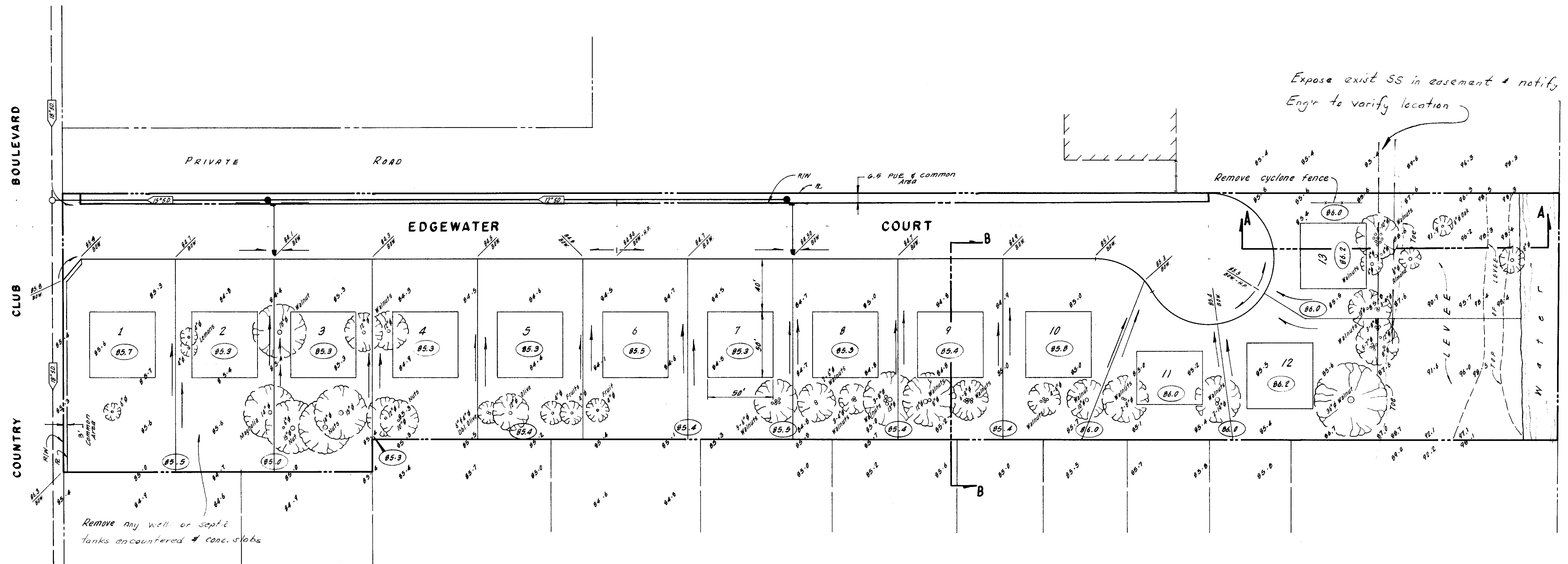
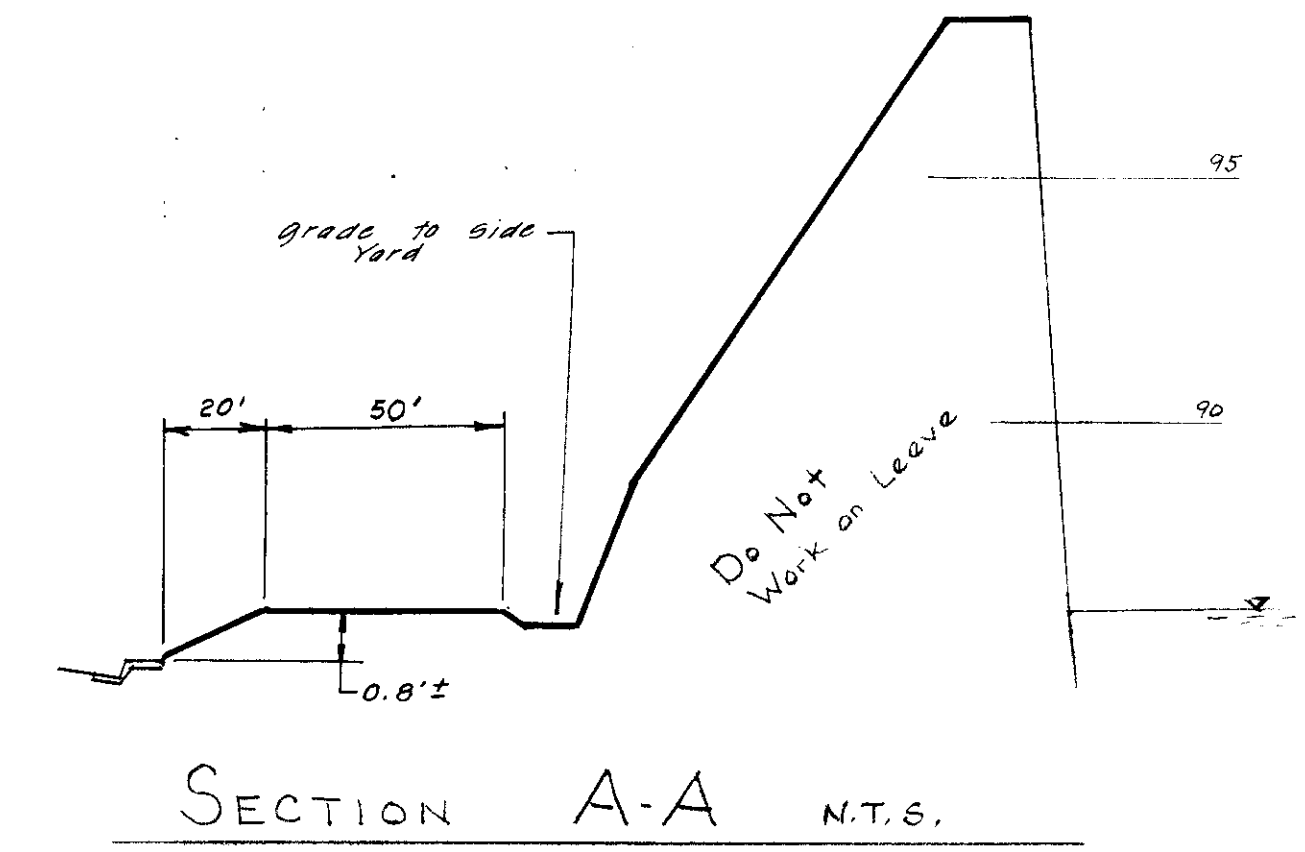
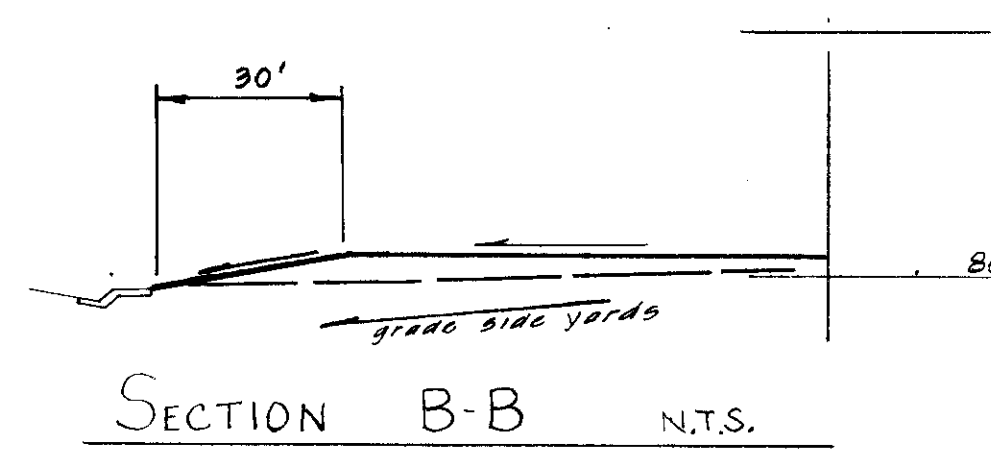


NOTES:

1. No impact required.
2. All buildings to have wood floors (stem wall construction).
3. Distribute excess material on building pads.
4. Individual builders are responsible for and additional fill desired for individual lots.
5. Compact all bldg pad fill to 90% P.C.



SCALE: 1" = 40'

- LEGEND**
- Existing ground elevation
 - Proposed back of walk elevation
 - Proposed ground elevation
 - Existing tree to remain (remove others)

Subdivision SD 1769

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

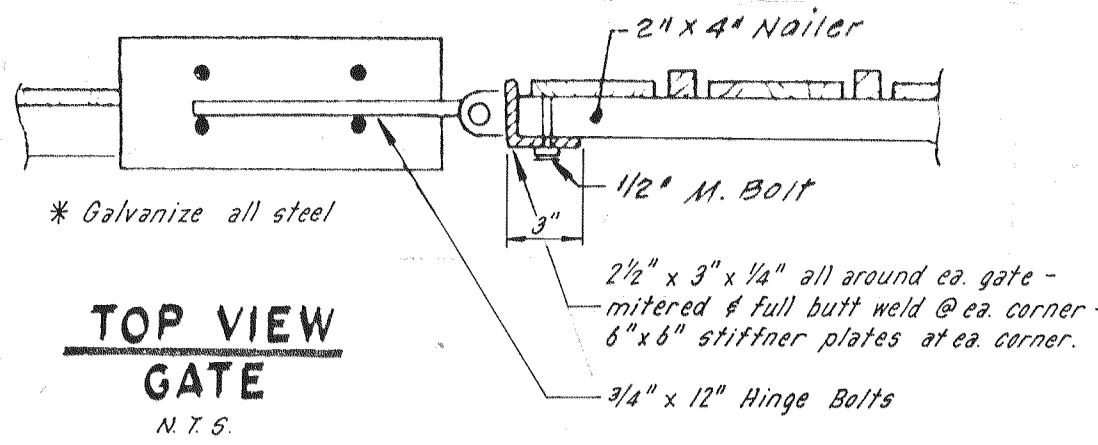
APPROVED BY:
R.C.E. 12638 DATE: _____

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LOSI, CALIF.
95240 PH: 209-369-6818

