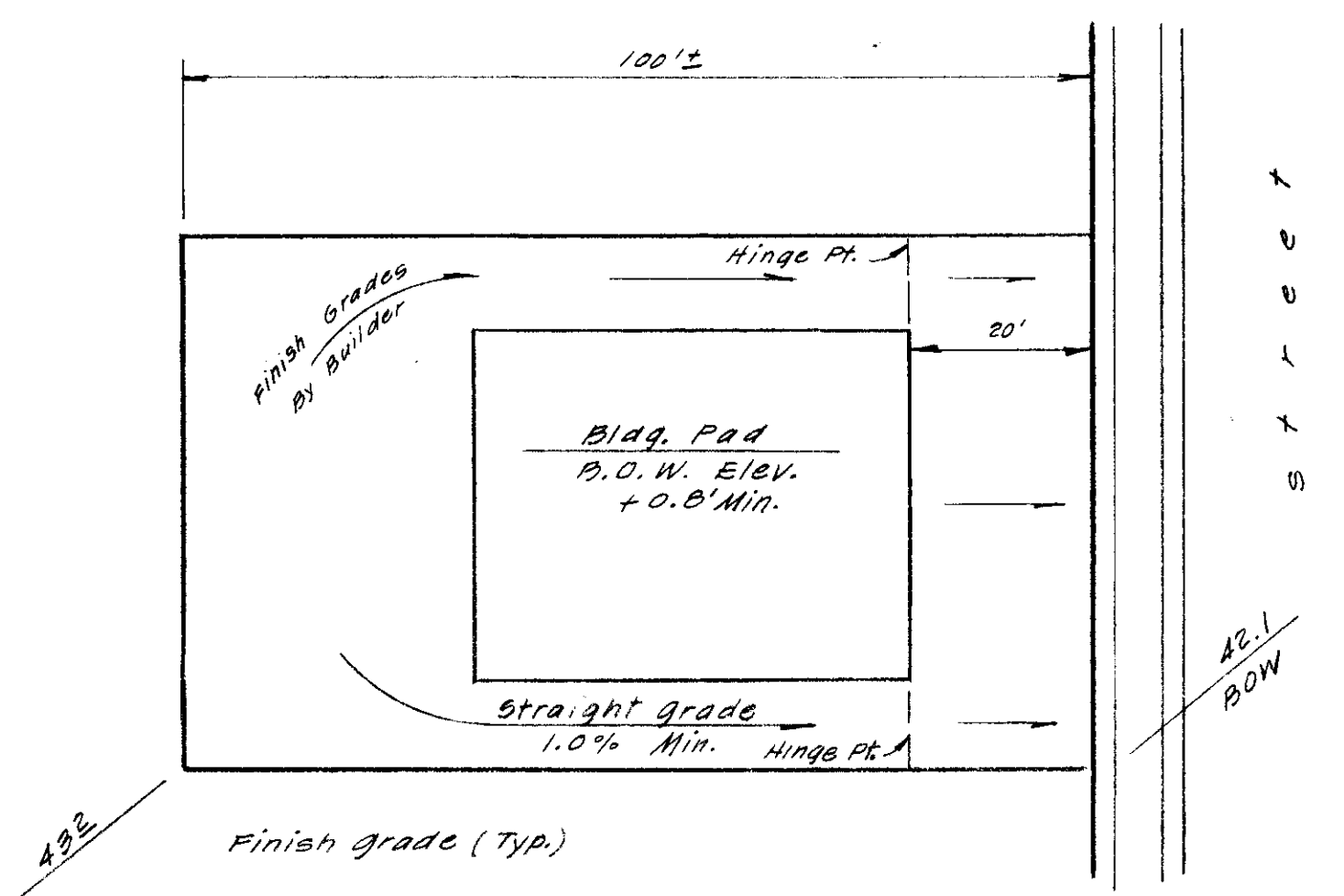


- NOTE**
1. All fills in excess of 0.7 ft. to be compacted to 90% RC
  2. Finish Lot Elev. will be adjusted in field for earthwork balance

**LEGEND**

○ 40.2 Denotes Exist. Grades  
 □ 40.7 Denotes Finish Grades  
 --- 38.9 B.O.W. Denotes Back of Walk Elev.



