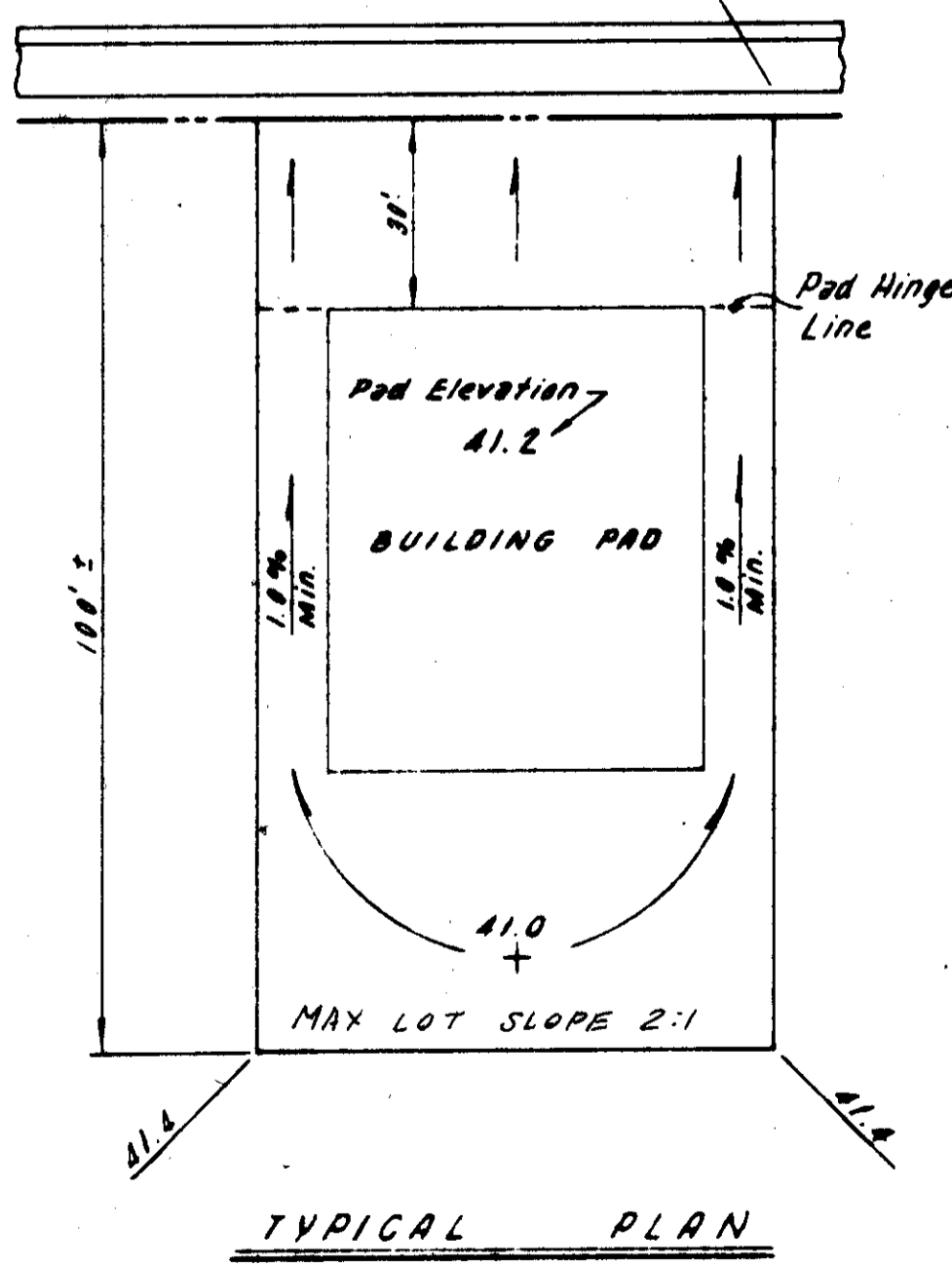


- GRADING NOTES:**
1. A grading permit shall be secured by the Contractor from the San Joaquin County Building Inspection Division.
 2. The cost of the grading permit shall be reimbursed by the Owner as an extra.
 3. All lots having a fill of 8 inches or greater shall be compacted to 90% R.C.
 4. The Contractor shall coordinate his work with the Soils Engineer to insure adequate compaction tests are taken. The Soils Engineer is J. H. Kleinfelder and Associates.
 5. **Site Preparation:** At the start of the grading operation, the site should be cleared of grass and debris. In areas of heavy grass or weed growth, the upper 2 to 4 inches of soil containing vegetation and root growth should be stripped from the areas to be graded. The depth of stripping and root removal should be approved by the Soils Engineer. All organic and deleterious materials must be removed from areas which will receive building foundations, engineered fills, slabs, pavement, or from other areas deemed important by the Soils Engineer. Resulting excavations or soft areas should be backfilled as specified for engineered fill. In fill areas beneath the buildings to a distance of at least 5 feet beyond the perimeter foundation lines and 2 feet beyond exterior concrete slabs and paved areas, the ground surface exposed by stripping and excavating should be scarified to a depth of 6 to 8 inches, moisture conditioned as required for compaction, and compacted as specified for engineered fill.
 6. All fill is deemed Engineered Fill. All imported fill shall be approved by J. H. Kleinfelder and Associates, the Owners' Soils Engineer. The site shall not be filled until Soils Engineer verifies that the site has been properly prepared.
 7. Contractor shall submit compaction tests for all lots exceeding 6 inches of fill to San Joaquin County Building Inspection Department.
 8. All lot drainage shall be contained on the lot and drained to street.



NOTES:

Final lot grades may be adjusted in the field to balance earthwork as directed by the Engineer.

LEGEND

- 41.20 - Finished Back of Walk Elevation
- 41.2 - Finished Back of Lot Elevation
- 41.0 - Pad Elevation
- - Existing Ground Contour
- 41.0 - Existing Ground Elevations

GRADING QUANTITY

Estimated Import 10,600 CY
 Roadway Exc = 700 CY
 11,300 CY

S.J. Co. B.M.
 V.U. 10.4
 El. 45.59

FILE NAME
 Subdivision SU 1330

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY

DESIGN: [Signature]
 DRAWN BY: [Signature]
 SUBMITTED BY: [Signature]
 R.C.E. 19638 DATE 8-28-87
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS

323 W. ELM ST. LODI, CALIF.
 93240 PH: 208-358-8818

GRADING PLAN

WOODBIDGE GREENS

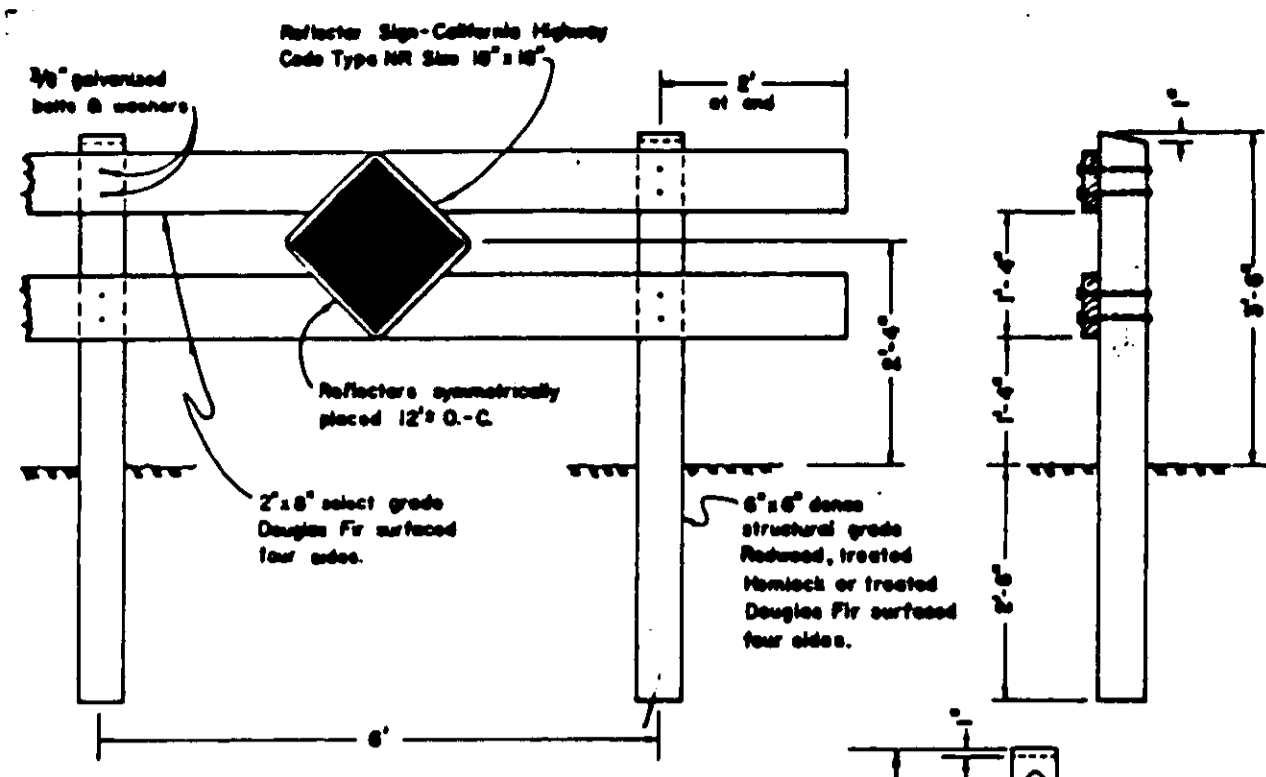
UNIT NO 2

SUBDIVISION IMPROVEMENTS

SHEET 8 OF 8

JOB NO 8394-2

FILE NO. G-781



TYPE "A"

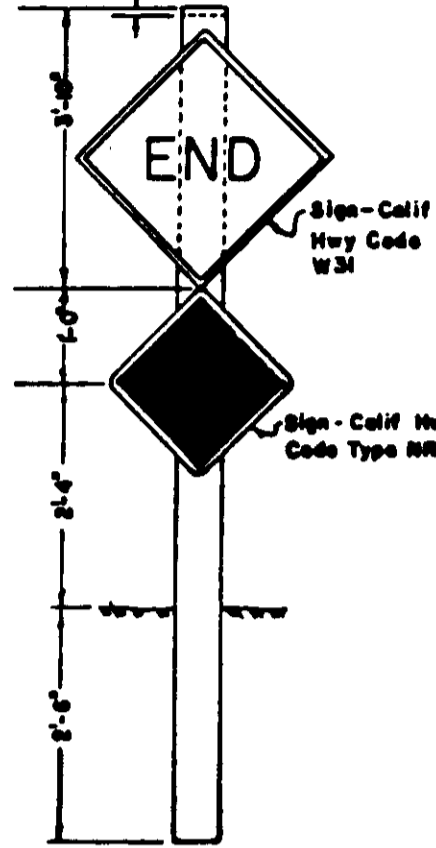
Reflector Sign-Coll. Hwy. Code W3, 30" Size Center on Barricade.



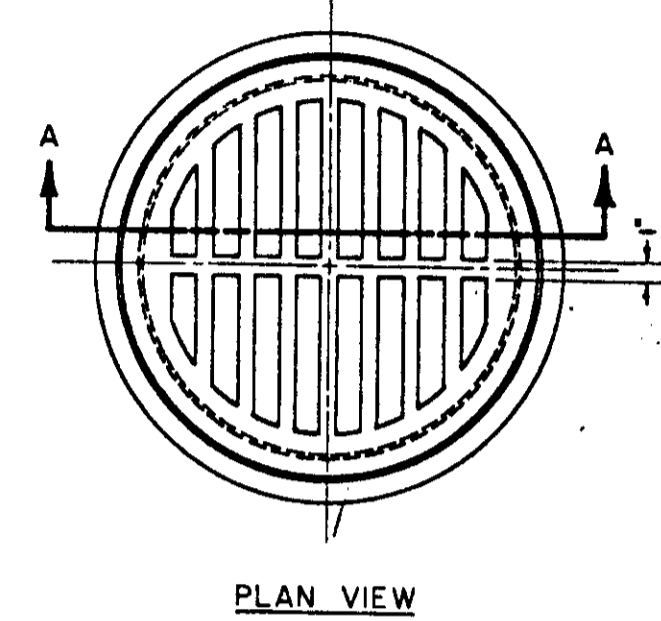
CENTER REFLECTOR FOR TYPE "A" BARRICADE

NOTES:
1. Barricade to be as wide as street B/W
2. Barricade to be painted white using 2 coats of "Tuffcoat Alkyd Resin 10-300" enamel over a compatible primer.

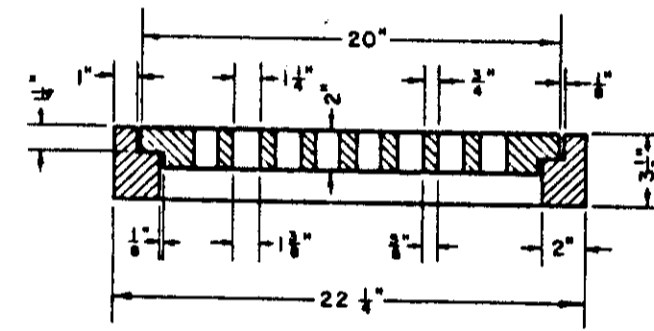
BARRICADES FOR TERMINATING STREETS



TYPE "B"



PLAN VIEW

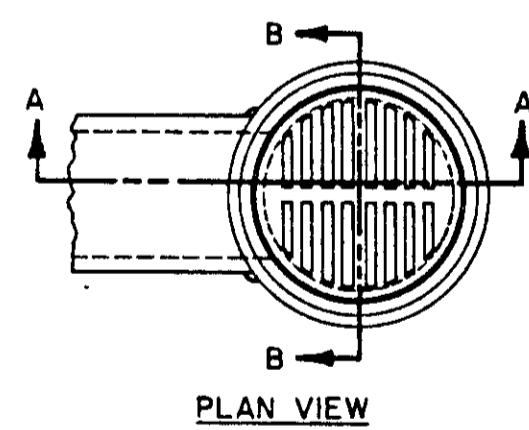


SECTION A-A

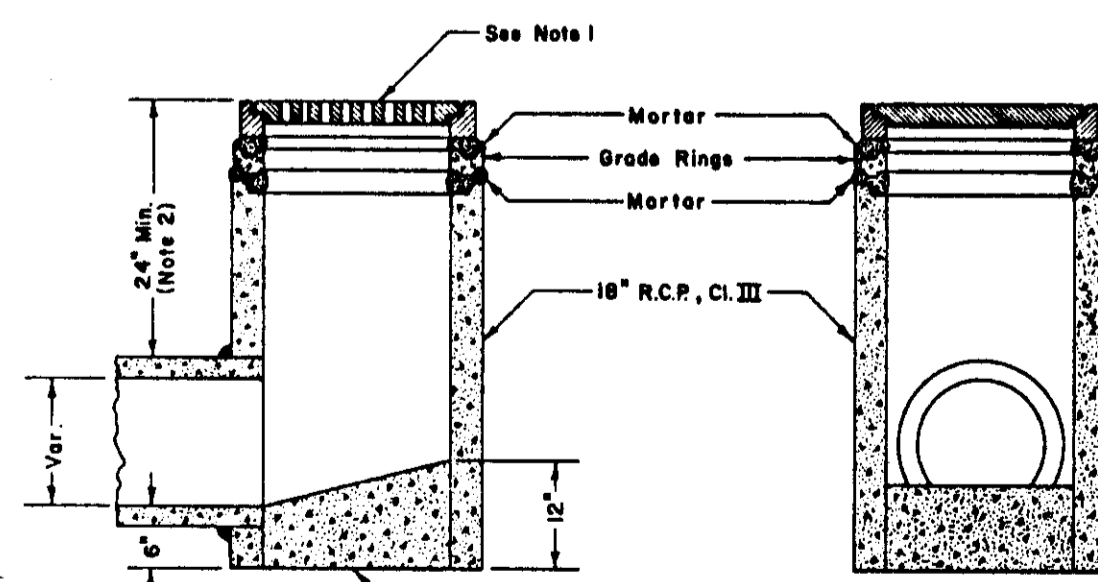
NOTE: Grate shall be fastened to frame with 18" x 1/2" heat-treated bolts.
FRAME & GRATE
(18" STORM DRAIN INLET)

NOTES:

- 1) Frame and Grate shall conform to Improvement Standard No. C-7.
- 2) Two feet minimum below finished grade in new development. In existing streets, may be less than 2' with the approval of the Engineer.



