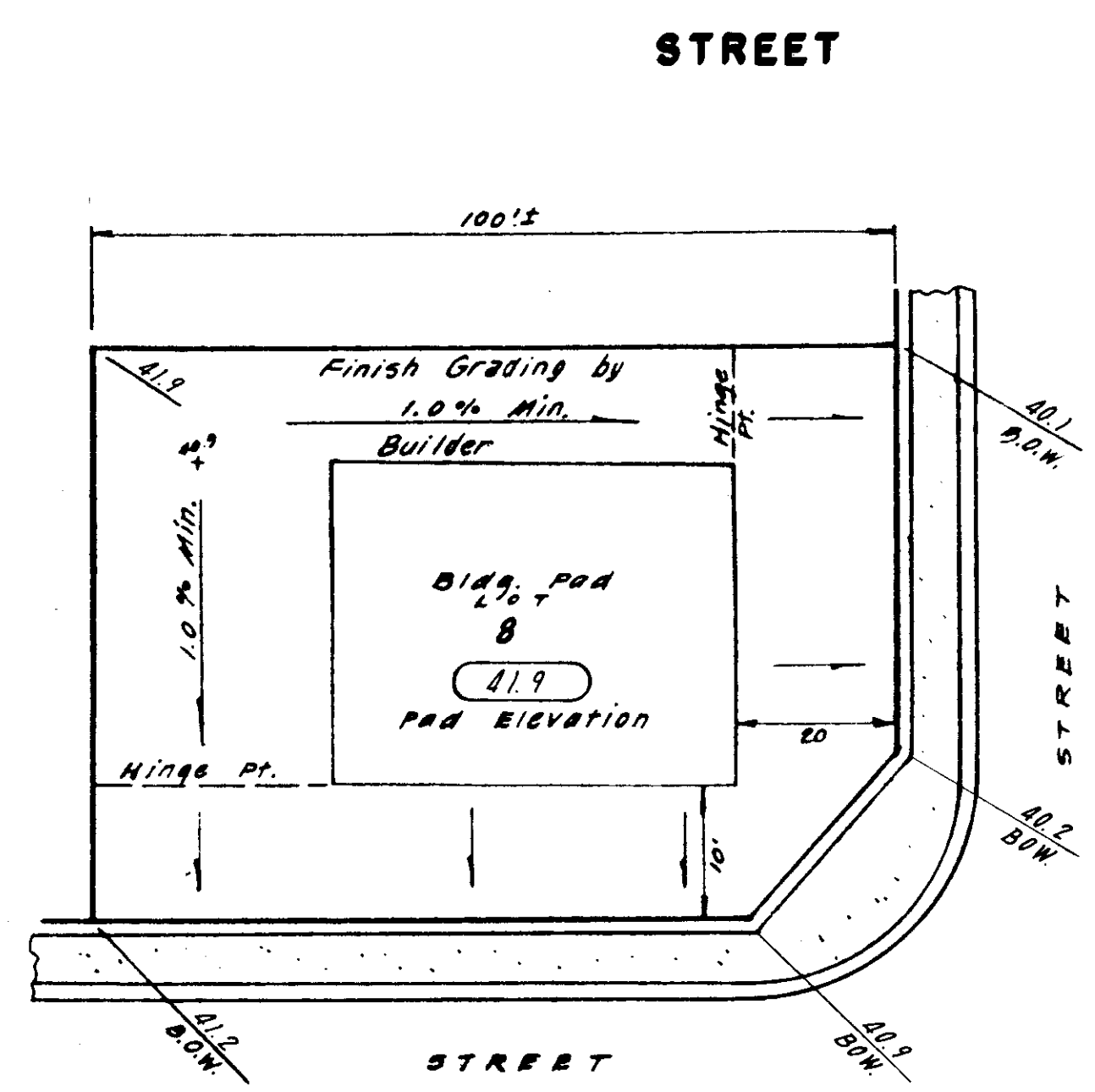
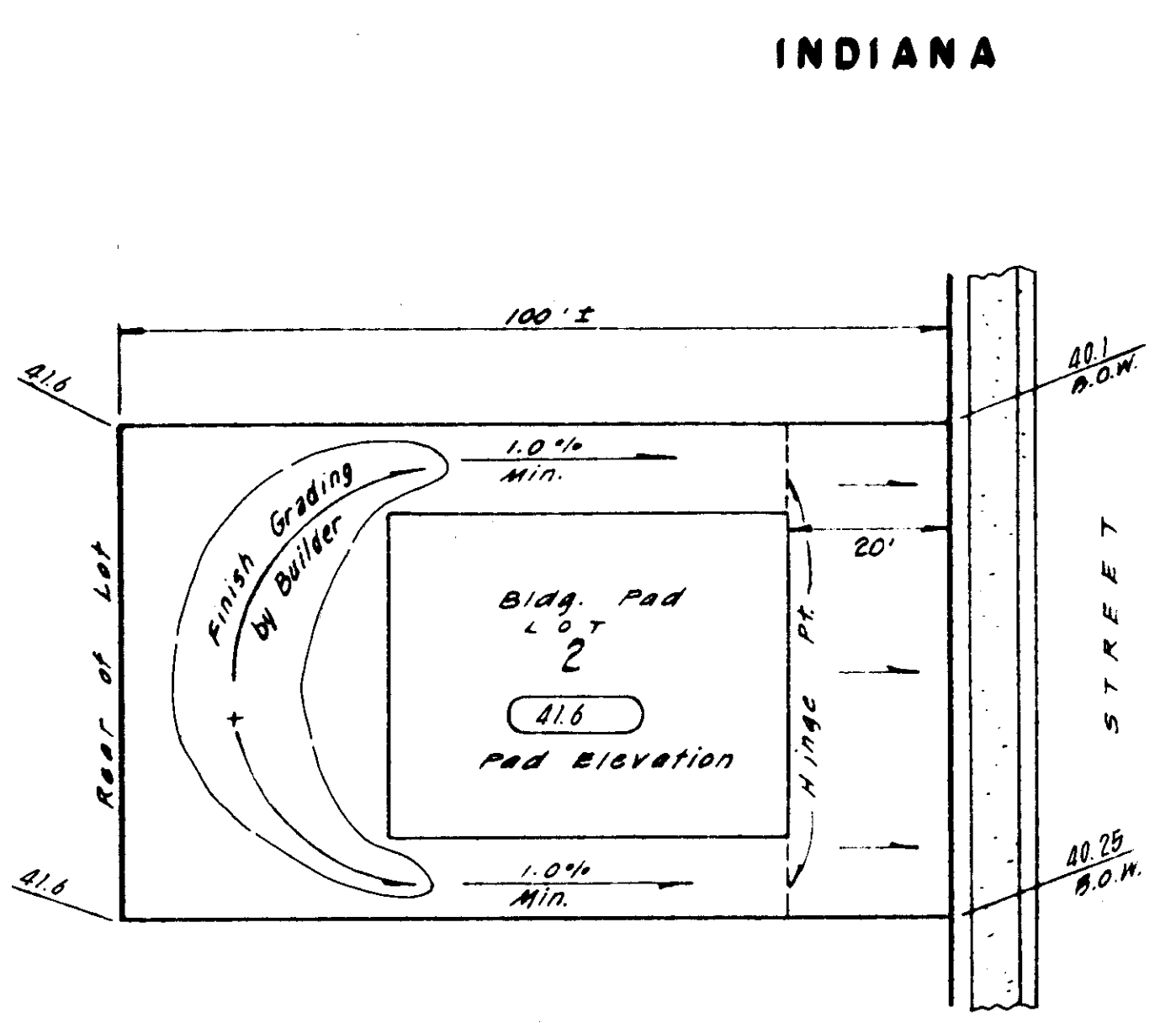
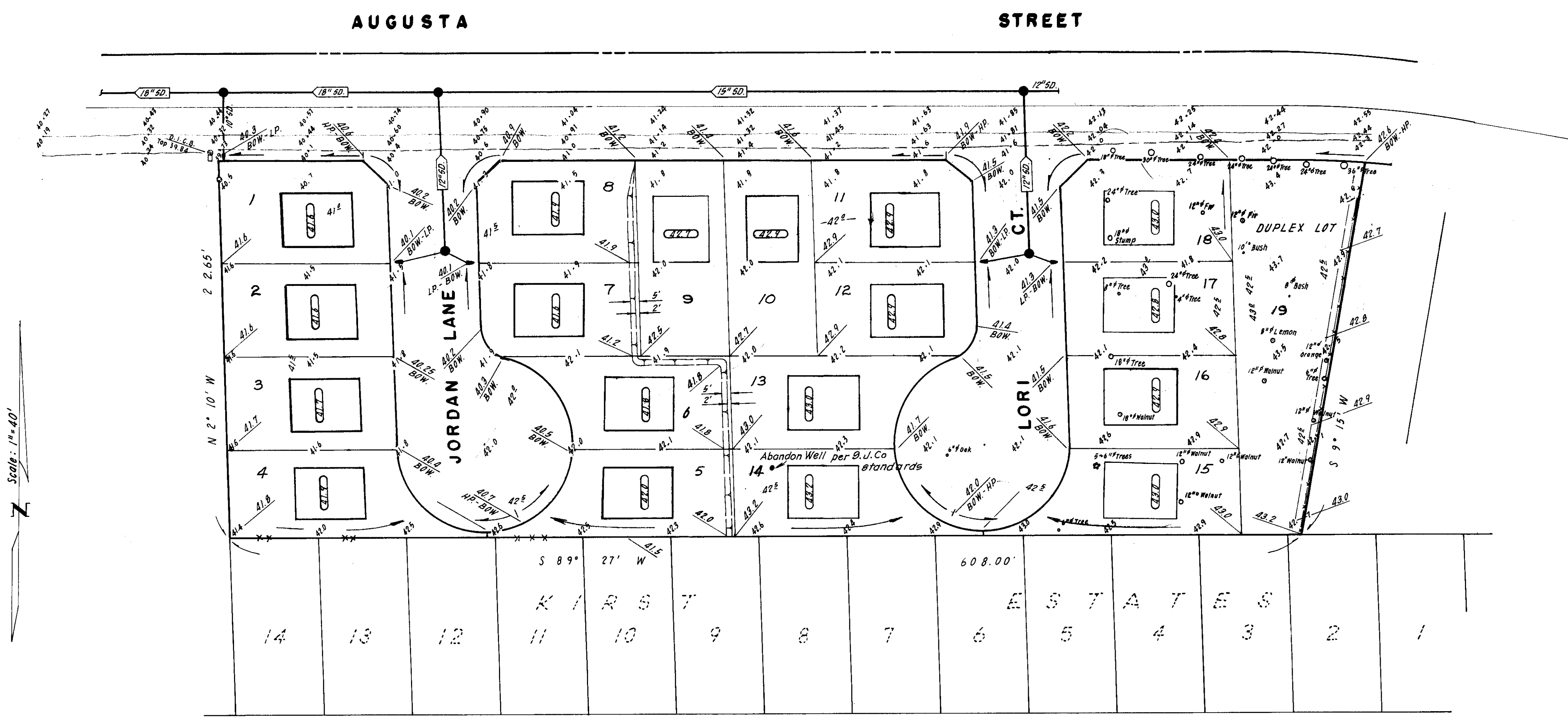


LEGEND	
	- Finished Back of Walk Elevation
	- Finished Back of Lot Elevation
	- Pad Elevation
	- Existing Ground Contour
	- Existing Ground Elevation

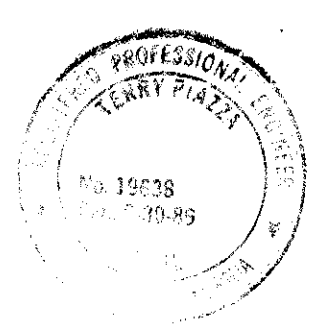
NOTE:
Final lot grades may be adjusted in the field to balance earthwork as directed by the Engineer.

GRADING NOTES:

1. A grading permit should 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 costs of retests shall be borne by the Contractor.
5. **Site Preparation and Grading:** Site preparation should include the stripping and removal of vegetation and debris from the areas of construction. The actual depth of stripping to be determined by the Soils Engineer. All stripped vegetation and debris should be removed from the site and not incorporated in any of the structural fills. Voids left by the removal of any utilities or other buried objects should be overexcavated and recompacted as described. After stripping and removal of vegetation and debris, and before placement of any Engineered Fill, the exposed surface soil within and to a minimum of 5 feet beyond all building areas, should be scarified to a minimum depth of 6 inches and recompacted to a minimum of 90 percent of the maximum dry density as determined by the ASTM D-1557-78 test procedure at a moisture content near optimum. Any loose or soft pockets of soil encountered during this process should be overexcavated and recompacted. Engineered Fill or structural backfill should be placed in horizontal layers a maximum of 8 inches in loose thickness and compacted to a minimum of 90 percent of the maximum dry density as determined by the ASTM D-1557-78 test procedure.
6. Prior to beginning any fill operation, the site shall be prepared to the satisfaction of J. H. Kleinfelder and Associates.
7. Any deviation from the above shall be approved by J. H. Kleinfelder and Associates.
8. Contractor shall submit compaction tests for all lots exceeding 6 inches of fill to San Joaquin County Building Inspection Department.
9. All lot drainage shall be contained on the lot and drained to street.

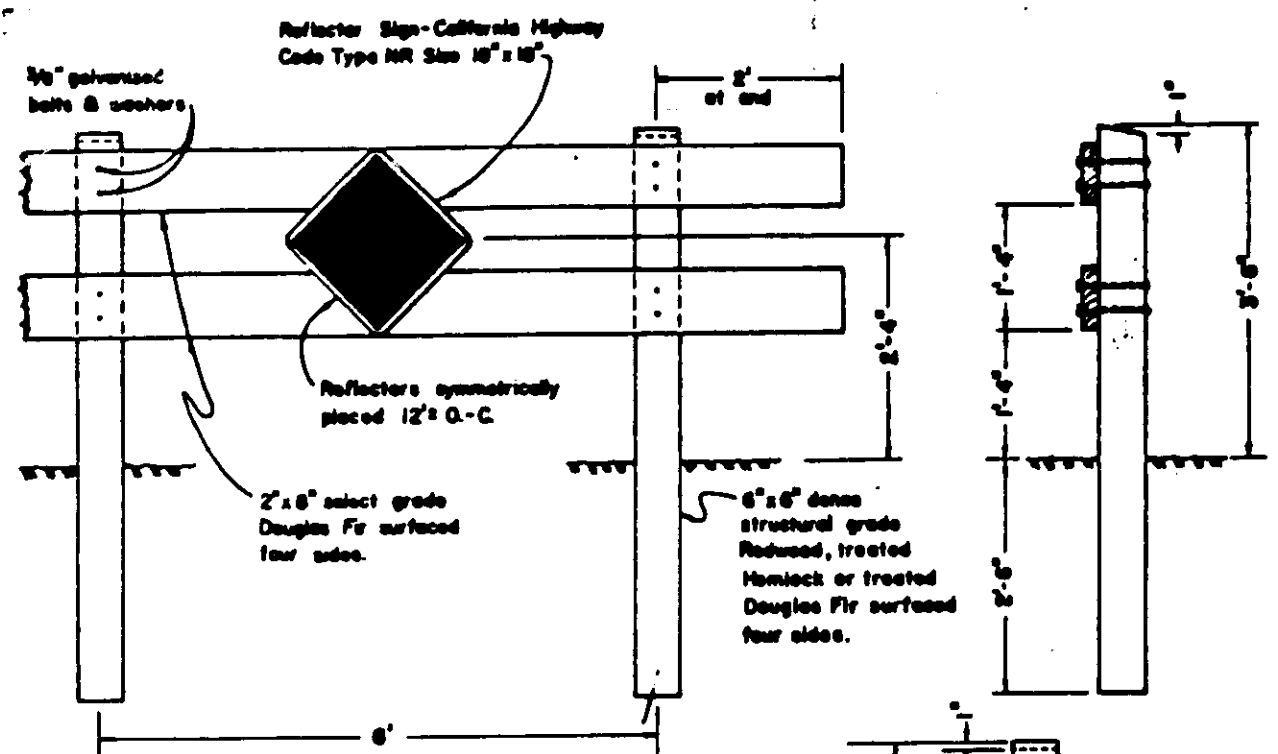


Each lot shall be graded to contain its own drainage & sloped to drain to street
Estimated Total Yardage = 2000 C.Y.