**TYPICAL PLAN**

Subdivision SU 1762

NO.	DATE	REVISIONS	BY

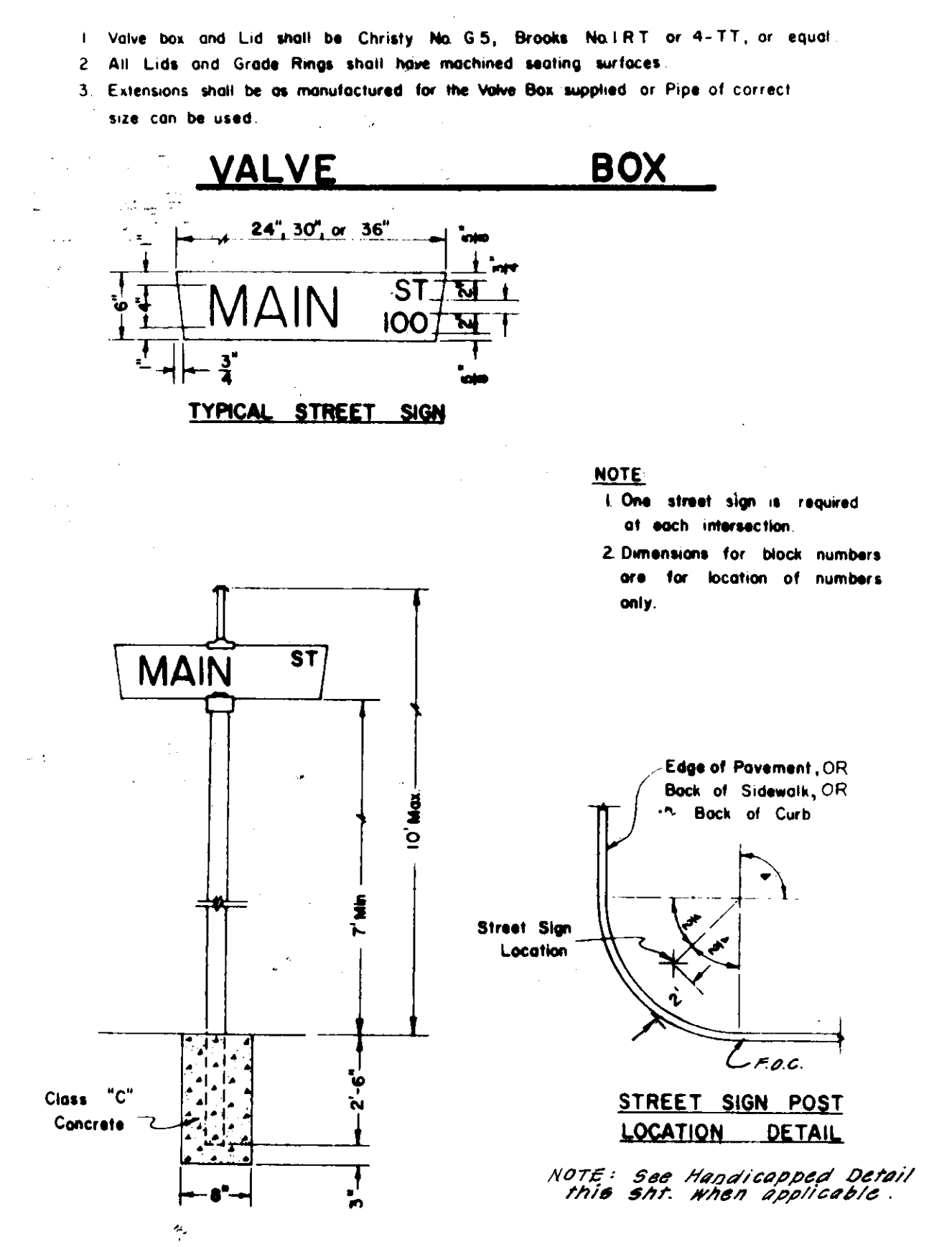
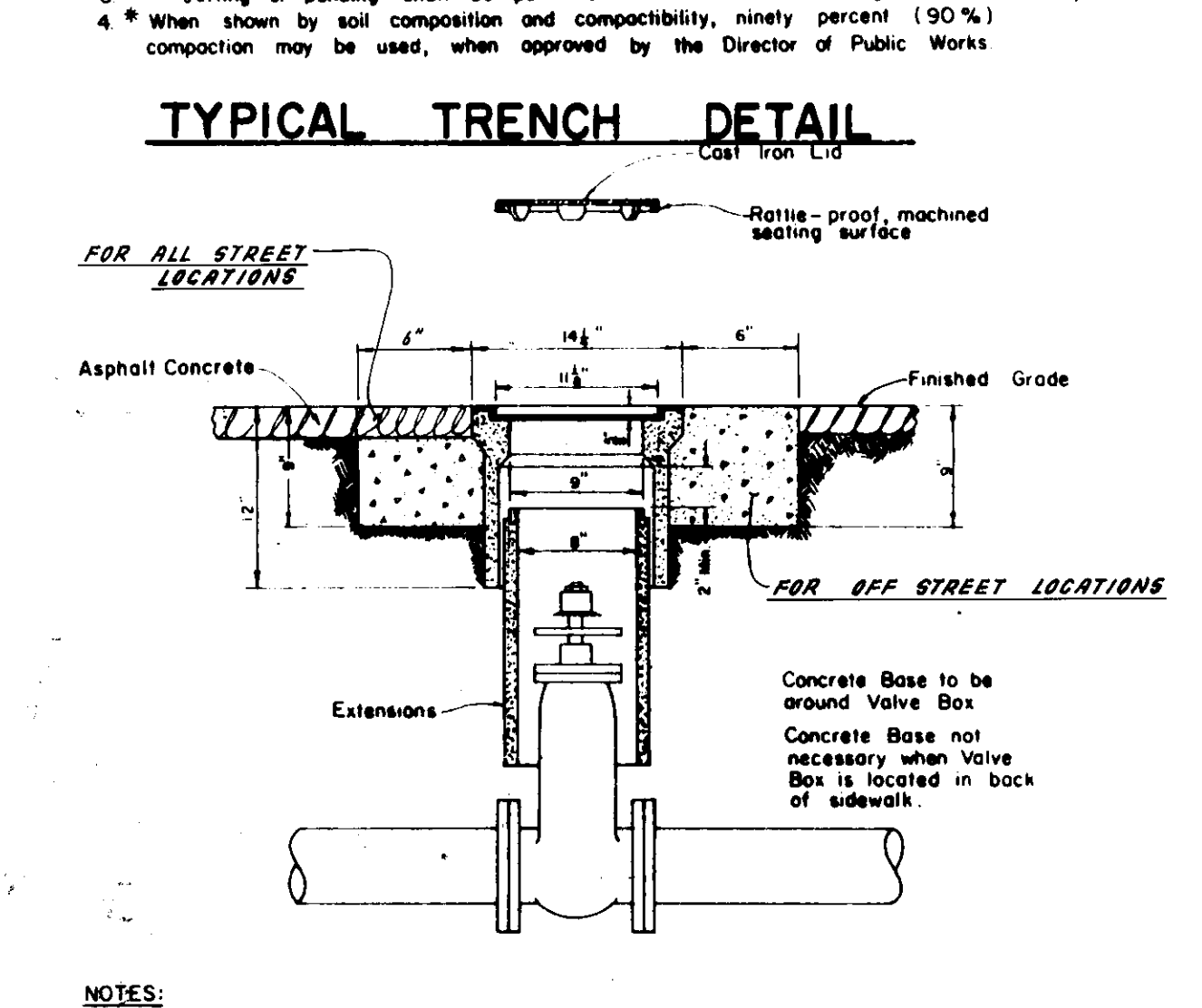
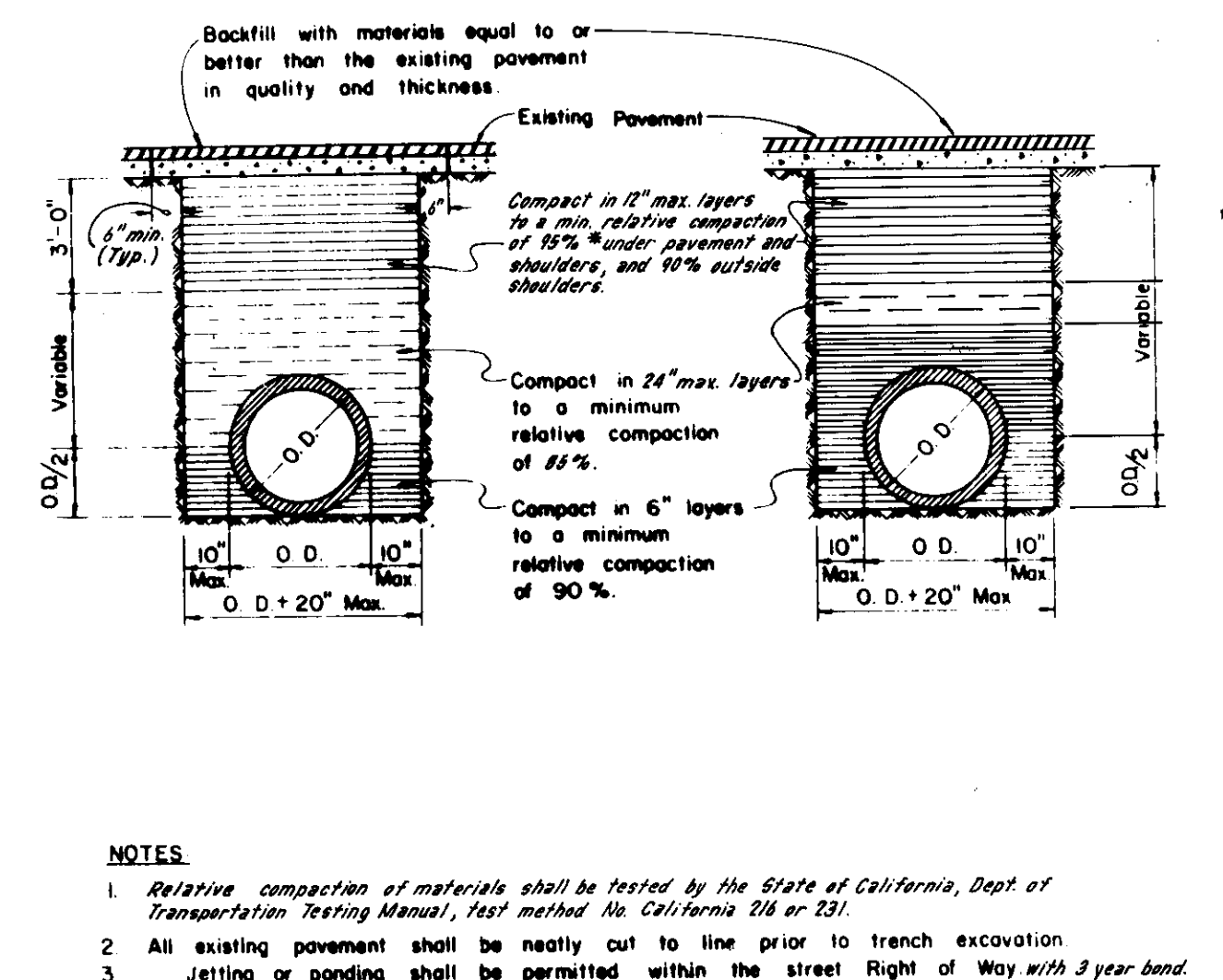
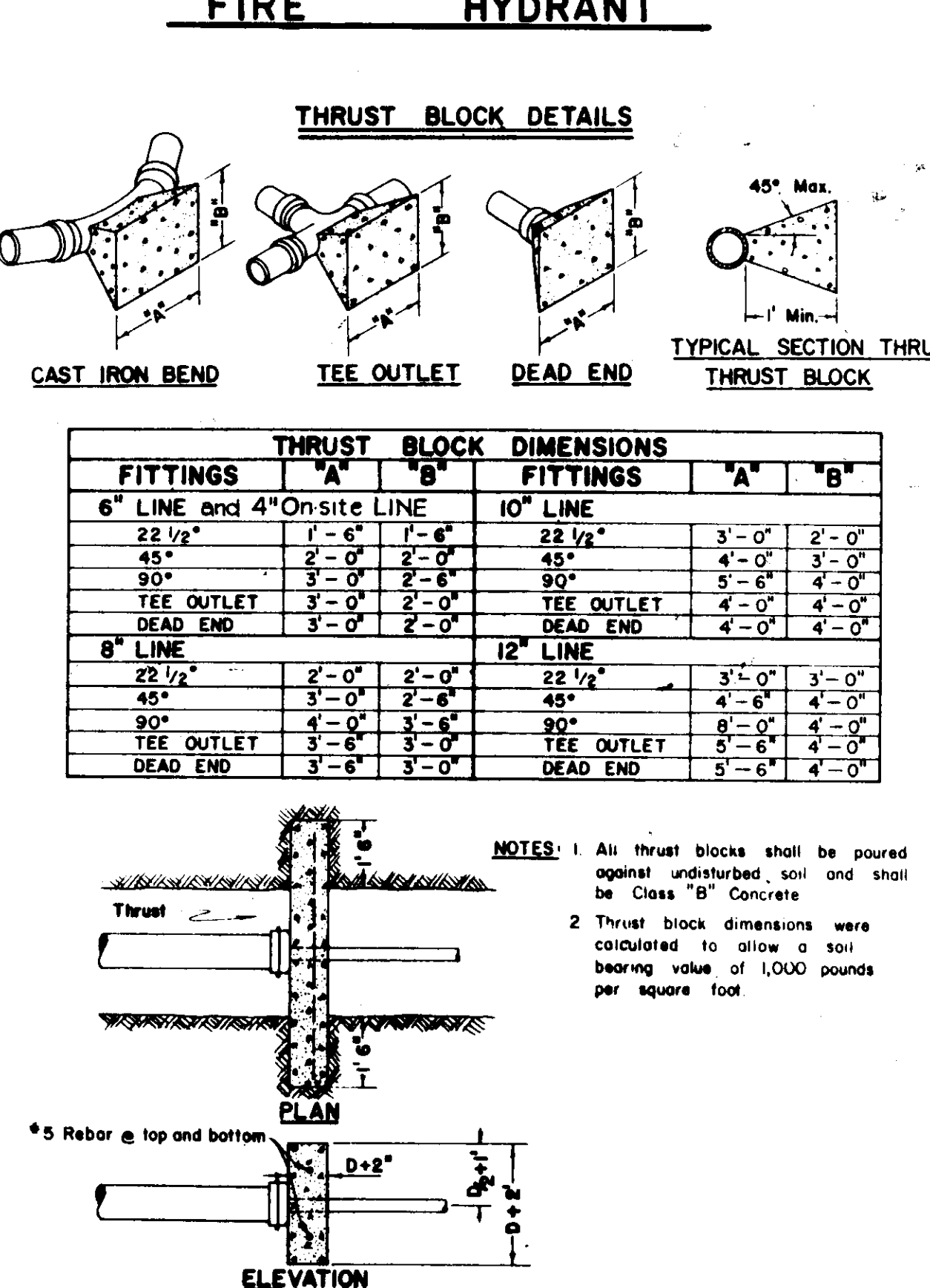
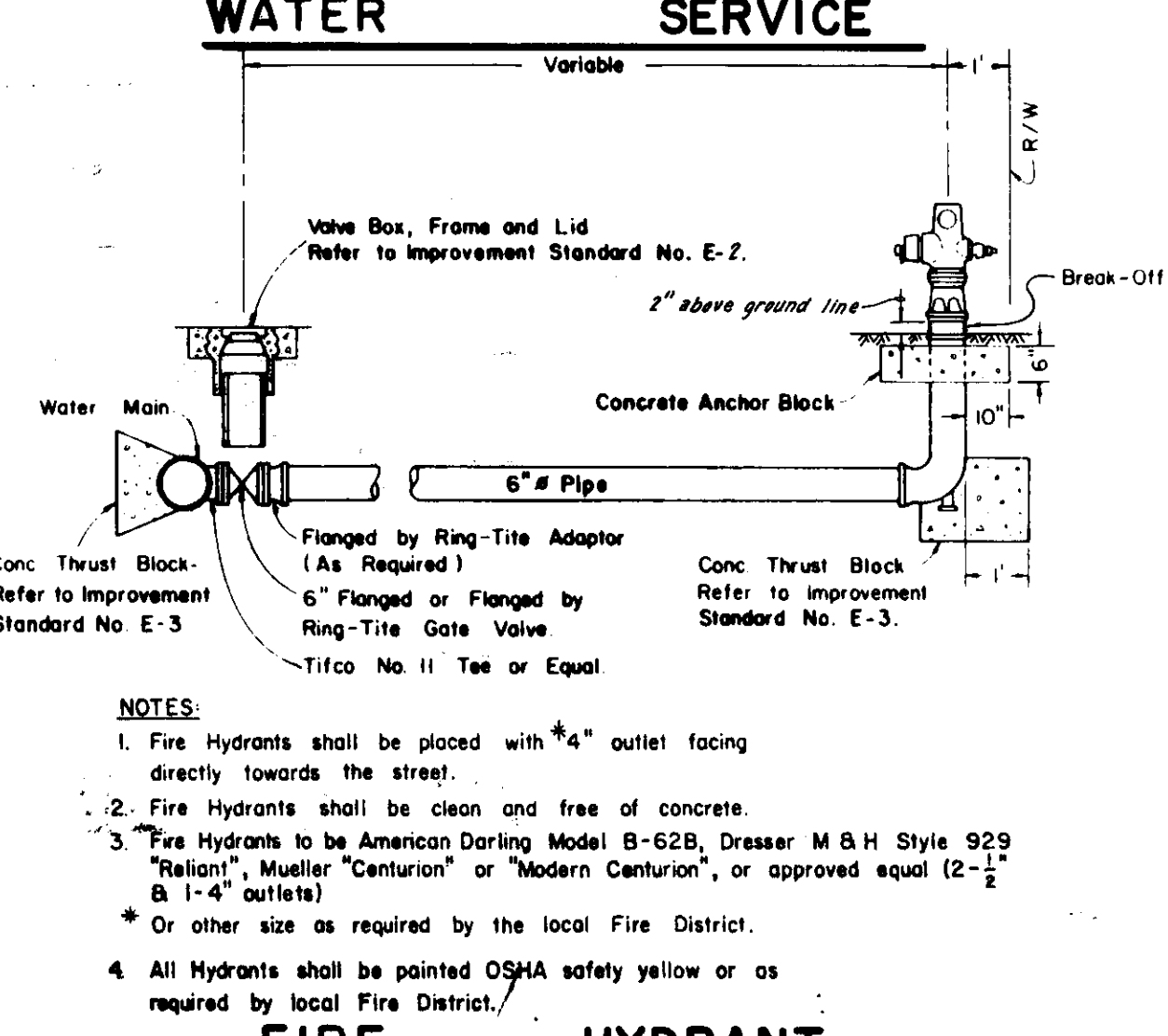
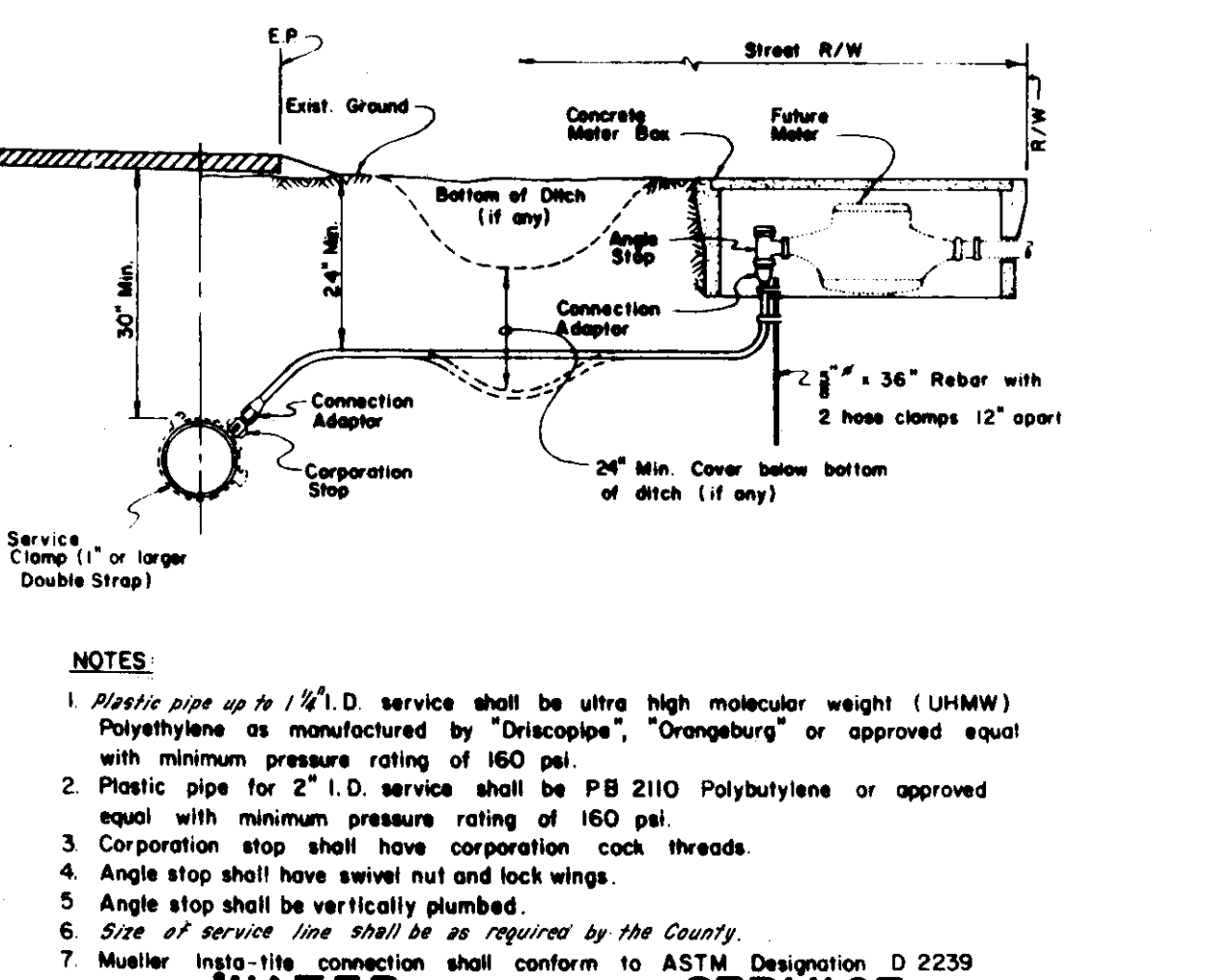
