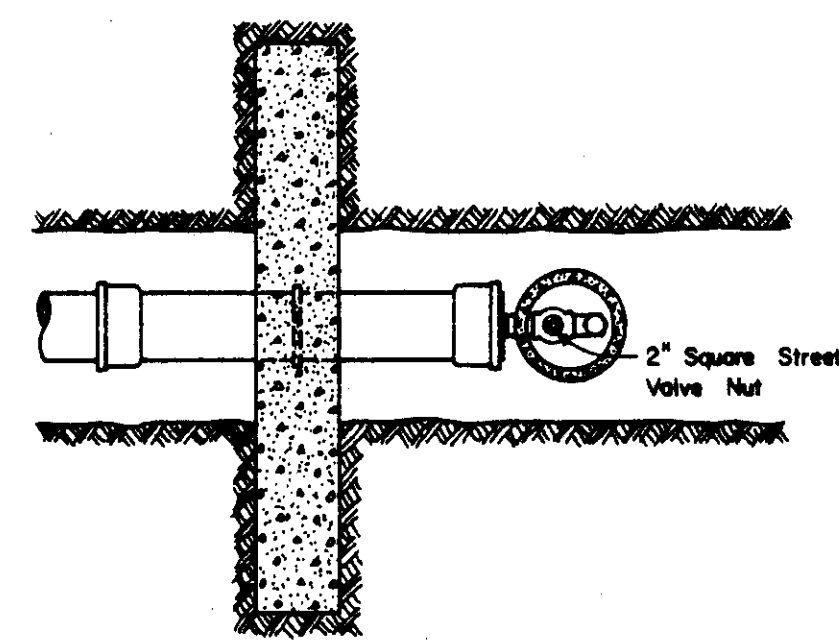
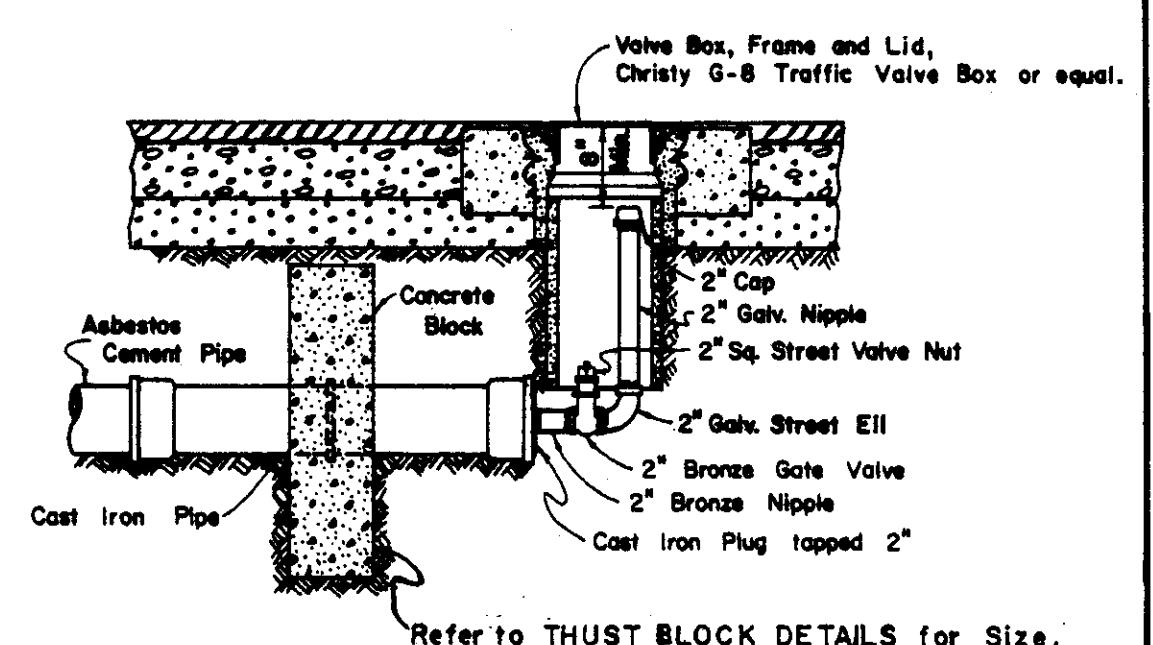


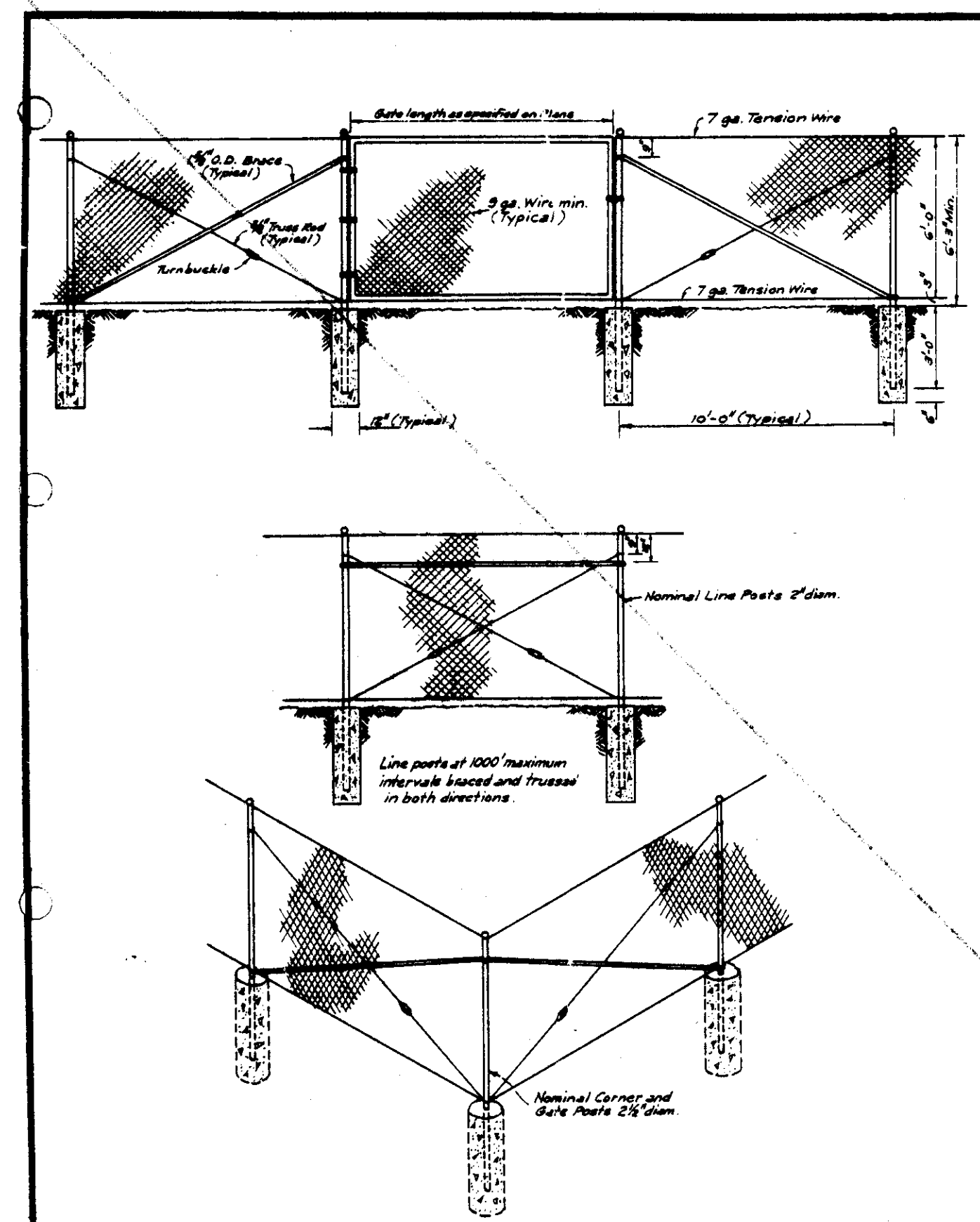


PLAN

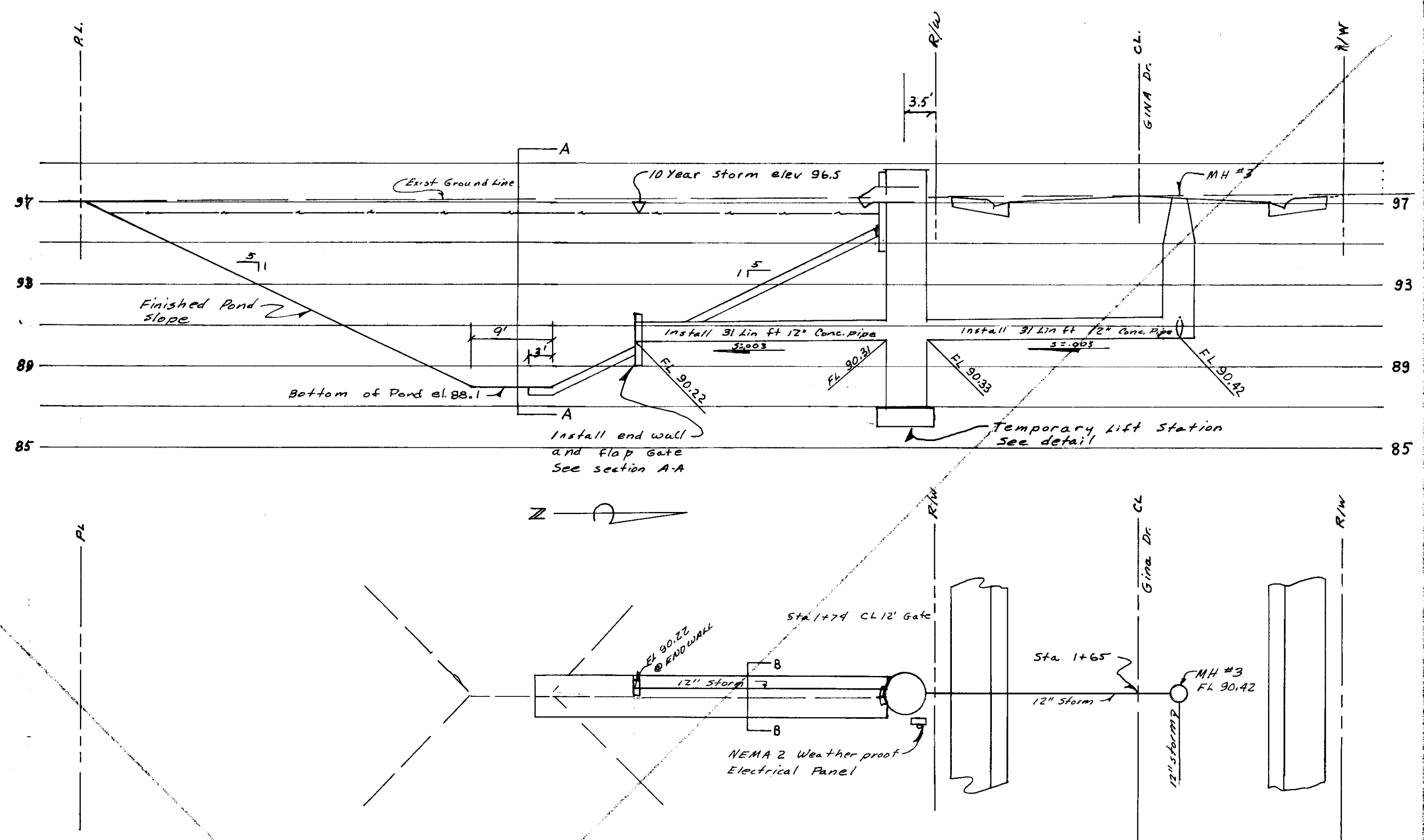


ELEVATION

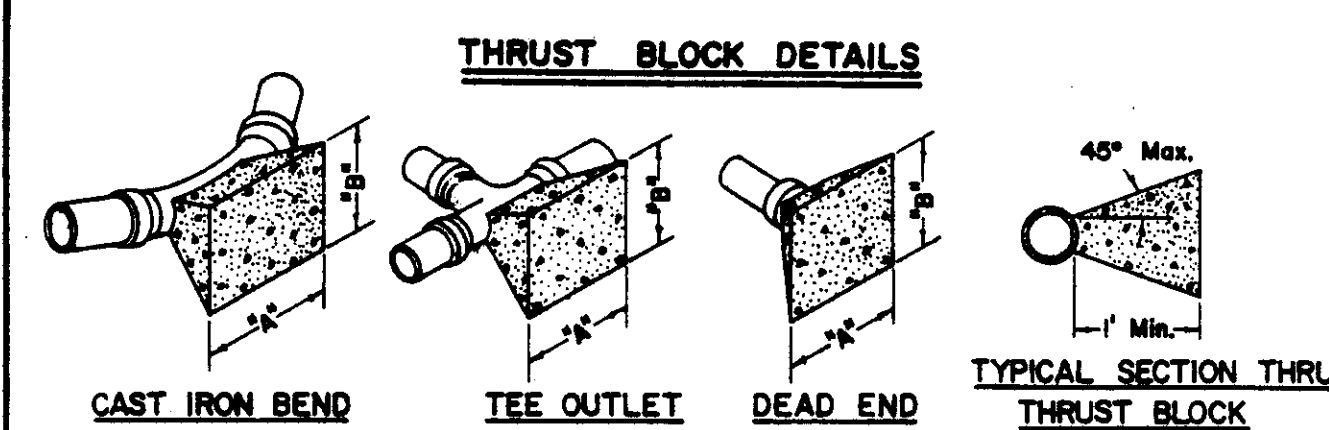
PERMANENT BLOW OFF



CHAIN LINK FENCE & GATE

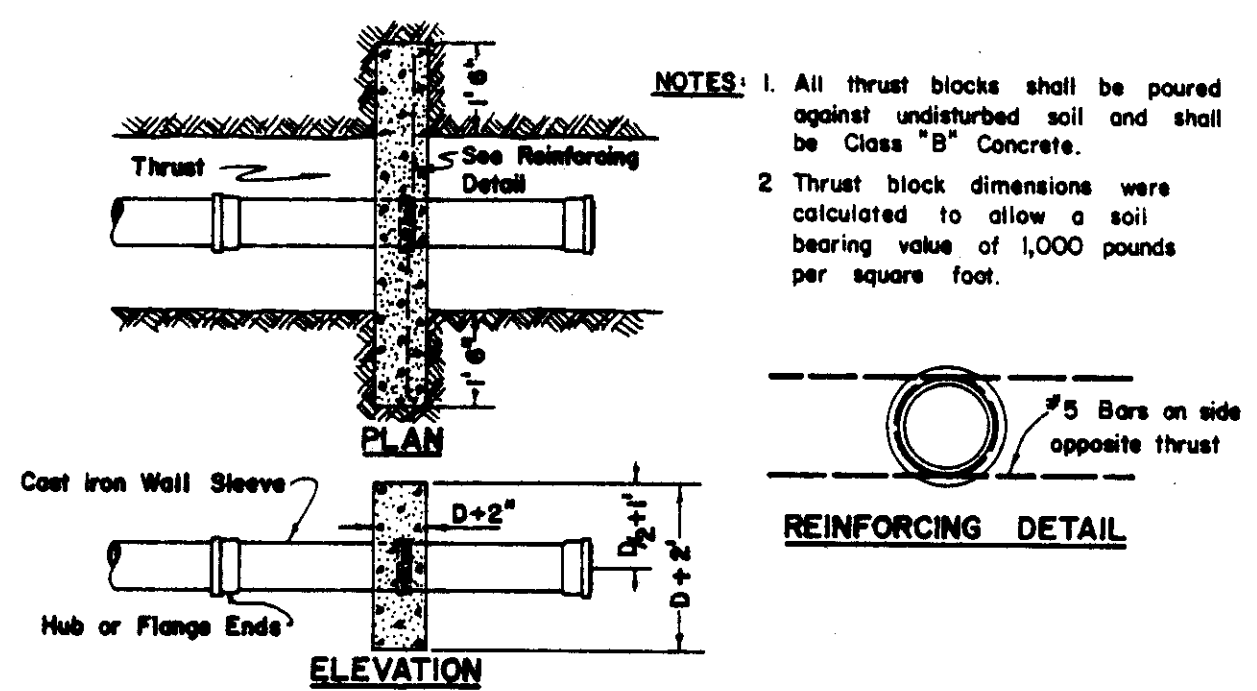


SECTION STA. 1+65 GINA DRIVE
PLAN AND PROFILE OF POND SITE LOTA
scale horz. 1"=10'
vert. 1"=4'