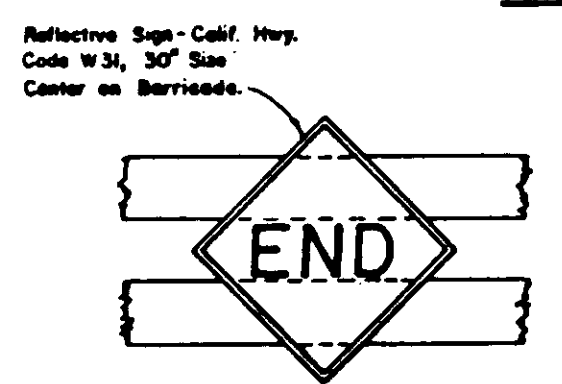


Subdivision SU 1838

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY	19	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 95240 PH: 209-368-8818	GRADING PLAN	BENSON PLACE SUBDIVISION IMPROVEMENTS	SHEET 6 OF 6 JOB NO. 8667 FILE NO.



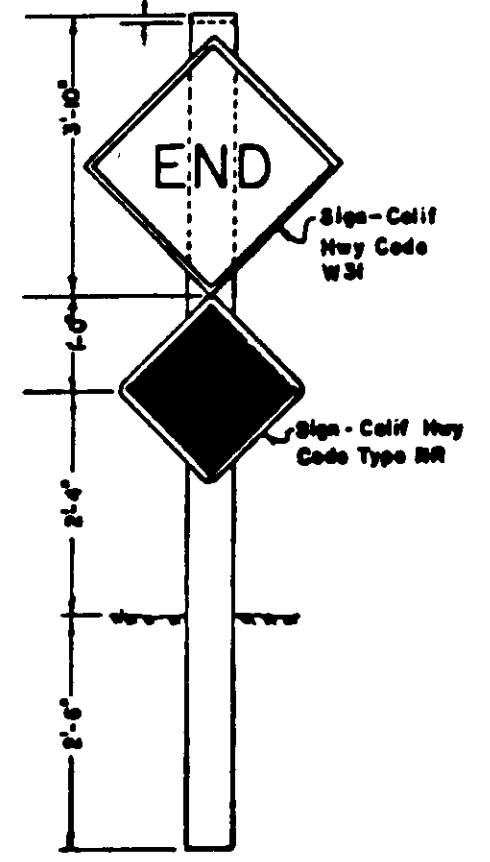
TYPE "A"



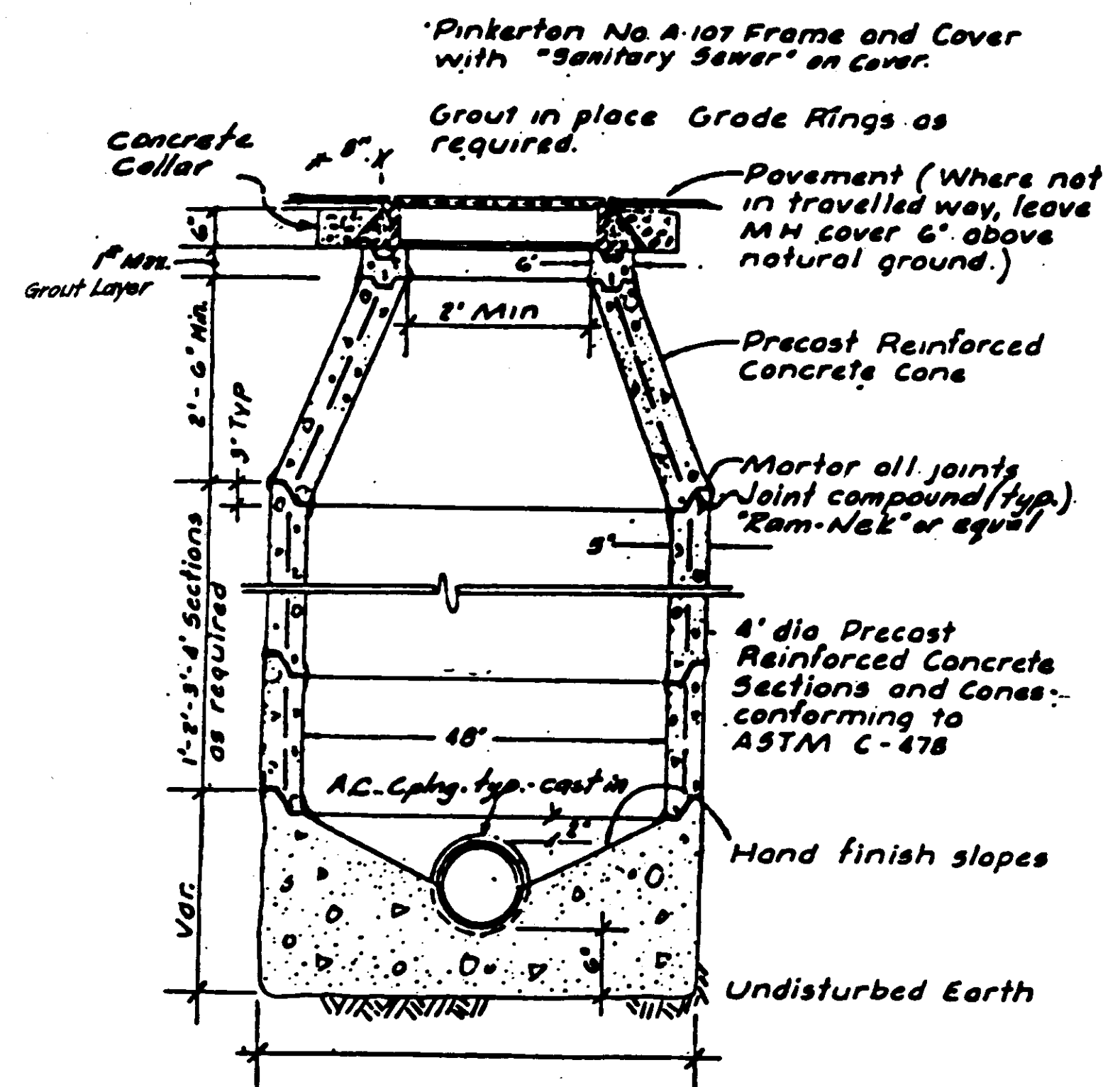
CENTER REFLECTOR FOR TYPE "A" BARRICADE

NOTES:
1. Barricades to be on lots as shown 1/2" W
2. Barricades to be painted white using 2 coats of "Exterior Alkyd Resin Hi-Gloss Enamel" over a compatible primer.

BARRICADES FOR TERMINATING STREETS

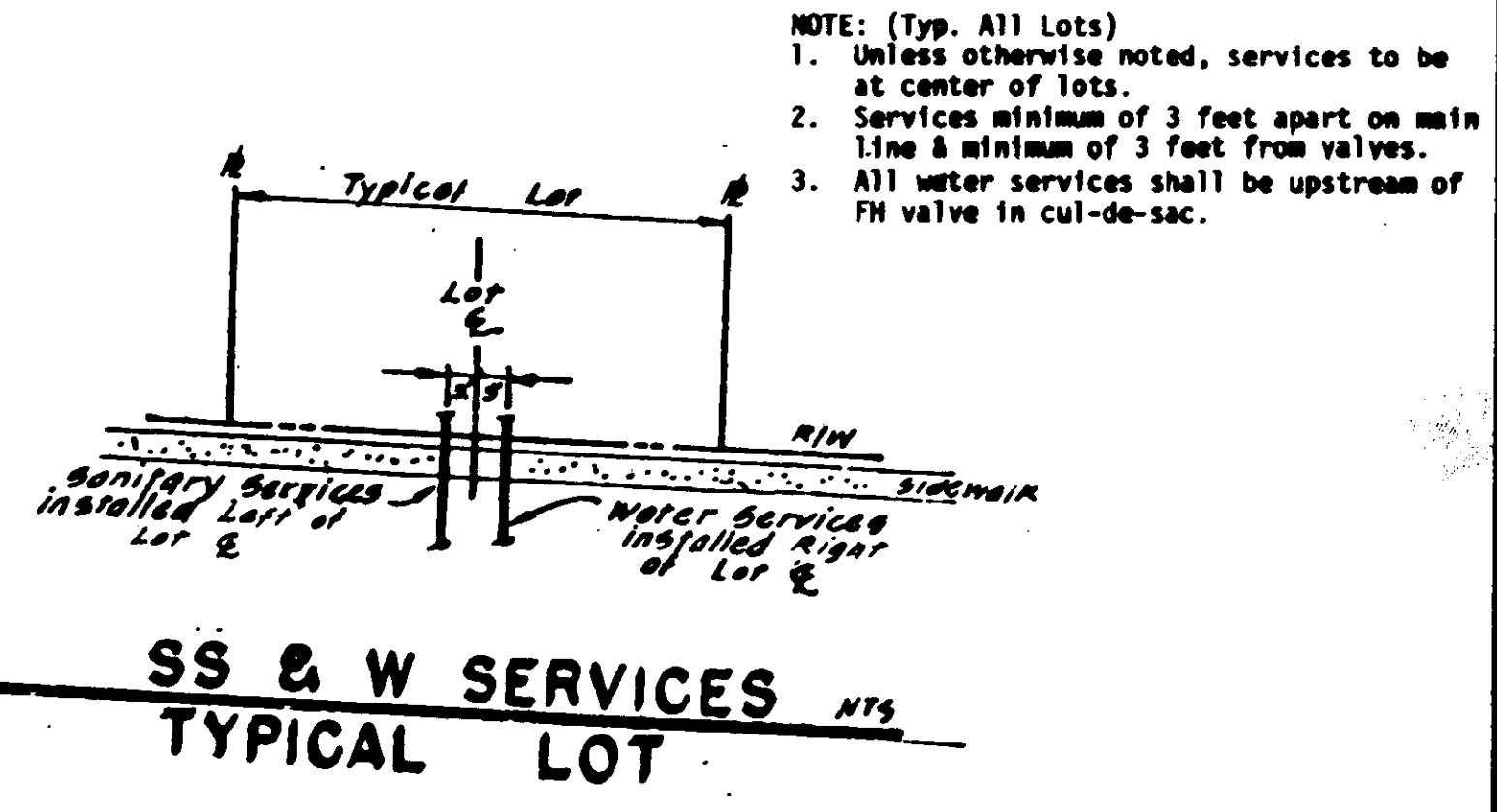


TYPE "B"

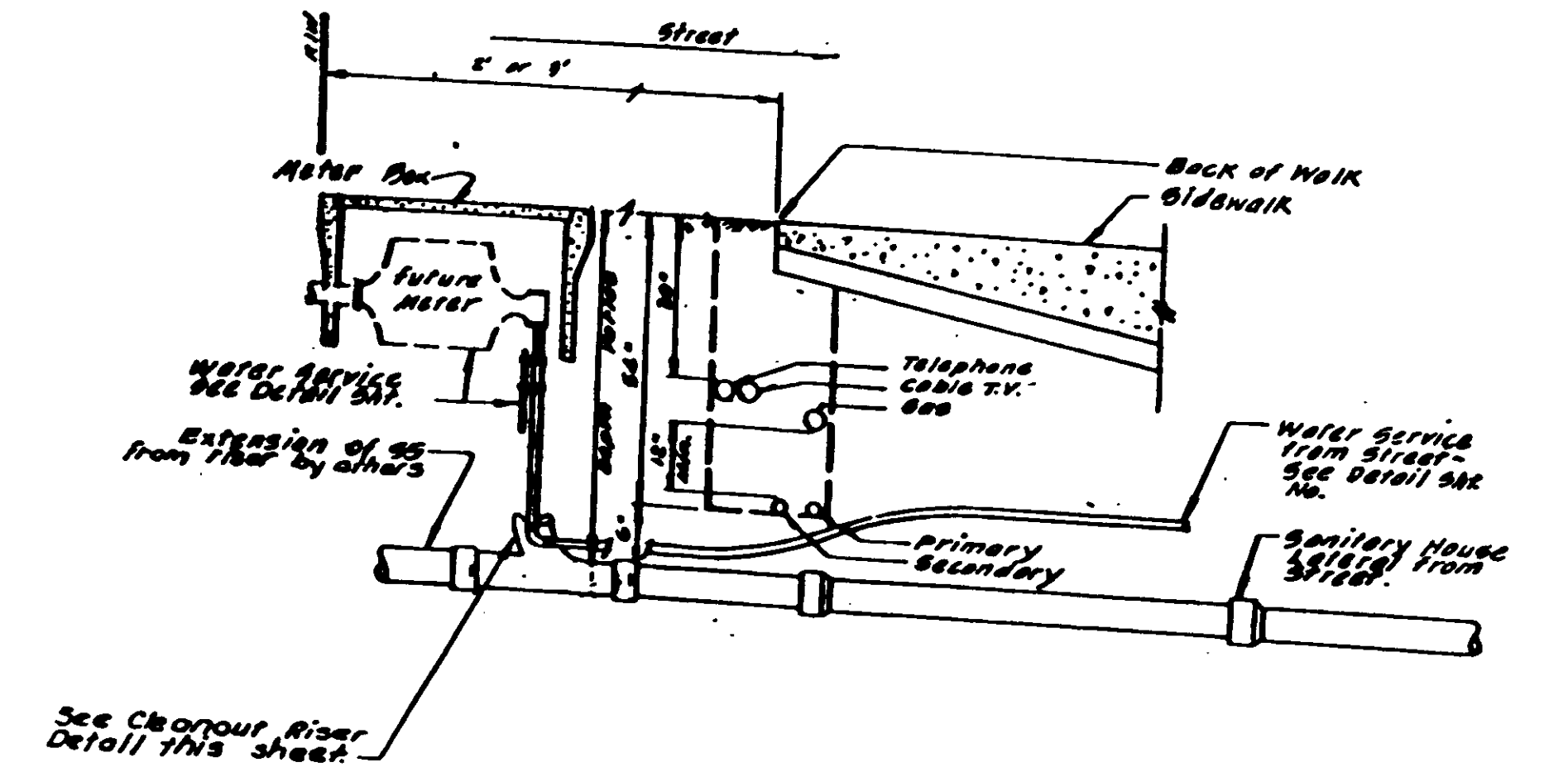


Notes: 1) Use Class "B" concrete for all sections.
2) TYPE II MANHOLE to have eccentric cones.