PLAN VIEW

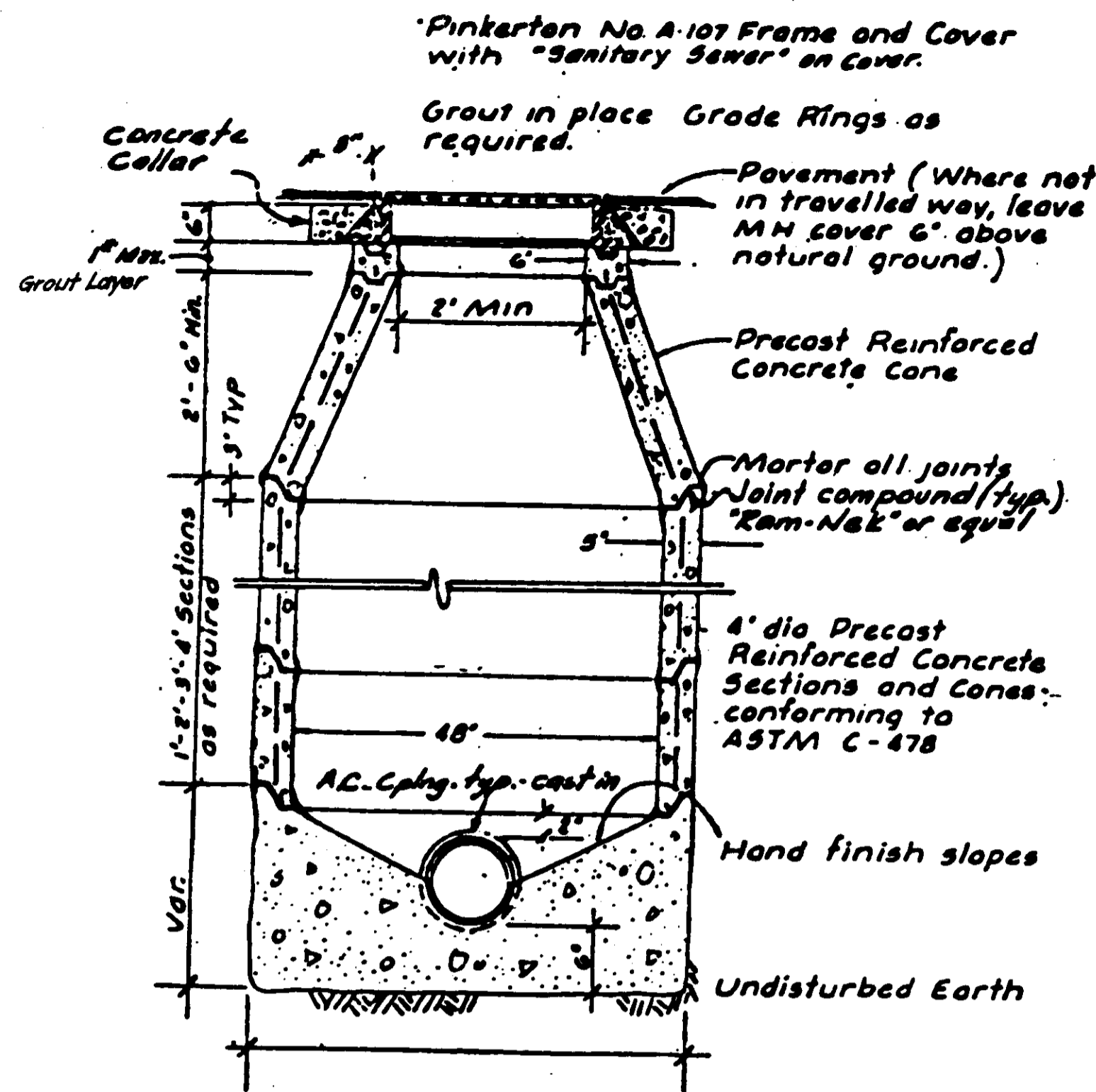


SECTION A-A

SECTION B-B

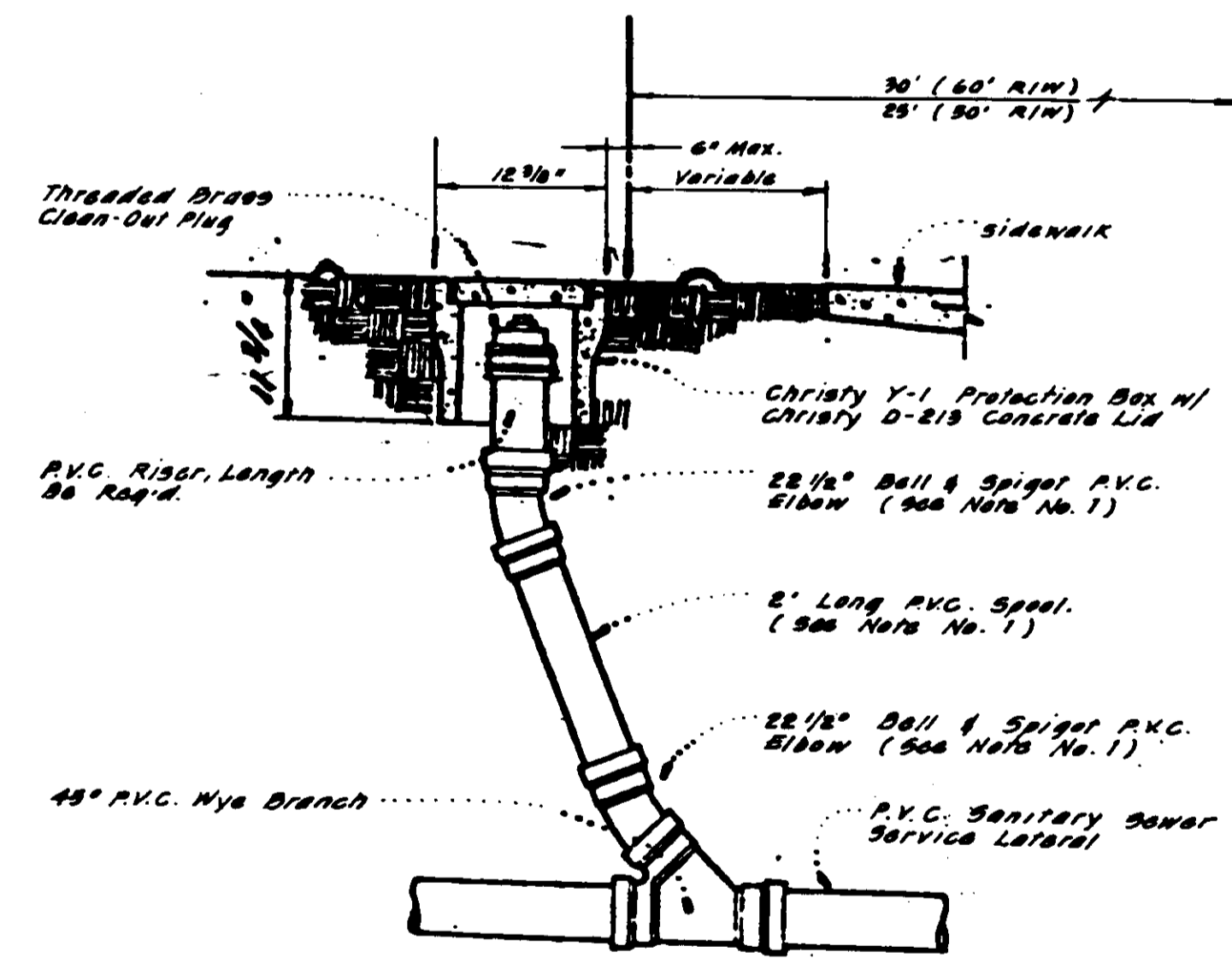
18" STORM DRAIN INLET

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



Notes: 1) Use Class "B" concrete for all sections.
2) TYPE II MANHOLE to have eccentric cones.

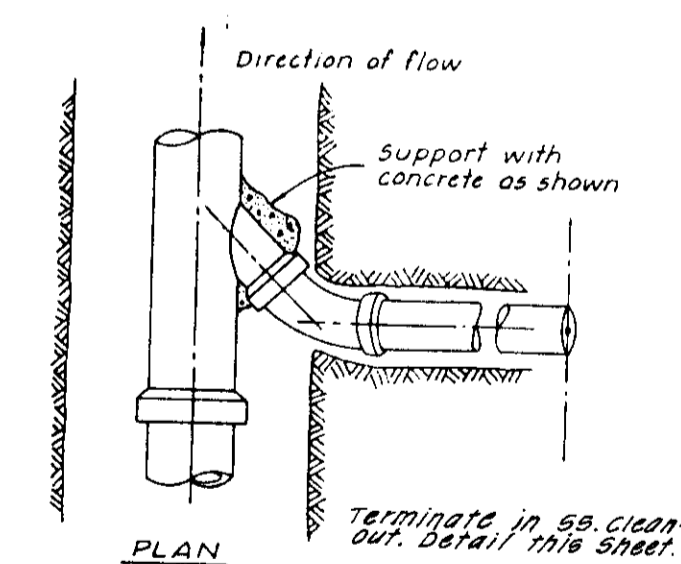
TYPE I
SANITARY SEWER MANHOLE
NTS



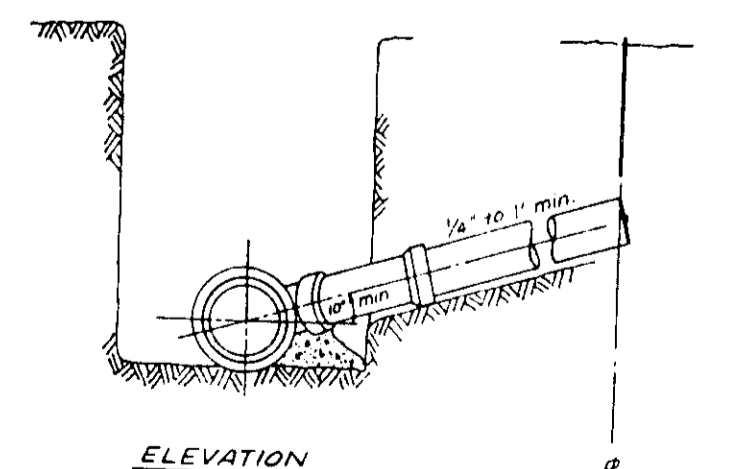
PER: WOODBRIDGE SANITARY DISTRICT, IMPV. STD. NO. U-8
SERVICE LATERAL CLEAN-OUT
NTS

NOTES:

1. Contractor may substitute long-radius P.V.C. bend, if available, for the two 22 1/2" elbows and 2' spool.
2. Cleanouts shall be installed on all sewer service laterals at the edge of the right of way as shown.
3. Cleanout riser and fittings shall be Polyvinyl Chloride (P.V.C.) pipe conforming to ASTM D 3034 - SDA 35 with rubber rings meeting the requirements of ASTM D - 3212.
4. Cleanout riser and fittings shall be of the same diameter pipe as the service lateral.