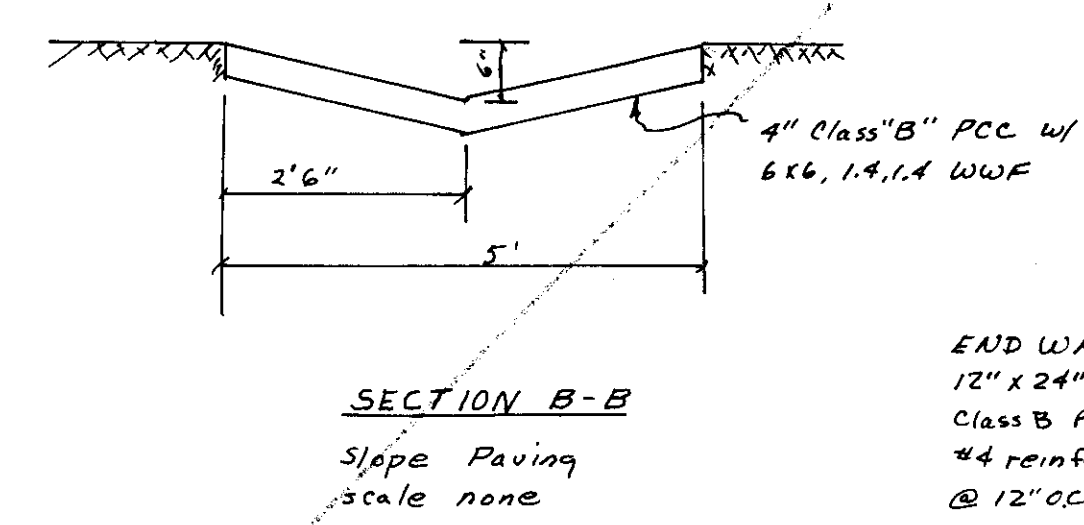
THRUST BLOCK DIMENSIONS					
FITTINGS			FITTINGS		
	A	B		A	B
6" LINE			10" LINE		
22 1/2"	1'-6"	1'-6"	22 1/2"	3'-0"	2'-0"
45°	2'-0"	2'-0"	45°	4'-0"	3'-0"
90°	3'-0"	2'-6"	90°	5'-6"	4'-0"
TEE OUTLET	3'-0"	2'-0"	TEE OUTLET	4'-0"	4'-0"
DEAD END	3'-0"	2'-0"	DEAD END	4'-0"	4'-0"
8" LINE			12" LINE		
22 1/2"	2'-0"	2'-0"	22 1/2"	3'-0"	3'-0"
45°	3'-0"	2'-6"	45°	4'-6"	4'-0"
90°	4'-0"	3'-6"	90°	6'-0"	4'-0"
TEE OUTLET	3'-6"	3'-0"	TEE OUTLET	5'-6"	4'-0"
DEAD END	3'-6"	3'-0"	DEAD END	6'-6"	4'-0"

NOTES: 1. All thrust blocks shall be poured against undisturbed soil and shall be Class "B" Concrete.
2. Thrust block dimensions were calculated to allow a soil bearing value of 1,000 pounds per square foot.

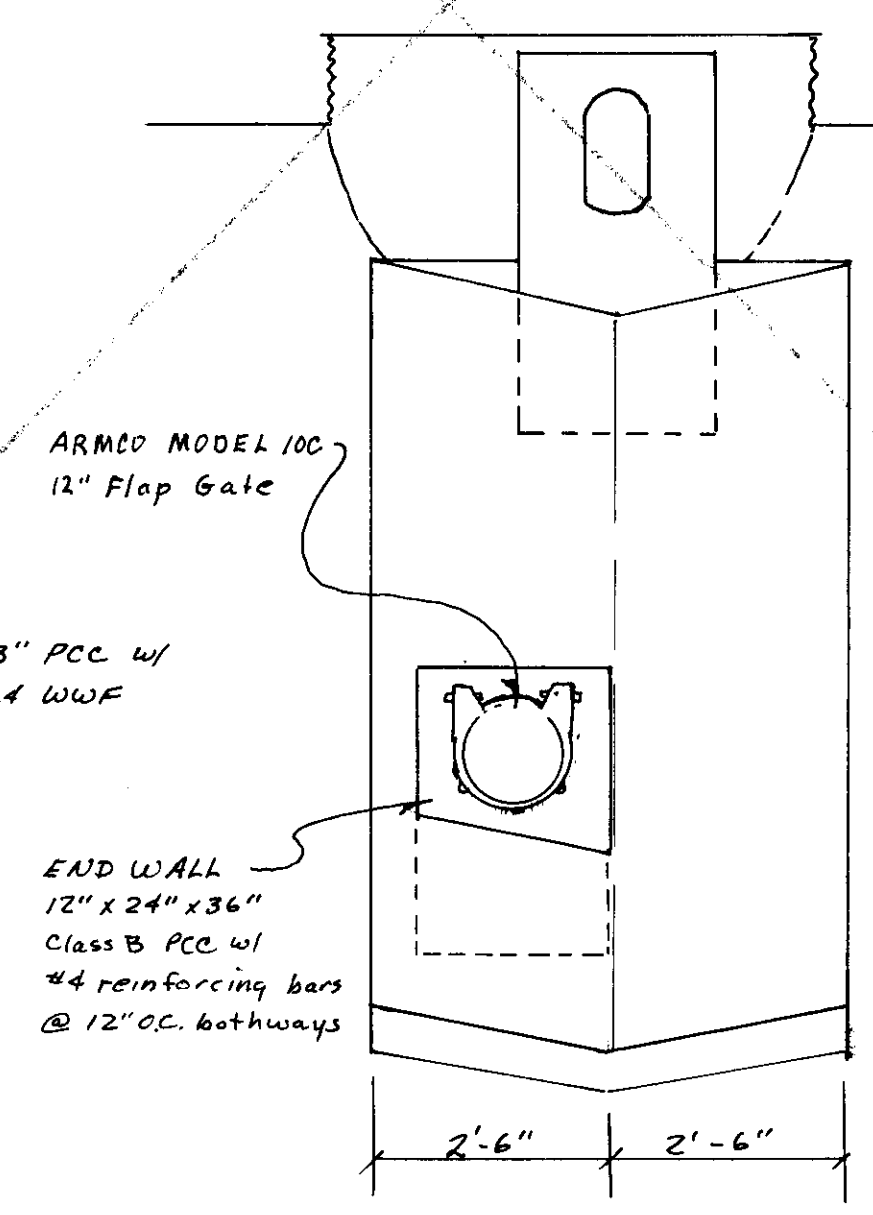


THRUST BLOCK DETAILS

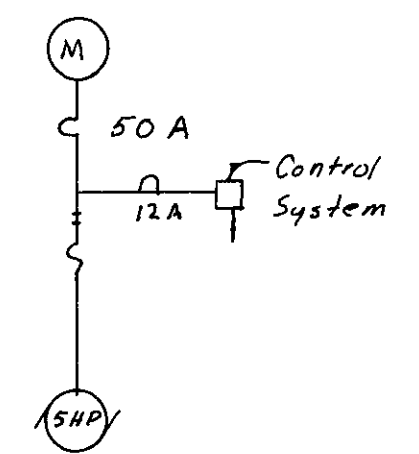
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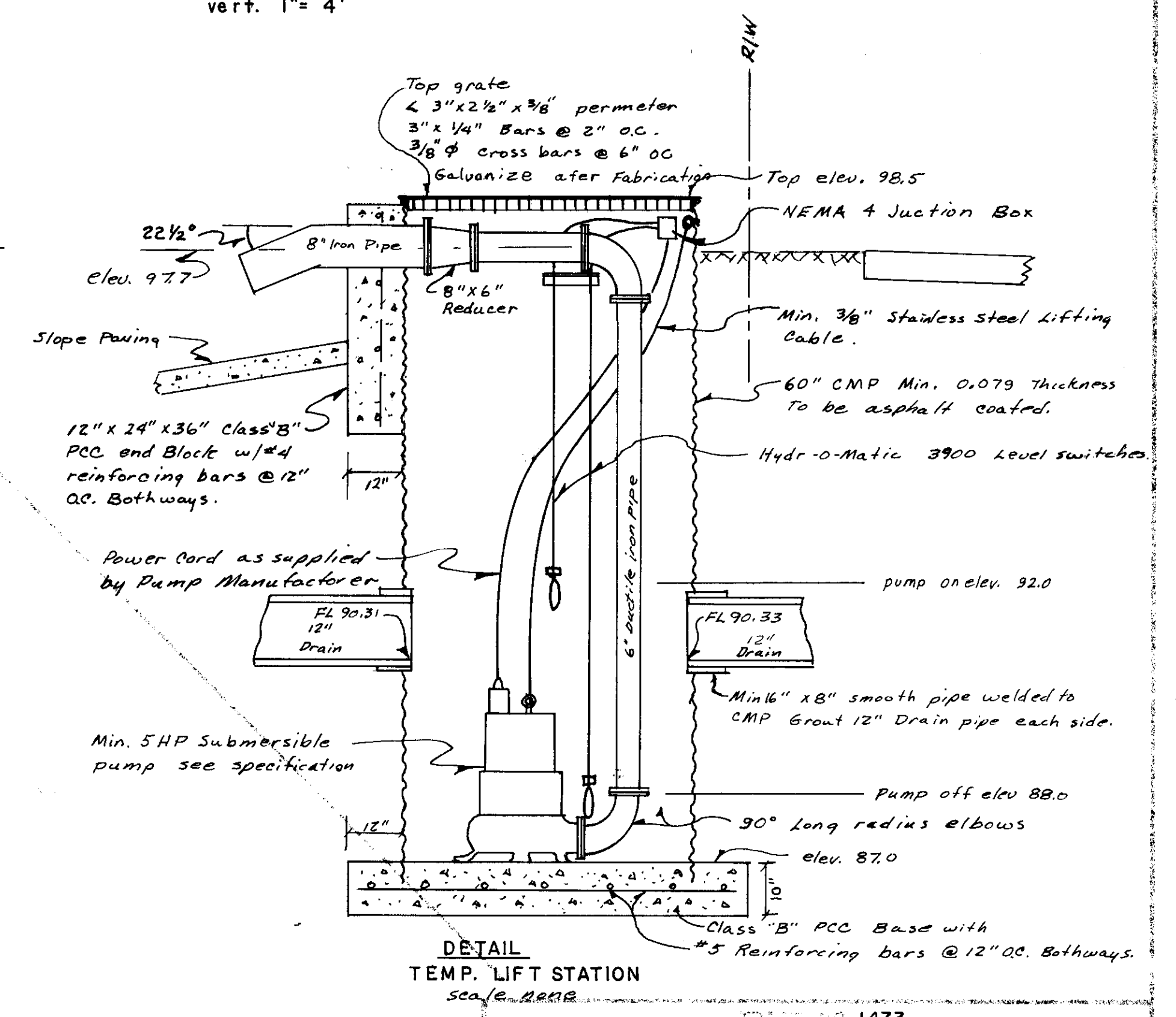
SECTION B-B
Slope Paving
scale none



SECTION A-A
scale None



One Line Electrical Diagram
No scale



DETAIL
TEMP. LIFT STATION
Scale 1/8"=1'-0"

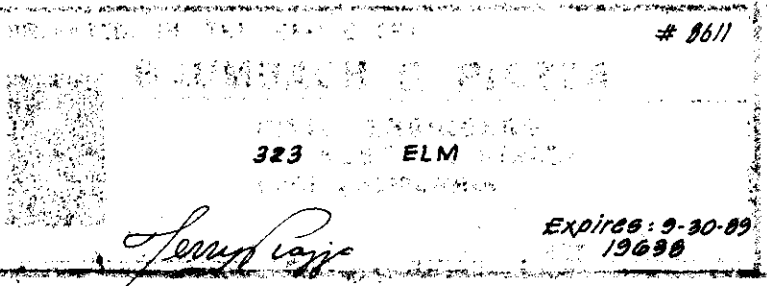
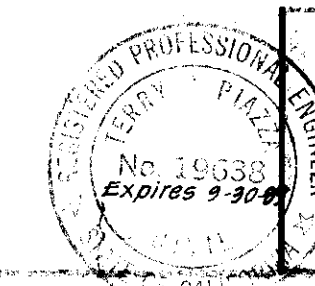
Note: Concrete pipe for storm drain to be non-reinforced concrete pipe ASTM Designation C-14 Class 2.