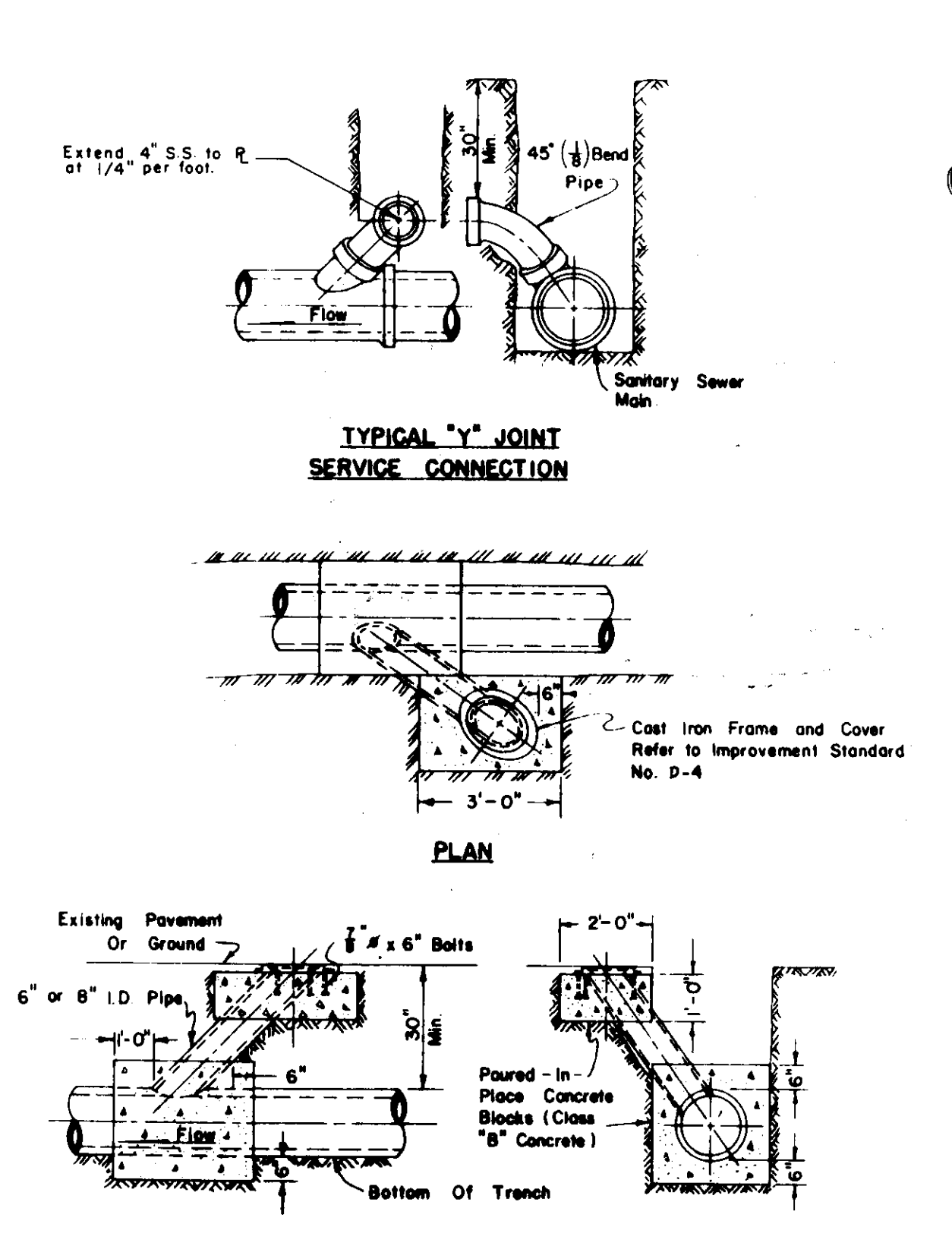
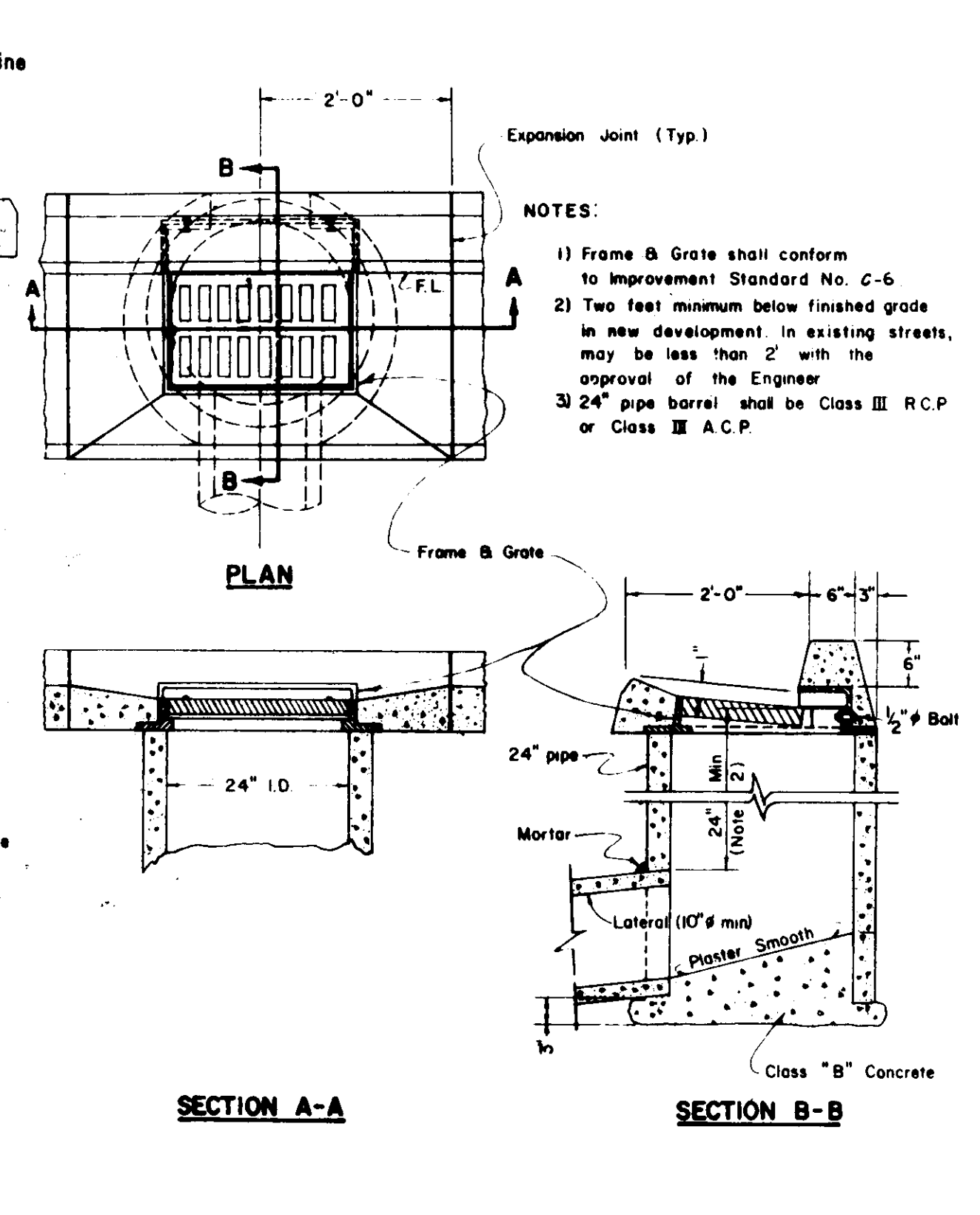
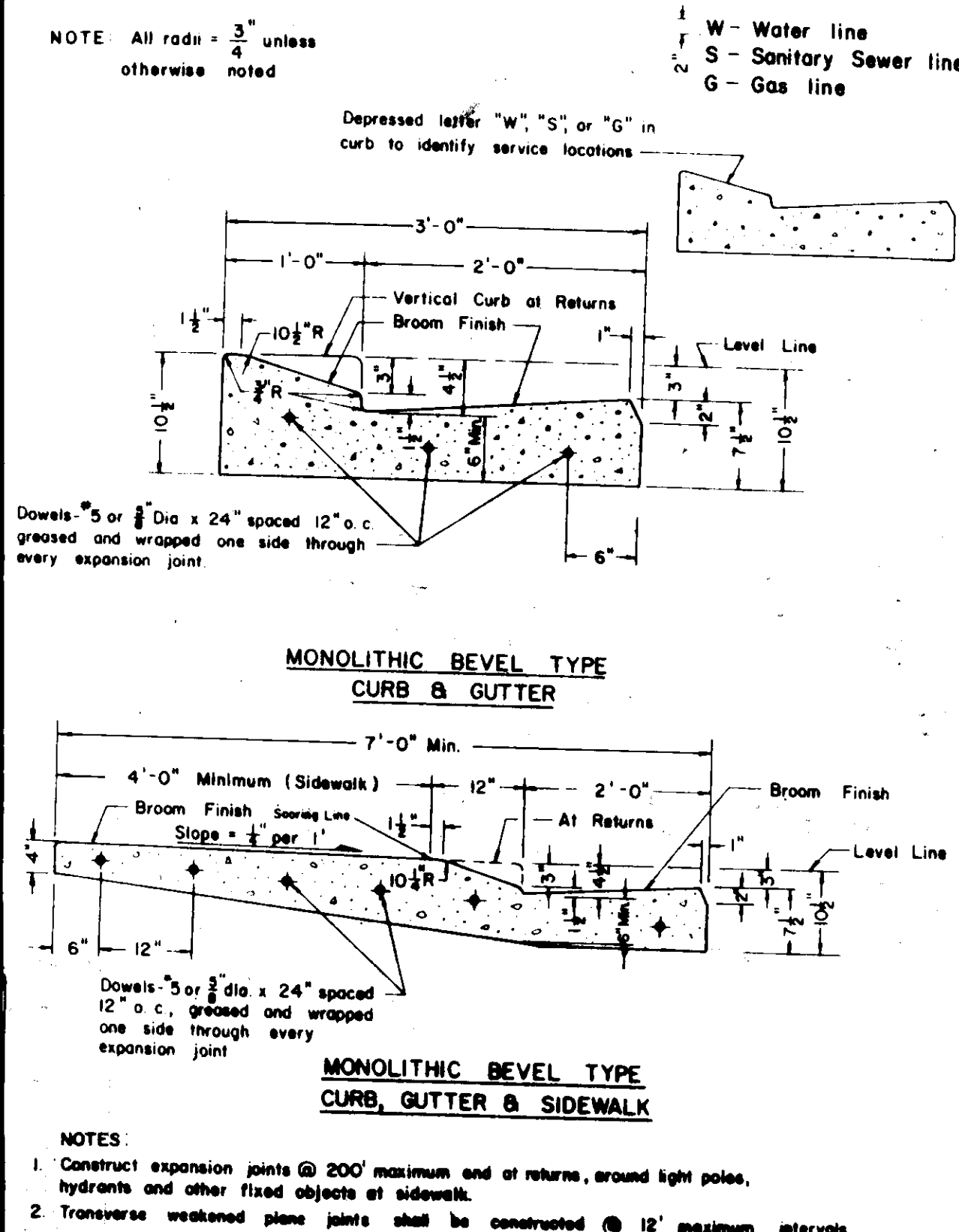
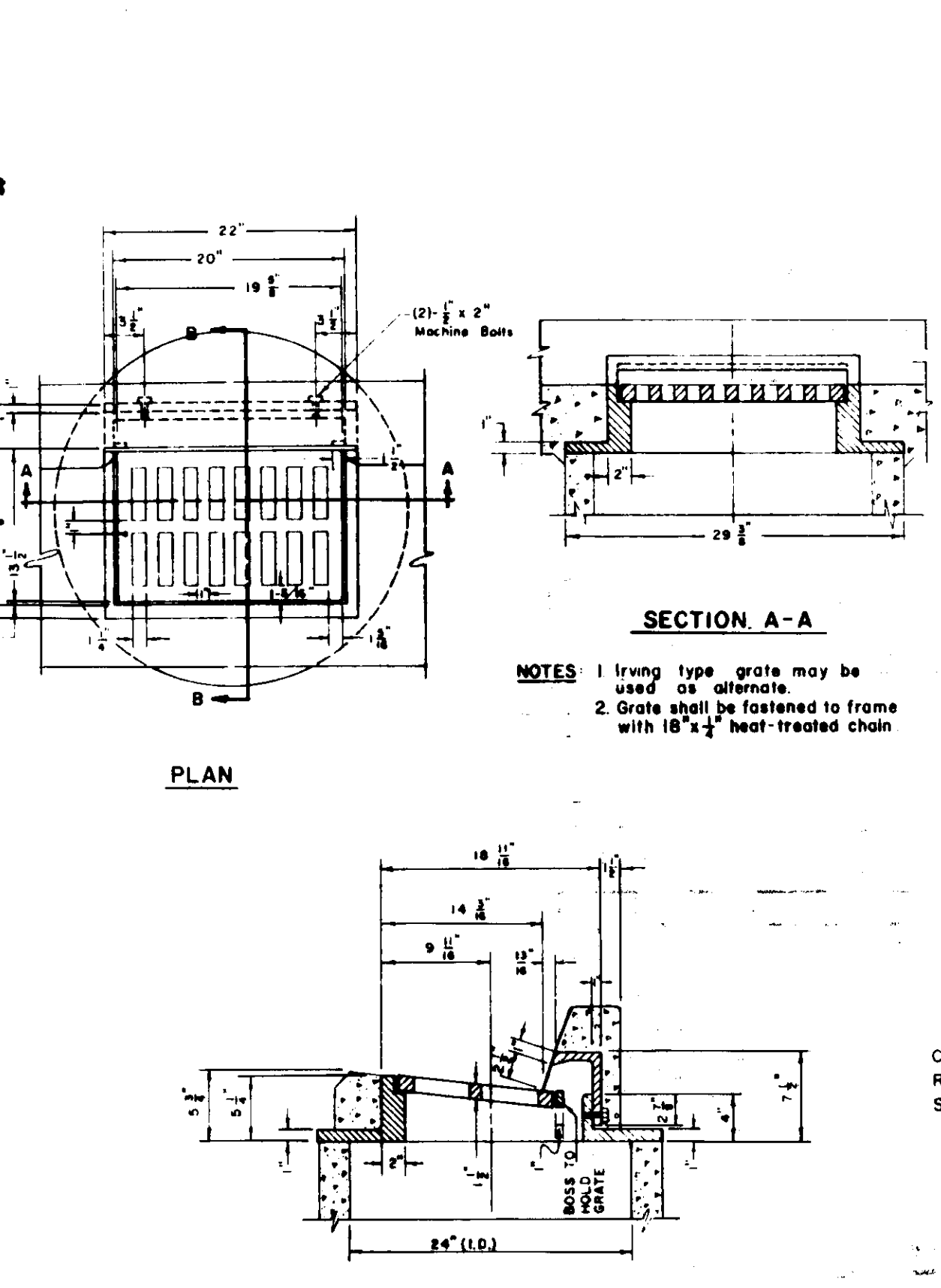
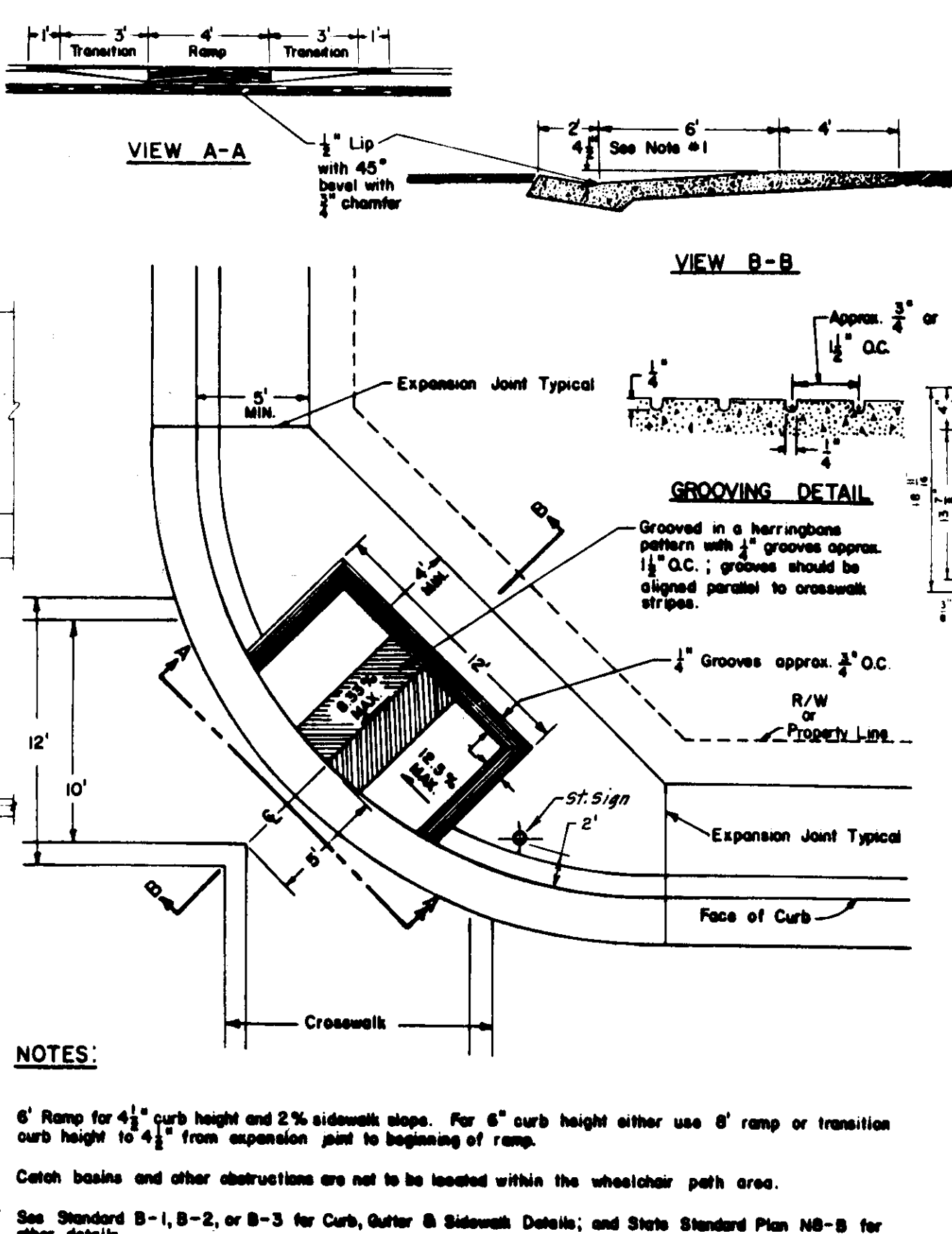
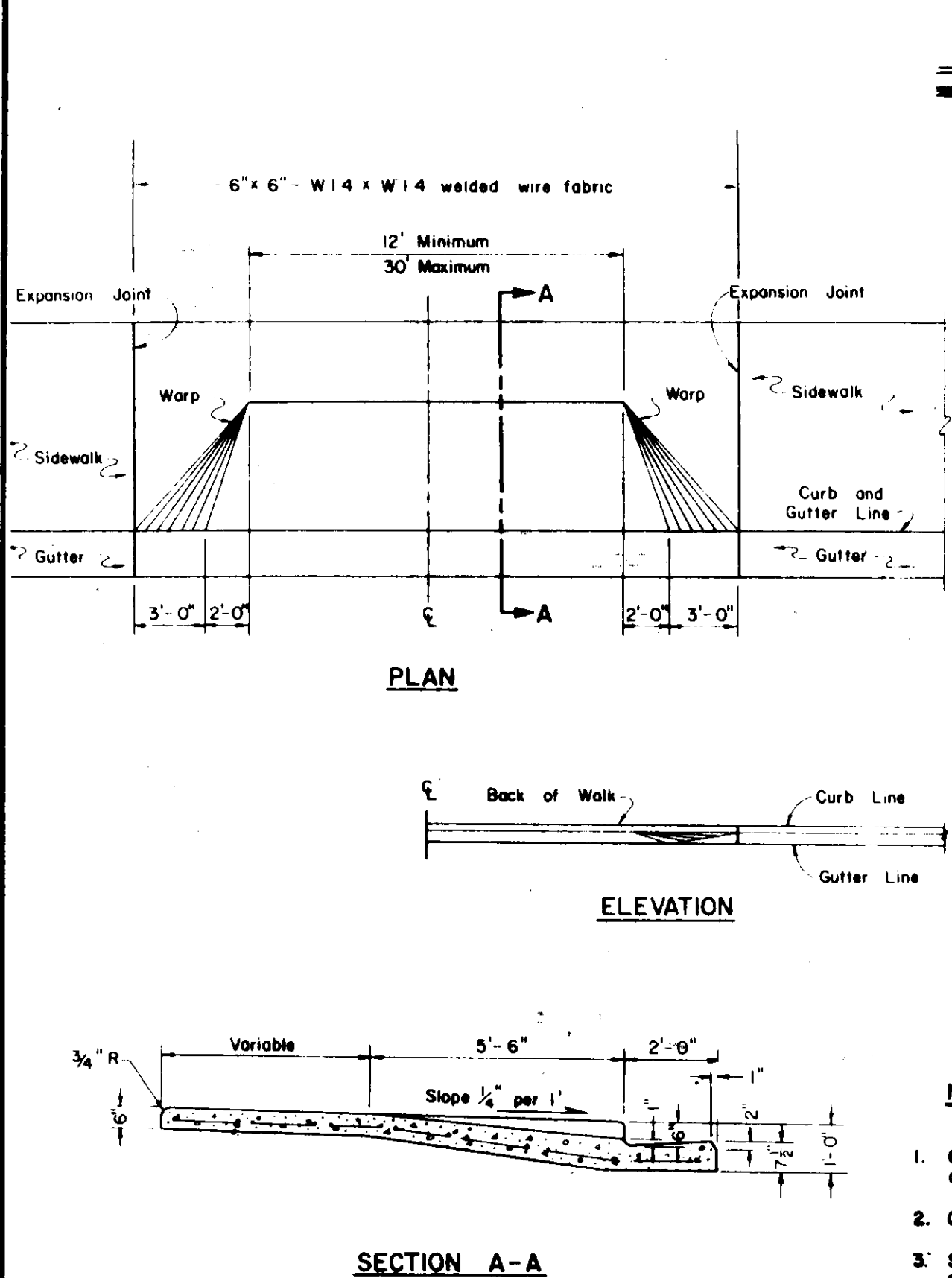
DESIGN TPG/8 DRAWN BY JM  
 SUBMITTED BY [Signature]  
 R.C.E. 17628 DATE 6-12-85