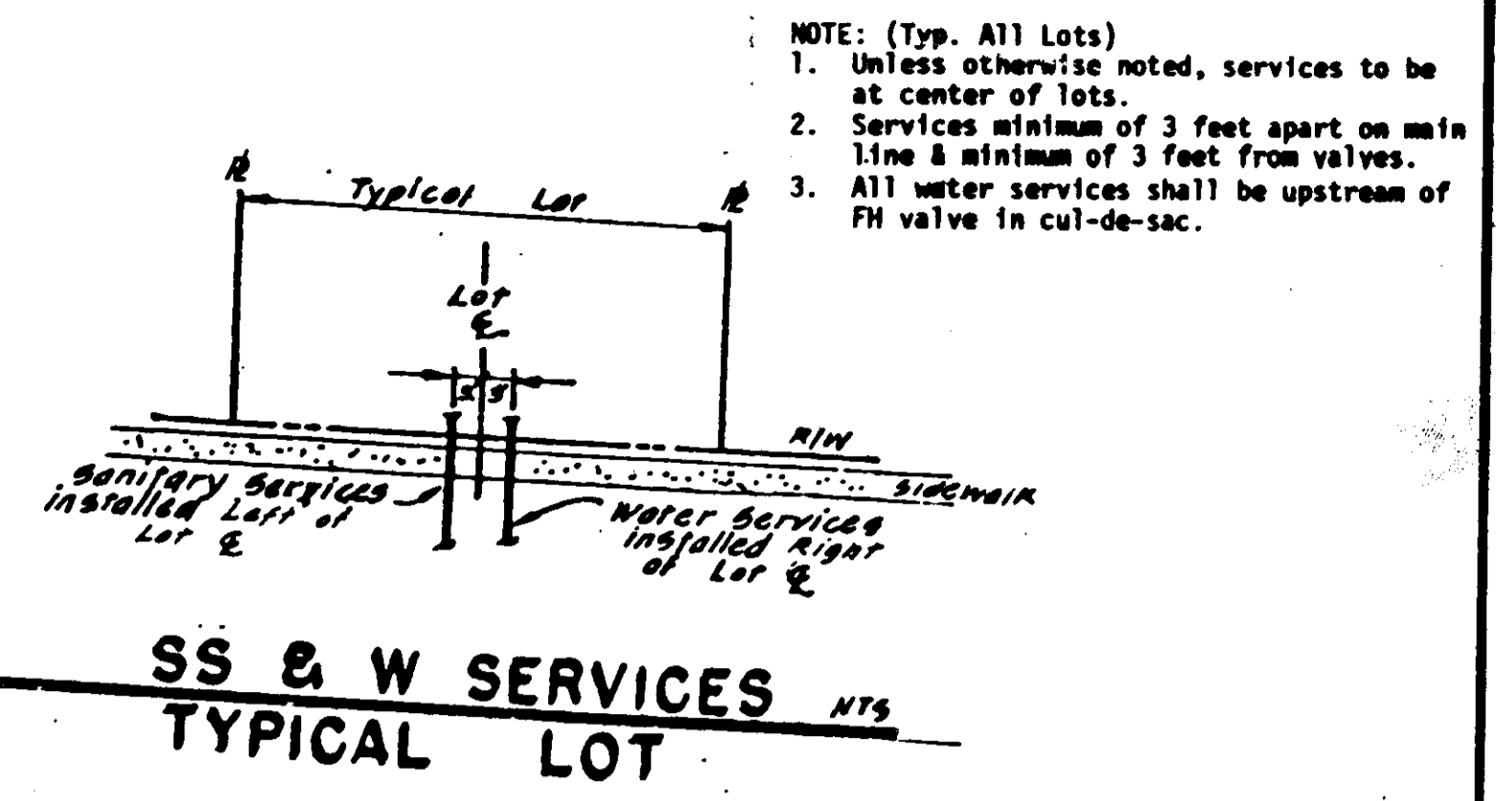


PLAN

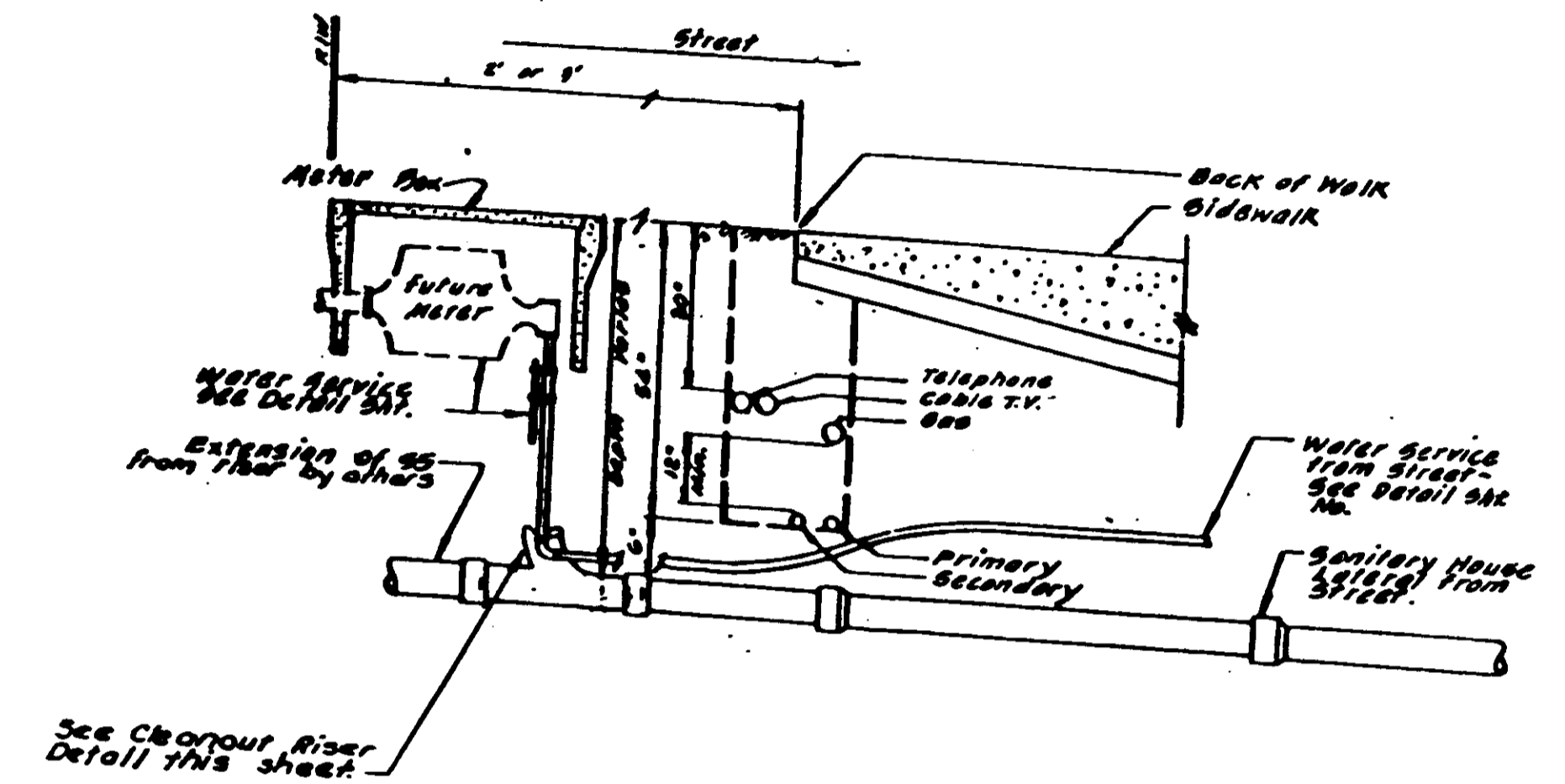


ELEVATION

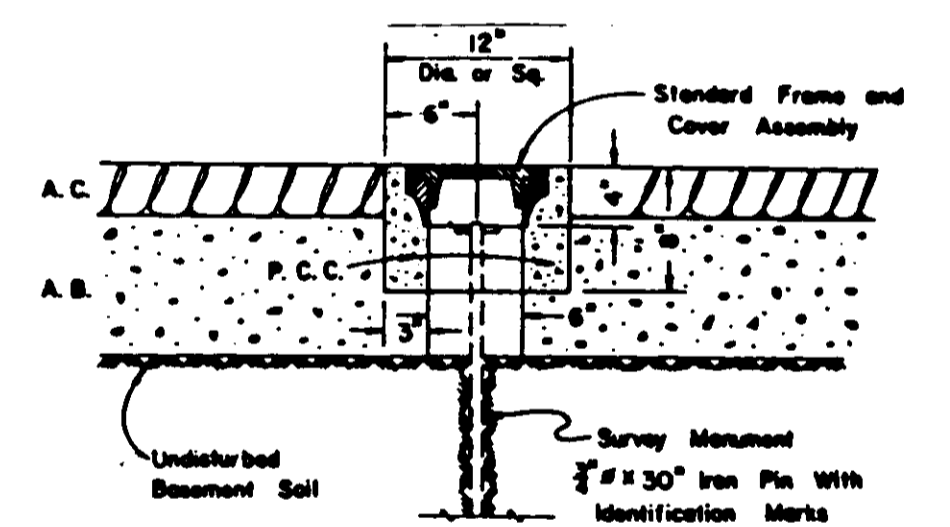
WOODBRIDGE SANITARY DISTRICT
WYE BRANCH



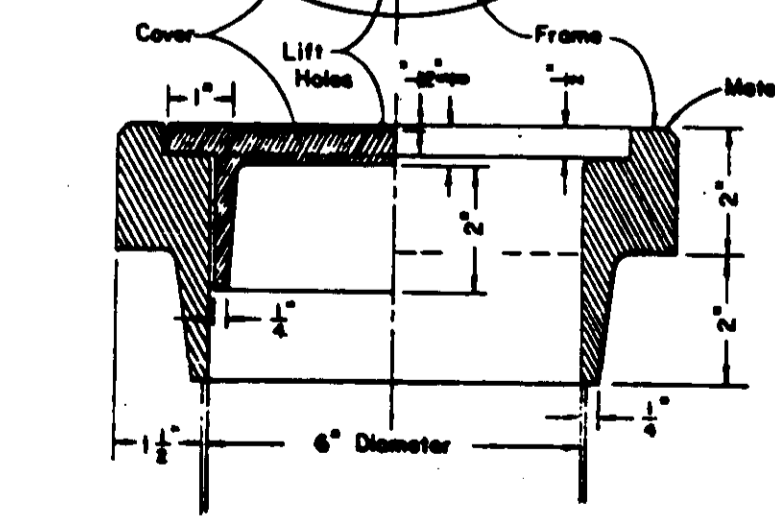
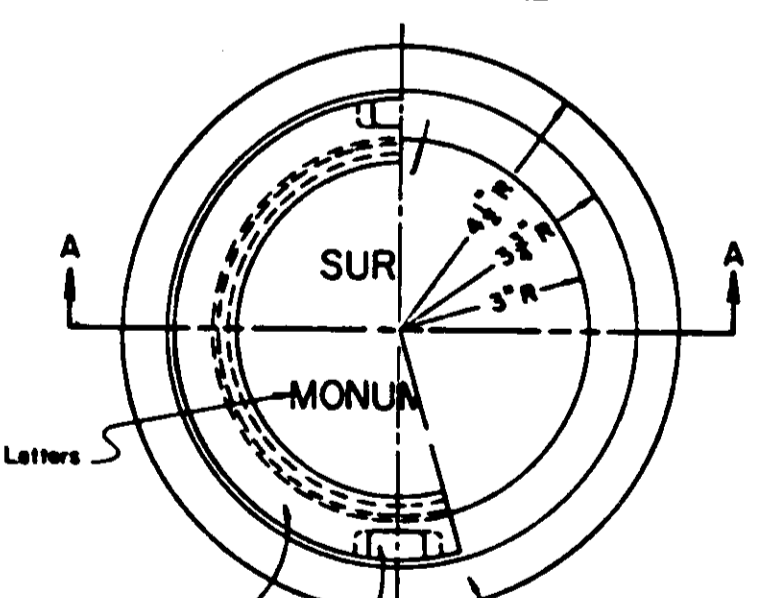
SS & W SERVICES TYPICAL LOT NTS



UNDERGROUND UTILITY LOCATION
Ref to 502



TYPICAL SECTION



SECTION A-A

SURVEY MONUMENT
FRAME & COVER ASSEMBLY

SUBDIVISION SO 183

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

APPROVED _____ 19____
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
93240 PH: 202-368-8818