LOCKFORD VILLAS

DETAILS

DEPARTMENT OF PUBLIC WORKS
SAN JOAQUIN COUNTY, CALIFORNIA

DESIGNED BY	C.W.F.	CHECKED BY	C.W.F.
DRAWN BY	C.W.F.	DATE	3-7-80
PLACED BY	C.W.F.	PROJECT NO.	79-13
CHECKED BY	C.W.F.	SHEET NO.	8

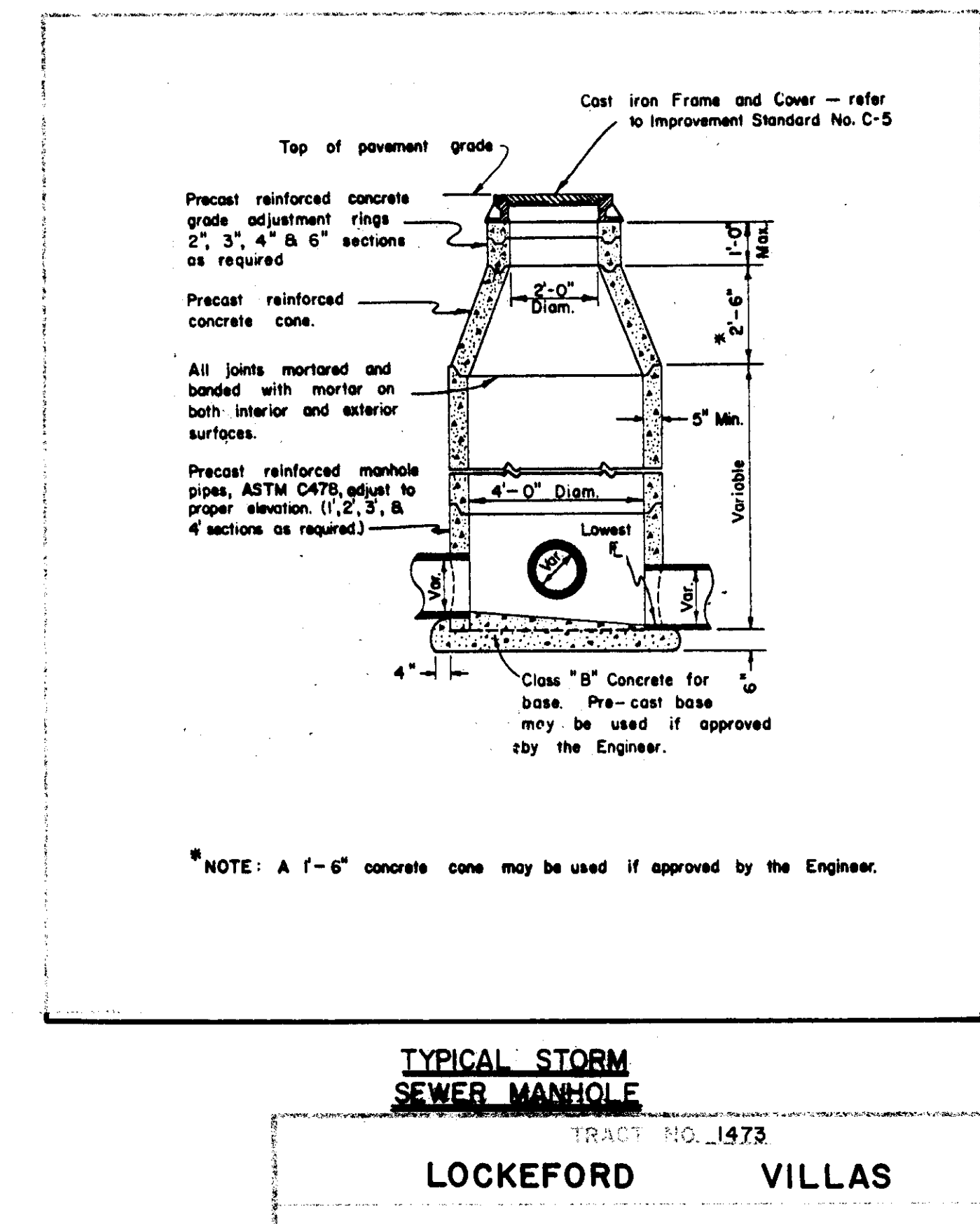