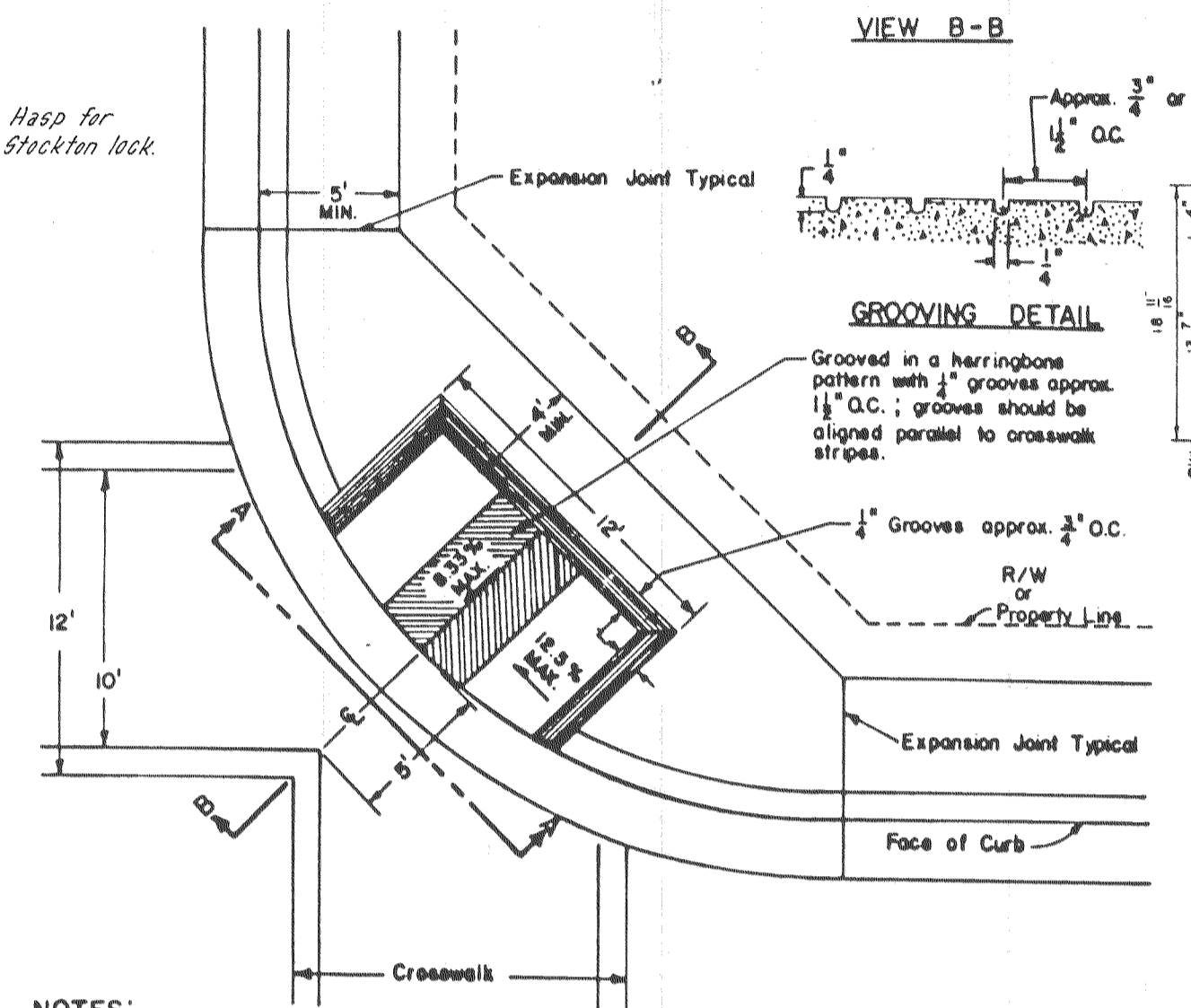
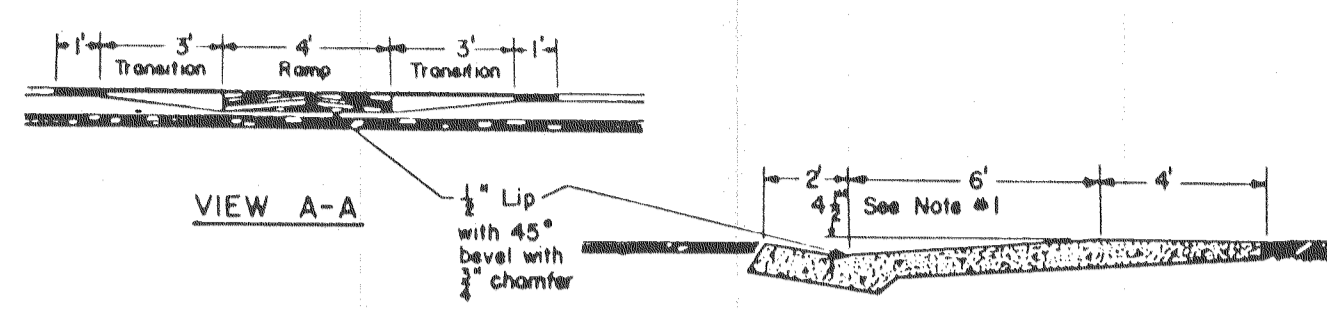
GRADING PLAN

EDGEMATER
SUBDIVISION IMPROVEMENTS

SHEET 5 of 5
JOB NO. 8549
FILE NO. G-

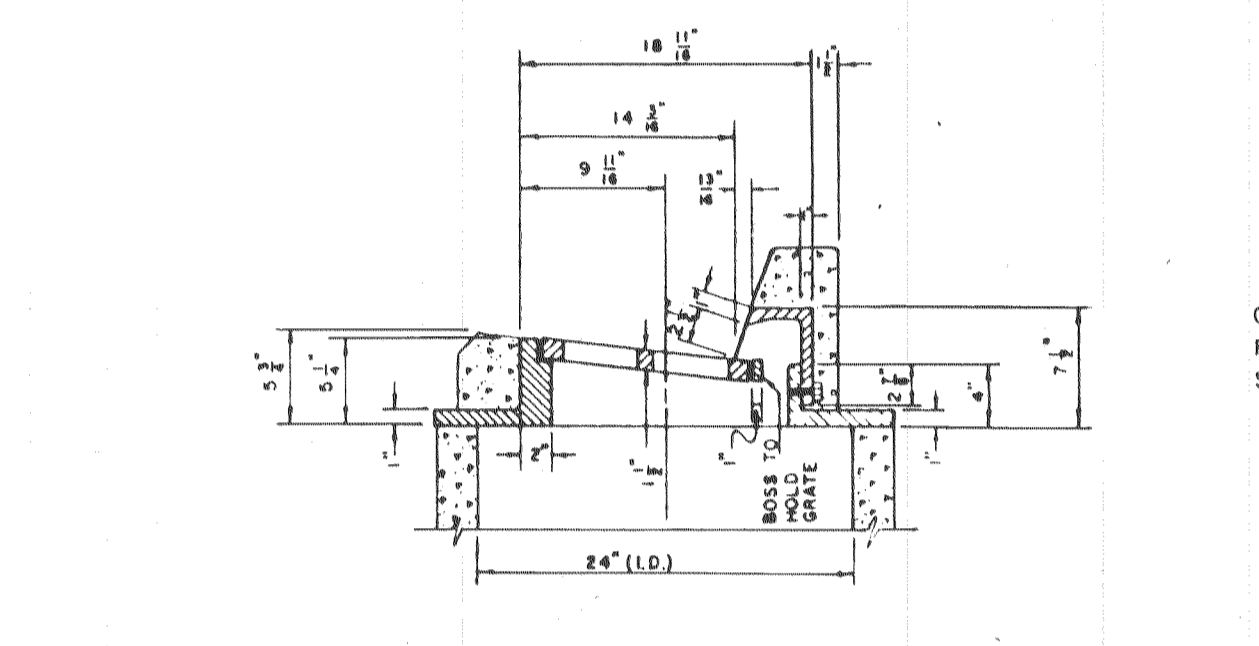
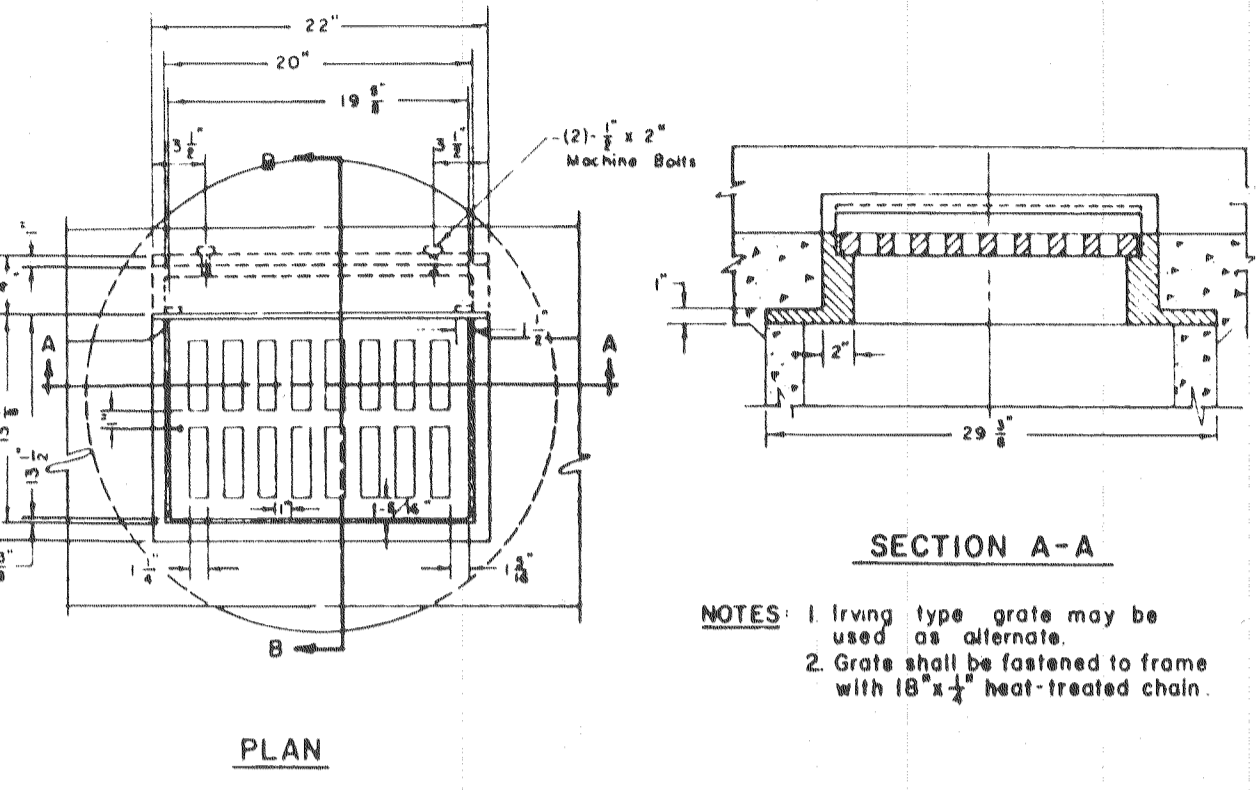