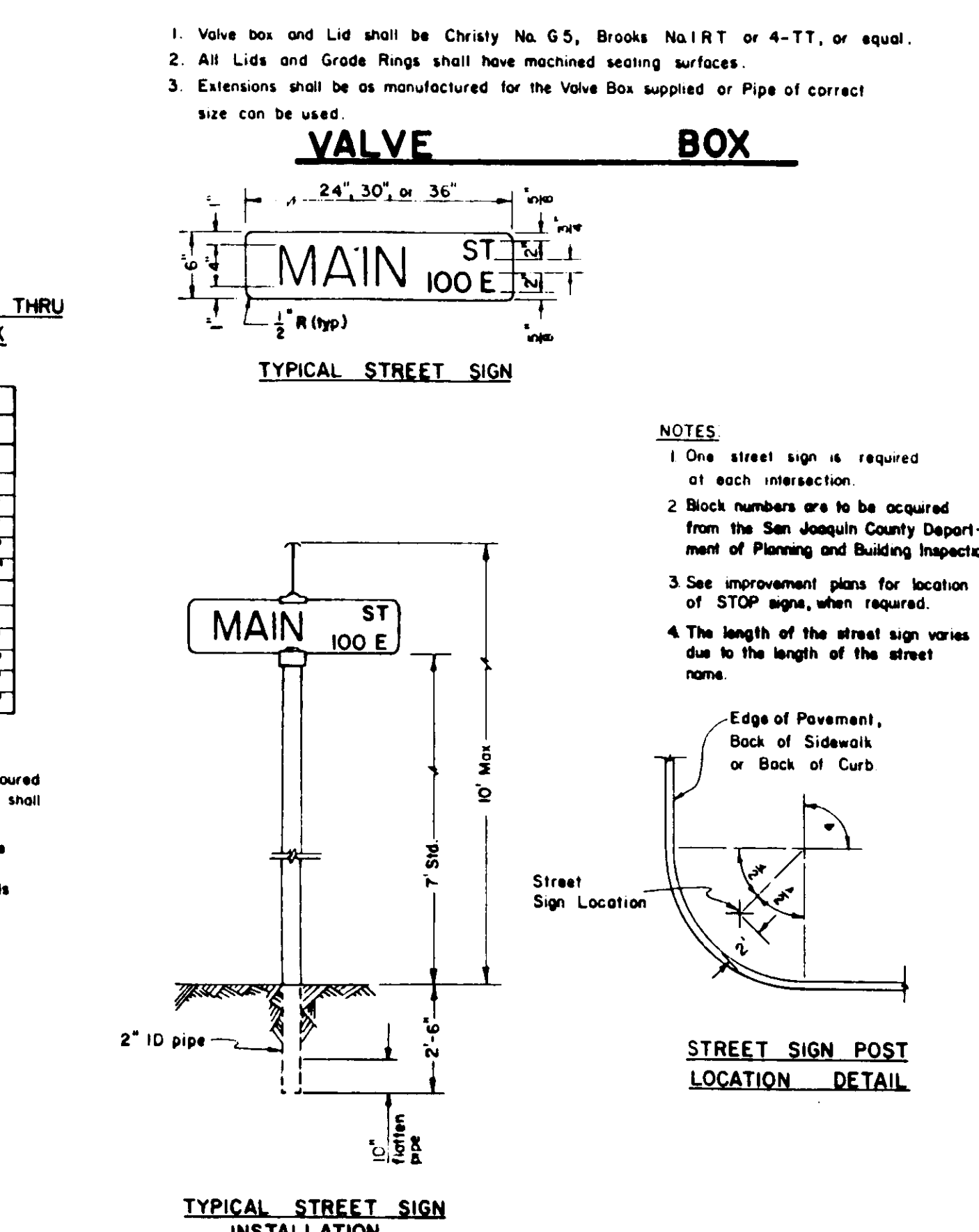
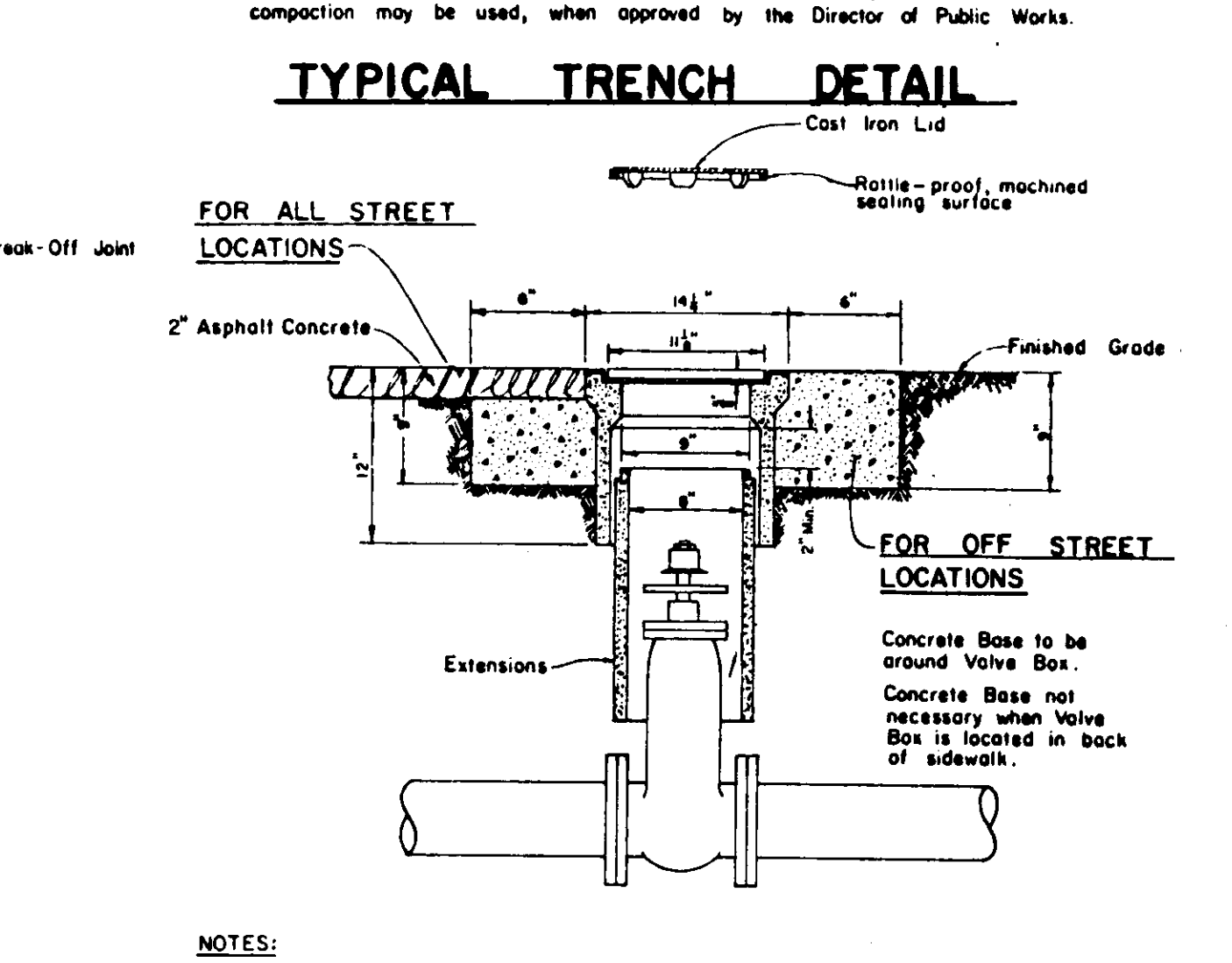
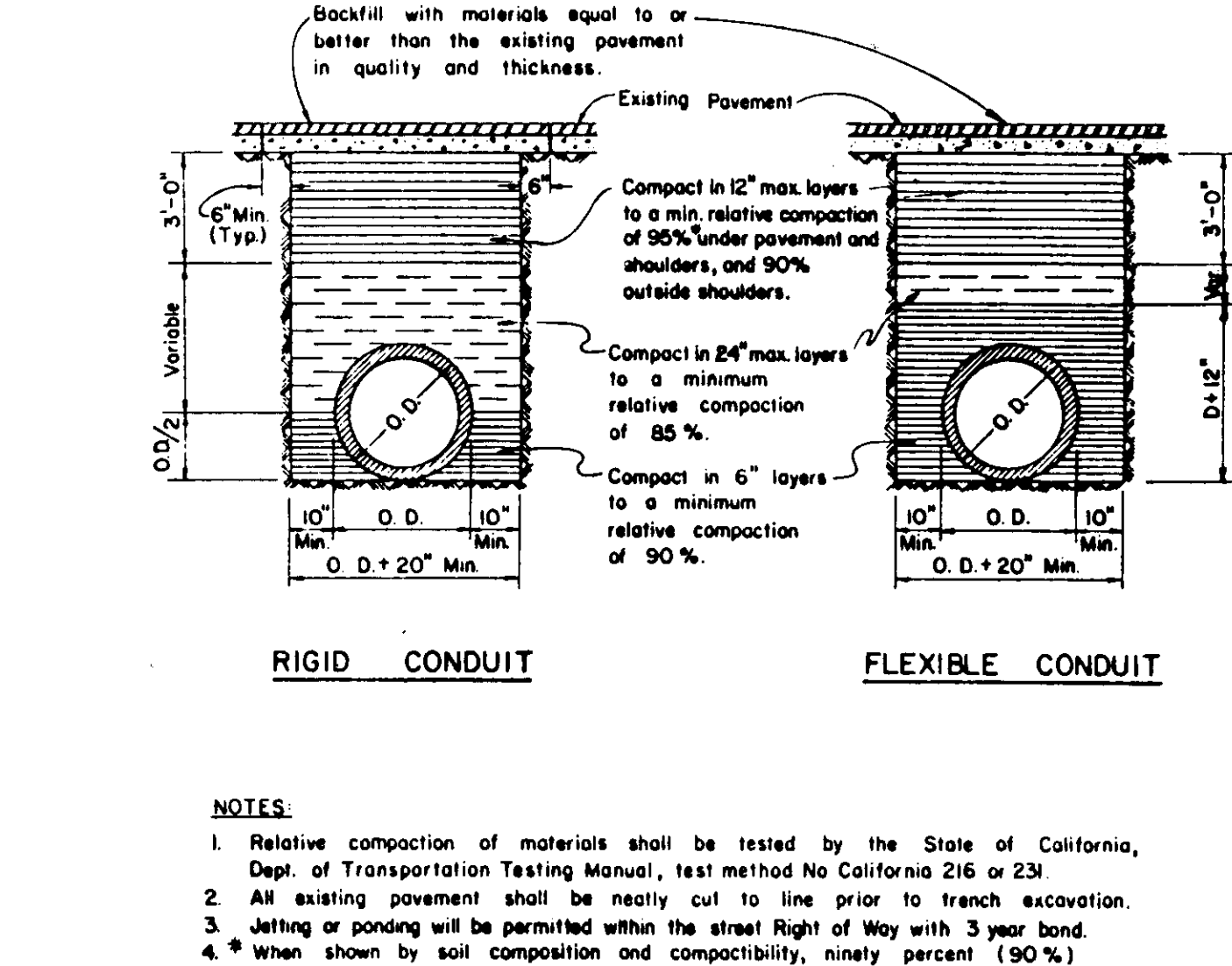
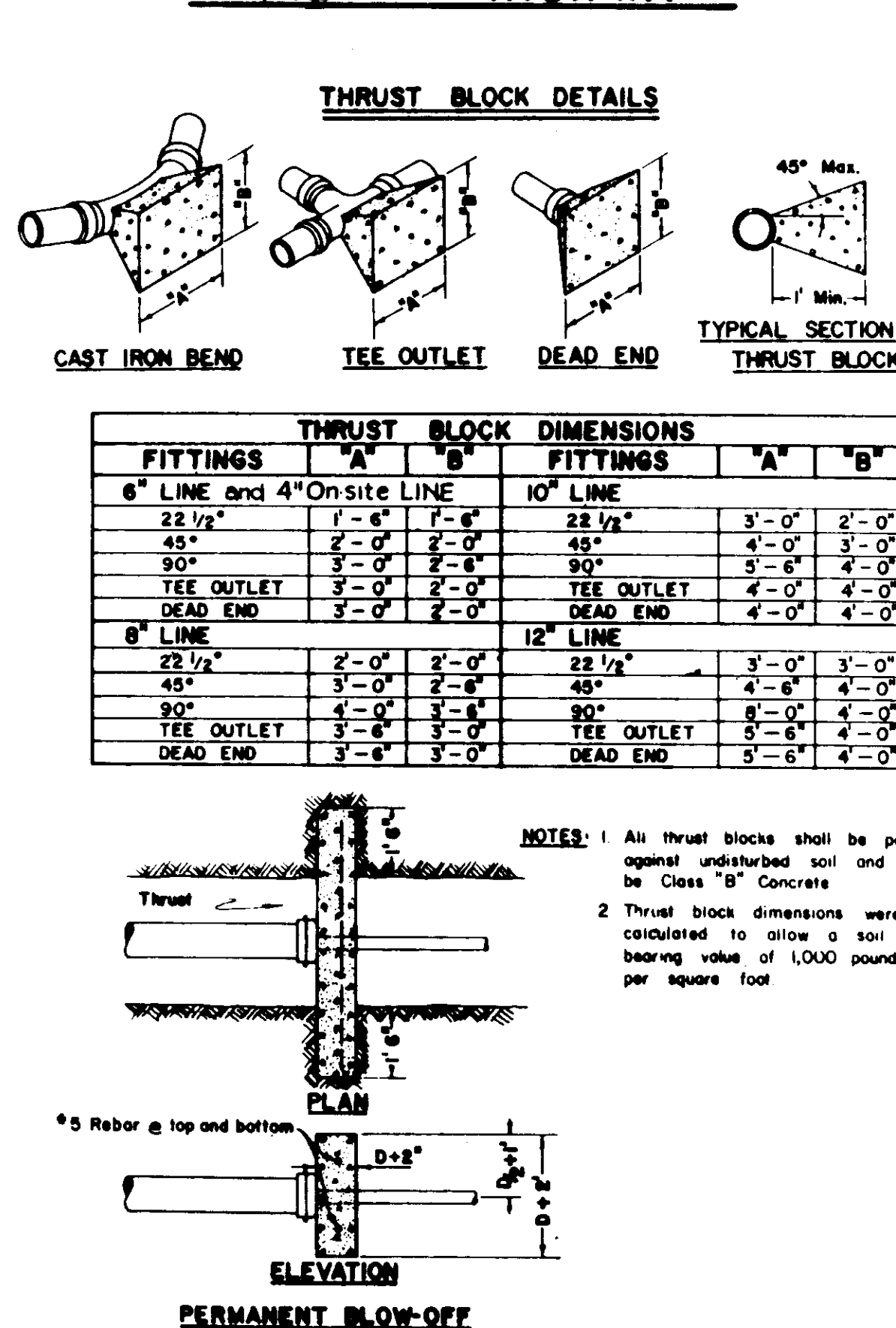
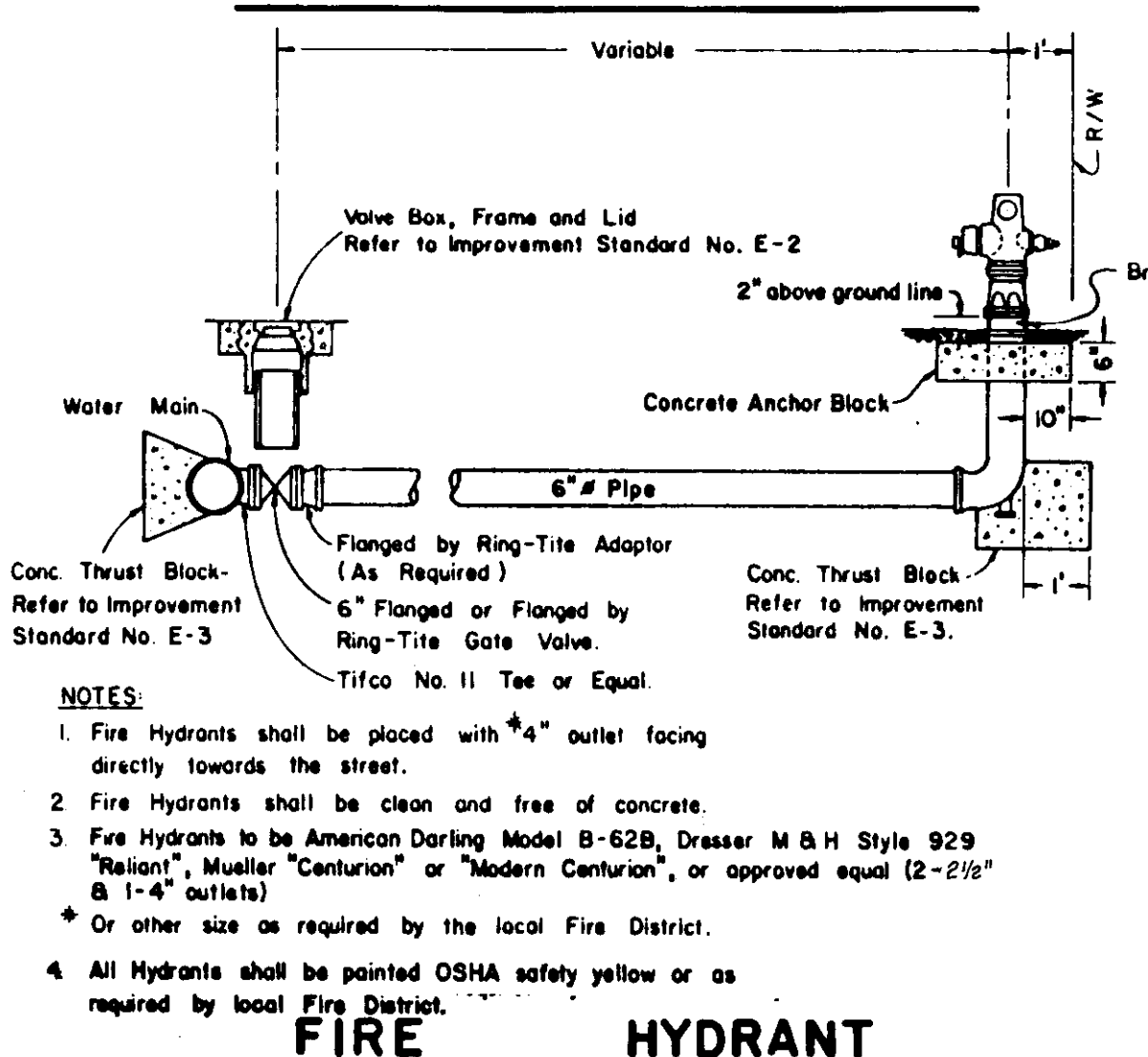
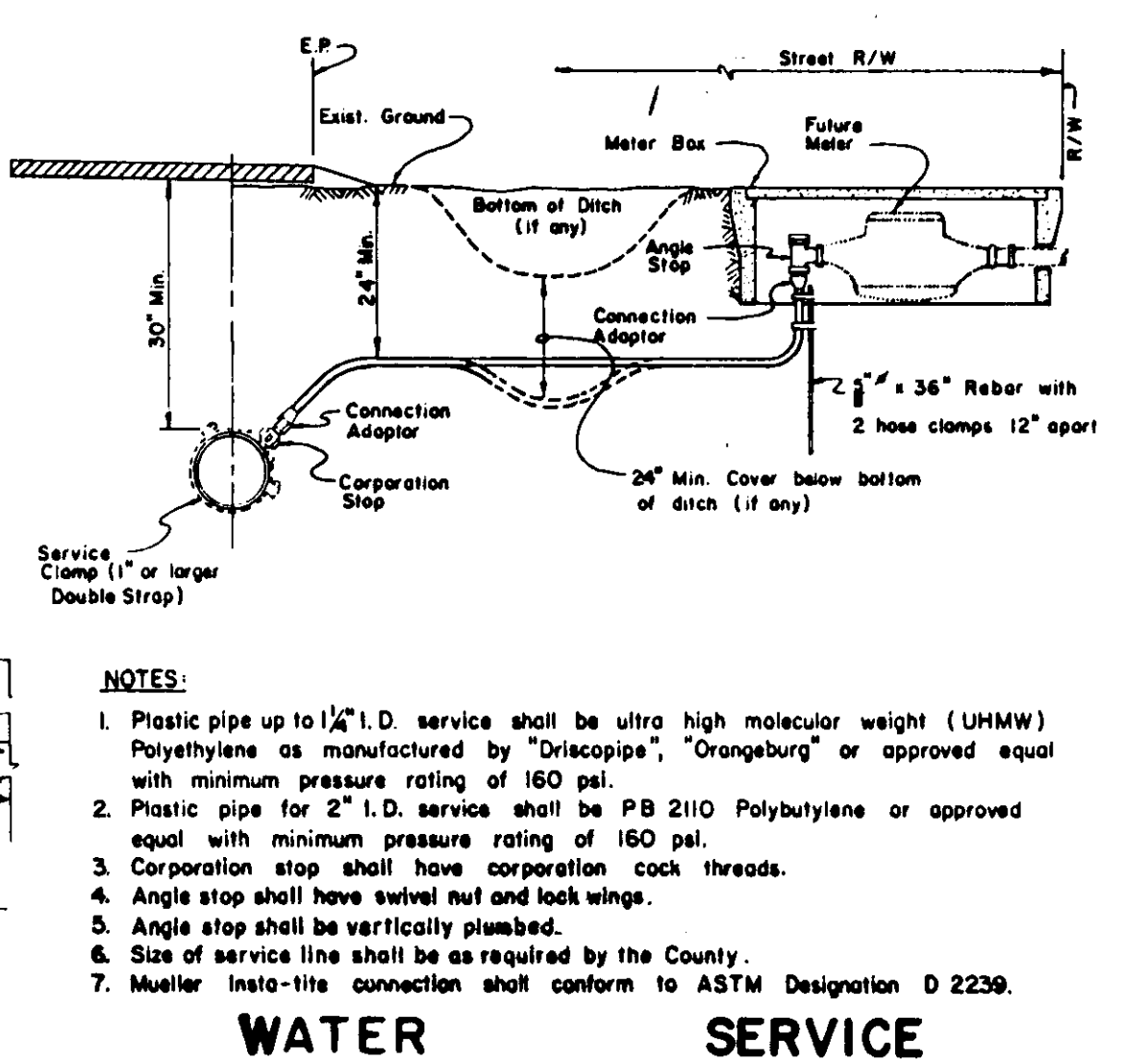