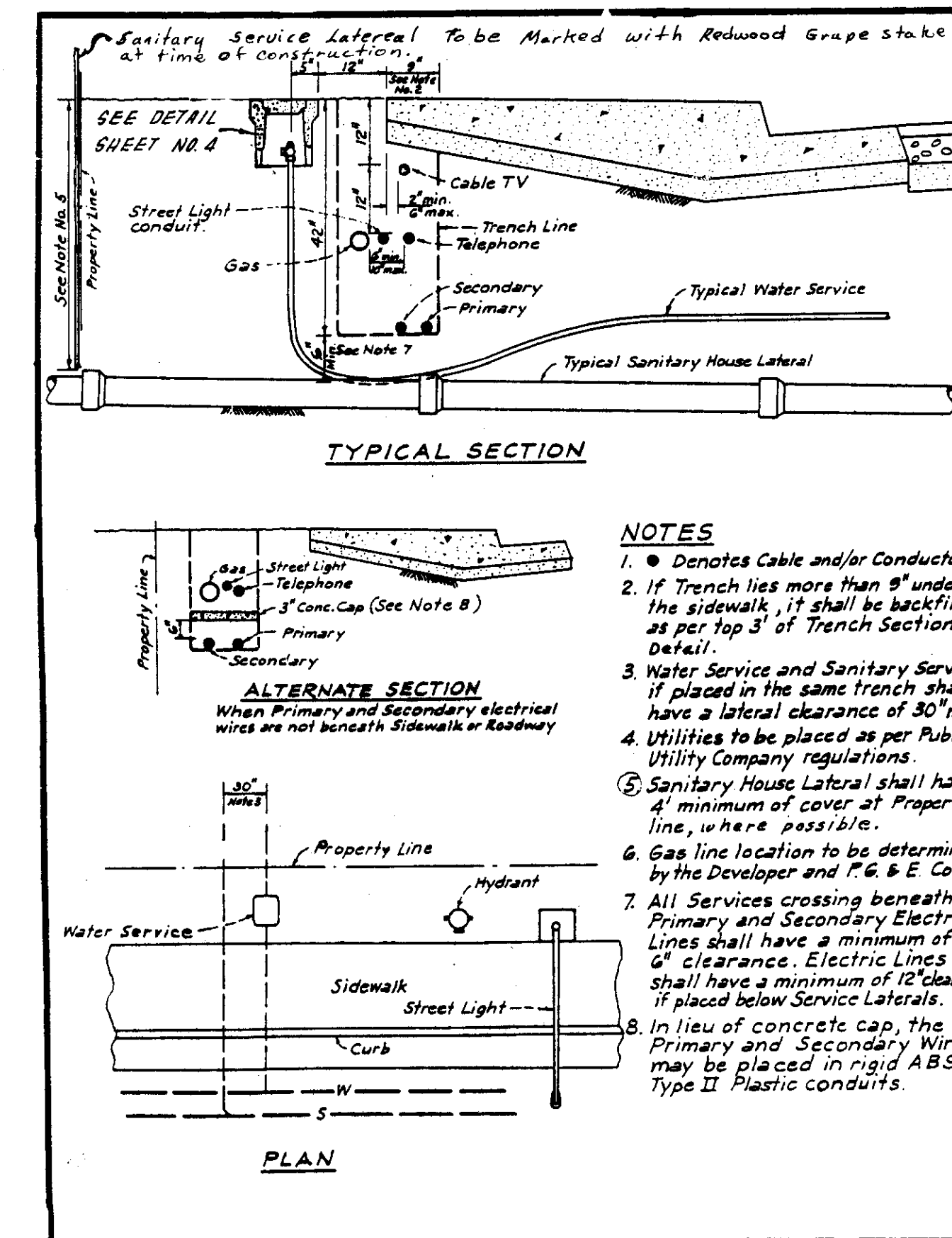
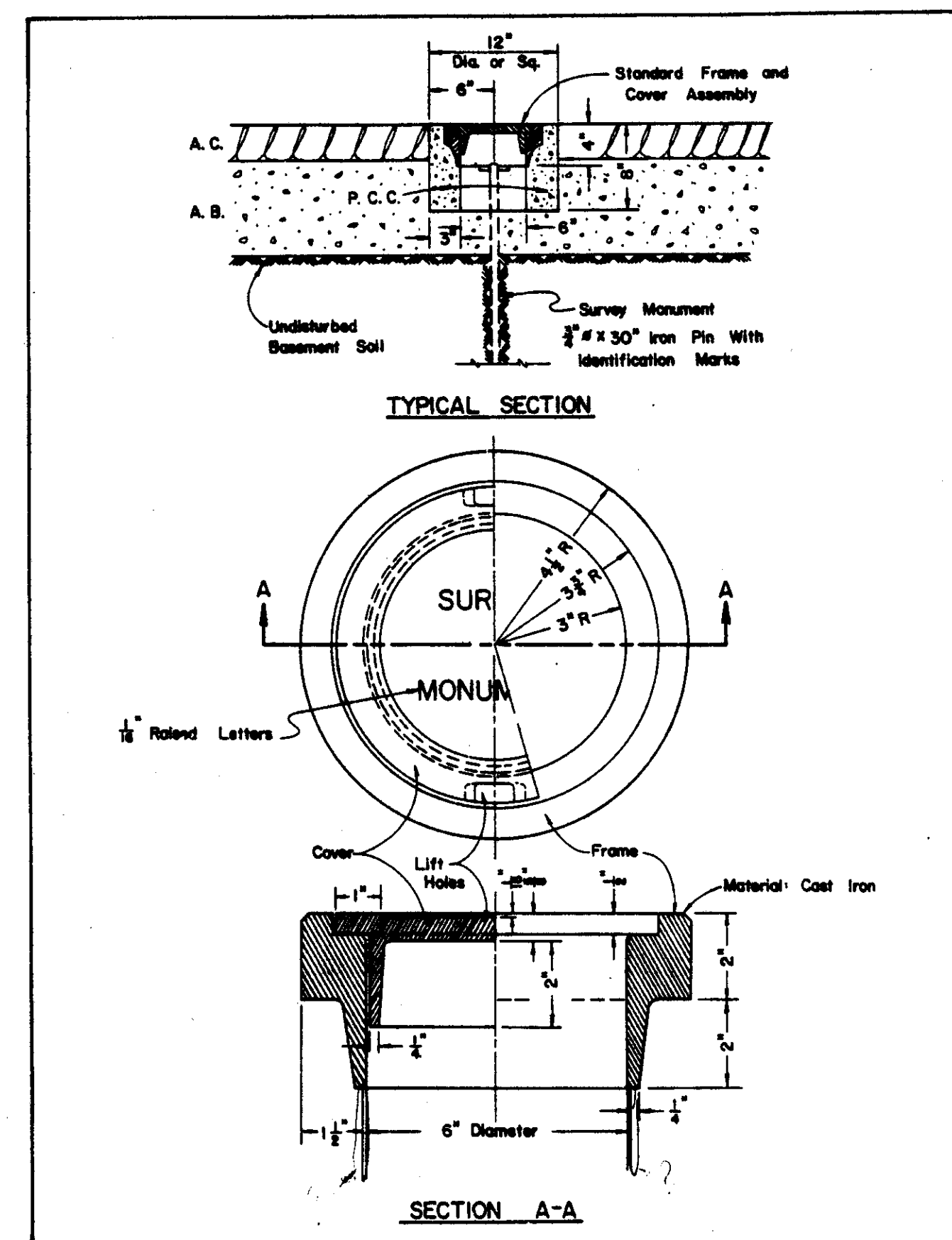
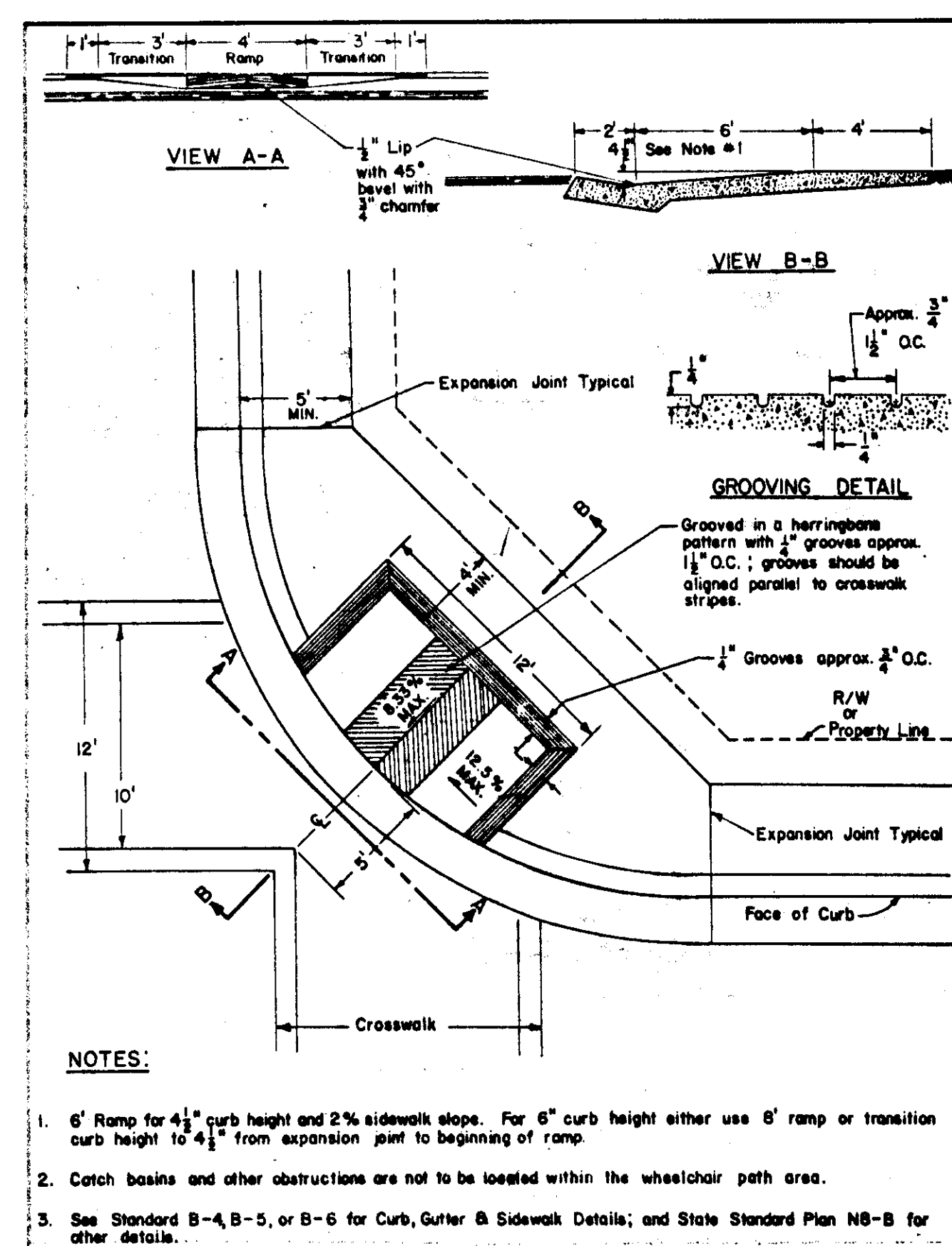
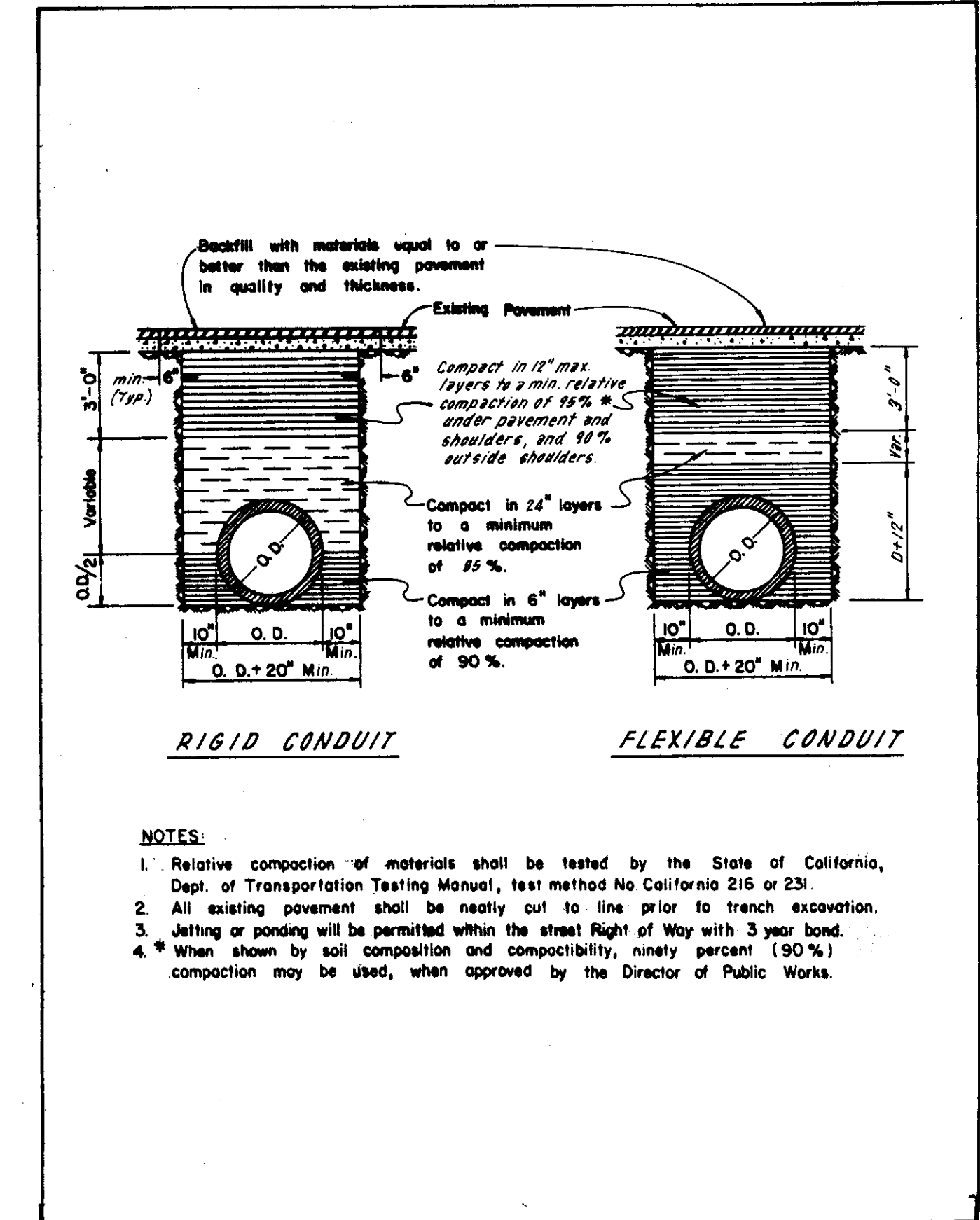
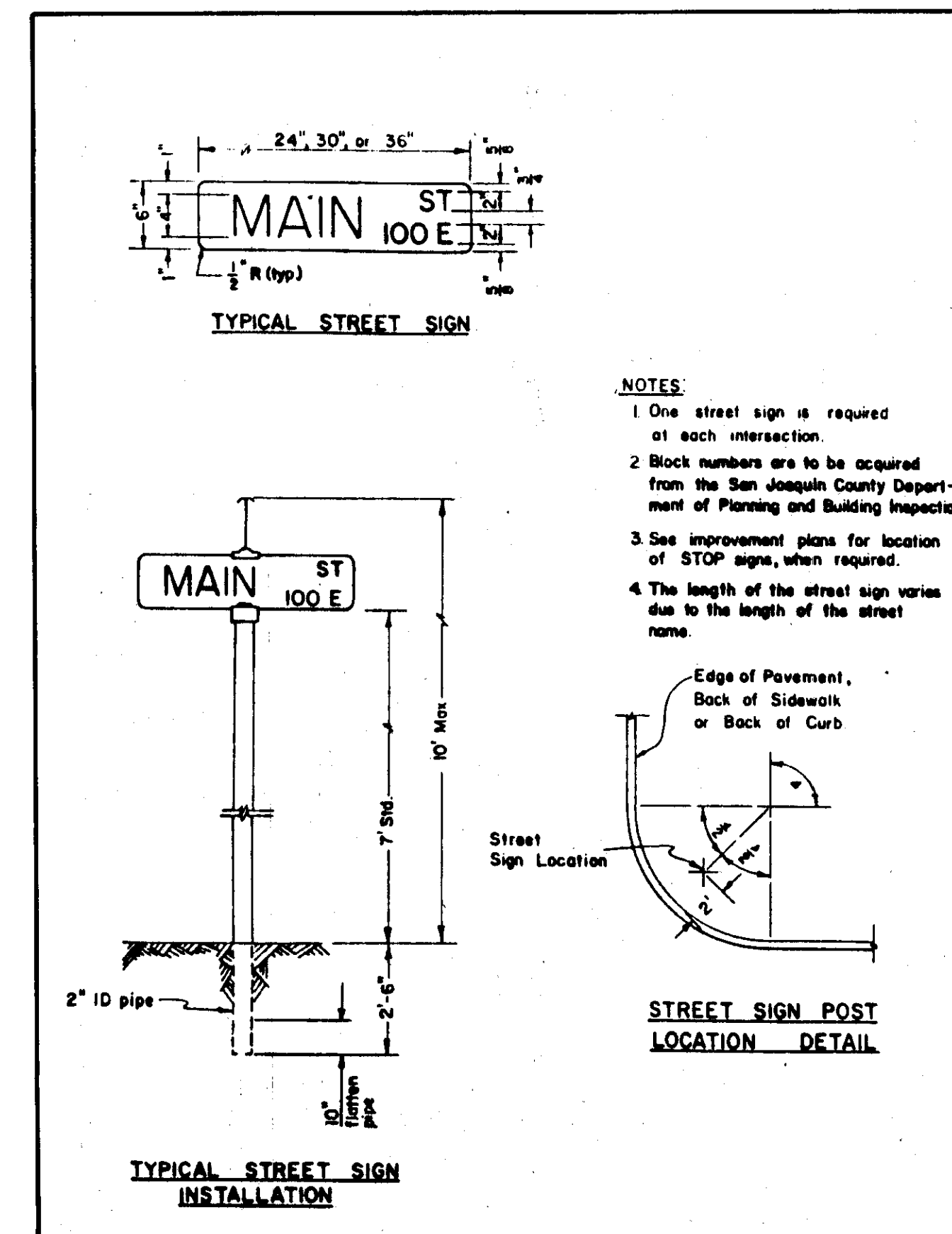
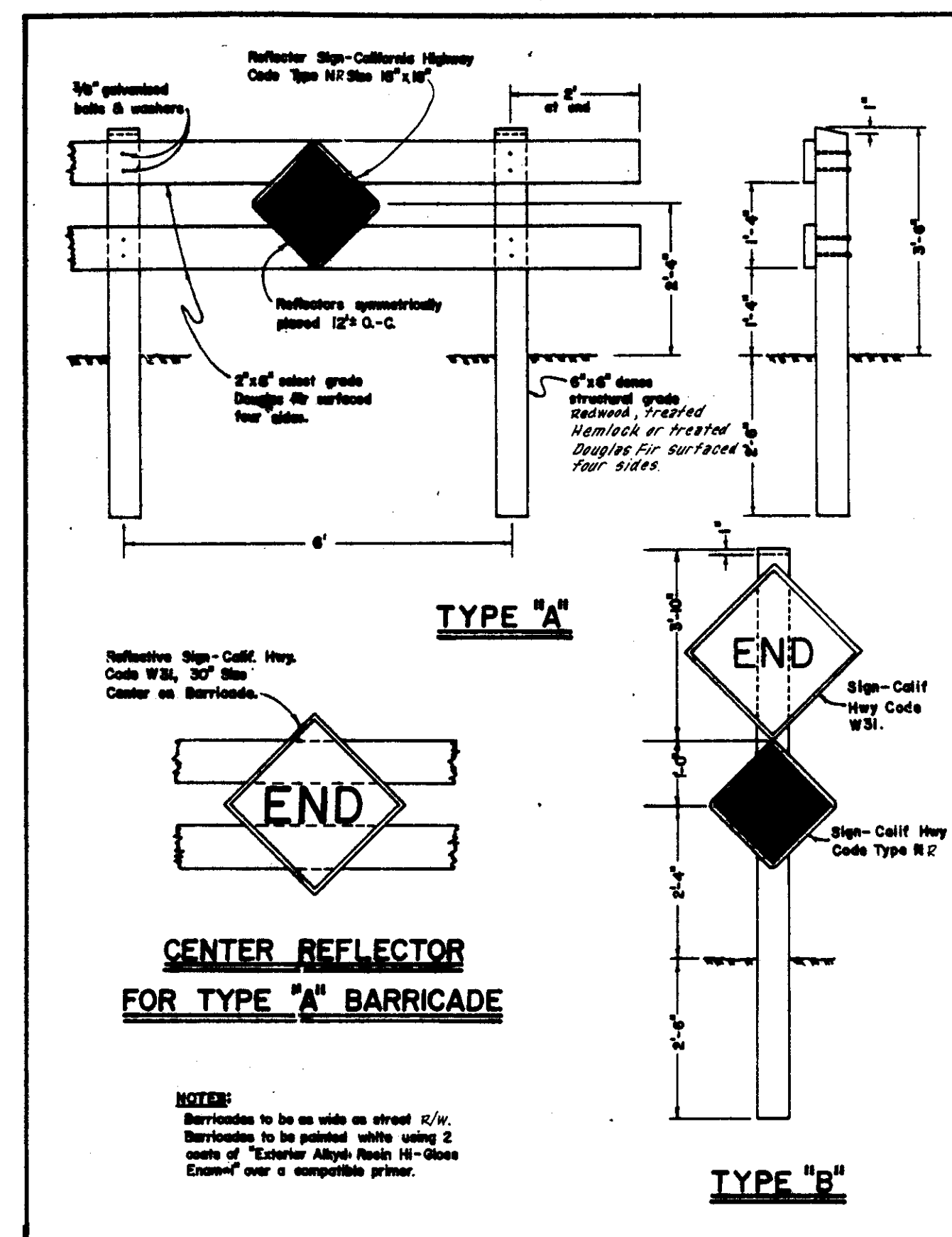
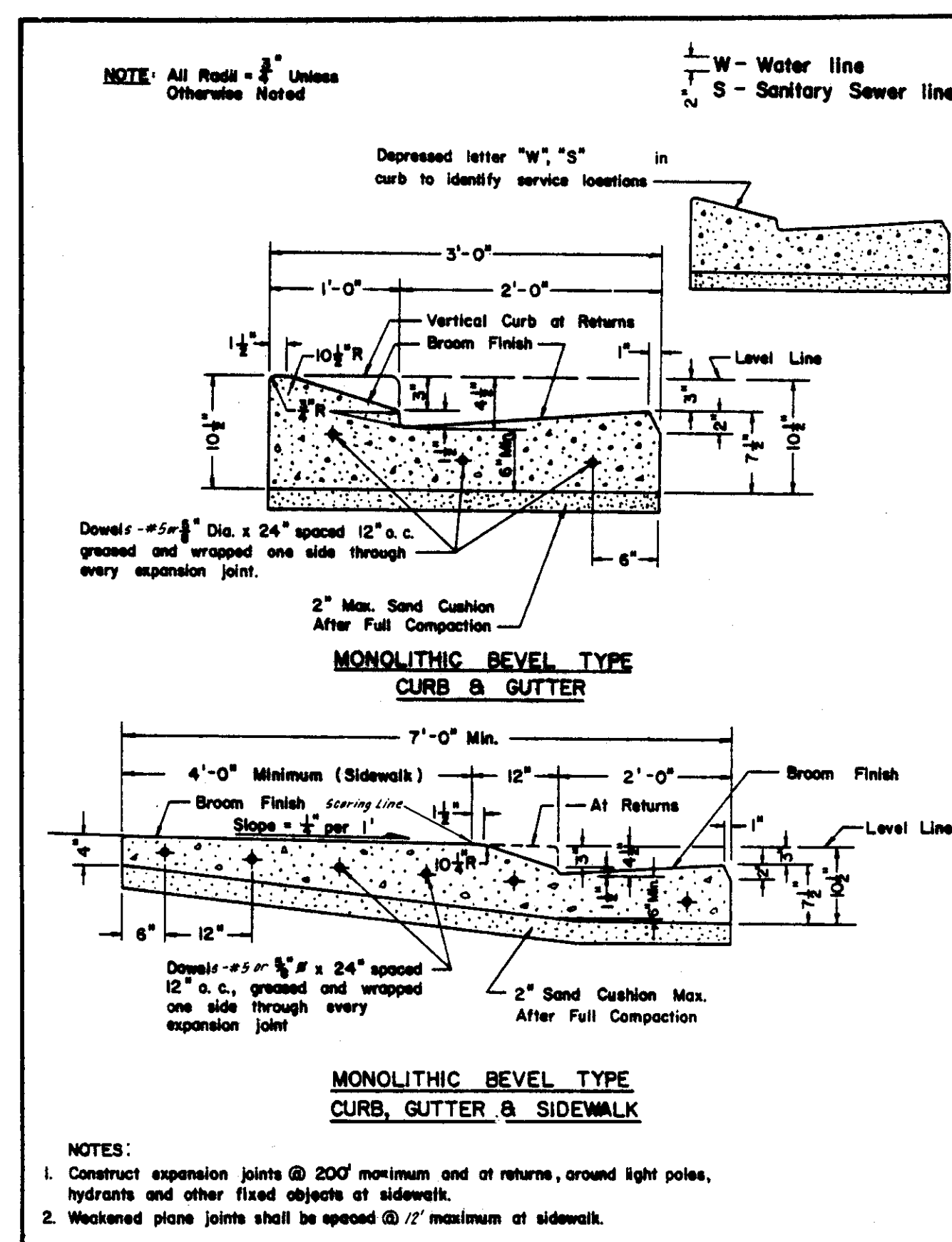


