3300
www.InscoDico.com

**SUBDIVISION BOND
LABOR & MATERIAL/PAYMENT**

KNOW ALL MEN BY THESE PRESENTS: That we, Western Pacific Housing, Inc.,
as Principal, and Developers Surety and Indemnity Company, as
Surety, are held and firmly bound unto Stanislaus County, as
Obligee, in the sum of One Million Four Hundred Seventy Eight Thousand Four Hundred Fifty Five Dollars and 37/100
DOLLARS (\$1,478,455.37), lawful money of the United States of America, for the payment of
which sum will and truly to be made, we bind ourselves jointly and severally, firmly by these presents.

THE CONDITION OF THIS OLBIGATION IS SUCH, That, Whereas, said Principal has entered into a
Subdivision Agreement with the Obligee, dated _____, in which said Principal
agrees to construct designated public improvements, as follows:

The Cottages at Diablo Grande - On Site Street Improvements Including Sewer, Water, Storm
Drain, Curb, Gutter, Sidewalks, Paving, Stripping and Signage and Streetscape

And, as a condition of approving said Subdivision, the Principal is required to give Labor and Material
Payment Bond as herein provided.

NOW, THEREFORE, if said Principal and/or contractor or subcontractor fails to pay for any materials,
provisions, or rented equipment used in, upon, or for or about the construction of the public improvements
for performance of the work to be done, or any work or labor done of any kind, in or on such
improvements, said surety will pay the same in an amount not exceeding the sum set forth above.

This bond shall insure to the benefit of the contractor, his subcontractors, and to persons renting
equipment or furnishing labor and materials to them for the improvements.

SIGNED, SEALED, DATED: September 13, 2005

(Principal)

Western Pacific Housing, Inc.

By:

Robert Sellers
VICE PRESIDENT

(Surety)

Developers Surety and Indemnity Company

By:

Denise Taylor, Attorney in Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Contra Costa

On 9-14-05 before me, Lisa L. Finch
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert J. Ireland
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.
Lisa L. Finch
Signature of Notary Public

-----OPTIONAL-----

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Bond Labor & Material

Document Date: 9-14-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

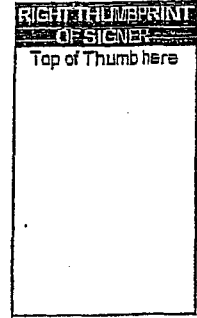
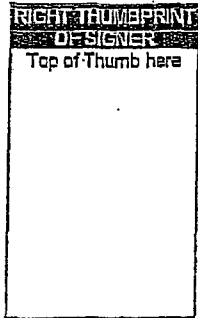
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

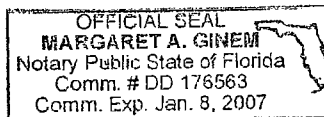
ACKNOWLEDGEMENT BY SURETY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } ss.

On this 13th day of **September, 2005** before me, personally came **Denise Taylor**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of **Developers Surety and Indemnity Company**, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

Signature *Margaret A. Ginem*
Margaret A. Ginem



This area for Official Notarial Seal

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY**
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300
www.InscoDico.com

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby make, constitute and appoint:

Kimberly A. Tavernier, Anett Cardinale, Denise Taylor, jointly or severally

as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as the corporation could do, but reserving to the corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

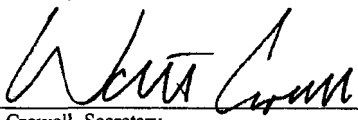
This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the Attorney(s)-in-Fact named in the Powers of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its respective Executive Vice President and attested by its Secretary this 1st day of February, 2005.

By: 
David H. Rhodes, Executive Vice-President

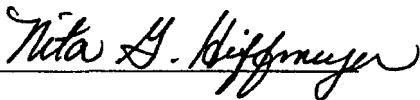
By: 
Walter A. Crowell, Secretary



STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

On February 1, 2005, before me, Nita G. Hiffmeyer, personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal

Signature 



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolution of the respective Boards of Directors of said corporation set forth in the Power of Attorney, is in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 13th day of September, 2005.

By: 
David L. Kerrigan, Executive Vice-President



DISCLOSURE RIDER

Terrorism Risk Insurance Act of 2002

The Terrorism Risk Insurance Act of 2002 created a three-year program under which the Federal Government will share in the payment of covered losses caused by certain events of international terrorism. The Act requires that we notify you of certain components of the Act, and the effect, if any, the Act will have on the premium charged for this bond.

Under this program, the Federal Government will cover 90% of the amount of covered losses caused by certified acts of terrorism, as defined by the Act. The coverage is available only when aggregate losses resulting from a certified act of terrorism exceed \$5,000,000.00. Insurance carriers must also meet a variable deductible established by the Act. The Act also establishes a cap of \$100 billion for which the Federal Government or an insurer can be responsible.

Participation in the program is mandatory for specified lines of property and casualty insurance, including surety insurance. The Act does not, however, create coverage in excess of the amount of the bond, nor does it provide coverage for any losses that are otherwise excluded by the terms of the bond, or by operation of law.

No additional premium has been charged for the terrorism coverage required by the Act.

Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200
Irvine, CA 92614
(949) 263 3300
www.InscoDico.com

FIRST TERM PREMIUM FULLY EARNED
Bond Number : 580547S
Premium: 2,368.00

**SUBDIVISION BOND
FAITHFUL PERFORMANCE**

KNOW ALL MEN BY THESE PRESENTS: That, Western Pacific Housing, Inc.,
as Principal, and the Developers Surety and Indemnity Company, a
corporation organized and existing under the laws of the State of IA and authorized to
transact surety business in the State of CA as Surety, are held and firmly bound unto
Stanislaus County, as Obligee, in the
sum of Four Hundred Seventy Three Thousand Five Hundred One Dollars and 20/100
DOLLARS (\$473,501.20), for which the payment whereof, well and truly to be made, said
Principal and Surety bind themselves, their heirs, administrators, successors, and assigns, jointly and
severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered
into a contract/agreement, dated _____, with the Obligee to do and perform the
following work; to wit:

The Cottages at Diablo Grande - Off Site Street Improvements Including Sewer, Water, Storm
Drain, Curb, Gutter, Sidewalks, Paving, Stripping, Signage and Median and Streetscape

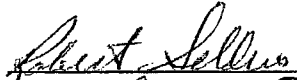
NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be
performed under said contract, then this obligation shall be void; otherwise to remain in full force and
effect.

SIGNED, SEALED, DATED: September 13, 2005

(Principal)

Western Pacific Housing, Inc.

By:

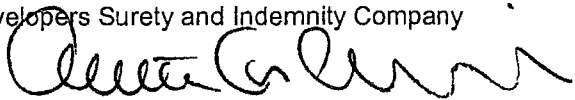


VICE PRESIDENT

(Surety)

Developers Surety and Indemnity Company

By:



Anett Cardinale, Attorney In Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

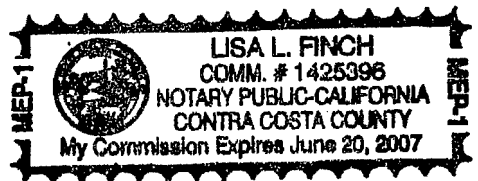
State of California

County of Contra Costa

On 9-14-05 before me, Lisa L. Finch
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Selders
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.

Lisa L. Finch
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Supervisor Board/Faithful Per

Document Date: 9-13-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

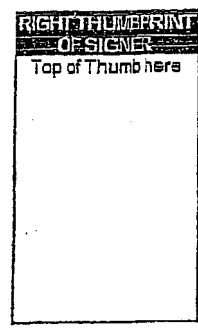
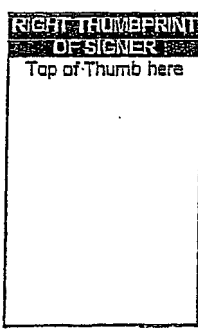
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

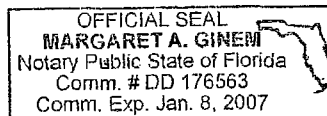
ACKNOWLEDGEMENT BY SURETY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS.

On this 13th day of **September, 2005** before me, personally came **Anett Cardinale**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of **Developers Surety and Indemnity Company**, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

Signature *Margaret A. Ginem*
Margaret A. Ginem



This area for Official Notarial Seal

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY**
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300
www.InscoDico.com

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby make, constitute and appoint:

Kimberly A. Tavernier, Anett Cardinale, Denise Taylor, jointly or severally

as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as the corporation could do, but reserving to the corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY effective as of November 1, 2000:

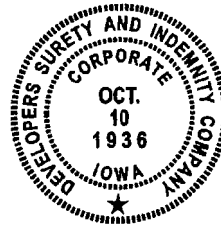
RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the Attorney(s)-in-Fact named in the Powers of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its respective Executive Vice President and attested by its Secretary this 1st day of February, 2005.

By: [Signature]
David H. Rhodes, Executive Vice-President

By: [Signature]
Walter A. Crowell, Secretary



STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

On February 1, 2005, before me, Nita G. Hiffmeyer, personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal

Signature [Signature]



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolution of the respective Boards of Directors of said corporation set forth in the Power of Attorney, is in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 13th day of September, 2005.

By [Signature]
David L. Kerrigan, Executive Vice-President



DISCLOSURE RIDER

Terrorism Risk Insurance Act of 2002

The Terrorism Risk Insurance Act of 2002 created a three-year program under which the Federal Government will share in the payment of covered losses caused by certain events of international terrorism. The Act requires that we notify you of certain components of the Act, and the effect, if any, the Act will have on the premium charged for this bond.

Under this program, the Federal Government will cover 90% of the amount of covered losses caused by certified acts of terrorism, as defined by the Act. The coverage is available only when aggregate losses resulting from a certified act of terrorism exceed \$5,000,000.00. Insurance carriers must also meet a variable deductible established by the Act. The Act also establishes a cap of \$100 billion for which the Federal Government or an insurer can be responsible.

Participation in the program is mandatory for specified lines of property and casualty insurance, including surety insurance. The Act does not, however, create coverage in excess of the amount of the bond, nor does it provide coverage for any losses that are otherwise excluded by the terms of the bond, or by operation of law.

No additional premium has been charged for the terrorism coverage required by the Act.

Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200
Irvine, CA 92614
(949) 263 3300
www.InscoDico.com

**SUBDIVISION BOND
LABOR & MATERIAL/PAYMENT**

KNOW ALL MEN BY THESE PRESENTS: That we, Western Pacific Housing, Inc.,
as Principal, and Developers Surety and Indemnity Company, as
Surety, are held and firmly bound unto Stanislaus County, as
Obligee, in the sum of Two Hundred Thirty Six Thousand Seven Hundred Fifty Dollars and 60/100
DOLLARS (\$236,750.60), lawful money of the United States of America, for the payment of
which sum will and truly to be made, we bind ourselves jointly and severally, firmly by these presents.

THE CONDITION OF THIS OLBIGATION IS SUCH, That, Whereas, said Principal has entered into a
Subdivision Agreement with the Obligee, dated _____, in which said Principal
agrees to construct designated public improvements, as follows:

The Cottages at Diablo Grande - Off Site Street Improvements Including Sewer, Water, Storm
Drain, Curb, Gutter, Sidewalks, Paving, Stripping, Signage and Median and Streetscape

And, as a condition of approving said Subdivision, the Principal is required to give Labor and Material
Payment Bond as herein provided.

NOW, THEREFORE, if said Principal and/or contractor or subcontractor fails to pay for any materials,
provisions, or rented equipment used in, upon, or for or about the construction of the public improvements
for performance of the work to be done, or any work or labor done of any kind, in or on such
improvements, said surety will pay the same in an amount not exceeding the sum set forth above.

This bond shall insure to the benefit of the contractor, his subcontractors, and to persons renting
equipment or furnishing labor and materials to them for the improvements.

SIGNED, SEALED, DATED: September 13, 2005

(Principal)

Western Pacific Housing, Inc.

By:

Robert Sellers
VICE PRESIDENT

(Surety)

Developers Surety and Indemnity Company

By:

Anett Cardinale

Anett Cardinale

, Attorney In Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

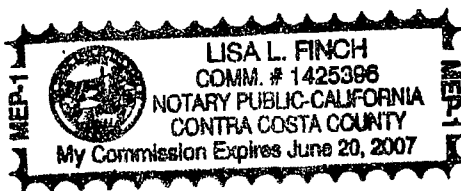
State of California

County of Contra Costa

On 9-14-05 before me, LISA L. FINCH
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Selders
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.
Lisa L. Finch
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Bond Paper + Material

Document Date: 9-13-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

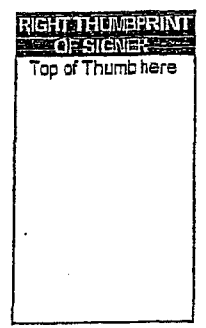
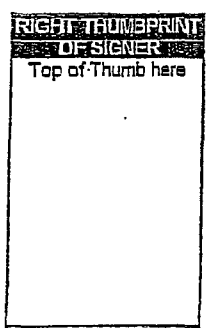
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

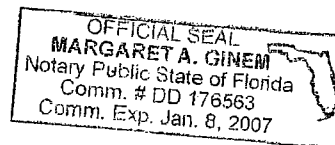
ACKNOWLEDGEMENT BY SURETY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS.

On this 13th day of September, 2005 before me, personally came **Anett Cardinale**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of **Developers Surety and Indemnity Company**, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

Signature *Margaret A. Ginem*
Margaret A. Ginem



This area for Official Notarial Seal

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY**
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300
www.InscoDico.com

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby make, constitute and appoint:

Kimberly A. Tavernier, Anett Cardinale, Denise Taylor, jointly or severally

as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as the corporation could do, but reserving to the corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.


This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the Attorney(s)-in-Fact named in the Powers of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its respective Executive Vice President and attested by its Secretary this 1st day of February, 2005.

By: 
David H. Rhodes, Executive Vice-President

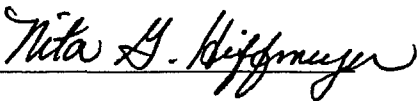
By: 
Walter A. Crowell, Secretary



STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

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WITNESS my hand and official seal

Signature 



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolution of the respective Boards of Directors of said corporation set forth in the Power of Attorney, is in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 13th day of September, 2005.

By: 
David L. Kerrigan, Executive Vice-President



DISCLOSURE RIDER

Terrorism Risk Insurance Act of 2002

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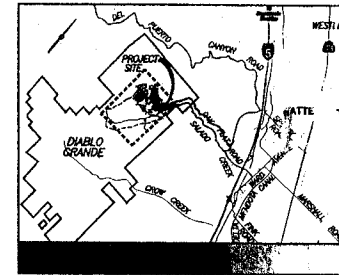
Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200
Irvine, CA 92614
(949) 263 3300
www.InscoDico.com

APPENDIX B

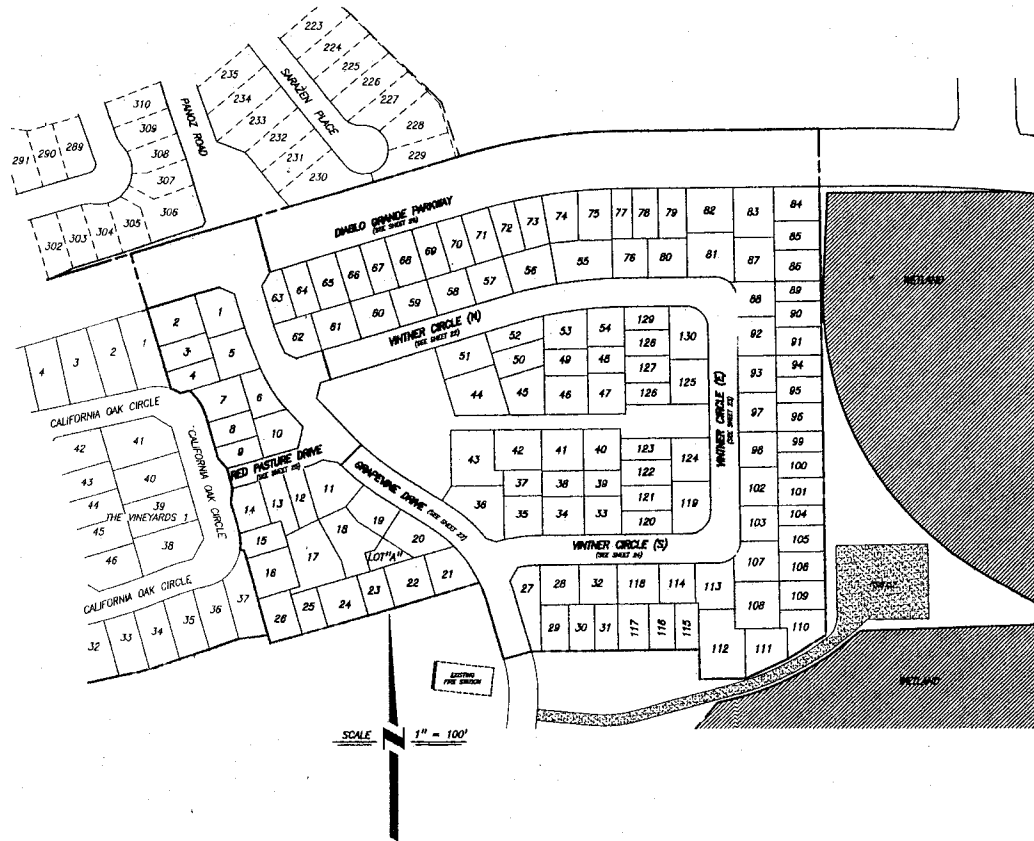
Cottages As-Built Drawings

DIABLO GRANDE THE COTTAGES

STANISLAUS COUNTY, CALIFORNIA IMPROVEMENT PLANS



EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		CENTERLINE
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		FIRE HYDRANT
		FIRE HYDRANT BOX OFF
		FIRE HYDRANT VALVE
		WATER MAIN VALVE
		FIRE HYDRANT VALVE
		STREET MONUMENT
		MONUMENT IN MONORAIL WELL
		STOP SIGN WITH STREET NAME
		SIGN
		SEWER LATERAL
		WATER LATERAL
		DRIVEWAY
		FENCE
		MASONRY WALL
		VALLEY GUTTER
		GULLY RETURN
		INLAND CAMP



- 1 COVER SHEET
 - 2 GENERAL NOTES AND SPECIFICATIONS
 - 3 STANDARD DETAILS
 - 4 STANDARD DETAILS
 - 5 STANDARD DETAILS
 - 6 STANDARD DETAILS
 - 7 STANDARD DETAILS
 - 8 STANDARD DETAILS
 - 9 STREET SECTIONS
 - 10 GRADING DETAILS
 - 10.1 TOPO AND DEMOLITION PLAN
 - 11 GRADING PLAN
 - 12 STORM DRAIN PLAN
 - 13 WATER PLAN
 - 14 SEWER PLAN
 - 15 ELECTRIOLIER AND STRIPING PLAN
 - 16 HORIZONTAL CONTROL PLAN
 - 17 HORIZONTAL CONTROL PLAN
 - 18 HORIZONTAL CONTROL PLAN
 - 19 HORIZONTAL CONTROL PLAN
 - 20 HORIZONTAL CONTROL PLAN
 - 21 KEY SHEET
- PLAN AND PROFILES**
- 22 VINTNER CIRCLE (N)
 - 23 VINTNER CIRCLE (E)
 - 24 VINTNER CIRCLE (S)
 - 25 RED PASTURE DRIVE
 - 26 DIABLO GRANDE PARKWAY STA: 134+81.81 TO 137+00.00
 - 27 DIABLO GRANDE PARKWAY STA: 137+00.00 TO 146+68.37
 - 28 GRAPEVINE DRIVE STA: 48+78.42 TO 58+90.10
 - 29 LOTS 11 - 18, 24 - 28 & 11-18
 - 30 LOTS 18 - 18, 20 - 28 & OUTLET
 - 31 EROSION CONTROL PLAN
 - 32 EROSION CONTROL DETAILS

1. WEST STANISLAUS FIRE DISTRICT: ALL HOUSE NUMBERS SHALL BE PROVISIONALLY LIT AND UNFINISHED LOCATED.
2. A "NOTICE OF INTENT" HAS BEEN PROCESSED BY THE STATE WATER RESOURCES CONTROL BOARD ON JULY 7, 2005 AND ASSIGNED TRIP NO. 2005033841.
3. EARTHWORK VOLUMES:

DATE	2005.07.05
CUR.	20,000 C.Y.
FILL	14,000 C.Y.
NET FILL	122,000 C.Y.
4. THE DESIGN OF HORIZONTAL AND VERTICAL CURVES IS FOR CALIFORNIA PRIMARY DESIGN SPEED, WITH A DESIGN SPEED OF 35 MPH.
5. SET NEW DRIVE CURB PROHIBITORY IN ELECTRIOLIER BASE ON SOUTH CORNER OF GRAPEVINE DRIVE AND RED PASTURE DRIVE. SEE SHEET 10.