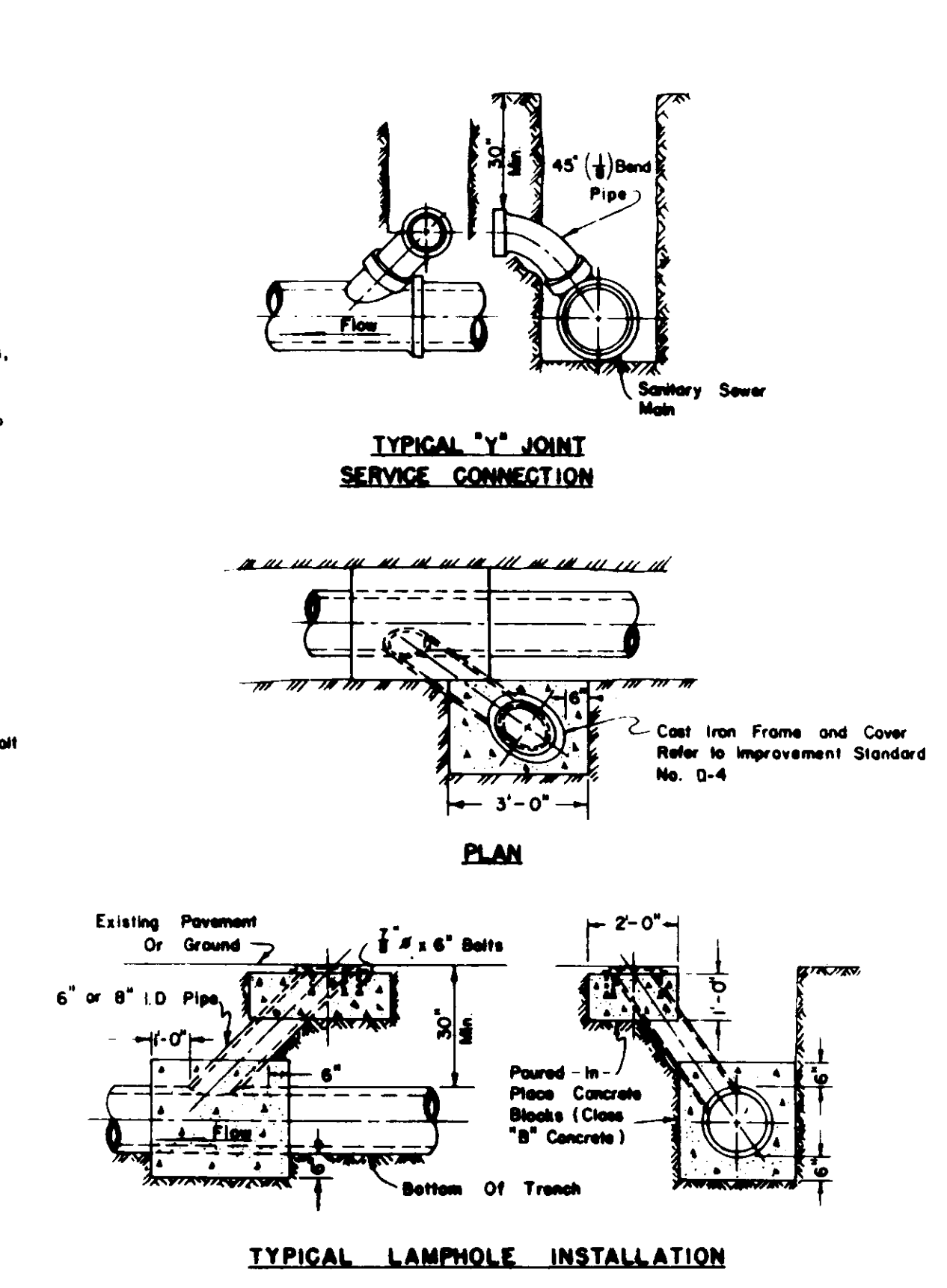
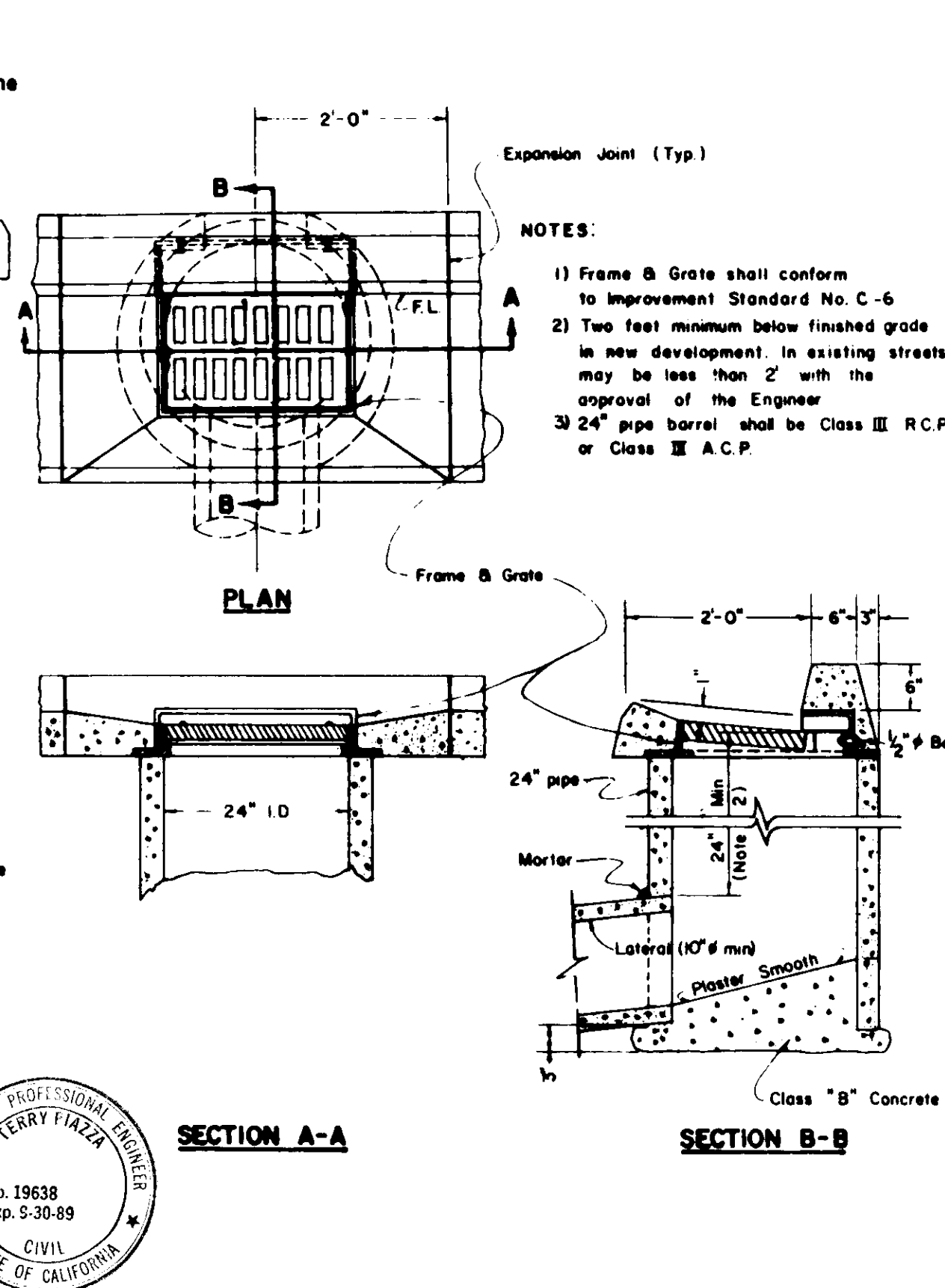
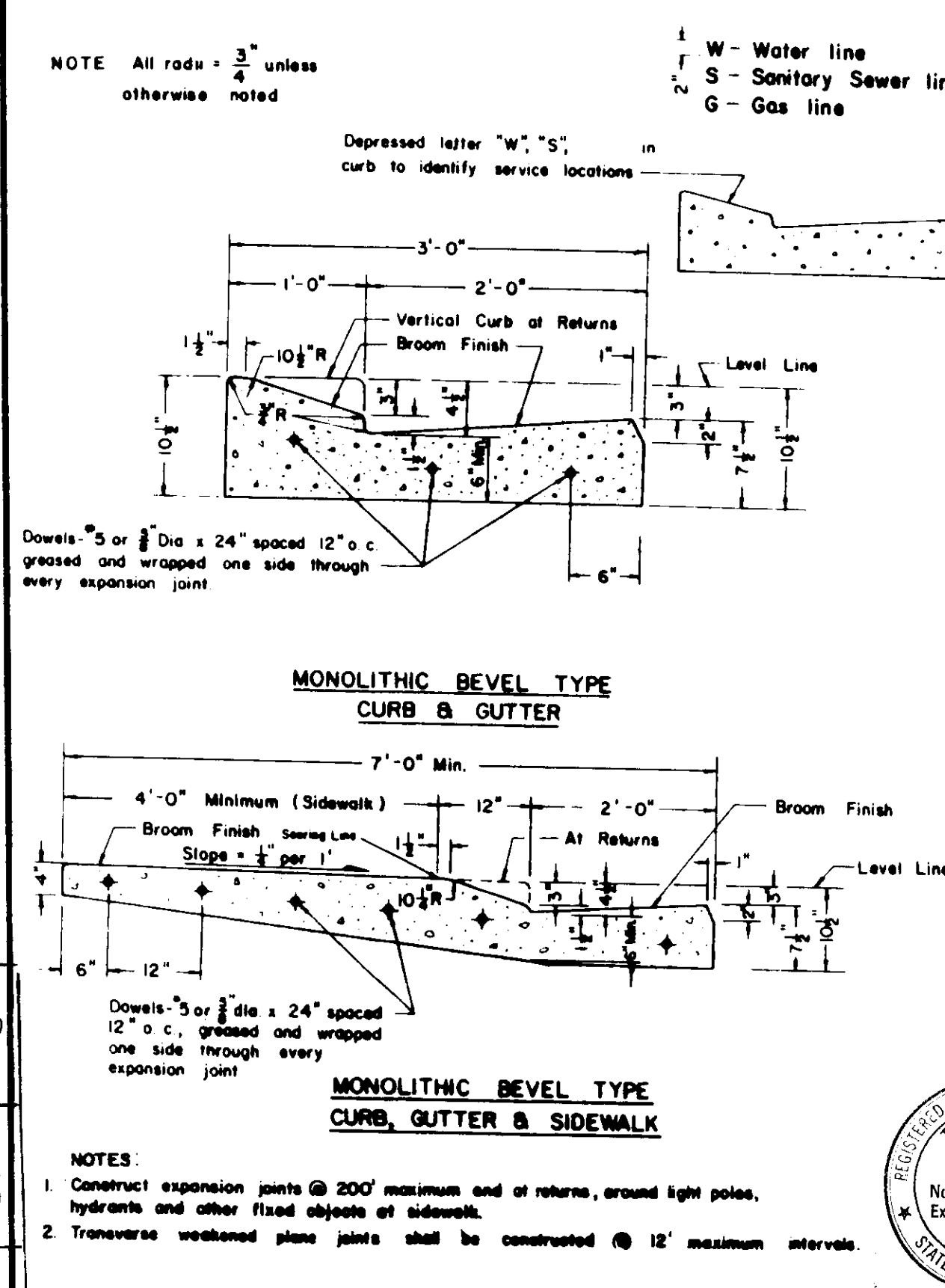
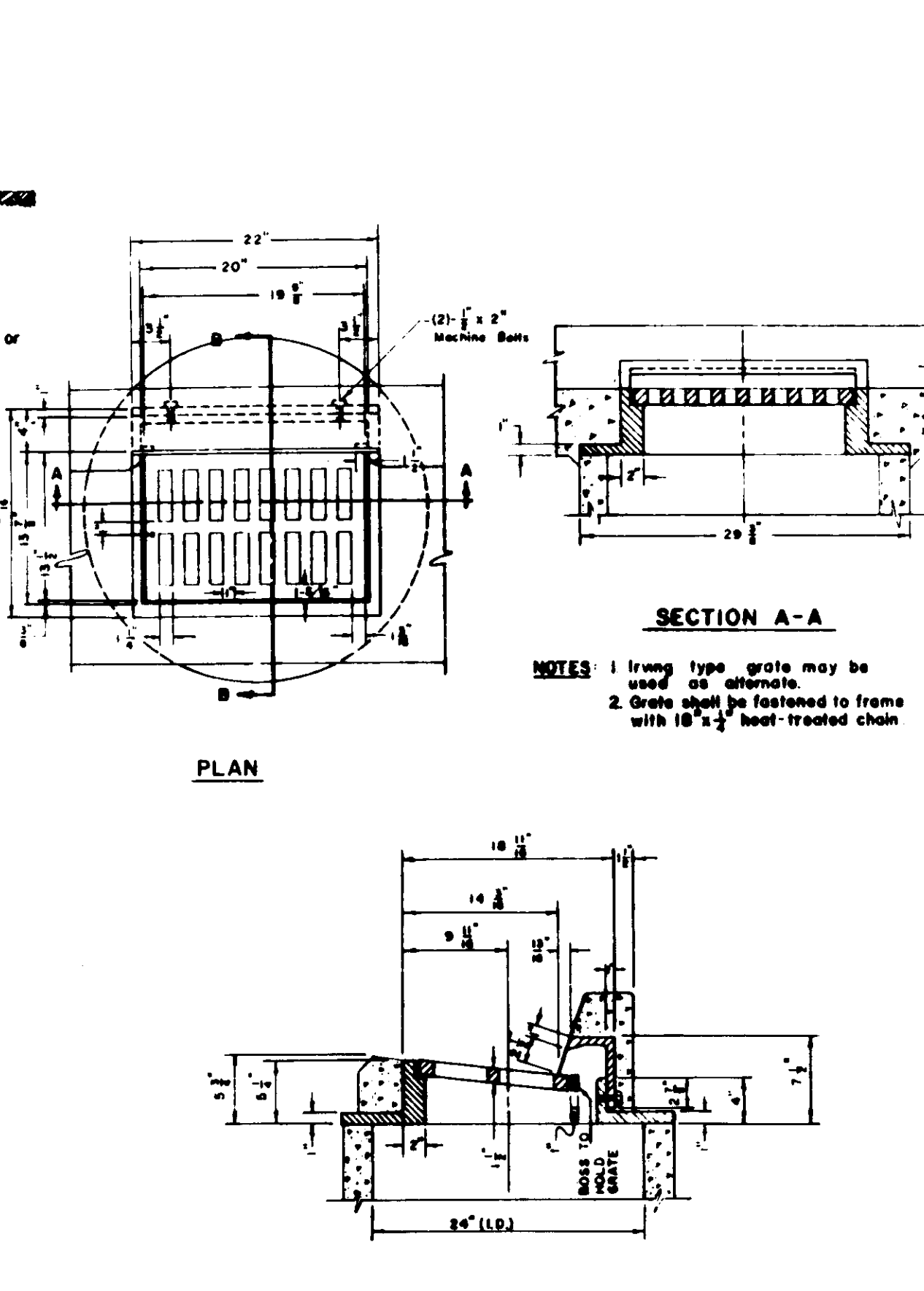
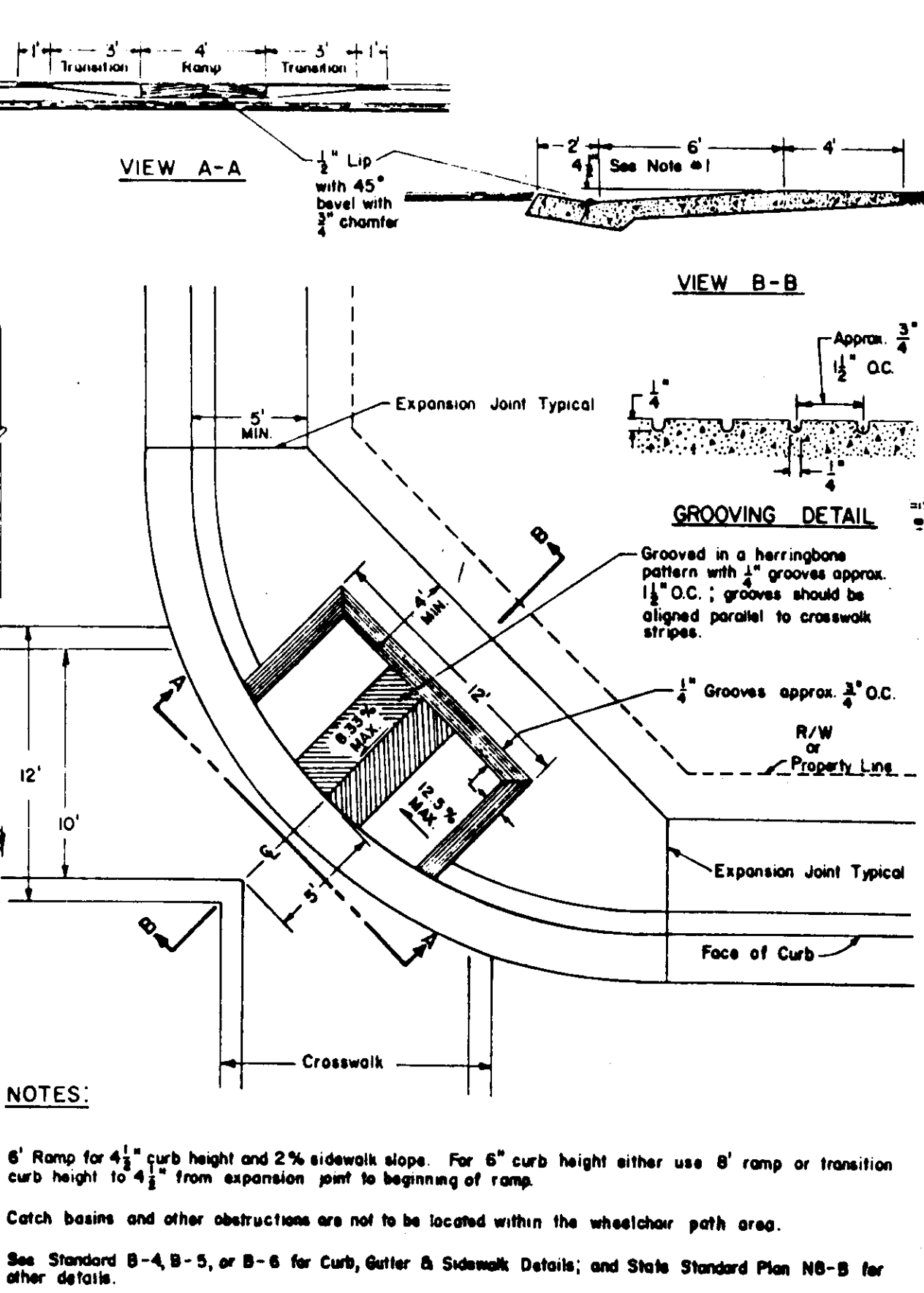
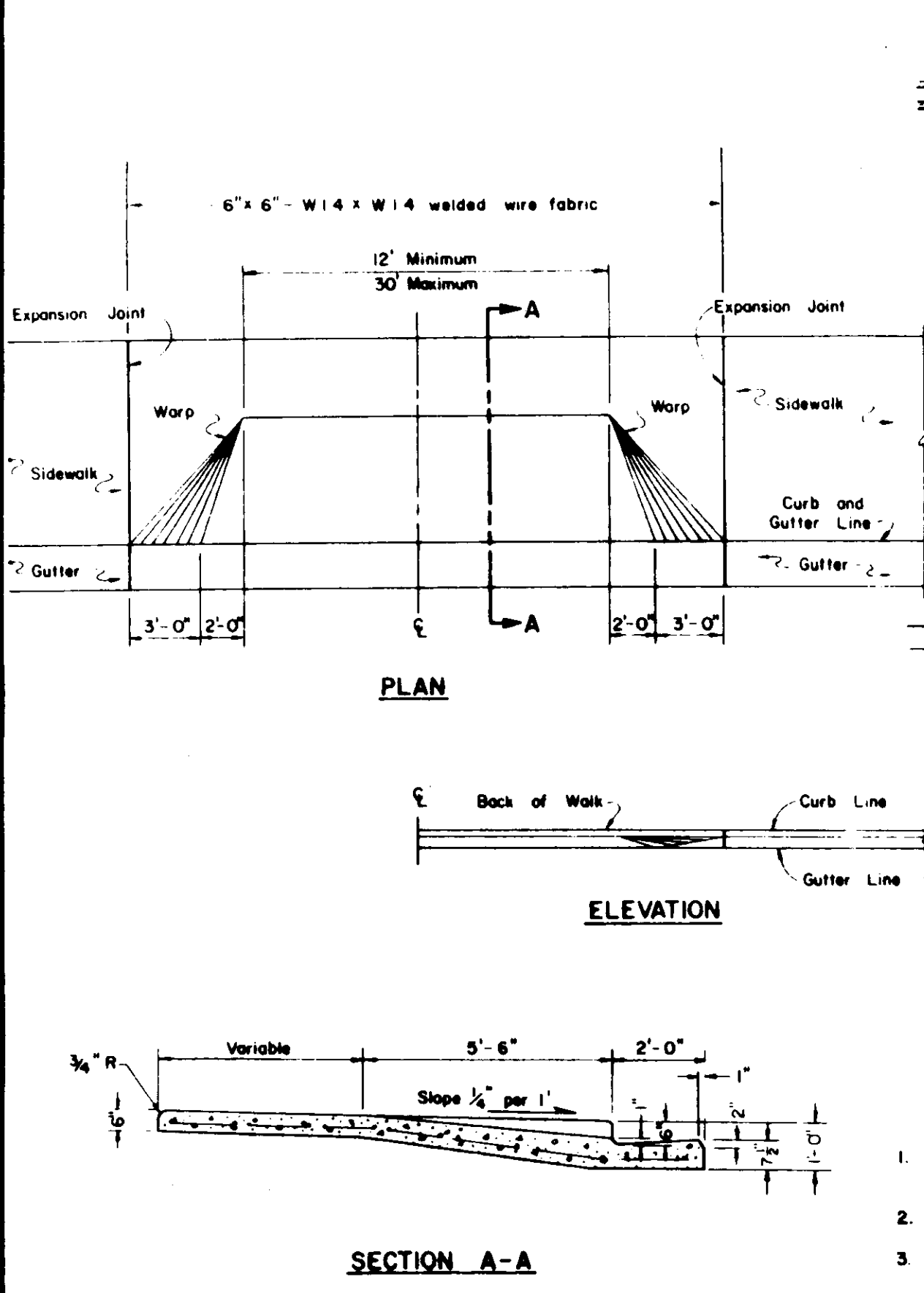
DETAIL SHEET