ENGINEERING-SURVEYING
234 WEST HARDING WAY
STOCKTON, CALIFORNIA
(209) 465-1243

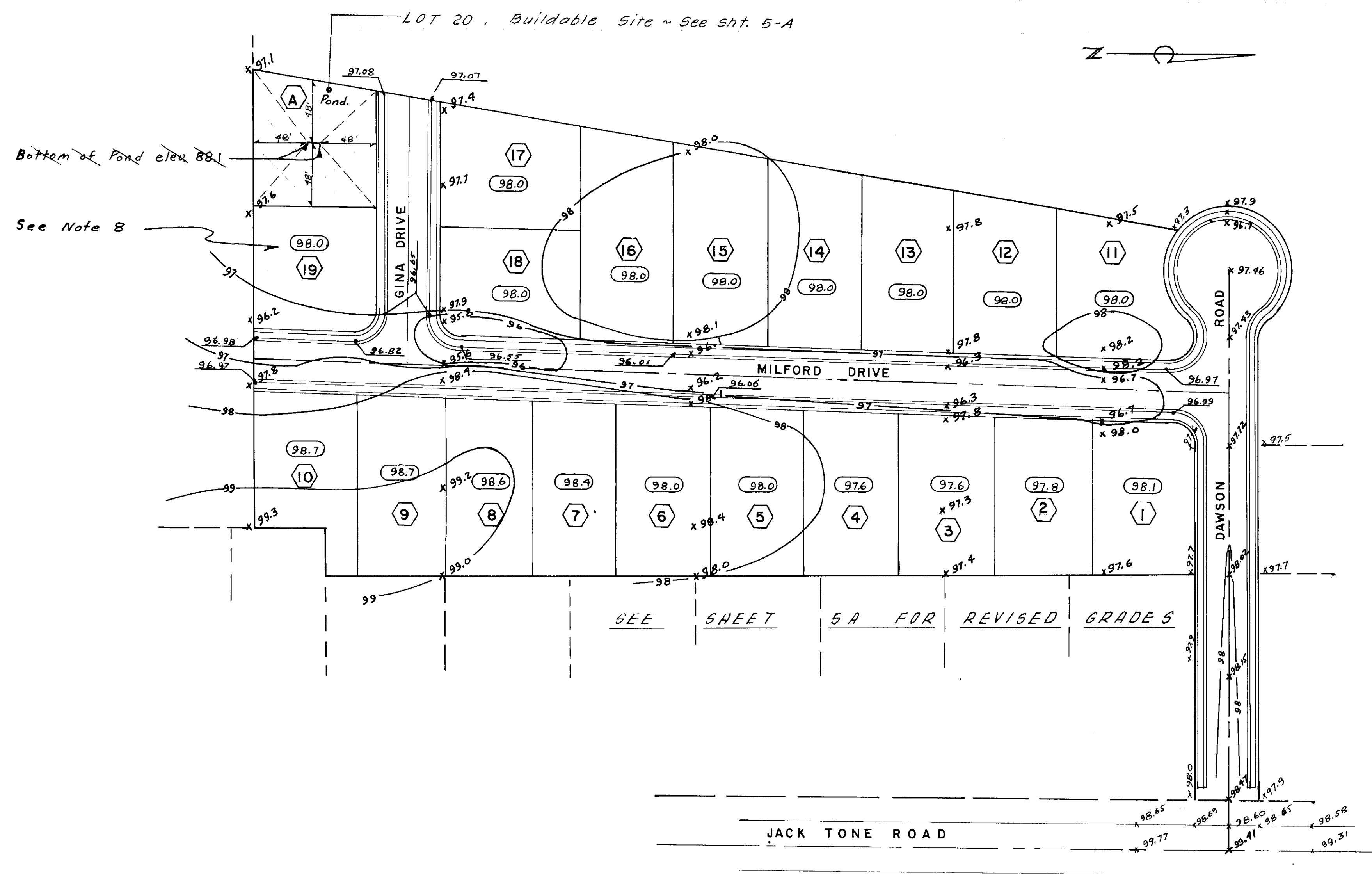
Charles W. Flynn
P.E. C-24692

6-267.8 6-787

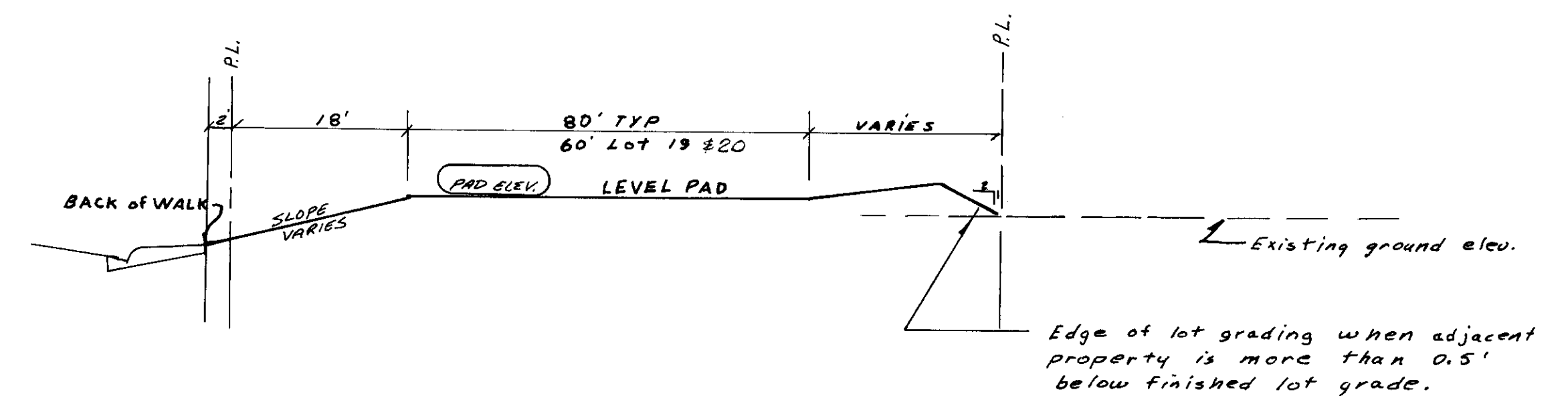
FILE NAME
DRAWER
SHEET NO.
564
56
1327



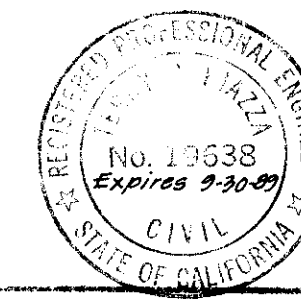
FILE NAME	DRAWER	SHEET NO.
Sub'd	50	1330



- NOTES:** 1. PLANS OF EXISTING DAWSON ROAD ARE AVAILABLE AT ENGINEER'S OFFICE.
2. SEE FINAL MAP OF LOCKEFORD VILLAS FOR LOT DIMENSIONS.
3. x 98.2 DENOTES EXISTING GROUND ELEVATION.
4. — 98 — DENOTES APPROX. ELEVATION CONTOUR.
5. (98.0) DENOTES BUILDING PAD ELEVATION.
6. 96.49 DENOTES TOP OF CURB ELEVATION.
7. FILLS ON LOTS TO BE COMPACTED TO 90 % R.C. AS SHOWN IN THE SOILS REPORT BY D. L. RANDALL, Inc. DATED FEBRUARY 11, 1980.
8. LOT 19 SHALL BE COMPACTED TO 90% R.C. FOR A DEPTH OF NOT LESS THAN 3 FEET BELOW THE BUILDING PAD ELEVATION. ALSO LOT 20



TYPICAL LOT GRADING
scale: none



PREPARED IN THE OFFICE OF: # 86

BAUMSACH & PIAZZA

CIVIL ENGINEERS
303 WEST ELM STREET
LOS ANGELES, CALIF.

Henry J. ...

RCE 1963B
Expires 9-30-89

LOCKEFORD VILLAS
LOT GRADING
SAN JOAQUIN COUNTY, CALIFORNIA

" = 60'

C.W.F.

C.W.F.

4-8-80

5

8

William J. Ward

DIRECTOR OF PUBLIC WORKS

SAN JOAQUIN COUNTY

70-13

G-267.5 G-787

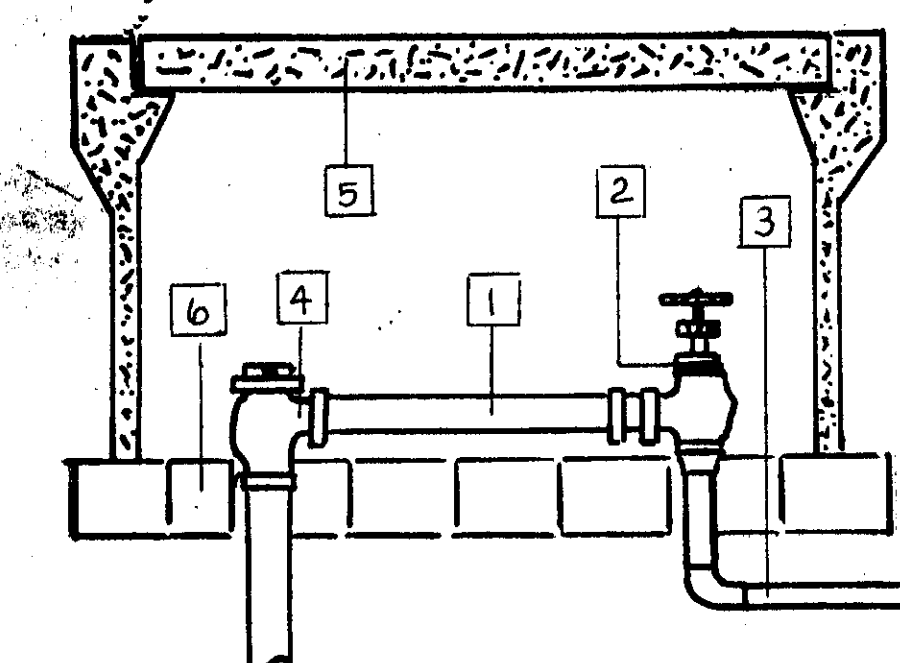
LOCKEFORD COMMUNITY SERVICE DISTRICT

SPECIAL WATER SERVICE DETAIL

ORDINANCE 79-1 Section 5. WATER SERVICE REGULATIONS Paragraph d. and f.

d. All construction work shall be inspected by an inspector acting for the District to insure compliance with all requirements of the District. No work shall be covered at any point until it has been inspected and passed for acceptance. No work shall be connected to the District's facilities until the work covered by the permit has been completed, inspected, and approved by the inspector. If the test proves satisfactory, the Manager shall issue a certificate of satisfactory completion.

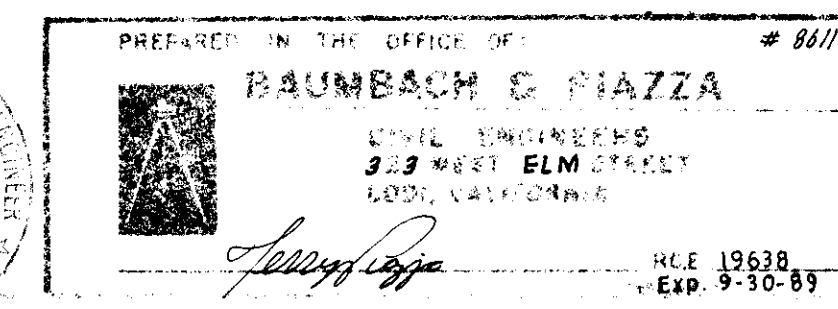
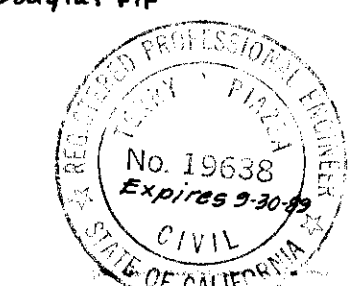
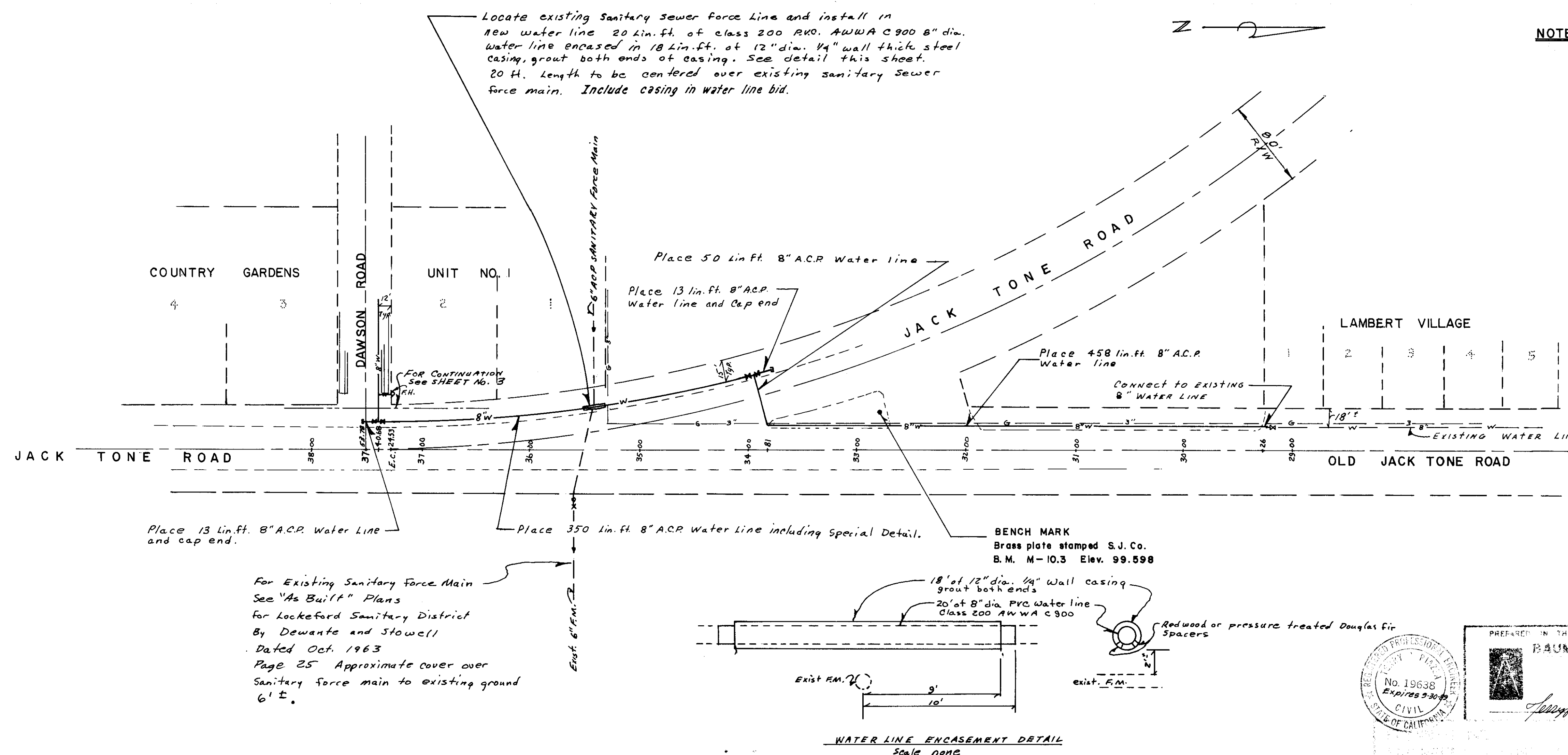
f. It shall be the duty of the person doing the work authorized by permit to notify the Manager that said work is ready for inspection. It shall be the duty of the person doing the work to ensure that the work will pass the tests required by the District before giving the above notification.



