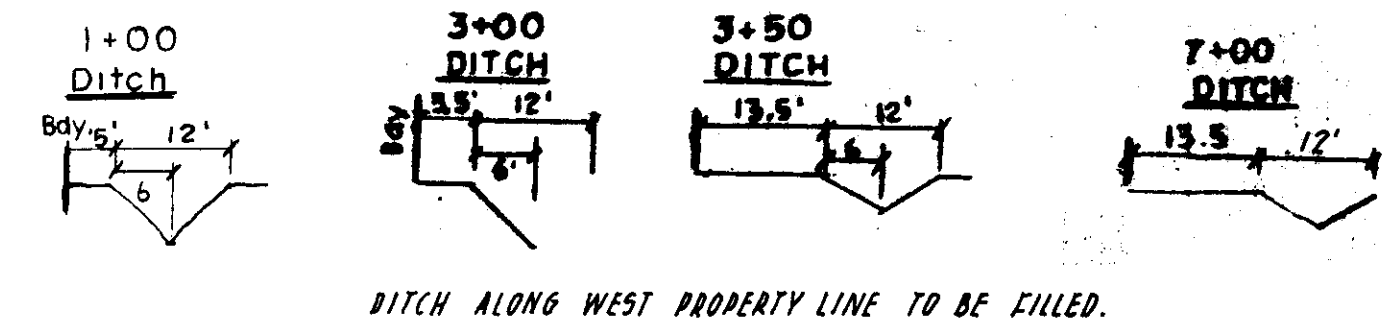




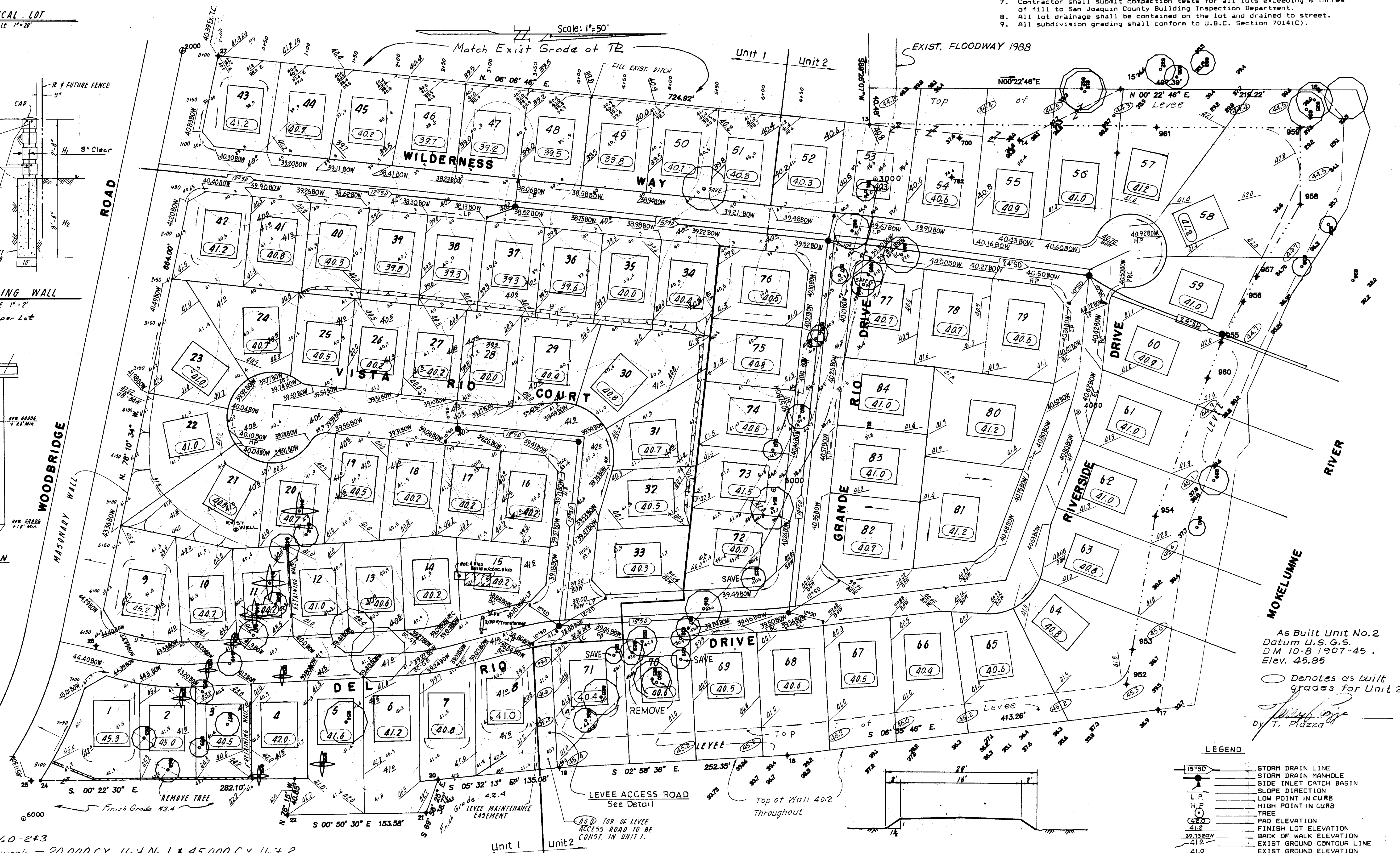
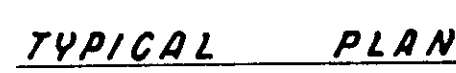
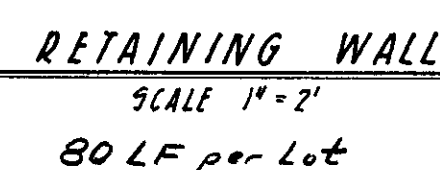
DITCH ALONG WEST PROPERTY LINE TO BE FILLED.