FOR ADDITIONAL DETAILS SEE SPECIFICATIONS

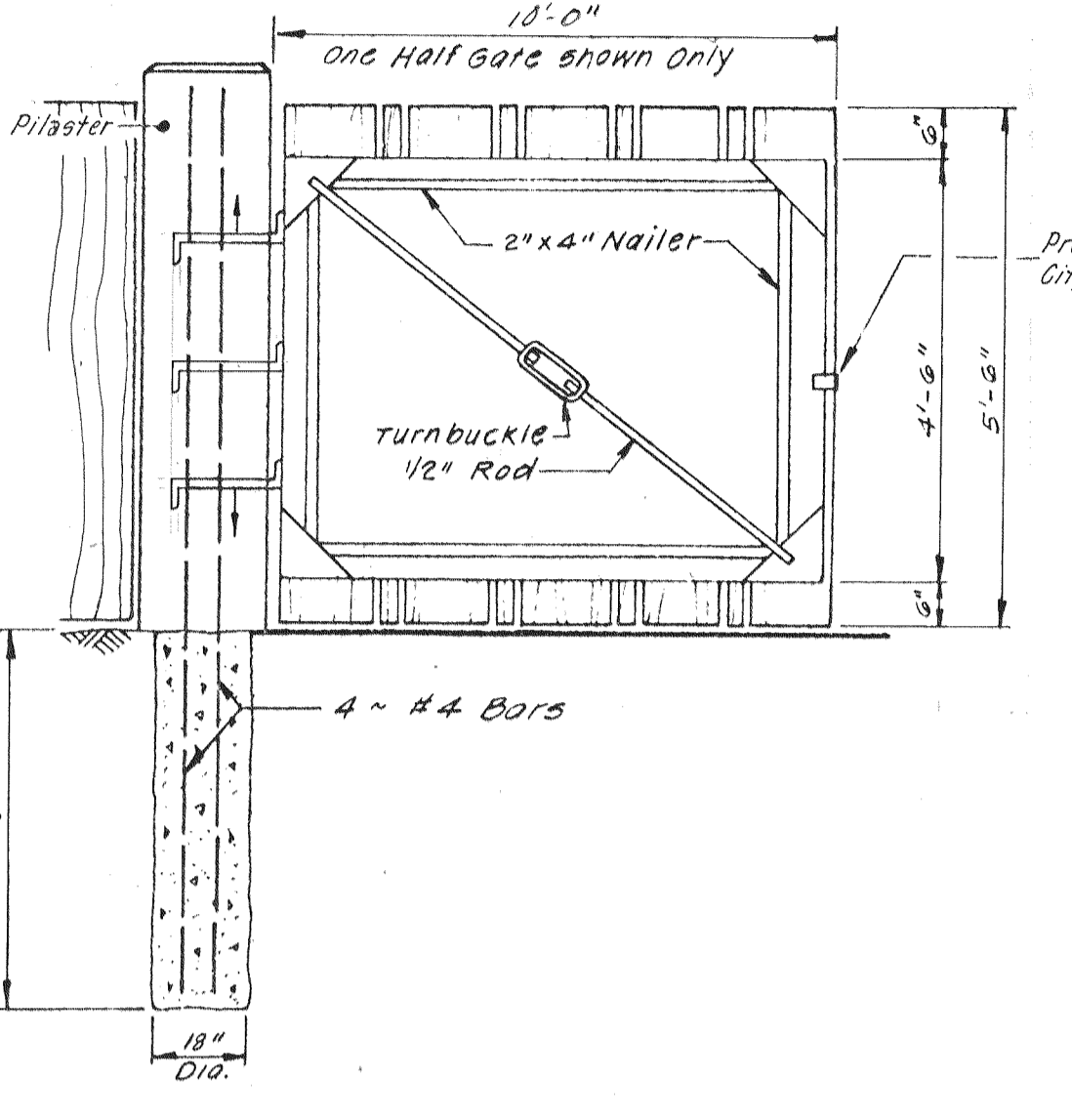


- NOTES:**
- 6" Ramp for 4 1/2" curb height and 2% sidewalk slope. For 6" curb height either use 6" ramp or transition curb height to 4 1/2" from expansion joint to beginning of ramp.
 - Catch basins and other obstructions are not to be located within the wheelchair path area.
 - See Standard B-4, B-5, or B-6 for Curb, Gutter & Sidewalk Details; and State Standard Plan NS-B for other details.

WHEELCHAIR RAMP



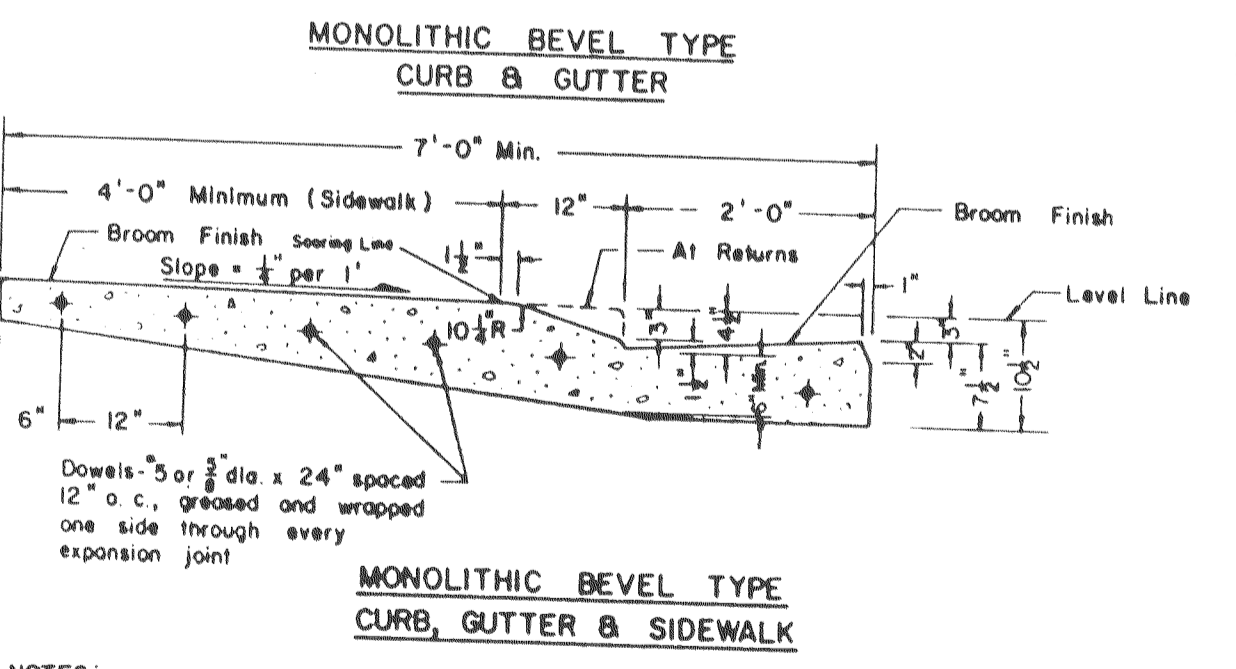
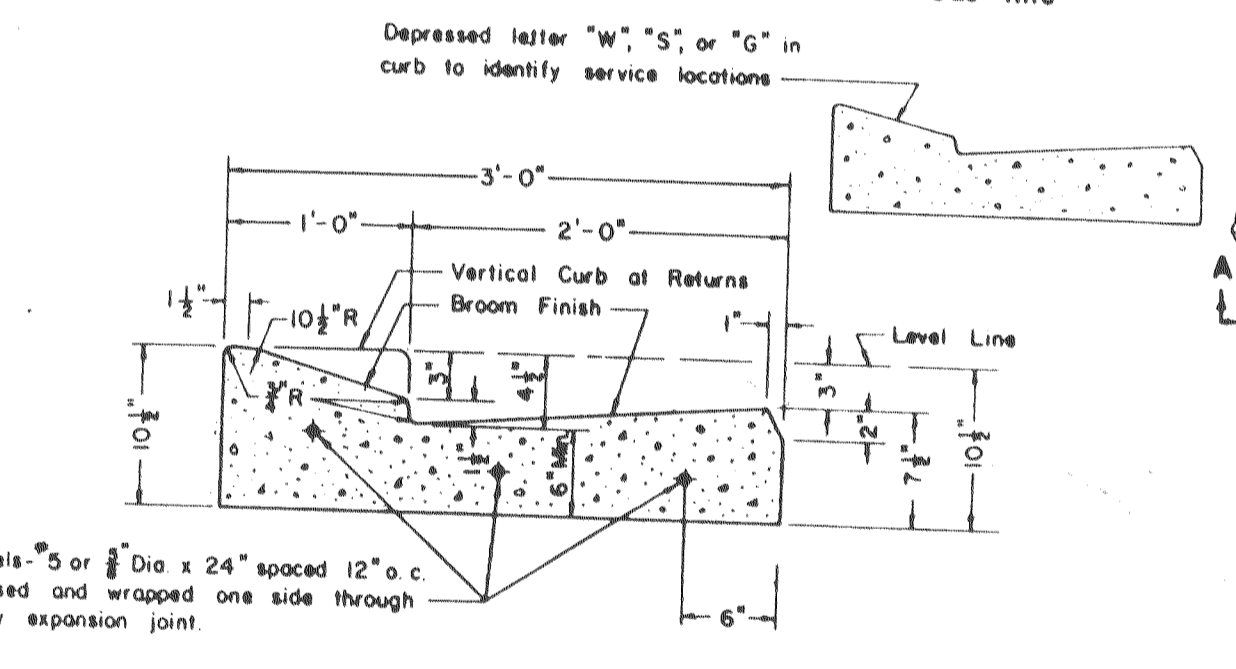
FRAME & GRATE (STANDARD STORM DRAIN INLET)



GATE DETAIL

NOTE: All rods = 3/4" unless otherwise noted

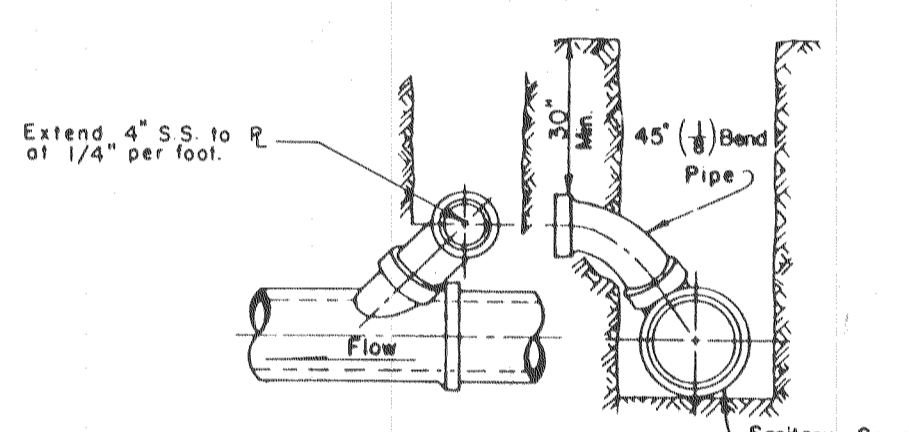
W - Water line
S - Sanitary Sewer line
G - Gas line



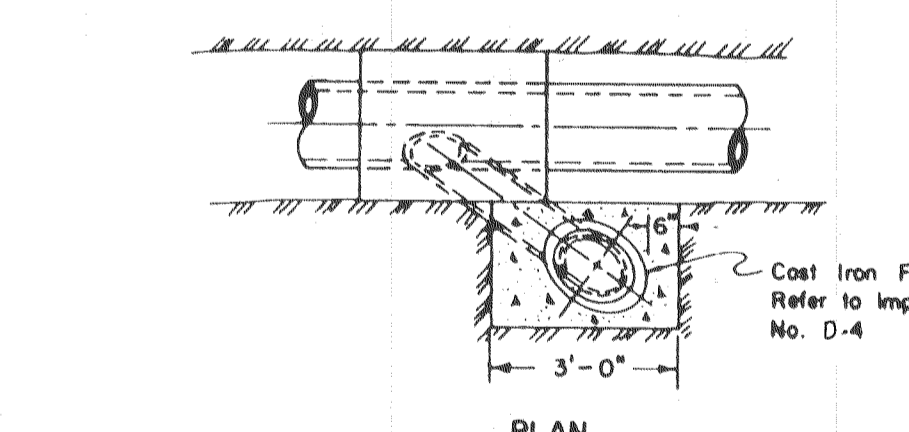
- NOTES:**
- Construct expansion joints @ 200' maximum and at returns, around light poles, hydrants and other fixed objects of sidewalk.
 - Transverse weakened plane joints shall be constructed @ 12' maximum intervals.