1. 1"x6" galv. nipple
2. Brass Gate Valve
3. Customer Line
4. Shut off valve
5. Christy Box B-12 W/Conc. Lid WATER
6. Support with Brick

NOTES:

1. Water line to have minimum of 30 inches cover.
2. Water line to be Asbestos Cement Pipe (ACP) Class 150, AWWA, Standard C-400.
3. See Lambert Village improvement plans for existing water line and stationing.
4. Contractor shall notify U.S.A. to have all utilities located prior to construction.



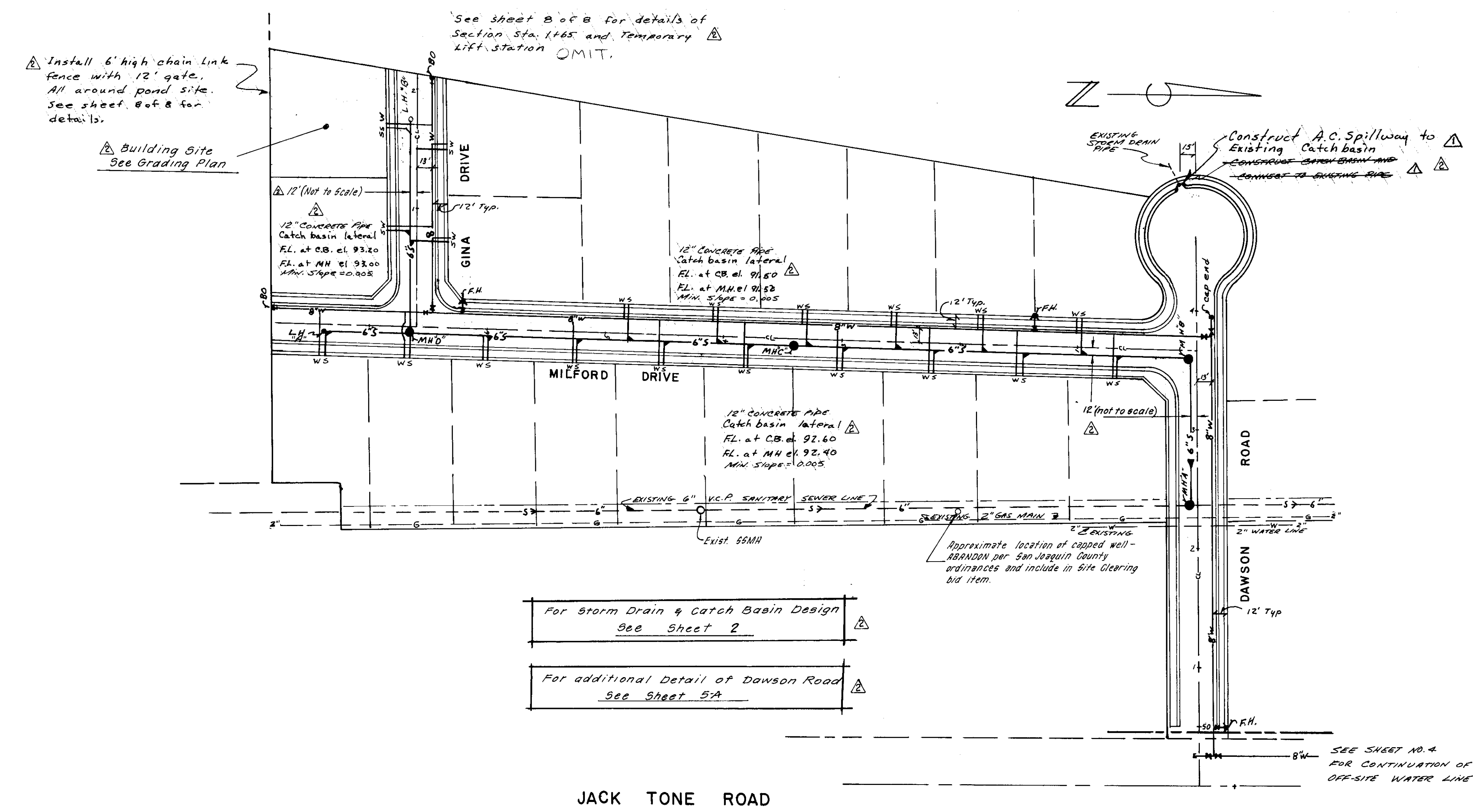
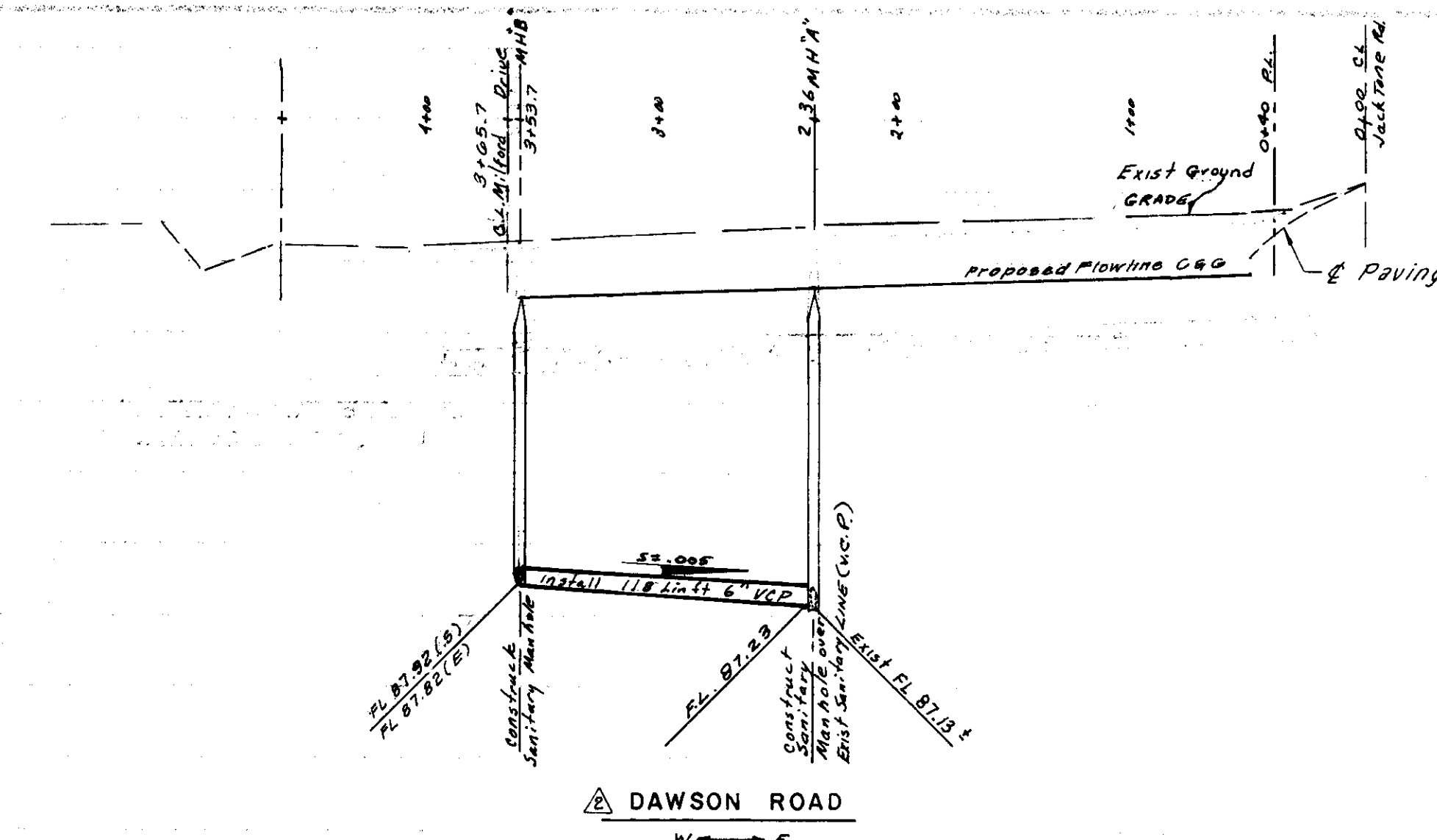
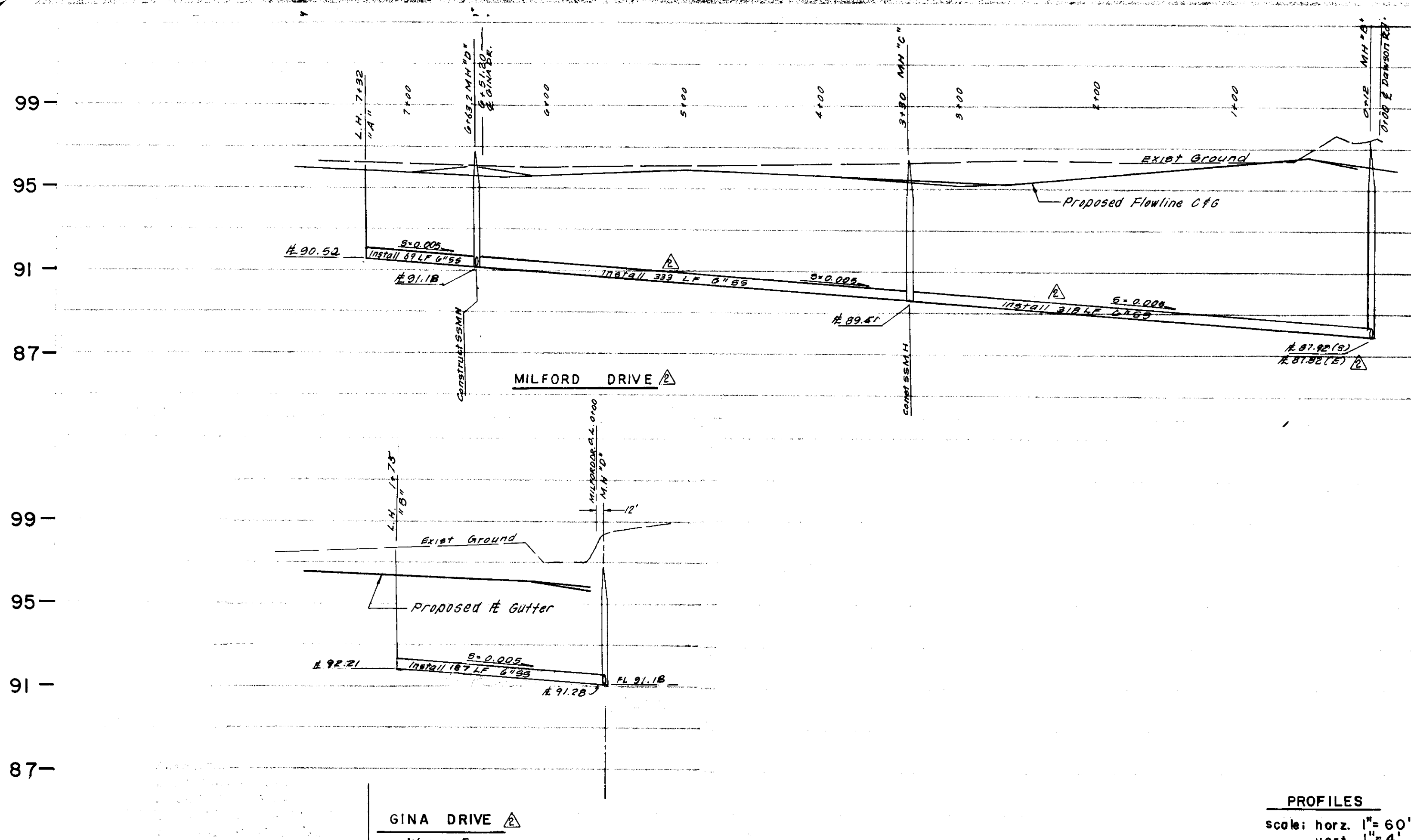
LOCKEFORD VILLAS
OFF-SITE WATER SYSTEM

SAN JOAQUIN COUNTY, CALIFORNIA

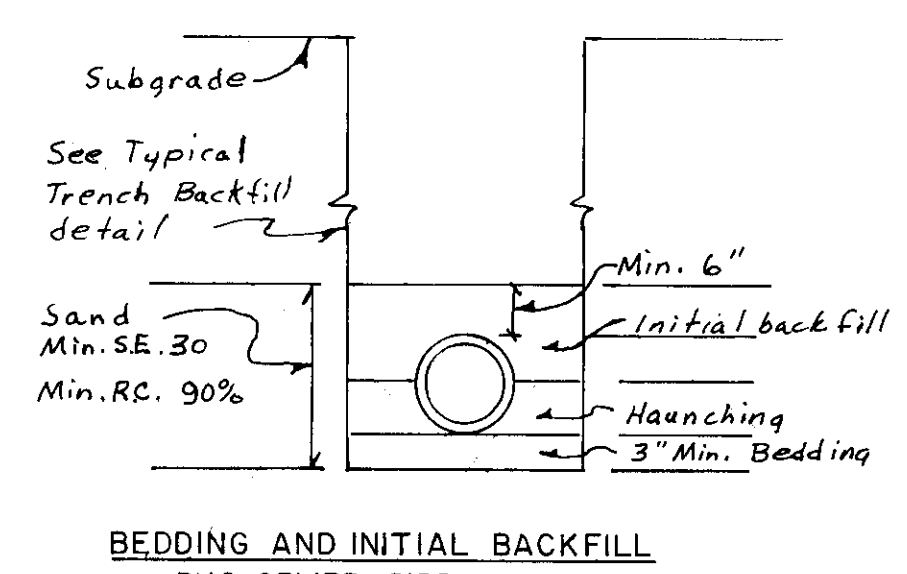
1" = 60'
C.W.F.
C.W.F.
DIRECTOR OF PUBLIC WORKS
SAN JOAQUIN COUNTY

6-267,4 6-787

FILE NAME: 5064
DRAWER: 50
SHEET NO: 1331



- NOTES:
1. See final map of Lockford Villas for lot dimensions.
 2. Sanitary Sewer line to be Vitrified Clay Pipe (VCP) ASTM Designation C-200 Extra Strength.
 3. Alternate sewer pipe Polyvinyl chloride (PVC) Plastic gravity sewer pipe, ASTM specification D3034 for SDR 35, See Bedding and Initial Backfill Detail.
 4. 4 inch diameter sewer service laterals to be located at the center of each lot, and shall have a minimum slope of 2%.
 5. All manholes to be set to finished grade.
 6. Storm drain pipe to be non-reinforced concrete pipe ASTM Designation C-14 class 2.
 7. See sheet B of B for Temporary Storm Lift Station.
 8. Water Line to be Asbestos Cement Pipe (ACP) Class 150 conforming to AWWA Standard C-400.
 9. Water services to be located 3 feet south or west of center of each lot.
 10. All Manholes to be marked "SEWER" or "STORM" as appropriate.
 11. Existing Roadside drainage along North side of Dawson Road to remain "as is".
 12. Contact Baumback & Piazza Inc. ~ Phone 209-368-6618 for staking
 13. Fire hydrant bid shall cover complete assembly (lateral, valve & F.H.).