RECEIVED MAR 28 2008

RECORD DRAWING
BY: *[Signature]* DATE: 12-28-11

APPROVED: Western Hills Water District <i>[Signature]</i> DISTRICT ENGINEER	REVIEWED BY: STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS FOR COMPLIANCE WITH DIABLO GRANDE STORM DRAIN MASTER PLAN AND COUNTY MAINTAINED IMPROVEMENTS ONLY <i>[Signature]</i> DATE: 11-25-05	APPROVED: WEST STANISLAUS FIRE DISTRICT <i>[Signature]</i> DATE: 11/26/05	APPROVED: STANISLAUS COUNTY PLANNING DEPARTMENT ENVIRONMENTAL COORDINATOR <i>[Signature]</i> DATE: 11/22/05 MUST COMPLY WITH ALL APPROPRIATE CONDITIONS & MITIGATION MEASURES ADOPTED 4/5/2005
--	--	--	--

THOMPSON-HYSSELL ENGINEERS
A PROFESSIONAL ENGINEERING FIRM
1018 14TH STREET, SACRAMENTO, CA 95811
TEL: 916.442.1888 FAX: 916.442.1888
REGISTERED PROFESSIONAL ENGINEER NO. 44212
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 14550

NO.	DATE	REVISIONS
1	12-28-11	AS-BUILT
2	12-28-11	AS-BUILT
3	12-28-11	AS-BUILT
4	12-28-11	AS-BUILT
5	12-28-11	AS-BUILT
6	12-28-11	AS-BUILT
7	12-28-11	AS-BUILT
8	12-28-11	AS-BUILT
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14	12-28-11	AS-BUILT
15	12-28-11	AS-BUILT
16	12-28-11	AS-BUILT
17	12-28-11	AS-BUILT
18	12-28-11	AS-BUILT
19	12-28-11	AS-BUILT
20	12-28-11	AS-BUILT
21	12-28-11	AS-BUILT

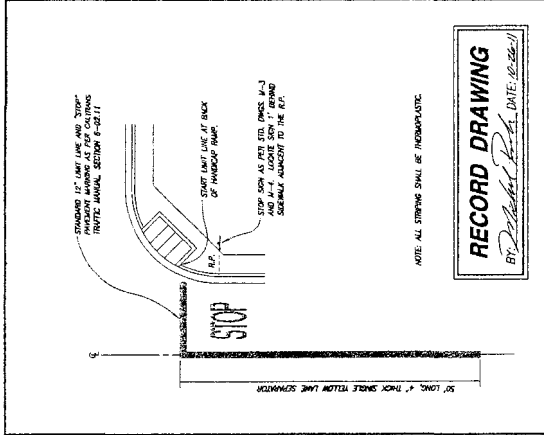
COVER SHEET
 DIABLO GRANDE
 THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
1
OF 37 SHEETS



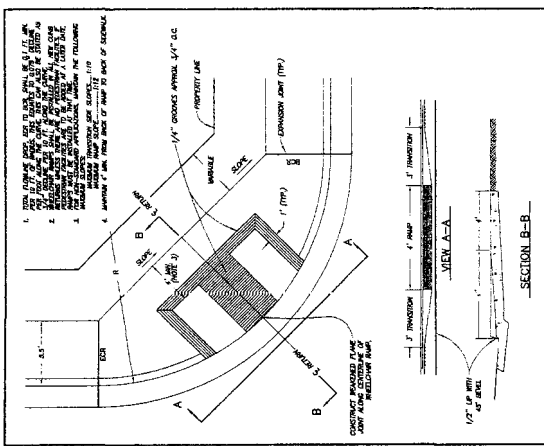
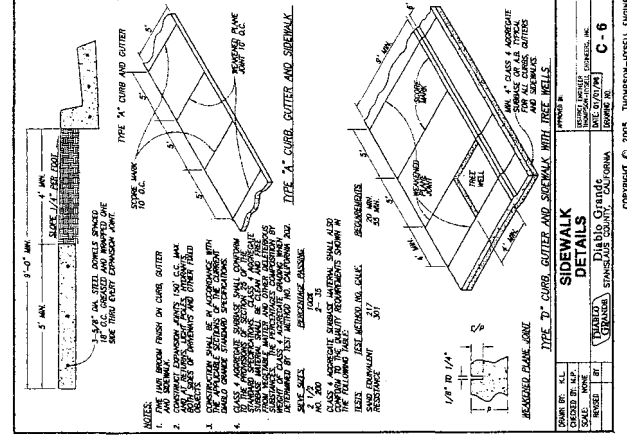
THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE HERTZ COMPANY, INC.
 1016 18TH STREET, PACIFIC PALMS, CALIFORNIA 92506
 TEL. (909) 865-1111 FAX (909) 865-1111
 THOMPSON-HYSELL ENGINEERS
 11-5500
 DATE: 12-22-11

NO.	REVISIONS
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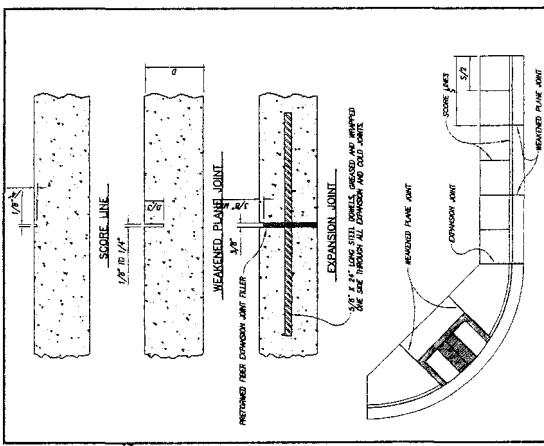
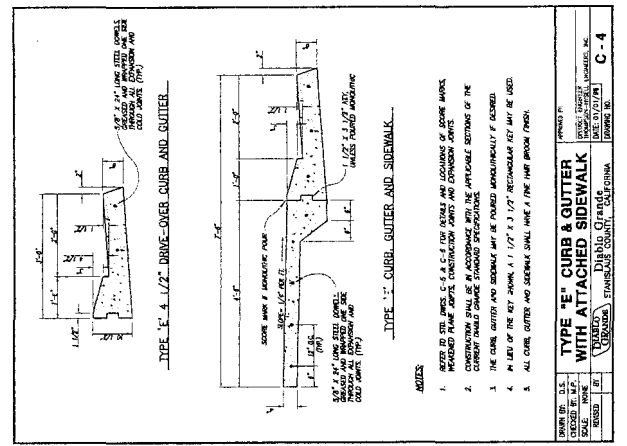


RECORD DRAWING
 BY: *Thompson-Hysell* DATE: 12-22-11

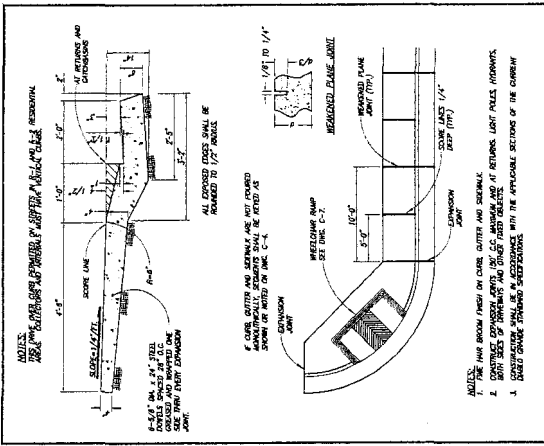
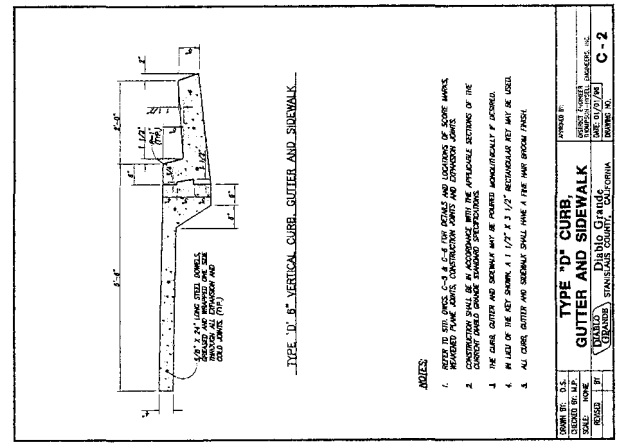
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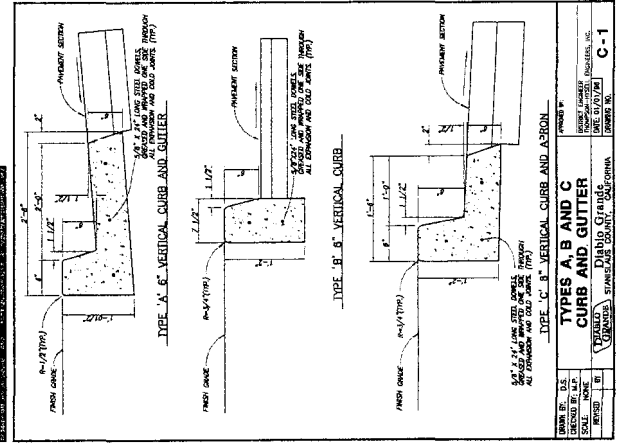
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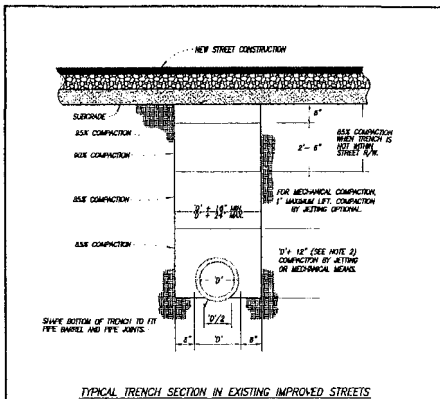
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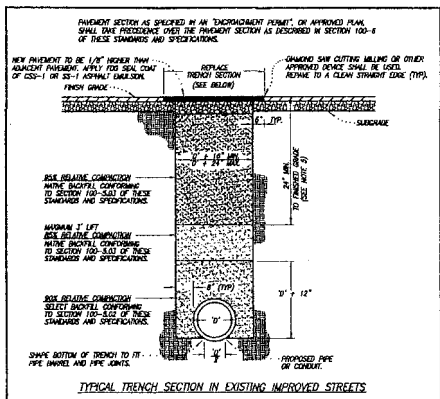
TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. IN ALL PIPE BEARING DETAILS IS APPLICABLE TO STANDARD SOLE CONDITIONS ONLY.
 2. EXISTING EXPOSED PIPE SHALL CONFORM TO SDG SPEC. U-5.
 3. THIS TRENCH SECTION MAY BE USED FOR UNAPPROVED STREET RIGHTS OF WAY OR EASEMENTS.

RECORD DRAWING

By *Mark R. Hysell* DATE: 10-26-11

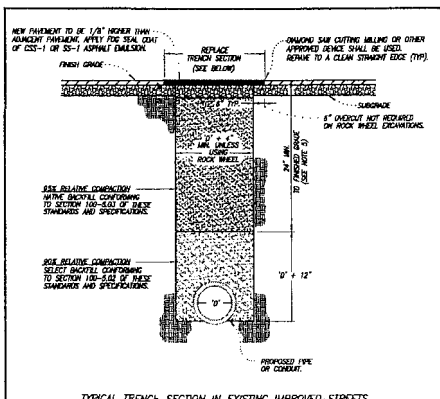
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 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. U-7



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. FOR 400 PIPE CONDUIT MAY AT HIS EXPENSE EXCAVATE 6" BELOW THE BOTTOM OF THE PIPE AND REPLACE WITH SAND OR ADEQUATE SUBGRADE IN LIEU OF SHAVING BOTTOM OF TRENCH TO FIT PIPE DIAMETER. CENTER SHALL BE SHAVED IN OTHER CASE.
 2. WHEN TRENCH AND EXCAVATION IS IN EXISTING PAVED STREETS, REPLACE PAVEMENT 6" ON EACH SIDE OF TRENCH.
 3. EXCAVATION FROM HOLES MAY BE ALLOWED WHEN APPROVED BY THE DISTRICT ENGINEER.
 4. TRENCH - WHERE THE TRENCH SECTION PARALLELS THE EXISTING CURB AND CUTTER, THE EDGE OF THE TRENCH SHALL BE A MIN OF 1" FROM THE LF OF THE EXISTING CUTTER. THE PAVEMENT SHALL BE REPAIRED AND REGRADED TO THE LF OF THE CUTTER.
 5. CONTROLLED IDENTITY TAG (CIDT) MAY BE USED IN LIEU OF SPEEDED BOTTLE METHOD UNLESS TRENCH WIDTH MAY BE REDUCED TO 3" CLEAR OF EACH SIDE OF PIPE.
 6. FLEXIBLE PIPE SHALL HAVE A 1" BEDDING OF GRANULAR MATERIAL AS DESCRIBED IN NOTE 1.
 7. 1" MINIMUM COVERING DIMENSIONS.
 8. ALL VERTICAL EDGES OF EXISTING ASPHALT CONCRETE SHALL BE TACK COATED.

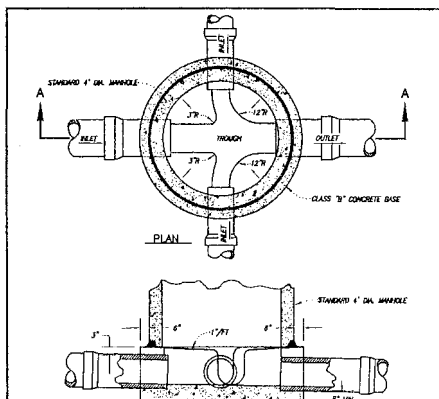
DRAWN BY: D.S.
 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. U-5



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. TRENCH - WHERE THE TRENCH SECTION PARALLELS THE EXISTING CURB AND CUTTER, THE EDGE OF THE TRENCH SHALL BE A MIN OF 1" FROM THE LF OF THE EXISTING CUTTER AND THE PAVEMENT SHALL BE REPAIRED AND REGRADED TO THE LF OF THE CUTTER.
 2. EXCAVATION FROM HOLES - 1 1/2" MIN OF A.C. SHALL BE PLACED WHEN TRENCHES ARE BACKFILLED WITH COP. PAVEMENT SECTION AS SPECIFIED IN AN ENCLOSURE PERMIT SHALL TAKE PRECEDENCE OVER THE PRESENT SECTION AS SHOWN.
 3. APPLY TO SDG SPEC. OF CS-1 OR SS-1 ASPHALT MAELDON.
 4. FINISH SHALL CONFORM TO SECTION 100-4 OF THESE STANDARDS AND SPECIFICATIONS.
 5. ALL VERTICAL EDGES OF EXISTING ASPHALT CONCRETE SHALL BE TACK COATED.

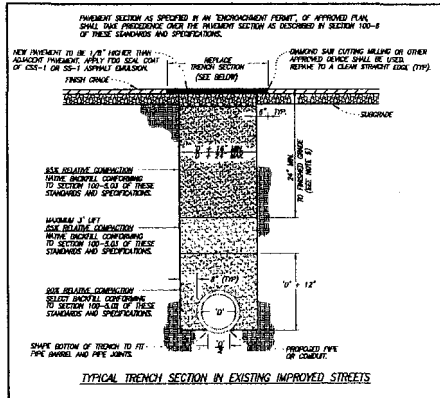
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 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. U-6



TYPICAL INTERSECTION AT MANHOLE

- NOTES:
1. MANHOLES WITHIN MANHOLE TO BE FULLY ACCESSIBLE.
 2. INLET PIPES MAY BE EXPOSED MORE THAN 12" AND MANHOLE.
 3. OUTLET PIPE TO BE FLUSH AND ALL EDGES SMOOTH WITH MAX. RADIUS.
 4. CONDUIT PIPE SHALL BE AT 1" MINIMUM FROM EDGE OF MANHOLE (FLUZZLE CORNER).
 5. MANHOLE BOTTOM SHALL BE INTERNATIONALLY SHIPPED IN THE FIELD AS ORDERED.

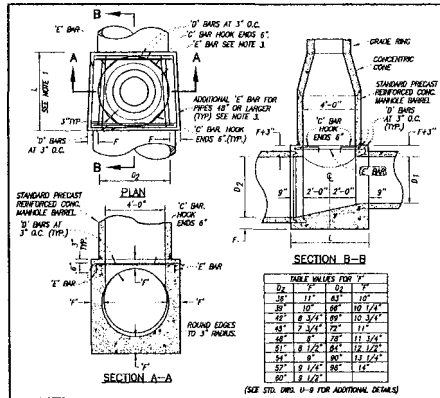
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 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. S-12



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. FOR 400 PIPE CONDUIT MAY AT HIS EXPENSE EXCAVATE 6" BELOW THE BOTTOM OF THE PIPE AND REPLACE WITH SAND OR ADEQUATE SUBGRADE IN LIEU OF SHAVING BOTTOM OF TRENCH TO FIT PIPE DIAMETER. CENTER SHALL BE SHAVED IN OTHER CASE.
 2. WHEN TRENCH AND EXCAVATION IS IN EXISTING PAVED STREETS, REPLACE PAVEMENT 6" ON EACH SIDE OF TRENCH.
 3. EXCAVATION FROM HOLES MAY BE ALLOWED WHEN APPROVED BY THE DISTRICT ENGINEER.
 4. TRENCH - WHERE THE TRENCH SECTION PARALLELS THE EXISTING CURB AND CUTTER, THE EDGE OF THE TRENCH SHALL BE A MIN OF 1" FROM THE LF OF THE EXISTING CUTTER. THE PAVEMENT SHALL BE REPAIRED AND REGRADED TO THE LF OF THE CUTTER.
 5. CONTROLLED IDENTITY TAG (CIDT) MAY BE USED IN LIEU OF SPEEDED BOTTLE METHOD UNLESS TRENCH WIDTH MAY BE REDUCED TO 3" CLEAR OF EACH SIDE OF PIPE.
 6. FLEXIBLE PIPE SHALL HAVE A 1" BEDDING OF GRANULAR MATERIAL AS DESCRIBED IN NOTE 1.
 7. 1" MINIMUM COVERING DIMENSIONS.
 8. ALL VERTICAL EDGES OF EXISTING ASPHALT CONCRETE SHALL BE TACK COATED.

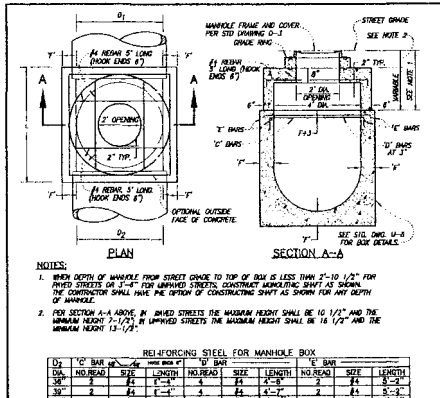
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 SCALE: NONE
 REVISION: BY Diablo Grande
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. U-1



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. LENGTH SHALL BE 6'-6" UNLESS OTHERWISE SHOWN ON THE IMPROVEMENT PLANS.
 2. THROUGHTS OF GOOD SHALL BE WHEN NECESSARY TO PROVIDE LANE, SOFT FOR MAX. MANHOLE, BUT SHALL NOT BE LESS THAN 24" UNLESS OTHERWISE SHOWN ON THIS SHEET.
 3. REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE SHOWN. 3" CLEAR MINIMUM FROM FACE OF CONCRETE. SIZES AND LENGTH ARE SHOWN IN TABLE ON DRAWING NO. U-4.
 4. CONCRETE SHALL BE 3000 LBS. PER SQ. INCH UNLESS AT 28 DAYS.
 5. MAX. EXCAVATION ON IMPROVEMENT PLAN SHALL BE TO THE CENTER OF M.H.
 6. MANHOLE, REINFORCING AND MANHOLE BARS FOR ACCESS SHOWN SHALL BE CASTED IN CONCRETE MORTAR COMPOSED OF ONE PART CEMENT TO 1 1/2 PARTS SAND BY VOLUME AND HEAVY TREATED OR UNPAVED SURFACE.
 7. SPACING OF LANE SHALL BE STEEL THROUGHTS TO SPACING LANE.
 8. BASE OF MANHOLE SHALL BE FOUND IN ONE CONTINUOUS OPERATION, EXCEPT THAT THE CONTRACTOR SHALL HAVE THE OPTION OF PLACING A CONSTRUCTION JOINT AT THE SPACING LANE WITH A LONGITUDINAL TRENCH.

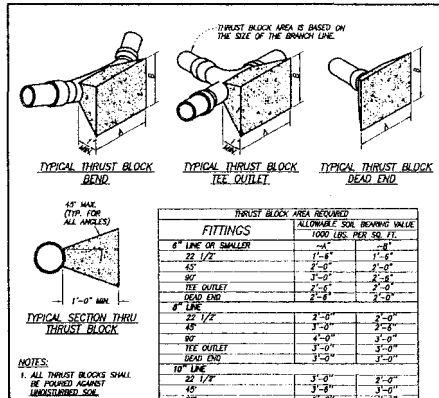
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 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. D-8



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. BASE BOTTOM OF MANHOLE FROM STREET GRADE TO TOP OF BOX IS LESS THAN 3'-0" TO 12" FOR PAVED STREETS OR 3'-0" FOR UNPAVED STREETS. CONTRACTOR SHALING SHIRT AS SHOWN. THE CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING SHIRT AS SHOWN FOR ANY BOTTOM OF MANHOLE.
 2. FOR SECTION A-A ABOVE IN PAVED STREETS THE MAXIMUM HEIGHT SHALL BE 10 1/2" AND THE MINIMUM HEIGHT 7 1/2". IN UNPAVED STREETS THE MAXIMUM HEIGHT SHALL BE 14 1/2" AND THE MINIMUM HEIGHT 13 1/2".

DRAWN BY: D.S.
 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. D-9



TYPICAL TRENCH SECTION IN EXISTING IMPROVED STREETS

- NOTES:
1. ALL THRUST BLOCKS SHALL BE PROVED UNDISTURBED SOIL.
 2. ANCHORING SYSTEM FOR VERTICAL PIPE BARS SHALL BE APPROVED BY THE DISTRICT ENGINEER.
 3. THRUST RESTRAINT SYSTEMS FOR PIPES LARGER THAN 12" SHALL BE DESIGNED ON A CASE BY CASE BASIS AND SHALL BE APPROVED BY THE DISTRICT ENGINEER.

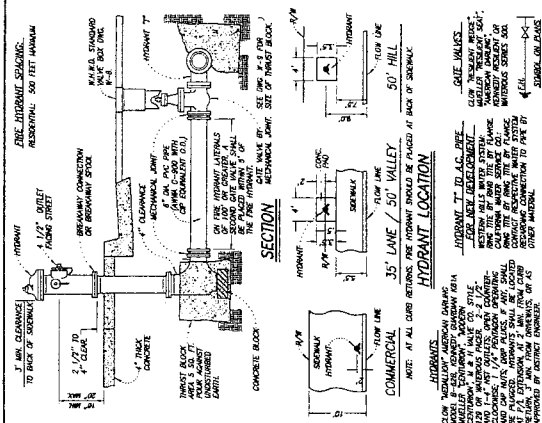
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 CHECKED BY: M.P.
 SCALE: NONE
 REVISION: BY Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/14
 DRAWING NO. W-8

THOMPSON-HYSELL ENGINEERS, INC.
 A DIVISION OF THOMPSON-HYSELL ENGINEERS, INC.
 1016 16TH STREET, MODESTO, CA 95350
 PHONE: (209) 521-1888 FAX: (209) 521-1846
 WWW: THESSELL.COM
 REVISIONS:
 NO. DATE BY
 1 9-27-07 M.P.
 2 10-26-11 M.P.
 3 10-26-11 M.P.
 4 10-26-11 M.P.
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 9 10-26-11 M.P.
 10 10-26-11 M.P.
 STANDARD DETAILS
 DIABLO GRANDE
 THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NUMBER
 4
 OF 31 SHEETS
 COPYRIGHT © 2005 THOMPSON-HYSELL ENGINEERS

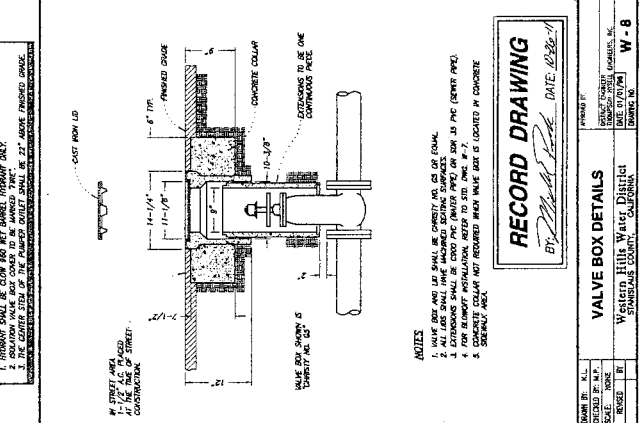


THOMPSON-HYSSELL ENGINEERS
 10161 127TH STREET
 WESTER HILLS, CALIFORNIA 91061
 (818) 291-1988 FAX (818) 291-1988

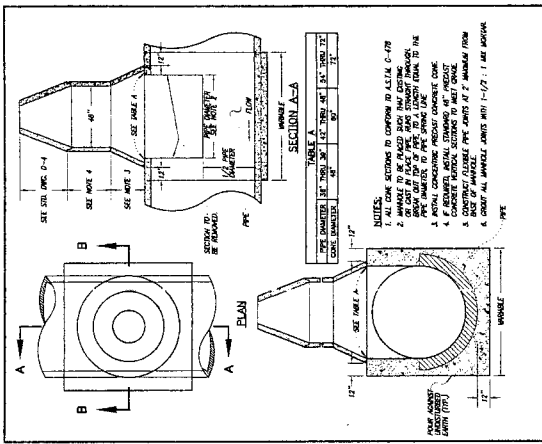
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BY	W.H.
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APPROVED BY	W.H.