WOODBRIDGE GREENS
UNIT NO 2
SUBDIVISION IMPROVEMENTS

SHEET 7 OF 8
JOB NO. 8394-2
FILE NO.

G-781

FOR ADDITIONAL DETAILS SEE SPECIFICATIONS



FILE NAME: Subdivision SU 1832

NO	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED

DATE: 6-12-87

SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

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

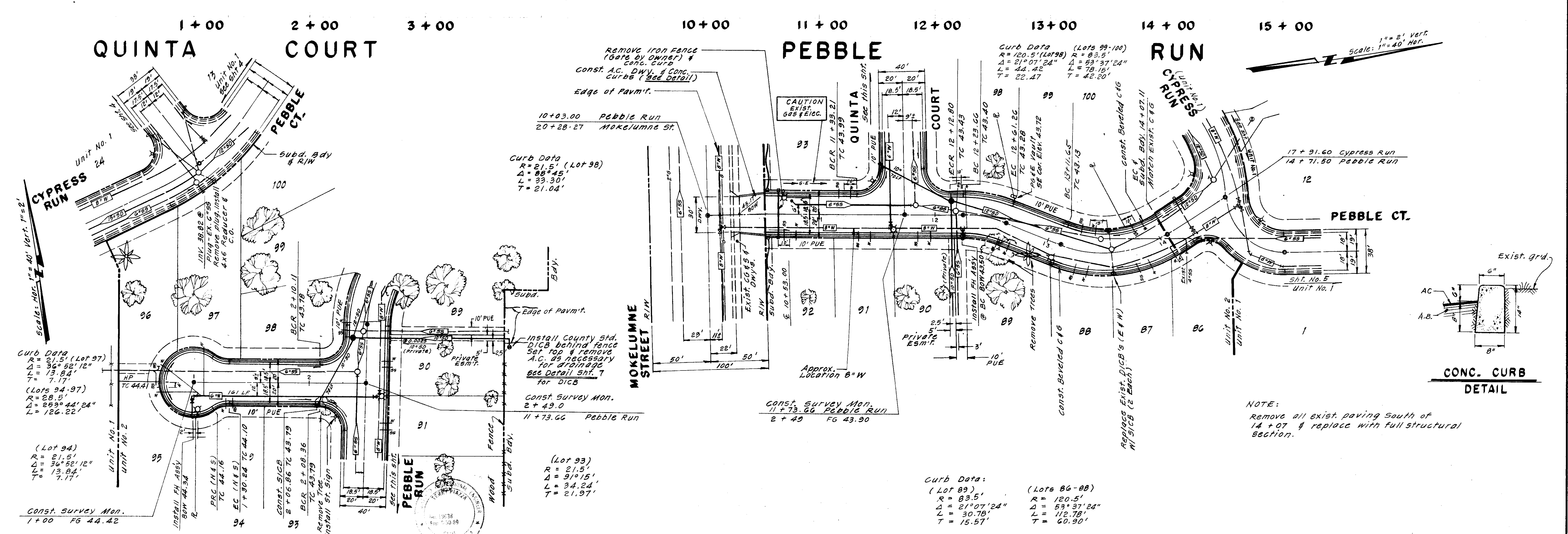
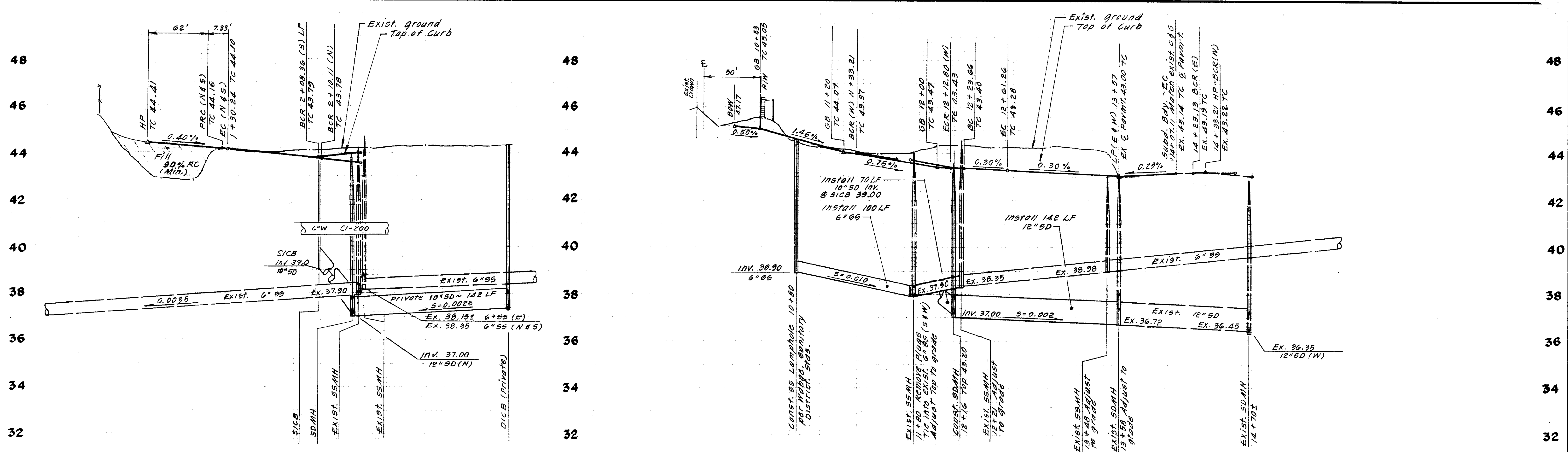
WOODBRIDGE GREENS
 UNIT NO 2

DETAIL SHEET

SHEET 6 OF 8

JOB NO 8394-2

FILE NO



NO.	DATE	REVISIONS	BY	DESIGN	TP	DRAWN BY	JM	APPROVED BY	10

DESIGN: *[Signature]*
 DRAWN BY: JM
 SUBMITTED BY: *[Signature]*
 R.C.E. DATE: 6-10-87
 APPROVED BY: *[Signature]*
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

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

PEBBLE RUN
 Mokelumne Street to 385' S/Cypress Run
 QUINTA COURT
 149' W/ Pebble Run to Pebble Run

WOODBIDGE GREENS
 UNIT NO. 2
 SUBDIVISION IMPROVEMENTS

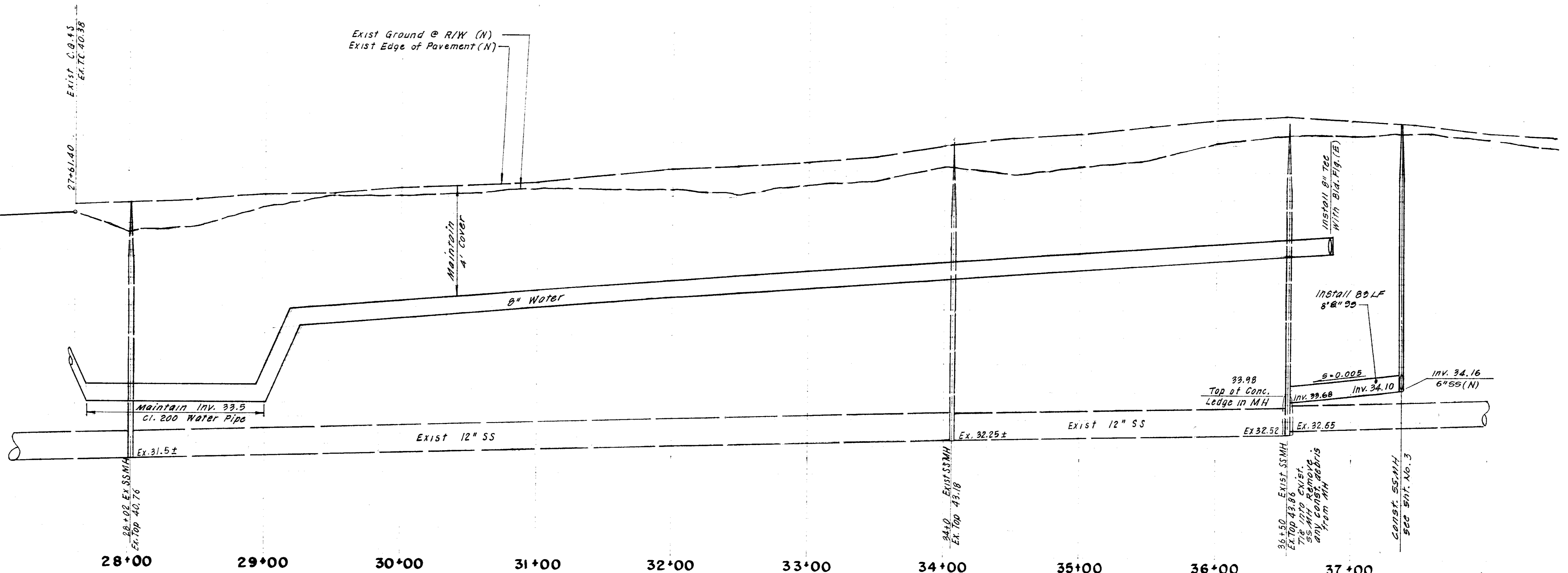
SHEET 5 OF 8
 JOB NO. B394-2
 FILE NO.