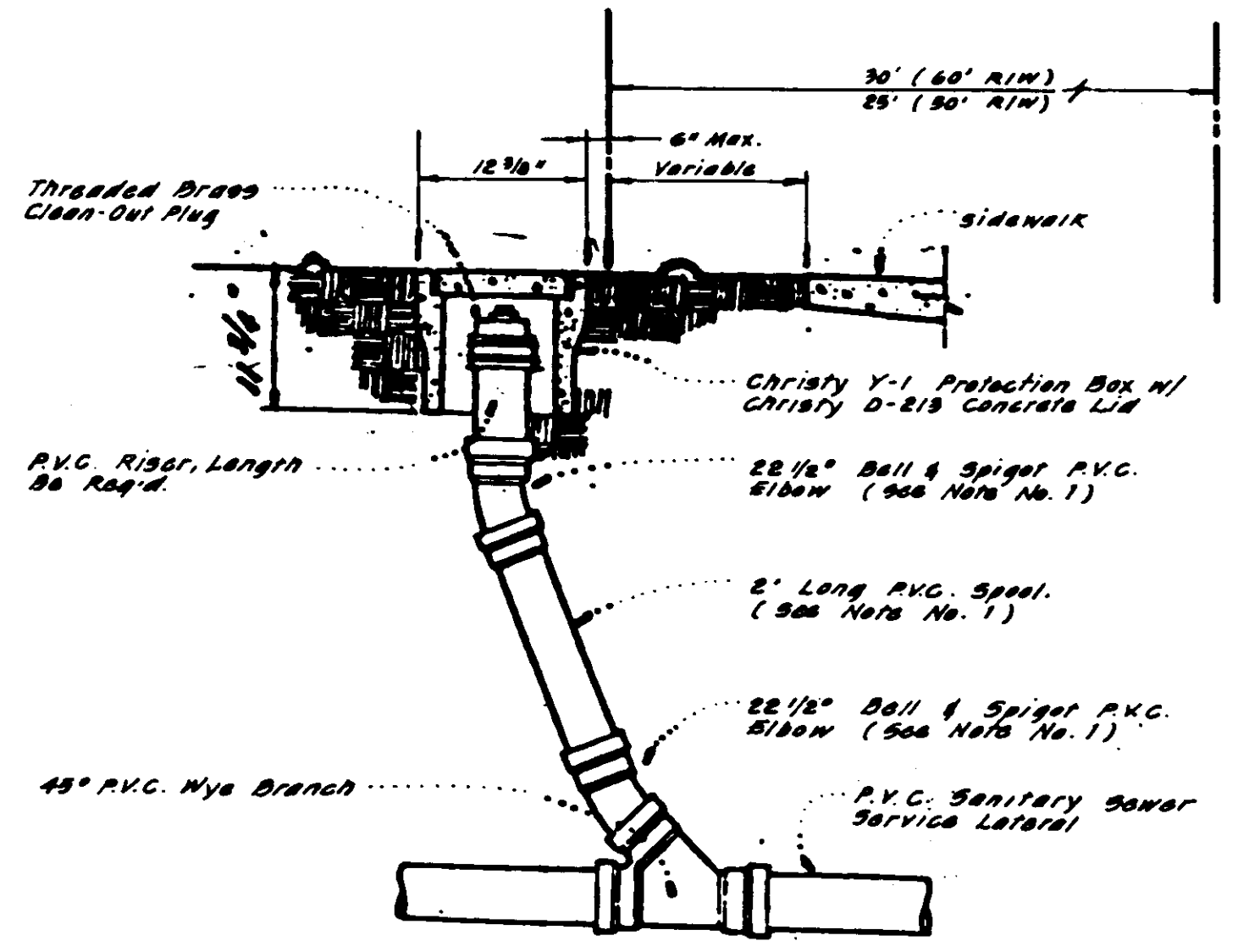
TYPE I SANITARY SEWER MANHOLE



SS & W SERVICES TYPICAL LOT

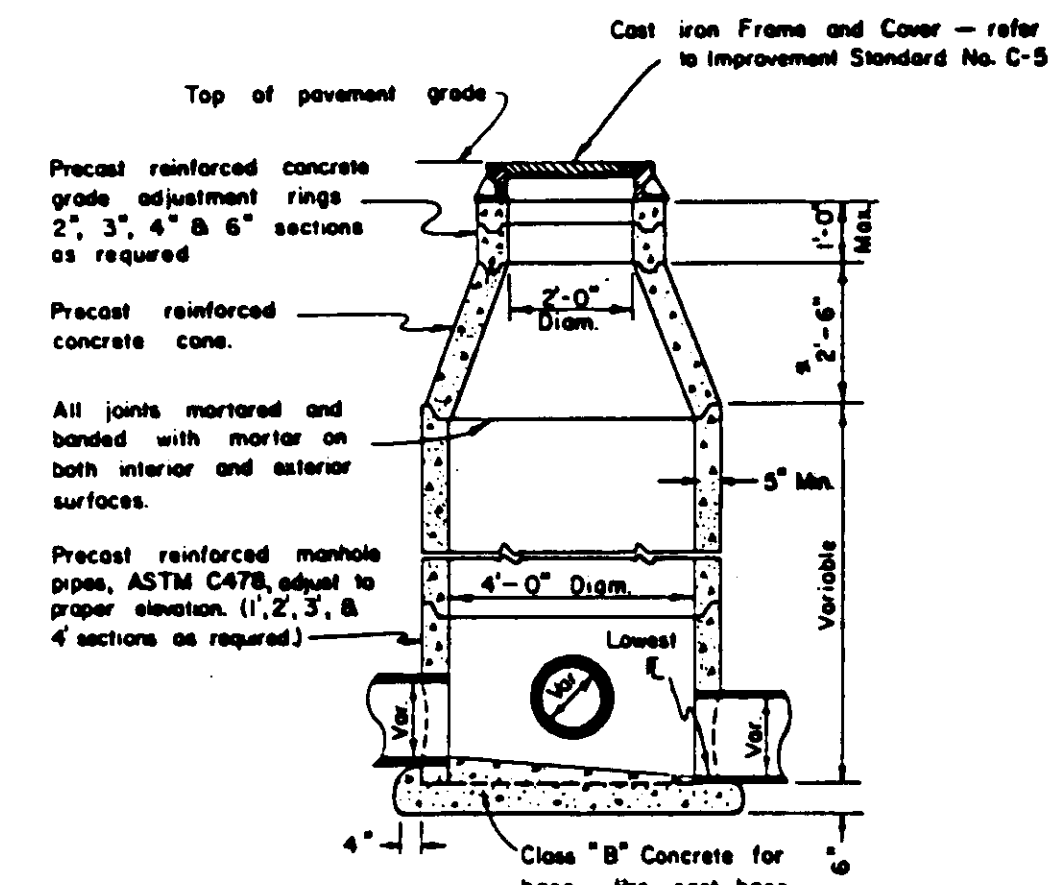


UNDERGROUND UTILITY LOCATION



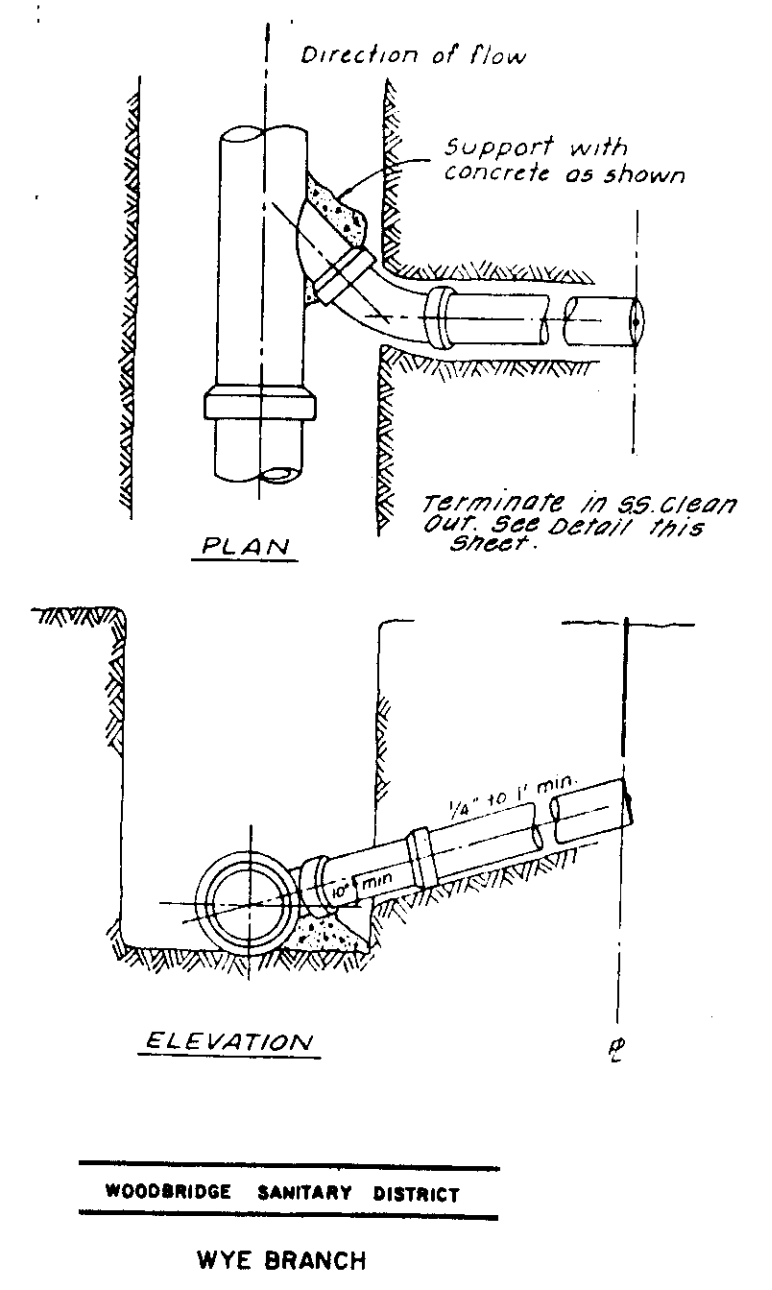
SERVICE LATERAL CLEAN-OUT

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.

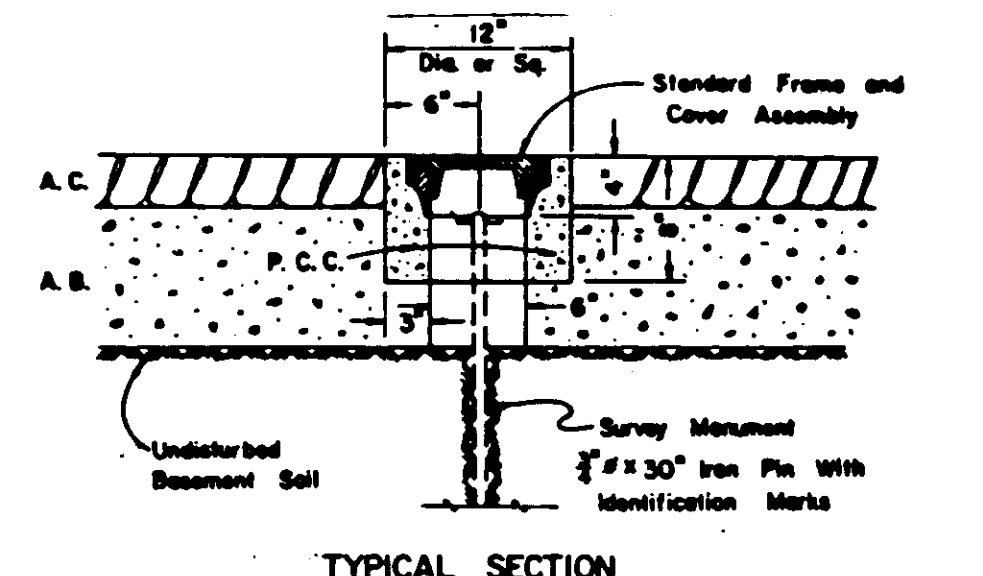


ELEVATION STORM SEWER MANHOLE

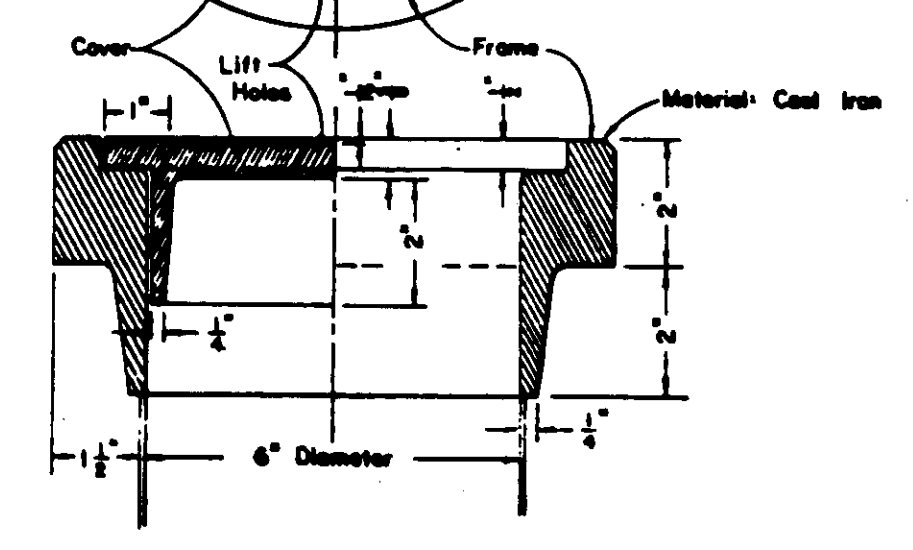
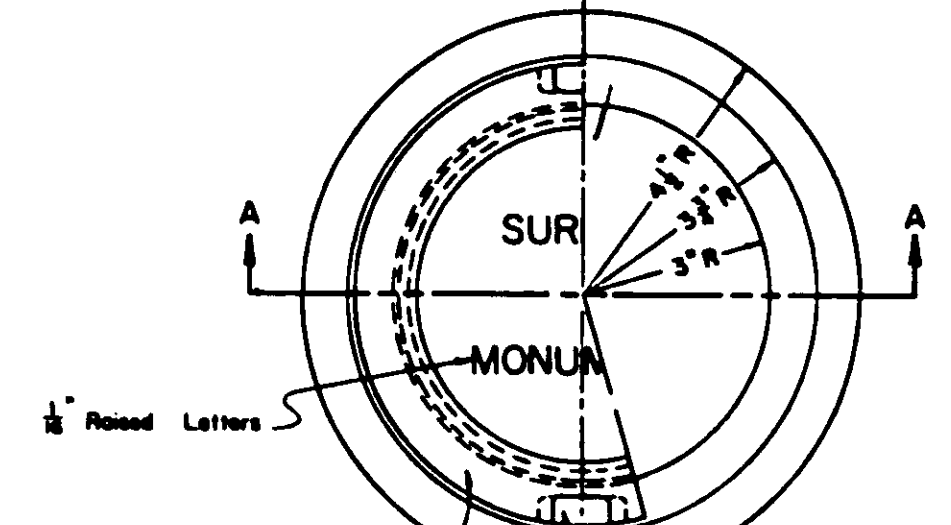
NOTE: A 1'-6" concrete cone may be used if approved by the Engineer.