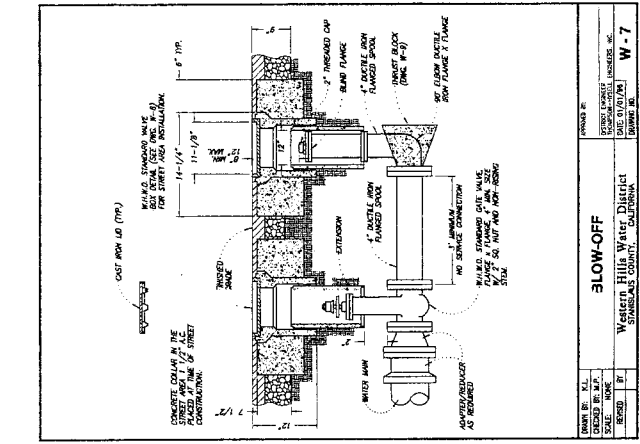
FIRE HYDRANT
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **W-10**



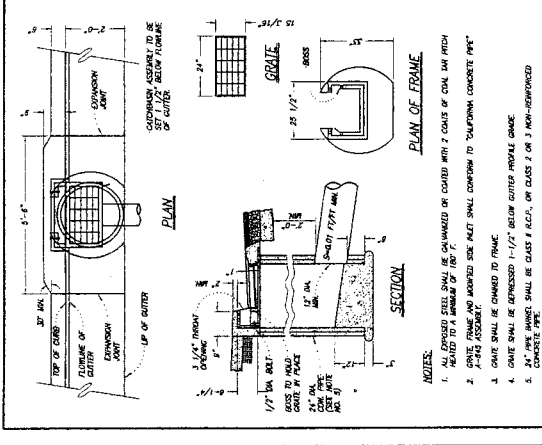
VALVE BOX DETAILS
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **W-8**



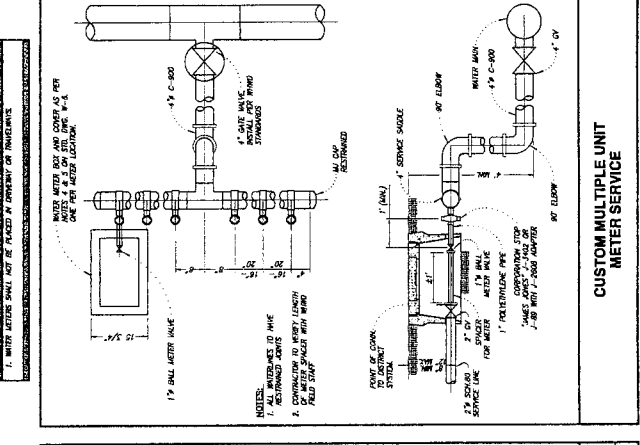
TYPE 3 MANHOLE FOR PIPES 36" AND LARGER
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **D-10**



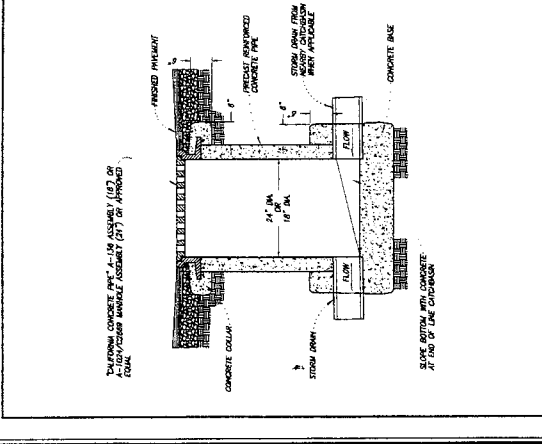
BLOW-OFF
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **W-7**



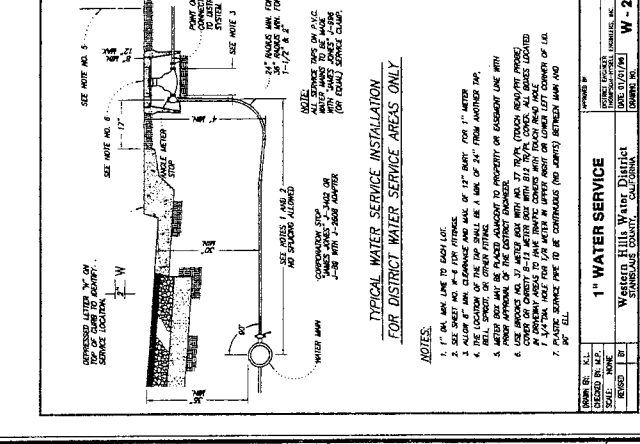
TYPE 1 CURB INLET CATCHBASIN
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **D-6A**



CUSTOM MULTIPLE UNIT METER SERVICE
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **W-2**



STANDARD CATCHBASIN
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **D-7**

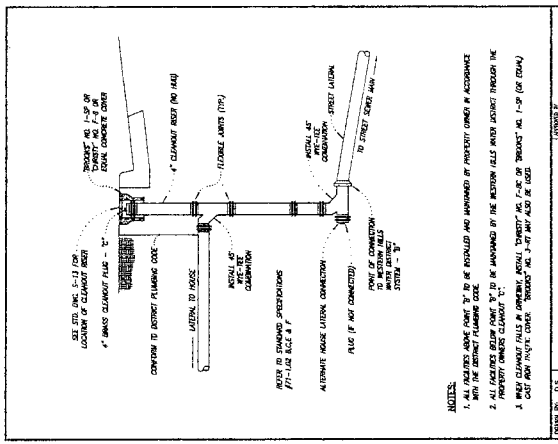


1" WATER SERVICE
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 SHEET NO. **W-2**

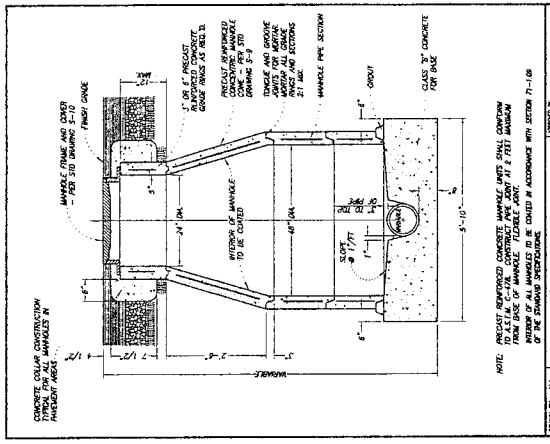


THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE THOMPSON-HYSELL GROUP
 1016 17TH STREET, MOCKEYSTO, CA 95060
 (925) 831-9884 FAX (925) 831-9046
 THS

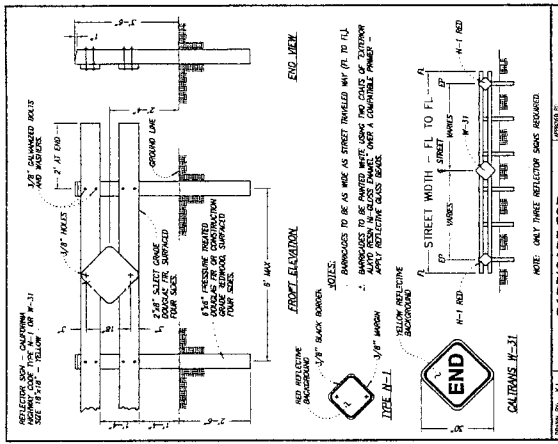
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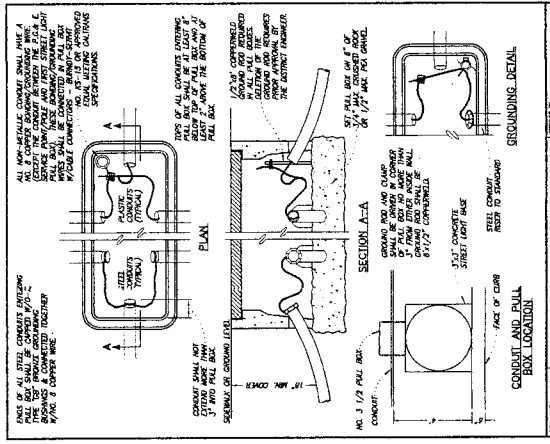
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 Stanislaus County, California
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 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. S-14



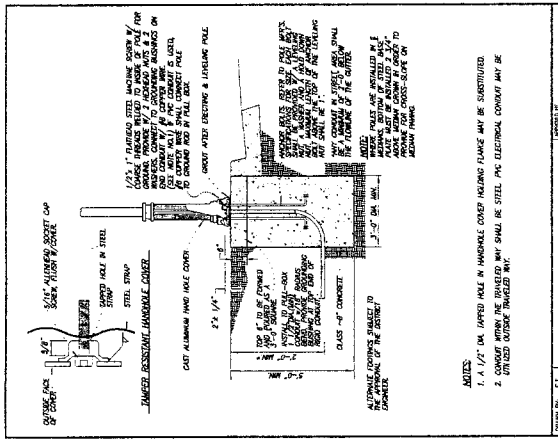
SANITARY SEWER MANHOLE
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 Stanislaus County, California
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 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. S-11



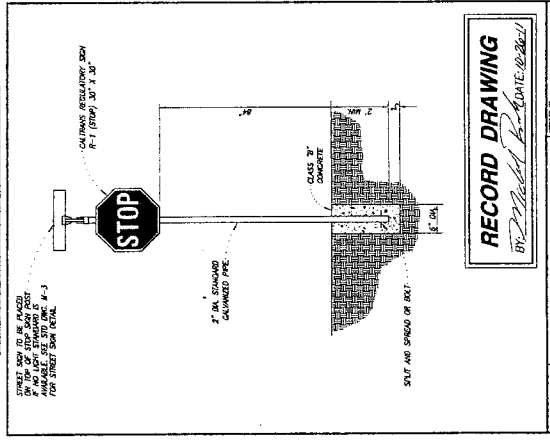
BARRICADE FOR TERMINATING STREETS
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 Stanislaus County, California
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 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. M-1



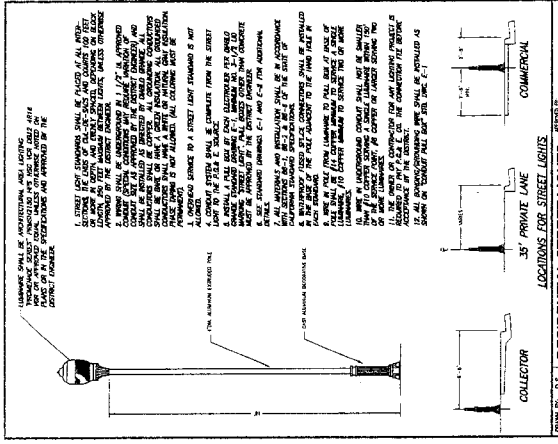
CONDUIT AND PULL BOX LOCATION
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 Stanislaus County, California
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 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. E-1



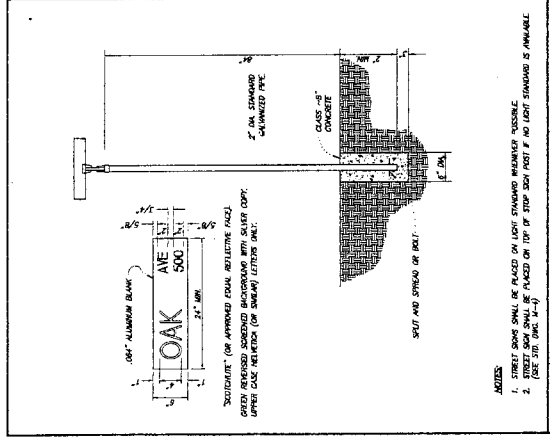
LIGHT POLE FOUNDATION
 Western Hills Water District
 Stanislaus County, California
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 DATE: 07/27/01
 SHEET NO. E-2



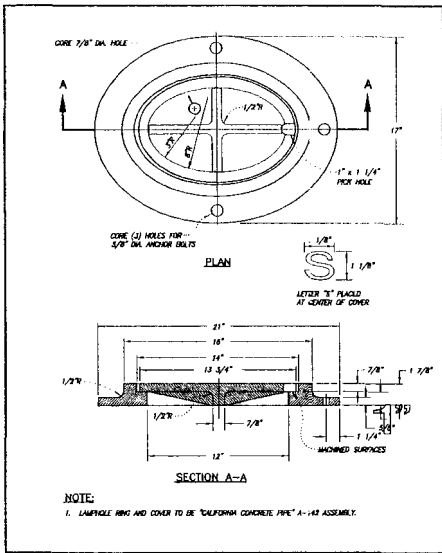
STOP SIGN INSTALLATION
 Western Hills Water District
 Stanislaus County, California
 DRAWN BY: D.S.
 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. M-4



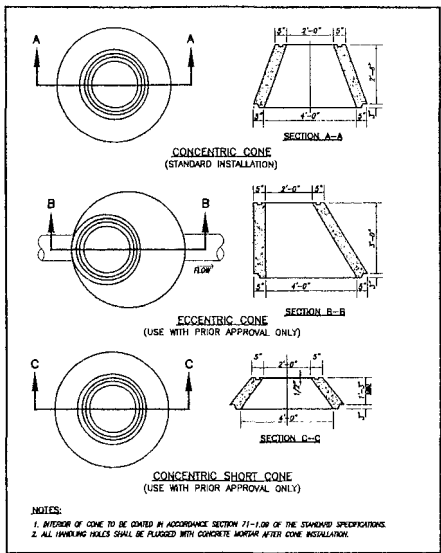
RESIDENTIAL STREET LIGHTS TYPE AND LOCATION
 Western Hills Water District
 Stanislaus County, California
 DRAWN BY: D.S.
 CHECKED BY: S.M.
 SCALE: AS SHOWN
 DATE: 07/27/01
 SHEET NO. E-3



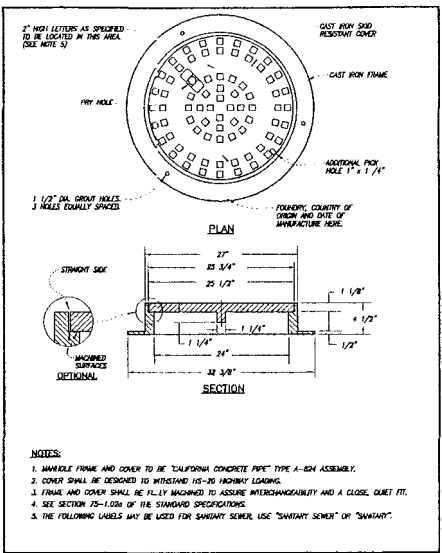
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 Stanislaus County, California
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 SCALE: AS SHOWN
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 SHEET NO. M-3



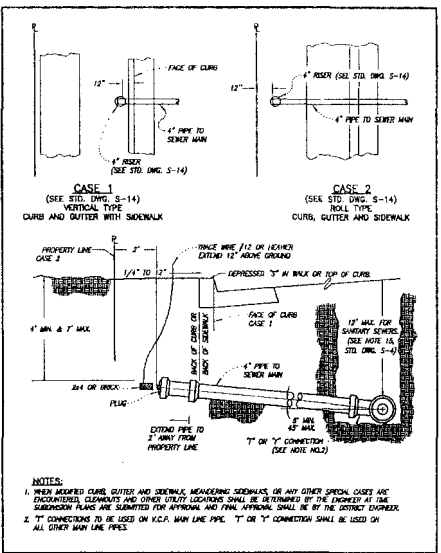
LAMPHOLE RING AND COVER
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 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/06
 DRAWING NO. S - 8



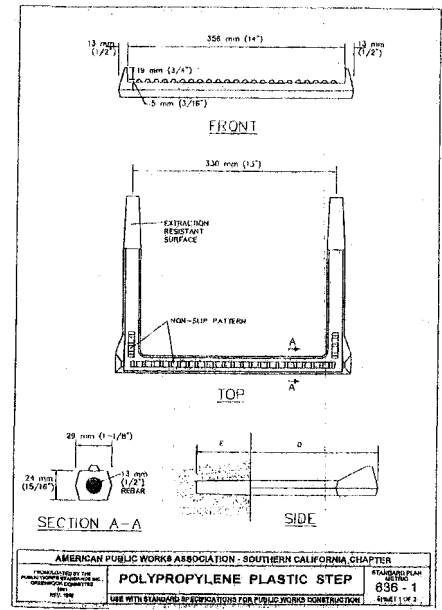
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 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/06
 DRAWING NO. S - 9



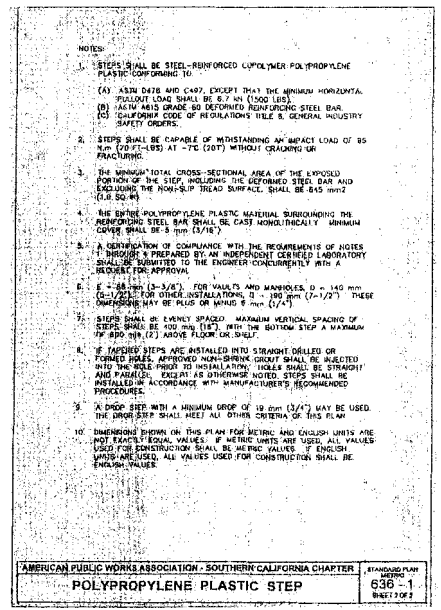
SEWER MANHOLE FRAME AND COVER
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/06
 DRAWING NO. S - 10



SERVICE LATERAL
 Western Hills Water District
 STANISLAUS COUNTY, CALIFORNIA
 DATE: 01/01/06
 DRAWING NO. S - 13



POLYPROPYLENE PLASTIC STEP
 AMERICAN PUBLIC WORKS ASSOCIATION - SOUTHERN CALIFORNIA CHAPTER
 STANDARD PLAN 636-1
 DATE: 01/01/06



POLYPROPYLENE PLASTIC STEP
 AMERICAN PUBLIC WORKS ASSOCIATION - SOUTHERN CALIFORNIA CHAPTER
 STANDARD PLAN 636-1
 DATE: 01/01/06

PLEASE REFER TO REVISIONS PAGE FOR ANY REVISIONS TO THIS DRAWING. THIS DRAWING IS A PART OF THE STANDARD DRAWING SET FOR POLYPROPYLENE PLASTIC STEP SPACING AND OTHER INSTALLATION REQUIREMENTS NOT COVERED BY APWA STANDARD 636-1. APPLIES TO ALL MANHOLE STEPS AND STOPS.

RECORD DRAWING
 DATE: 10/26/11

THOMPSON-HYSELL ENGINEERS
 A PROFESSIONAL ENGINEERING FIRM
 1818 12TH STREET, WAKARUSA, MO. 64685
 (417) 865-8888 FAX: (417) 865-8889
 THOMPSON-HYSELL ENGINEERS, INC.
 1818 12TH STREET, WAKARUSA, MO. 64685
 (417) 865-8888 FAX: (417) 865-8889

STANDARD DETAILS
 DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **7** OF 31 SHEETS

REVISIONS

NO.	DATE	DESCRIPTION
1	9-21-07	AS-BUILT AND CHANGE THIS SHEET

DATE: 10/26/11



THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE HATH COMPANY, INC.
 1018 15TH STREET, MODESTO, CA 95354
 TEL: (209) 521-1111 FAX: (209) 521-1112
 www.thompson-hysell.com

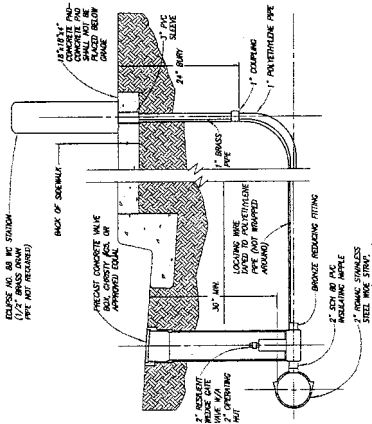
PROJECT NO.	15-01-01
DATE	12-12-05
REVISIONS	
NO.	DESCRIPTION
1	AS SHOWN
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

STANDARD DETAILS
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

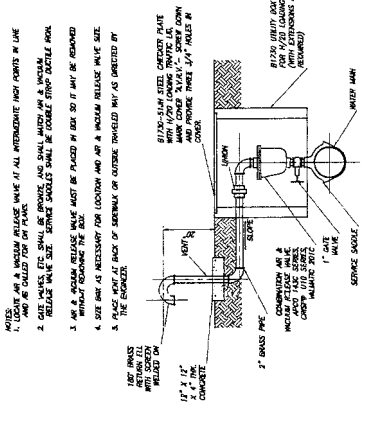
SHEET NUMBER **8**
 OF 31 SHEETS

RECORD DRAWING
 DATE: 12-22-05
 COPYRIGHT © 2005 THOMPSON-HYSELL ENGINEERS

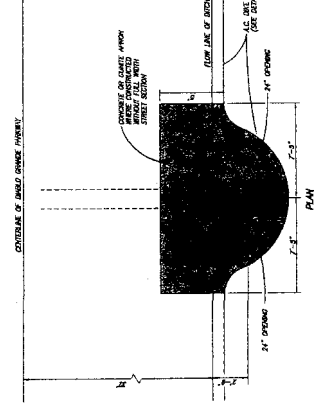
- NOTES:
1. ALL SAMPINGS SHALL BE 1/2" BURY DIA., 1" HUB DIA., AND A 1" TP BORE. A 1/4" BENT HOSE SAMPLING BRG SHALL BE LOCATED INSIDE THE BORE.
 2. ALL STATIONS SHALL BE ENCLOSED IN A LOCKABLE, NONSCISSORABLE ALUMINUM CAST HOUSING. ALL STATIONS MUST BE 18" HIGHER THAN THE FINISH GRADE.
 3. WHEN OPENED THE STATION SHALL REMAIN NO BET FOR OPERATION AND THE WATER WILL FLOW IN AN ALL DRAINAGE MANNER.
 4. ALL WORKING PARTS WILL BE OF BRASS AND SEPARABLE FROM ABOVE GRADE WITH NO DRAGGING.
 5. A 1" BALL VALVE WILL CONTROL WATER FLOW, AND BE LOCATED AFTER THE SAMPLING BRG AS MANUFACTURED BY FORTRESS FOUNDRY, ST. LOUIS, MO 63112.
- PLEASE SEE THE SECTION FOR THE SAMPLING BRG (SEE DETAIL 15-01-01).



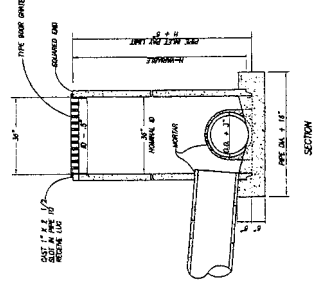
SAMPLING STATION DETAIL
 NOT TO SCALE



AIR & VACUUM RELEASE VALVE DETAIL
 NOT TO SCALE



TYPE GCP DRAINAGE INLET
 CONCRETE PIPE INLET WITH CURB



SECTION



THOMPSON-HYSELL ENGINEERS
 A Division of
 1018 12TH STREET, SUITE 200, BOSTON, CA 94022
 TEL: (415) 435-8800 FAX: (415) 435-8800
 www.thompson-hysell.com



NO.	DATE	REVISIONS
1	9-27-07	ISSUED FOR PERMITS
2	11-20-07	AS-BUILT AND CHANGED THIS SHEET

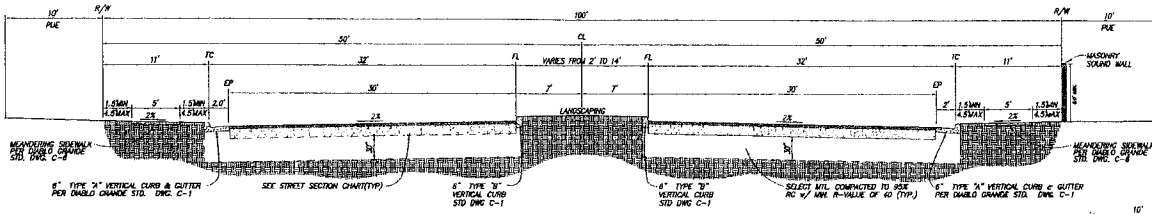
STREET SECTIONS
DIABLO GRANDE
THE COTTAGES
 ST. BARBARA COUNTY, CALIFORNIA

SHEET NUMBER
9
 OF 31 SHEETS

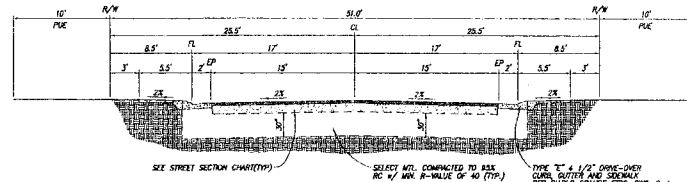
STREET SECTION CHART

R/W	DESCRIPTION	CURB	WALK	PAVEMENT	MEDIAN	TI	RV	SECTION
100'	DIABLO GRANDE PARKWAY	5'	60'	14'	7'	10'	4.0'	14.5'
51'	WATSON CIRCLE	DO	4.5'	30'	--	5'	10'	10.0'
51'	CRAMPINE DRIVE	DO	5.5'	30'	--	6'	10'	11.5'
50'	CRAMPINE DRIVE	DO	5.5'	32'	--	6'	10'	11.5'
36'	RED PASTURE DRIVE	DO	4.5'	19'	--	5'	10'	10.0'

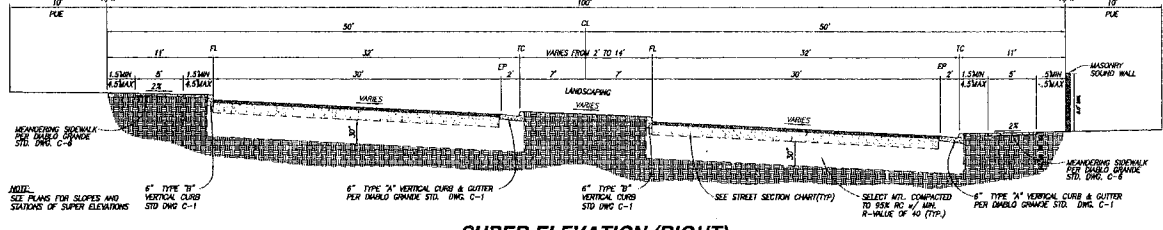
NOTE: THESE STREET SECTIONS ARE PRELIMINARY. FINAL STREET SECTIONS SHALL BE CALCULATED AFTER ROUGH SUBGRADE IS ACHIEVED AND ACTUAL R-WALLES ARE DETERMINED.