CURB GUTTER & SIDEWALK

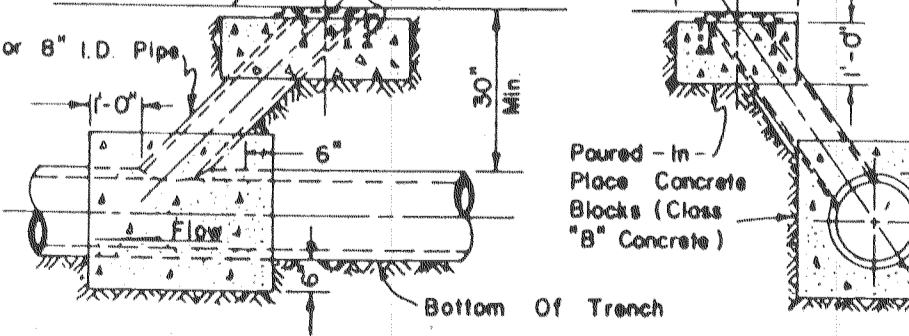
STANDARD STORM DRAIN INLET



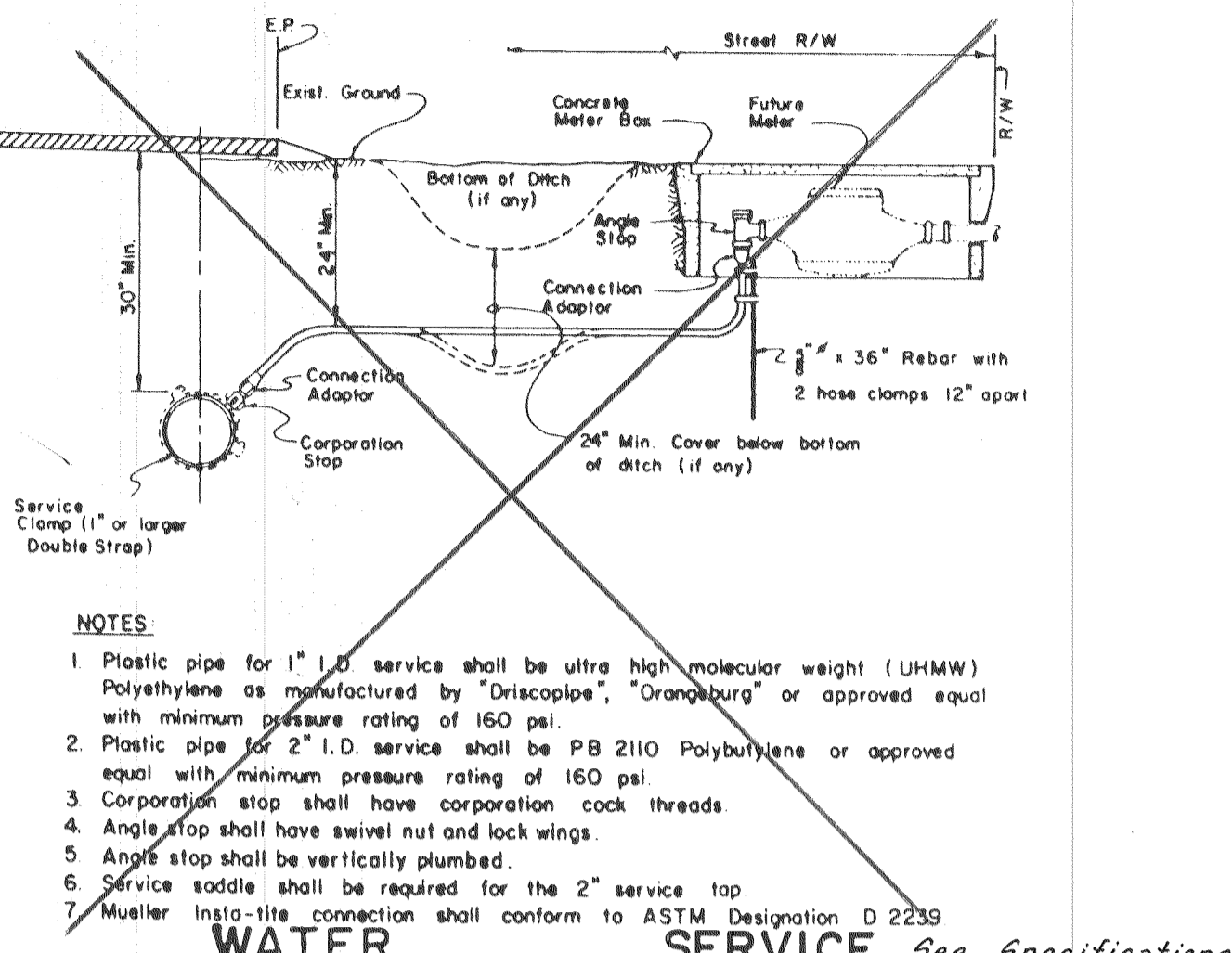
TYPICAL 'Y' JOINT SERVICE CONNECTION



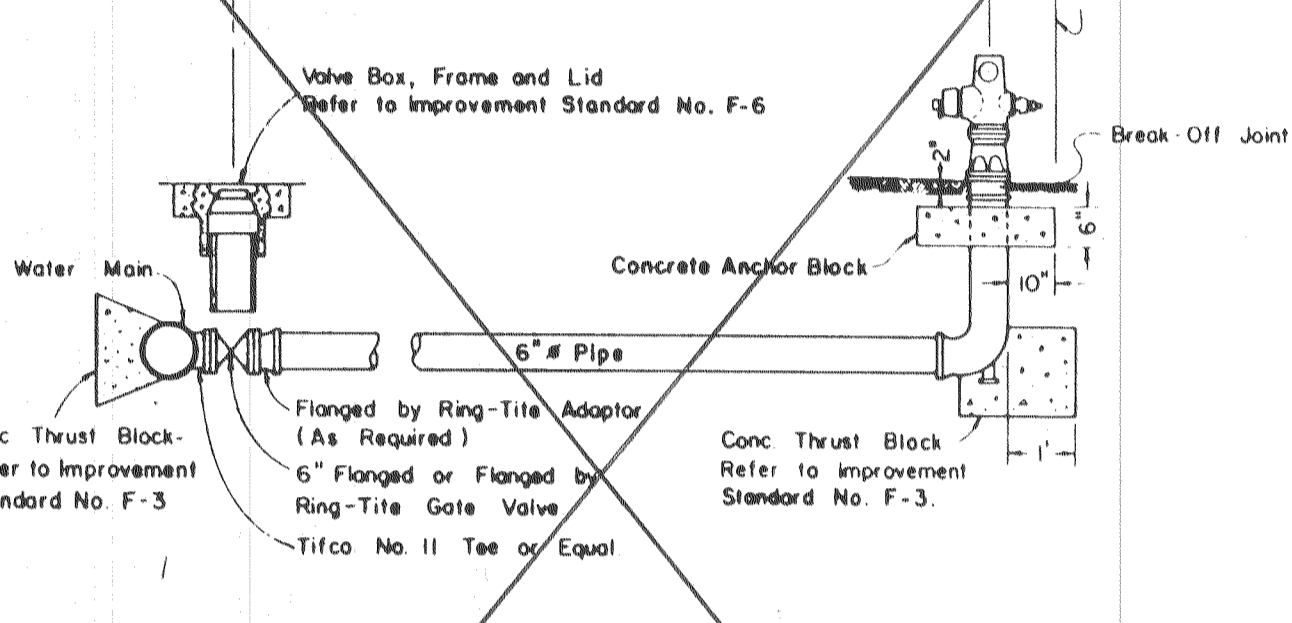
TYPICAL LAMPHOLE INSTALLATION



TYPICAL SANITARY SEWER DETAILS

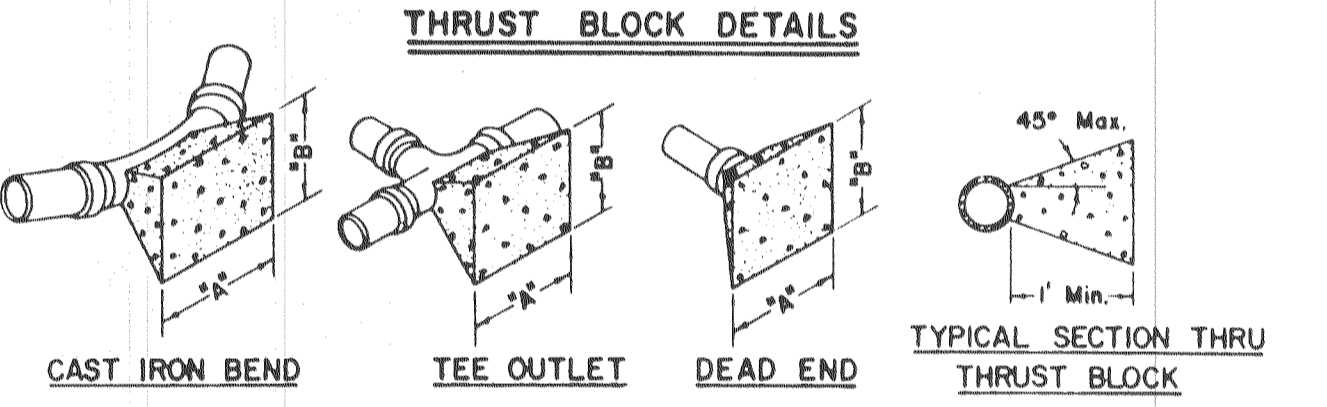


WATER SERVICE CONNECTIONS

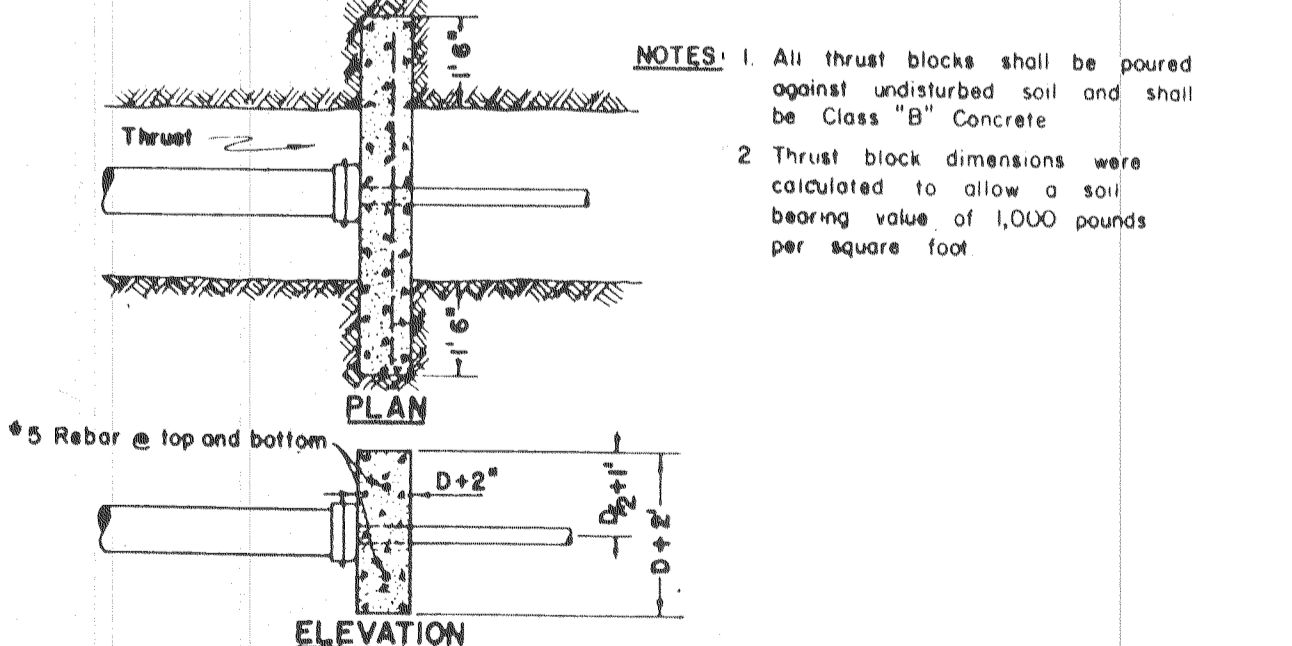


- NOTES:**
- Fire Hydrants shall be placed with 4" outlet facing directly towards the street.
 - Fire Hydrants shall be clean and free of concrete.
 - Residential Fire Hydrant to be "Rich 960", James Jones J-3765 or approved equal (2-2 1/2" B 1-4" outlets).

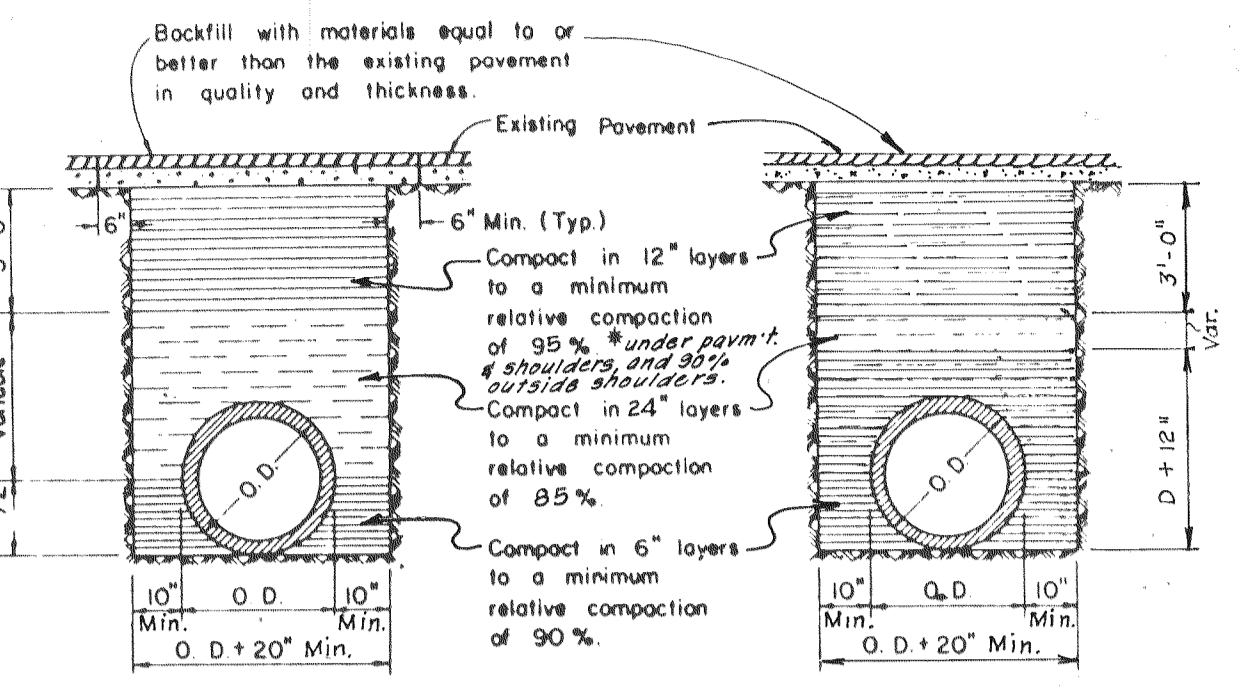
FIRE HYDRANT



FITTINGS	THRUST BLOCK DIMENSIONS		FITTINGS	THRUST BLOCK DIMENSIONS	