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 323 W. ELM ST. LODI, CALIF.  
 95240 PH: 209-369-6618

**RIVER MEADOWS**  
 UNIT NO. 3  
**GRADING PLAN**

SHEET 7 OF 7  
 JOB NO. 80109-3  
 FILE NO. G-

**FOR ADDITIONAL DETAILS SEE SPECIFICATIONS**



**REVISIONS**

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

**APPROVED**

19

SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

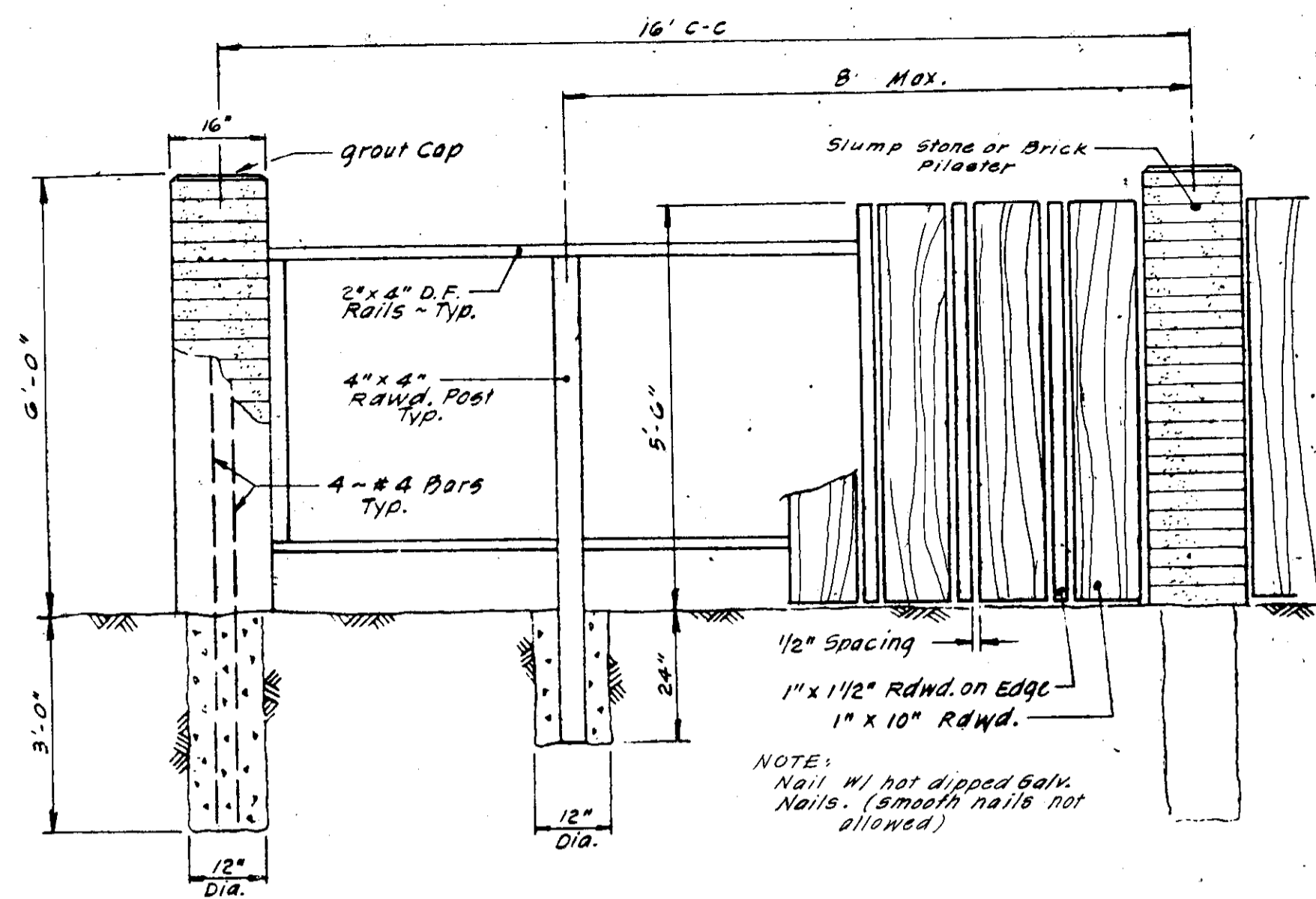
**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS - SURVEYORS  
 221 W. OAK ST., LODI, CALIF. 95240 PH. 209-368-8098

**DETAIL SHEET**

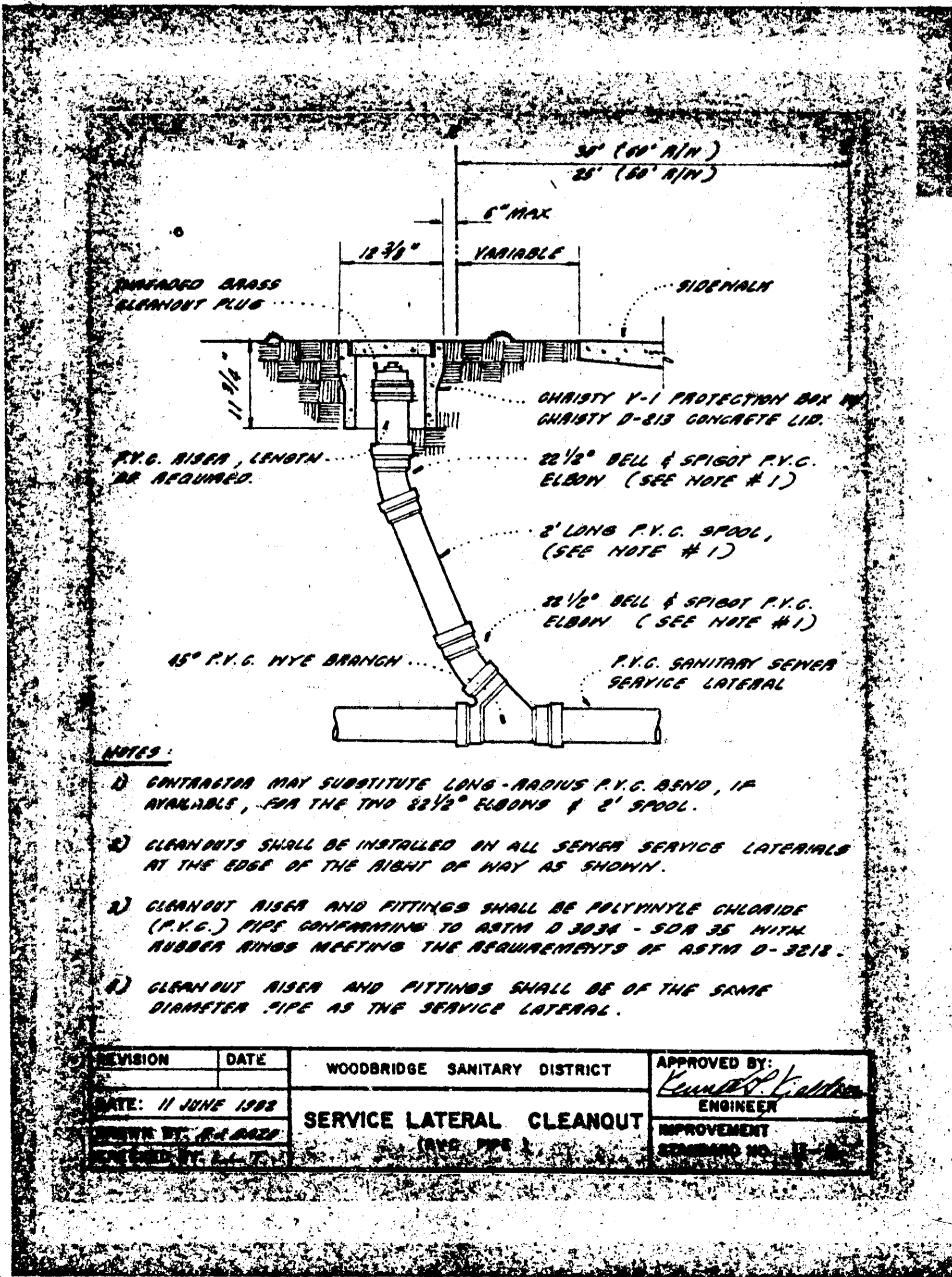
**RIVER MEADOWS**  
 SUBDIVISION IMPROVEMENTS  
 UNIT NO. 3

SHEET 6 OF 7  
 JOB NO.  
 FILE NO. G-

**TOP VIEW  
TYPICAL**

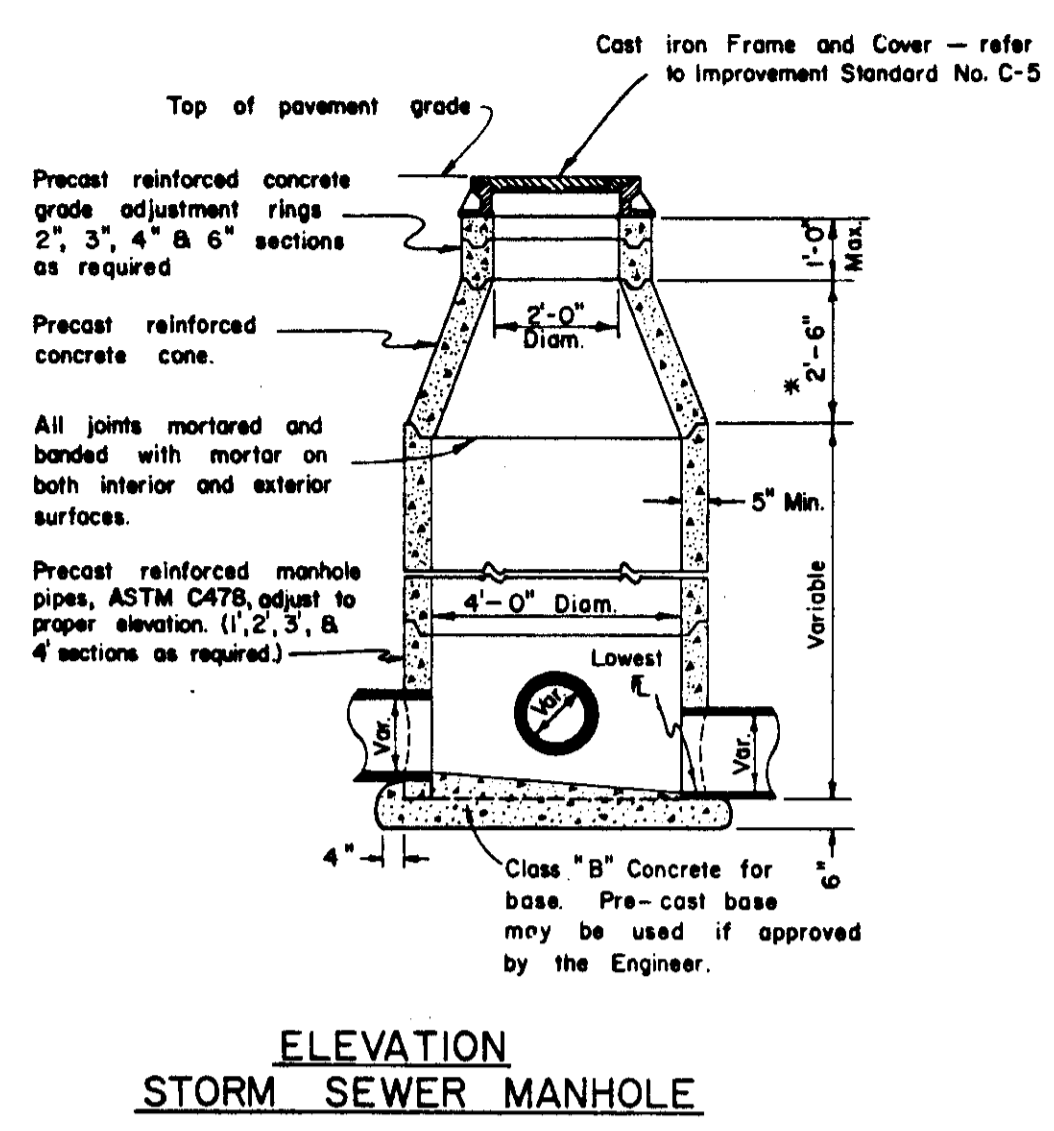


**FRONT ELEVATION  
TYPICAL**



- NOTES:**
- CONTRACTOR MAY SUBSTITUTE LONG-RADIUS P.V.C. BEND, IF AVAILABLE, FOR THE TWO 2 1/2" ELBOWS & 2' SPOOL.
  - CLEANOUTS SHALL BE INSTALLED IN ALL SEWER SERVICE LATERALS AT THE EDGE OF THE RIGHT OF WAY AS SHOWN.
  - CLEANOUT RISER AND FITTINGS SHALL BE POLYETHYLENE CHLORIDE (P.V.C.) PIPE CONFORMING TO ASTM D 3034 - SDR 35 WITH RUBBER RINGS MEETING THE REQUIREMENTS OF ASTM D-3218.
  - CLEANOUT RISER AND FITTINGS SHALL BE OF THE SAME DIAMETER PIPE AS THE SERVICE LATERAL.