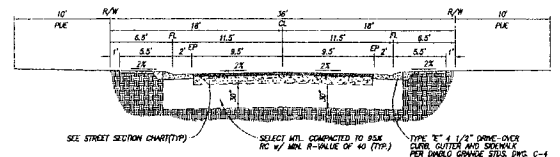
100' R/W DIABLO GRANDE PARKWAY SECTION
 SCALE: 1"=6'



TYPICAL 51' RW STREET SECTION
 SCALE: 1"=6'

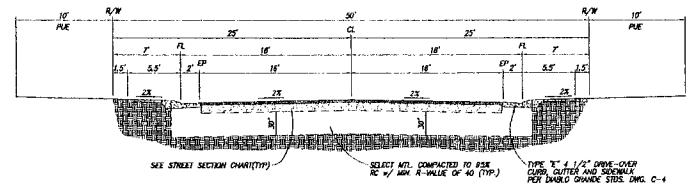


SUPER ELEVATION (RIGHT)
100' R/W DIABLO GRANDE PARKWAY SECTION
 STA: 140+74.60 TO 142+70.05
 SCALE: 1"=6'



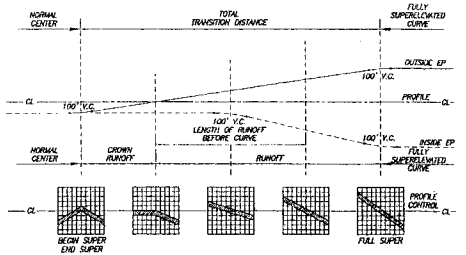
TYPICAL 36' RW STREET SECTION
 SCALE: 1"=6'

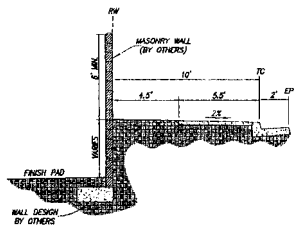
CURVE	WALLES	CH	INT	GRAD	SUPPLY	SECTN	CURVE	TRAIL	SUPER	TOTAL	SEPAR	END CURVE	END SUPER
1	450'	L	0.02	772+55.61	794+65.00	795+55.00						81+54.51	
2	400'	L	0.05	81+14.21							84+43.23	84+41.25	85+12.23
3	500'	R	0.05	84+26.71	86+11.07	86+35.07					88+36.68	88+36.68	89+13.68
4	500'	R	0.05	89+13.50	89+36.53	89+32.53					94+25.75	94+25.75	95+83.75
5	1000'	R	0.02	89+33.43	90+28.83	90+26.83					100+86.91	101+19.91	102+19.91
6	200'	R	0.05	100+11.03	100+45.03	100+25.03					102+15.13	102+05.13	102+15.13
7	800'	L	0.03	102+23.31	104+30.25	104+40.25					107+50.00	107+30.00	107+50.00
8	500'	R	0.05	104+27.81	104+24.00	104+23.00					104+23.00	104+23.00	104+23.00
9	2000'	R	0.02	104+13.58	107+51.58	106+13.58					107+11.63	107+11.63	107+11.63
10	1000'	R	0.02	107+02.87	109+37.18	108+02.18					108+52.07	108+12.07	109+34.55
11	2000'	L	0.02	107+34.55	108+53.03	108+13.03					107+54.37	107+54.37	107+54.37
12	2000'	R	0.02	108+13.25	100+10.25	100+13.25					104+58.63	105+08.62	105+10.74
13	100'	L	0.08	105+20.74	106+31.24	106+19.24					105+20.74	105+20.74	105+20.74
14	1000'	R	0.02	106+20.74	103+51.78	103+11.78					103+18.78	103+18.78	103+18.78



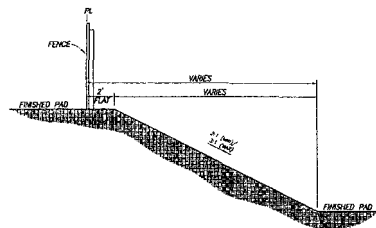
TYPICAL 50' RW STREET SECTION
 SCALE: 1"=6'

RECORD DRAWING
 BY: [Signature] DATE: 10-26-11

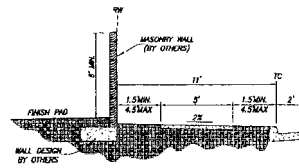




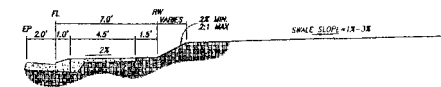
A MASONRY SOUND WALL
SCALE: 1"=4'



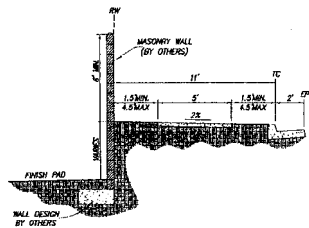
E REAR YARD SLOPE
SCALE: 1"=4'



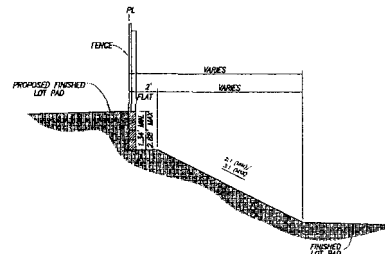
I MASONRY SOUND WALL
SCALE: 1"=4'



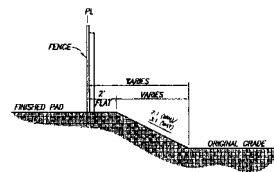
TYPICAL LOT GRADING
SCALE: 1"=4'



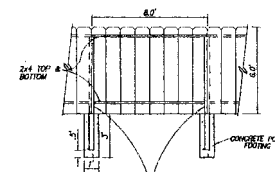
B MASONRY SOUND WALL
SCALE: 1"=4'



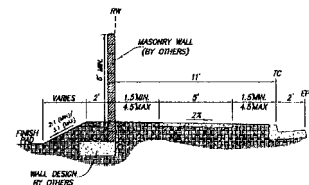
F REAR YARD SLOPE
SCALE: 1"=4'



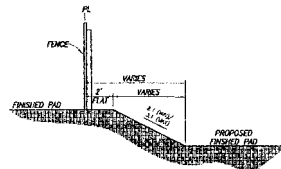
J SIDE YARD SLOPE
SCALE: 1"=4'



GOOD NEIGHBOR WOOD FENCE
SCALE: 1"=4'

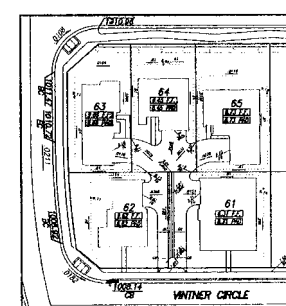


C MASONRY SOUND WALL
SCALE: 1"=4'

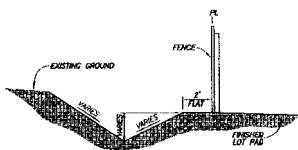


G SIDE YARD SLOPE
SCALE: 1"=4'

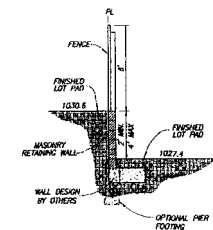
STRUCTURAL DESIGN CALCULATIONS FOR THE MASONRY WALLS WILL BE DESIGNED, REVIEWED AND APPROVED BY OTHERS.



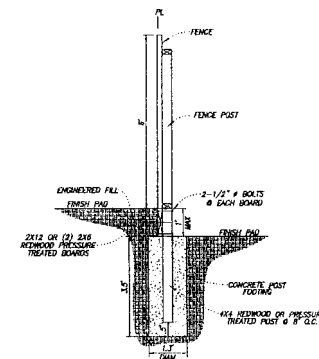
TYPICAL CLUSTER GRADING
N.T.S.



D REAR YARD SLOPE
SCALE: 1"=4'



H RETAINING WALL
SCALE: 1"=4'



WOOD RETAINING FENCE
SCALE: 1"=2'

RECORD DRAWING
BY: [Signature] DATE: 10-26-11

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THOMPSON-HYSELL ENGINEERS
A Division of THE LITTLE COMPANY, INC.
1016 14TH STREET, MONROVIE, CA 95030
TEL: (925) 831-8000 FAX: (925) 831-8006
www.thompson-hysell.com



NO.	DATE	REVISIONS
1	9-27-07	ISSUED PERMITS
2	10-26-11	AS-BUILT AND CHANGE THE SHEET

NO.	DATE	REVISIONS
1	9-27-07	ISSUED PERMITS
2	10-26-11	AS-BUILT AND CHANGE THE SHEET

GRADING DETAILS
DIABLO GRANDE
THE COTTAGES
STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
10
OF 31 SHEETS



THOMPSON-HYSELL
ENGINEERS
A DIVISION OF THE NORTH COMPANY, INC.
1014 27TH STREET, MODESTO, CA 95364
(209) 521-8888
FAX (209) 521-9045
L.L.S.P.

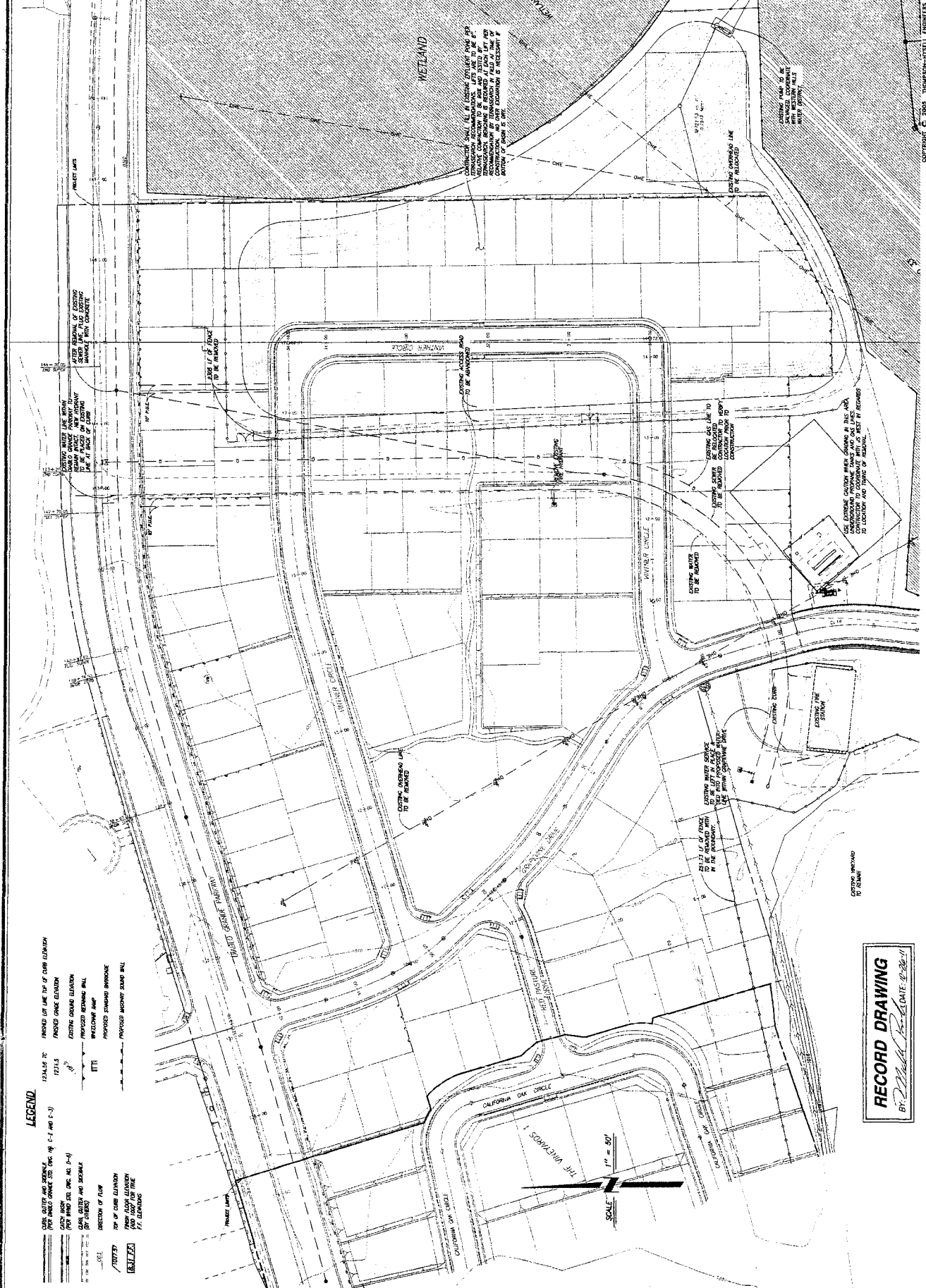
NO.	DATE	DESCRIPTION
1	06/10/15	ISSUE FOR PERMITS
2	06/23/15	ISSUE FOR PERMITS
3	07/01/15	ISSUE FOR PERMITS
4	07/01/15	ISSUE FOR PERMITS
5	07/01/15	ISSUE FOR PERMITS
6	07/01/15	ISSUE FOR PERMITS
7	07/01/15	ISSUE FOR PERMITS
8	07/01/15	ISSUE FOR PERMITS
9	07/01/15	ISSUE FOR PERMITS
10	07/01/15	ISSUE FOR PERMITS

DIABLO GRANDE
THE COTTAGES
STANISLAUS COUNTY, CALIFORNIA

10.1
SHEET NUMBER

OF 31 SHEETS

TOPO AND DEMOLITION PLAN

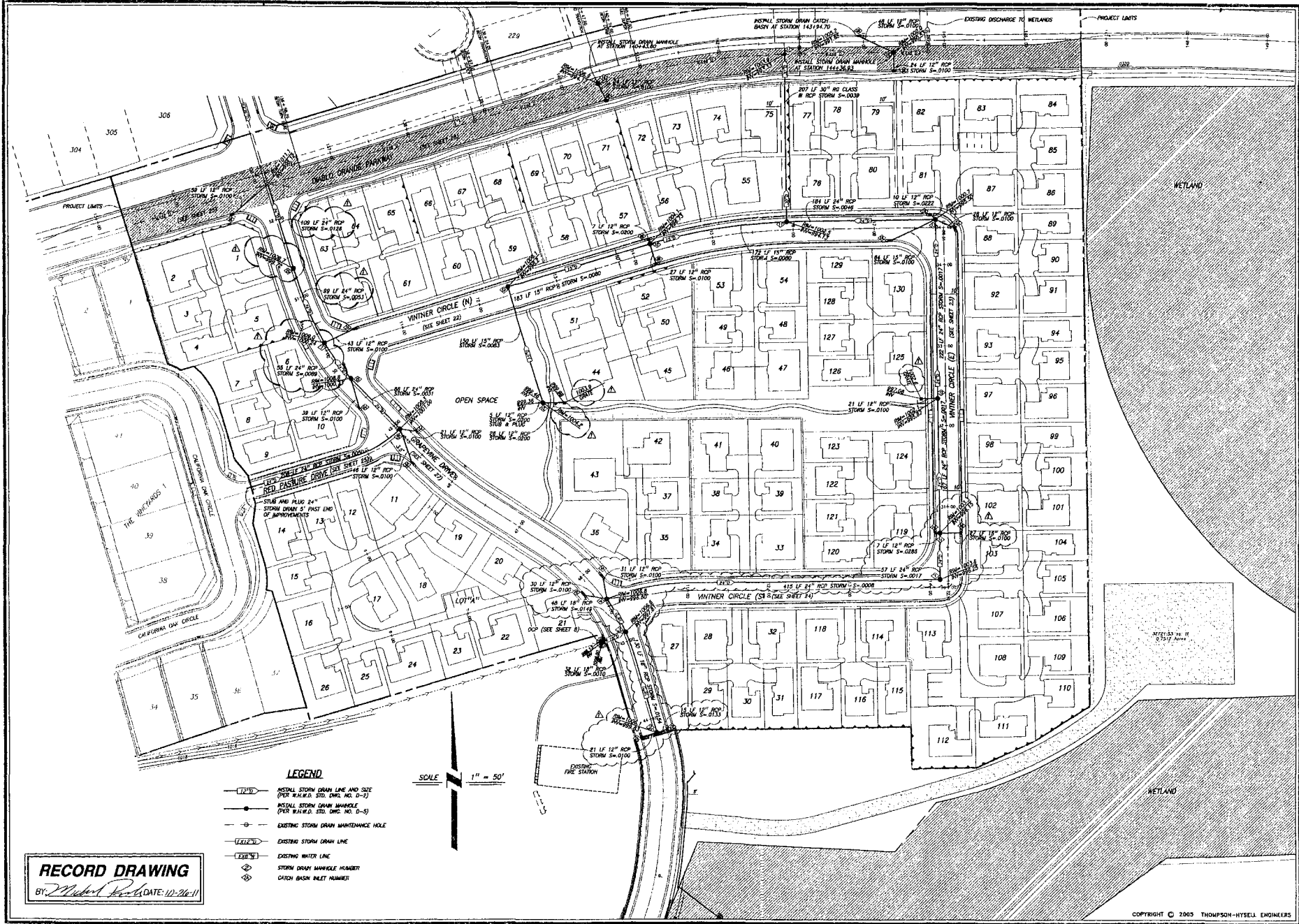


LEGEND

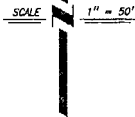
(---)	EXISTING AND PROPOSED	(---)	PROPOSED SHADOW BOUNDARY
(---)	EXISTING GRADE ELEVATION	(---)	PROPOSED SHADOW BOUNDARY
(---)	EXISTING ROAD ELEVATION	(---)	PROPOSED SHADOW BOUNDARY
(---)	PROPOSED ROAD ELEVATION	(---)	PROPOSED SHADOW BOUNDARY
(---)	PROPOSED SHADOW BOUNDARY	(---)	PROPOSED SHADOW BOUNDARY

RECORD DRAWING
DATE: 12-20-15

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- LEGEND**
- INSTALL STORM DRAIN LINE AND SIZE (PER MANHOLE STD. DNG. NO. D-2)
 - INSTALL STORM DRAIN MANHOLE (PER MANHOLE STD. DNG. NO. D-5)
 - EXISTING STORM DRAIN MAINTENANCE HOLE
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER LINE
 - STORM DRAIN MANHOLE (MANHOLE)
 - CATCH BASIN (INLET MANHOLE)



RECORD DRAWING
 BY: *Michael R. ...* DATE: 12-26-11



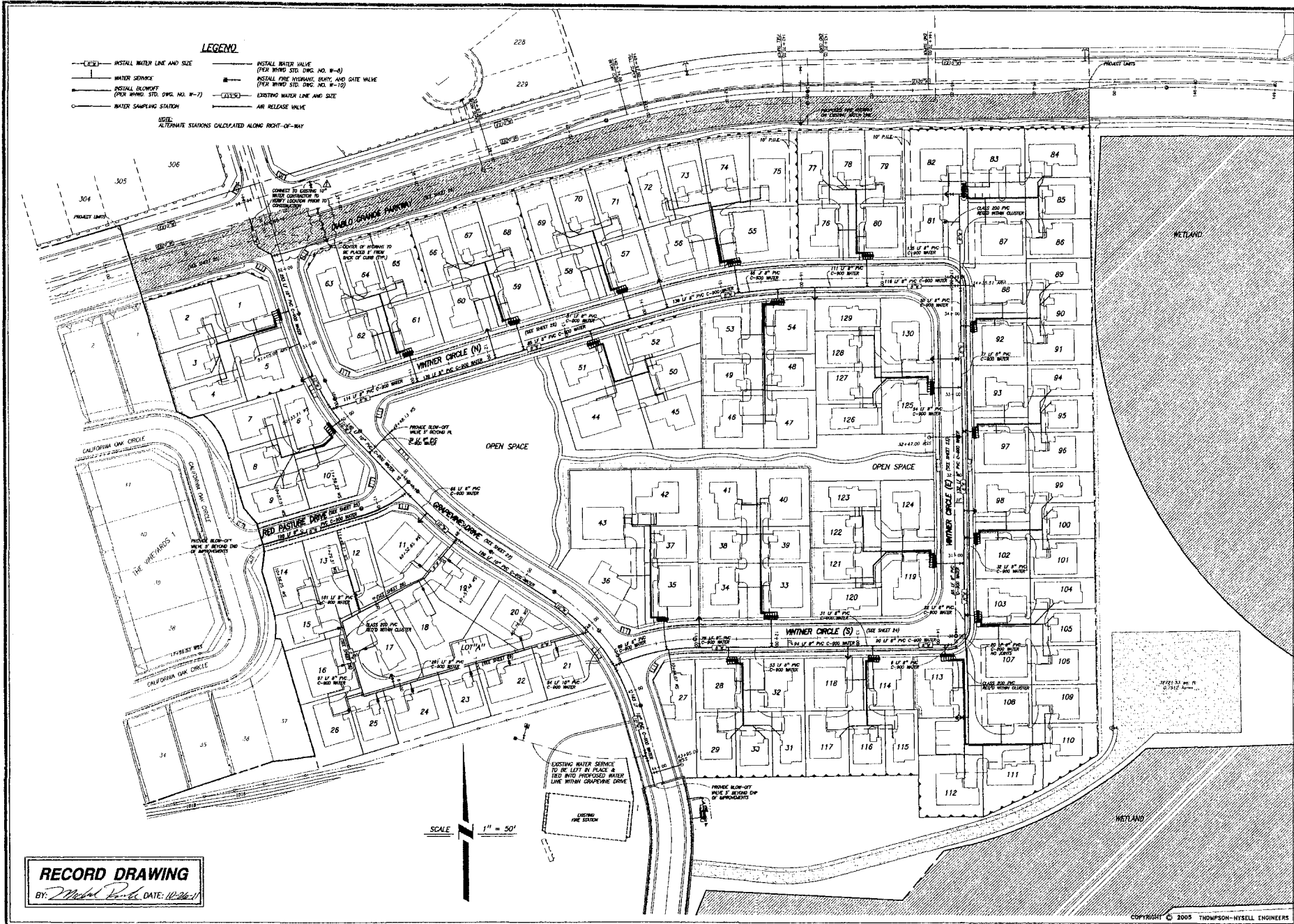
THOMPSON-HYSSELL ENGINEERS
 A DIVISION OF THE HYSSELL GROUP, INC.
 1018 12TH STREET, SUITE 200
 SACRAMENTO, CA 95811
 PHONE (916) 442-8888 FAX (916) 442-8000