WYE BRANCH



TYPICAL SECTION



SECTION A-A

SURVEY MONUMENT FRAME & COVER ASSEMBLY

Subdivision SU 1837

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED

DATE: 7-27-87

SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
93240 PH: 209-325-8818

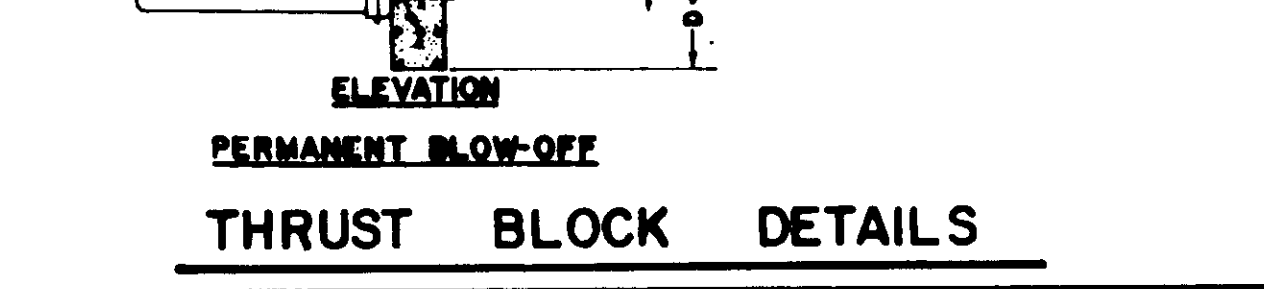
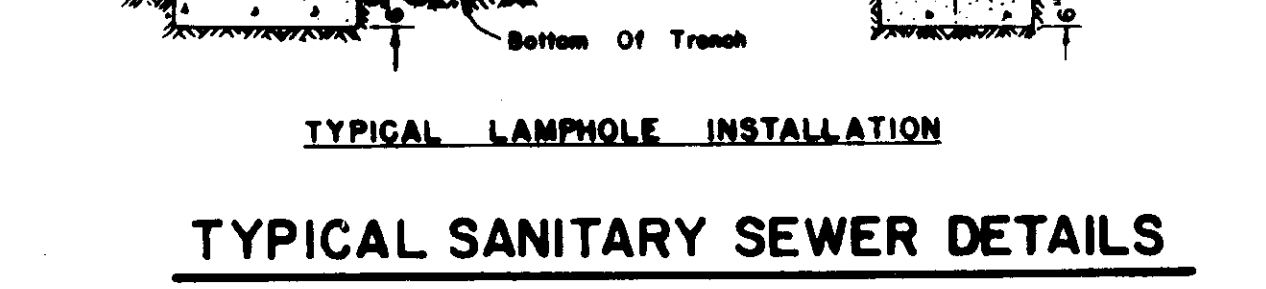
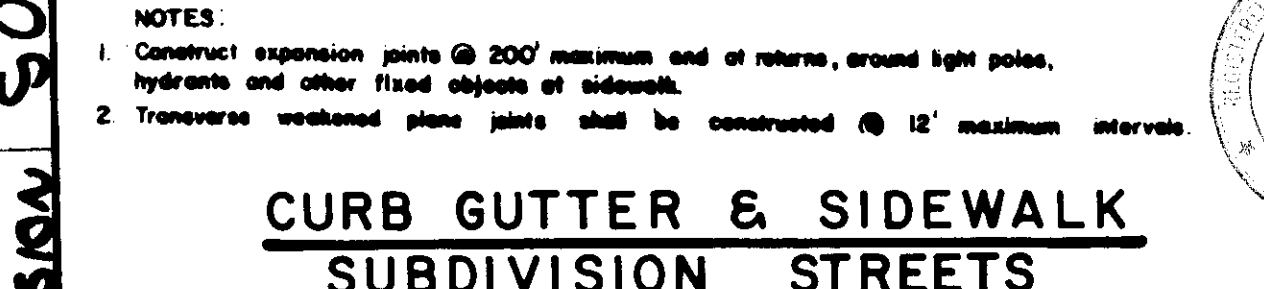
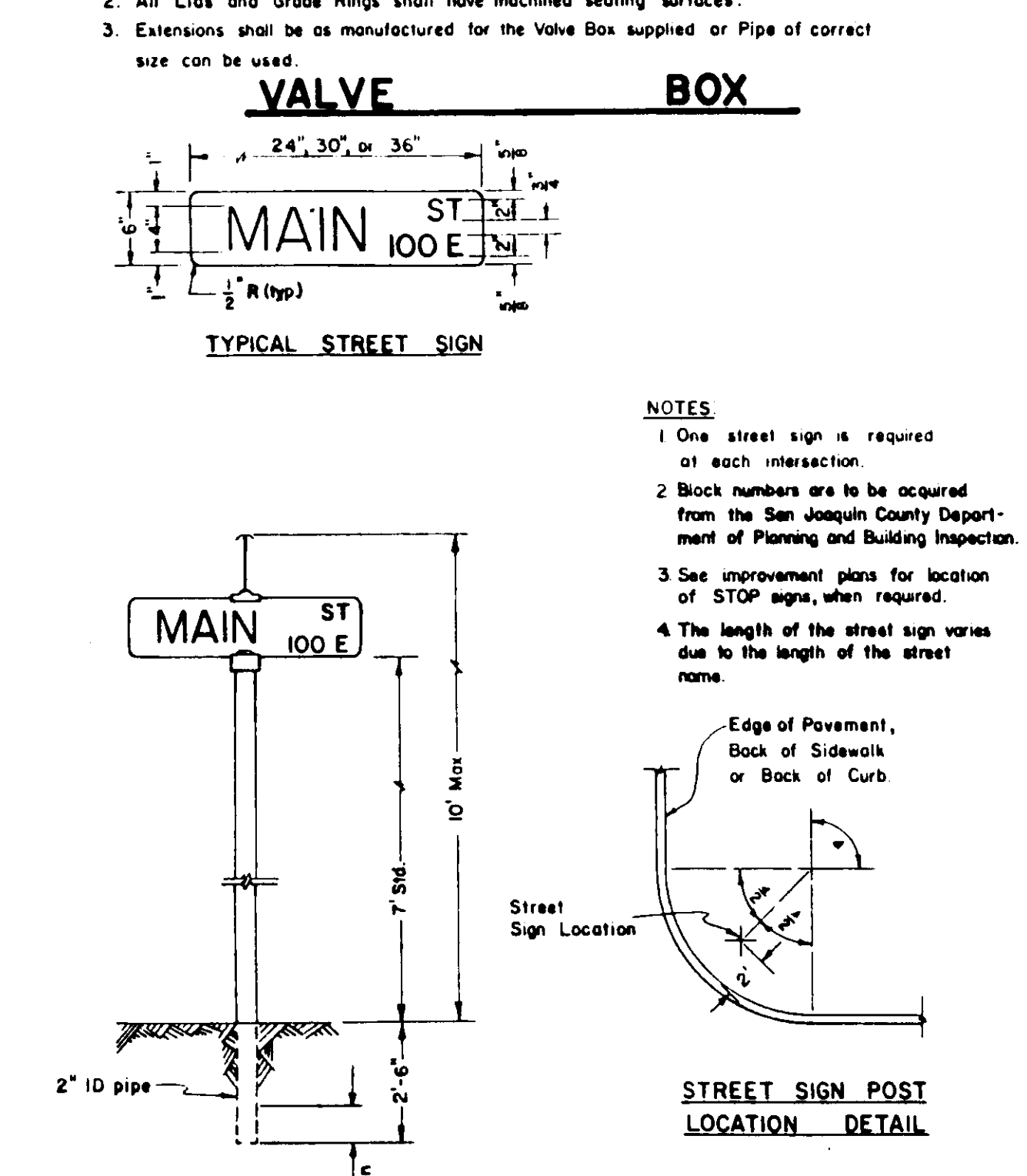
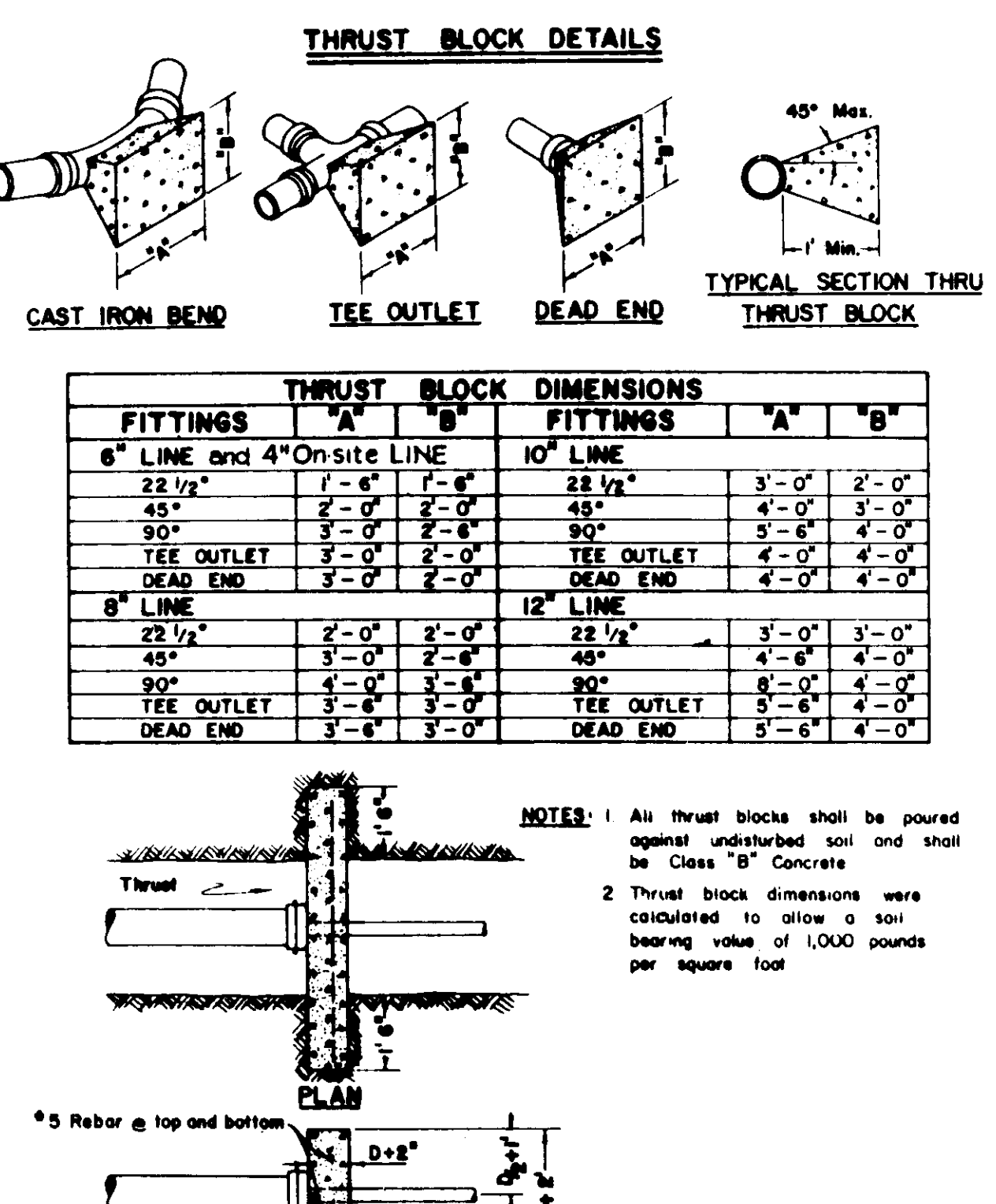
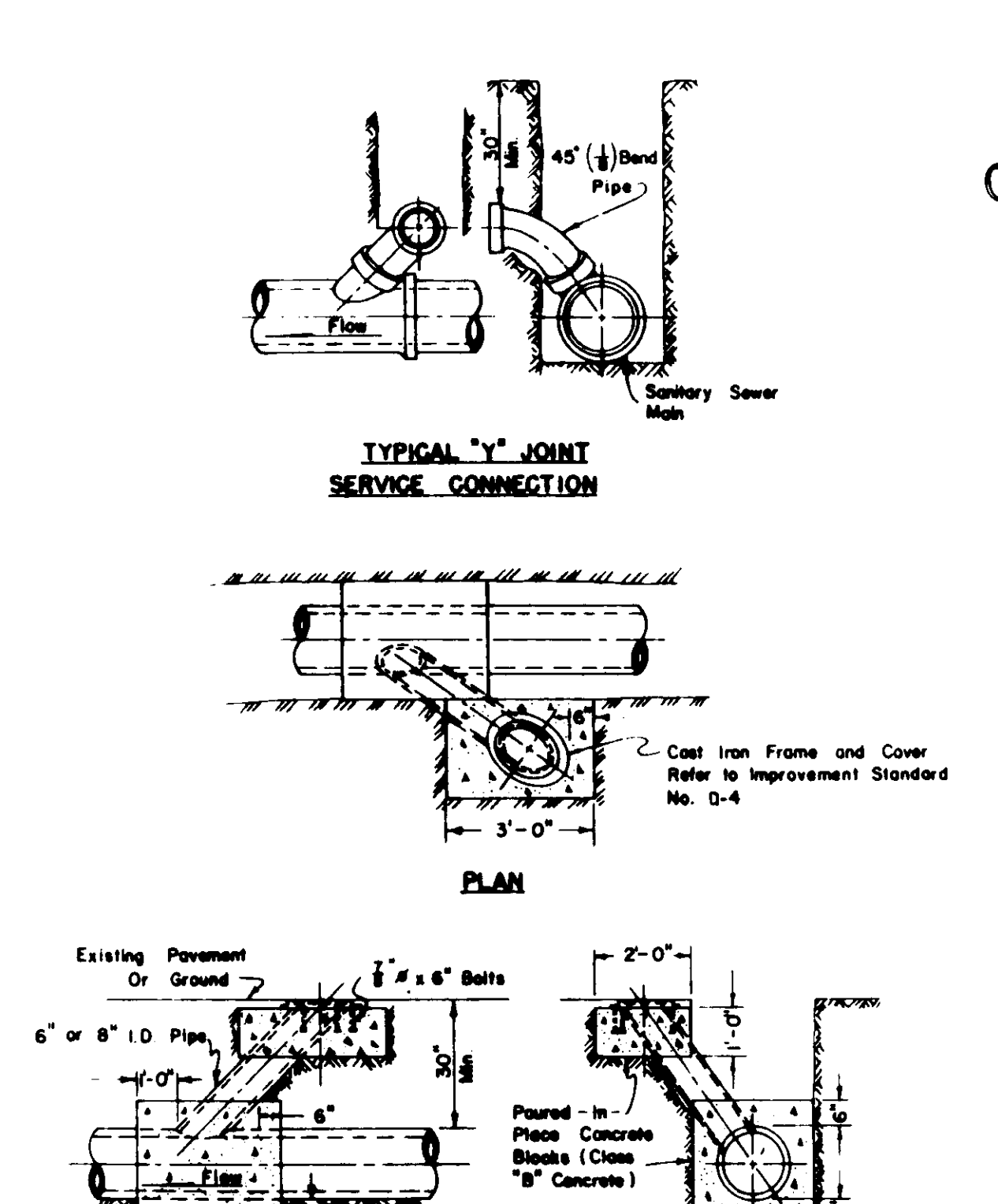
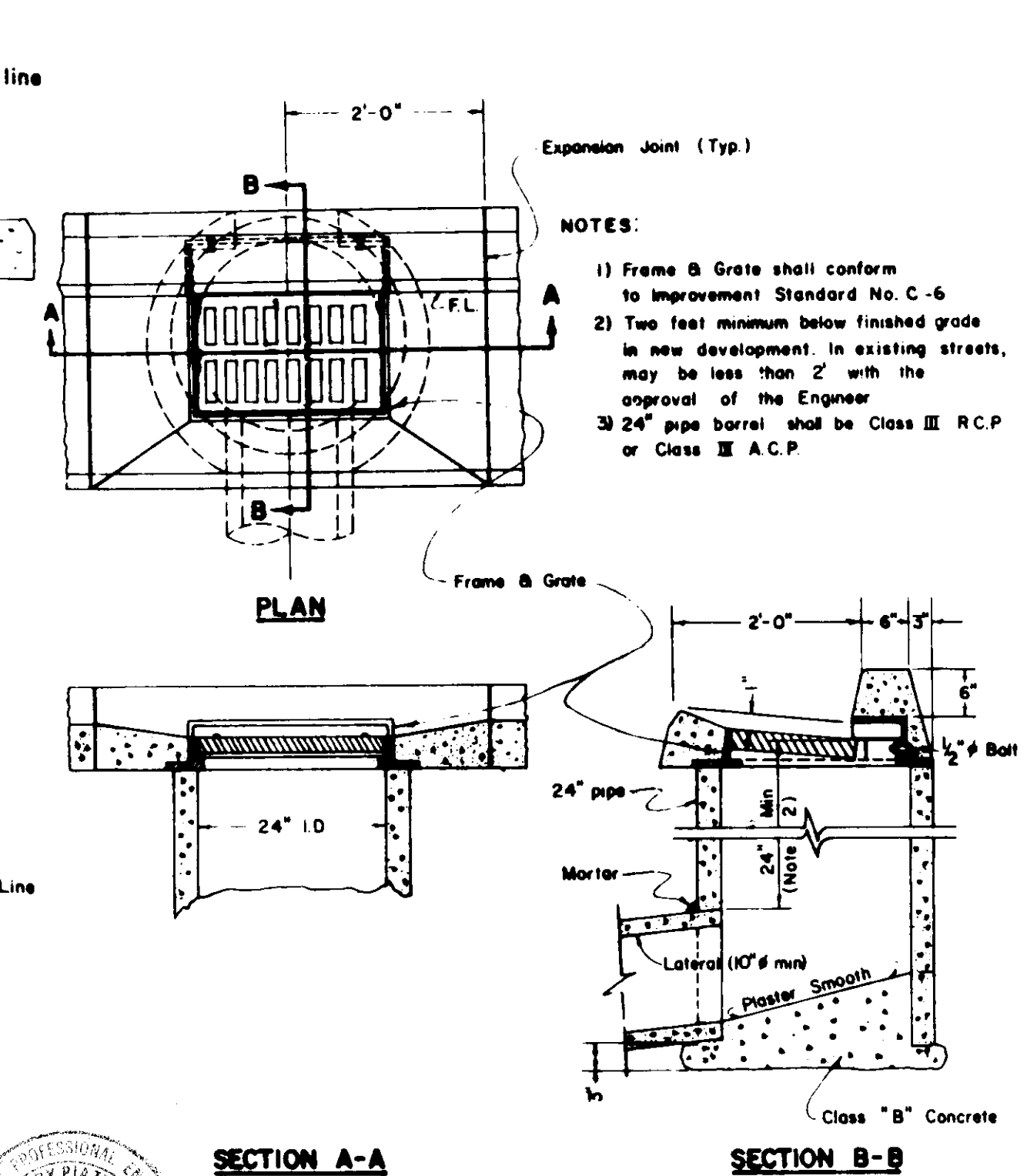