REVISION	DATE	WOODBRIDGE SANITARY DISTRICT	APPROVED BY:
	11 JUNE 1988	SERVICE LATERAL CLEANOUT (RWD PIPE)	<i>Henry M. Hirata</i>
			ENGINEER
			IMPROVEMENT
			PROJECT NO.

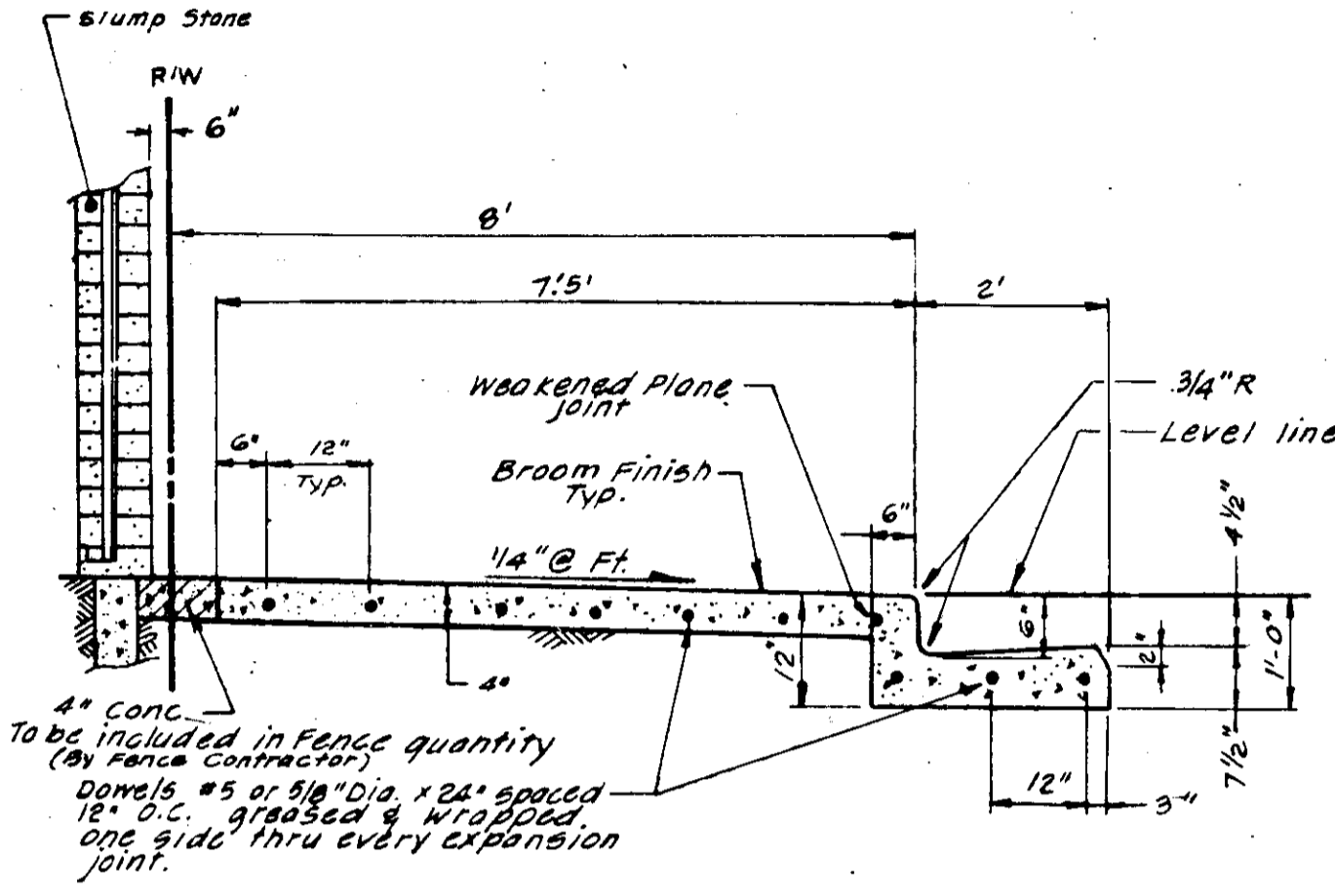


**ELEVATION  
STORM SEWER MANHOLE**

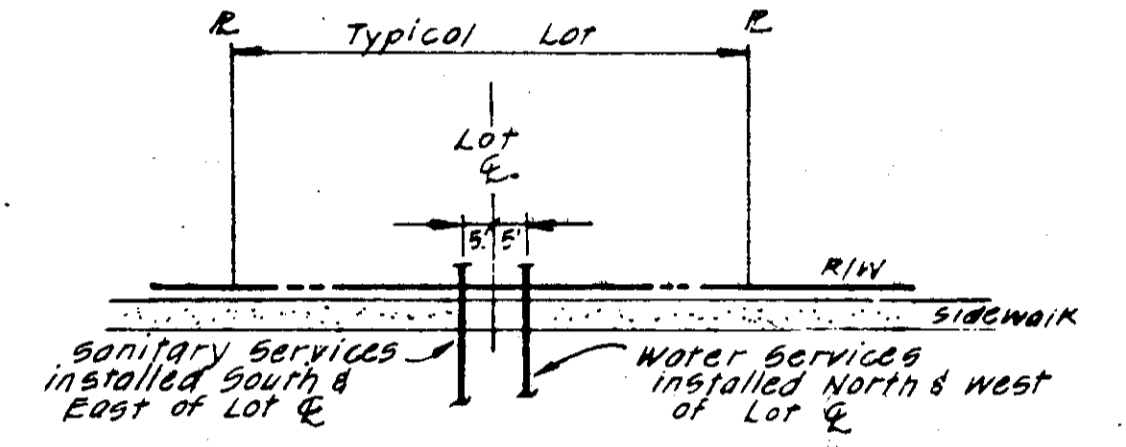
\*NOTE: A 1'-6" concrete cone may be used if approved by the Engineer.

**C.G. & S. NOTES**

- Construct expansion joints @ 200' Max. & at returns, ground light poles, hydrants & other fixed objects at sidewalk.
- Transverse weakened plane joints shall be contracted @ 12' Max. intervals.

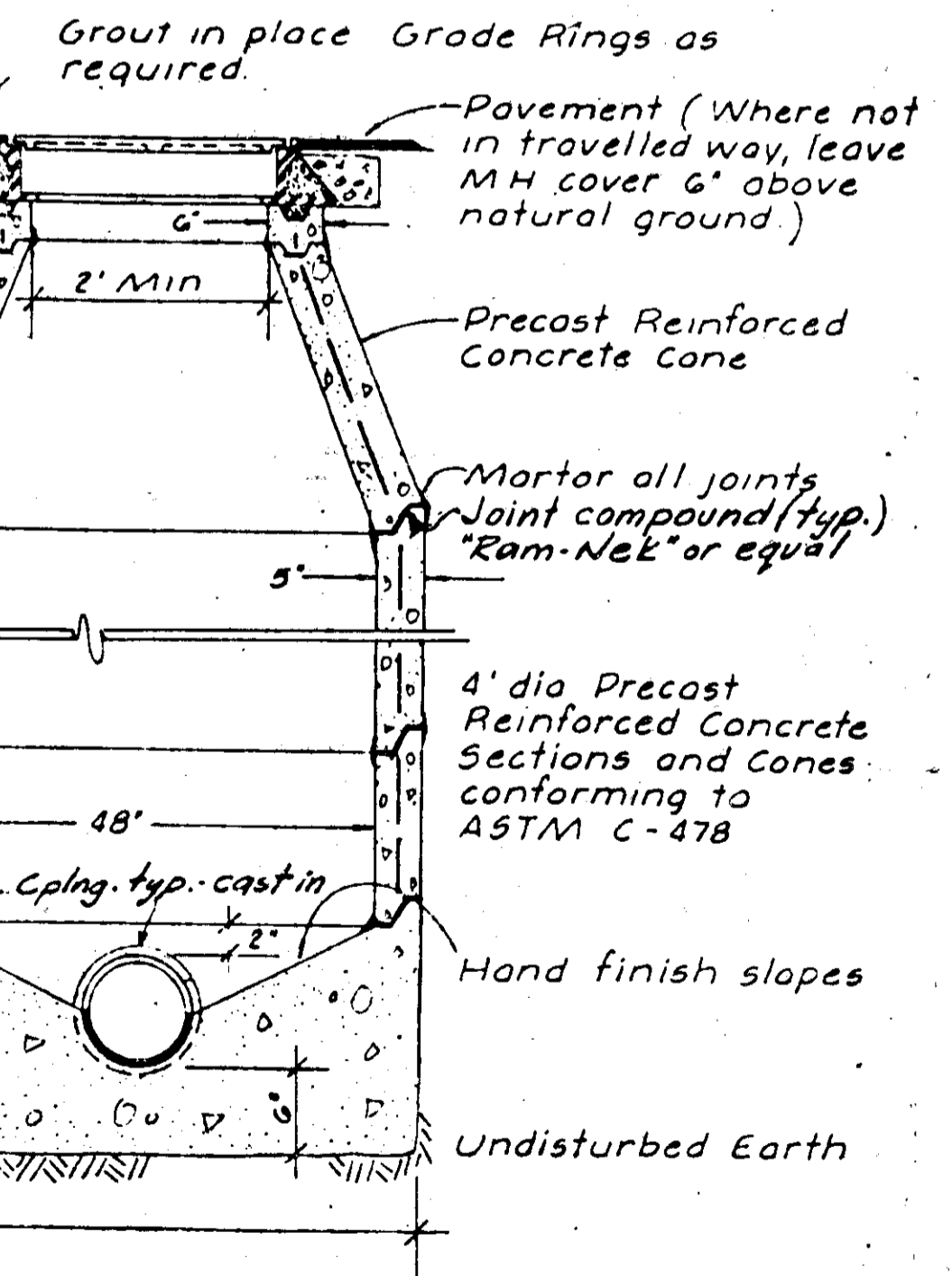


**CURB GUTTER & SIDEWALK  
(WOODBRIDGE ROAD)**

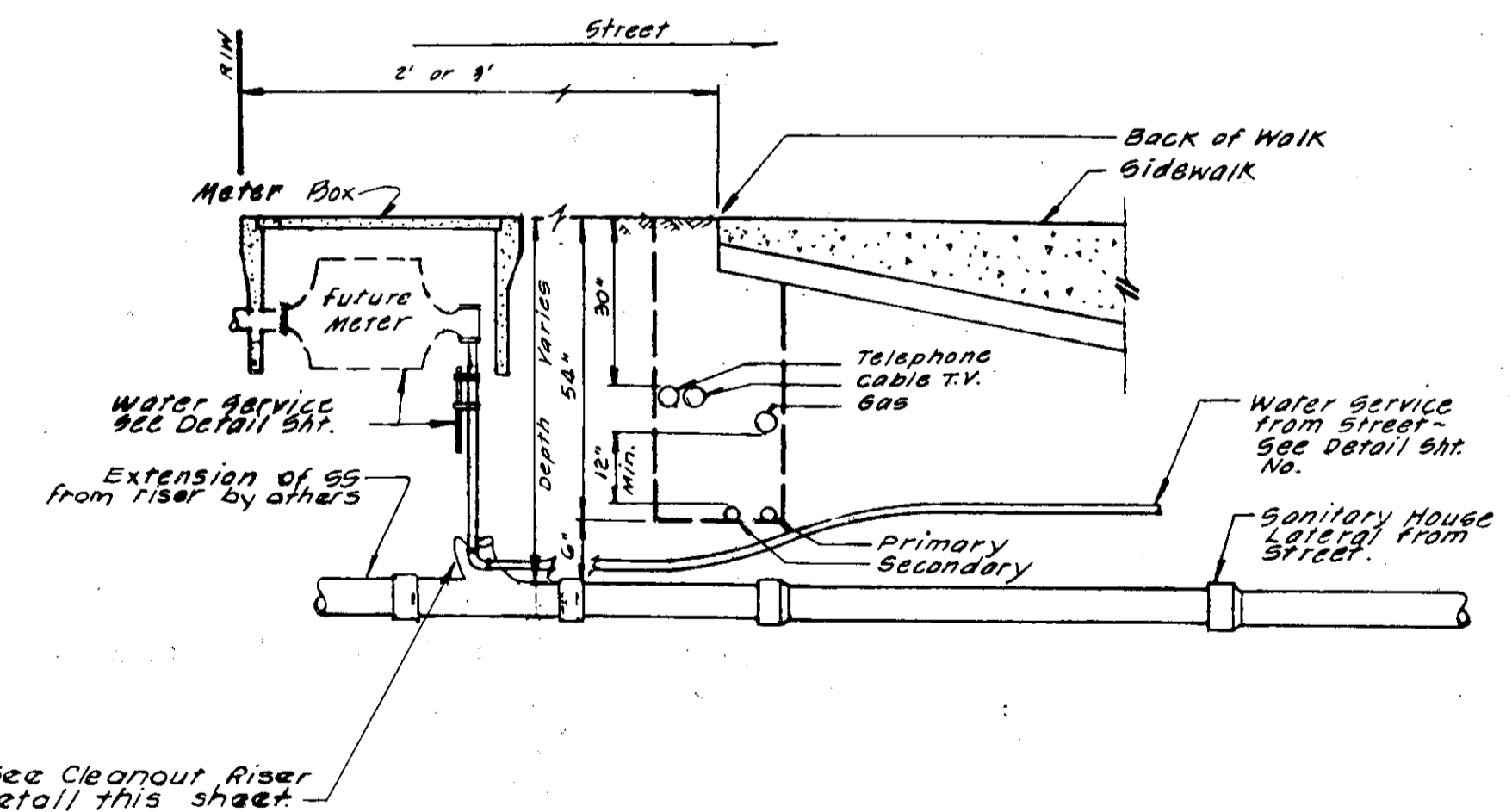


**SS & W SERVICES  
TYPICAL LOT**

Pinkerton No A-107 Frame and Cover with "Sanitary Sewer" on Cover.



