

CITY OF LATHROP

Department of Public Works

Design & Construction

Standards

Section 2 Submittal Standards

July 2024



Brad Taylor, City Engineer

390 Towne Centre Drive
Lathrop, CA 95330

SECTION 2 SUBMITTAL STANDARDS.....	2-1
2-1 PURPOSE	2-1
2-2 DRAFTING STANDARDS	2-1
2-3 PREPARATION OF IMPROVEMENT PLANS	2-1
2-4 STORM DRAIN NOTES:	2-14
2-5 STREET NOTES:	2-16
2-6 SANITARY SEWER NOTES:	2-17
2-7 WATER NOTES:	2-18
2-8 RECYCLED WATER NOTES:	2-20
2-9 SIGNAL INTERCONNECT CONDUIT NOTES:	2-20
2-10 SPECIAL NOTES:	2-21
2-11 IMPROVEMENT PLAN REVIEW CHECKLIST	2-21
2-12 IMPROVEMENT BOND ESTIMATE	2-21
2-13 RECORD MAPS	2-22
2-14 FINAL MAPS	2-23
2-15 PARCEL MAPS	2-28

SECTION 2 SUBMITTAL STANDARDS

PURPOSE

The submittal standards are intended to establish the minimum submittal standards for Improvement Plans, Final Maps and Parcel Maps.

DRAFTING STANDARDS

2-1.1 CADD Drafting Standards

The Design Engineer/Surveyor shall prepare all maps and plans in (Computer Aided Drafting and Design) CADD unless otherwise approved by the City Engineer. All CADD drawings shall generally follow the Standards and Procedures set forth in the Caltrans Plans Preparations Manual and as modified by this Section and Standards Details.

2-1.2 CADD Digital Submission Standards

The Design Engineer/Surveyor shall conform to the requirement in Appendix I for the CADD Digital Submission Standards.

2-2 PREPARATION OF IMPROVEMENT PLANS

2-2.1 Improvement Plan Requirements

- A.** Plan and Profile Sheets: All improvement plans shall be prepared on plan and profile sheets on 24" x 36" sheets. Plot Scales: Horizontal 1" = 20' or 40'; Vertical 1" = 2' or 4', only one horizontal or vertical scale per sheet. The profile portion shall be located in the upper-half of the sheet. Where wells are included as a part of the water system, the layout of the well site shall be drawn to a scale no smaller than 1" = 5', with the layout extending at least 50' in all directions from the well location.
- B.** Title Sheet: On all subdivision or other improvement plans, a title sheet shall be prepared showing the following:
1. The boundary of the entire subdivision or parcel and project location.
 2. Assessment district limits, if applicable.
 3. City limits.
 4. Street names and right-of-way widths.

5. Section lines, grant lines, and corners.
 6. Adjacent subdivisions, including names, lot lines, and lot numbers.
 7. Property lines.
 8. Public easements.
 9. Vicinity map.
 10. Scale of drawings.
 11. Index of sheets.
 12. Legend of symbols.
 13. Signature blocks conforming to Standard Detail G-1 and situated at the lower right hand corner of the sheet.
 14. Benchmark and temporary bench mark descriptions.
- C.** Title Block: Each sheet within the set of drawings shall have an approved title block showing the sheet title, number, date, scale, and the consulting Civil Engineer's name, signature and license number; the names of all Special Districts or agencies as applicable; the name of the subdivision or assessment district, and the bench mark description or references to bench mark description on the title sheet. The title block shall conform to Standard Detail G-1 and G-2 and shall be located in the lower right hand corner of all sheets.
- All improvement plans shall include signature blocks and be approved by the Lathrop-Manteca Fire District, Public Works Operations and Maintenance Superintendent, Public Works Director and the City Engineer.
- D.** Storm Drainage, Sanitary Sewer, Recycled Water, Grading, and Landscape Plans: The storm drainage, recycled water, sanitary sewer, landscape and domestic water systems shall be shown on all improvement drawings and on an overall utilities' plan layout and on the street plan profile.
1. In plan view, at a minimum, the following shall be shown:
 - a. Location and dimensions of dedicated streets and easements.
 - b. Lots to be served.
 - c. All existing and proposed curbs, gutters, and pavements.

- d. The proposed alignment of the water main and the location of all proposed system facilities such as valves, fire hydrants, fittings, manholes, cleanouts, services, etc.
 - e. All existing and proposed substructure utilities.
 - f. All existing and proposed obstructions and/or appurtenances such as vaults, catch basins, traffic islands, laterals, traffic signals, signs, etc. Length, size, and class of pipe between manholes, junctions, tees, etc.
 - g. Length, size and class of pipe between manholes, junctions, tees, etc.
 - h. Limits of the easement and any temporary construction easements.
2. Profiles for all pipes shall show the following information:
 - a. Flow line slope and grades.
 - b. Flow line and top of pipe profile.
 - c. Existing and proposed ground line.
 - d. All proposed and existing utility crossings.
 - e. Pipe sizes, lengths, class, and slope.
 - f. Special bedding and backfill.
 - g. Utility structures with rim and invert elevations.
 - h. Hydraulic grade line.
 3. Details showing all unusual proposed and existing utility crossings.
 4. Separate grading plans will be required for each subdivision.
- E.** Plan Details: The following details and supplemental information shall be shown on all plans submitted for approval:
1. Right-of-Way – Right-of-way lines, the boundaries of lots fronting on the street, drainage easements, utility easements, planting easements, section lines and corners, land grant lines and temporary construction easements, both existing and proposed, shall be shown

on the plans. All right-of-way and easement lines shall be dimensioned to show the extent of right-of-ways and easements.

2. Topography – All pertinent topographic features shall be shown, such as street lines, medians, driveways, curbs, sidewalks, shoulders, location and size of storm and sanitary sewer lines, high water and frequent inundation levels, water lines, gas lines, telephone conduits, other underground utilities, existing structures, houses, streets, trees 6 inches or larger, large shrubs, traffic signals, street lights and pull boxes, underground electrical conduits, drainage ditches, utility poles, fire hydrants, retaining walls, masonry structures, and all other features of the area which may affect the design requirements for the area. Elevations of the utilities shall be field verified by the Design Engineer especially when a potential utility conflict exists.
3. Contours and Elevations – Existing contours or supporting elevations shall be shown on all plans submitted for subdivision, commercial, industrial improvements, or planned unit developments, the contours or elevations shall extend a minimum of 50 feet beyond the boundary of the site.
4. Profile – The plans shall show the existing profile of all roadway centerline, edge of pavement, or top of curb, drainage, ditches or gutter flow line, storm, water, recycled water and sanitary sewers.
 - a. The plans shall show the existing ground profile for a minimum distance of 100 feet beyond temporary street endings to facilitate setting proper vertical alignment within the proposed improvement limits. The 100-foot minimum shall be increased when requested by the City Engineer.
 - b. All profiles of proposed improvements shall show the centerline elevations at 50-foot maximum intervals and rate of grades, vertical curves and other vertical alignment data. As an alternative, the top of curb profile and grades may be shown instead of the centerline and TC grades provided at each property line on the plan view in lieu of 50-foot intervals. When curb and gutters are added to existing roads, elevations shall also be shown at the edge of the outside traveled way, or if the road has a full paved sections, shall also be shown two feet in from the proposed lip of gutter.
 - c. Any warped surface and vertical curve shall set elevations at 25-foot intervals. All profiles shall be coordinated with City