	"A"	"B"		"A"	"B"
6" LINE and 4" On-site 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	5'-6"	4'-0"



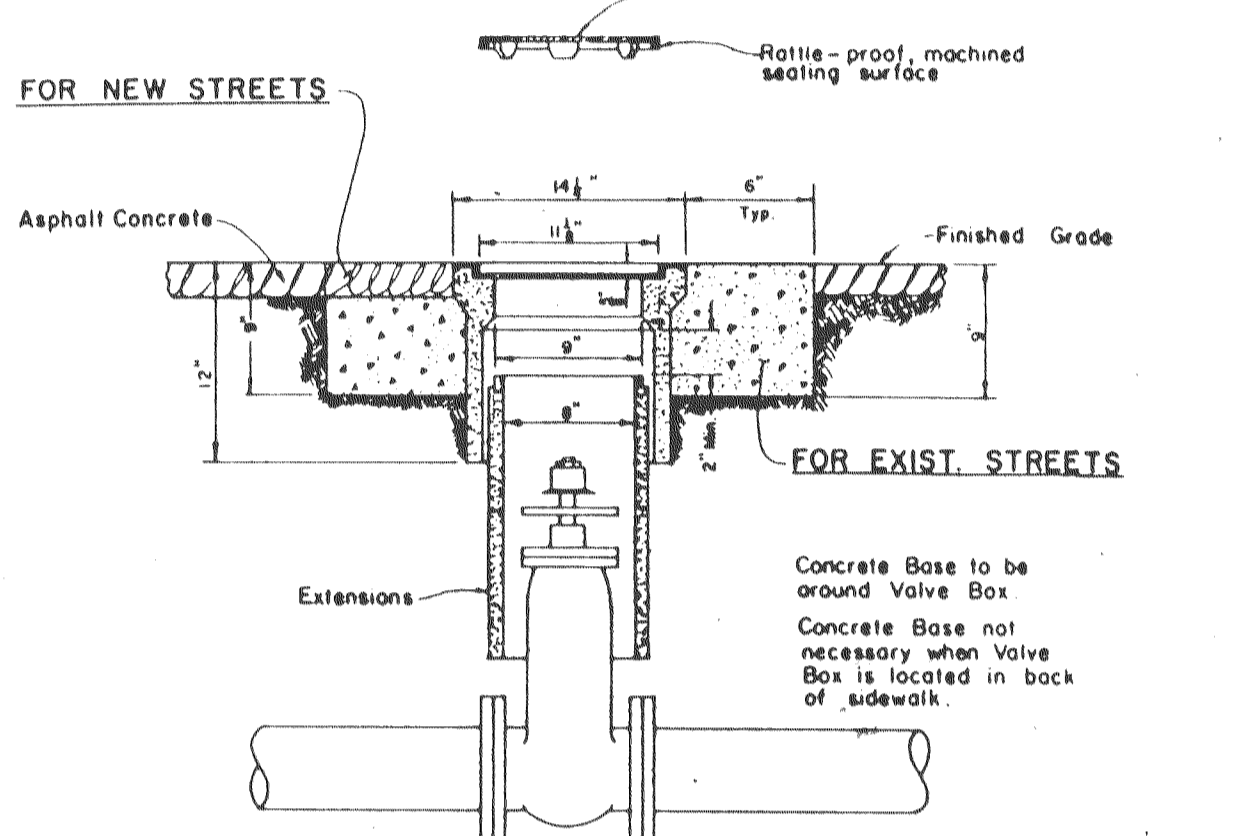
THRUST BLOCK DETAILS



RIGID CONDUIT FLEXIBLE CONDUIT

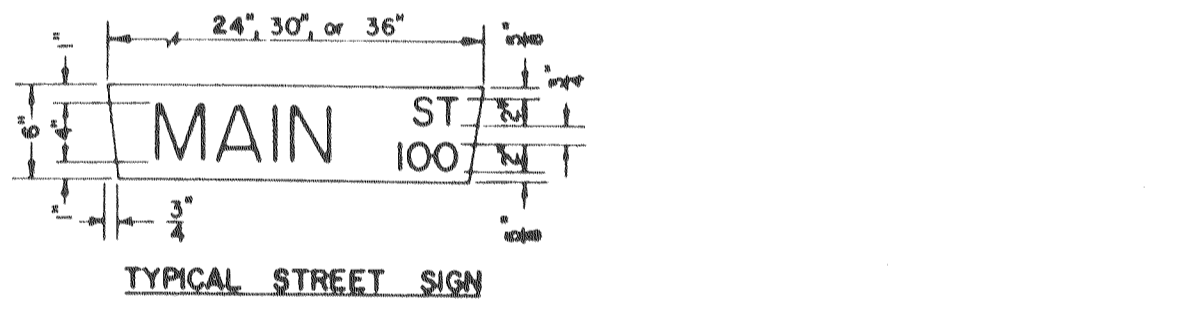
- NOTES:**
- Relative compaction of materials shall be tested by the State of California, Dept. of Transportation Testing Manual, test method No. Calit 216 or 231.
 - All existing pavement shall be neatly cut to line prior to trench excavation.
 - Setting or handling will be permitted within the street right-of-way with 3 year bond.
 - When shown by soil composition and compatibility, ninety percent (90%) compaction may be used, when approved by the Director of Public Works.