Note: Use Class "B" concrete for all sections. (Woodbridge Sanitary District S.S. Manhole)



**UNDERGROUND UTILITY  
LOCATION**

**SANITARY SEWER MANHOLE**

Subdivision SU 1763

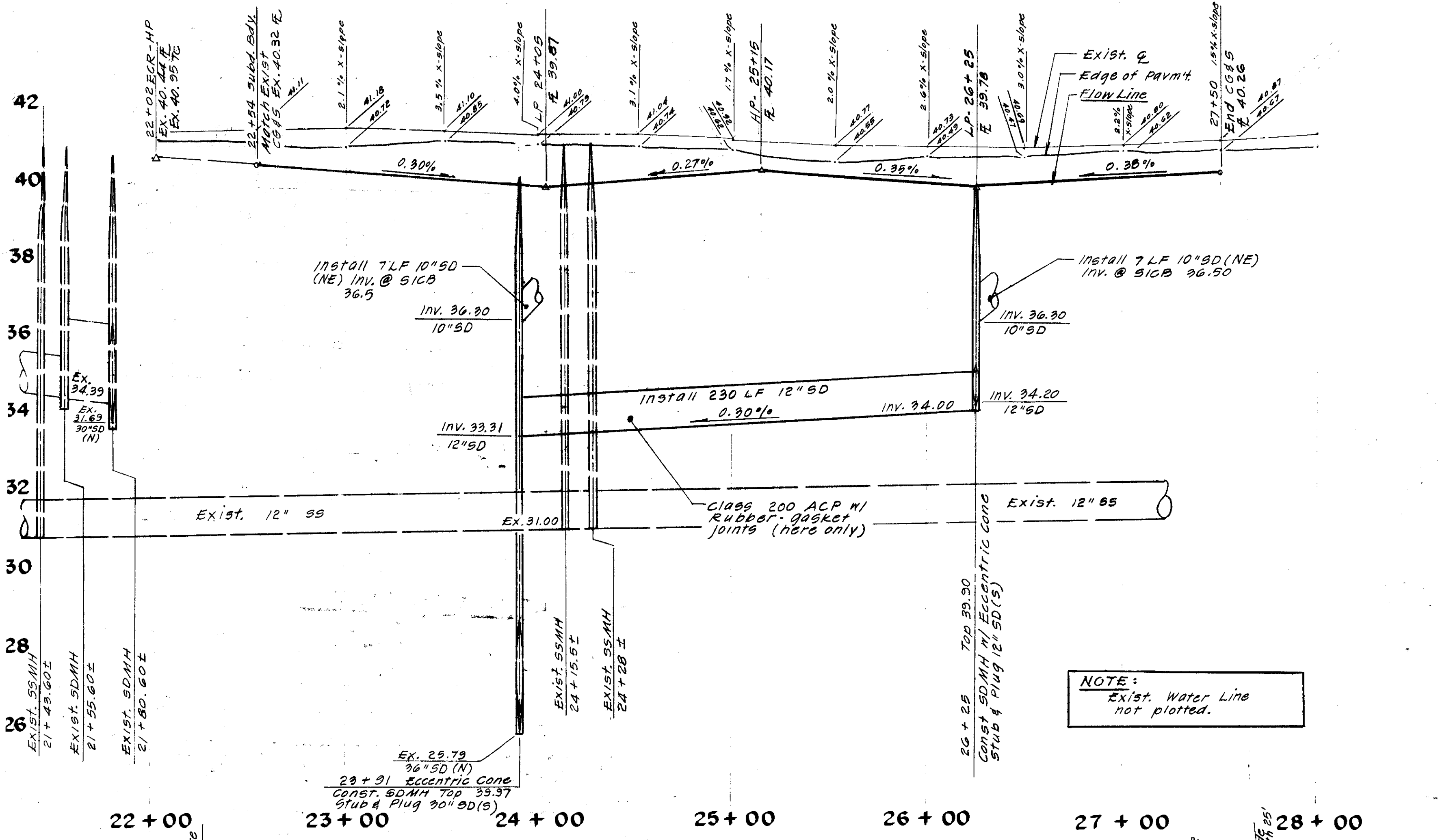
NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED
						1984
SUBMITTED BY: <i>Henry M. Hirata</i>						APPROVED BY: _____
RCE 19678						DATE 6-12-85

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS - SURVEYORS  
323 W. ELM ST., LODI, CALIF. 95240 PH. 209-368-6618

**SPECIAL DETAILS**

**RIVER MEADOWS**  
SUBDIVISION IMPROVEMENTS  
UNIT NO. 3

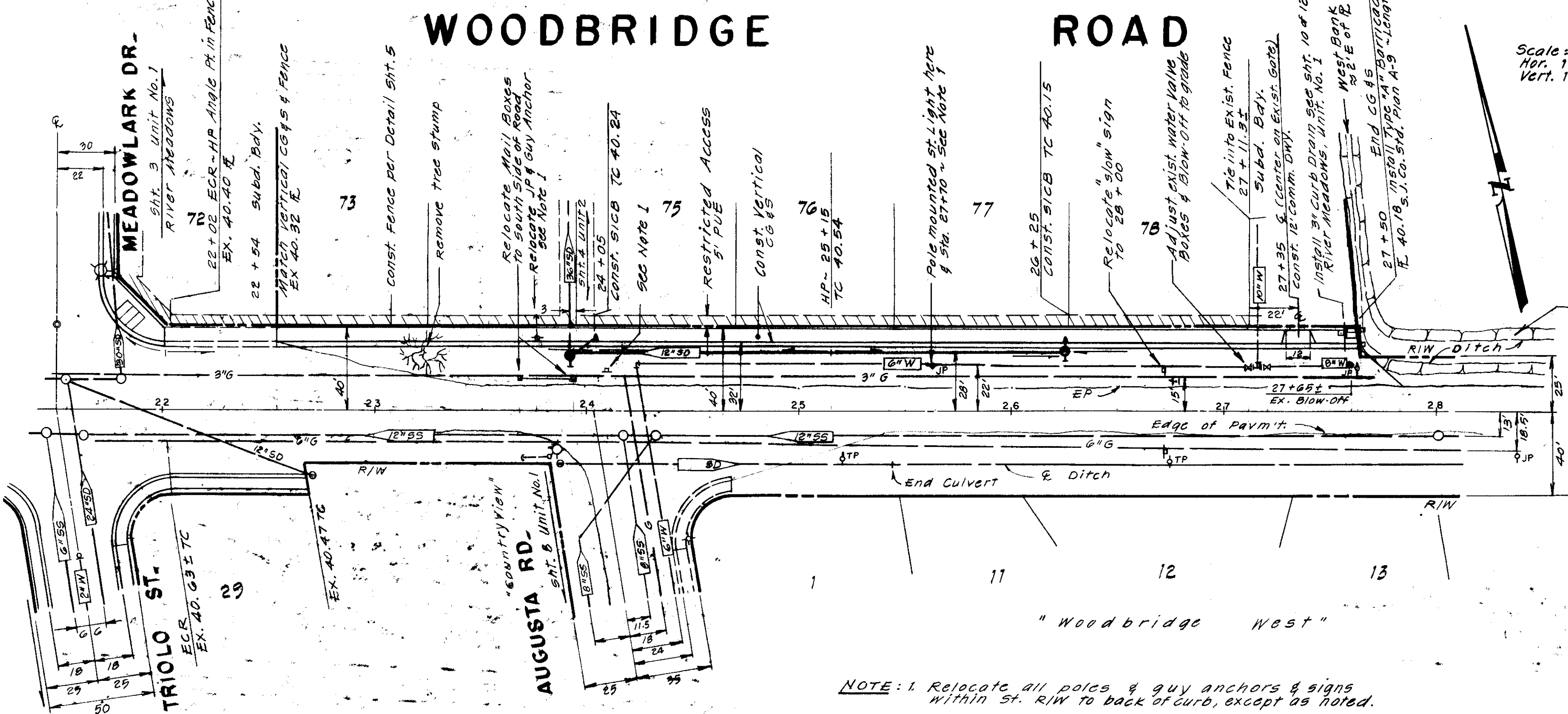
SHEET 5 OF 7  
JOB NO. 80189-3  
FILE NO. G-



NOTE:  
Exist. Water Line  
not plotted.

Scale:  
Hor. 1" = 40'  
Vert. 1" = 2'

# WOODBIDGE ROAD



- NOTE: 1. Relocate all poles & guy anchors & signs within st. R/W to back of curb, except as noted.  
2. Contractor to provide access & traffic flow at all times  
3. All exist. Mail Boxes shall be relocated by Contractor as directed by Post Master  
4. Replace all exist. painted legends, lines or signs that are damaged or destroyed during construction.

Subdivision SU 1765

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
				TP-GIB	JM

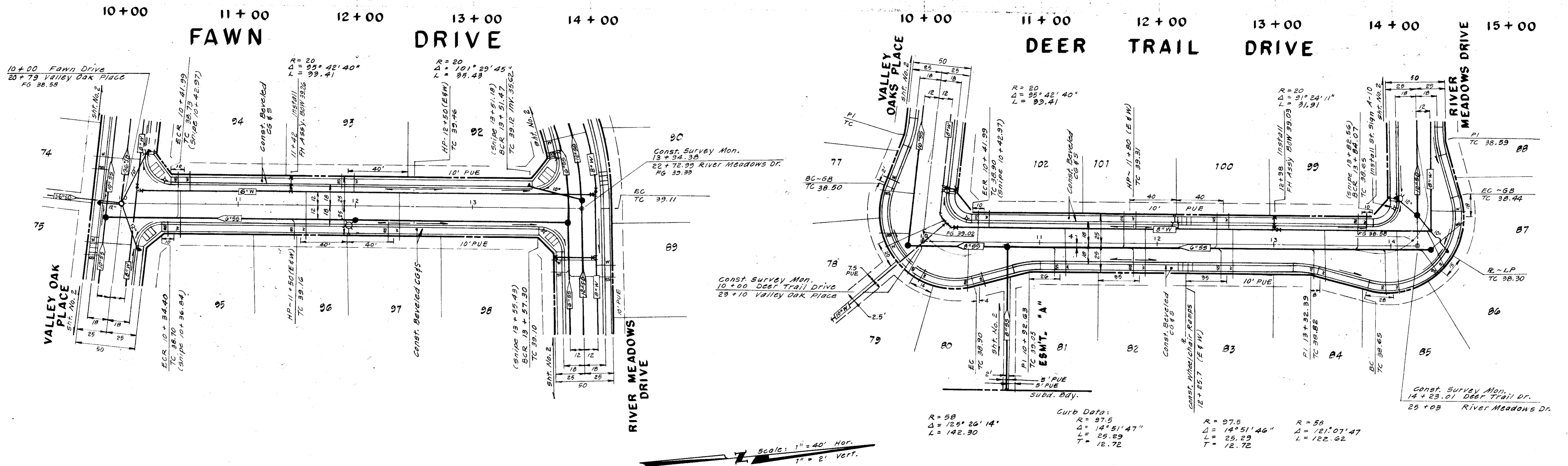
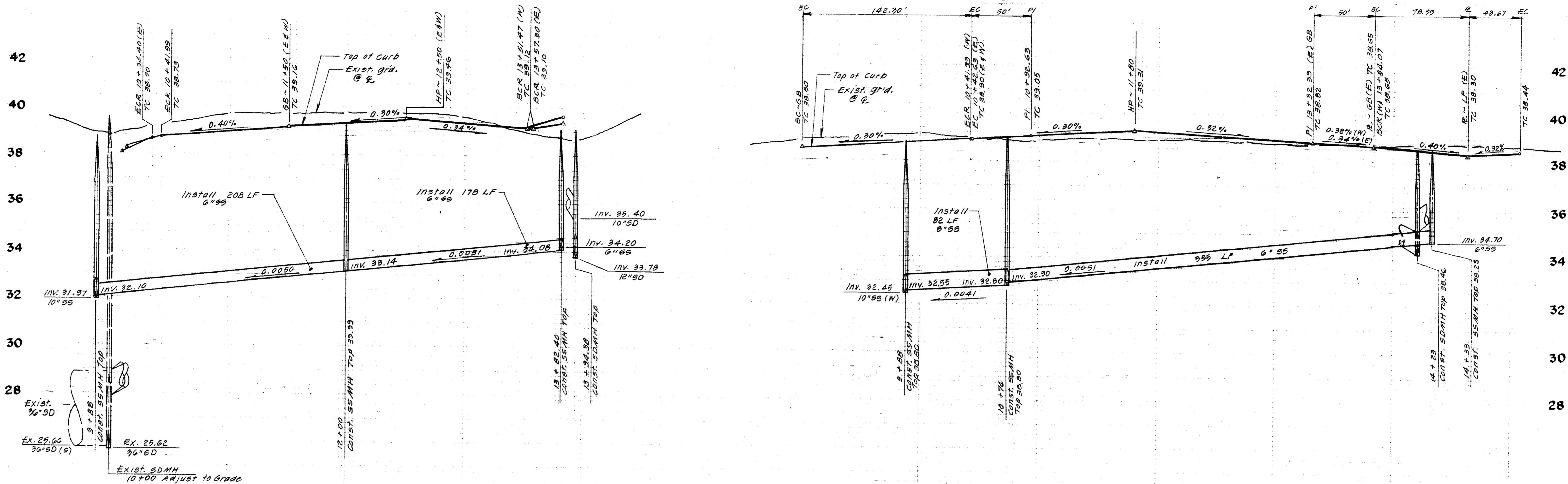
SUBMITTED BY: *[Signature]*  
 R.C.E. 1967A DATE 6-12-85

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS - SURVEYORS  
 221 W. OAK ST., LODI, CALIF. 95240 PH. 209-368-8098

**WOODBIDGE ROAD**  
 105'E/TRIOLO ST. TO 360'E/AUGUSTA RD.

**RIVER MEADOWS**  
 UNIT NO. 3  
 SUBDIVISION IMPROVEMENTS

SHEET 4 OF 7  
 JOB NO. 80109-3  
 FILE NO. G-



Curb Data:  
 R = 20'  
 Δ = 84° 17' 20"  
 L = 29.42

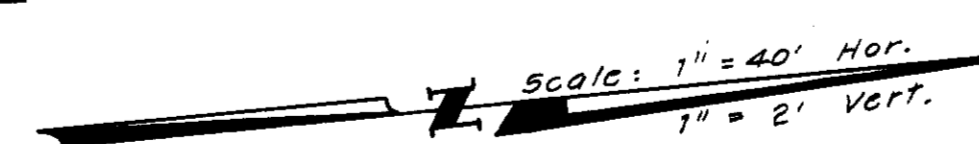
R = 20'  
 Δ = 88° 35' 49"  
 L = 30.93

Curb Data:  
 R = 58  
 Δ = 125° 26' 14"  
 L = 142.30

R = 97.5  
 Δ = 14° 51' 47"  
 L = 25.29  
 T = 12.72

R = 97.5  
 Δ = 14° 51' 46"  
 L = 25.29  
 T = 12.72

R = 58  
 Δ = 121° 07' 47"  
 L = 122.62



Subdivision SU 1766

NO.	DATE	REVISIONS	BY

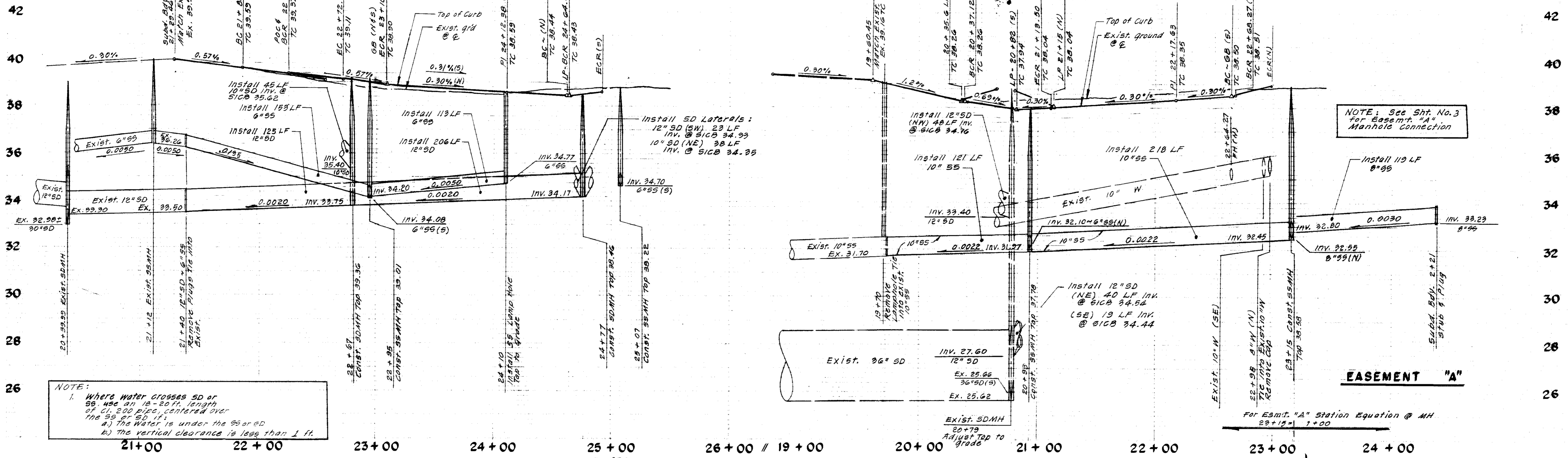
DESIGN TP-GIB DRAWN BY JM  
 SUBMITTED BY [Signature]  
 R.C.E. 19628 DATE 6-12-85

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 323 W. ELM ST. LODI, CALIF.  
 95240 PH: 209-368-8818

**FAWN DRIVE**  
 VALLEY OAK PLACE TO RIVER MEADOWS DR.  
 DEER TRAIL DRIVE  
 VALLEY OAK PLACE TO RIVER MEADOWS DR.

**RIVER MEADOWS**  
 UNIT NO. 3  
 SUBDIVISION IMPROVEMENTS

SHEET 3 OF 7  
 JOB NO. 80109-3  
 FILE NO. G-



NOTE:  
 1. Where water crosses SD or 8" sewer use an 18'-20' length of Cl. 200 pipe, centered over the 8" or 9" line.  
 a) The water is under the sewer.  
 b) The vertical clearance is less than 1 ft.