- stationing if existing within 500 feet of the project. The Design Engineer shall contact the City for such stationing.
- d. Cross sections showing existing and proposed pavement, curb and gutter, and existing ground ten feet beyond the public right-of-way shall be submitted with the plans for checking.
 - e. Grading plans shall show final contours for commercial sites or a typical lot rough grading plan for residential sites.
5. Stationing and Orientation – The stationing on plan and profile sheets shall read from left to right. Stationing shall increase from south to north or from west to east. Negative stationing shall not be used. Plans shall be so arranged that the north arrow points toward the top or right of the sheet, insofar as practical. The beginning and ending stations shall be shown for all streets and utility centerlines. Stations shall be given for all utility structures (i.e. manholes, electroliers, fire hydrants, etc.).
 6. Cut and Fills – Top of cut and toe of fill shall be shown on the plan view.
 7. Bench Marks – City benchmarks should be established and used as the basis for all elevations. The tie to the existing benchmark loop and the bench marks used for the project shall be clearly delineated on the plans both as to location, description and elevations. The datum shall be 1983 North American Datum (U.S.G.S. or U.S.C. & G.S.). The Design Engineer shall contact the Public Works Department for location and elevation of the nearest official benchmark.
 8. California Coordinate System – All centerline monuments shall be tied into the California Coordinate System - 83, Zone III. Conversion factors between the NAD - 83 and the California Coordinate System shall be clearly shown on the plans.
 9. Typical Sections – A typical section for each type of roadway or utility facility within the improvement, setting out the structural features, shall be a part of the plans. The “R” value and T.I. shall be shown with each roadway section. The typical section shall be designed to an R-value of “5”. A revision shall be made to the construction plans as soon as recommendations from the Geotechnical Engineer are approved by the City Engineer.

10. Example of Pavement Design Chart:

STREET NAME	LIMITS FROM/TO	AC	AB	AS	R Value (40 Max)	TI

11. Cross Sections – Cross sections shall be included in the plans, where determined necessary by the City Engineer. When, in limited areas, unusual topographic features or special conditions occur that would affect the work, individual cross sections may be shown on the pertinent plan sheet.

12. Additionally, all plans shall:

- a. Show the approved permanent water source, which can supply sufficient water for chlorination, flushing and hydrostatic testing.
- b. Show sufficient adjacent area to give the relation of new facilities to existing facilities.
- c. Show all traffic signals, signs or other traffic control devices.

F. Detail Sheets - Drawings with design details shall, at a minimum, conform to the following:

- 1. All detail drawings shall be drawn to an appropriate scale, unless otherwise noted.
- 2. Any detail drawings included in the Design and Construction Standards, which are required of the project, can be referenced by the Standard Detail Number unless modifications are to be made. If modifications are to be made, the modification detail shall be included in the improvement plans.
- 3. Any detail drawings from the State Standard Plans, which may be required for the project, shall be reproduced and included in the improvement plans or special provisions.

2-2.2 Erosion and Sediment Control Plan

- A.** Plan: An Erosion and Sedimentation Control Plan (ESCP) shall be prepared and submitted for all projects that have soil disturbance. The City's ESCP Worksheet for Small Projects shall be used and shall include site map(s), showing the location of drain inlets, erosion and sediment control measures, and pollution prevention measures and identification of construction/contractor activities describing measures for providing erosion and sediment control. The ESCP shall be submitted for review and approval by the City, or if the project will be permitted under the State's Stormwater Construction General Permit, the Stormwater Pollution Prevention Plan (SWPPP) may be submitted in lieu of the ESCP. The erosion and sediment controls identified in the approved plan must be implemented before construction starts.

If the proposed erosion control measures can be adequately described by reference to City Standard Details, a separate plan sheet may not be required. Reference to the City Standard Details and Erosion Control Notes can be placed on the Grading Plan. If, however, in the opinion of the City Engineer, locations or details of erosion control appurtenances cannot be adequately described in notes, a separate Erosion Control Plan must be prepared. The Design Engineer shall consult the City Engineer regarding the need for a separate Erosion Control Plan prior to commencing preparation of project plans.

- B.** Erosion Control Notes: Notes shall be placed on the ESCP, addressing the following:
1. Erosion and sediment control measures shall be effective for the duration of the construction activity.
 2. No storm runoff water shall be allowed to drain directly into the existing underground storm system before the onsite storm drain system is installed.
 3. As soon as is practical after the new onsite storm system is installed, the catch basins shall be installed and drain inlet protection BMPs shall be installed.
 4. Should the proposed onsite storm system not be installed by October 1st, temporary sediment basins shall be constructed around the openings of any existing storm pipes that drain the site, per CASQA BMPs and standards or per a special detail shown on the plan.
 5. The name, address and 24-hour telephone number of the person

responsible for implementation of the erosion and sedimentation control plan shall be provided.

6. Install and maintain stabilized site exits so that track out does not occur. For sites covered by the State's Construction General Permit, the site exit track out controls must be installed and maintained per the CASQA Stormwater BMP Handbook TC-1 specification. Properly grade the access area to prevent runoff and design it to support the heaviest vehicles in use. Other measures to prevent tracking onto roadways may be used if approved by the City. This does not need to be done at driveways, which will be closed by immovable barricades during construction.
7. All erosion and sedimentation control measures shall be maintained until disturbed areas are stabilized. Changes to the ESCP shall be made to meet field conditions, but only with the approval of or at the direction of the City Engineer.
8. All sidewalk and paved areas outside of the construction boundary shall be kept clear of earth material and debris. The construction site shall be maintained so as to minimize sediment laden runoff from entering any storm drainage system.
9. The responsibility of the Contractor to inspect and repair all erosion control facilities at the end of each work day during the rainy season.
10. The responsibility of the Contractor to clean out sediment basins whenever the level of sediment reaches $\frac{1}{2}$ of the design volume.
11. The responsibilities of the Contractor to protect temporary borrow areas and/or stockpiles as specified in CASQA WM-3.
12. The cleaning of paved streets, during and at the completion of construction, shall be performed with mechanical sweepers. The use of hoses or water trucks to "wash down" the street is prohibited unless the drains have been plugged and the water is captured and properly disposed.
13. The ESCP and/or SWPPP, details, notes and calculations if required, must be a part of the plan check submittal package for either Grading Permit only or Final Site Approval. The Design Engineer prior to plan preparation should consult the City Engineer if the need for a separate plan is in doubt.