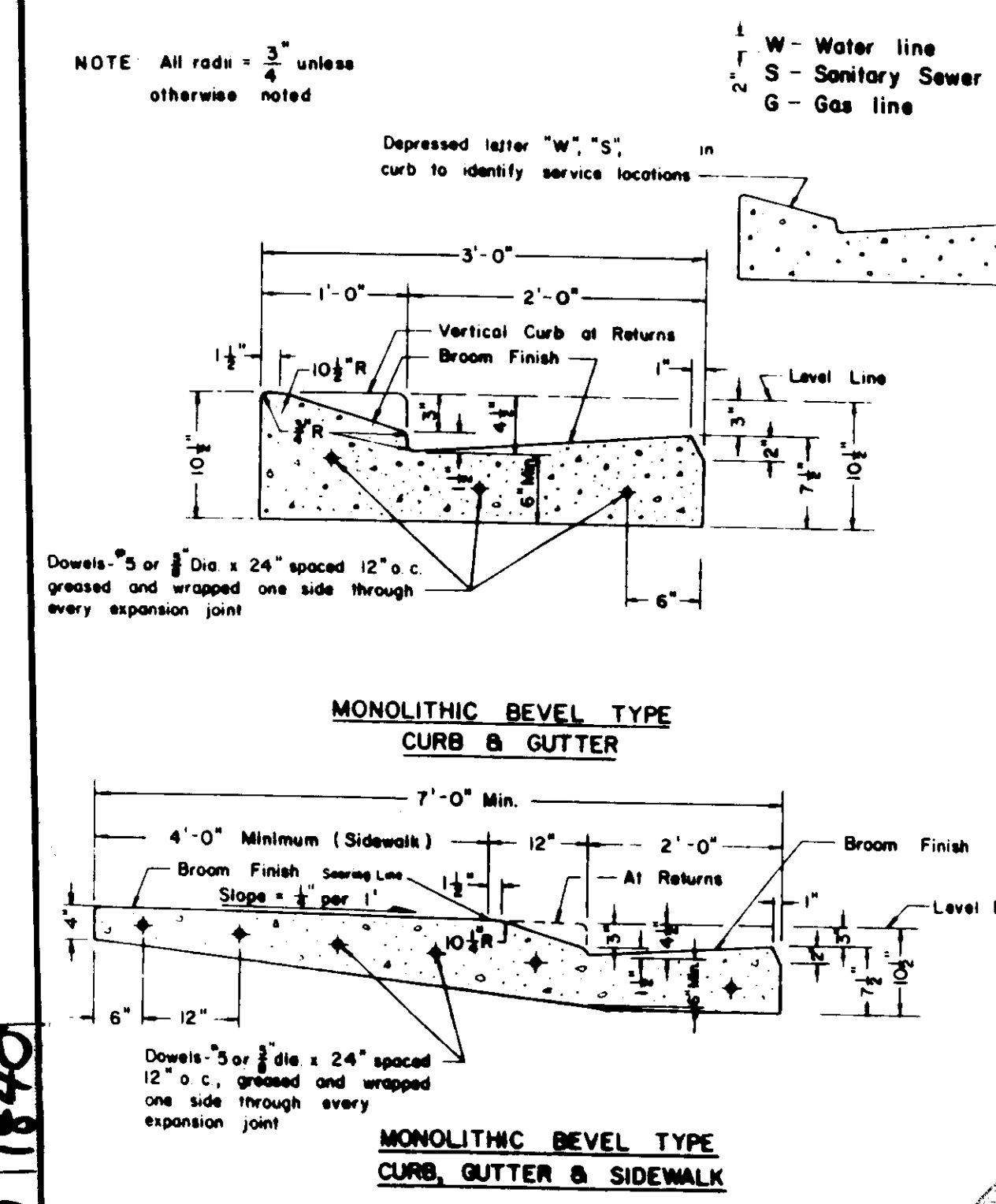
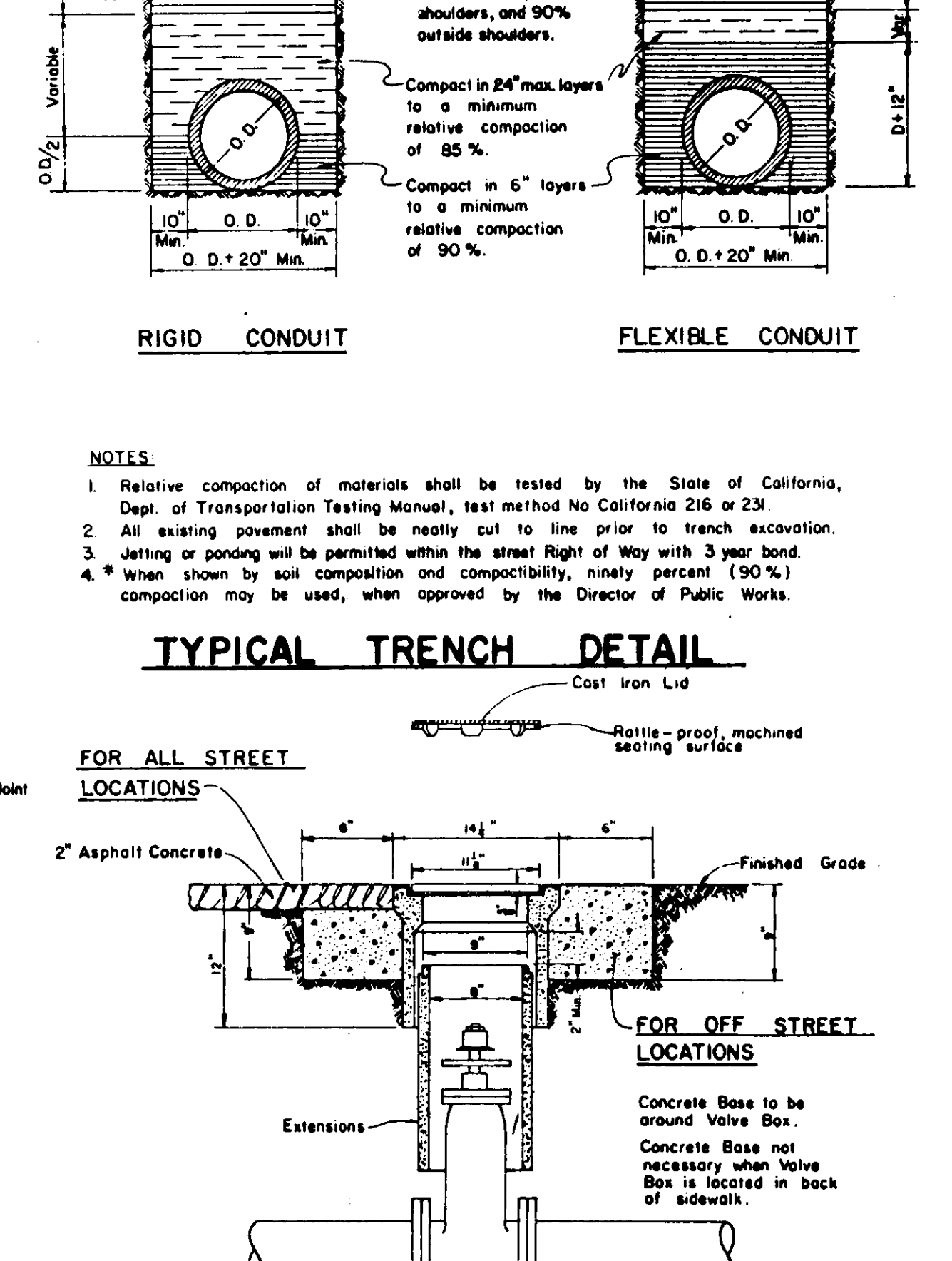
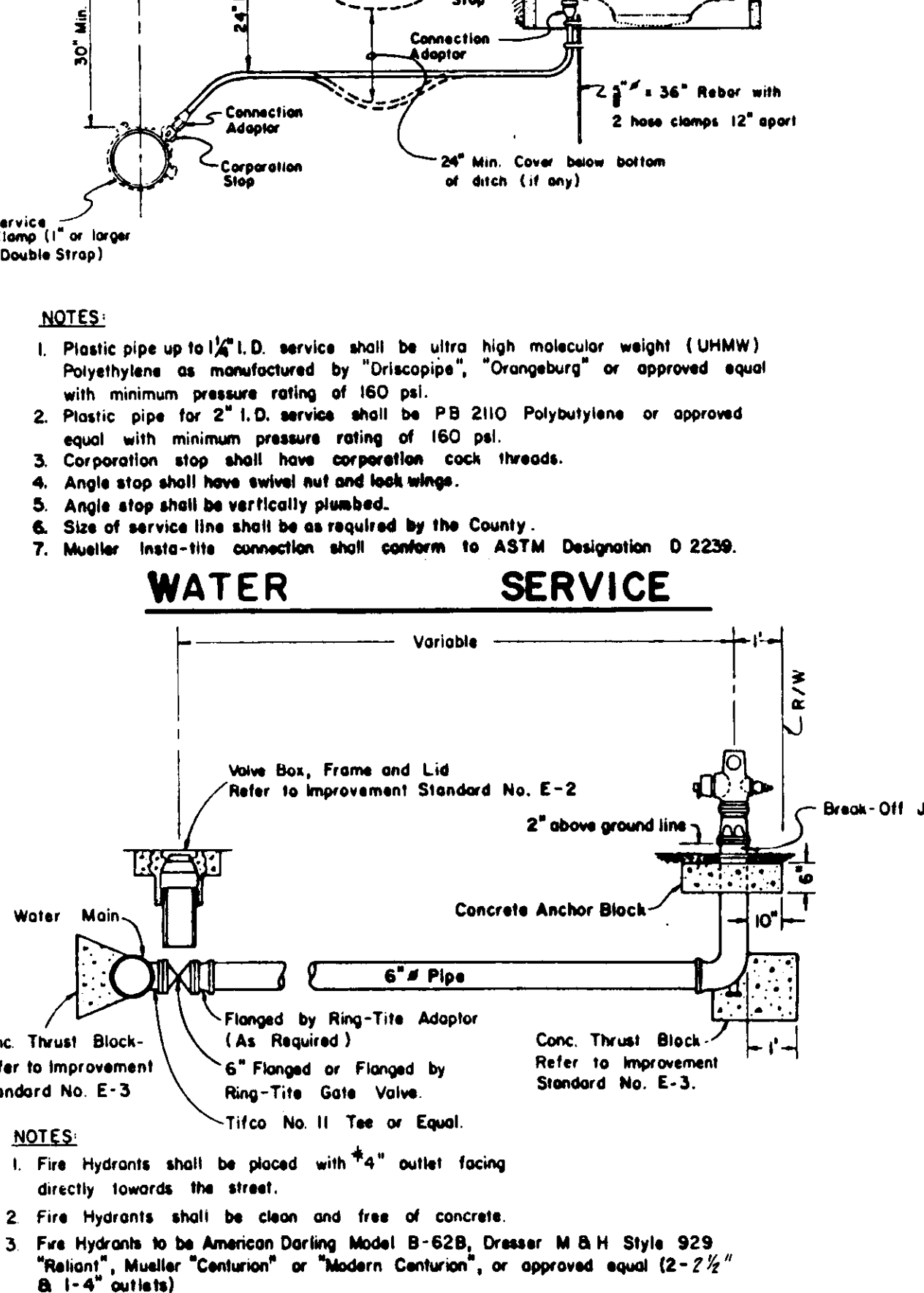
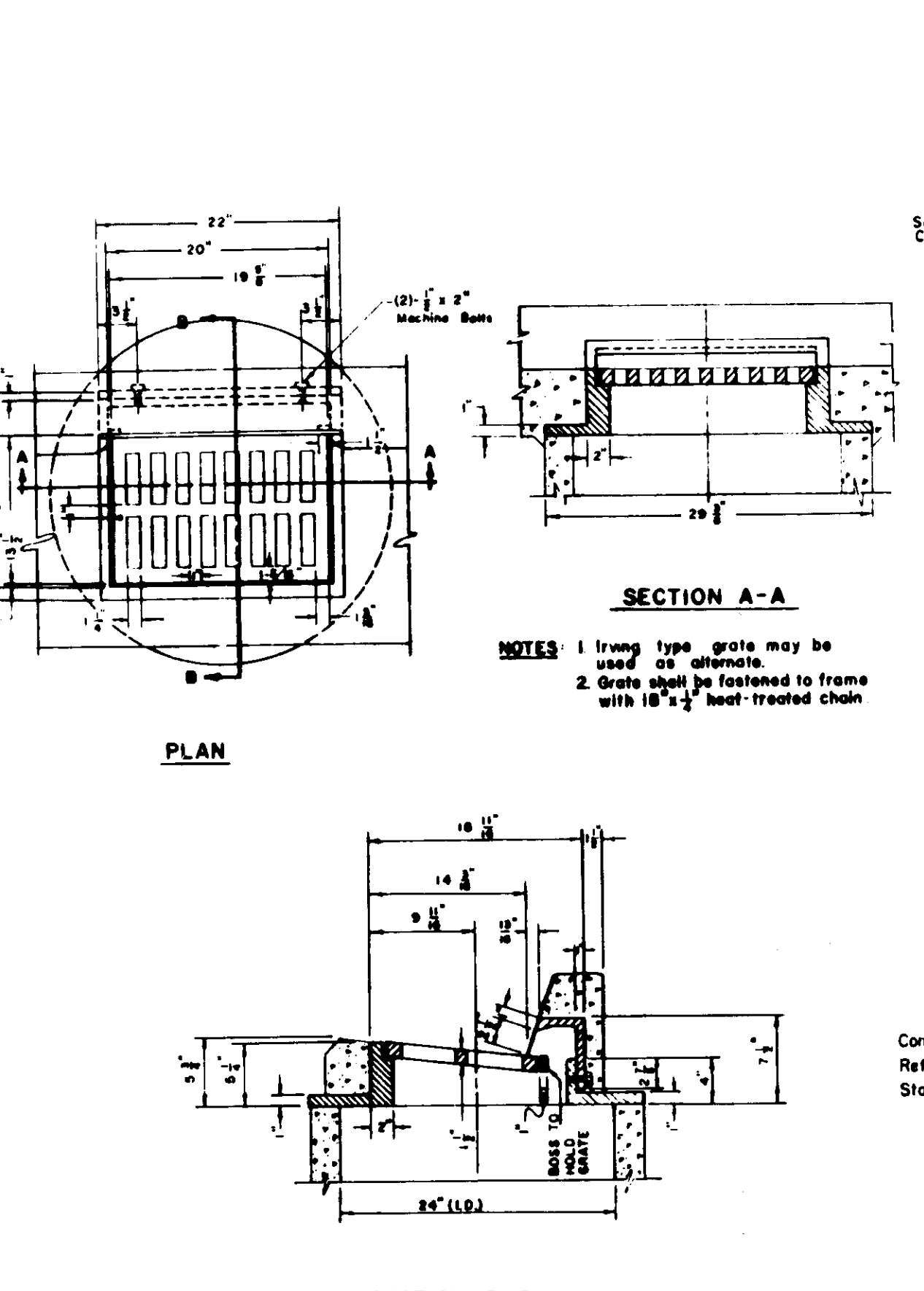
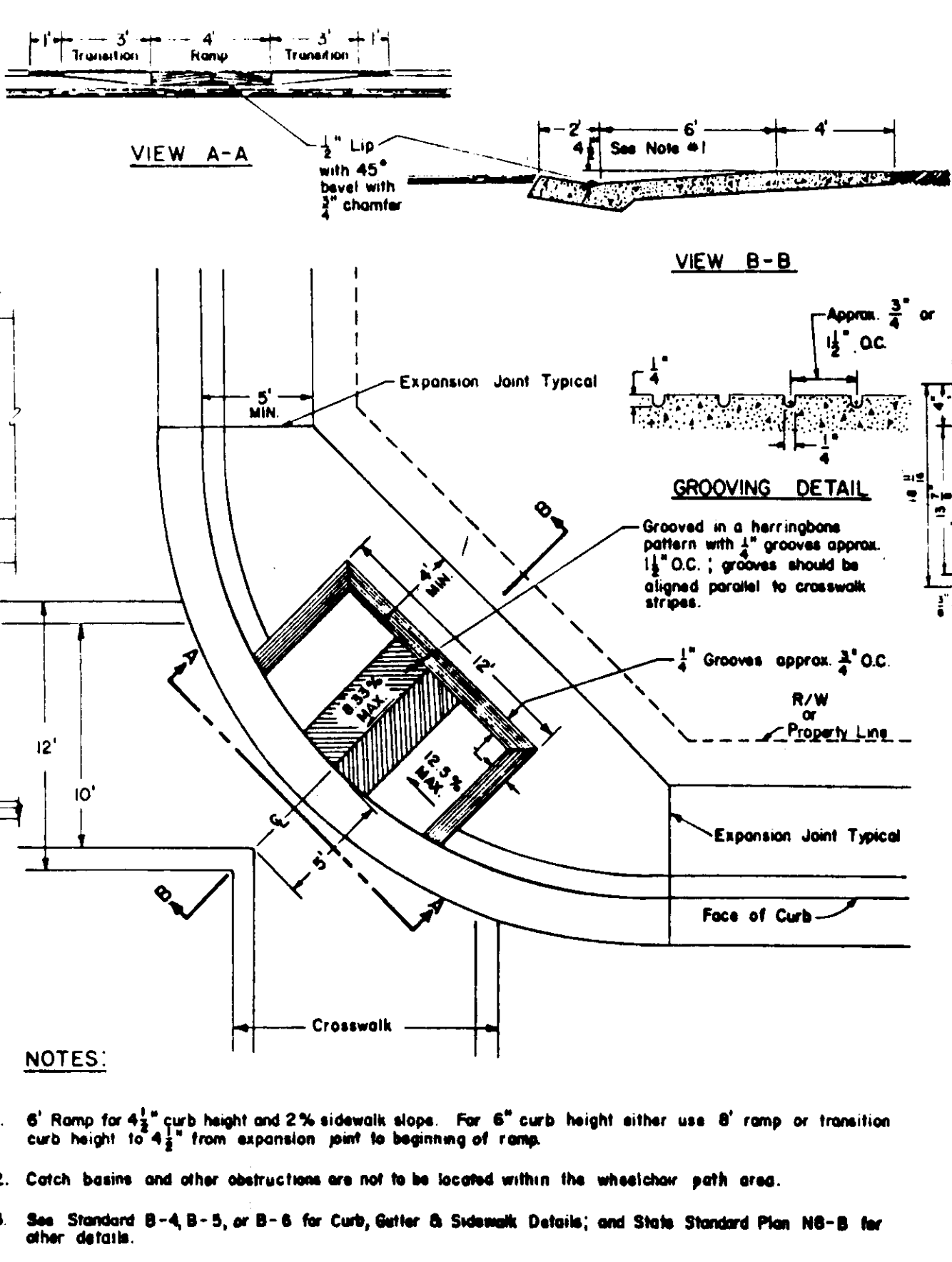
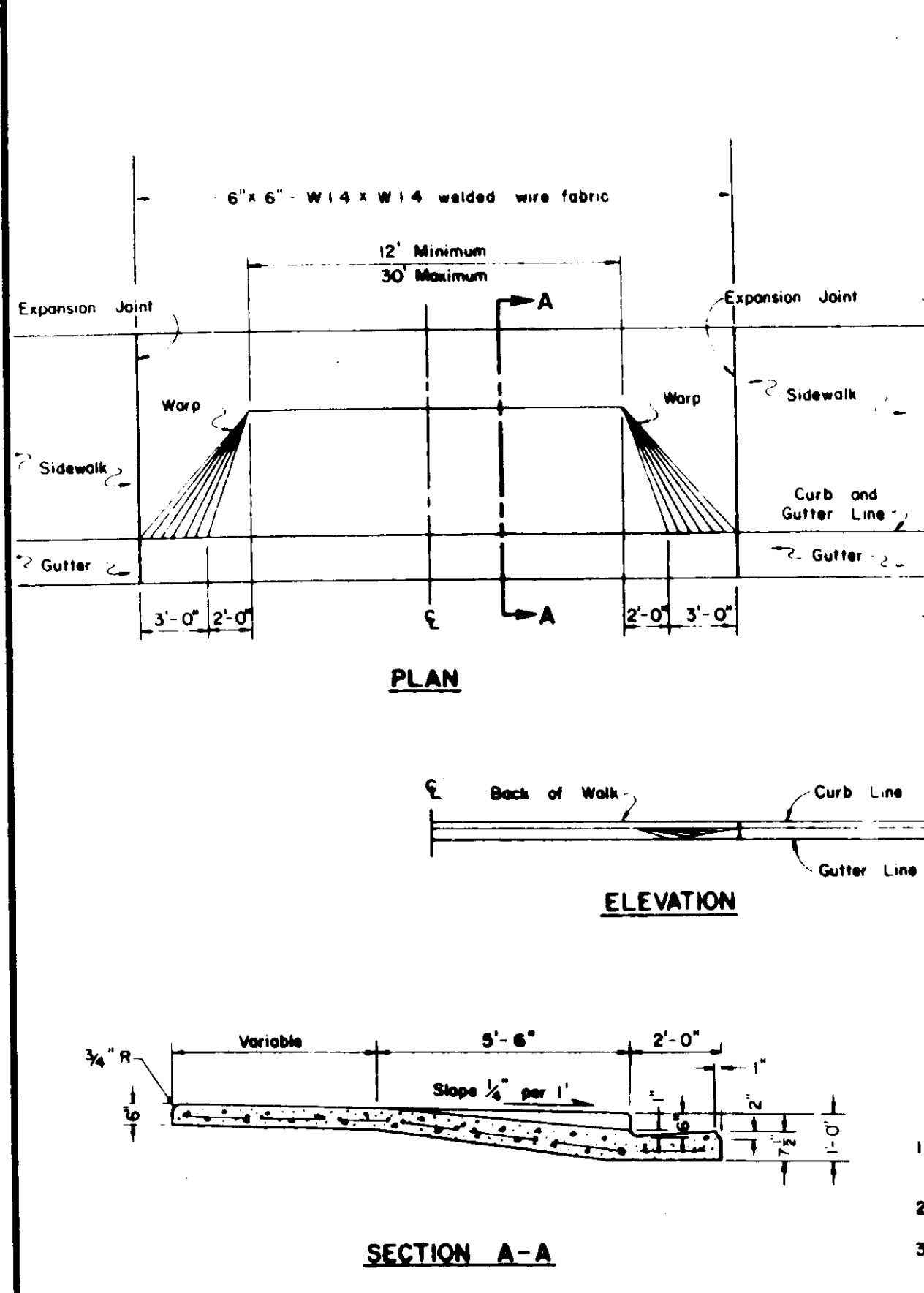
DETAIL SHEET