		PREPARED IN THE OFFICE OF BAUMBACK & PIAZZA CIVIL ENGINEERS 323 WEST ELM STREET SAN JOAQUIN, CALIFORNIA 95376 RCE 19638 Exp. 9-30-89	
REV. No.	DISCUSSION	APPROVED BY	DATE
1	DAWSON RD DRAINAGE		
2	Change Notes & Grades, Relocate SS Move SD	Baumback & Piazza	April 10, 1986

1473

LOCKFORD VILLAS
SANITARY SEWER, STORM DRAINAGE, WATER SYSTEM & F.H. LOCATIONS

SAN JOAQUIN COUNTY, CALIFORNIA

1" = 60'

C.W.F.
 C.W.F.

William J. Piazza
 DIRECTOR OF PUBLIC WORKS
 SAN JOAQUIN COUNTY

2-20-80
 Chas. B. Adams

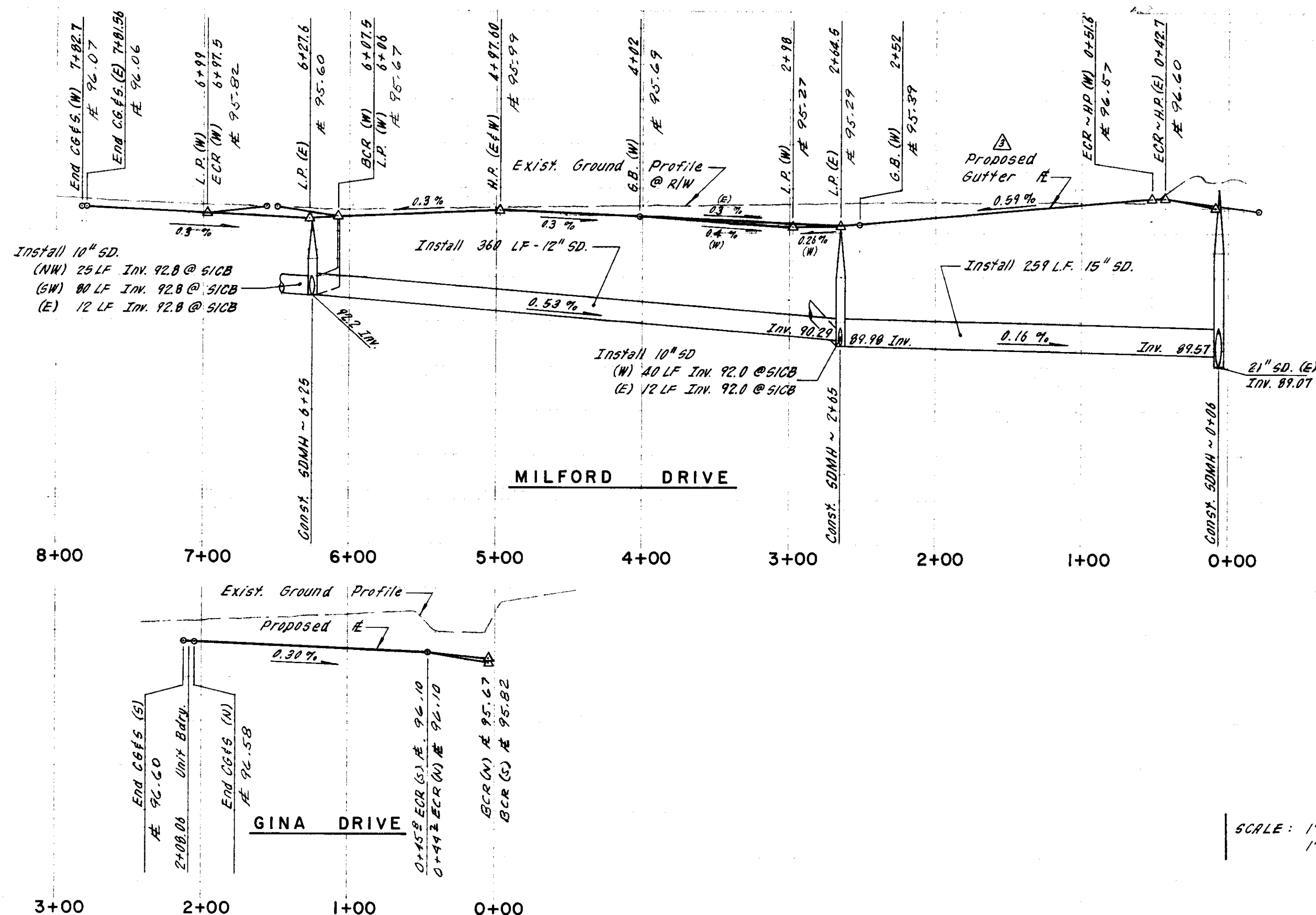
9-8-80
 3
 8
 79-13
 6-267.3 6-787

FILE NAME
 Sub 1

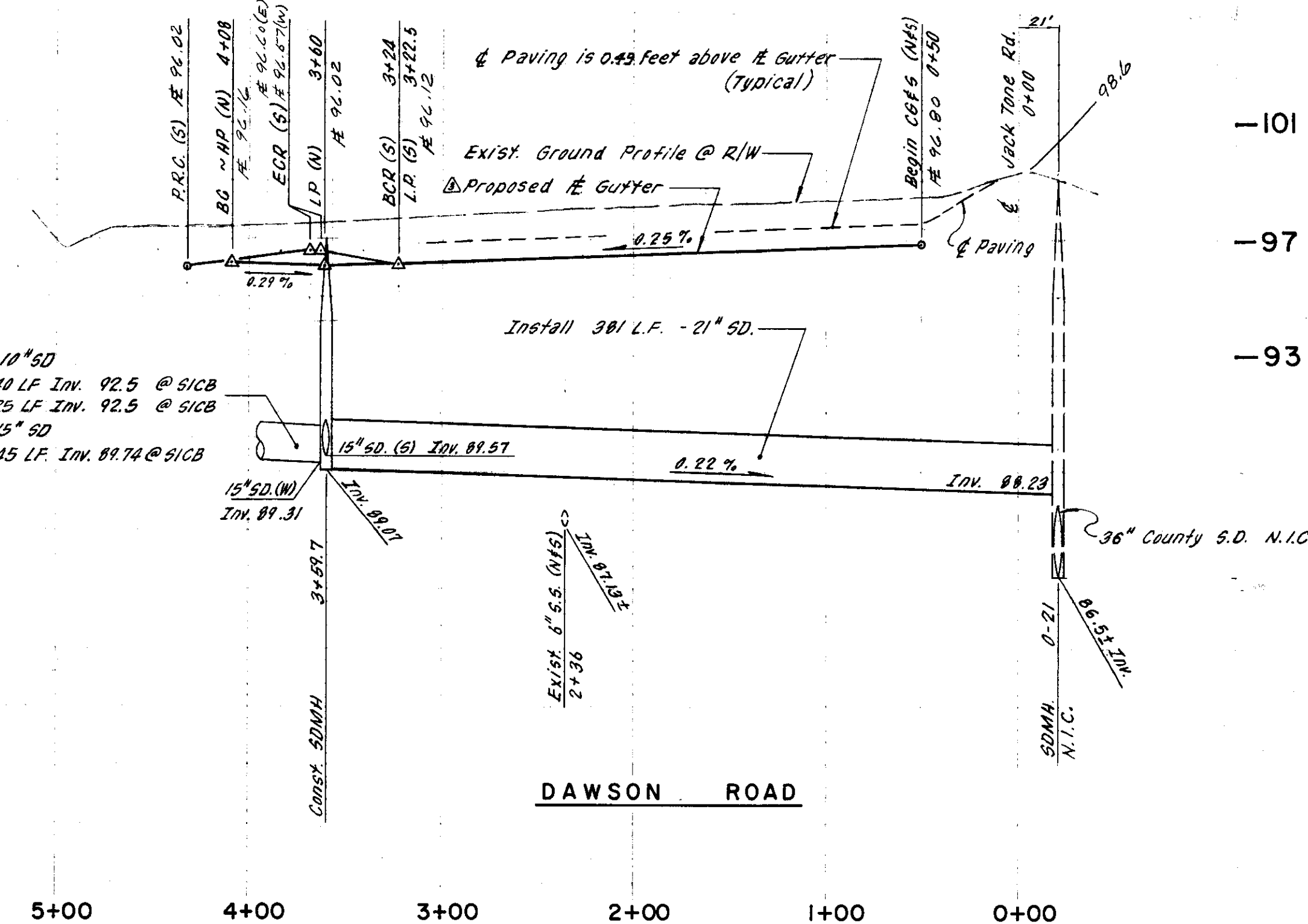
DRAWER
 50

SHEET NO.
 1332

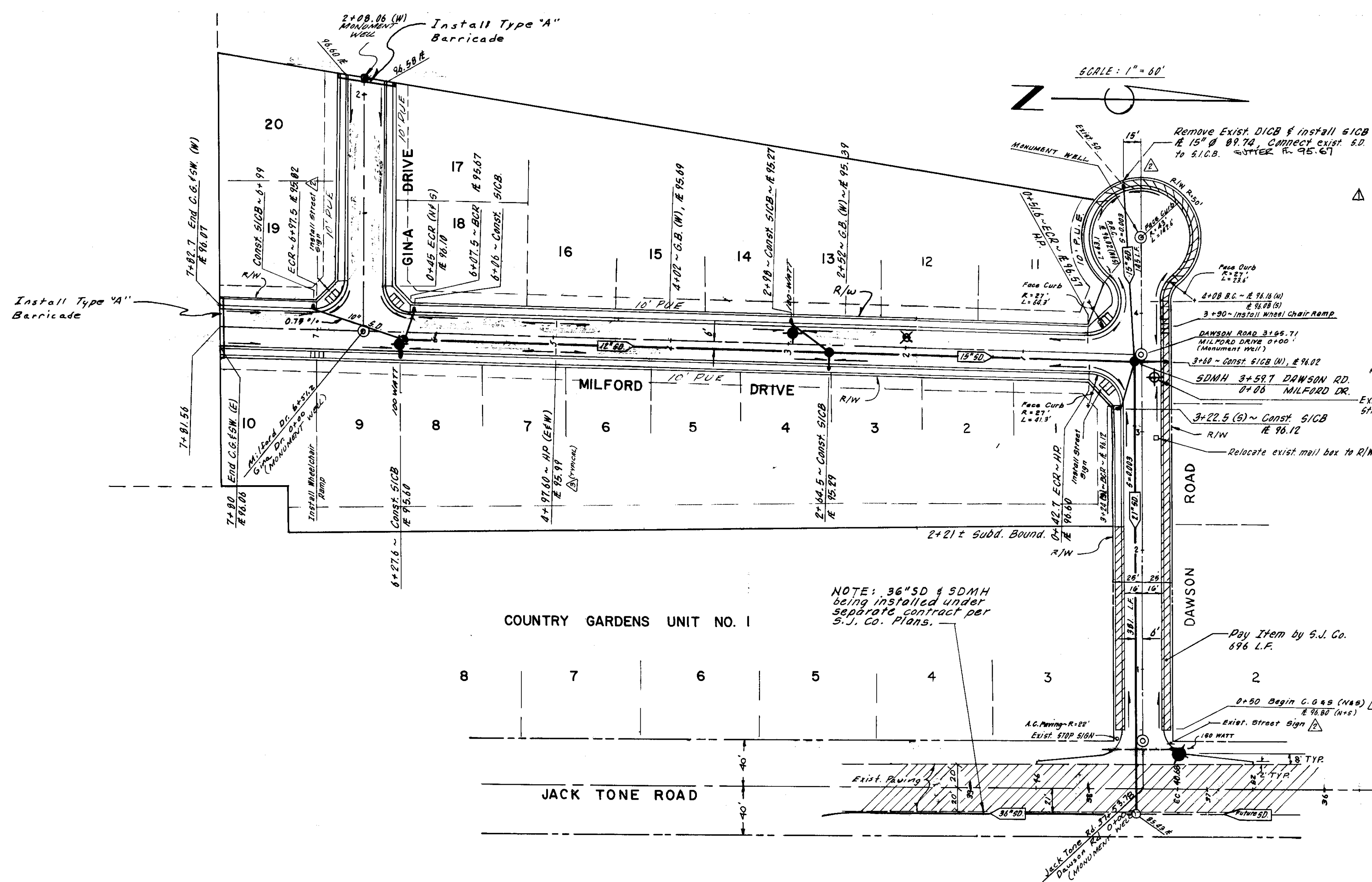
101-
97-
93-
101-
97-
93-



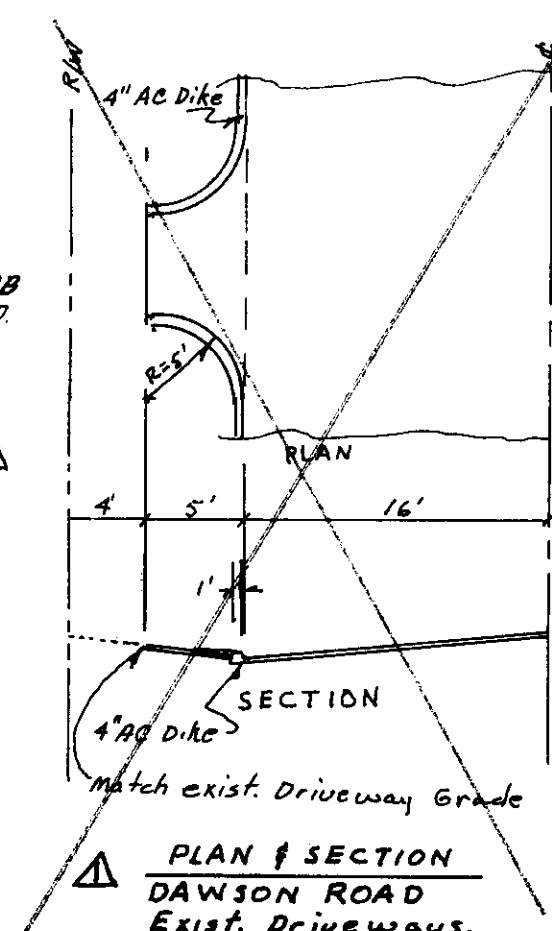
SCALE: 1" = 60' HORIZ.
1" = 4' VERT.