2-2.3 City Standard Notes

The following City notes, where applicable, shall be conspicuously placed on the plans:

- A.** These plans have been checked by the City of Lathrop and/or its authorized representative, but such checking and/or approval does not relieve the developer from his responsibility to correct errors, omissions or make changes required by conditions discovered in the field during the course of construction.
- B.** All revisions to this plan must be reviewed by the City Engineer prior to construction and shall be accurately shown on revised plans stamped and signed by the City prior to the installation of the improvements.
- C.** All construction and material shall conform to City of Lathrop Design and Construction Standards, the project Urban Design Concept (if applicable), and per the approved plans. The improvements are subject to the inspection and approval of the Public Works Department. Contact Public Works construction inspection at (209) 941-7450, at least three (3) working days prior to start of any work to arrange for inspection.
- D.** Notify Underground Service Alert (USA –North) at “811” or (800) 227-2600 at least two (2) working days prior to excavation. The USA authorization number shall be kept at the job site.
- E.** If necessary to confirm field locations of facilities, exploratory trenching or potholing shall be done at the expense of the contractor
- F.** If a conflict occurs between the City of Lathrop Design and Construction Standards and the recommendations by the Design Engineer and/or Soils Engineer, the more stringent shall apply as directed by the City Engineer.
- G.** Basis of elevation datum shall be provided (if City/County benchmark, give number, location and elevation).
- H.** The existing utilities are plotted from available records. The Contractor shall take precautionary measures to protect these utilities. The Contractor shall not excavate until all utility agencies and the City of Lathrop have been notified and have marked their facilities in the field.
- I.** Existing utilities shall not be interrupted until the utility company has provided alternative service facilities. The Contractor shall cooperate and coordinate his work with the appropriate agencies and utility companies.

- J.** Final pavement work shall not occur within the City right-of-way prior to completion of utility relocation without the specific approval of the City Engineer.
- K.** All utility trenches in existing roadway shall be backfilled and opened to public traffic for a minimum of two weeks prior to placing permanent pavement.
- L.** All construction staking for grading, curb, and gutter, sidewalk, sanitary sewer, storm drains, water lines, recycled water, fire hydrants, electroliers, etc. shall be done by a registered civil engineer or a licensed land surveyor.
- M.** All areas undergoing grading, and all other construction activities shall be watered, or other dust-palliative measures used, to prevent dust, as conditions warrant. Water trucks shall be available at all times. The person responsible for dust control, <insert name> at <insert phone number>, shall be available 24 hours a day.
- N.** Prior to receiving/taking any water from the City of Lathrop water system the Contractor shall acquire a city water meter or city fire hydrant meter. All water usage shall be metered.
- O.** All lines abandoned during construction shall be removed unless otherwise noted on the plans.
- P.** Prior to trenching for any sewer, water, recycled water, or storm drain pipe, the Contractor shall verify, in the field, the size and the location of the existing pipe at the point of connection. Any deviation from the plans shall be resolved by the Design Engineer prior to trenching. Any damage caused by trenching to existing underground utilities shall be the sole responsibility of the Contractor.
- Q.** All trenches shall be backfilled in accordance with City Standard Details. Compaction shall be achieved by mechanical means. No flooding, ponding, or jetting shall be permitted.
- R.** Testing:

 - 1. All independent laboratory inspections called for by the City Engineer will be paid for by the Developer or Contractor.
 - 2. Roadway sub-grade, sub-base, base, and trench backfill compaction testing shall be performed by a soils lab contracting with the City of Lathrop at the Developer's expense.

3. R-Value testing of the pavement sub-grade shall be performed prior to the installation of base rock, or as required by the City Engineer.
 4. A minimum of 48 hours' notice is required to schedule all special inspection/testing services.
- S. Asbestos cement pipe (ACP) or vitrified clay pipe (VCP) or fittings shall not be used within the City of Lathrop.
- T. Existing curb, gutter and sidewalks within the project limits that are damaged or displaced, shall be repaired or replaced per the City Design and Construction Standards by the Contractor.
- U. No trees shall be removed unless they are shown and noted to be removed on the improvement plans. All trees conflicting with grading, utilities, or other improvements, or overhanging the sidewalk or pavement to form a nuisance or hazard, shall be trimmed and properly treated and sealed. The drip line of trees to be saved will be fenced, and no grading shall take place within this fenced area.
- V. The full structural section of the major streets shall be continued through the intersections.
- W. Benchmarks shall be furnished and installed by the Contractor at locations shown. The Developer's engineers shall stamp the benchmarks per Standard Detail R-51 and furnish the City Engineer with the benchmark elevation data.
- X. Street signs shall be installed at all intersections that meet the UDC standards (if applicable) per City Design and Construction standards.
- Y. Traffic control devices and installations shall be in conformance with California Manual On Uniform Traffic Control Devices, and must meet the UDC standards (if applicable).
- Z. All street monuments, lot corner, benchmarks and other permanent pipe or monuments disturbed during the process of construction shall be replaced by a licensed civil engineer or surveyor prior to acceptance of improvements by the City.

If a monument is located within the boundary of the project, the Contractor shall submit the Acknowledgement of Monument Responsibility "Pre-Construction" form, found in Appendix E of these Standards, to the City during the Encroachment Permit Application Phase. In addition, the Contractor shall submit the Acknowledgement of Monument Responsibility "Post-Construction" form, found in Appendix E of these Standards, to the City when the work is complete.