BENSON PLACE

SUBDIVISION IMPROVEMENTS

SHEET 5 OF 6
JOB NO. 8567
FILE NO.

FOR ADDITIONAL DETAILS SEE SPECIFICATIONS



REVISIONS

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

APPROVED

19

DATE 7-27-97

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

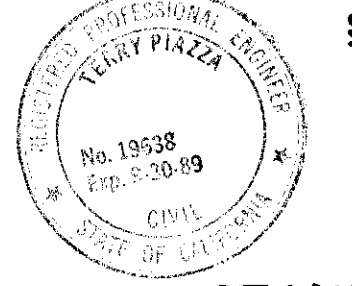
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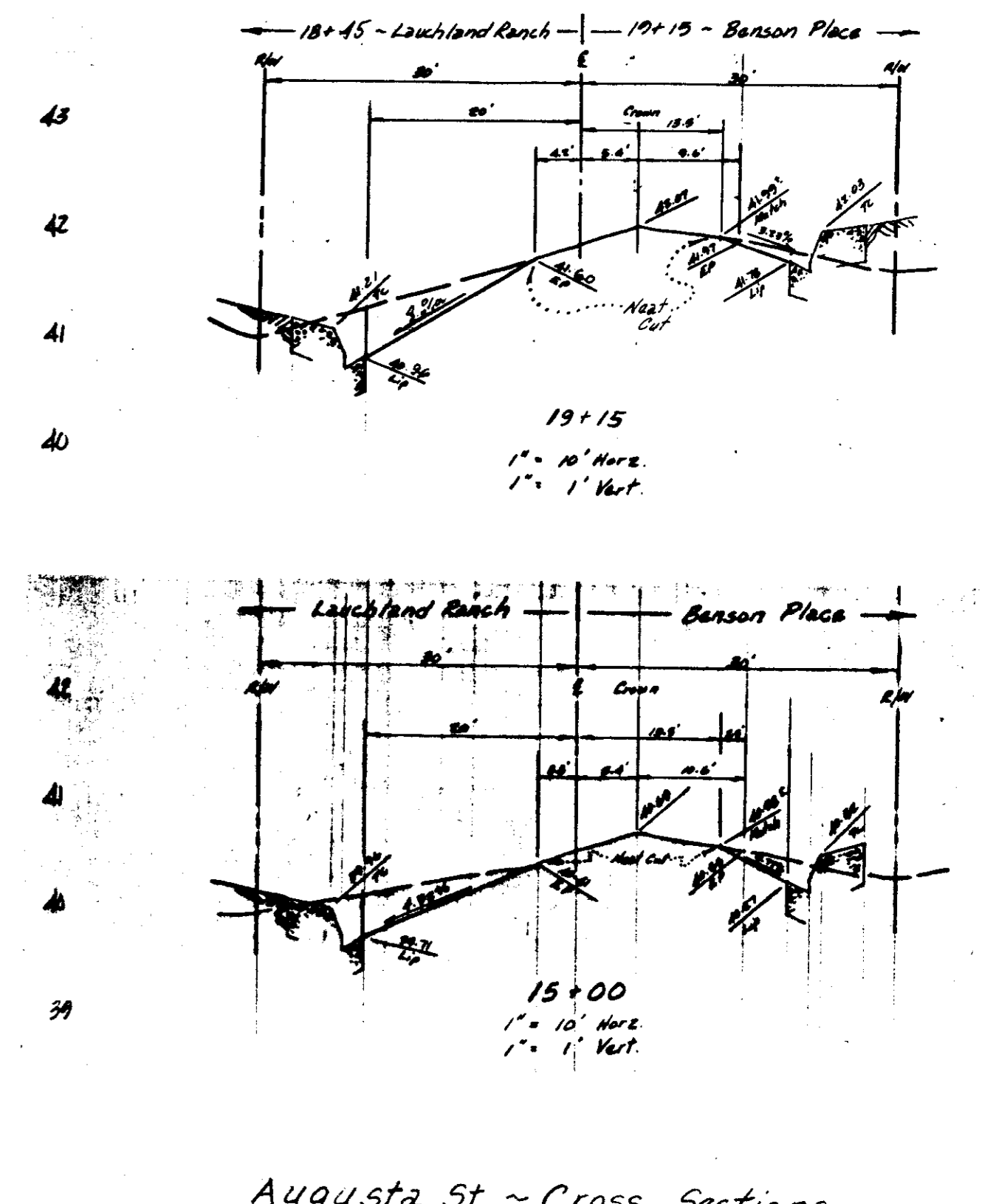
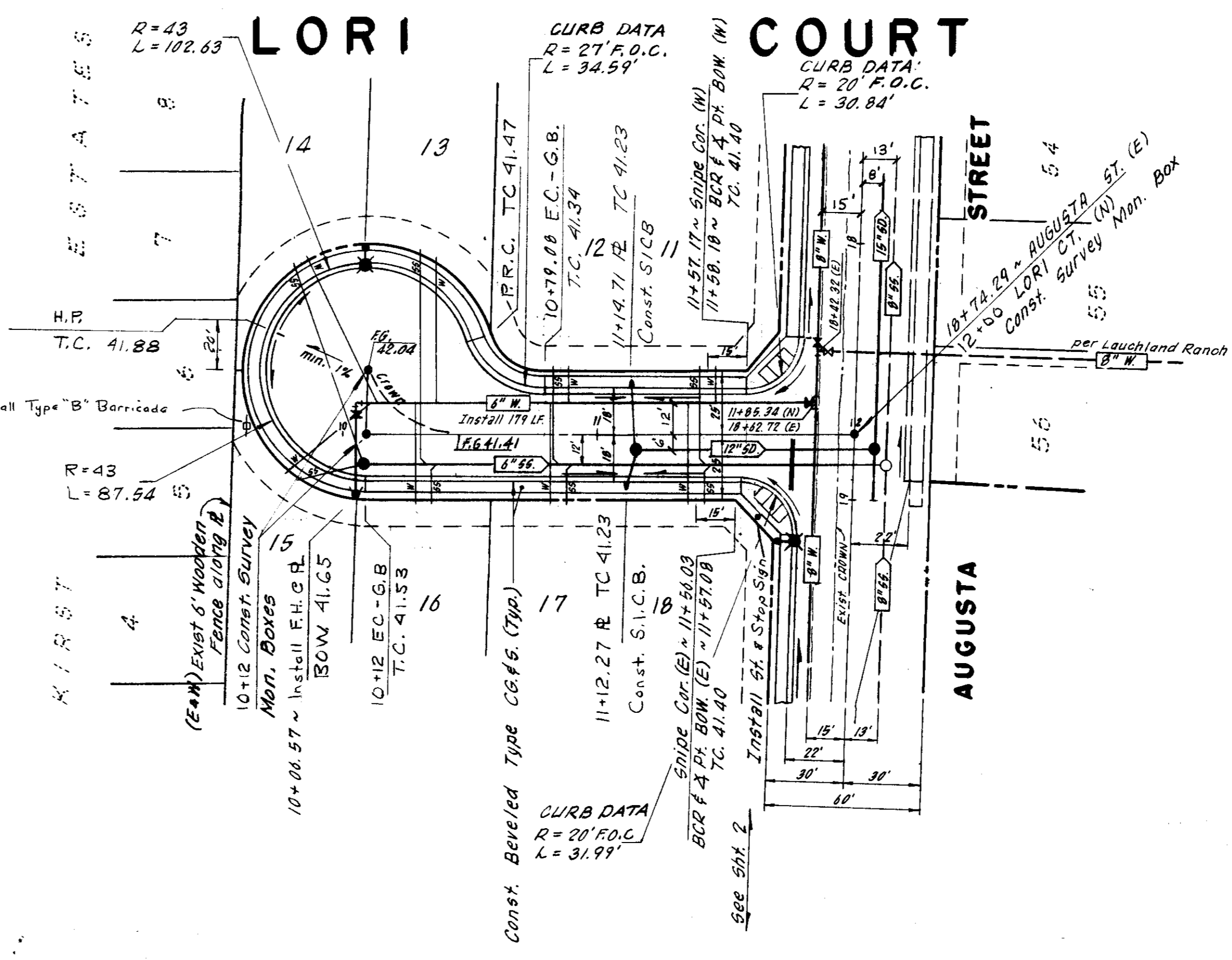
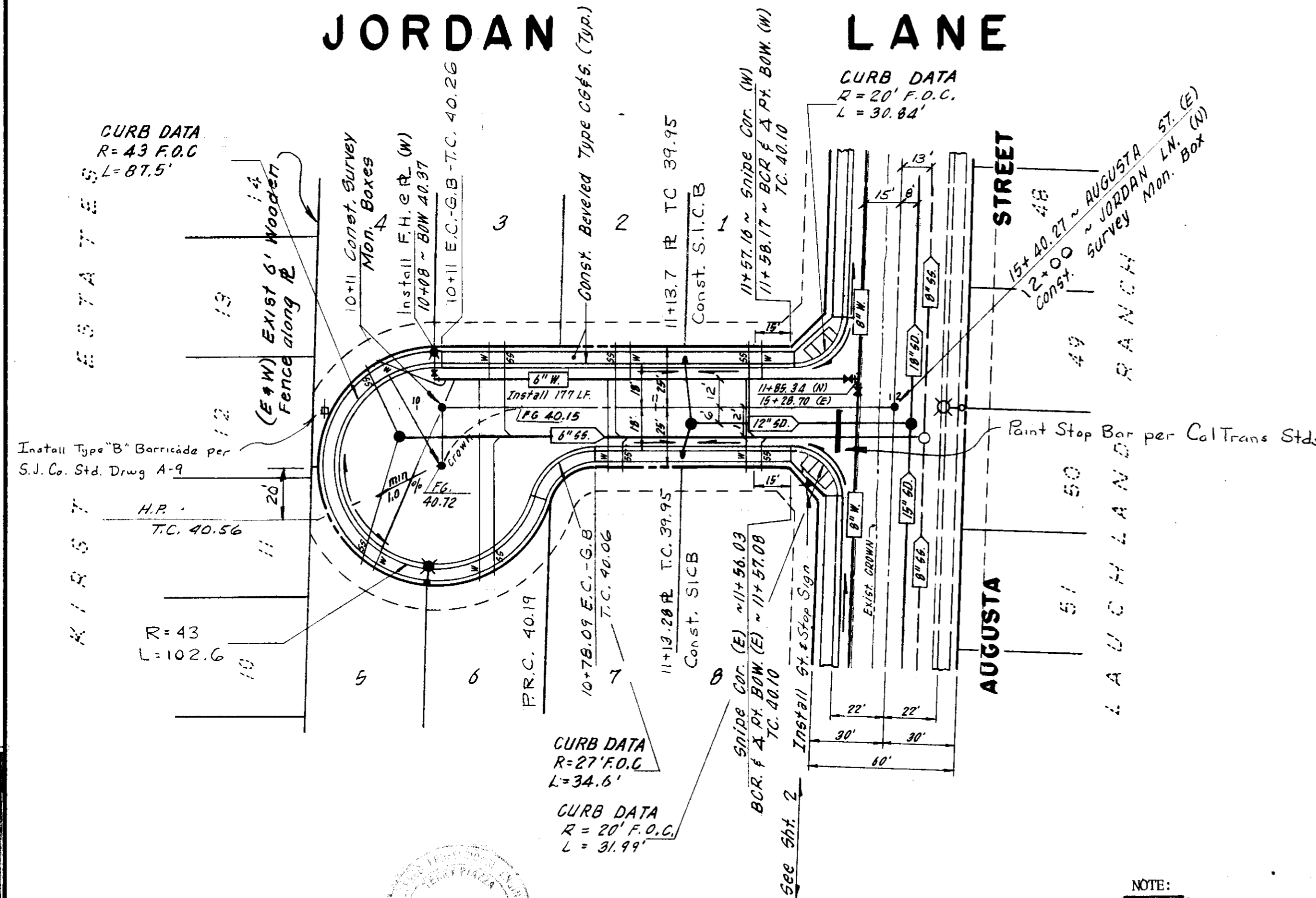
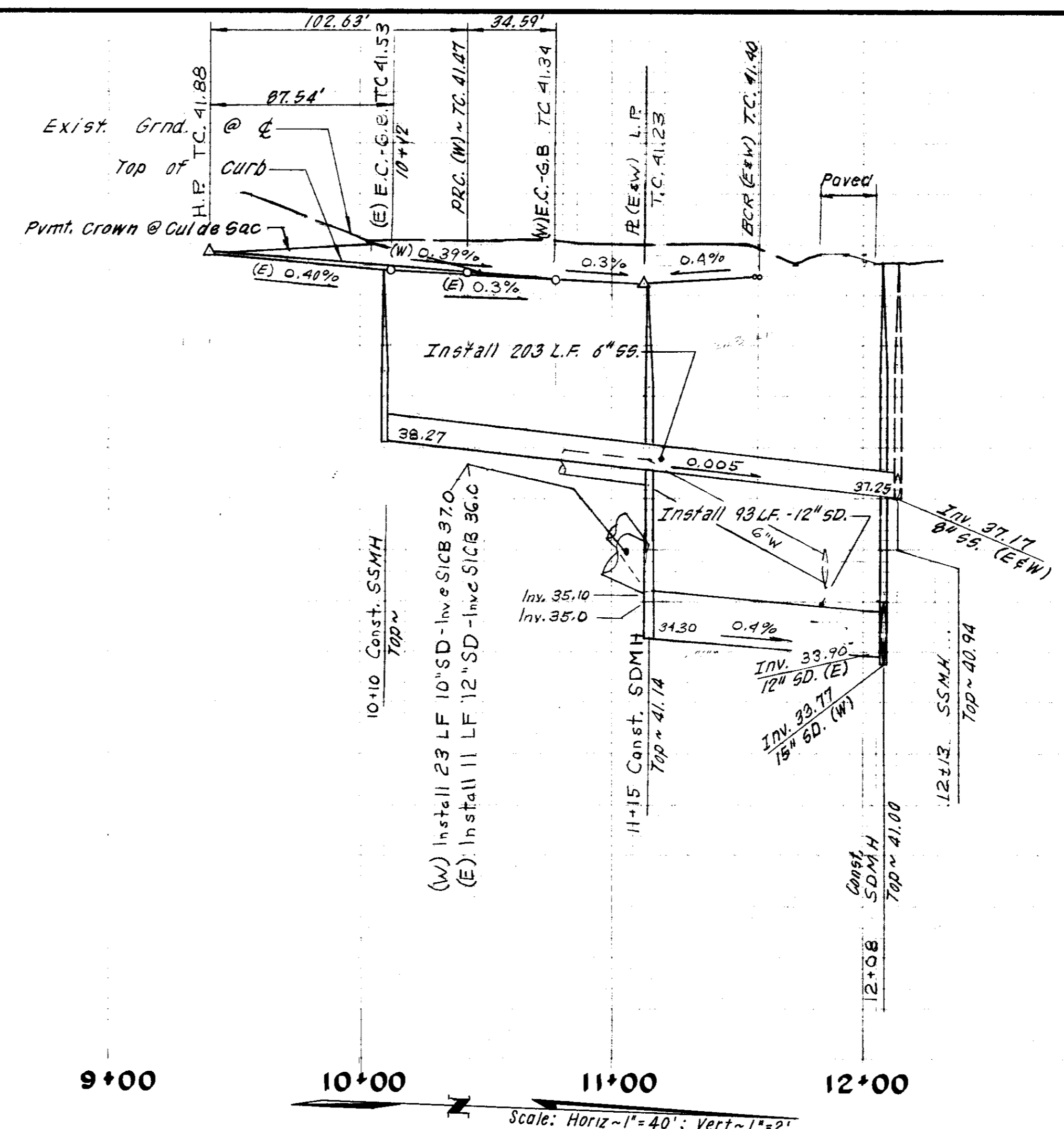
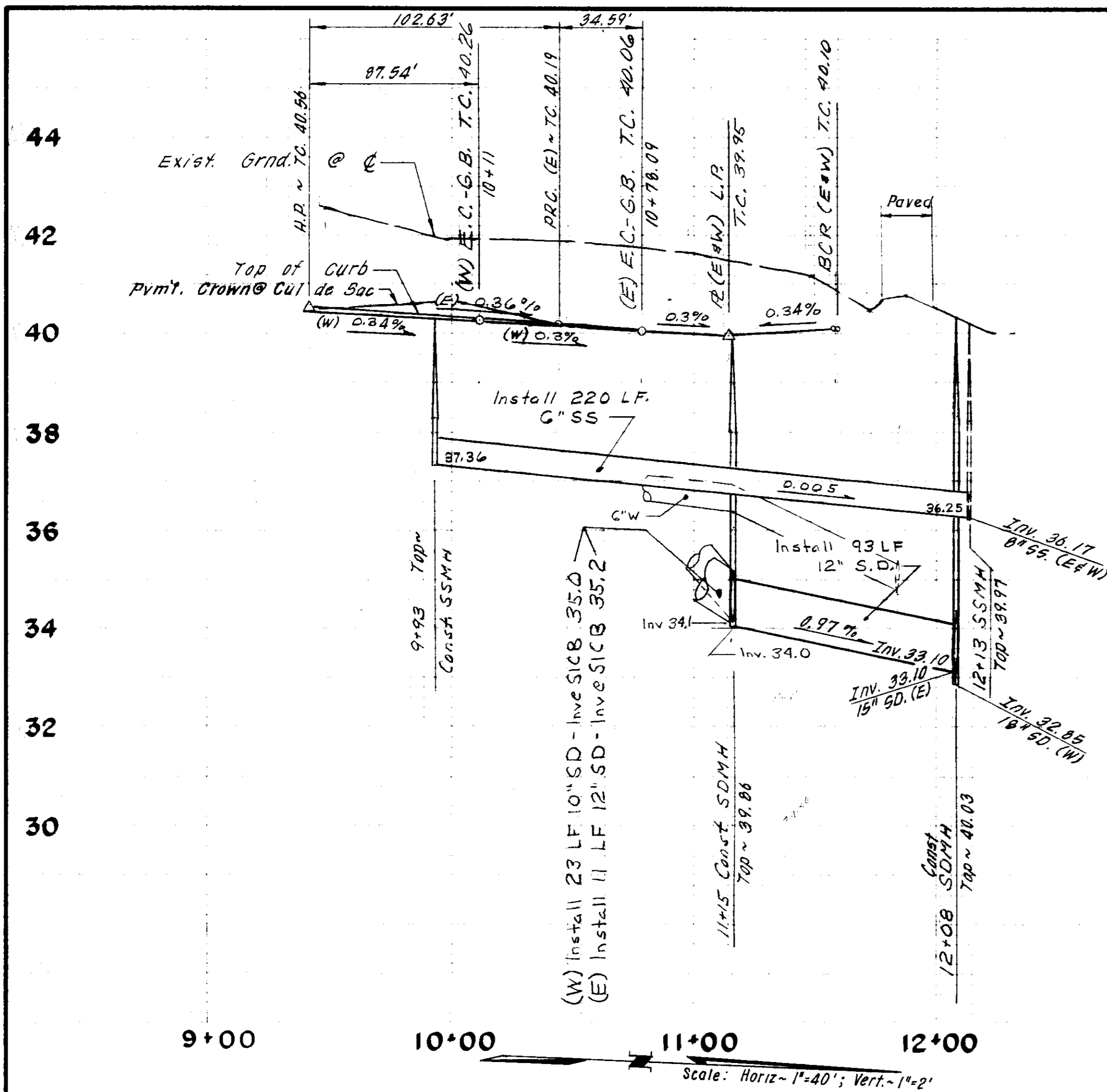
BENSON PLACE

SUBDIVISION IMPROVEMENTS

SHEET 4 OF 6
 JOB NO. 8667
 FILE NO.

SUBDIVISION 50 1840





NOTE:
 1. All Sanitary Sewer Facilities to conform to latest standards of Woodbridge Sanitary District.
 2. Benson Place & Lauchland Ranch will be constructed simultaneously

Subdivision SU 1847

NO.	DATE	REVISIONS	BY
1	8-3-87	Add Signs	TR

DESIGN: *Shirley Pope*
 DRAWN BY: _____
 APPROVED: _____
 DATE: 7-27-87

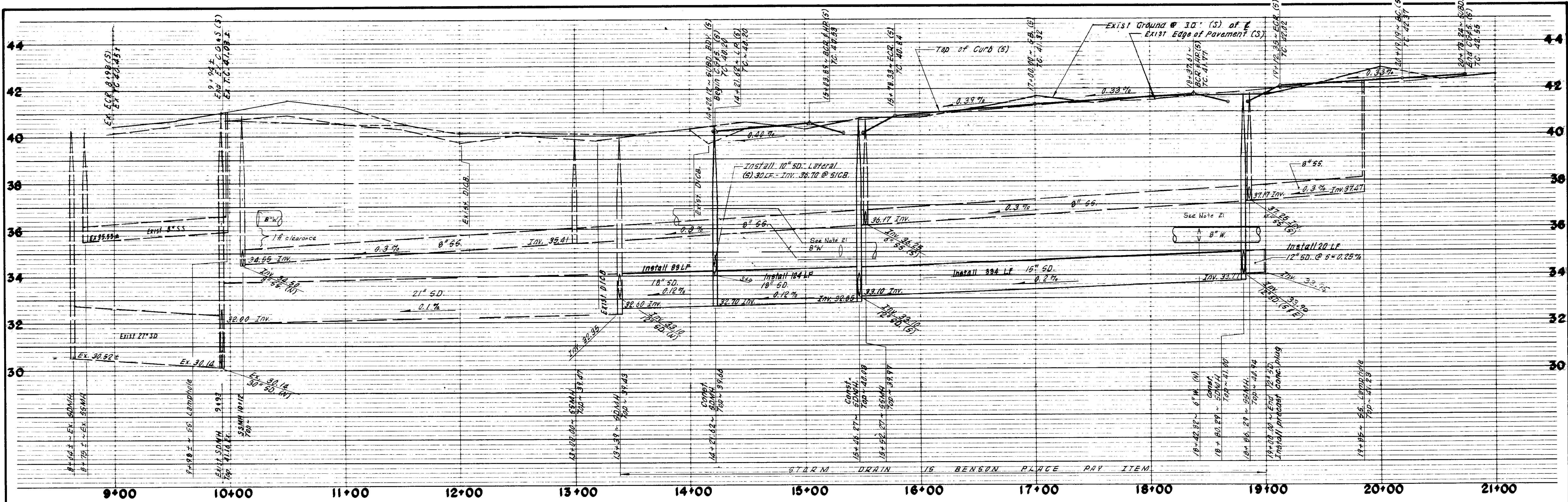
APPROVED: _____
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

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

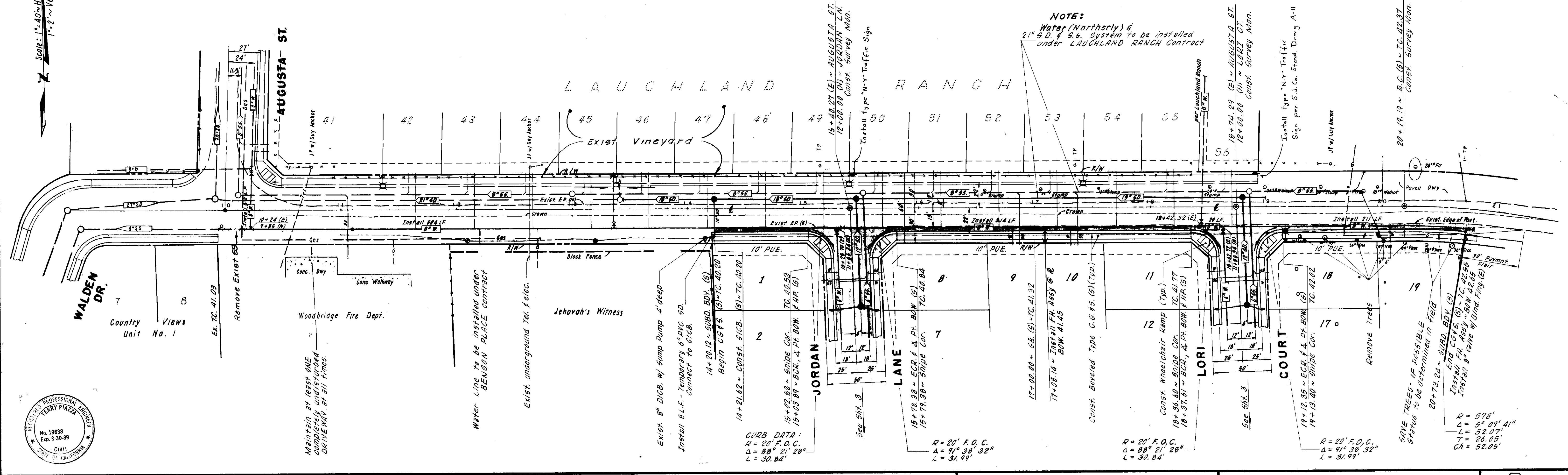
JORDAN LANE
 189' ± S/ AUGUSTA STREET TO AUGUSTA STREET
LORI COURT
 188' ± S/ AUGUSTA STREET TO AUGUSTA STREET

BENSON PLACE
 SUBDIVISION IMPROVEMENTS

SHEET 3 OF 6
 JOB NO. 8667
 FILE NO.