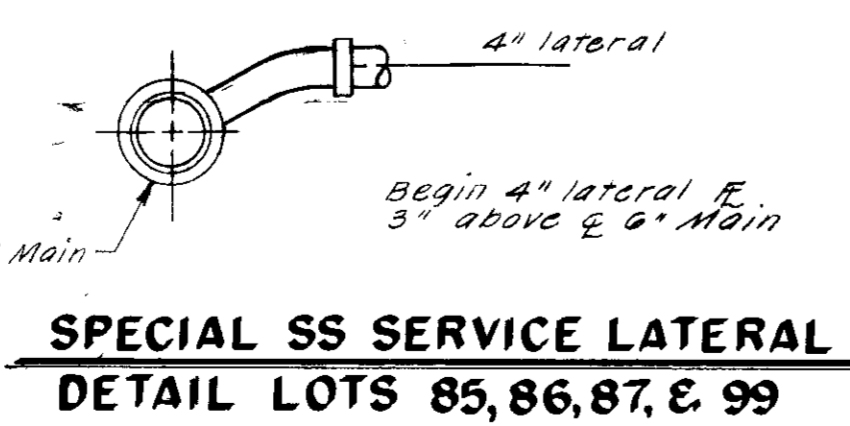
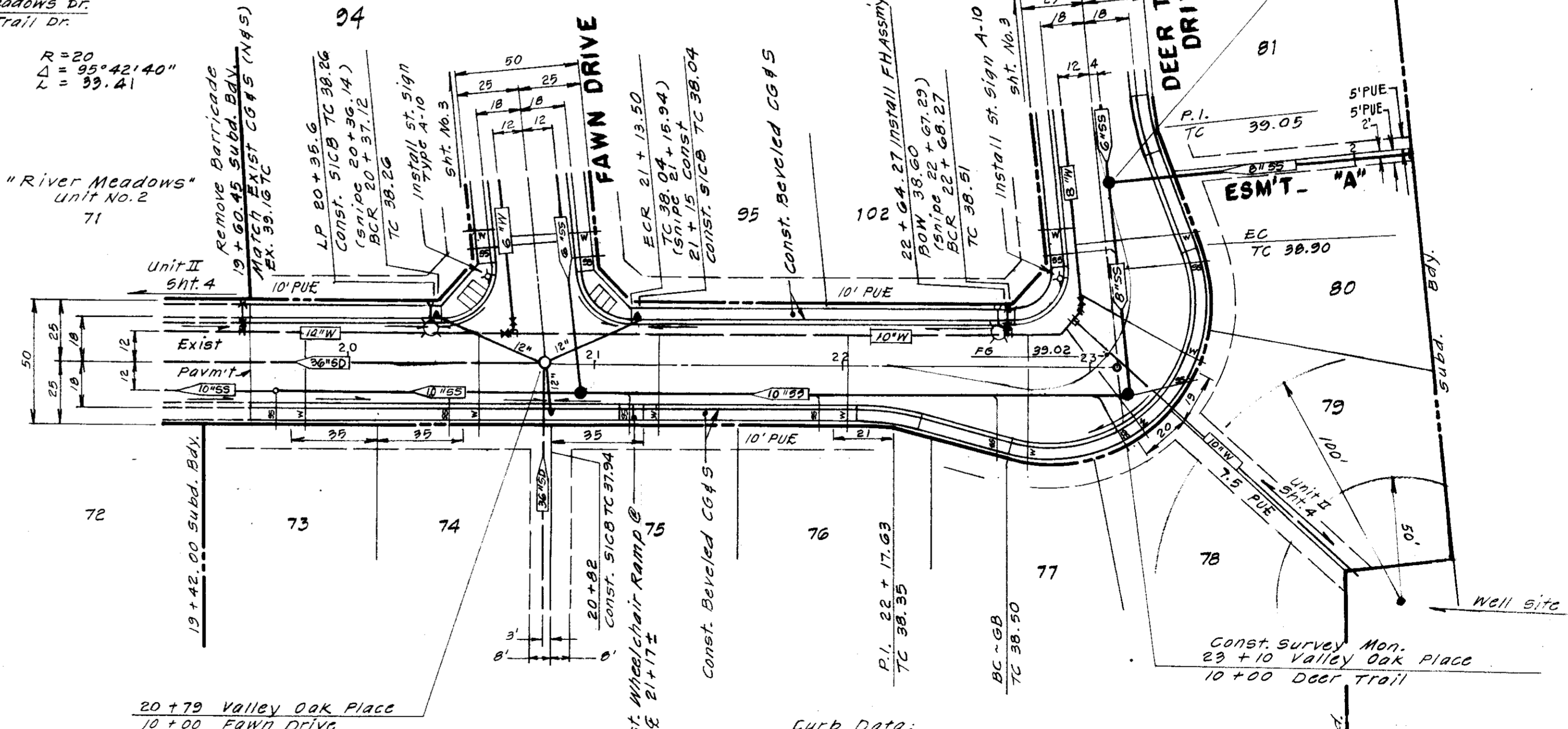
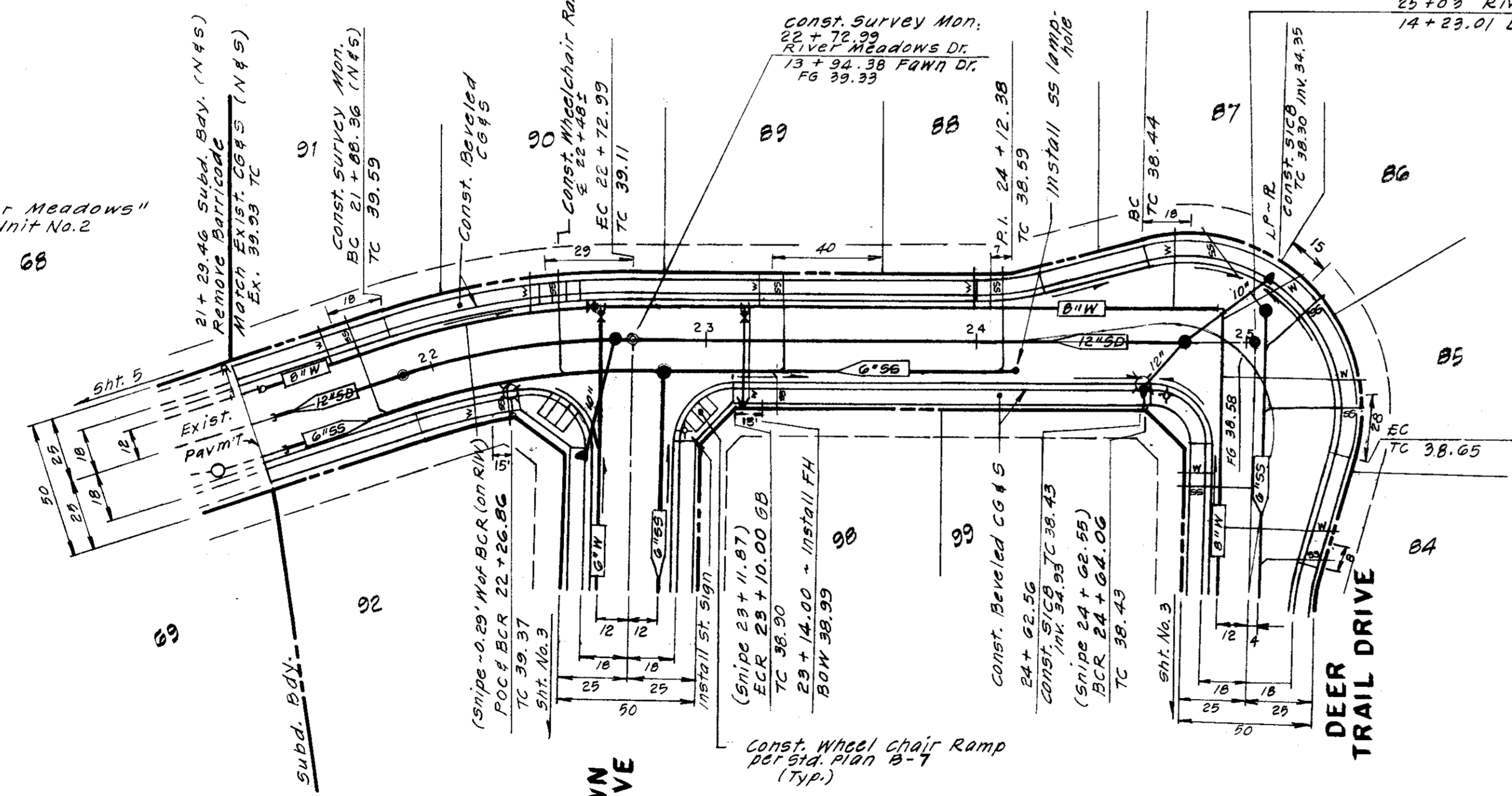
NOTE: See Sht. No. 3 for Easement "A" Manhole connection

EASEMENT "A"

For Easmt. "A" Station Equation @ MH  
 $22+12 = 1+00$

RIVER MEADOWS DRIVE

VALLEY OAK PLACE



SUBDIVISION SU 1767

NO.	DATE	REVISIONS	BY

DESIGN TP-GIB DRAWN BY JM  
 SUBMITTED BY [Signature]  
 R.C.E. 17638 DATE 6/12/85

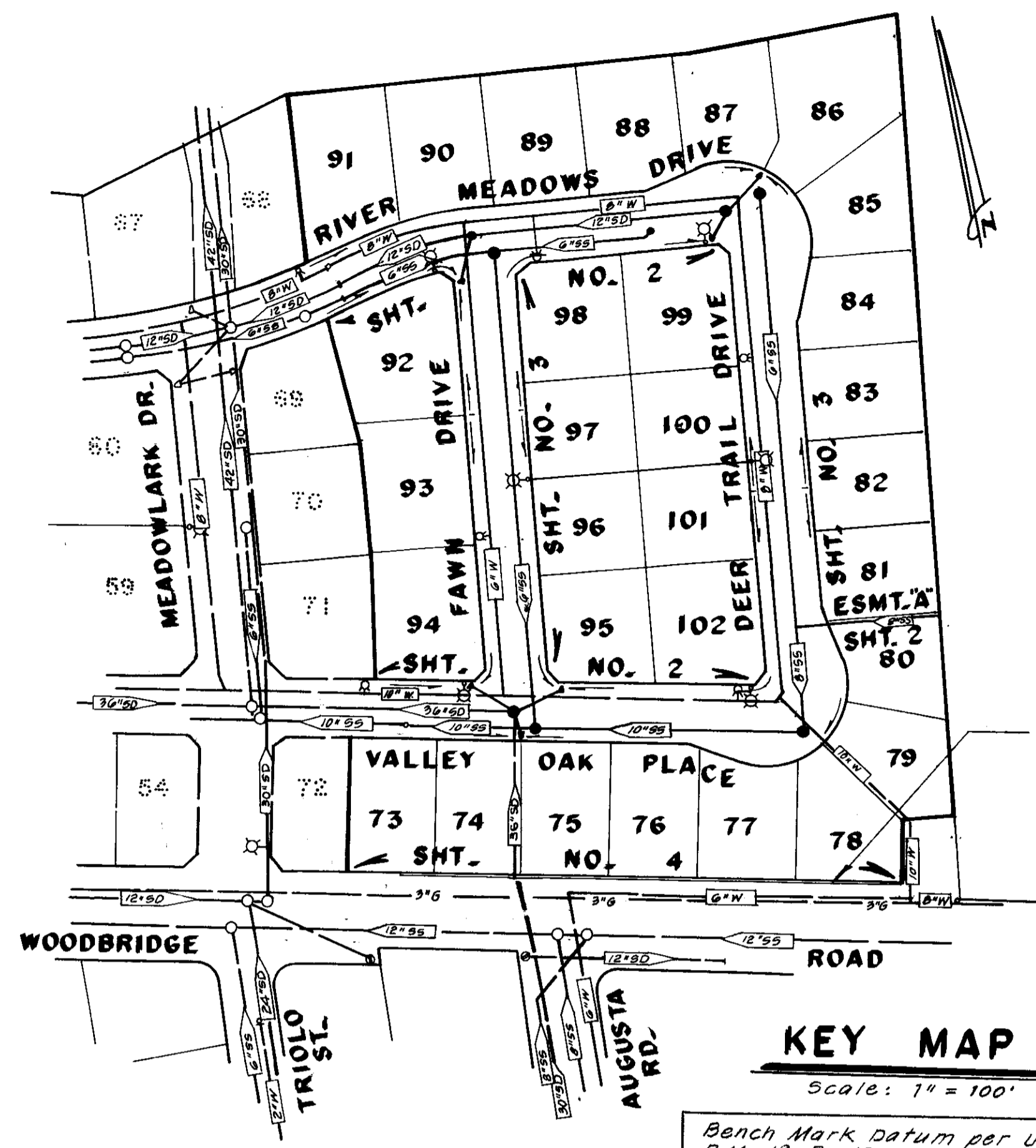
**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 323 W. ELM ST. LODI, CALIF.  
 95240 PH: 209-368-8618

RIVER MEADOWS DRIVE  
 110'E/MEADOW LARK TO DEER TRAIL DR.  
 VALLEY OAK PLACE  
 122'E/MEADOW LARK TO DEER TRAIL DR.