TYPICAL TRENCH BACKFILL

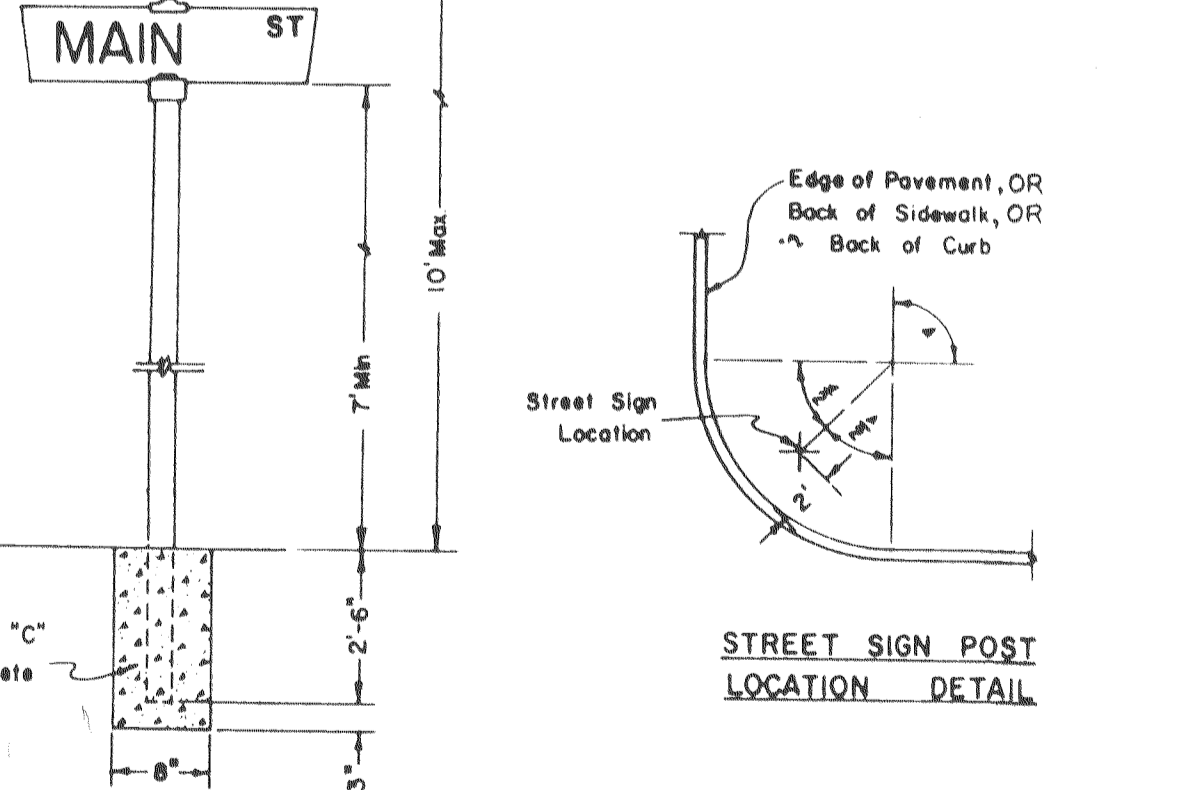


- NOTES:**
- Valve box and Lid shall be Christy No. G-5, Brooks No. 1RT or 4-TT, or equal.
 - All Lids and Grade Rings shall have machined sealing surfaces.
 - Extensions shall be as manufactured for the Valve Box supplied or Pipe of correct size can be used.

VALVE BOX



- NOTE:**
- One street sign is required at each intersection.
 - Dimensions for block numbers are for location of numbers only.



TYPICAL STREET SIGN INSTALLATION

STANDARD STREET SIGN DETAILS

Subdivision SU 1770

NO	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED

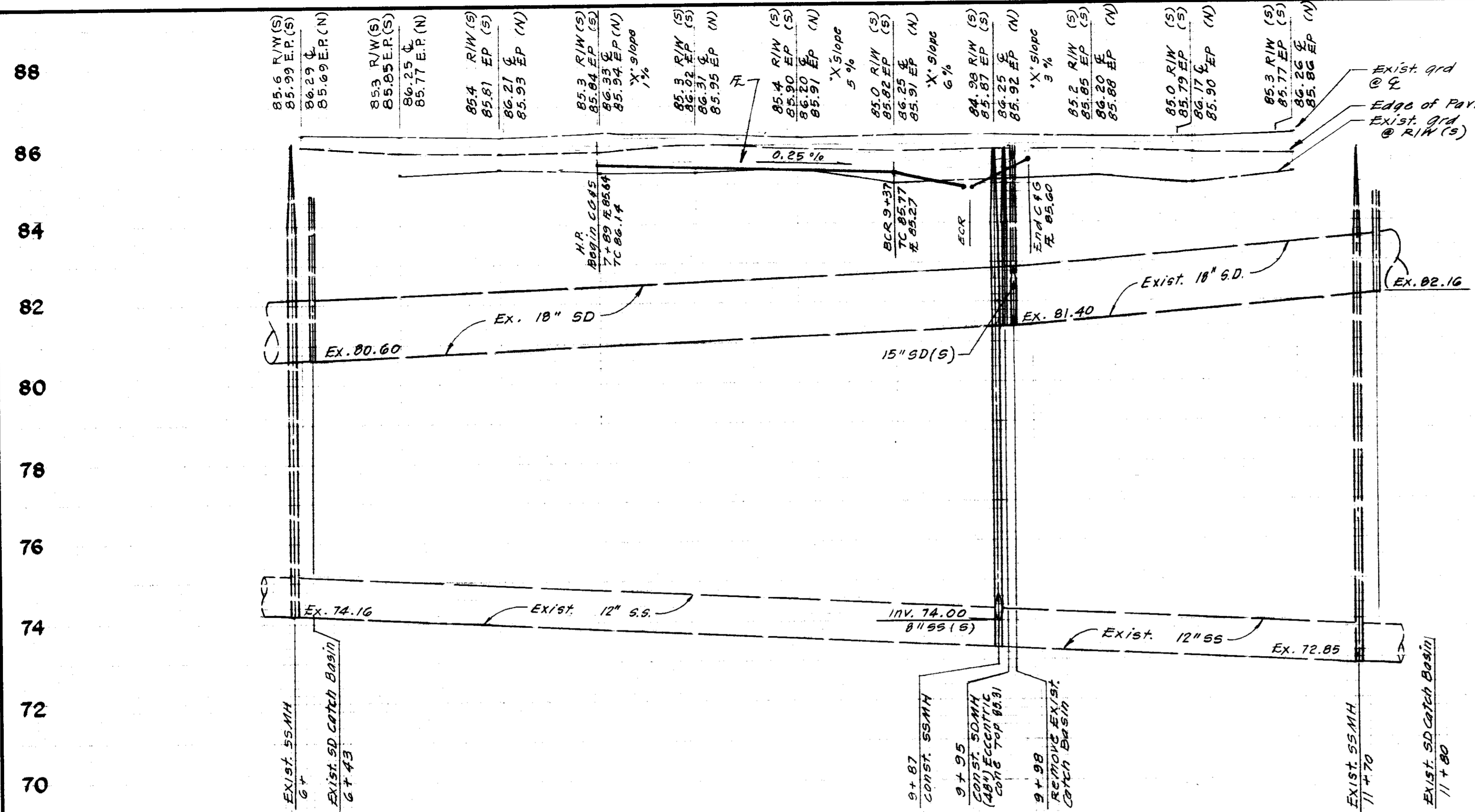
DATE: 8-10-85

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

DETAIL SHEET

EDGEWATER
SUBDIVISION IMPROVEMENTS

SHEET 4 OF 5
JOB NO. 8849
FILE NO. G-



COUNTRY CLUB BOULEVARD

This datum +4.49 = City of Stockton Datum
 City of Stockton Datum - 86.32 = S. J. Co. Datum

BASIS OF STATIONING
 East Subd. Bdy. 10+00
 DATUM: North rim of
 65MH (11+70) is 85.52
 per plans of
 "WATERFORD PLACE"