NO.	DATE	DESCRIPTION
1	12-26-11	AS-BUILT-REVISED STORM DRAIN INFORMATION
2		
3		
4		
5		
6		
7		
8		
9		
10		

STORM DRAIN PLAN
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
12

- LEGEND**
- INSTALL WATER LINE AND SIZE
 - WATER SERVICE
 - INSTALL BLOWOFF (PER WHIP STD. OWC. NO. W-7)
 - WATER SAMPLING STATION
 - INSTALL WATER VALVE (PER WHIP STD. OWC. NO. W-4)
 - INSTALL FIRE HYDRANT, ENTRY, AND GATE VALVE (PER WHIP STD. OWC. NO. W-10)
 - EXISTING WATER LINE AND SIZE
 - AIR RELEASE VALVE
- NOTE:
ALTERNATE STATIONS CALCULATED ALONG RIGHT-OF-WAY



RECORD DRAWING
 BY: *Michael Powell* DATE: 11/26/11



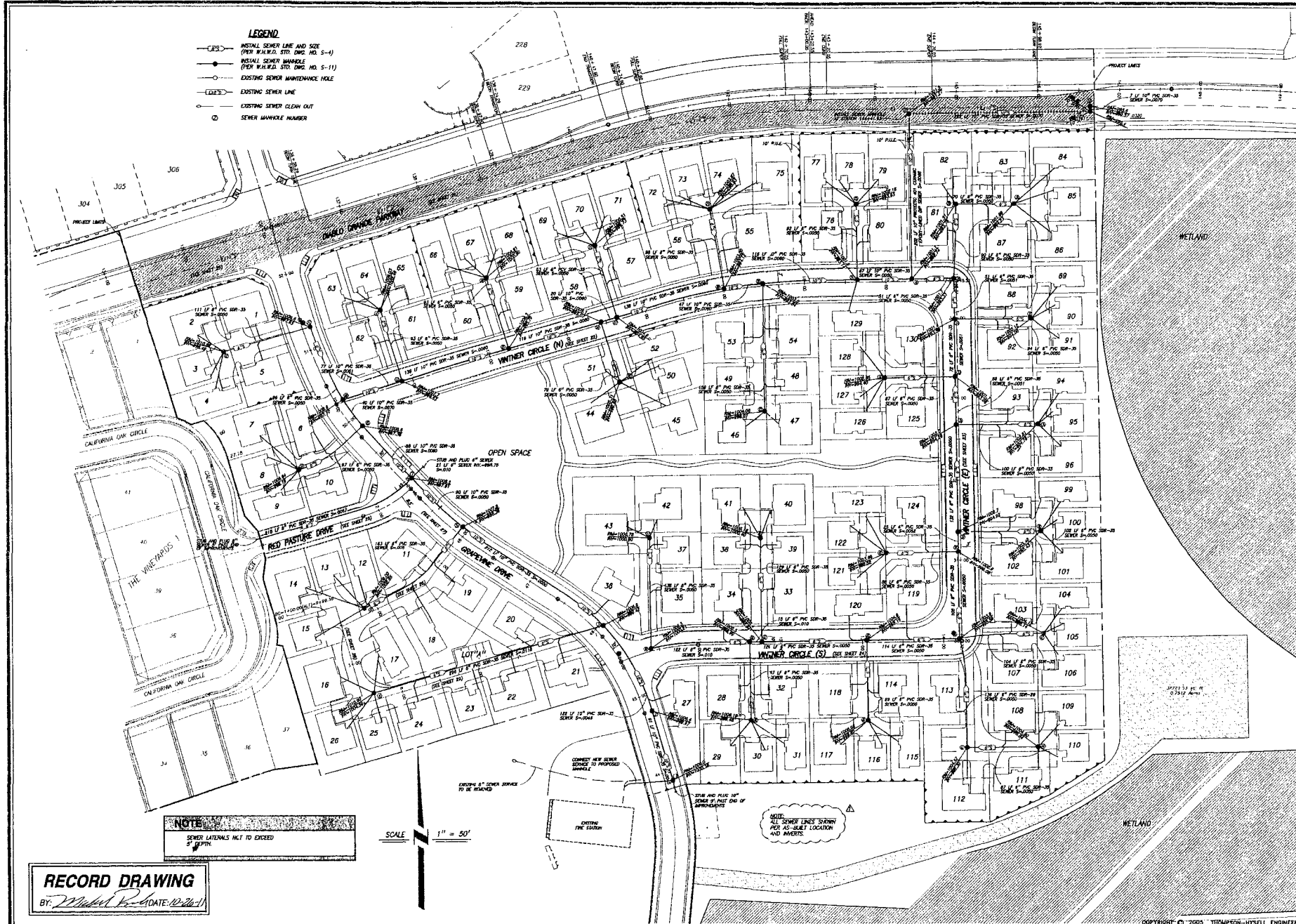
THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE BETH COMPANIES, INC.
 10000 WILSON AVENUE, SUITE 100
 BAY AREA, CALIFORNIA 94603
 TEL: (415) 351-1000 FAX: (415) 351-1001
 WWW.THENGINEERS.COM
 MICHAEL POWELL
 LICENSE NO. 44258
 STATE OF CALIFORNIA

PROJECT NO.	11-03-03
DATE	11/26/11
SCALE	AS SHOWN
DESIGNER	MP
CHECKER	MP
DATE	11/26/11

WATER PLAN
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
13
 OF 31 SHEETS

- LEGEND**
- (S)— INSTALL SEWER LINE AND SIZE (PER W.H.D. STD. ENG. NO. S-4)
 - (M)— INSTALL SEWER MANHOLE (PER W.H.D. STD. ENG. NO. S-4)
 - (M)— EXISTING SEWER MAINTENANCE HOLE (PER W.H.D. STD. ENG. NO. S-11)
 - (S)— EXISTING SEWER LINE
 - (C)— EXISTING SEWER CLEAN OUT
 - SEWER MANHOLE NUMBER



NOTE
SEWER LATERALS NOT TO EXCEED 5' DEPTH.

SCALE 1" = 50'

NOTE
ALL SEWER LINES SHOWN PER AS-SHOWN LOCATION AND AVERTS

RECORD DRAWING
BY: *[Signature]* DATE: 12/21/11



THOMPSON-HYSSELL ENGINEERS
A DIVISION OF HOK, INC.
10811 15TH STREET, MODESTO, CA 95350
TEL: 209.528.1000 FAX: 209.528.1005
www.thompson-hysell.com

NO.	DATE	BY	REVISIONS
1	9-21-07	AS	SECOND DRAFTS FOR PERMITS
2	10-15-07	AS	AS BUILT - SEWER RECORDING

SEWER PLAN
DIABLO GRANDE
THE COTTAGES
STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
14

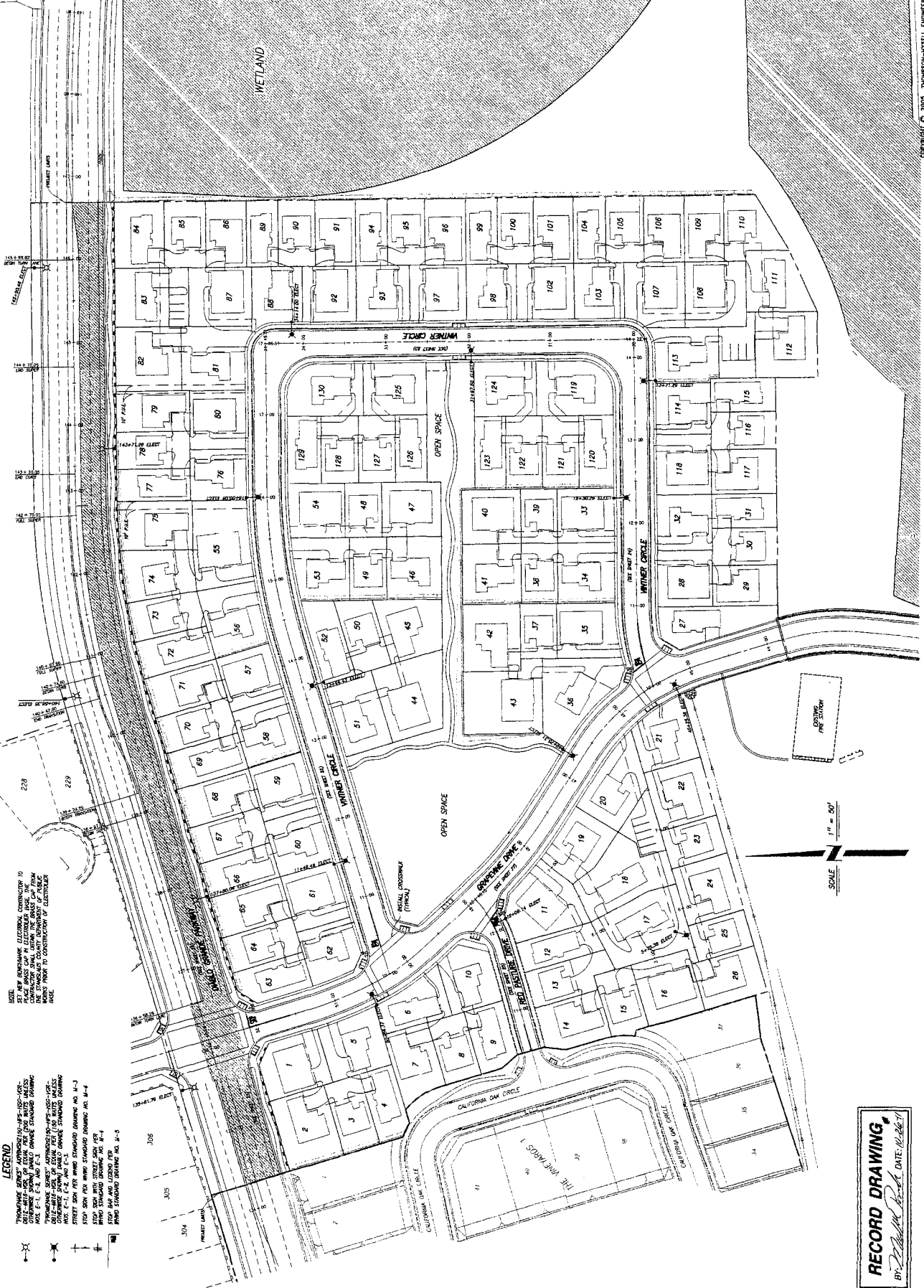


THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE MATH COMPANY, INC.
 1016 27TH STREET, MODESTO, CA 95358
 (209) 521-6999 FAX (209) 521-9045
 www.math.com

NO.	DATE	REVISIONS
1	10/10/05	ISSUE FOR PERMIT
2	05/07/05	AS-BUILT AND CHANGES THIS SHEET
3	09/20/04	
4	05/20/04	
5	03/22/04	

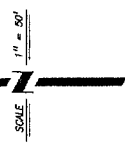
ELECTROLIER AND STRIPING PLAN
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **15**
 OF 31 SHEETS



NOTE:
 SET NEW REMAINING ELECTRICAL CONNECTIONS TO EXISTING SERVICE PANELS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRANDED CABLE REMOVAL AND DISPOSAL FROM THE SERVICE PANEL TO THE DISTRIBUTION OF ELECTRICAL PANEL.

LEGEND
 THOMPSON-HYSELL APPROVED: 10/10/05, 10/10/05, 10/10/05
 CIVIL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 ELECTRICAL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 MECHANICAL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 PLUMBING ENGINEER: 10/10/05, 10/10/05, 10/10/05
 STRUCTURAL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 LANDSCAPE ARCHITECT: 10/10/05, 10/10/05, 10/10/05
 TRAFFIC ENGINEER: 10/10/05, 10/10/05, 10/10/05
 ENVIRONMENTAL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 GEOTECHNICAL ENGINEER: 10/10/05, 10/10/05, 10/10/05
 WIND STANDARD DRAWING: 10/10/05, 10/10/05, 10/10/05
 STREET SIGN PER WIND STANDARD DRAWING NO. W-1-3
 STOP SIGN WITH STREET SIGN PER WIND STANDARD DRAWING NO. W-1-4
 STOP SIGN AND LIGHTED PER WIND STANDARD DRAWING NO. W-1-5
 WIND STANDARD DRAWING NO. W-1-5

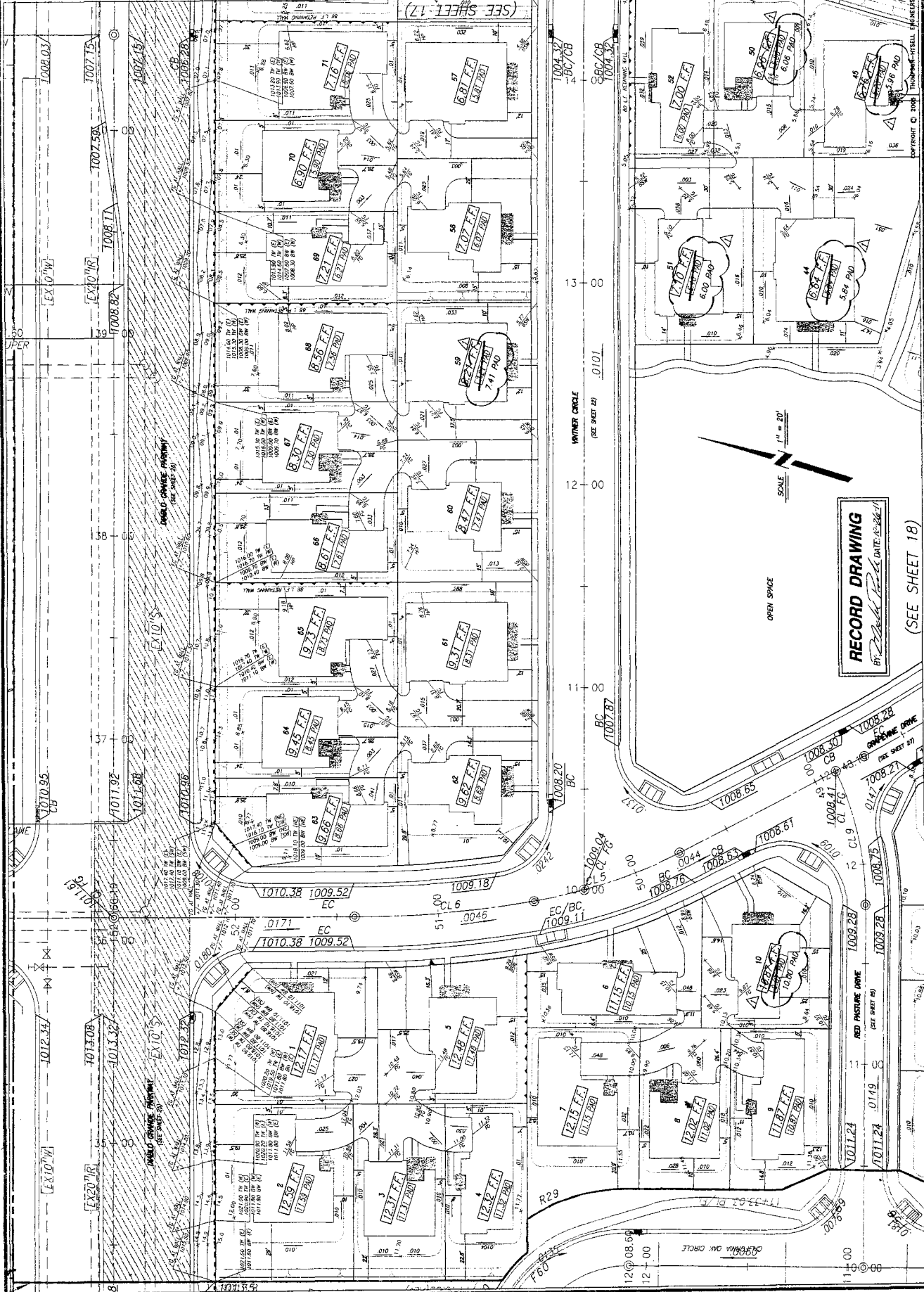


RECORD DRAWING
 BY: *[Signature]* DATE: 10/10/05



THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KIMLEY-HORN & MERRILL COMPANY, INC.
 1018 17TH STREET, MODESTO, CA 95364
 (209) 521-8888 FAX (209) 521-7000
 www.kimley-horn.com

DATE	10/19/08
BY	AV
CHECKED BY	AV
PROJECT	AS-BUILT-2ND EDITION REVISIONS
NO.	9-21-07
REVISIONS	



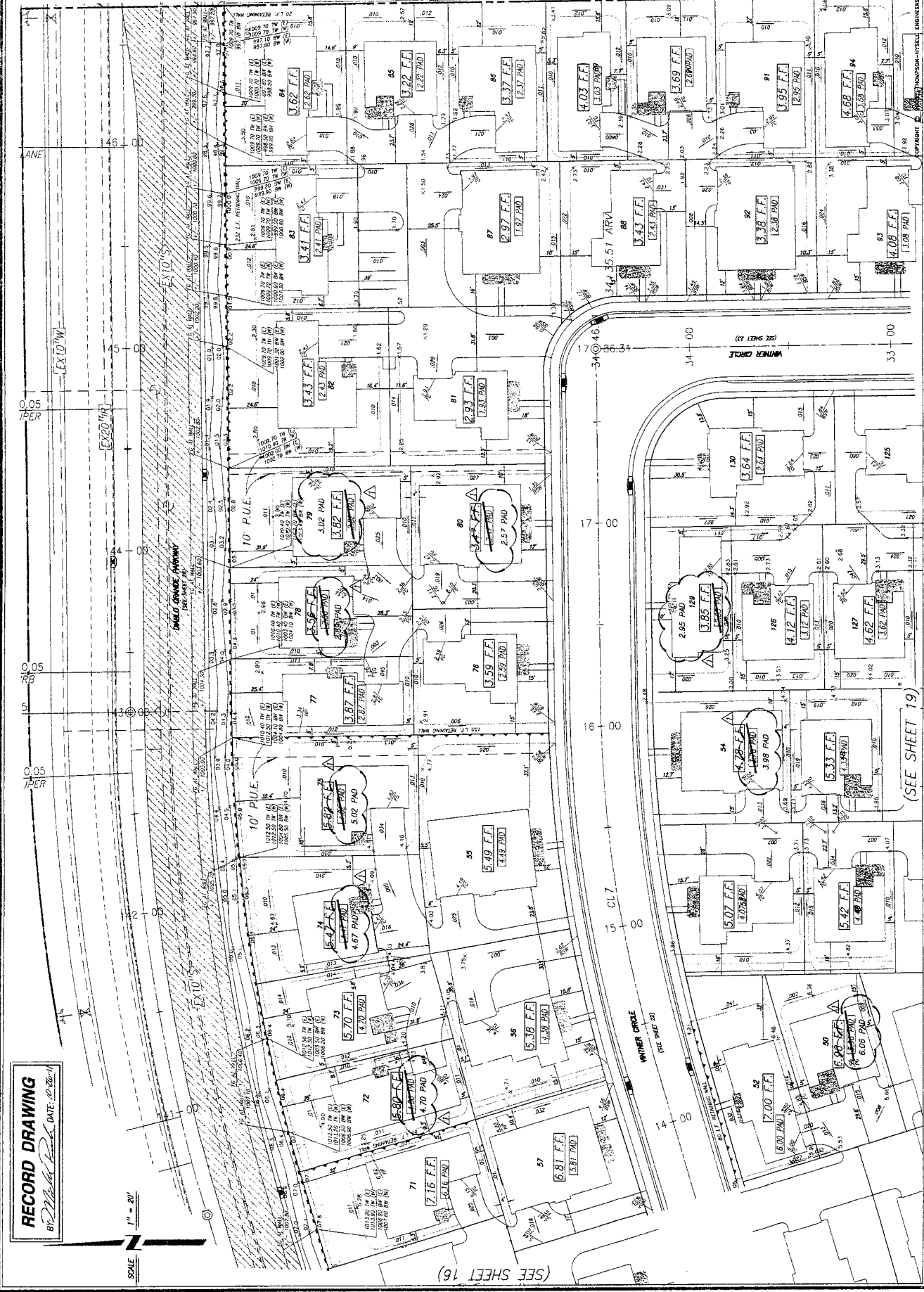


THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KATHI COMPANIES, INC.
 1015 17TH STREET, MISSOURI CITY, MO 63052
 (816) 251-1000, FAX (816) 251-1000

DATE	DESCRIPTION
10/10/05	ISSUED FOR PERMITS
08/07/05	ISSUED FOR PERMITS
05/21/05	ISSUED FOR PERMITS
03/21/05	ISSUED FOR PERMITS
02/10/05	ISSUED FOR PERMITS

HORIZONTAL CONTROL PLAN
DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **17** OF 31 SHEETS



RECORD DRAWING
 BY *[Signature]*
 DATE: 12/26/11

SCALE 1" = 20'

(SEE SHEET 16)

(SEE SHEET 19)

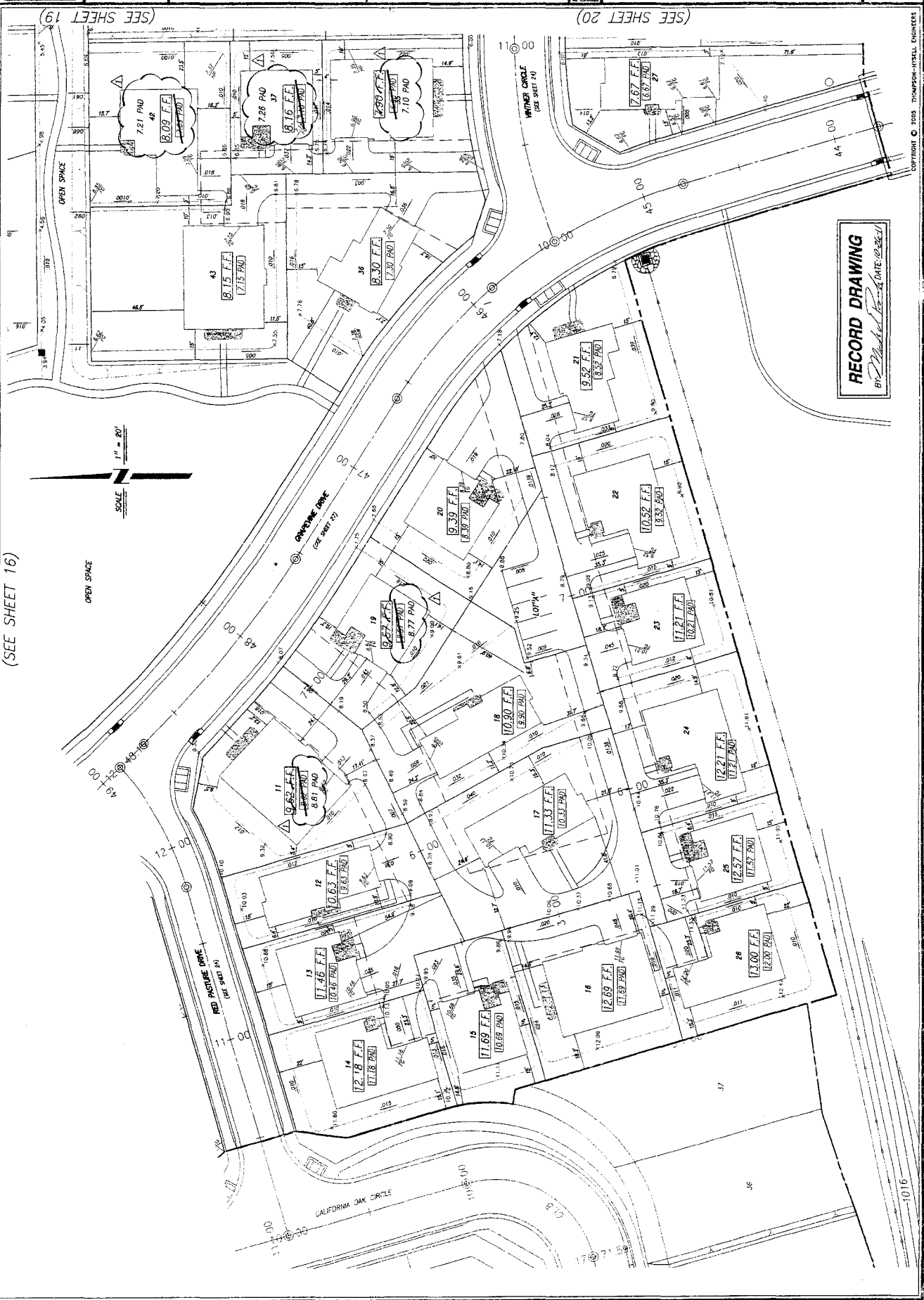


THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KATHI COMPANY, INC.
 1818 RIFLE BLVD., SUITE 100
 MOORESTOWN, CA 92559
 (951) 221-1100
 FAX (951) 221-1104