AUGUSTA STREET



DRAWER SHEET NO. 1843



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

DATE 7-22-87

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

AUGUSTA STREET
120' ± W/ JORDAN LANE TO 200' ± E/ LORI COURT

BENSON PLACE
SUBDIVISION IMPROVEMENTS

SHEET 2 OF 6
JOB NO. 8667
FILE NO.

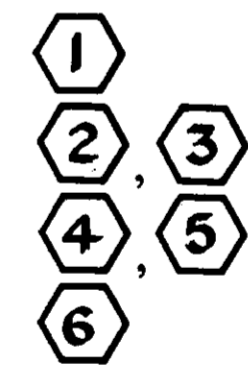
CONSTRUCTION QUANTITIES

Item	Quantity	By
Item	1,735 C.Y.	
Roadway Excavation	24,638 S.F.	
Compact Original Ground	4,245 S.F.	
Aggregate Base, (0.30') Cl. II	20,393 S.F.	
Aggregate Base, (0.25') Cl. II	24,638 S.F.	
Asphalt Concrete, (0.17") Type "B"	1,550 L.F.	
Beveled Curb, Gutter & Sidewalk	10,830 S.F.	
Concrete Subgrade Compaction	6 Each	
Survey Monument	2 Each	
Street Sign	3 Each	
Street Light	Lump Sum	By P.G.&E.
Abandon Well (See Grading Plan)		
STORM DRAIN SYSTEM		
10" Storm Drain	76 L.F.	
12" Storm Drain	228 L.F.	
15" Storm Drain	334 L.F.	
18" Storm Drain	208 L.F.	
Side Inlet Catch Basin	5 Each	
48" Storm Drain Manhole	5 Each	
SANITARY SEWER SYSTEM		
6" Sanitary Sewer	423 L.F.	
48" Sanitary Sewer Manhole	2 Each	
Sanitary Sewer Services	19 Each	
WATER SYSTEM		
6" Water	358 L.F.	
8" Water	1,102 L.F.	
6" Valve	2 Each	
8" Valve	5 Each	
Fire Hydrant Assembly	4 Each	
Water Services	19 Each	

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 and 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 existing underground utilities were plotted from available records. The Contractor shall be responsible for contacting all utility agencies to mark their facilities in the field before any excavation. The Contractor shall notify and co-ordinate all work with any agency requiring removal or relocation of their utilities. Pacific Bell, P. G. & E., Lodi Cable T. V., Woodbridge Sanitary District and Woodbridge Lighting District. USA (800) 642-2444.
- 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.
- 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 crushed in place or removed.
- Water used in any phase of construction, such as backfill compaction, dust control, sum bid for the respective items 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 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.
- Water services shall be marked by the curb and gutter Contractor with "W" stamped on the top of curb. Sewer Services shall be similarly marked with an "S".
- 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.
- Lot grading shall be completed before starting any underground construction. Refer to attached grading plan.
- Each SS service to have C.O. at property line. See detail on sheet 5.
- Note that sanitary inspection will be performed by San Joaquin County Department of Public Works and Woodbridge Sanitary District Engineer and/or District staff (Kjeldsen-Sincock & Associates (209) 946-0268). Must have inspection before backfill and notify inspector 48 hours prior.
- No materials resulting from tapping procedures may enter District sewer.
- 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 or SS use an 18" - 20ft. 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.
- Fire hydrant bid shall include the following: Tee, 6" Lateral, 6" Valve and complete fire hydrant assembly.
- 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.
- Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP or ACP - Cl. III; Sanitary Sewer (SS) - PVC, per ASTM D3034, SDR35; Water (W) - PVC, Cl. 150 or greater per AWWA Std. C-900 or ACP, Cl. 150 or greater per ASTM C296, Type II.

SHEET INDEX



KEY SHEET PLAN & PROFILE DETAILS GRADING PLAN

* APPROVED BY

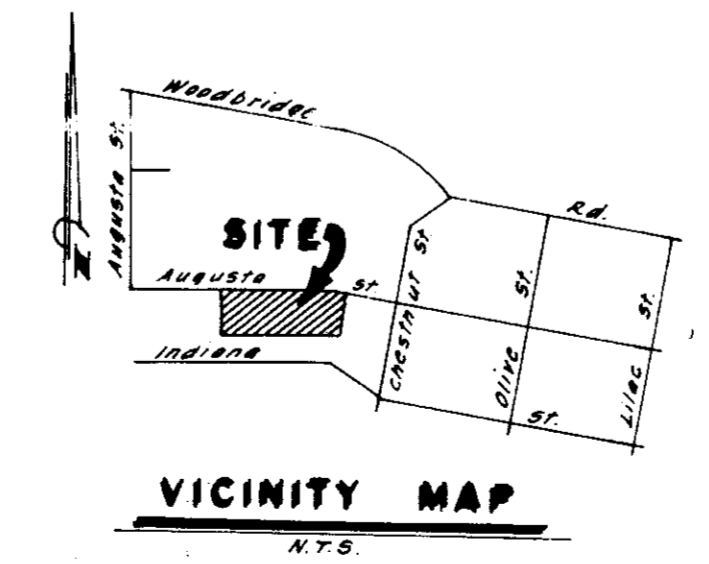
[Signature] 7-23-87
San Joaquin Local Health District DATE

[Signature] DATE
San Joaquin Fire Warden

[Signature] 7-23-87
Chief Woodbridge Fire District DATE

[Signature] 7-23-87
Engineer Woodbridge Sanitary District * DATE

* Approval void if construction has not commenced within 120 days of signature date.

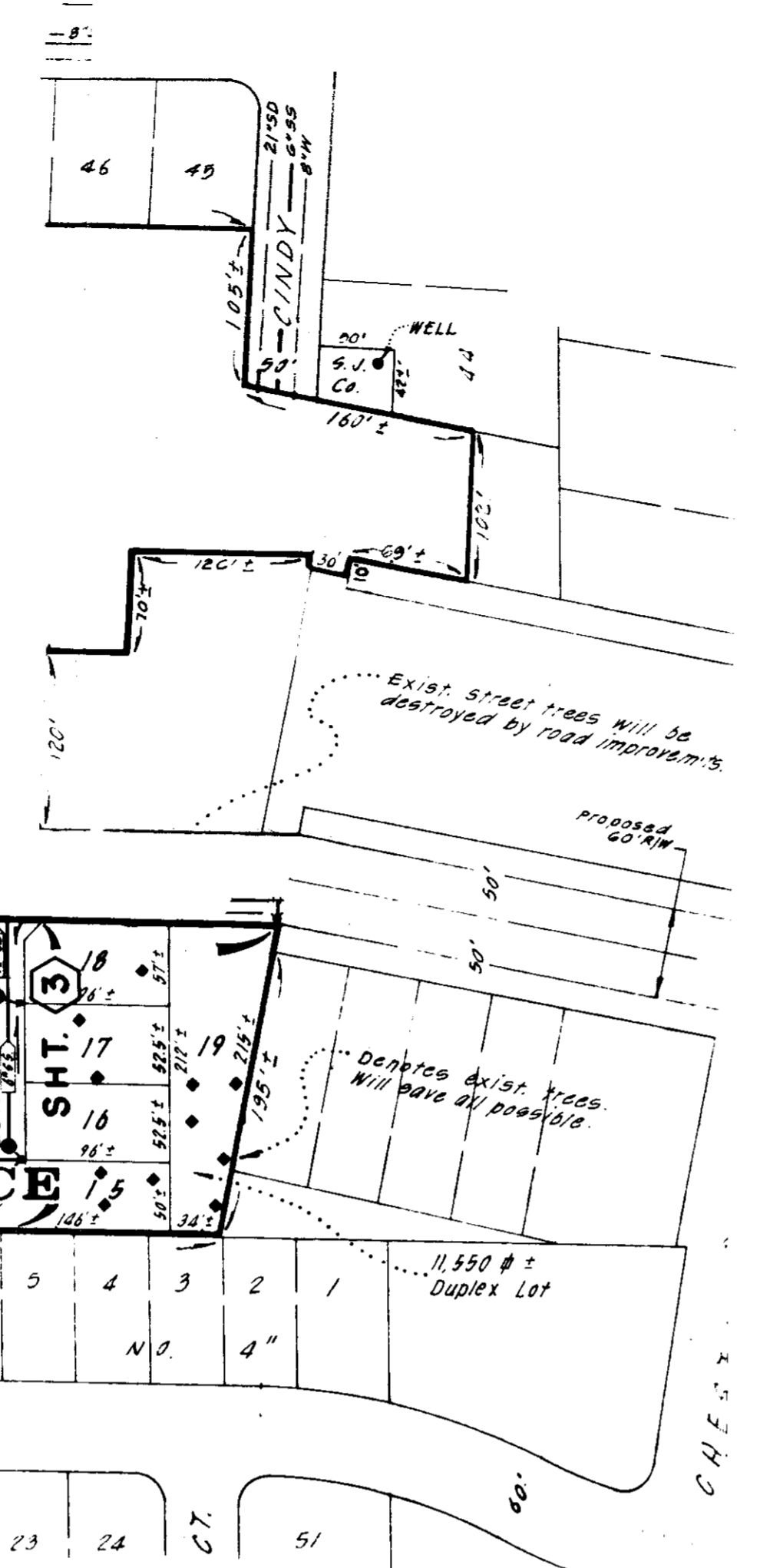


VICINITY MAP

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.
Storm Drainage	Mokelumne Acres Maintenance district

LEGEND	
S.I.C.B. or	Side Inlet Catch Basin
L.P.	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 (See General Note 25)
S.S.	Sanitary Sewer Line Indicating Direction of Flow (See General Note 25)
W.	Water Line (See General Note 25)
Fire Hydrant	Fire Hydrant
Street Light	100 watt high pressure sodium vapor 120 volt Sch. L.S. I-E
Survey Monument	Box as called out on each sheet

BENCHMARK DATUM:
Per U.S.G.S. B.M. 19-8
1907-45 location N.W.
corner of Masonic Bldg.
in the town of Woodbridge.
Elev. 46.40

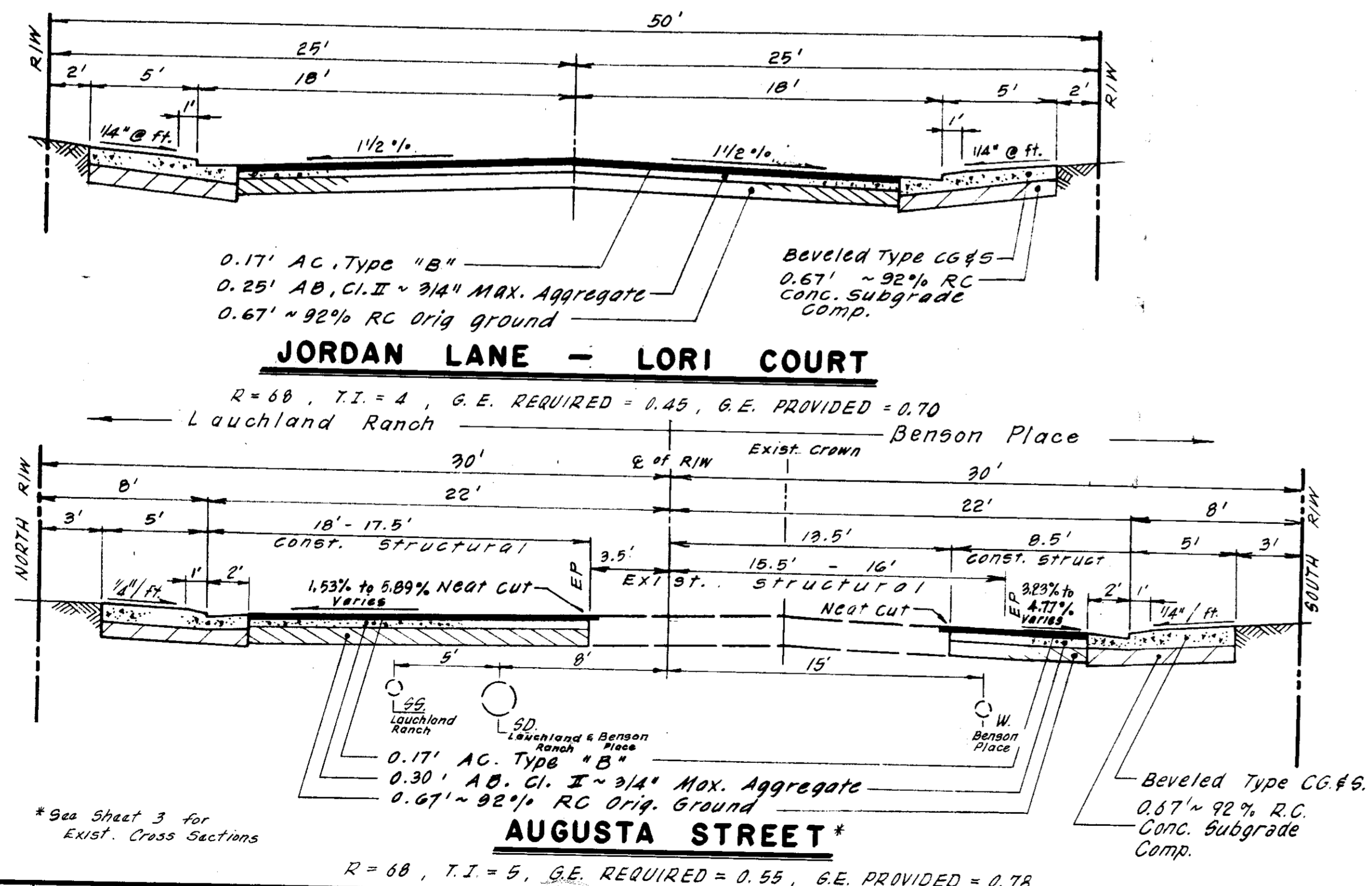


KEY MAP

Scale: 1" = 100'

STRUCTURAL SECTION

Scale: 1" = 5' Horiz., Vert.: No Scale



Subdivision SU 1843

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY
						August 25, 1987
						Henry M. Minata

DATE: 7-22-87

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

KEY SHEET

BENSON PLACE

SUBDIVISION IMPROVEMENTS

SHEET 1 OF 6
 JOB NO. 8667
 FILE NO.