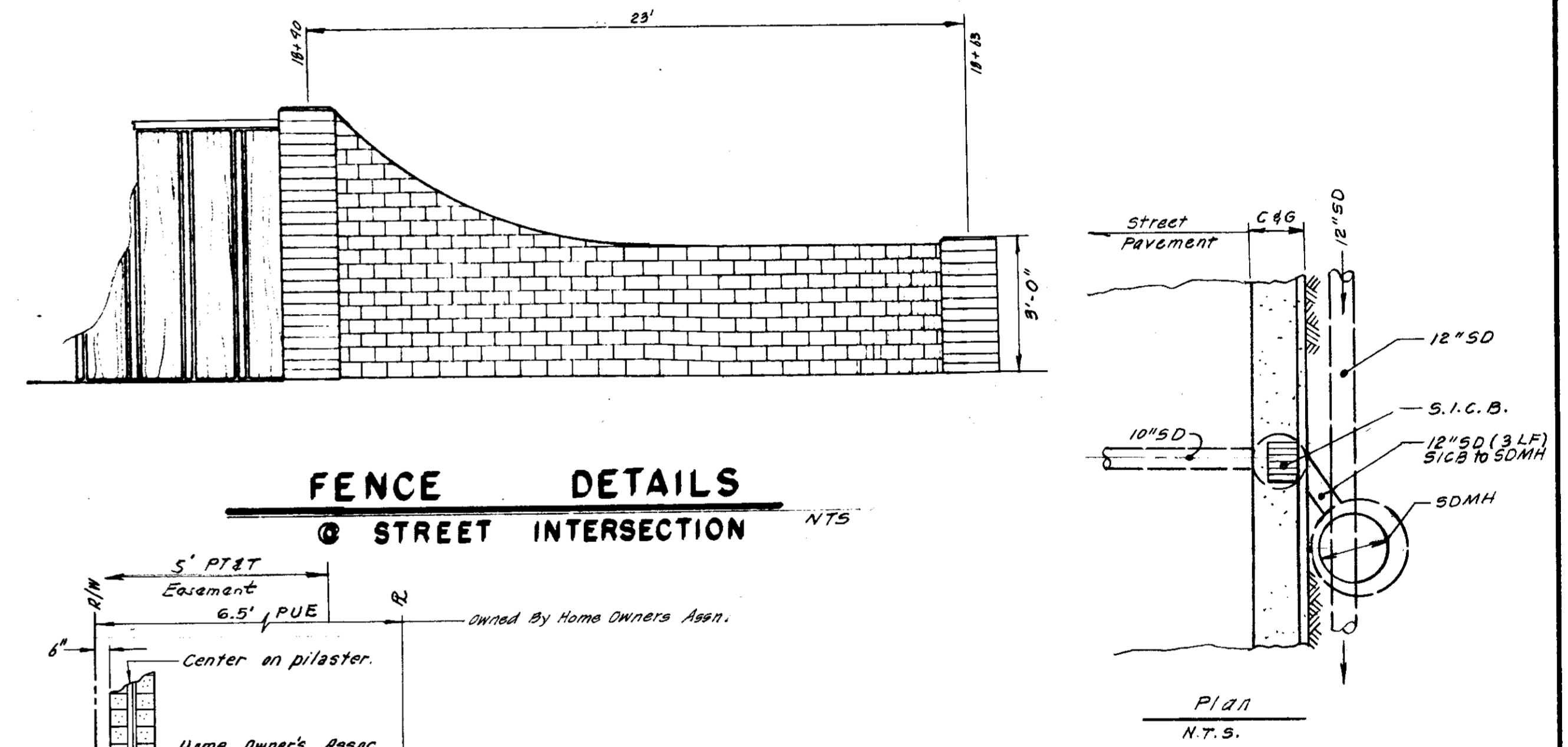
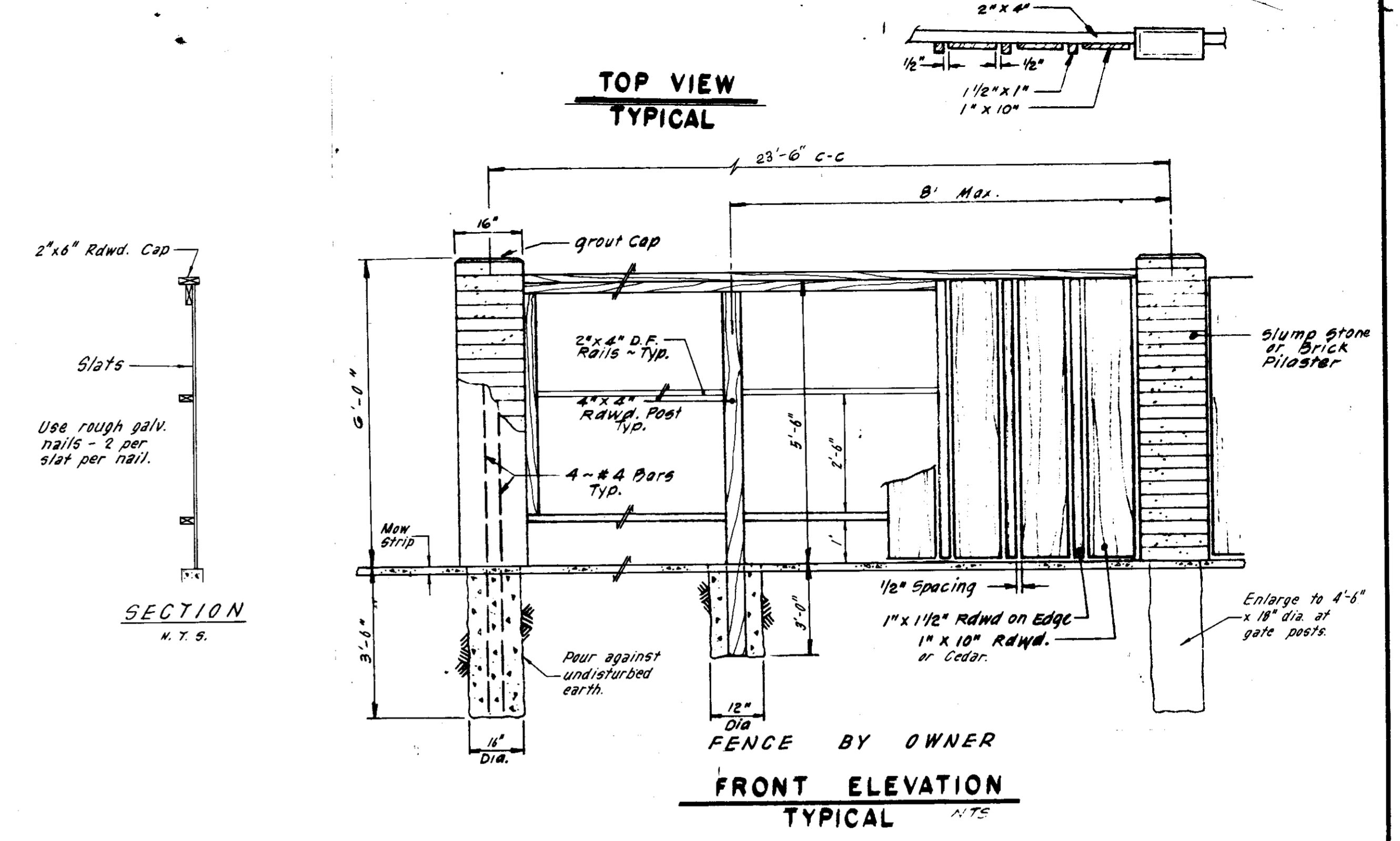
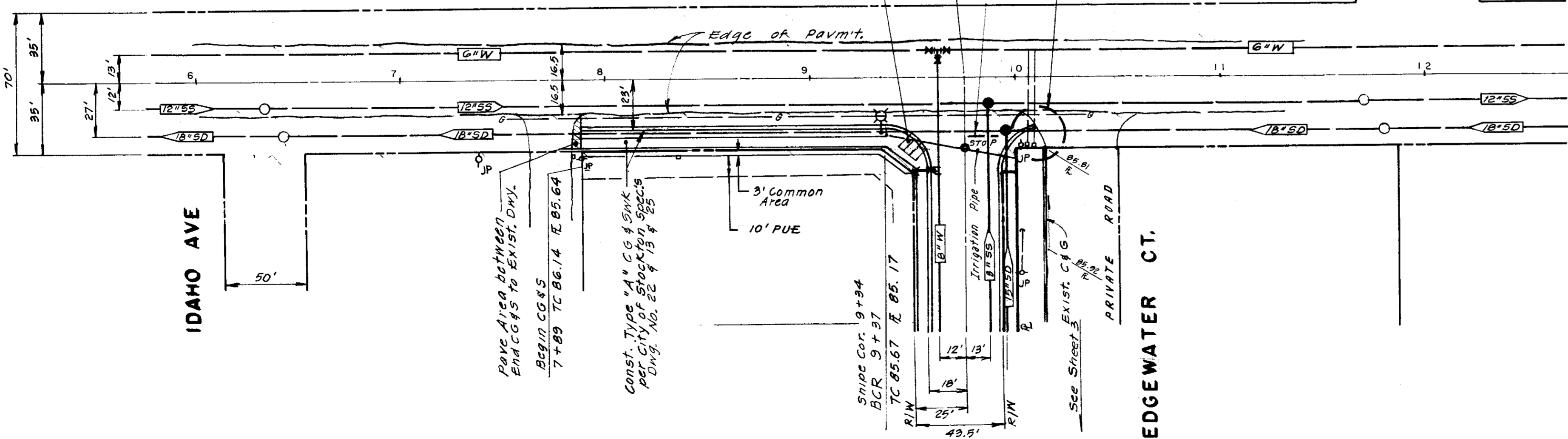
- Contractor to maintain 2-Way Traffic at all times
- Country Club Blvd. shall be built to City of Stockton Standards

9+75 Country Club Blvd.
 19+07.40

- Install Pavement Legends & Stop Bar
- End C&G F. 85.60
 - Repave Driveway Taper as Necessary for drainage.
 - Fill depression at J.P. & raise water service boxes to grade
 - Install Handicapped depression in gutter per Detail Sht. No. 4

Const. Handicapped Ramp per Detail Sht. No. 4

OREGON AVE



Subdivision 50 1772

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	10-5-85	Revise			

APPROVED BY _____ 1985

HENRY M. HIRATA
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

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

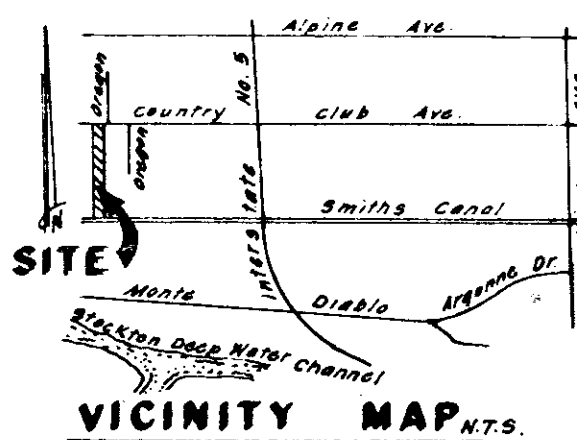
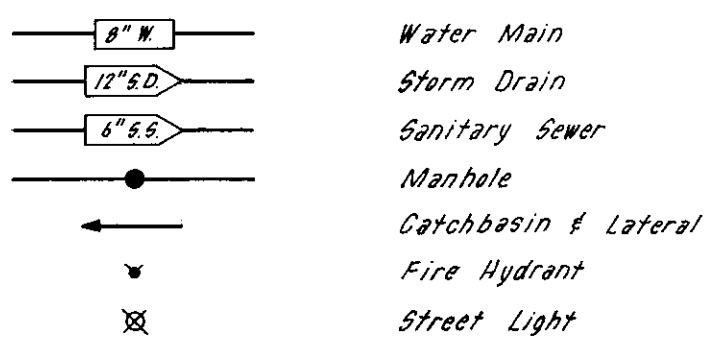
COUNTRY CLUB BOULEVARD

EDGEWATER
 SUBDIVISION IMPROVEMENTS

SHEET **2** OF **5**
 JOB NO. 8549
 FILE NO. **G-**

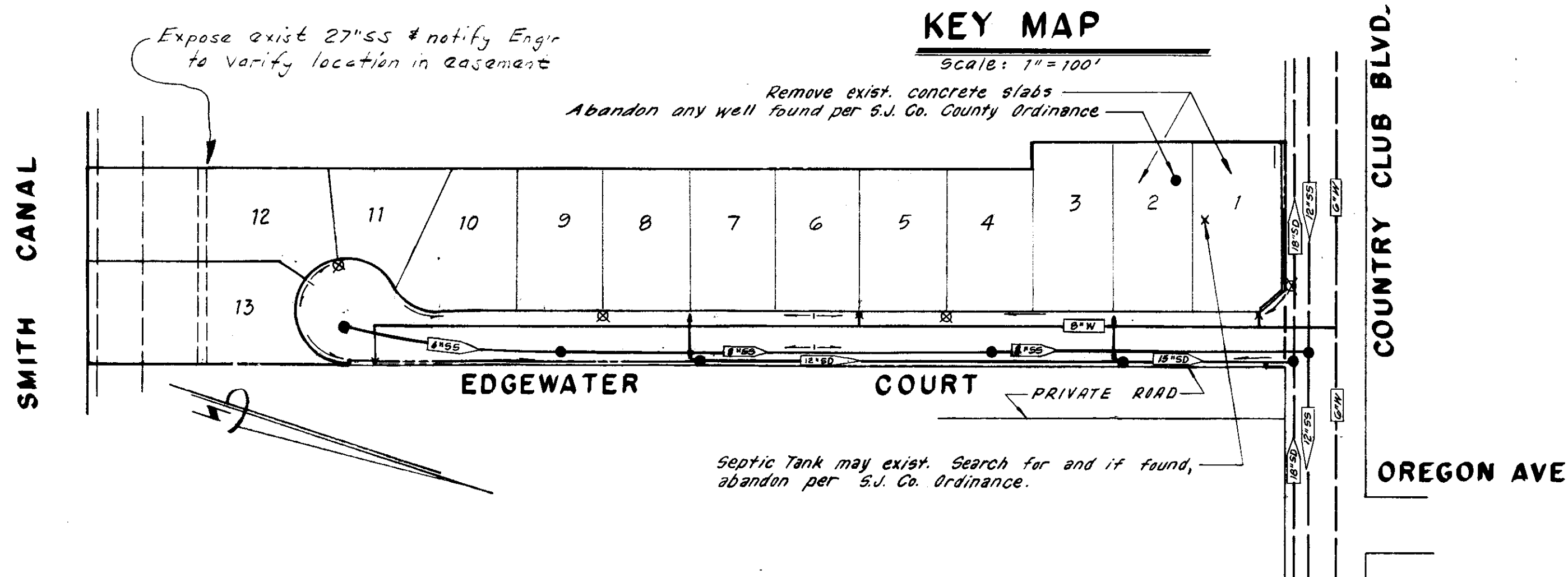
UTILITIES	AGENCY
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	PACIFIC BELL
WATER	CALIFORNIA WATER SERVICE
SEWER	CITY OF STOCKTON
DRAINAGE	RECLAMATION DISTRICT NO. 1614
STREET LIGHTS	WEST STOCKTON LIGHTING DISTRICT
FIRE PROTECTION	CITY OF STOCKTON