DATE	10/19/03	
BY	AS	
CHECKED BY	AS	
SCALE	AS SHOWN	
PROJECT	DIABLO GRANDE THE COTTAGES	
REVISIONS		
NO.	DATE	DESCRIPTION
1	10/19/03	AS SHOWN

HORIZONTAL CONTROL PLAN
DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

87
 SHEET NUMBER
 OF 37 SHEETS



(SEE SHEET 16)

(SEE SHEET 19)

(SEE SHEET 20)

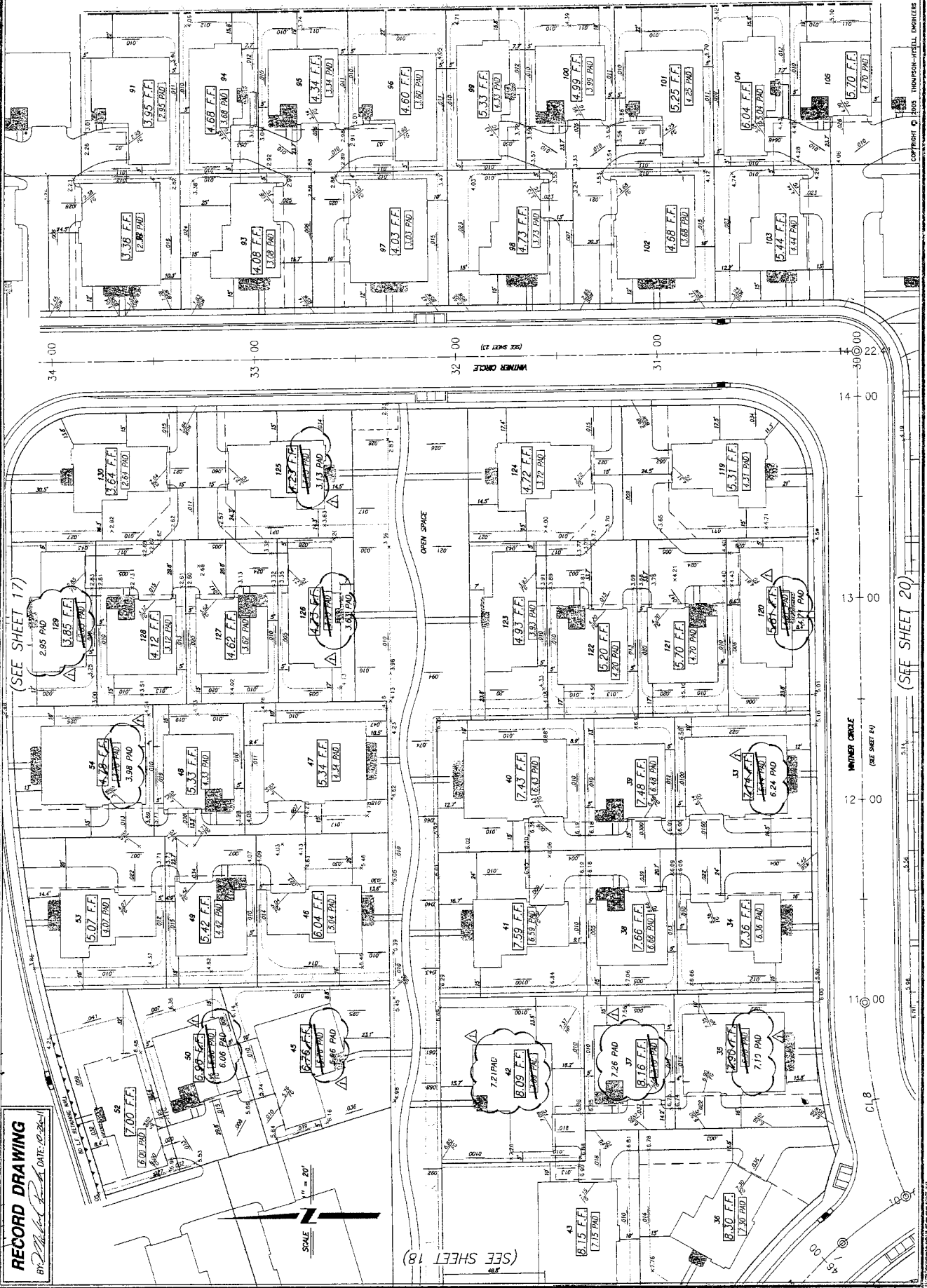


THOMPSON-HYSELL
ENGINEERS
 A DIVISION OF THE HENLEY COMPANY, INC.
 1018 12TH STREET, MODESTO, CA 95350
 (209) 521-0000
 FAX (209) 521-0004

NO.	DATE	REVISIONS
1	9/21/07	AS-BUILT - FLOOR ELEVATIONS
2	9/25/07	REVISIONS
3	10/17/07	REVISED

HORIZONTAL CONTROL PLAN
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
19
 OF 31 SHEETS



RECORD DRAWING
 BY: [Signature] DATE: 12-26-11

SCALE 1" = 20'

(SEE SHEET 17)

(SEE SHEET 18)

(SEE SHEET 20)

COPYRIGHT © 2005 THOMPSON-HYSELL ENGINEERS

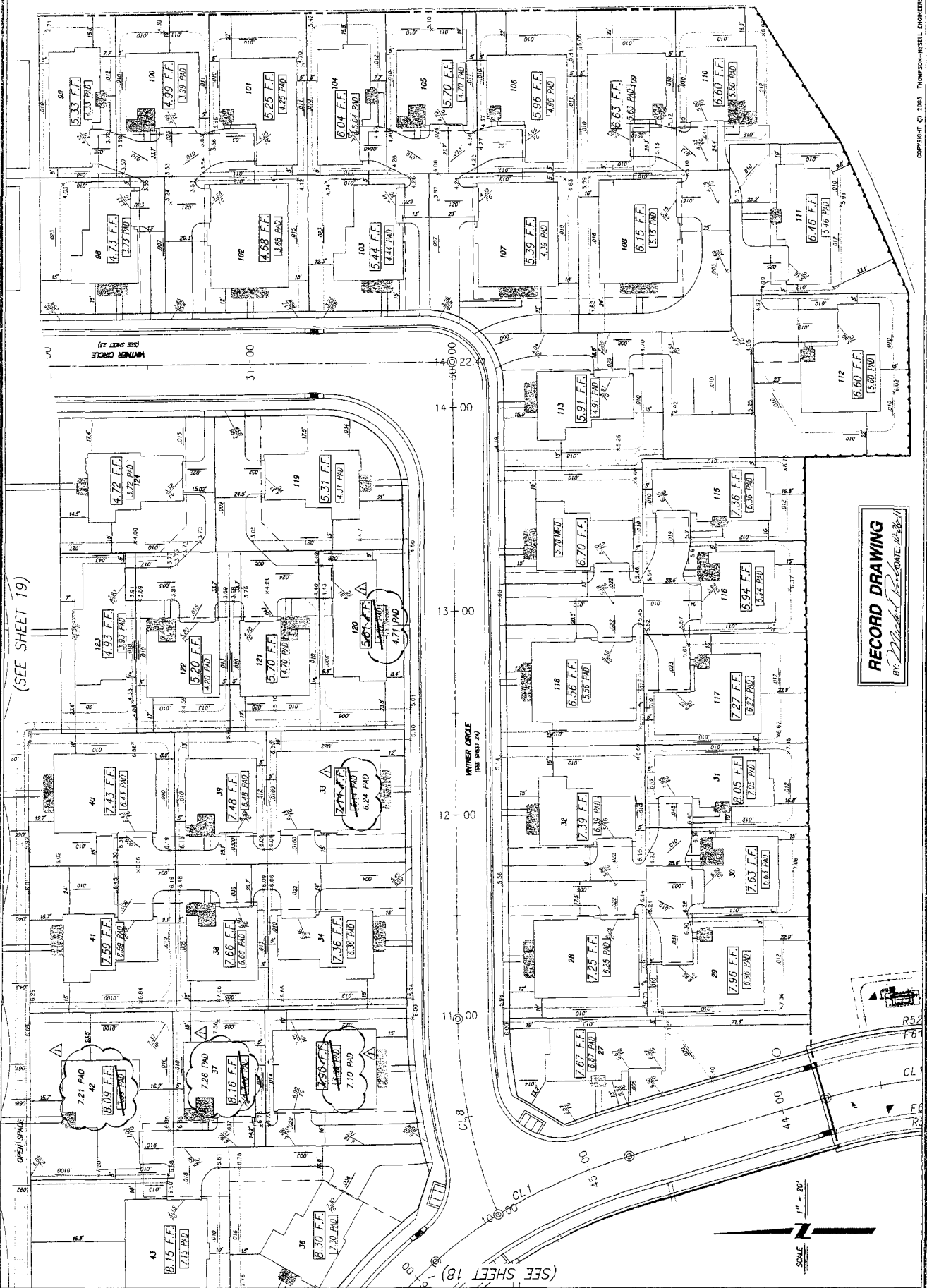


THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE HERTZ COMPANY, INC.
 1918 17TH STREET, MODESTO, CA 95354
 (209) 524-8000, FAX (209) 521-8444
 11525

DATE	DESCRIPTION
07/26/07	AS-BUILT (AND ELEVATION) REVISIONS
08/14/07	REVISED
09/10/07	REVISED

HORIZONTAL CONTROL PLAN
DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **20** OF 31 SHEETS



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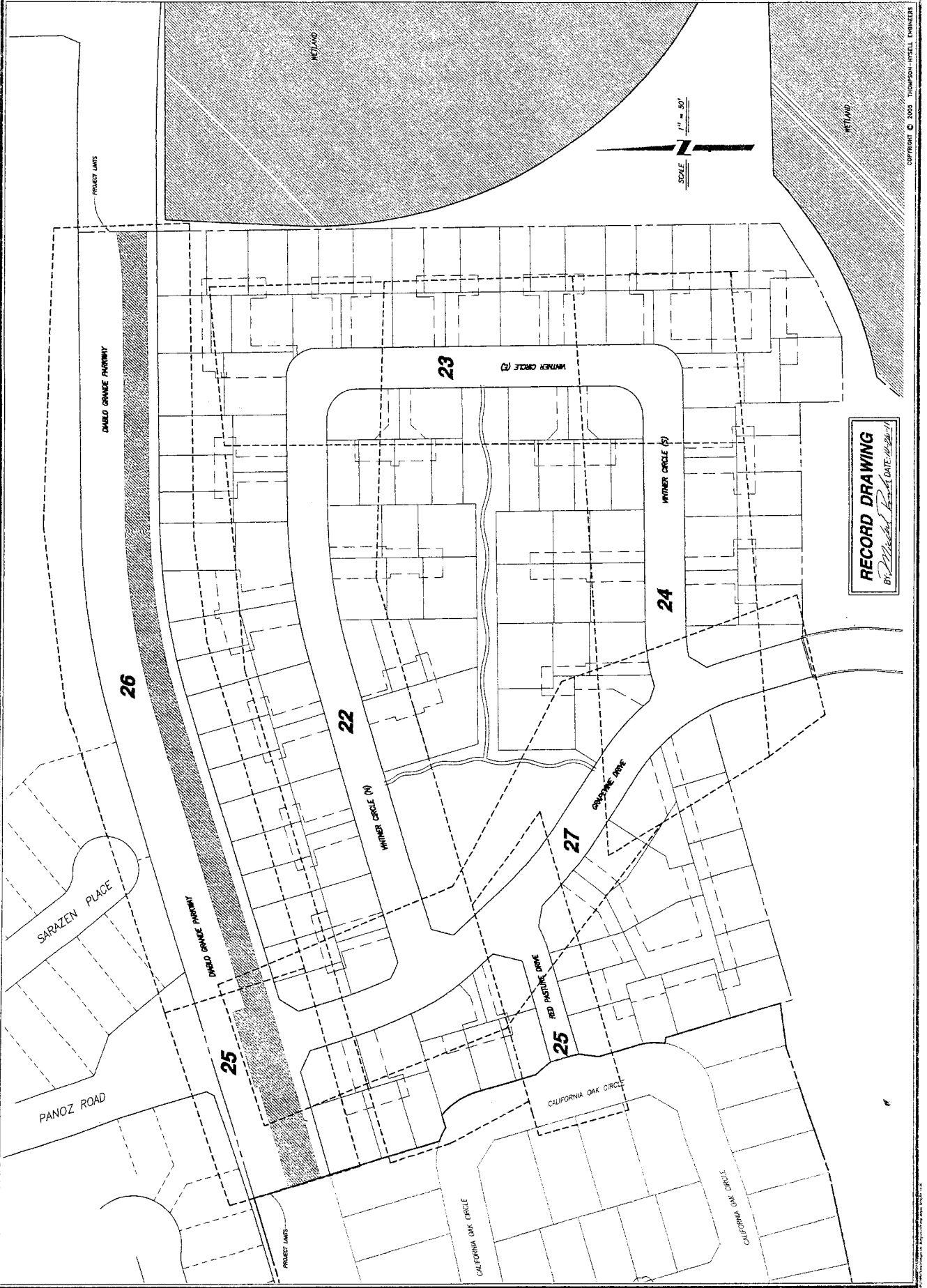
THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KATHI COMPANY, INC.
 1016 27TH STREET, MODESTO, CA 95354
 (209) 521-8888 FAX (209) 521-9040

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/03	RECORD DRAWING

KEY SHEET
DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **21**
 OF 31 SHEETS



RECORD DRAWING
 BY: *[Signature]* DATE: 11/15/03

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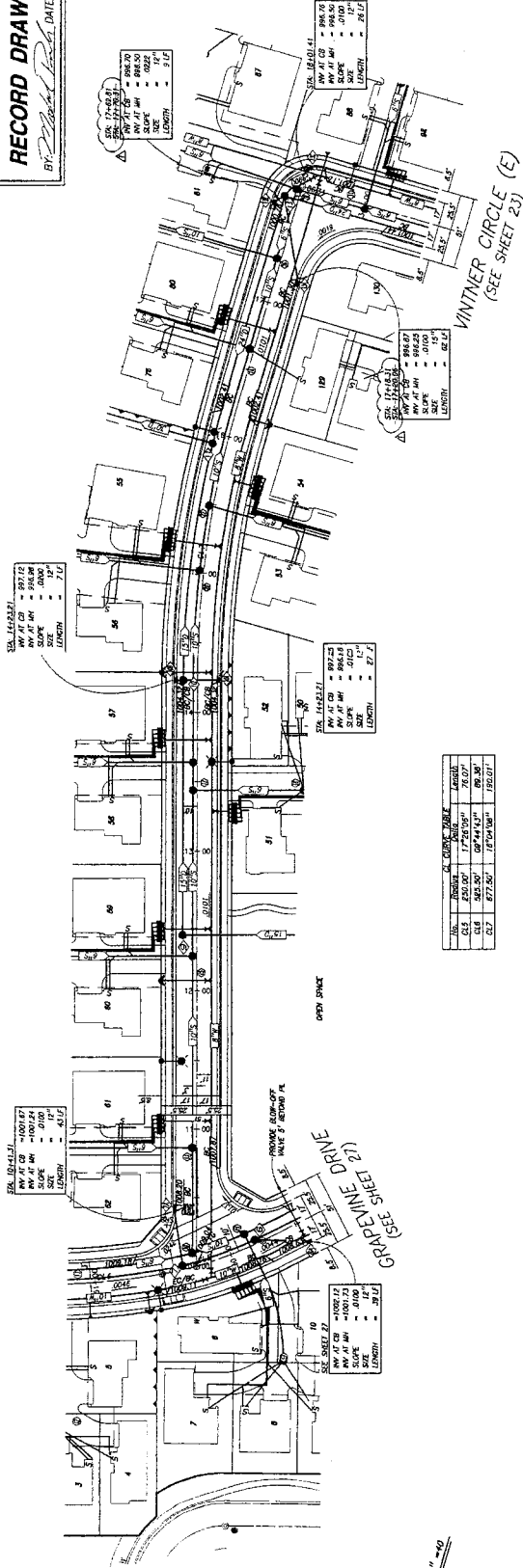
THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KIMLEY-HORN COMPANY, INC.
 1918 12TH STREET, MODESTO, CA 95354
 (209) 521-8800 FAX (209) 521-8804
 11525

NO.	DATE	REVISIONS
1	3-21-07	AS BUILT - PREPARE STORM DRAIN INSTALLATION
2		RECORD DRAWINGS
3		REVISED
4		DESIGNED
5		CHECKED
6		BY
7		DATE

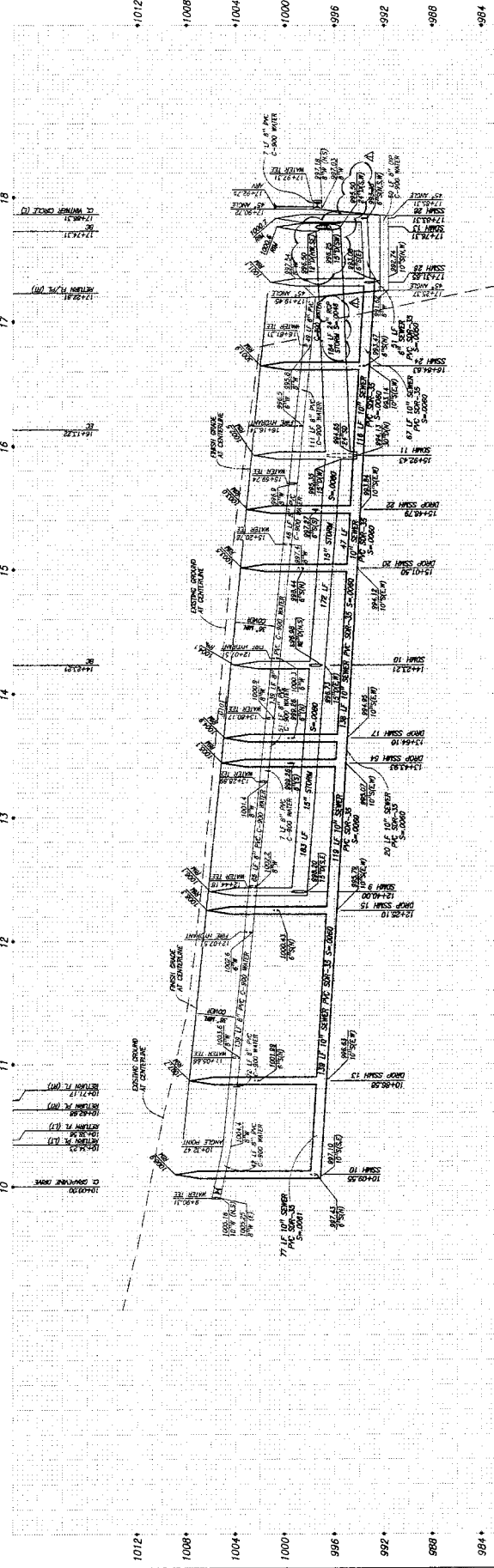
VINTNER CIRCLE (N)
PLAN AND PROFILE
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **22**
 OF 31 SHEETS

RECORD DRAWING
 BY *David Beck* DATE: 11-25-11

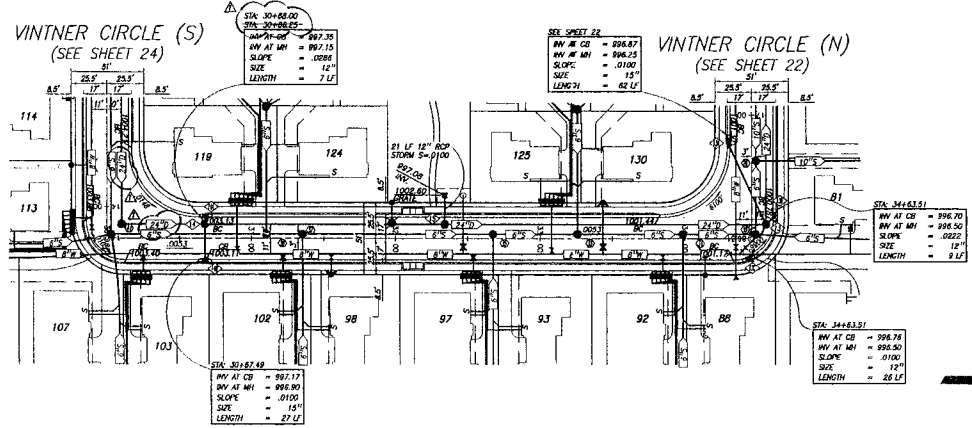


VINTNER CIRCLE (N)



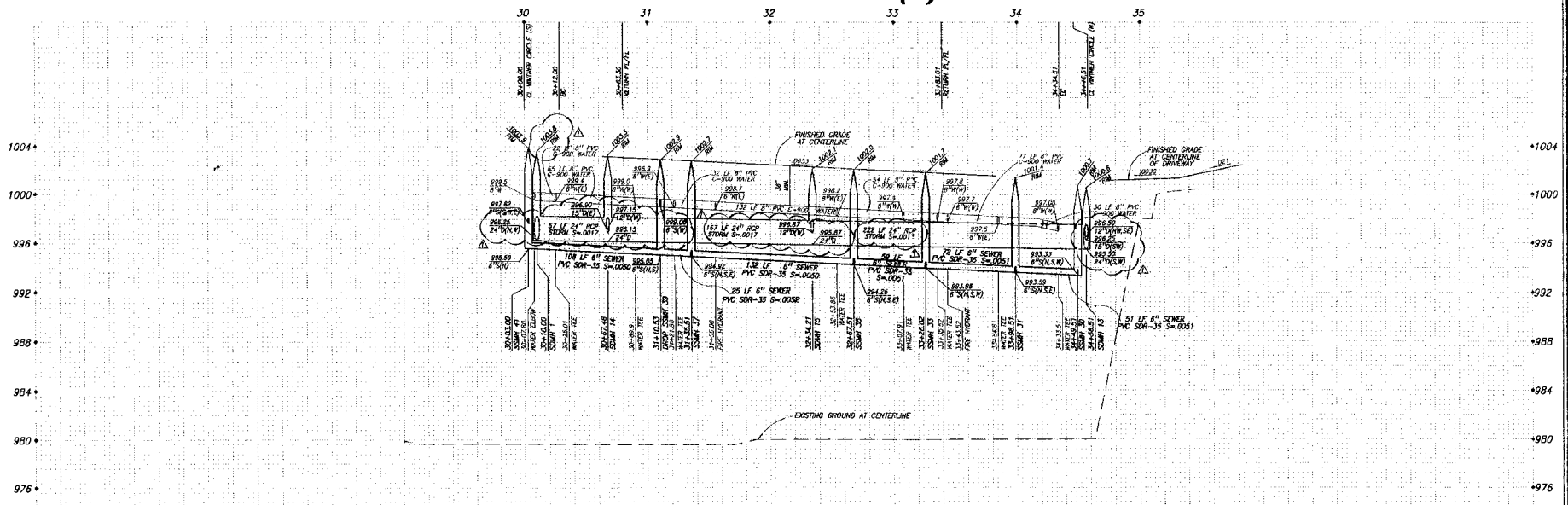
PROFILE SCALE
 1" = 4' HORIZONTAL
 1" = 4' VERTICAL

RECORD DRAWING
 BY *Michael P. Kelly* DATE: 10/26/11



SCALE 1" = 40'