RIVER MEADOWS  
 UNIT NO. 3  
 SUBDIVISION IMPROVEMENTS

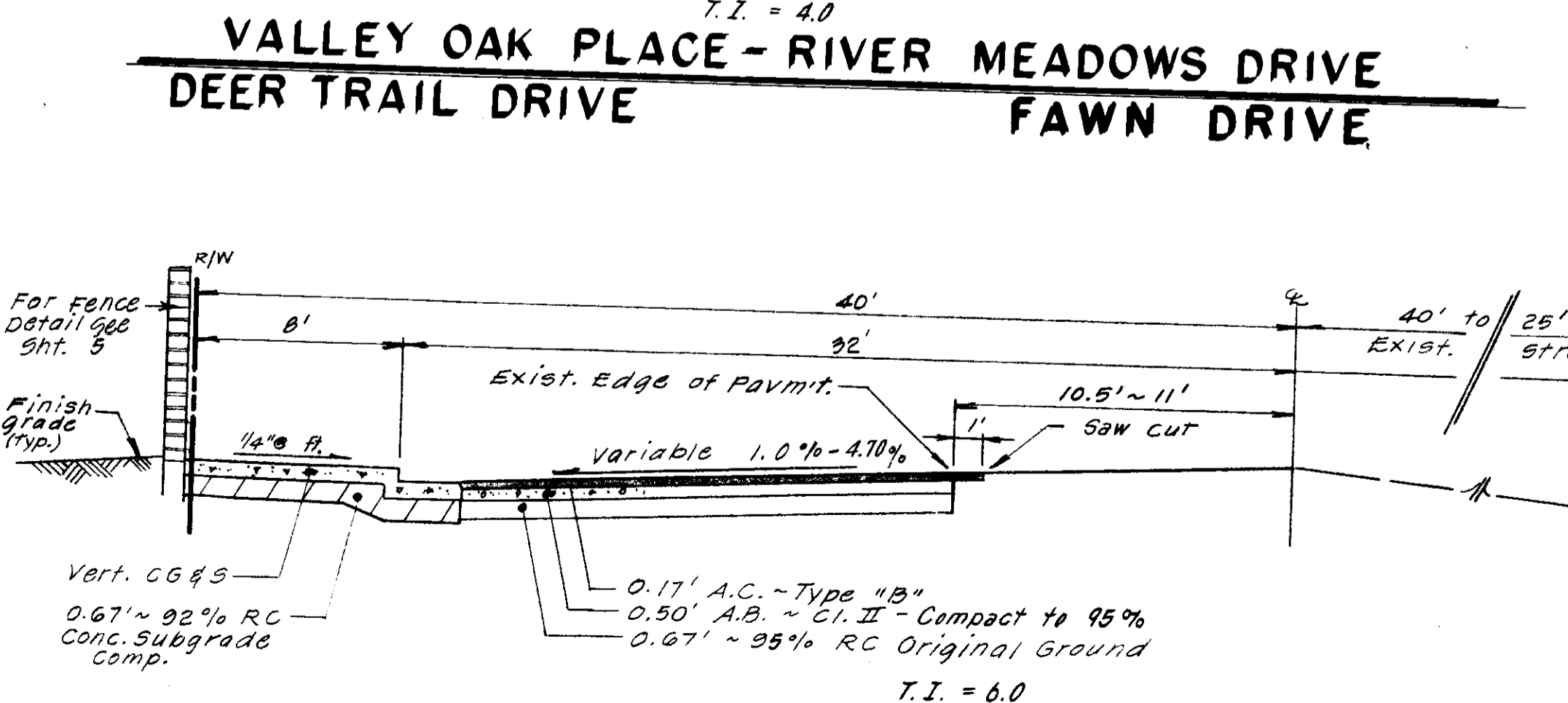
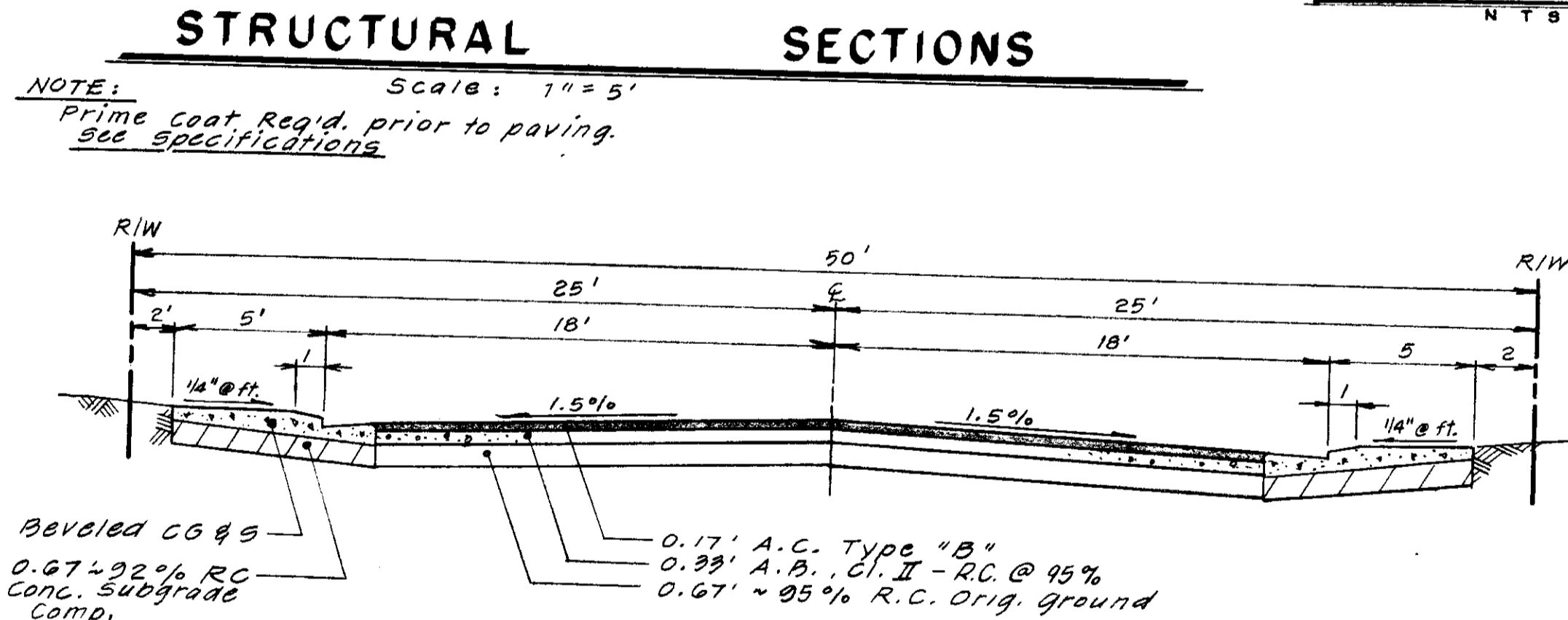
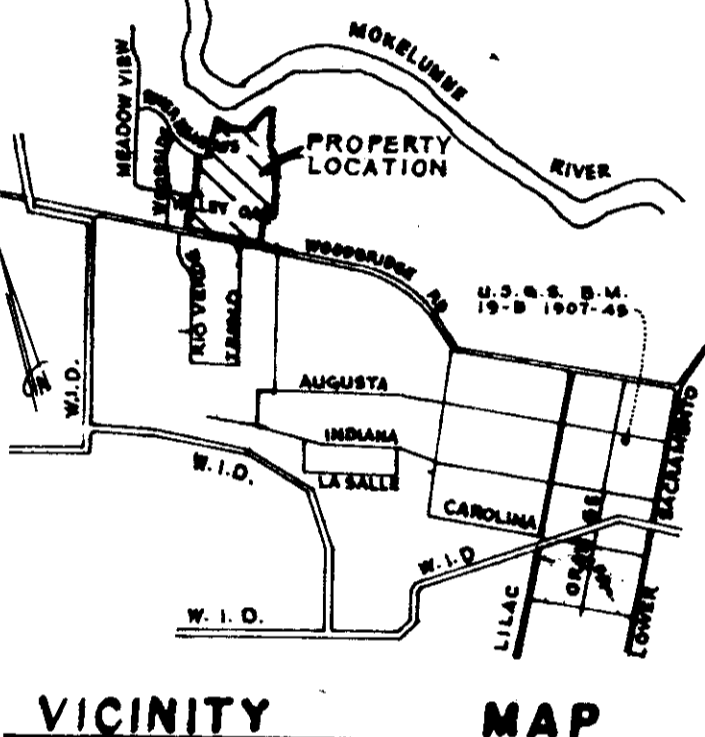
SHEET 2 OF 7  
 JOB NO. 80103-3  
 FILE NO. G-

**SHEET INDEX**  
**KEY SHEET**  
**PLAN & PROFILE**  
**DETAILS**  
**GRADING PLAN**



"R" Value Test: "R" = 64  
 See 5016 Report by J.H.  
 Kleinfield & Assoc.  
 dated May 5, 1961

Const. 457 L.F. Fence  
 along 102' to the R/W of  
 Woodbridge Rd.  
 Sta. 22+54 to 27+11.32  
 See Detail Sht. 5



**WOODBRIDGE ROAD STA. 22+54 to STA. 27+11**

**LEGEND**

—X—	Street Sign
—O—	Side Inlet Catch Basin
—LP—	Low Point
—HP—	High Point
—TC—	Top of Curb
—COTG—	Clean Out to Grade
—(12"SD)—	Storm Drain Line Indicating direction of flow
—(8"SS)—	Sanitary Sewer Line Indicating direction of flow
—W—	Water Line
—F—	Fire Hydrant
—S—	Street Light
—BC—	Begin Curve
—EC—	End Curve
—BCR—	Begin Curb Return
—ECR—	End Curb Return
—GB—	Grade Break

**SERVICES:**

Street Lights	Woodbridge Lighting District
Sewage	Woodbridge Sanitary District
Natural Gas & Electric	P. G. & E.
Telephone	Pacific Bell
Television Cable	Lodi Cable T.V.
Water	Mokelumne Acres Maintenance District
Storm Drainage	Mokelumne Acres Maintenance District

- All work shall conform to these plans and any special provisions for this project.
- Refer to the final map of this subdivision for all centerline and property line data.
- The street light system shall be installed by Pacific Gas & Electric Company.
- Contractor shall receive an approved set of plans prior to beginning construction.
- Baumbach & Piazza (Engineer) shall set all survey controls and construction stakes necessary for completion of work. The Contractor shall be responsible for the preservation of all survey and construction stakes. Survey and construction stakes that are lost or destroyed due to Contractor's negligence will be set by the Engineer at the Contractor's expense.
- The Contractor shall take precautionary measures to protect existing underground utilities. The Contractor shall do no excavation until all utility agencies have been given the opportunity to mark their facilities in the field.
- House services, fire hydrant laterals, and street light conduit shall be installed prior to curb and gutter construction. All underground utilities within the street area, including gas and telephone lines, shall be installed prior to paving.
- All manholes to be set flush with the finish grade unless otherwise indicated.
- All water lines shall have a minimum cover of 3'-0".
- All existing irrigation lines within the right-of-way shall be removed.
- Water used in any phase of construction, such as backfill compaction, dust control, testing or other work herein required, shall be included in the unit price or lump sum bid for the respective item of construction.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety for all persons and property; that this requirement shall apply continuously and not be limited to normal working hours and that Contractor shall defend, indemnify, and hold the Owner, County 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 sole negligence of the Owner or the Engineer.
- The Contractor may use machinery capable of extruding concrete on compacted subgrade to place curb and gutter monolithically.
- Contractor shall give Engineer a minimum of 40 hours notification prior to staking any utilities.

- Water services shall be marked by the curb and gutter by Contractor with a "W" stamped on the top of curb. Location of water markings shall be verified in the field by the Engineer.
- All work will be required to be inspected by the Department of Public Works. They shall be notified not less than 24 hours in advance of commencement of work.
- Fire Hydrant bid shall include the following: Tee, 6" Lateral, 6" Valve and complete fire hydrant assembly.
- Lot grading shall be completed before starting any underground construction. Refer to attached grading plan.
- Separation of water and sewer mains (including crossings) and sewer laterals crossing over water mains shall meet or exceed the latest standards of the State of California Department of Health Services.
- Contractor shall be responsible for notifying and co-ordinating all work with any agency requiring removal or relocation of utilities, such as Pacific Bell, P. G. & E. etc.
- Prior to performing any work in Woodbridge Road, the Contractor shall obtain an encroachment permit from the San Joaquin County Department of Public Works.
- All water lines shall be pressure tested, disinfected, flushed and tested for bacteria in conformance with the San Joaquin County Health Code Requirements prior to connecting to existing water line.
- Contractor shall notify Mokelumne Acres Maintenance District for approval prior to connecting water line to existing water line.
- Contracting water line shall be cleaned prior to final acceptance.
- Installation of all sanitary sewer improvements shall conform to the standards of the Woodbridge Sanitary District. All such work is subject to inspection by the District Engineer. The Contractor shall notify District Engineer 48 hours prior to the commencement of any work on the sanitary system.
- Contractor shall visit site prior to bidding. Specifications are a separate document.
- Sanitary sewer services shall be marked by the curb and gutter by Contractor with an "S" stamped on the top of curb.
- New traffic striping and the restoration of any damaged existing painted legends or signs are the responsibility of the Contractor and shall be included in his bid price.
- Where water crosses SD or SS use an 18-20 ft. length of Cl. 200 pipe, centered over the SS or SD if: a) The water is under the SS or SD. b) The vertical clearance is less than 1 ft.
- It is agreed that field conditions may require changes to these plans. It is further agreed that the Director of Public Works may require changes, alterations or additions to these plans when the Director deems them to be necessary or desirable for the proper completion of the work, provided that such changes, alterations or additions shall not exceed 10% of the original estimate of the cost for the improvements without prior approval of the surety.

**CONSTRUCTION QUANTITIES**

STREET SYSTEM		SANITARY SEWER SYSTEM	
Lot Grading & Grubbing	Lump Sum	6" Sanitary Sewer	1,007 L.F.
Roadway Excavation	1,800 C.Y.	8" Sanitary Sewer	201 L.F.
Compact Original Ground	61,720 S.F.	10" Sanitary Sewer	339 L.F.
Concrete Subgrade Compaction	25,830 S.F.	Sanitary Sewer Manhole	7 Each
Aggregate Base - Cl. II (0.33')	52,890 S.F.	Lamp Hole	1 Each
Aggregate Base - Cl. I (0.50')	8,830 S.F.	4" Sanitary Sewer Service	30 Each
Asphalt Concrete Type B (0.17')	62,130 S.F.	<b>WATER SYSTEM</b>	
Vertical Curb, Gutter & Sidewalk	489 L.F.	6" Water	394 L.F.
Beveled Curb, Gutter & Sidewalk	2,896 L.F.	8" Water	763 L.F.
Commercial Driveway	126 S.F.	6" Water Valve	2 Each
Commercial Curb & Gutter	18 L.F.	8" Water Valve	3 Each
Survey Monument Type S	4 Each	Fire Hydrant Assembly (includes Tee, 6" Lateral, 6" Valve and Rich Ranger #960 or equal)	4 Each
Dead End Barricade	1 Each	1" Water Service	30 Each
Street Sign	4 Each		
Street Light	By P. G. & E.		
Fence (Woodbridge Road)	457 L.F.		
Regulatory Sign	1 Each		
<b>STORM DRAIN SYSTEM</b>			
10" Storm Drain	97 L.F.		
12" Storm Drain	691 L.F.		
48" Storm Drain Manhole	4 Only		
Side Inlet Catch Basin	8 Each		

**APPROVED BY**

SAN JOAQUIN LOCAL HEALTH DISTRICT	DATE 5-29-85
SAN JOAQUIN COUNTY FIRE WARDEN	DATE 5-2-85
CHIEF WOODBRIDGE FIRE DISTRICT	DATE 5-30-85
ENGINEER, WOODBRIDGE SANITARY DISTRICT	DATE

Subdivision SU 1768

NO.	DATE	REVISIONS	BY

DESIGN TP-G/B	DRAWN BY JM
APPROVED <i>Henry M. Hirata</i> July 10, 1985	
SUBMITTED BY <i>Henry M. Hirata</i>	
R.C.E. 19628	DATE 6/12/85

APPROVED *Henry M. Hirata* July 10, 1985  
 HENRY M. HIRATA, R.C.E. 21258  
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 323 W. ELM ST. LODI, CALIF.  
 95240 PH: 209-365-8618

**SUBDIVISION IMPROVEMENTS**

**RIVER MEADOWS  
 UNIT NO. 3  
 KEY SHEET**

SHEET 1 OF 7  
 JOB NO. 80109-3  
 FILE NO. G-