FILE NO. SUBDIVISION SU 1833

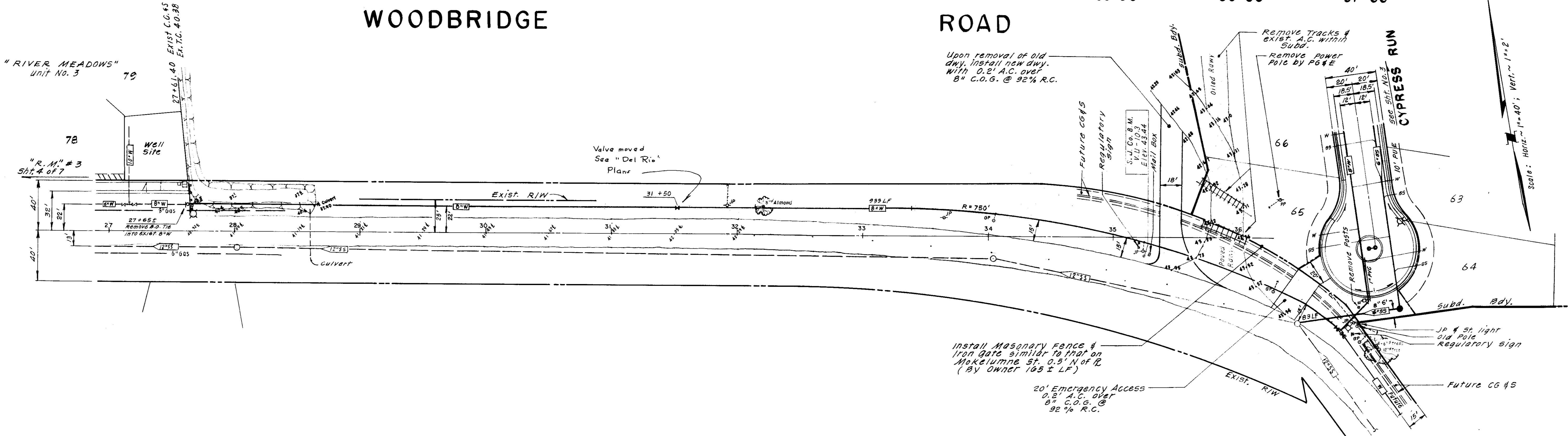
PRINTED ON DIEPRO NO. 1000H CLEARPRINT

46
44
42
40
38
36
34
32

46
44
42
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34
32



WOODBIDGE ROAD



FILE NAME: SUBDIVISION
DRAWER: SU
SHEET NO.: 1834

NO	DATE	REVISIONS	BY
8-88	As built		TP

DESIGN: TP
DRAWN BY: ES JM
SUBMITTED BY: [Signature]
R.C.E. 19638 DATE 1-2-87

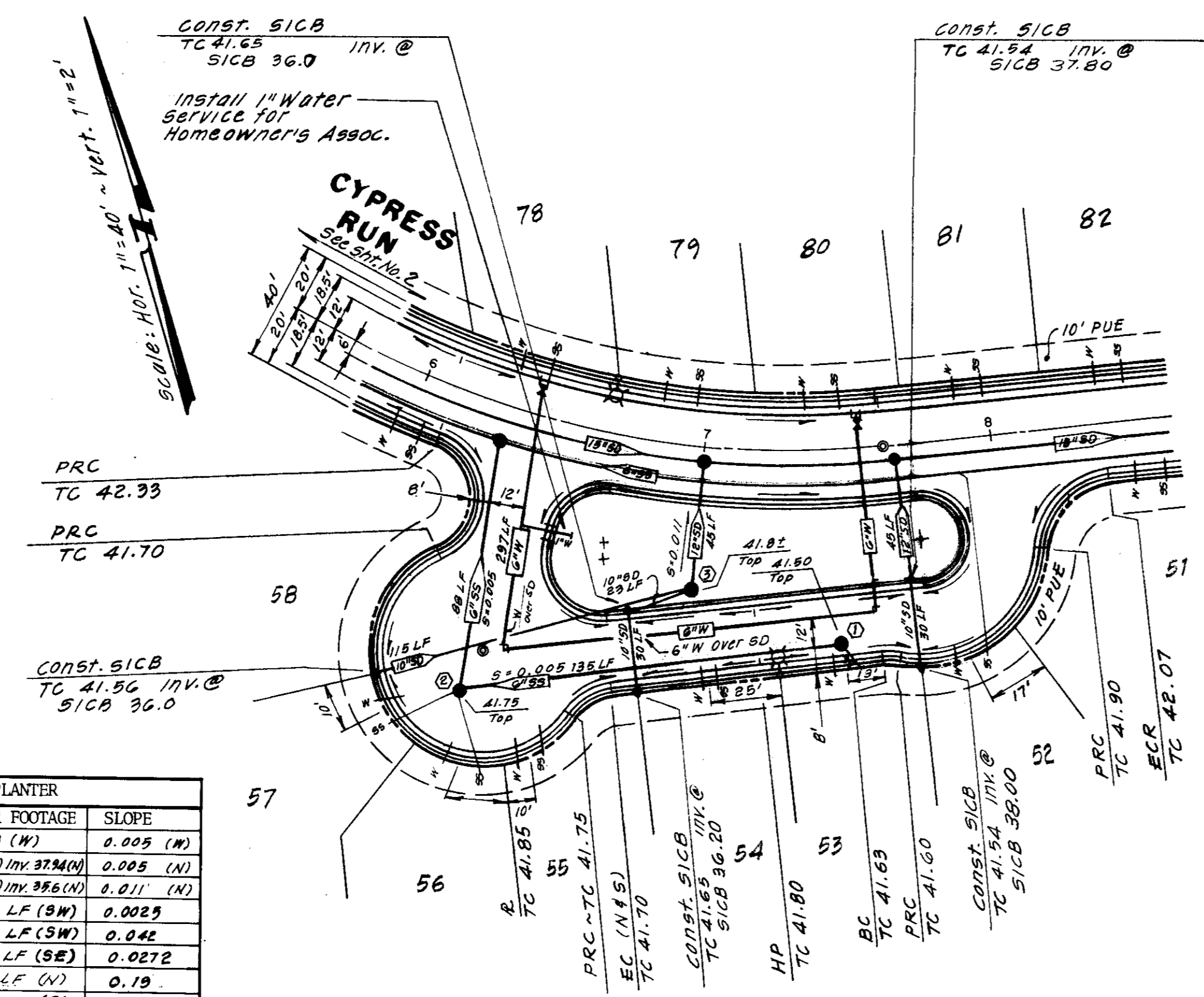
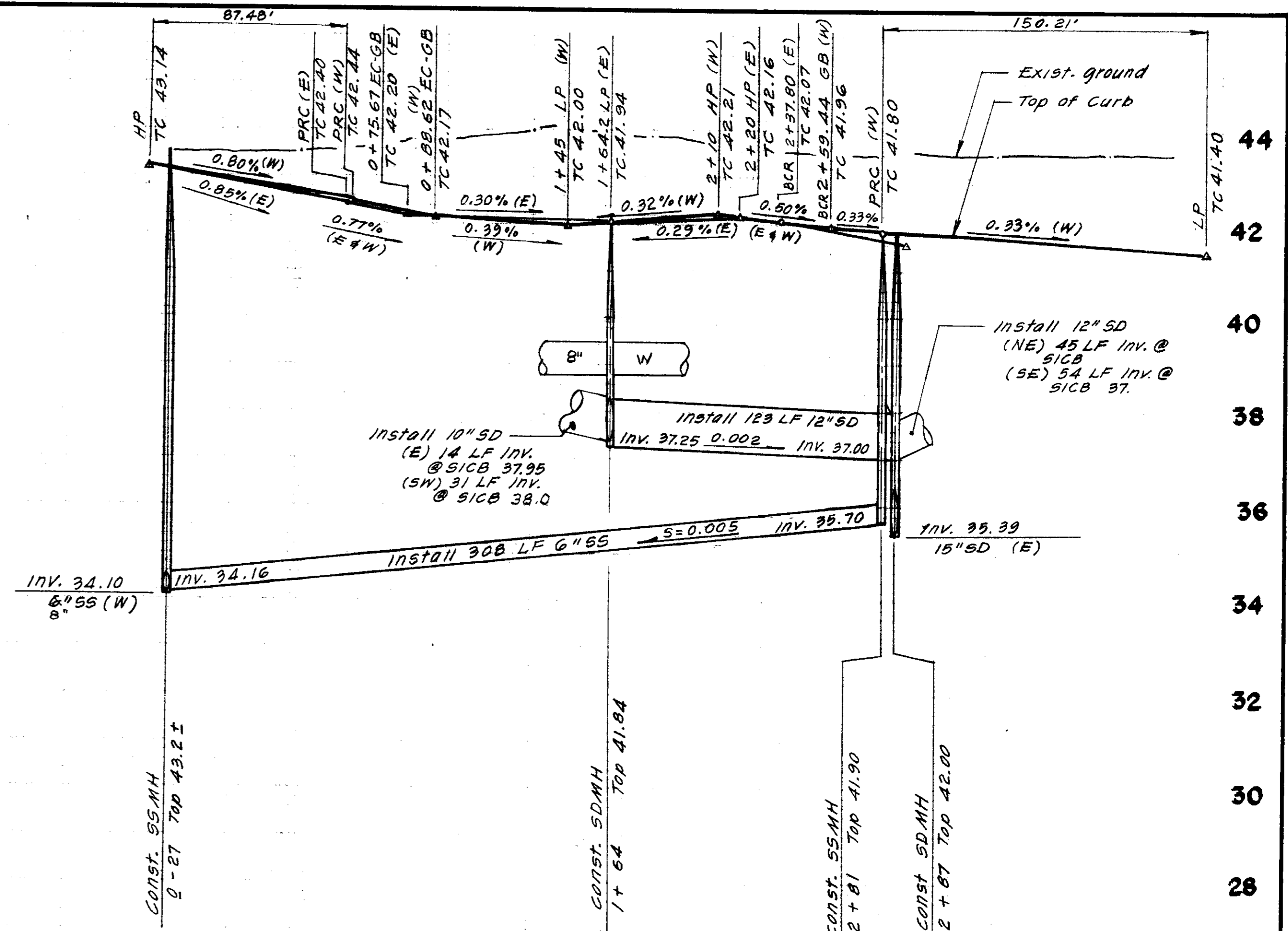
APPROVED BY: [Signature]
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF. 93240 PH: 209-368-6818

WOODBIDGE ROAD
360' E/AUGUSTA RD. to 1300' E/AUGUSTA

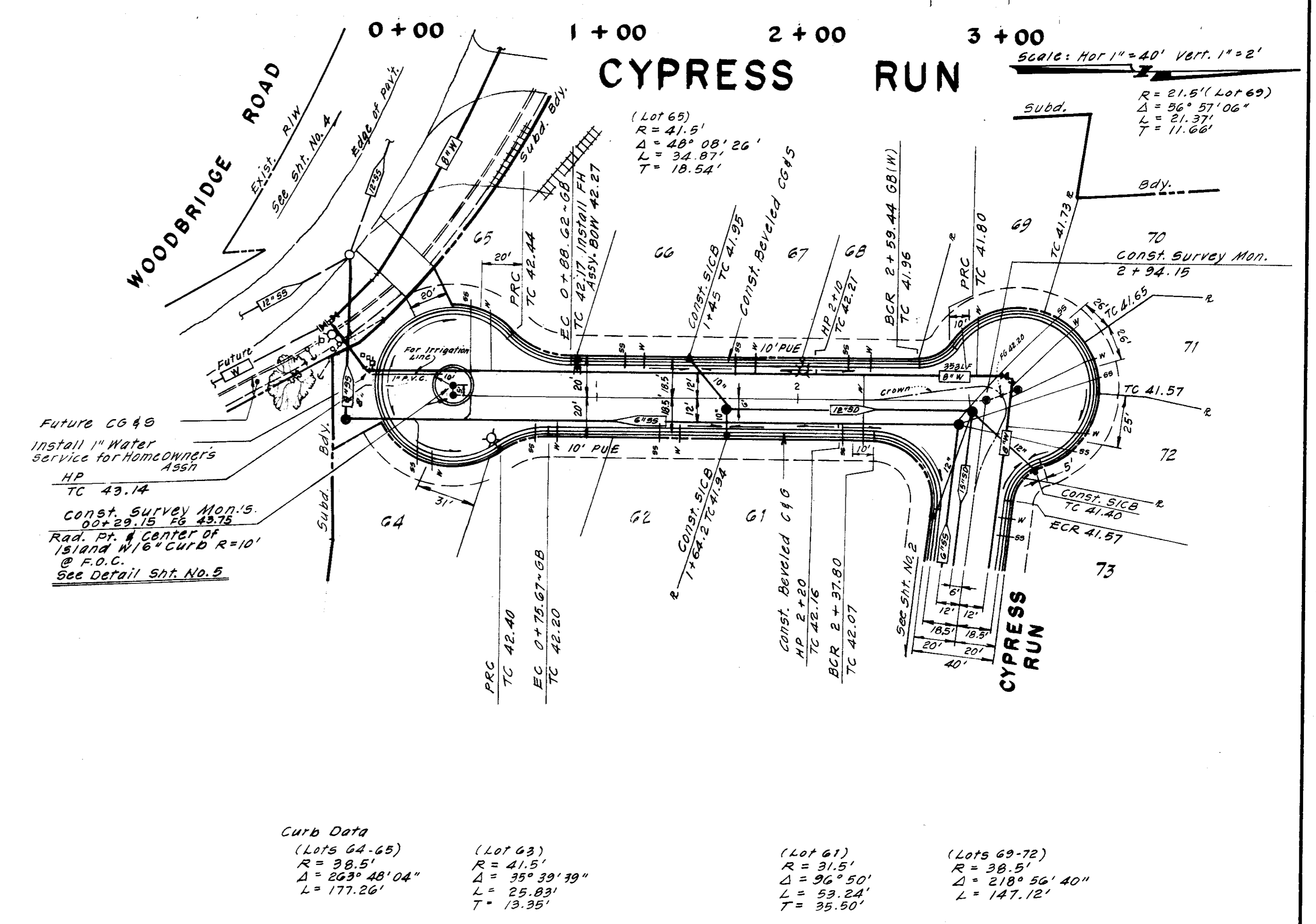
WOODBIDGE GREENS
UNIT NO. 2

SHEET 4 OF 8
JOB NO. 8394-2
FILE NO. G-781



ISLAND PLANTER		
ITEM	INV. - LINEAR FOOTAGE	SLOPE
①	55MH INV. 38.60 (W)	0.005 (W)
②	55MH INV. 38.00(E) INV. 37.40(W)	0.005 (W)
③	50MH INV. 38.70(E) INV. 38.60(N)	0.011 (N)
④	10" SD	118 LF (SW) 0.0025
⑤	10" SD	24 LF (SW) 0.042
⑥	10" SD	78 LF (SE) 0.0272
⑦	12" SD	42 LF (W) 0.19
⑧	10" SD	30 LF (S) 0.0067