VINTNER CIRCLE (E)



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4" VERTICAL

THOMPSON-HYSELL ENGINEERS
 A PROFESSIONAL ENGINEERING FIRM
 1010 WEST STREET, MONTEREY, CA 95030
 TEL: (831) 372-1000 FAX: (831) 372-1004
 www.thompson-hysell.com

REVISIONS

NO.	DATE	DESCRIPTION
1	10/26/11	AS-BUILT RECORD DRAWING

PLAN AND PROFILE
VINTNER CIRCLE (E)
DIABLO GRANDE
THE COTTAGES
 STANFORD COUNTY, CALIFORNIA

SHEET NUMBER
23



THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE NORTH COMPANY, INC.
 1018 17TH STREET, MODESTO, CA 95304
 (209) 521-9999 FAX (209) 521-9046
 12-16-11

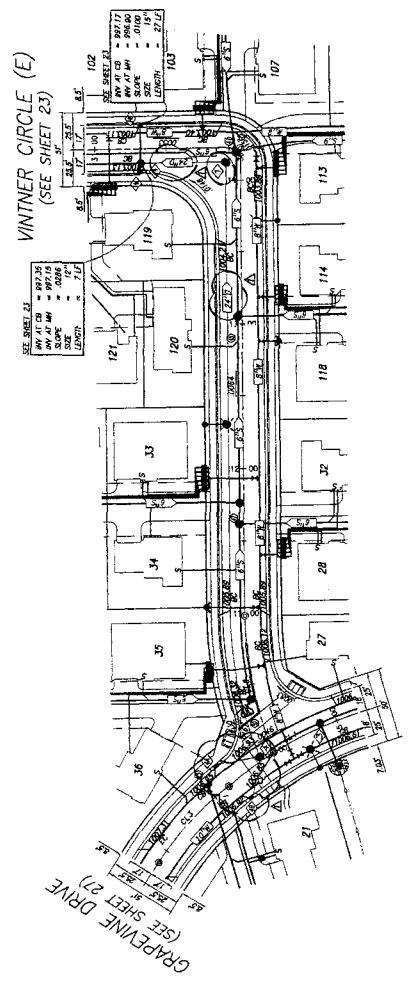
NO.	DATE	DESCRIPTION
1	12-16-11	ISSUED FOR PERMITS
2	12-16-11	ISSUED FOR PERMITS
3	12-16-11	ISSUED FOR PERMITS
4	12-16-11	ISSUED FOR PERMITS
5	12-16-11	ISSUED FOR PERMITS

VINTNER CIRCLE (S)
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

PLAN AND PROFILE
 VINTNER CIRCLE (S)

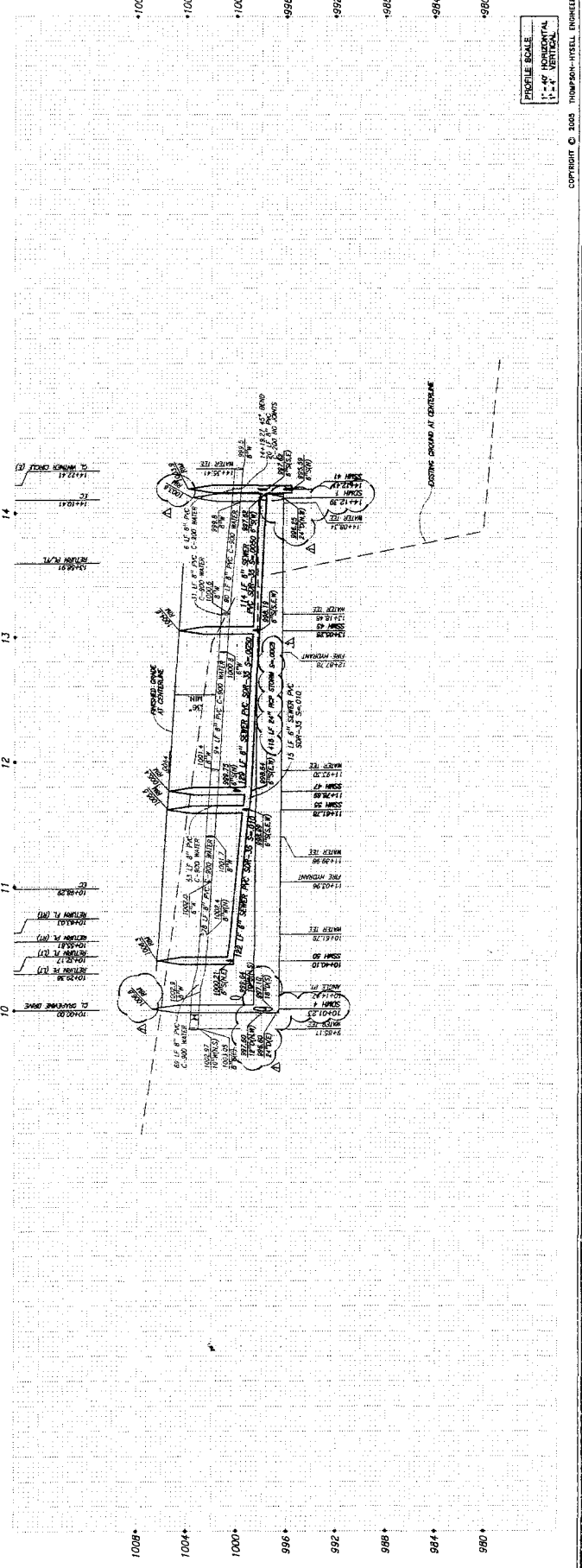
SHEET NUMBER **24** OF 31 SHEETS

RECORD DRAWING
 BY: *Michael Beck* DATE: 12-16-11



CL. CURVE	PI	PC	PT	LC	SC	EA
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100.00	100.00	100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00	100.00	100.00

VINTNER CIRCLE (S)



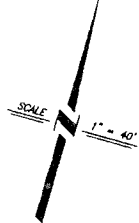
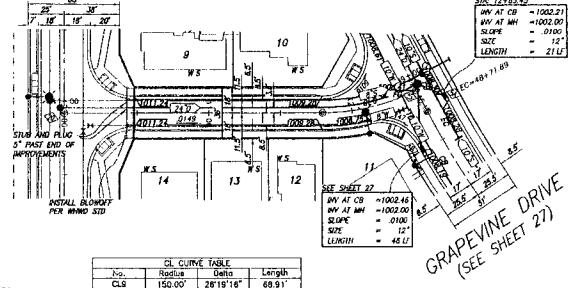
PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 1' VERTICAL

RECORD DRAWING
 BY: *M.H. & S.E.* DATE: 10-20-11

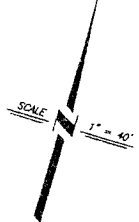
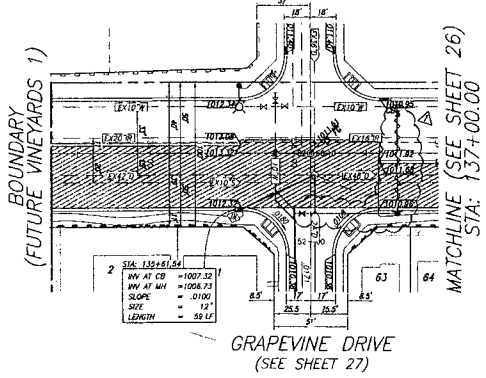


THOMPSON-HYSELL ENGINEERS
 A PROFESSIONAL ENGINEERING FIRM
 1016 15TH STREET, MONROVIE, CA 94035
 (925) 574-8508 FAX: (925) 574-0005
 www.thompson-hysell.com

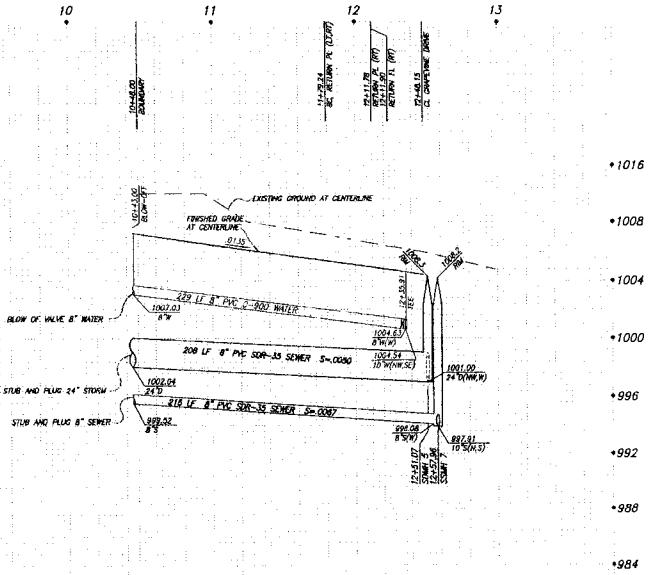
CALIFORNIA OAK
 CIRCLE
 FUTURE



PANOS ROAD
 (SEE PATIO HOMES)

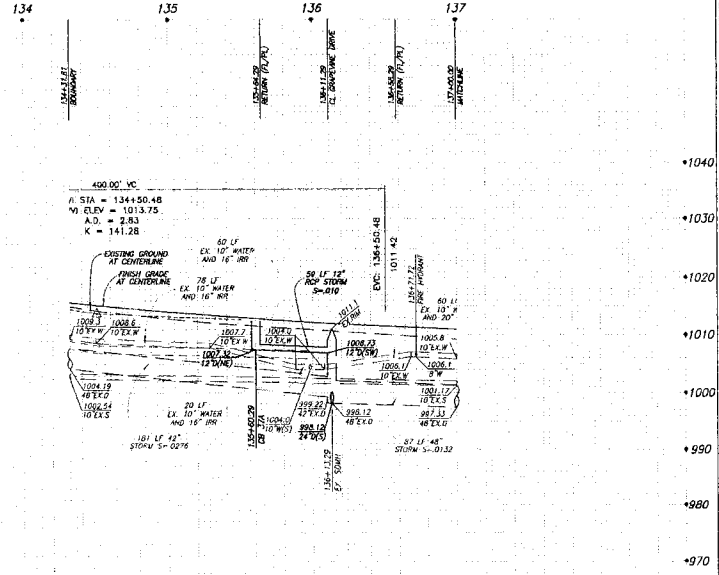


RED PASTURE DRIVE



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

DIABLO GRANDE PARKWAY
 STA: 134+31.81 TO 137+00.00



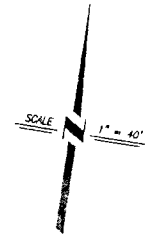
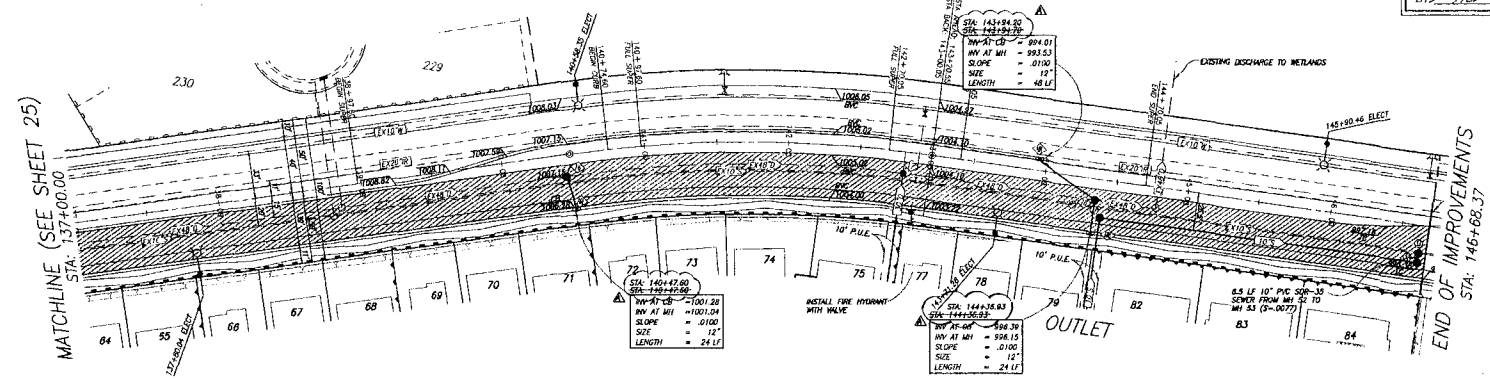
PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

NO.	DATE	REVISIONS
1	10-20-11	ISSUE FOR PERMIT CONNECTION
2	10-20-11	REVISED PER PERMIT CONNECTION

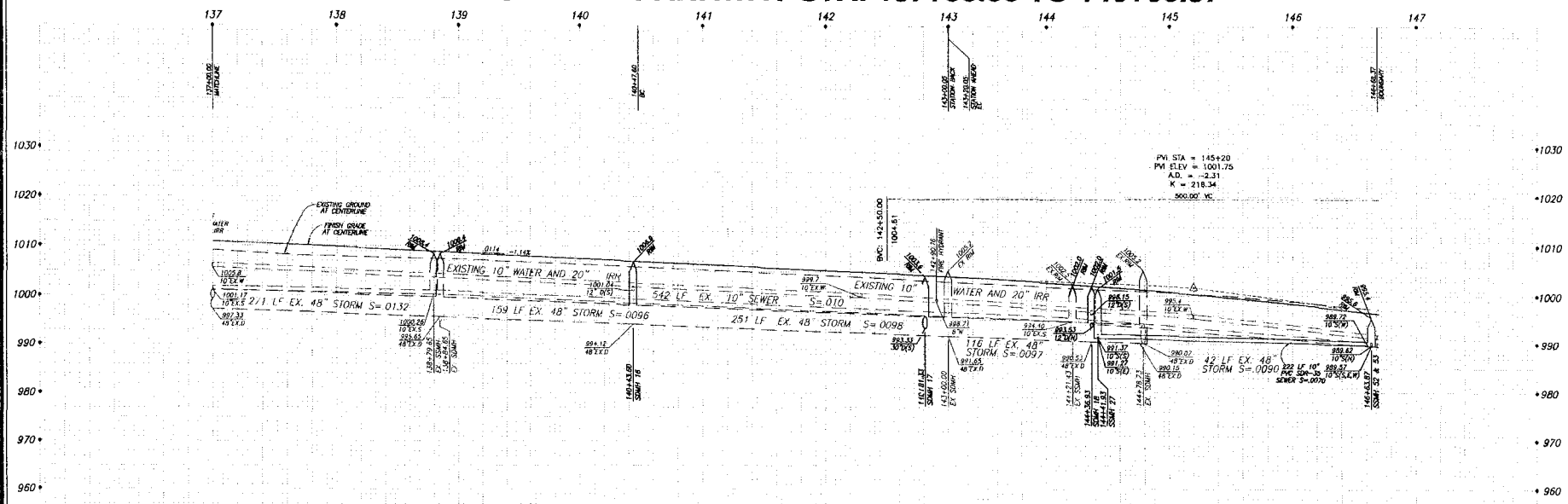
PLAN AND PROFILE
 RED PASTURE DRIVE
 DIABLO GRANDE PARKWAY
 STA: 134+31.81 TO 137+00.00
DIABLO GRANDE THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
25

RECORD DRAWING
By Michael P. ... DATE: 10-26-11



DIABLO GRANDE PARKWAY STA: 137+00.00 TO 146+68.37



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 10' VERTICAL

THOMPSON-HYSSELL ENGINEERS
 A PROFESSIONAL ENGINEERING FIRM
 1018 12TH STREET, MOURETTO, CA 95030
 (925) 251-8800 FAX (925) 251-8800
 www.thompson-hysell.com

NO.	DATE	REVISIONS
1	8-2-07	REVISE DASH DRAW EDITION RFP AS-BUILD

DIABLO GRANDE PARKWAY
STA: 137+00.00 TO 146+68.37
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
26



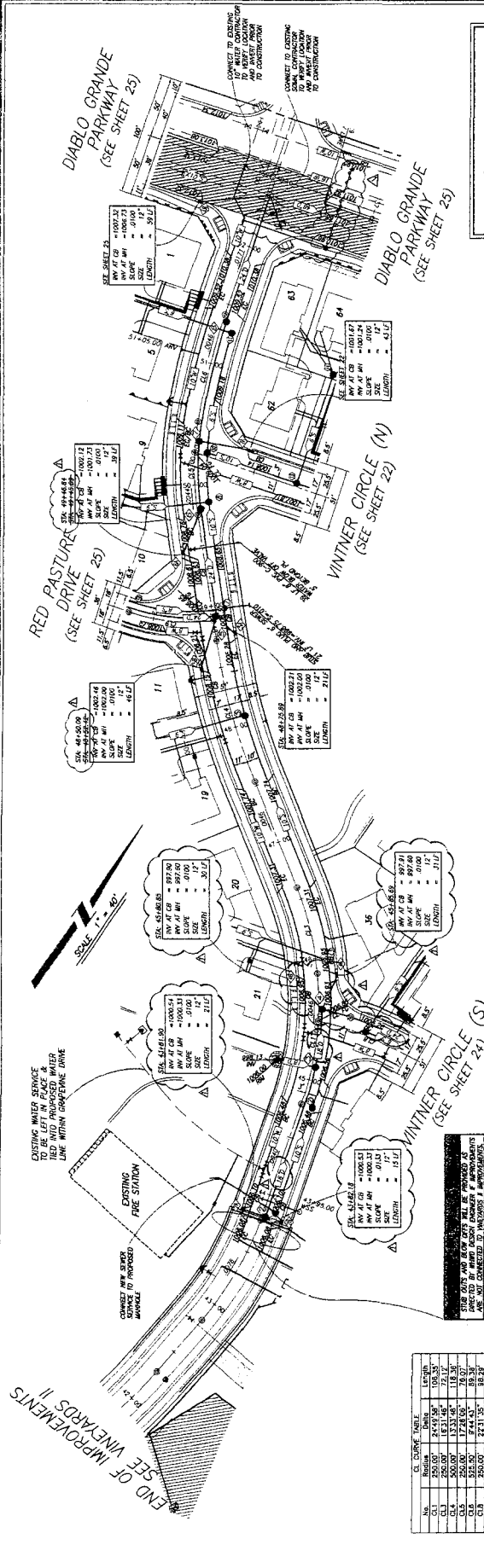
THOMPSON-HYSELL ENGINEERS
 1016 12TH STREET, SUITE 200
 OAKLAND, CA 94612
 (415) 778-1515
 FAX (415) 778-1515

REVISIONS

NO.	DATE	DESCRIPTION
1	9-21-07	RECORD DRAWING
2	9-21-07	AS-BUILT - STATION DRIVE AND DRIVE
3	9-21-07	AS-BUILT - STATION DRIVE AND DRIVE

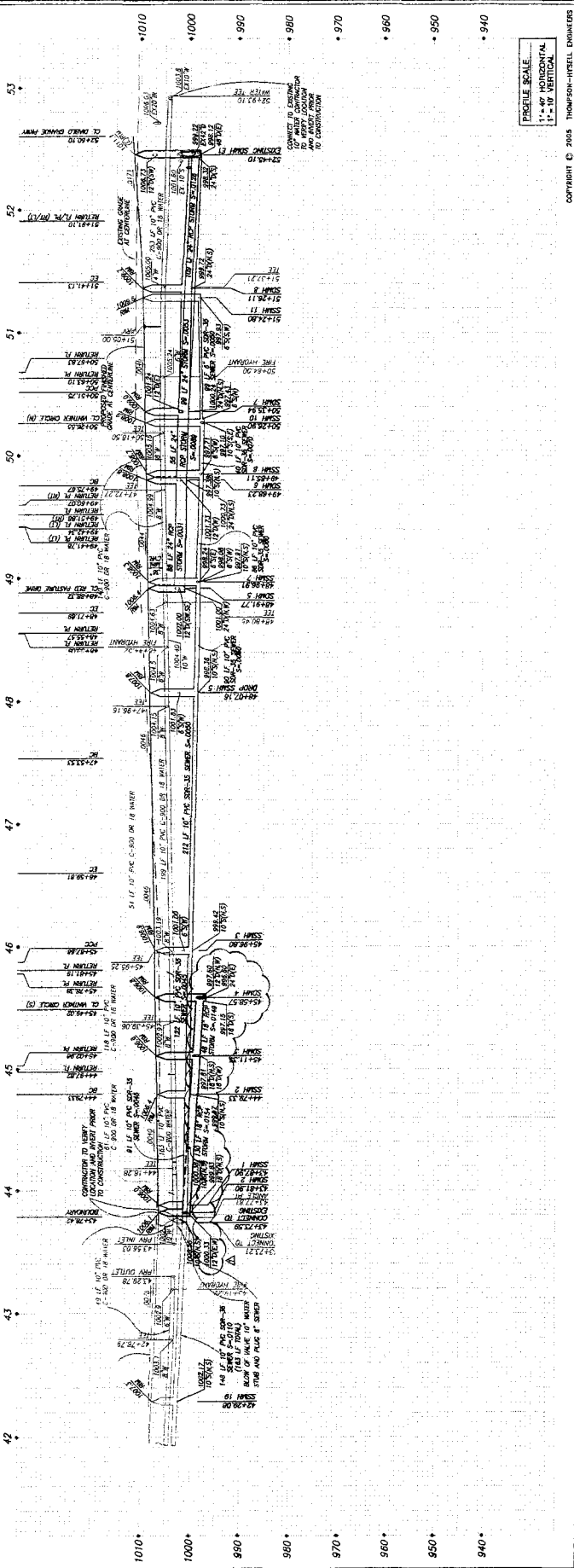
PLAN AND PROFILE
 GRAPEVINE DRIVE
 STA: 43+78.42 TO 52+60.10
 THE COTTAGES
 DIABLO GRANDE
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER **27**
 OF 37 SHEETS



RECORD DRAWING
 BY: [Signature] DATE: 10-26-17

GRAPEVINE DRIVE STA: 43+78.42 TO 52+60.10



VERTICAL SCALE: 1" = 40' HORIZONTAL 1" = 100' VERTICAL

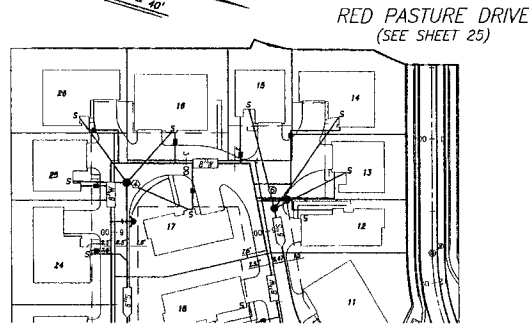
COPYRIGHT © 2005 THOMPSON-HYSELL ENGINEERS

RECORD DRAWING
 BY *Michael P. Rios* DATE: 10-26-11



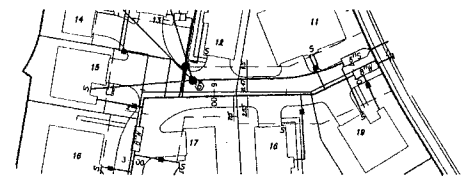
THOMPSON-HYSSELL ENGINEERS
 A DIVISION OF THE NORTH COMPANY, INC.
 1018 15TH STREET, MODESTO, CA 95354
 PHONE: 209.525.1100 FAX: 209.525.1105
 THOMPSON-HYSSELL ENGINEERS
 MICHAEL P. RIOS, P.E.
 10/26/11

SCALE 1" = 40'



LOTS 16-18 & 20-26 (SEE SHEET 29) LOTS 11-19 (SEE THIS SHEET)