- AA.** ESCPs must be prepared consistent to the City's Design and Construction Standards and Ordinances. SWPPPs must be prepared by a Qualified SWPPP Developer and be compliant with the State's Construction General Permit. Erosion and sediment control measures must be in place at all times during the construction project until final site stabilization is achieved. The person responsible for the daily maintenance of the facilities is <insert name> and can be reached 24 hours a day at <insert phone#>. These facilities shall control and contain erosion-caused sediment deposits and provide for the safe discharge of sediment-free storm water into existing storm drain facilities.
- BB.** If the project is applicable to the State's Construction General Permit, a Notice of Intent (NOI) to comply with the NPDES general permit for stormwater run-off associated with construction activity shall be submitted to the SWRCB via the State's SMARTS system. The WDID# should be indicated on the plans. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted for approval by the City Engineer.
- CC.** If, during construction, archaeological remains are encountered, construction in the vicinity shall be halted, an archaeologist consulted and the City Community Development Department notified. If, in the opinion of the Archaeologist, the remains are significant, measures, as may be required by the Community Development Director, shall be taken to protect them.
- DD.** Work shall be restricted to weekdays between 8:00 AM to 5:00 PM and weekends by City approval. Work which requires any traffic lane closures or restricting of the traveled way shall be limited to 9:00 AM to 3:30 PM in the commute direction and 8:00 AM to 4:30 PM in the non-commute direction.
- EE.** The overtime cost for inspecting work performed before 8:00 AM, after 5:00 PM, weekends, and holidays, that require City inspection, shall be pre-paid by the Contractor or Developer before the work is authorized.
- FF.** Construction equipment which operates at a noise level in excess of 85 decibels (measured on the A-weighted scale defined in ANSI S-1.4) at a distance of 100 feet from the equipment is prohibited.
- GG.** The contractor shall keep excavations free from water during construction. The static water level shall be drawn down a minimum of 2 feet below bottom of excavations to maintain an undisturbed state of natural soils and allow placement of fill to the specified density. Disposal of water shall not damage property or create a public nuisance. Contractor shall determine method of dewatering and location for discharge/disposal. If applicable, contractor shall provide proof of coverage under a NPDES (National

Pollutant Discharge Elimination System) permit for dewatering discharges to land prior to receiving approval.

- HH.** Disposal of water into the city sanitary sewer system is strictly prohibited.
- II.** Disposal of water into the existing storm drain system must be approved in writing by the City Engineer prior to disposal. If applicable, contractor shall provide proof of coverage under a NPDES permit for dewatering discharges to surface waters prior to receiving approval.
- JJ.** Contractor shall maintain all streets, sidewalks, and all other public right-of-ways in a clean, safe, and usable condition throughout the course of construction. All spillage of soil, rock, construction debris, etc., shall be removed immediately from publicly owned property. All adjacent property, private or public, shall be maintained in a clean, safe, and usable condition. The Contractor shall provide for safe, unobstructed access to private property adjacent to work throughout the period of construction. Contractor shall provide to the Public Works Department the name and telephone number of the responsible person available 24 hours a day if any problems or conditions are not met.
- KK.** All trash, construction debris and materials shall be contained within proper containers and removed on a weekly basis.
- LL.** The contractor shall keep adjoining public streets and parking areas free and clean of project dirt, mud, and materials during the construction period. The Contractor shall be responsible for corrective measures as directed by the Public Works Inspector at no expense to the City.
- MM.** A building permit is required for construction of all retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall. Prior to acceptance of the improvements as complete, verification that Building Inspection has signed off on the permit shall be provided to the Public Works Inspector. All wood in contact with the ground shall be pressure-treated, whether a construction permit is required or not.
- NN.** The manner of bracing and shoring excavations shall be as set forth in the rules, orders and regulations of the State of California Construction Safety Orders, Division of Industrial Safety.
- OO.** Contractors may be required at the discretion of the City Engineer to provide drawings or calculations by a registered engineer five (5) working days prior to beginning construction for specially designed bracing and shoring of an excavation where standard pre-manufactured bracing or shoring cannot be used.

- PP.** Contractors shall submit a copy of their current Annual Excavation Permit issued by the State of California Division of Industrial Safety (CAL-OSHA) along with the Contractor's own Trench Safety Plan prior to the start of construction.
- QQ.** Prior to any work being performed, the Contractor shall attend a pre-construction meeting with the City of Lathrop. The Contractor shall provide the City of Lathrop 72 hours' notice to schedule the pre-construction meeting. The Contractor shall also notify the below listed project contacts a minimum of 72 hours in advance of said meeting.

2-3 STORM DRAIN NOTES:

- A.** All public storm drain lines shall be Class III or higher class RCP or ADS HP Polypropylene Pipe (or approved equal) up to 60" diameter unless otherwise specified on the plans.
1. All pre-cast RCP shall be of wet cast type construction. Use rubber gasketed joints conforming to the requirements of ASTM designations C-76 and C-443 and Section 3 of the Design and Construction Standards. Alternative pipe materials will be evaluated on a case-by-case basis and must be pre-approved.
 2. All Polypropylene Pipe shall be dual wall ADS HP Polypropylene Pipe (or approved equal) up to 60" diameter and pipe and fitting production shall be an impact-modified copolymer meeting the material requirements of ASTM F2764. Fittings shall be bell-and-spigot meeting watertight joint performance and shall meet requirements of ASTM D3212. Gasketed bell & spigot connections shall utilize a spun-on, welded or integral bell and spigot with gasket meeting ASTM F477.
 - a. Installation: Polypropylene Pipe shall meet Standard Detail R-52 for storm drain flexible pipe. Fittings shall be laid to form a closed concentric joint with adjoining pipe to avoid sudden offsets of the flow line. Pipe sections shall be joined in a way that they meet or exceed performance standards found in ASTM F2764.
 - b. Backfill and Compaction: Follow Standard Plan R-52 to R-56 for flexible pipe for storm drainage applications. Appropriate compaction methods shall be utilized in order to uniformly compact backfill to specified densities. Inappropriate or excessive compaction may damage the pipe and disturb line and grade. Each layer shall be uniformly

compacted with mechanical means and guidelines for flexible pipe. Bedding, shading and haunch for flexible pipe shall be 3/8 x dust or alternative approved by Senior Construction Manager.

- c. Minimum cover of Polypropylene Pipe shall be as follows:

Nominal Diameter (in)	Minimum Cover (in)
4	24
6	24
8	24
10	24
12	24
15	24
18	24
24	24
30	24
36	25
42	29
48	33
60	40

- d. Storage and Handling: Store pipes and fittings in a way that protects gaskets from weather. Protect the bell end of pipes from damage. If stacked, take measures to ensure lower pipes are not damaged from excessive weight. Cover pipes to provide temporary sun block, do not store gaskets near electrical or exhaust heat sources.
- e. The City will reject pipes with cracks or splits gaskets.

- B.** Unless noted otherwise, all storm drain manholes are Type I (per Std. Detail D-8) and all curb inlets shall be Type I inlets (see Std. Detail D-4) or Type II (see Std. Detail D-5). “Santa Rosa” style inlets, which have a grateless inlet, shall only be used with approval from the City Engineer. A Type II manhole (see Standard Detail D-9) shall be used for all pipes greater than 24” in diameter.
- C.** All storm drain inlets shall be labeled per Standard Detail D-2 “NO DUMPING – FLOWS TO RIVER” using an approved method.
- D.** Storm drain construction, materials and workmanship shall be in accordance with the requirements of Section 3 of the Design and Construction Standards and the Standard Details.
- E.** The Contractor is to be responsible for all testing of storm drain facilities. Contractor shall clean, flush and provide video inspection of all storm drain lines to the satisfaction of the Public Works Inspector.