LEGEND



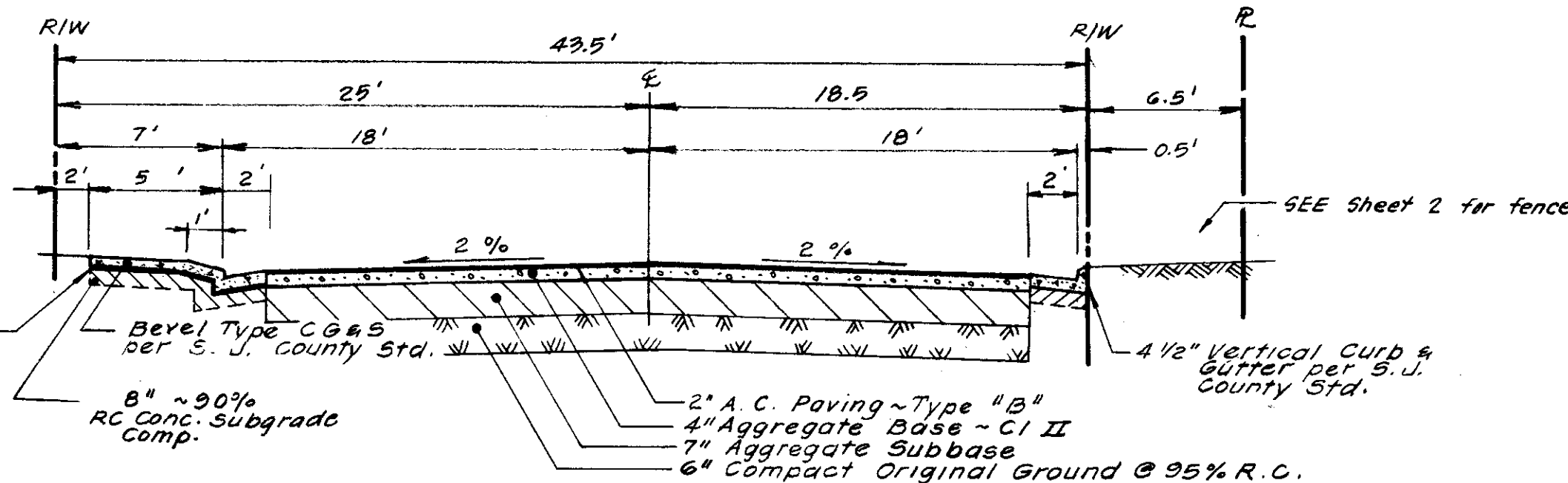
KEY MAP

Scale: 1" = 100'



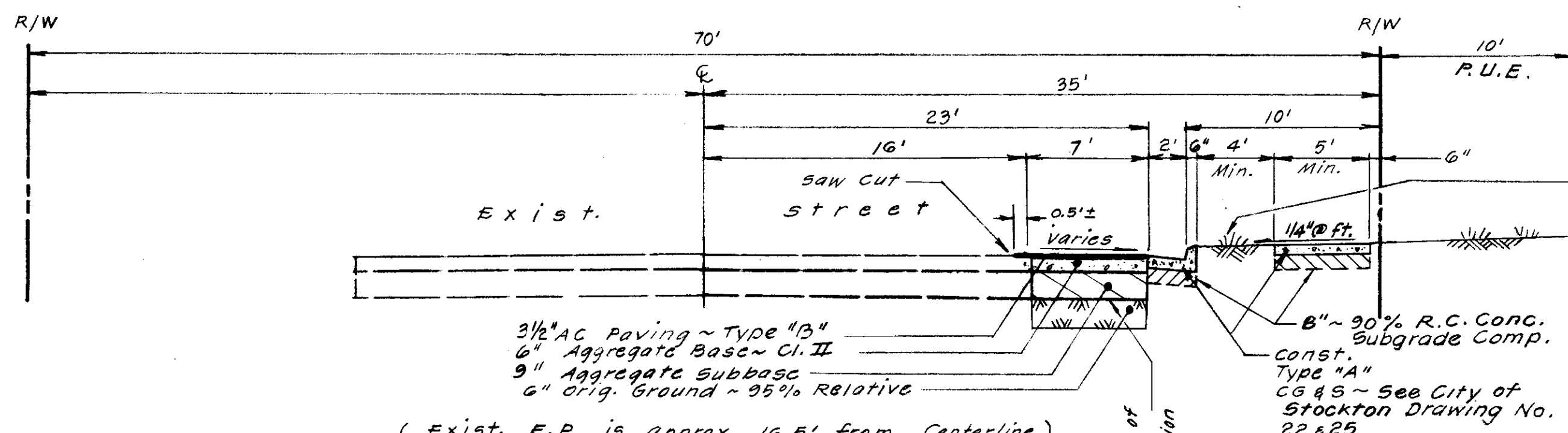
STRUCTURAL SECTIONS

Scale: 1" = 6'



EDGEWATER COURT

T.I. = 4 R=5 Gravel Equivalent Required = 1.25 Provided 1.37



COUNTRY CLUB BOULEVARD

STA. 7 + 80 ± TO STA. 10 + 10 ±
T.I. = 6 R=5 Gravel Equivalent Required = 1.82 Provided 1.97

GENERAL NOTES

- 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.
- Contractor shall give Engineer a minimum of 48 hours notification prior to staking any utilities.
- Sanitary sewer services shall be marked by the curb & gutter contractor with an "S" stamped on the top of curb.
- Water services shall be marked by the curb and gutter Contractor with a "W" stamped on the top of curb. Location of water markings shall be verified in the field by the Engineer.
- 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. All off-site 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.
- All off-site storm drains shall be cleaned prior to final acceptance.
- Contractor shall visit site prior to bidding. Specifications are a separate document.
- New traffic striping and the restoration of any damaged existing painted legends or signs is 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.
- The City of Stockton will own sanitary sewer lines. Contractor shall notify City & County for inspection. Any City inspection fees required will be paid by Contractor and reimbursed by owner.
- Water system to be owned and installed by California Water Company.
- The storm drain system will be maintained by and inspected by Reclamation District #1614. Contact Mr. Hugo H. Lichtenberg, Superintendent of District (209) 463-2022 for inspection.

CONSTRUCTION QUANTITIES

STREET SYSTEM		SANITARY SEWER SYSTEM	
Lot Grading	Lump Sum	6" Sanitary Sewer	205 L.F.
Site Clearing	Lump Sum	8" Sanitary Sewer	695 L.F.
Roadway Excavation	1,620 C.Y.	Sanitary Sewer Manhole	4 Each
Compact Original Ground	34,740 S.F.	Sanitary Service	13 Each
Concrete Subgrade Compaction	10,700 S.F.		
Aggregate Base - Cl. II (6")	1,540 S.F.	WATER SYSTEM	
Asphalt Concrete - Type B (3 1/2")	1,540 S.F.	6" Water	56 L.F.
Aggregate Base - Cl. II (4")	33,200 S.F.	8" Water	895 L.F.
Asphalt Concrete - Type B (2")	33,400 S.F.	6" Valve	3 Each
Vertical Curb & Gutter	1,043 L.F.	8" Valve	2 Each
Rollled Curb, Gutter & Sidewalk	1,050 L.F.	Fire Hydrant	3 Each
Sidewalk (5')	148 L.F.	1" Water Service	13 Each
Survey Monument - Type S	3 Each	1 1/2" Water Service	1 Each
Street Sign	1 Each	1" P.V.C. (Schedule 40)	65 L.F.
Street Light	4 Each		
Aggregate Subgrade Base (9")	1,540 S.F.		
Fence	868 L.F.		
Aggregate Subgrade Base (7")	33,200 S.F.		
STORM DRAIN SYSTEM			
12" Storm Drain	401 L.F.		
15" Storm Drain	164 L.F.		
10" Storm Drain (encased)	78 L.F.		
48" Storm Drain Manhole	3 Each		
Side Inlet Catch Basin	4 Each		

APPROVED BY

James B. Kistner 9/25/85 Sanitary Sewer only
 CITY ENGINEER, CITY OF STOCKTON, DEPT. OF PUBLIC WORKS
 X *R. Mouch* See Pages 384 ACCESS DATE MUST BE 30' MIN. 8/16/85
 CITY OF STOCKTON, FIRE DEPT.
Robert J. O'Brien 9/25
 SAN JOAQUIN LOCAL HEALTH DISTRICT
 X *Steve Thomas*
 SAN JOAQUIN COUNTY FIRE MARSHALL
 Approval is By Letter
 RECLAMATION DISTRICT NO. 1614
 Approval is By Letter
 CALIFORNIA WATER SERVICE

INDEX

- SHEET 1 - TITLE SHEET
- 2 - COUNTRY CLUB BOULEVARD
- 3 - EDGEWATER COURT
- 4 - DETAILS
- 5 - GRADING PLAN

SHEET 50 1773

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED

SUBMITTED BY: *[Signature]*
 R.C.E. 19,638 DATE: 8-10-85
 APPROVED: *October 29, 1985*
 HENRY M. HIRATA
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS
 RCE 21258

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS
 323 W. ELM ST. Lodi, CALIF.
 95240 PH: 209-388-8818

SUBDIVISION IMPROVEMENTS

EDGEWATER
 SUBDIVISION IMPROVEMENTS
 KEY SHEET

SHEET 1 of 5
 JOB NO. 8543
 FILE NO. G-