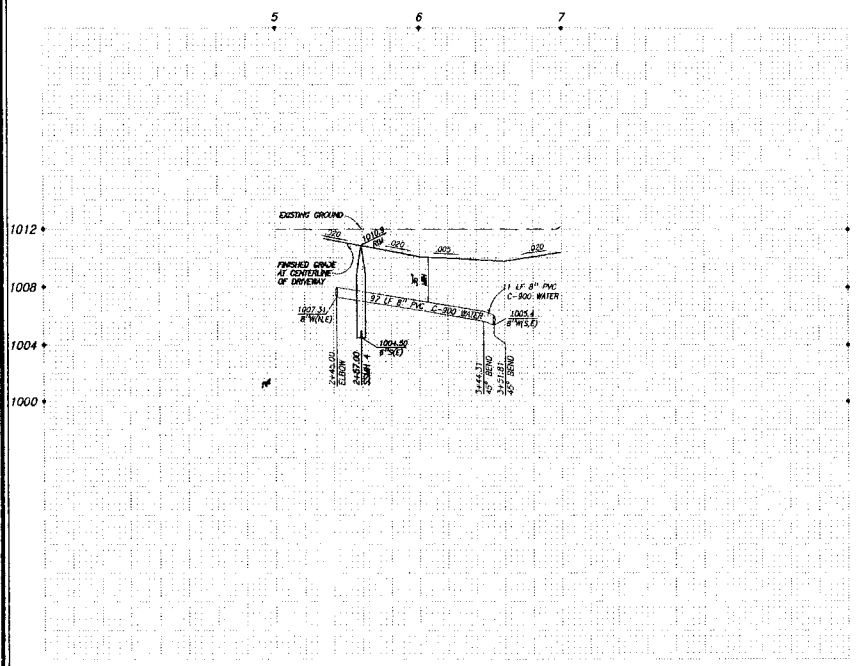
GRAPEVINE DRIVE
 (SEE SHEET 27)



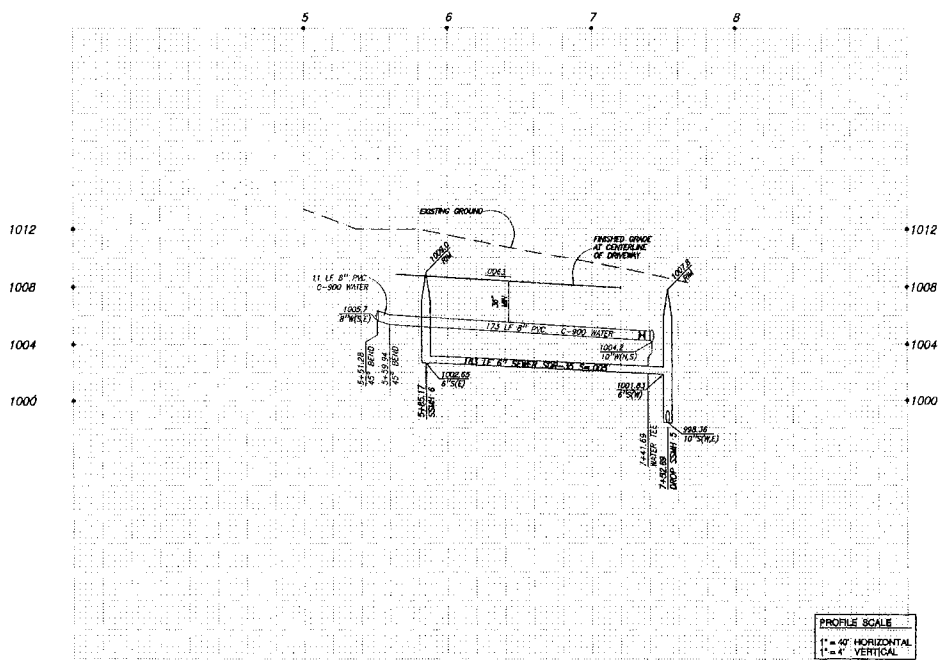
LOTS 11-18 & 24-26 (SEE THIS SHEET)

SCALE 1" = 40'

LOTS 11-17



LOTS 11-19 & 17-19



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

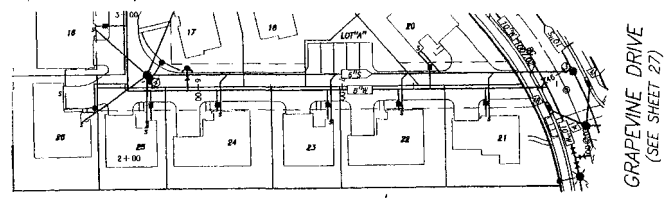
NO.	DATE	REVISIONS
1	10-27-10	PROPOSED CHANGES
2	11-24-10	AS SHOWN - NO CHANGES TO SHEET

PLAN AND PROFILE
LOTS 14-19 & 24-26
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

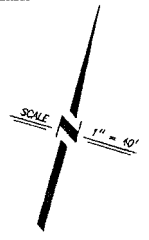
SHEET NUMBER
28

RECORD DRAWING
 BY *Michael R. Hysell* DATE: 10-26-11

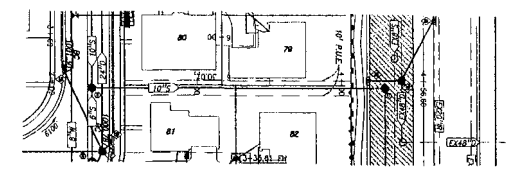
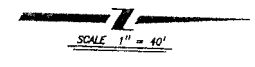
LOTS 14-19 & 24-26
 (SEE SHEET 28)



GRAPEVINE DRIVE
 (SEE SHEET 27)

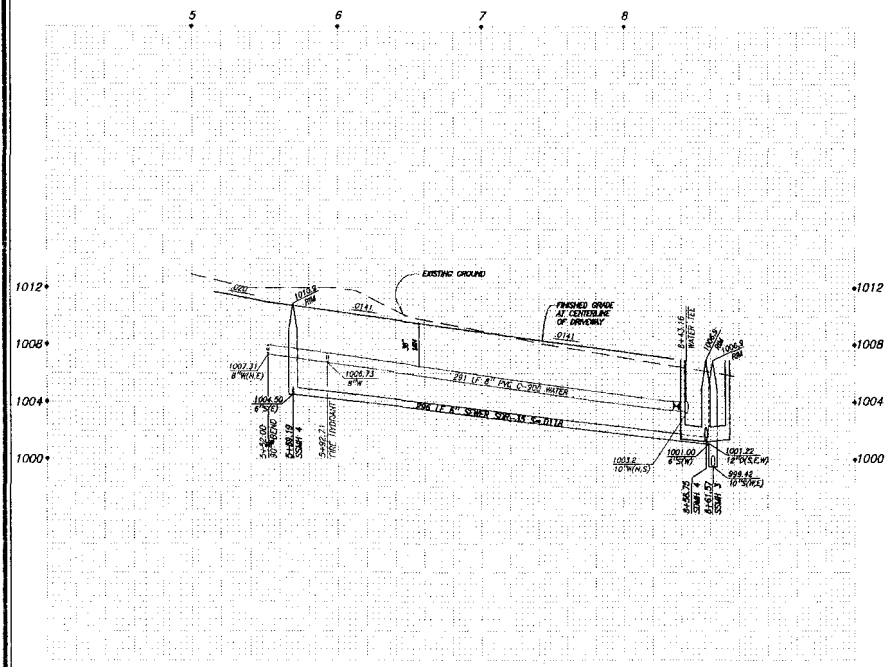


VINTNER CIRCLE (N)
 (SEE SHEET 22)

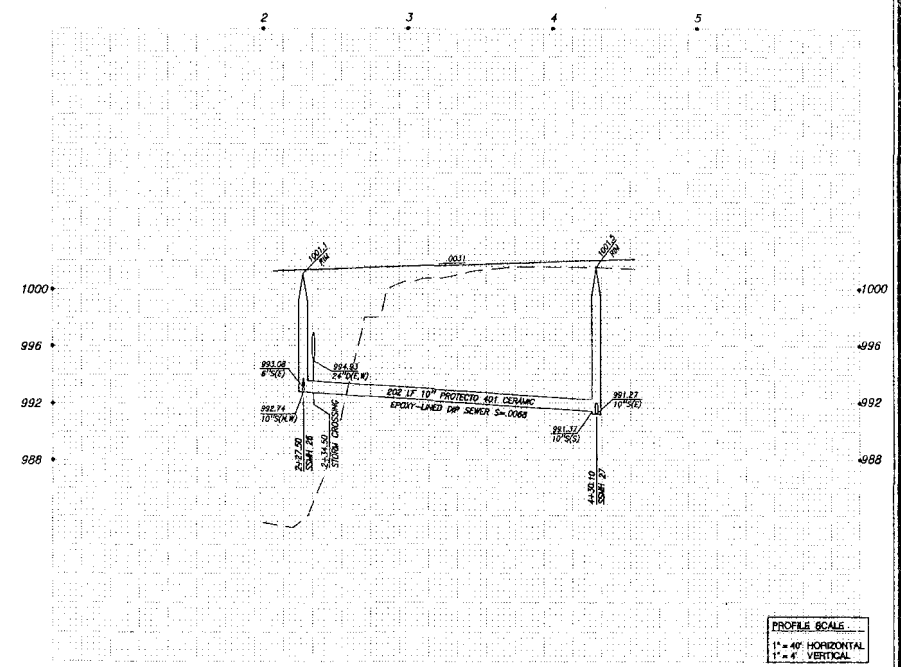


DIABLO GRANDE PARKWAY
 (SEE SHEET 26)

LOTS 16-18 & 20-26



OUTLET



PROFILE SCALES:
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



THOMPSON-HYSELL ENGINEERS
 A PROFESSIONAL CORPORATION
 1015 12TH STREET, MOCKEBO, CA 94045
 (415) 947-1800 FAX (415) 947-1805
 www.thompson-hysell.com
 Michael R. Hysell
 License No. 42825

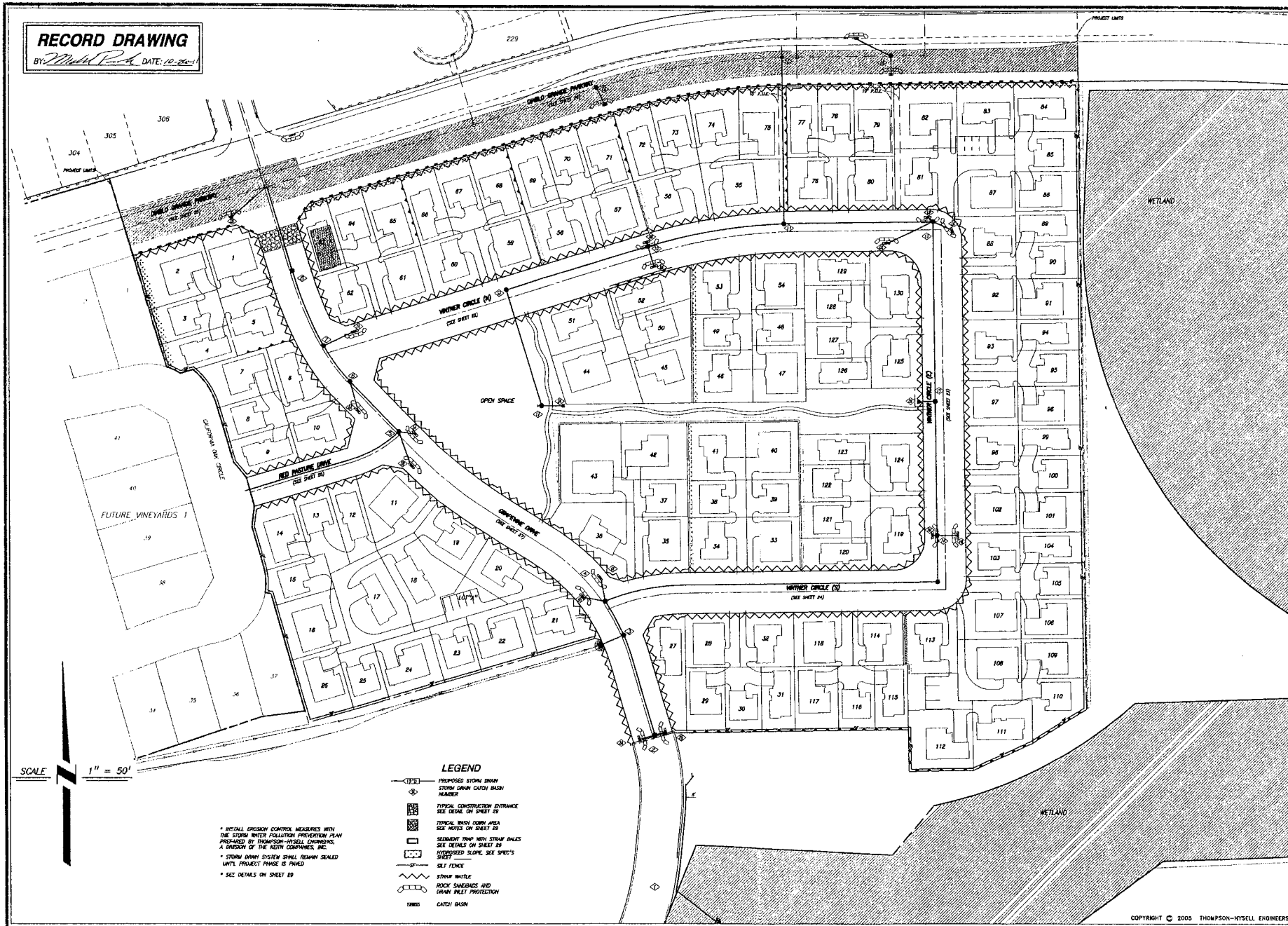
NO.	DATE	REVISIONS
1	9-21-07	ISSUE FOR PERMITS
2	10-26-11	AS SHOWN ON GRAPHS THIS SHEET

PLAN AND PROFILE
 LOTS 16-18 & 20-26
 OUTLET
 DIABLO GRANDE
 THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
29

RECORD DRAWING

BY: *Michael R. ...* DATE: 10-20-11



SCALE 1" = 50'

* INSTALL EROSION CONTROL MEASURES WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED BY THOMPSON-HYSELL ENGINEERS, A DIVISION OF THE KIMM COMPANY, INC.
 * STORM DRAIN SYSTEM SHALL REMAIN SEALED UNTIL PROJECT PHASE IS PAID
 * SEE DETAILS ON SHEET 80

- LEGEND**
- PROPOSED STORM DRAIN
 - STORM DRAIN CATCH BASIN HEADER
 - TYPICAL CONSTRUCTION ENTRANCE SEE DETAIL ON SHEET 80
 - TYPICAL BRUSH ROOM AREA SEE NOTES ON SHEET 80
 - SEGMENT TRAP WITH STORM INLETS SEE DETAILS ON SHEET 80
 - PROPOSED SLOPE, SEE SPEC'S SHEET
 - SILT FENCE
 - STORM WATER
 - ROCK SANDBAGS AND DRAIN INLET PROTECTION
 - CATCH BASIN



THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KIMM COMPANY, INC.
 10000 CENTINELA BLVD., SUITE 200
 VAN NUYS, CA 91411
 TEL: (818) 708-1100 FAX: (818) 708-1100
 www.thompson-hysell.com

NO.	DATE	REVISIONS
1	10-20-11	ISSUED FOR PERMIT
2	10-20-11	REVISED PER COMMENTS FROM THE CITY

EROSION CONTROL PLAN
DIABLO GRANDE
THE COTTAGES
 STANISLAUS COUNTY, CALIFORNIA

SHEET NUMBER
30



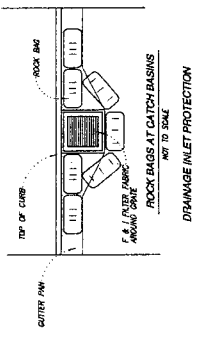
THOMPSON-HYSSELL ENGINEERS
 A DIVISION OF THE RENTON CORPORATION, INC.
 1018 12TH STREET, WOODBRIDGE, CA 94964
 (707) 674-4000 FAX (707) 674-4040
 MODEL 1 FORM 10/88 USE 10/88 09-3-11-18

NO.	DATE	REVISIONS
1	10/15/09	ISSUED FOR PERMIT
2	09/25/09	REVISED PER COMMENTS FROM THE CITY
3	09/21/09	REVISED PER COMMENTS FROM THE CITY

EROSION CONTROL DETAILS
DIABLO GRANDE THE COTTAGES
 STANFORD COUNTY, CALIFORNIA

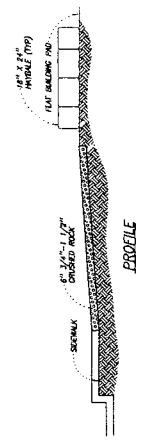
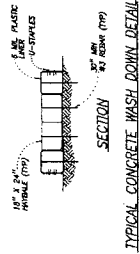
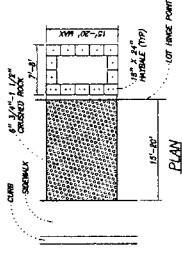
SHEET NUMBER **37**
 OF 31 SHEETS

RECORD DRAWING
 BY: *Robert J. Thompson* DATE: 10/15/09
 COPYRIGHT © 2009 THOMPSON-HYSSELL ENGINEERS



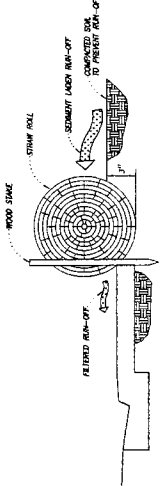
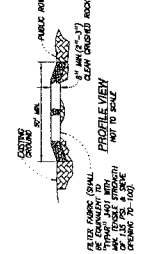
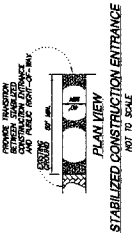
STABILIZED WASTE STORAGE AREA CONCRETE TRUCK WASH DOWN AREA

1. WHEN MAKING ON-SITE USE APPROPRIATE BOUND WASH AREAS TO PREVENT WASH WATER FROM SPREADING TO ADJACENT AREAS. WASH WATER COLLECTION AND SUBSEQUENT INTERVENTION INTO THE CHANNEL.
2. LOCATE WASH DOWN AREAS AT LEAST 50 FEET FROM EXISTING CHANNELS, DITCHES, OR OTHER WATERWAYS. PROVIDE A SLOPE OF AT LEAST 1% TOWARD THE WASH DOWN AREA. PROVIDE A SLOPE OF AT LEAST 1% TOWARD THE WASH DOWN AREA. PROVIDE A SLOPE OF AT LEAST 1% TOWARD THE WASH DOWN AREA.
3. WASH DOWN AREAS SHALL BE CONSTRUCTED OF CONCRETE OR OTHER DURABLE MATERIAL. WASH DOWN AREAS SHALL BE CONSTRUCTED OF CONCRETE OR OTHER DURABLE MATERIAL. WASH DOWN AREAS SHALL BE CONSTRUCTED OF CONCRETE OR OTHER DURABLE MATERIAL.
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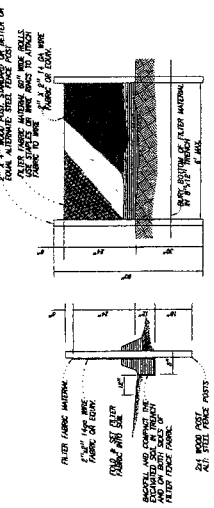
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DESIGN AND CONSTRUCTION SPECIFICATIONS:

1. THE MATERIAL FOR CONSTRUCTION OF THE FWD SHALL BE 3 TO 3 1/2" STONE.
2. THE THICKNESS OF THE FWD SHALL NOT BE LESS THAN 8 INCHES.
3. ALL POINTS OF BORDERS OR EDGES.
4. THE LENGTH OF THE FWD SHALL BE AS REQUIRED, BUT NOT LESS THAN 40 FEET.
5. THE EDGES SHALL BE FINISHED TO A CONDITION THAT WILL PREVENT TRACKING OF FLOWING SEDIMENT ONTO ADJACENT AREAS. THIS MAY BE ACHIEVED BY THE USE OF A 1/2" THICK FWD. THIS MAY BE ACHIEVED BY THE USE OF A 1/2" THICK FWD. THIS MAY BE ACHIEVED BY THE USE OF A 1/2" THICK FWD.
6. WHEN NECESSARY, WELLS SHALL BE CLEANED TO REMOVE SEDIMENT FROM THE ENTRANCE AND FWD. WHEN NECESSARY, WELLS SHALL BE CLEANED TO REMOVE SEDIMENT FROM THE ENTRANCE AND FWD. WHEN NECESSARY, WELLS SHALL BE CLEANED TO REMOVE SEDIMENT FROM THE ENTRANCE AND FWD.
7. CONSTRUCTION TO REMOVE AND EXPOSE OF STABILIZED CONSTRUCTION ENTRANCE UPON COMPLETION OF CONSTRUCTION.



RESOURCES AND MAINTENANCE:

1. REMOVE OR REPLACE STAKE WHEN DAMAGED OR SLIPPING STRAW ROLL.
2. AT LEAST ONCE DURING PROLONGED RAINFALL, PERFORM REQUIRED MAINTENANCE.



SILT FENCE DETAIL
 NOT TO SCALE

APPENDIX C

Pad As-Built Lot Certification

January 13, 2006

Mr. Jason Barkus
Western Pacific Housing, Inc., a Delaware corporation
2300 Clayton Road, Suite 300.
Concord, CA 94520

SUBJECT: Pad Certification, Diablo Grande - Cottages

Dear Mr. Barkus,

You are hereby advised that all lots for the Cottages at Diablo Grande development have been field verified and were found to be in substantial compliance with the proposed pad elevations as shown on the approved improvement plans or any subsequent as-built plans.

Should you have any questions or require additional information, please feel free to contact our office.

Sincerely,



Kent Hysell, L.S.



APPENDIX D

Final Subdivision Grading Report



Project No 10213.GC
11 September 2013

Mr. Dennis Hudspeth
D.R. Horton
5050 Hopyard Drive, Suite 180
Pleasanton, CA 94588

Subject: The Cottages and The Vineyards I
At Diablo Grande
Stanislaus County, California
FINAL GEOTECHNICAL GRADING REPORTS

Dear Mr. Hudspeth:

We are in receipt of a letter of from Western Hills Water District, dated July 10, 2013, entitled " The Vineyards I and Cottages Summary of Laboratory Tests Results". This letter indicated that there were some numerical errors, missing reports and information, and unsigned geotechnical letters and reports from Terrasearch, Inc., relating to observation and testing services during certain grading activities.

As you are aware, Terrasearch, Inc., was the geotechnical engineer of record for the project, and performed geotechnical observation and testing during the various grading activities from 2005 to 2006. In October 2009, RMA Group of Northern California acquired the assets of Terrasearch, Inc, and became the custodian of records. RMA Group performed no work on this project.

I have performed an exhaustive review of the available files and was unable to locate the missing testing and field daily information. The minor difference in relative compaction level values between the field dailies and final tabulated results in the grading reports is a result of rounding in the calculations. The professional personnel who prepared the grading letters do not work at RMA Group, and the unsigned grading letters are a true copy of letters contained in our files.

I was the Principal Engineer in charge of the project during my employment with Terrasearch, Inc., and I personally visited the site during the various grading activities. Based on my recollection, and observation during site visits, it is my professional opinion that the geotechnical observation and testing work was performed by competent technicians, supervised by competent registered engineers and geologists, and to the best of my knowledge in accordance with the project specifications.

Should you have any questions relating to the contents of this report or should you require additional information, please do not hesitate to contact our office at your convenience.

Sincerely,
RMA Group

Simon Makdessi, P.E., G.E.
Principal Engineer

APPENDIX E

Subdivision Photographs

The following photographs illustrate that all the underground and above ground improvements for The Cottages at Diablo Grande have been successfully installed.

THE COTTAGES

1 – Diablo Grande Parkway at Grapevine Drive looking east



2 – Grapevine Drive at Diablo Grande Parkway looking south



3 – Vintner Circle at Grapevine Drive looking east



4 – Grapevine Drive looking north into the park



5 – Grapevine Drive (south end) looking north



6 – SW corner of Vintner Circle at Grapevine Drive looking east



THE COTTAGES

7 – SE corner of Vintners Circle looking north



8 – Vintners Circle looking west down open space



9 – Shrub Oak Drive at California Oak Circle looking north



10 – SE corner of California Oak Circle looking west