2-4 STREET NOTES:

- A.** Prior to placing curb and gutter, sidewalk, asphalt concrete, subbase, or base material, all underground facilities within the right-of-way shall be installed, backfill completed, and the Public Works Department Construction Inspection Division notified that the utility installation has satisfactorily passed acceptance tests by each of the utility companies having facilities within the work areas.
- B.** When widening the pavement on an existing road, the existing pavement shall be saw cut to a neat line, not located in the wheel path of vehicle traffic, and removed back to an existing sound structural section as determined by the City Engineer. An exploratory trench, or potholing, may be required to determine the limits of pavement removal.
- C.** Street striping shall include stop bars, centerline striping or markers, crosswalks and all other markings required by the City Engineer. All striping shall be done with thermoplastic and reflective markers. All striping shall be cat-tracked prior to final installation. Final installation of striping will be allowed only after approval of the striping layout by the Construction Inspector.
- D.** The thickness of subbase, base, and surfacing shall be as approved on these plans.

- E.** Fog seal of asphaltic concrete. The type of fog seal used shall be per Section 37 of Caltrans Standard Specifications latest edition and approved by the City of Lathrop prior to use.
- F.** There shall be a 2.5% cross slope on the construction of all new minor and local streets. There shall be a 2% cross slope on the construction of all other streets.
- G.** All terminated streets without cul-de-sacs shall have a barricade installed in accordance with Standard Detail R-43 of the standard details.
- H.** All manhole rims, lampholes, valves, and monument boxes, etc. shall be adjusted to finish grade after street paving by the Underground Contractor after the final paving course is placed, unless otherwise noted. Cost for this work shall be included in the unit prices for manholes.
- I.** The Contractor shall protect all existing monuments and have the Engineer/Land Surveyor tie out before the setting of all new monuments. All survey monument wells shall be furnished and installed by the Contractor at locations shown. Developer's Engineer/Land Surveyor shall set and stamp all monuments and furnish the City Engineer with a copy of a tie plat for each monument.
- J.** The Contractor shall be responsible for the protection of all existing monuments and/or other survey monuments and shall notify the City Engineer of any damaged or removed City, County, State or Federal monuments.

If a monument is located within the boundary of the project, the Contractor shall submit the Acknowledgement of Monument Responsibility "Pre-Construction" form, found in Appendix E of these Standards, to the City during the Encroachment Permit Application Phase. In addition, the Contractor shall submit the Acknowledgement of Monument Responsibility "Post-Construction" form, found in Appendix E of these Standards, to the City when the work is complete.

- K.** Utility boxes set in paved streets shall have H-20 traffic rating lids.

2-5 **SANITARY SEWER NOTES:**

- A.** Sanitary sewer construction, materials and workmanship shall be in accordance with the requirements of Section 5 of the Design and Construction Standards and the Standard Details.
- B.** Sewer service laterals shall be 4-inches minimum inside diameter.

- C. The location of sewer services in new subdivisions shall be marked by the Concrete Contractor with the letter “S” stamped on the top of curb. The underground contractor shall provide sufficient records and shall leave adequate curb marking in the field for the concrete contractor to accurately stamp the letter “S” for all sewer services, prior to placing any sidewalk or curb & gutter. The Concrete Contractor shall verify the locations of all driveways and sewer laterals before pouring the curb, and furnish data to the City’s Construction Inspector showing he has adequate information to accurately field locate and mark the letter “S” to be stamped in his work, prior to final troweling of the concrete. The City of Lathrop’s Construction Inspector shall determine that the letter “S” has been stamped in the proper location.
- D. All sanitary sewer mains shall pass a leakage test in conformation with Section 5 of the Design and Construction Standards, and the Standard Details, flushed with an approved sewer ball, mandrel tested and television inspected (tapes or other approved media shall be given to the City Engineer) prior to acceptance by the City. All testing shall be performed after the compaction for street base rock and prior to paving.
- E. Prior to any work on the sanitary sewer lines, a quality control plan shall be approved in writing by the City Engineer. The plan may include special testing by an independent laboratory and continuous inspection of the sewer pipe construction.
- F. All sanitary sewer manholes shall be vacuum tested prior to backfill per ASTM C-1244.

2-6 **WATER NOTES:**

- A. Water lines shall be located a minimum of 10 feet horizontally from sewer mains. Crossing shall meet state health standards. Sewer line needs to be one (1) foot below water line.
- B. The Contractor is to be responsible for all testing and disinfecting of water lines in conformance with the requirements of the City of Lathrop prior to final acceptance. All water lines shall be pressure-tested, disinfected, flushed, and tested for bacteria in conformance with Section 4 of the Design and Construction Standards prior to final acceptance by the City. The maximum length of pipeline to be tested at a time shall be limited to 5,000 feet. All new valves shall be exercised during the pressure test.
- C. Actual connections to existing City of Lathrop water lines will not be permitted prior to completion of sterilization and testing of the water mains.

All existing water valves are to be operated under the direction of authorized City of Lathrop personnel only.

- D.** Water services shall be as per Section 4 of the Design and Construction Standards and Standard Details for Water.
- E.** The location of water services in new subdivisions shall be marked by the Concrete Contractor with the letter “W” stamped on the top curb. The Underground Contractor shall provide sufficient records and shall leave adequate marks in the field for the Concrete Contractor to accurately stamp the letter “W” for all water services, prior to the placing of any sidewalk or curb and gutter. The Concrete Contractor shall verify the locations of all driveways and water services before pouring the curb, and furnish data to the City of Lathrop’s field inspector showing he has adequate information to accurately field locate and mark the letter “W” to be stamped in the curb. Prior to the final troweling of the concrete, the City of Lathrop’s Construction Inspector shall verify that the letter “W” has been stamped in the proper location.
- F.** The typical angle meter stop at the end of the water service shall be per Section 4 of the Design and Construction Standards and Standard Details for Water.
- G.** All construction water shall be purchased from the City of Lathrop and shall be metered by use of a City hydrant meter.
- H.** All dead ends, capped or flanged, including future service stubs, tees, elbow bends and blow-offs, temporary or permanent, shall have thrust blocks installed as per Section 4 of the Design and Construction Standards, and per Standard Details for Water, otherwise Megalug® joint restraints must be provided.
- I.** Fire hydrants tees are to be placed at locations approved by the fire district or as shown on the plans.
- J.** Flange joints are required when installing four inch (4”) and larger line valves in steel pipe. No other type of joint shall be used without specific approval of the City Engineer.
- K.** All connections and service taps to existing City of Lathrop mains shall be made without depressurizing the main, unless prior approval is given by the City Engineer.