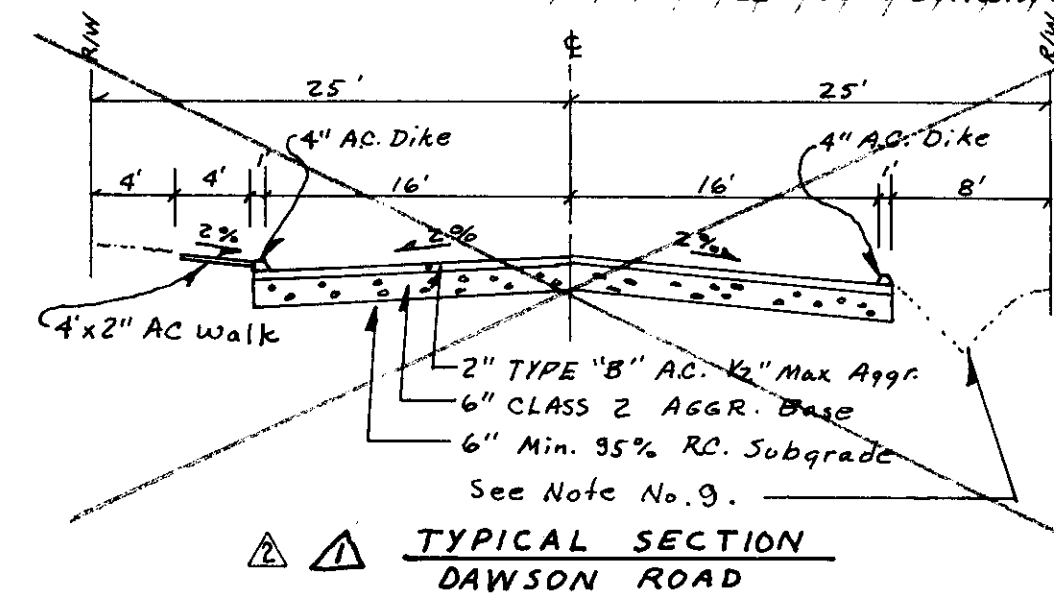
101-
97-
93-



NOTE: 36" SD & SDMH being installed under separate contract per S.J. Co. Plans.



- NOTES:
1. Remove and salvage existing sidewalks, curbs, gutters, and drains. Match existing drive ways to new AC Dike Section.
 2. Electroliers by R.G.E.
 3. See Subdivision Final Map for Property Line dimensions and curve data.
 4. E denotes Gutter Flow Line Grade
 5. H.P. denotes High Point
 6. L.P. denotes Low Point
 7. E 96.62 denotes Gutter Flowline elevation.
 8. Future curb, gutter & sidewalk along Dawson Road by others.
 9. Existing roadway drainage along North side and at bulb of Dawson Road to remain.



2-20-80

Charles W. F.

REV. NO.	DESCRIPTION	APPROVED BY	DATE
1	Dawson Rd. Typical Section	Baumgardner & Pitzer	April 1988
2	Change Notes	Baumgardner & Pitzer	April 1988
3	REVISE STREET GRADDES	Baumgardner & Pitzer	April 1988

LOCKFORD VILLAS
STREETWORK, STORM DRAIN
& ELECTROLIER LOCATIONS

SAN JOAQUIN COUNTY, CALIFORNIA

1" = 60'

C.W.F. 4-8-80

C.W.F. DIRECTOR OF PUBLIC WORKS

SAN JOAQUIN COUNTY

79-13

G-2672 G-787

FILE NAME 50 1333

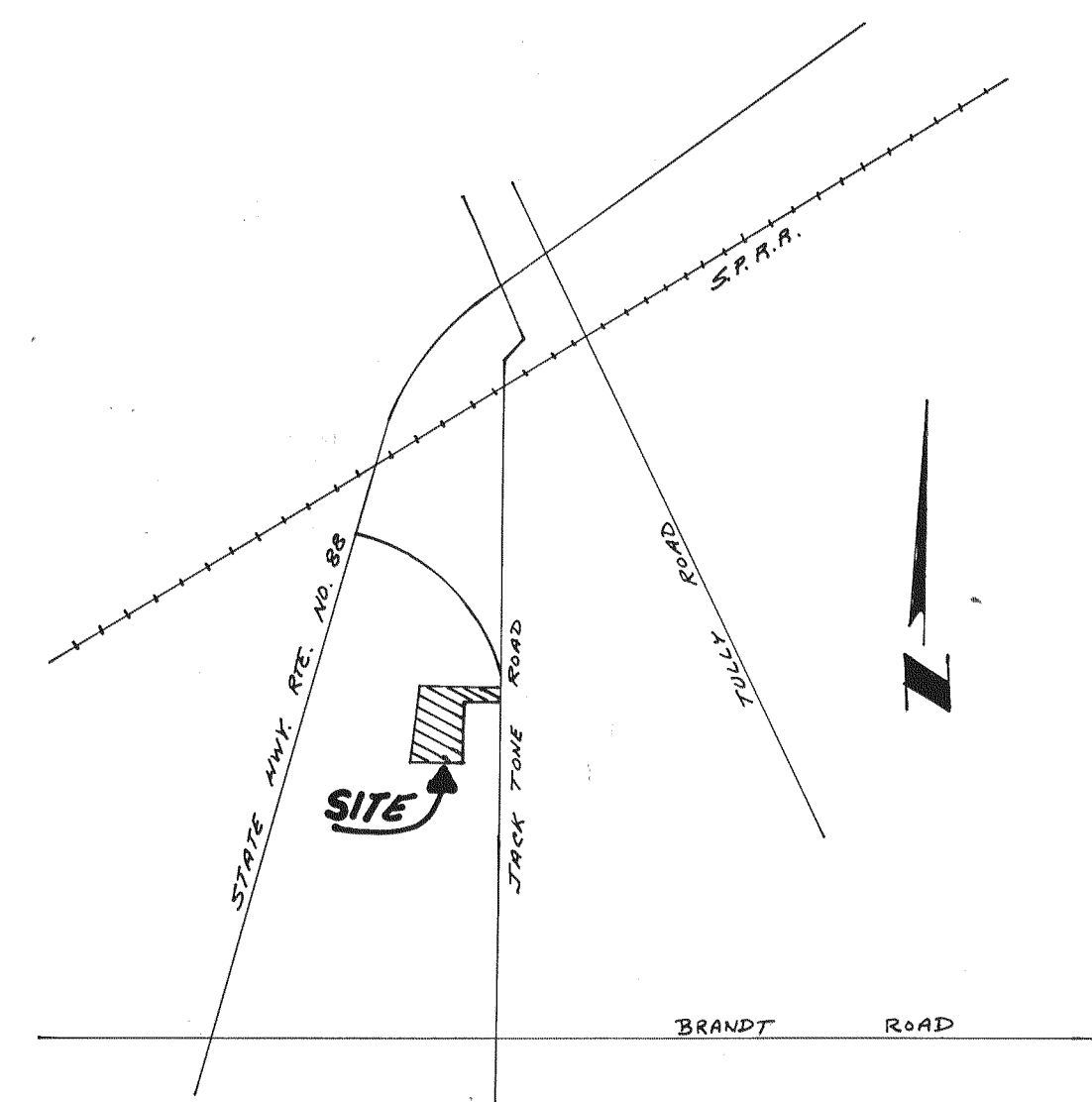
TRACT NO. 1473
LOCKEFORD VILLAS
FOR
PORTSIDE BUILDERS, INC.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE IMPROVEMENT SPECIFICATIONS AND DRAWINGS AND THE APPROVED SET OF PLANS AND PROFILES.
2. AS-BUILT PLANS TO BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS UPON COMPLETING CONSTRUCTION, by Baumbach & Piazza.
3. EXCAVATIONS OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
4. THE CONTRACTOR SHALL BE IN RECEIPT OF APPROVED PLANS AND A COPY OF THE FINAL MAP PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER 18 HOURS IN ADVANCE OF PERFORMING ANY WORK REQUIRED IN THESE PLANS.
6. ELEVATIONS REFER TO U.S.G.S. DATUM.
7. BUILDING CONTRACTOR TO ASCERTAIN THAT THE BUILDINGS FALL WITHIN MINIMUM SETBACKS.
8. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES REGARDING THE EXISTENCE AND LOCATION OF FACILITIES IN THE CONSTRUCTION AREA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING IMPROVEMENTS AND UTILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES TO BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, by the Engineer.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, INDUSTRIAL SAFETY DEPARTMENT, SACRAMENTO (PHONE 916-445-5818).
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, ~~AND NOT BE LIMITED TO NORMAL WORKING HOURS~~; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
14. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, THE ENGINEER ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK.

GENERAL NOTES:

15. THE CONTRACTOR SHALL NOTIFY THE LOCKEFORD COMMUNITY SERVICE DISTRICT (L.C.S.D.) 24 HOURS IN ADVANCE OF PERFORMING ANY WORK REQUIRED IN THESE PLANS. PHONE: (209) 727-5035.
16. AS-BUILT PLANS TO BE FILED WITH THE L.C.S.D. UPON COMPLETING CONSTRUCTION.
17. SEE SHEET 4 FOR JOB SITE BENCHMARK.
18. A.C. Mix Design shall be submitted to the Engineer for review by the San Joaquin County Dept. of Public Works and Soils Testing Laboratory.



VICINITY MAP
NO SCALE

THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY THE FOLLOWING DEPARTMENTS:

DEPARTMENT	BY	DATE
Mokelumne Fire Dept.	Larry L. Miller	3-12-80
Lockeford Comm SERV DIST	William E. Gueffle	3-14-80

SYMBOLS & ABBREVIATIONS:

EXISTING	DESCRIPTION	PLANNED
W	WATER MAINS	W
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
C.B.	CATCH BASINS	C.B.
M.H.	MANHOLES	M.H.
L.H.	LAMPHOLES	L.H.
SS	SEWER LATERALS	SS
W	WATER LATERALS	W
W.V.	WATER VALVES	W.V.
F.H.	FIRE HYDRANTS	F.H.
B.O.	BLOW-OFFS	B.O.
E	ELECTROLIERS	E
C.G.S.	CURB, GUTTER & SIDEWALKS	C.G.S.
T.O.C.E.	TOP OF CURB ELEVATIONS	T.O.C.E.
G.E.	GROUND ELEVATIONS	G.E.
S	SLOPE, FT./FT.	S
C.S.M.	CENTERLINE SURVEY MONUMENTS	C.S.M.
W.C.R.	WHEELCHAIR RAMPS	W.C.R.
P	PAVING	P
S.B.	STREET BARRICADES	S.B.
G	GAS MAINS	G
T	UNDERGROUND TELEPHONE LINES	T
S.S.	STREET SIGNS	S.S.
B.P.E.	BUILDING PAD ELEVATIONS	B.P.E.
G.F.L.E.	GUTTER FLOW LINE ELEVATIONS	G.F.L.E.

INDEX:

SHEET NO.	TITLE
1	COVER SHEET & VICINITY MAP
2	STREETWORK & ELECTROLIER LOCATIONS & STORM DRAIN
3	SANITARY SEWER, STORM DRAINAGE, WATER SYSTEM & FIRE HYDRANT LOCATIONS
4	OFF-SITE WATER SYSTEM
5, 5A	LOT GRADING
6-8	DETAILS

DOMESTIC WATER - LOCKEFORD COMMUNITY SERVICE DISTRICT
SANITARY SEWER - LOCKEFORD COMMUNITY SERVICE DISTRICT
STORM DRAINAGE - LOCKEFORD MAINTENANCE DISTRICT
STREET LIGHTING - LOCKEFORD MAINTENANCE DISTRICT

NOTE: Subsequent to the preparation of these plans, terminal drainage became available. Baumbach & Piazza has revised these plans for terminal drainage and curb, gutter and sidewalk on Dawson Road.

APPROVED BY: *Thomas M. Gou* Sr. Civil Engr. RCE 26994
FOR DIRECTOR OF PUBLIC WORKS - SAN JOAQUIN COUNTY



PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA
CIVIL ENGINEERS
323 WEST ELM STREET
LODI, CALIFORNIA
Thomas M. Gou RCE 19633

FLYNN-LUND
ENGINEERING-SURVEYING
234 WEST HARDING WAY
STOCKTON, CALIFORNIA
(209) 465-0243

DATE: 12-20-80
Charles W. Flynn
CHARLES W. FLYNN
P.E. C-24692

TRACT NO. 1473	
LOCKEFORD VILLAS	
COVER SHEET & VICINITY MAP	
DEPARTMENT OF PUBLIC WORKS SAN JOAQUIN COUNTY, CALIFORNIA	
SCALE: NONE	APPROVED BY: <i>Thomas M. Gou</i> DATE: 12-20-80
DESIGNED BY C.W.F.	DRAWN BY J.D.L.
TRACED BY	CHECKED BY
DIRECTOR OF PUBLIC WORKS SAN JOAQUIN COUNTY	
SHEET NO. 1	JOB NO. 79-13

G-267

G-267.1

G-787