**UNDERGROUND UTILITIES
DETAIL**



FILE NO. SU 1835
SUBDIVISION

NO.	DATE	REVISIONS	BY	DESIGN	TP	DRAWN BY	JM
1	8-88	As-built 8"SS	TP				

R.C.E. 19639 DATE 4-2-87

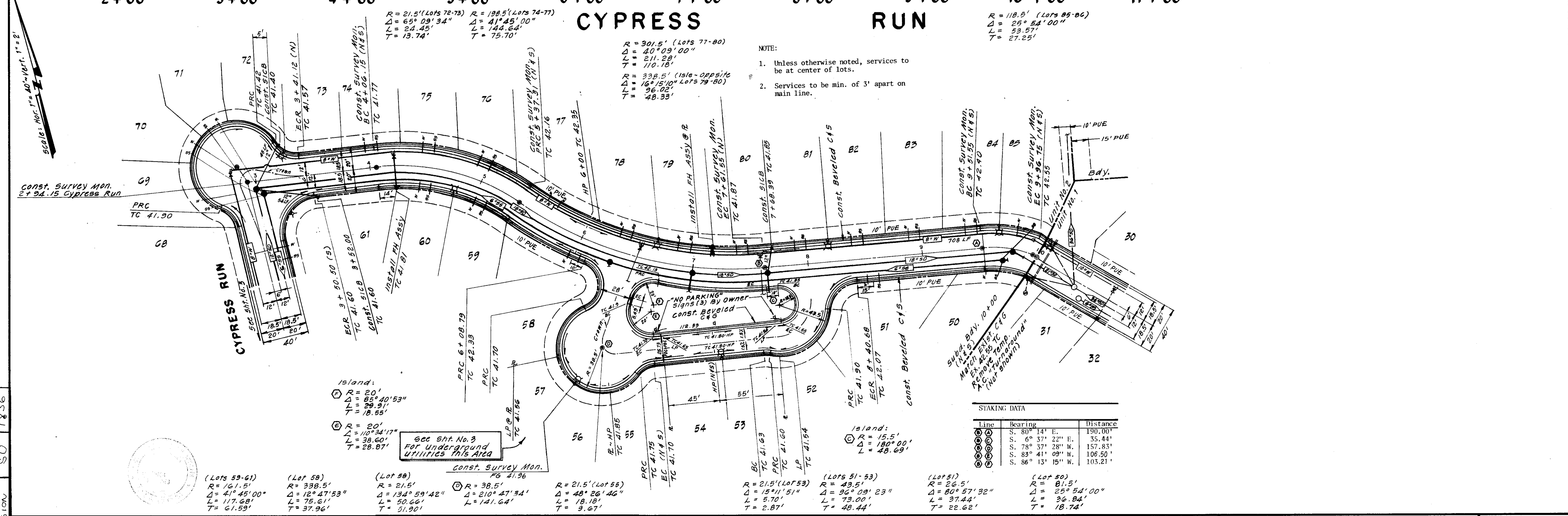
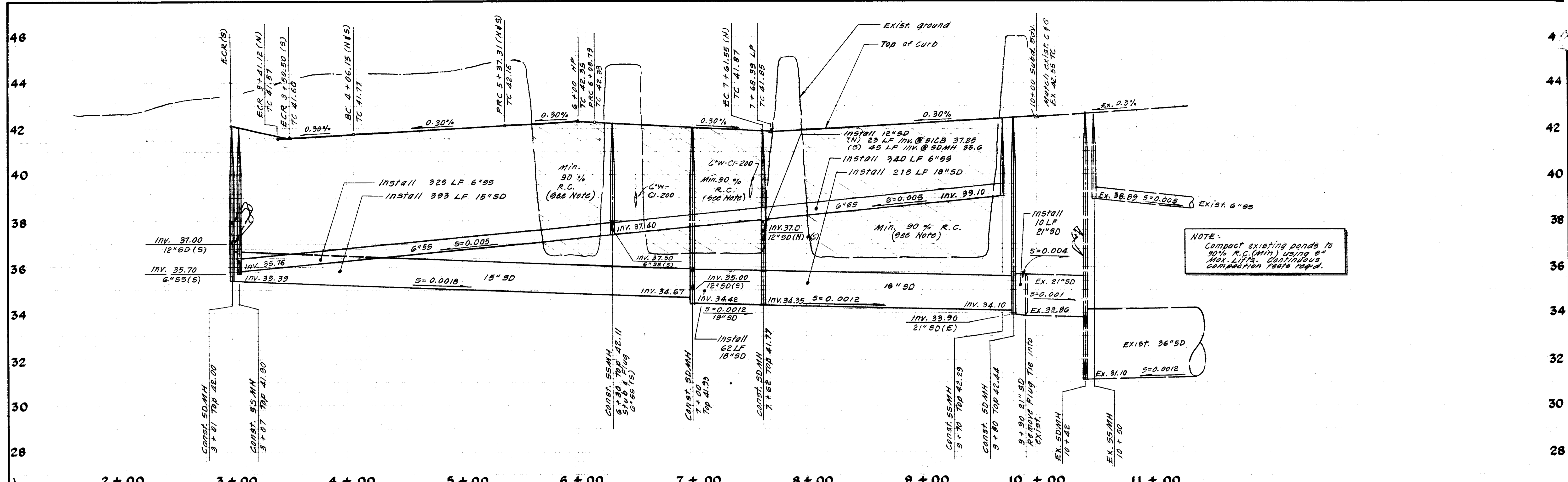
APPROVED BY _____
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

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

CYPRESS RUN
Sta. 00 + 29.15 to Sta. 2 + 94.15

**WOODBIDGE GREENS
UNIT NO. 2
SUBDIVISION IMPROVEMENTS**

SHEET 3 OF 8
JOB NO. 8994-2
FILE NO. G-70



SC 016: 1/8" = 40' - 1/8" = 160' 1" = 2'

FILE NAME: SUBDIVISION SU 1836

NO.	DATE	REVISIONS	BY
1	8-88	As built	TP

DESIGN: TP
 DRAWN BY: JM
 APPROVED BY: [Signature]
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS
 DATE: 6-10-87

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

CYPRESS RUN
 Sta. 2 + 94.15 to Sta. 10 + 00

WOODBIDGE GREENS
 UNIT NO. 2
 SUBDIVISION IMPROVEMENTS

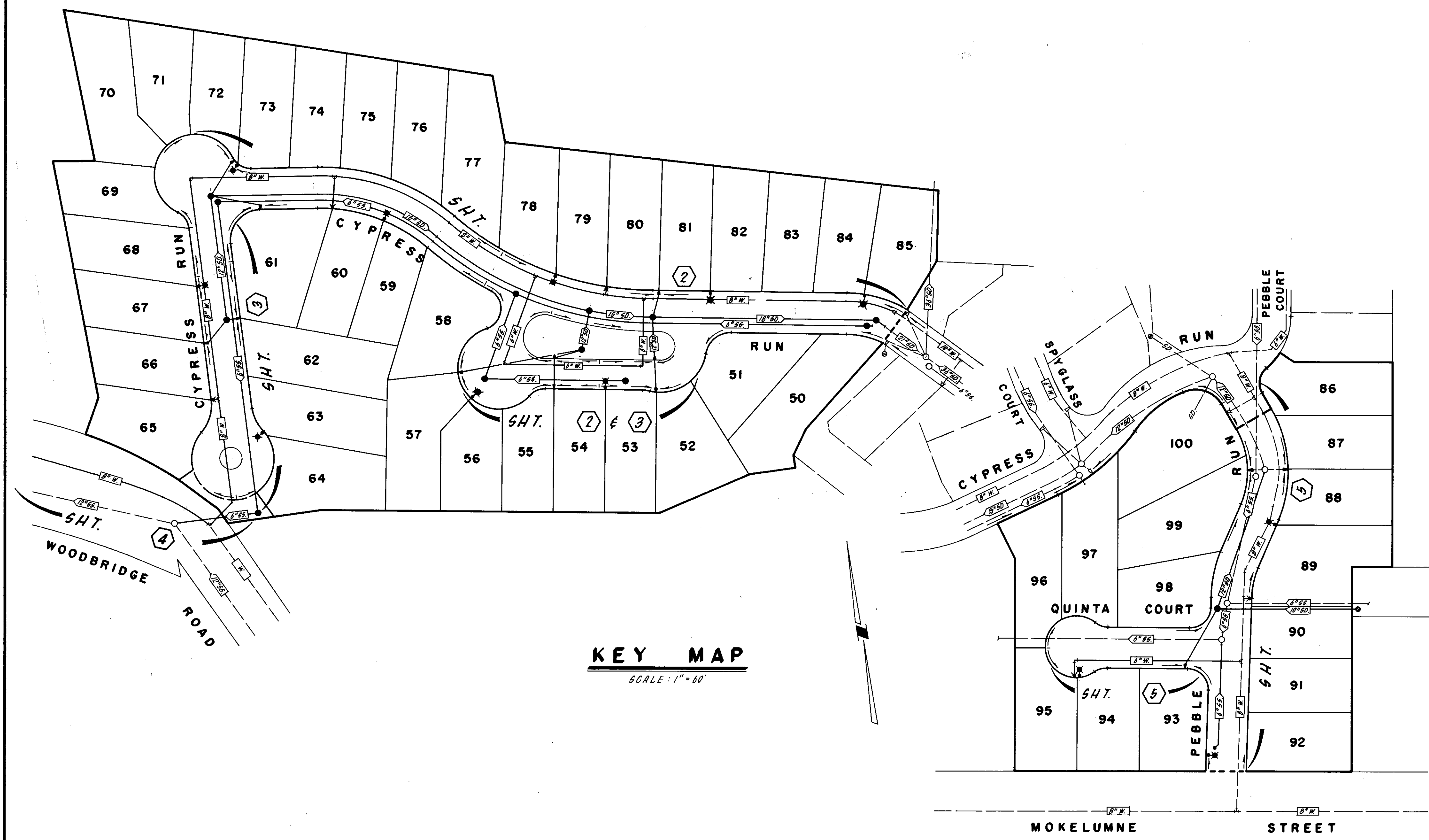
SHEET 2 OF 8
 JOB NO. 0394-2
 FILE NO.

STAKING DATA

Line	Bearing	Distance
1	S. 80° 14' E.	190.00'
2	S. 6° 37' 22" E.	35.44'
3	S. 78° 37' 28" W.	157.83'
4	S. 83° 41' 09" W.	106.50'
5	S. 86° 13' 15" W.	103.21'

GENERAL NOTES

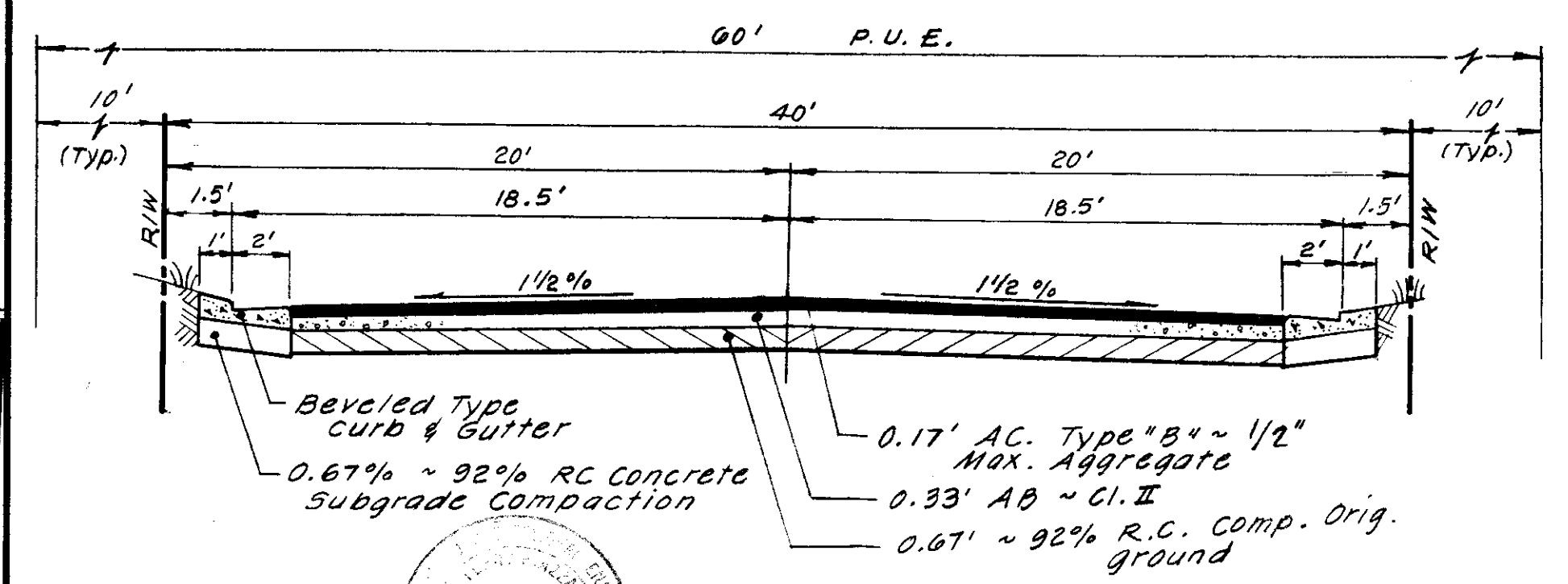
- All work shall conform to these plans and any special provisions for this project.
- Refer to the final map of this subdivision for all centerline and property line data.
- Contractor shall receive an approved set of plans prior to beginning construction.
- Baumbach & Piazza (Engineer) shall set all 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 finish grade unless otherwise indicated.
- All water lines shall have a minimum cover of 30".
- 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 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 48 hours notification prior to staking any utilities.
- 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.
- All work will be required to be inspected by the Engineer and 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. Where water crosses SD of SS use an 18 - 20 ft. length of C.I. 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.
- 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 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.
- Contractor shall notify Mokelumne Acres Maintenance District for approval prior to connecting water line to existing water main.
- All off-site storm drains 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 obtain a grading permit from the San Joaquin County Building Division.
- Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP or ACP - C.I. III; Sanitary Sewer (SS) - PVC, per ASTM D3034, SDR35; Water (W) - PVC, C.I. 150 or greater per AWWA Std. C-900 or ACP, C.I. 150 or greater per ASTM C296, Type II.



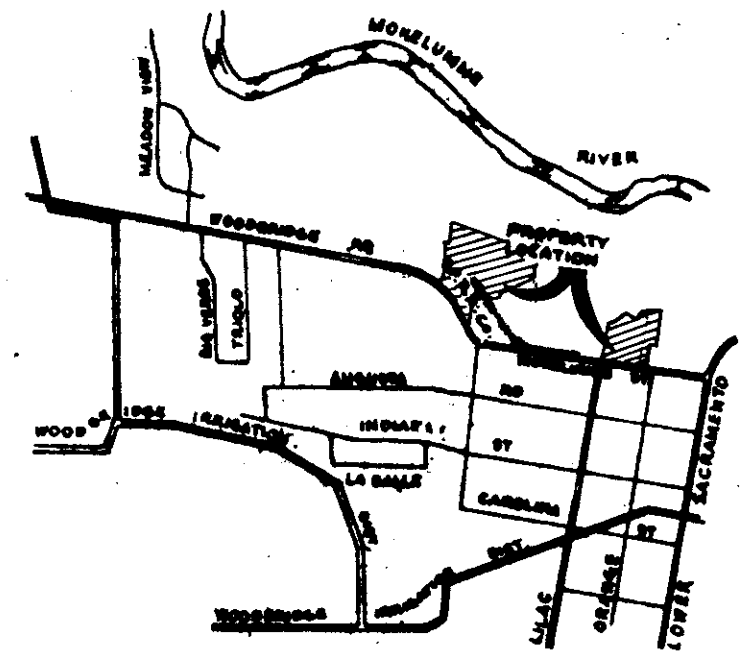
KEY MAP
SCALE: 1" = 60'

**PRIVATE ROAD - "R" Value = 67
STRUCTURAL SECTION**

Scale: 1" = 5'
T.I. = 40 G.E. ~ Required = 0.43
Provided = 0.79



Note: See Specifications for requirements for Penetration Treatment.



VICINITY MAP
BENCHMARK DATUM per U.S.G.S B.M. 19-B 1907-45. Location N.W. corner of Masonic Building in the town of Woodbridge. Elevation: 46.40

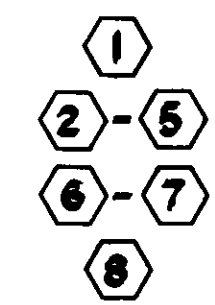
- SERVICES**
- Street Lights - Woodbridge Lighting District
 - Sewage - Woodbridge Sanitary District
 - Natural Gas & Electric - P. G. & E.
 - Telephone - Pacific Bell
 - Television Cable - Lodi Cable T. V.
 - Water - Mokelumne Acres Maintenance district
 - Storm Drainage - Mokelumne Acres Maintenance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

- LEGEND**
- S.I.C.B. or L.P. - Side Inlet Catch Basin / Low Point
 - H.P. - High Point
 - T.C. - Top of Curb
 - C.O.T.G. - Clean Out to Grade
 - S.D. - Storm Drain Line Indicating Direction of Flow
 - S.S. - Sanitary Sewer Line Indicating Direction of Flow
 - W. - Water Line
 - G. - Fire Hydrant
 - Street Light - by PG&E
 - Water Valve (including Box) - by PG&E

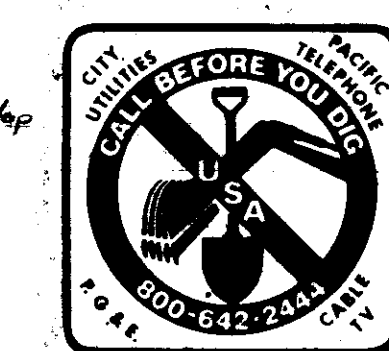
APPROVED BY

DATE 4-8-87
 SAN JOAQUIN LOCAL HEALTH DISTRICT
 DATE 4-29-87
 SAN JOAQUIN FIRE WARDEN
 DATE 4-8-87
 CHIEF WOODBRIDGE FIRE DISTRICT
 DATE 6-4-87
 ENGINEER WOODBRIDGE SANITARY DISTRICT

SHEET INDEX



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



SHEET NO. 1837
SUBDIVISION SU

NO.	DATE	REVISIONS	BY	DESIGN TP	DRAWN BY RS-JM	APPROVED BY September 17, 1987	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 93240 PH: 209-365-6515	KEY SHEET	WOODBRIDGE GREENS UNIT NO. 2 SUBDIVISION IMPROVEMENTS	SHEET 1 OF 8
SUBMITTED BY						SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS 				JOB NO. 8334