- L. Fire hydrants shall be furnished and installed by the Contractor in accordance with the Section 4 of the Design and Construction Standards and Standard Details for Water.
- M. All nut/bolt kits to be installed below grade shall be 316 grade stainless steel.
- N. All hydrants shall be numbered on the plans using nomenclature approved by the City Engineer.

2-7 RECYCLED WATER NOTES:

- A. All recycled water construction, materials and workmanship shall be in accordance with Section 7 of the Design and Construction Standards and the Standard Details.
- B. The location of recycled water services in new subdivisions shall be marked by the Concrete Contractor with the letters "RW" stamped on the top of the curb. The Underground Contractor shall provide sufficient records and shall leave adequate marks in the field for the Concrete Contractor to accurately stamp the letters "RW" for all recycled water services, prior to the placing of any sidewalk or curb and gutter. The Concrete Contractor shall verify the locations of all driveways and recycled water services before pouring the curb, and furnish data to the City of Lathrop's field inspector showing he has adequate information to accurately field locate and mark the letters "RW" to be stamped in the curb. Prior to the final troweling of the concrete, the City of Lathrop's Construction Inspector shall verify that the letters "RW" have been stamped in the proper location.

2-8 SIGNAL INTERCONNECT CONDUIT NOTES:

- A. Contractor shall furnish and place one (1) signal interconnect conduit (SIC) on all arterial streets for future use by the City for traffic signal interconnect.
- B. Conduit shall be 2-inch schedule 40 PVC, unless otherwise approved by the City Engineer.
- C. Conduit shall have 30-inch minimum cover.
- D. Pull boxes shall conform to Caltrans Standard Plans. Pull box covers shall be marked as shown on the plans.
- E. Trench restoration shall comply with the City of Lathrop Standard Details.

2-9 SPECIAL NOTES:

- A.** Existing streets that require reconstruction as a result of the construction traffic shall remain open at all times with adequate detours during reconstruction. Reconstruction of existing streets shall include upgrading the affected pavement area to meet original standards to provide a sound structural section. The City Engineer shall approve all improvements.
- B.** Any existing improvements that are damaged during construction shall be removed, replaced, and fully restored to its' original condition at the Developer's cost. All work shall be approved by the City Engineer.
- C.** Developer/contractors work shall be in accordance with the SJVAPCD guidelines, included SJVAPCD Regulation VIII and implement control measures based on SJVAPCD compliance assistance bulletin for short term impacts, SJVAPCD shall be contacted to discuss mitigation measures and implement measures from Table 6-4 of the guide for Assessing and Mitigation Air Quality Impacts.
- D.** All pressurized plastic pipes shall have trace wires.
- E.** Dewatering plans for all trenches shall be submitted for approval by the City Engineer. When applicable, a dewatering plan developed pursuant to the 2022 Construction General Permit, or to a separate NPDES permit for discharges to land, or surface water, shall be submitted to the City Engineer.
- F.** All irrigation systems with the City's right-of-ways or parks shall be designed using "Calsense" controllers as approved by the City Engineer.
- G.** All ductile iron pipe and fittings shall be wrapped in polywrap.

2-10 IMPROVEMENT PLAN REVIEW CHECKLIST

The Improvement Plan Review Check List as contained in Appendix A shall be completed by the Design Engineer and shall accompany each submittal of the improvement plans.

2-11 IMPROVEMENT BOND ESTIMATE

- A.** Developers are required to bond for improvements within the City. The bond shall be based on an improvement estimate approved by the City Engineer.
- B.** Developer's Engineer shall stamp, sign and submit the bonding estimate.

2-12 RECORD MAPS

All maps required for recordation purposes as determined by the Map Act shall be prepared in strict accordance with the Subdivision Map Act of the State of California, the Subdivision Ordinance of the City and the requirements set forth hereinafter in these Standards.

2-12.1 Checklist for Record Maps

The General Record Map Review Checklist as contained in Appendix B shall be completed by the Design Engineer or Licensed Land Surveyor and accompany each submittal of any map required by the appropriate sections and provisions of the Map Act.

2-12.2 Abbreviations, Symbols and NotesABBREVIATIONS:

(M)	Measured Data
(R)	Radial Bearing
(R1)	R.S. 28-10 (Example)
(R2)	P.M. 16-20 (Example)
(R3)	M.&P. 25-5 (Example)
#####	Restricted Public Access
“A”	Book “A” of Deeds
BOB	Basis of Bearings
CALC	Calculated Data
CCS	California Coordinate System-83, Zone III
CNEL	Community Noise Equivalent Level
EVAE	Emergency Vehicle Access Easement
I.N.	Instrument Number
M.&P.	Maps and Plats
O.R.	Official Record
P--	Existing PG&E Electric Line
P.M.	Parcel Map
PSDE	Private Storm Drain Easement
PUE	Public Utility Easement
R.S.	Record of Surveys
SDE	Storm Drain Easement
S.J.C.R.	San Joaquin County Records
SENEL	Single Event Noise Exposure Level
SFN	Searched, found nothing
SSE	Sanitary Sewer Easement
W.C.	Witness Corner
WLE	Waterline Easement

X-- Existing Fence Line

2-12.3 Notes

- A. All references are to San Joaquin County Records and Book or Volume precedes Page.
- B. All distances are measured unless otherwise noted.

2-13 FINAL MAPS

The Final Map Review Checklist as contained in Appendix C shall be completed by the Design Engineer or Licensed Land Surveyor and accompany each submittal of the map required by appropriate sections and provisions of the Map Act.

2-13.1 Certificates, Affidavits, and Acknowledgements

The City requires that certain statements and signatory blocks appear on final maps prepared within the jurisdiction of the City. In all instances below, data to be entered as written is produced in Sans Serif font. Information which requires entry by the Developer, Design Engineer, and/or Land Surveyor appears as *italicized serif fonts*. This information is project specific and other than area, which shows as blank underlined spaces, will require special consideration when supplying said data.

- A. Signatory Exemptions – Where there are easement holders of record:

Pursuant to Section § 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name to Party, Type of Interest, Deed Reference

- B. Right to Farm Statement:

RIGHT TO FARM STATEMENT

Per Lathrop City Municipal Code Title 15, Chapter 15.48.04, the City of Lathrop permits operation of properly conducted agricultural operations within the City Limits, including those that utilize chemical fertilizers and pesticides. You are hereby notified that the property you are purchasing may be located close to agricultural lands and operations. You may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemicals and pesticides and from other agricultural activities, including without limitation, cultivations, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which

may generate dust, smoke, noise, rodents and pests. Be aware also, that this property may be located adjacent to agricultural operations outside the City's jurisdiction. Consequently, depending on the location of your property, it may be necessary that you be prepared to accept such inconveniences or discomfort as normal and necessary aspect of living in an agriculturally active region.

C. Owner's Statement:

OWNER'S STATEMENT

The undersigned, _____, _____, do hereby state that I (we) are the owner(s) of all the land and easements delineated and embraced within the exterior boundary line of the herein embodied final map entitled "_____, City of Lathrop, San Joaquin County, California" consisting of _____ sheets, that (we) have caused said map to be prepared for record and consent to the preparation and recordation of said map; that said map particularly sets forth and describes all the lots intended for sale by number with their precise length and width; that the map particularly sets forth and describes the parcels of land reserved for public or private purposes by their boundaries, courses and extent.

The undersigned do hereby dedicate an easement to the City of Lathrop for public right-of-way purposes, those portions of said lands designated on said map as (*list streets*) as shown on this map.

The undersigned, do hereby dedicate to the City of Lathrop for public purposes a non-exclusive easement together with the right to construct, reconstruct, repair and maintain poles, wires, cables, pipes, and conduits and their appurtenances upon, over and under the strips of land shown upon said map marked "P.U.E." or "Public Utility Easement" as embraced within the exterior boundary line upon said map.

INSERT HERE any dedications for SSE, SDE, PSDE, EVAE, WLE, etc.

The undersigned, do hereby dedicate to the City of Lathrop forever a non-exclusive easement together with the right to construct, reconstruct, repair and maintain public improvements and their appurtenances upon, and under the strips of land shown upon said map marked "P.S.E." or "Public Service Easement" as embraced within the exterior boundary line upon said map.

The areas marked Lot A are common areas and are not hereby dedicated for public use by the general public, but are for the use of the Homeowners of the Subdivision in accordance with the Subdivision Covenants, Conditions, and Restrictions recorded for Subdivision (*number*).

The undersigned does hereby dedicate to the City of Lathrop a non-exclusive easement for the purposes of repair and maintenance of the sound wall for the areas designated as “Wall Easement” (W.E.) as shown on this map.

The undersigned does hereby relinquish to the City of Lathrop all abutters right of access to (*list lots*) along the lot lines as indicated by the symbol (*insert symbol*) as shown on this map.

The undersigned does hereby dedicate to the City of Lathrop, in fee, Parcels (*list parcels*) for landscape open spaces and parks including public utilities and storm drain facilities, and pedestrian ingress and egress, for the benefit of the public, as shown on this map.

To ensure municipal water service to these parcels, all water rights are dedicated to the City of Lathrop.

This map shows all easements on the premises or of record.

D. Acknowledgement Certificate:

ACKNOWLEDGEMENT CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____ and _____, {personally known to me} {proved to me on the basis of satisfactory evidence} to be the persons whose names are executed subscribed to the within instrument, and acknowledged to me that they on the instrument of persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand:

Notary Public in and for the
Above-Mentioned State and County

My commission expires: _____

E. City Engineer’s Statement:

CITY ENGINEER’S STATEMENT

I, _____, hereby state that I am the City Engineer of the City of Lathrop, California and that I have examined this Final Map of “Tract No. _____, Subdivisions of San Joaquin County, (*Name of Subdivision*), City of Lathrop, California” and that the subdivision shown hereon is substantially the same as it appeared on the tentative map (*VTM Number*), and any approved alternations thereof. I further state that this Final Map complies with all applicable ordinances of the City of Lathrop, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 20__

R.C.E.
City Engineer

Registration expiration date: _____

F. County Surveyor’s Statement:

COUNTY SURVEYOR’S STATEMENT

I, _____, hereby state that I have examined this Final Map of “Tract No. _____, Subdivision of San Joaquin County, (*Name of Subdivision*)”, City of Lathrop, California and that the subdivision shown hereon compiles with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Final Map is technically correct.

Dated this _____ day of _____, 20__

R.L.S.
County Surveyor

Registration expiration date: _____

G. Recorder’s Statement:

RECORDER’S STATEMENT

Filed this _____ day of _____, 20__ at _____
A.M. in Book _____ of Maps and Plats, at page _____, at the
request of _____.

Fee: \$ _____

County Recorder/Clerk Assistant/Deputy Recorder

H. Secretary of the Planning Commission’s Statement:

SECRETARY OF THE PLANNING COMMISSION’S STATEMENT

This map conforms to Tentative Map No. _____

Approved by the Planning Commission on the _____ day of _____, 20__.

Dated this _____ day of _____, 20__

Secretary of the Planning Commission

I. City Clerk’s Statement:

CITY CLERK’S STATEMENT:

I, _____, City Clerk and Clerk of the City Council of the City of Lathrop, State of California, do hereby state that the herein embodied map entitled “_____, City of Lathrop, County of San Joaquin, State of California” consisting of _____ sheets, this statement was presented to said City Council, as provided by law, at a regular meeting thereof, held on the _____ day of _____, 20__, and that said City Council did thereupon by Resolution No. ____ duly passed and adopted at said meeting, approve said map, and authorized its recordation and accepted on behalf of the City of Lathrop, for public use, the dedication of all public utility easements, wall easements, Parcels (*list parcels*) in fee, and the relinquishment of access rights to lots (*list lots*), along the lot lines as indicated by the symbol (*insert symbol*), and accepted the offer of dedication of all streets, avenues and ways as shown on said map subject to the improvements being completed in accordance with Chapter 16, Title 16.16 or the City of Lathrop Municipal Code.

I further state that all bonds or securities as required by law to accompany the within map, if applicable, have been approved by the City Council of the City of Lathrop and filed in my office.

City Clerk and Clerk of the City Council of the City of Lathrop,
County of San Joaquin, State of California

2-14 PARCEL MAPS

2-14.1 Parcel Maps Review Checklist

The Parcel Map Review Check list as contained in Appendix D shall be completed by the Design Engineer or Licensed Land Surveyor and shall accompany each submittal of any map where such map preparation is required by appropriate sections and provisions of the Map Act.

2-14.2 Certificates, Affidavits, and Acknowledgements

The City requires that certain statements and signatory blocks appear on all parcel maps prepared within its jurisdiction. In all instances in the statements below, data to be entered as written is produced in *italicized serif font* as shown. Information which requires entry by the Developer, Design Engineer and/or Land Surveyor appears in *italicized serif font*. This information is project specific and other than areas which show as blank underlined spaces, will require special consideration when supplying said data.

A. Signatory Exemptions – Where there are easement holders of record:

Note # Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

B. Future Private Irrigation Easements:

Note # A (size) – foot wide private irrigation easement across Parcel (No.) shall be conveyed upon conveyance of ownership of Parcel (No.)

C. Basis of Bearings:

BASIS OF BEARINGS

Note # The basis of bearings for this survey is the (SAMPLE: north line of the N.W. ¼ of Section 3, T.3N., R.4E, M.D.B.&M.) shown on (ex. M. & P.) (ex. R.S.) (ex. P.M.) (Book-Page) as (bearing).

D. Right to Farm Statement:

RIGHT TO FARM STATEMENT

Per Lathrop City Municipal Code Title 15, Chapter 15.48.04, the City of Lathrop permits operation of properly conducted agricultural operations within the City Limits, including those that utilize chemical fertilizers and pesticides. You are hereby notified that the property you are purchasing may be located close to agricultural lands and operations. You may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemicals and pesticides and from other agricultural activities, including without limitation, cultivations, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which may generate dust, smoke, noise, rodents and pests. Be aware also, that this property may be located adjacent to agricultural operations outside the City's jurisdiction. Consequently, depending on the location of your property, it may be necessary that you be prepared to accept such inconveniences or discomfort as normal and necessary aspect of living in an agriculturally active region.

- E. Owner's Statement: If there are several easements, emergency access easements, utility access easements and dedications are present in the Parcel Map which are to be established or multiple dedications to the City are anticipated, utilize the following statement:

OWNER'S STATEMENT

OWNER'S STATEMENT

The undersigned, _____, _____, do hereby state that I (we) are the owner(s) of all the land and easements delineated and embraced within the exterior boundary line of the herein embodied final map entitled "_____, City of Lathrop, San Joaquin County, California" consisting of _____ sheets, that (we) have caused said map to be prepared for record and consent to the preparation and recordation of said map; that said map particularly sets forth and describes all the lots intended for sale by number with their precise length and width; that the map particularly sets forth and describes the parcels of land reserved for public or private purposes by their boundaries, courses and extent.

The undersigned do hereby dedicate an easement to the City of Lathrop for public right-of-way purposes, those portions of said lands designated on said map as (*list streets*) as shown on this map.

The undersigned, do hereby dedicate to the City of Lathrop for public purposes a non-exclusive easement together with the right to construct, reconstruct, repair and maintain poles, wires, cables, pipes, and conduits and their appurtenances upon, over and under the strips of land shown upon said map marked "P.U.E." or "Public Utility Easement" as embraced within the exterior boundary line upon said map.

INSERT HERE any dedications for SSE, SDE, PSDE, EVAE, WLE, etc.

The undersigned, do hereby dedicate to the City of Lathrop forever a non-exclusive easement together with the right to construct, reconstruct, repair and maintain public improvements and their appurtenances upon, and under the strips of land shown upon said map marked "P.S.E." or "Public Service Easement" as embraced within the exterior boundary line upon said map.

The areas marked Lot A are common areas and are not hereby dedicated for public use by the general public, but are for the use of the Homeowners of the Subdivision in accordance with the Subdivision Covenants, Conditions, and Restrictions recorded for Subdivision (*number*).

The undersigned does hereby dedicate to the City of Lathrop a non-exclusive easement for the purposes of repair and maintenance of the sound wall for the areas designated as "Wall Easement" (W.E.) as shown on this map.

The undersigned does hereby relinquish to the City of Lathrop all abutters right of access to (*list lots*) along the lot lines as indicated by the symbol (*insert symbol*) as shown on this map.

The undersigned does hereby dedicate to the City of Lathrop, in fee, Parcels (*list parcels*) for landscape open spaces and parks including public utilities and storm drain facilities, and pedestrian ingress and egress, for the benefit of the public, as shown on this map.

- F.** Certificate of Dedication: If there is a limited number of such easements, dedications or other such **fee title** conveyance of real property is present in the Parcel Map and where listing of said **fee titles** would not unduly crowd the title page to the map, utilize the following statement for each transfer in lieu of (E) above:

***CERTIFICATE OF DEDICATION**

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

The City of Lathrop shall reconvey the property to the sub divider if the City of Lathrop makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*This certificate applies only to DEDICATION IN FEE (See Section 66477.5 of the Subdivision Map Act) and USE only if applicable.

G. Acknowledgement Certificate:

ACKNOWLEDGEMENT CERTIFICATE:

(STATE OF CALIFORNIA COUNTY OF San Joaquin)

On _____, before me, _____,
Notary Public, personally appeared _____ and
_____, [personally known to me], [proved to me on
a 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 persons, or the entity upon behalf of which the persons
acted, executed the instrument.

Witness My Hand:

Notary Public in and for the above-mentioned State and County

My Commission Expires: _____

H. Public Works Director’s Statement:

PUBLIC WORKS DIRECTOR’S STATEMENT

I, _____, hereby state that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alternations thereof. I further state that this Parcel Map compiles with all provisions of Chapter 159, Title 15 of the Lathrop Municipal Code of Ordinances, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this _____ day of _____, 20__

_____, R.C.E. _____
Public Works Director

Registration expiration date: _____

I. City Clerk’s Statement:

CITY CLERK’S STATEMENT

I, _____, City Clerk of the City of Lathrop, California, hereby accept subject to improvement all offers of dedication of street rights-of-way and/or public utility easements pursuant to the authority conferred upon me by the City Council Resolution No. 90-72, adopted September 26, 1990.

Dated this _____ day of _____, 20__

City Clerk

J. County Surveyor’s Statement:

COUNTY SURVEYOR’S STATEMENT

I, _____, hereby state that I have examined this Parcel Map and it complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Parcel Map is technically correct.

Dated this _____ day of _____, 20__

_____, R.L.S. _____

County Surveyor

Registration expiration date: _____

K. Secretary of the Planning Commission’s Statement:

SECRETARY OF THE PLANNING COMMISSION’S STATEMENT

This map conforms to the Tentative Parcel Map No. _____
Approved by the Planning Commission on the _____ day of _____, 20__.

Secretary of the Planning Commission

L. Recorder’s Statement:

RECORDER’S STATEMENT

Filed this _____ day of _____, 20__, at _____
A.M./P.M. in Book _____ of Parcel Maps, at page _____, at
the request of _____.

Fee: \$ _____

County Recorder/Clerk

Assistant/Deputy Recorder

2-14.3 FEES

Fees for various City functions for the processing of the appropriate application procedure shall be subject to fees established by the City Council. Projects will not be approved, allowed to continue, or applications processed until such time as all required fee, bonds, and/or special agreements have been paid, submitted and signed.

END OF SECTION