GRADING

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 6 inches or greater shall be compacted to 90% R.C. and tested by the Soils Engineer.
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. The Soils Engineer is J. H. Kleinfelder and Associates.

NOTES

5. Site Preparation and Grading: Any fill required to bring the site to finished grade should consist of on-site soils or imported granular, nonexpansive soil. Such imported fill should be compacted to a moisture content at or near optimum. We recommend that samples of any proposed imported fill soil be submitted to the Soils Engineer for approval prior to being brought to the site. 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 test procedure.
6. The top 1.0 foot of all lots in Unit No. 2 shall be top soils.
7. Contracted soil bulk 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.
9. All subdivision grading shall conform to U.B.C. Section 7014(C).

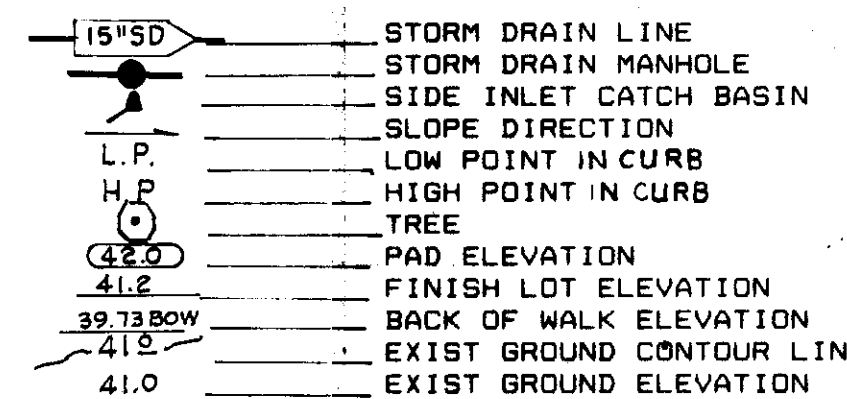


As Built Unit No.2
Datum U.S.G.S.
DM 10-8 1907-45 .
Elev. 45.85

○ Denotes as built grades for Unit 2

by T. Piazza

LEGEND



General Notes

1. See A.P.N. 015-060-243

2. Estimated Earthwork - 20,000 C.Y. Unit No. 1 & 45,000 C.Y. Unit 2

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY:	COUNTY DIRECTOR
	1-13-88	As Built ~ Unit 1	TP		N. 10638 P. 30-89	HENRY HIRATA, R.C.E.	
	3/14/90	As Built Unit 2	GB				
				APPROVED			
				R.C.E. 19638	DATE 6-24-88		
						SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS	



BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

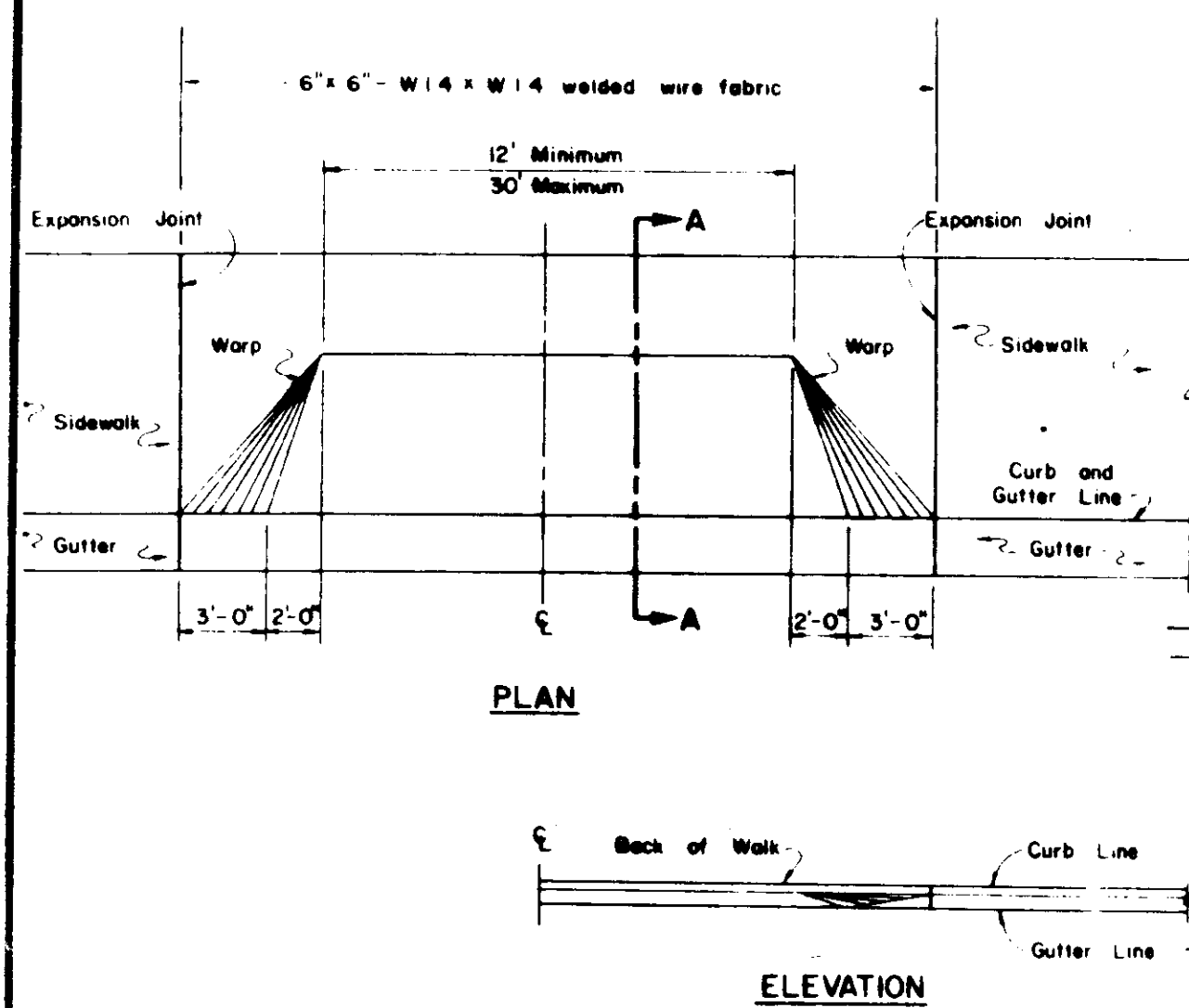
323 W. ELM ST. LODI, CALIF
95240 PH: 209-368-6618

GRADING PLAN & TOPOGRAPHY

DEL RIO
Unit 1 & 2

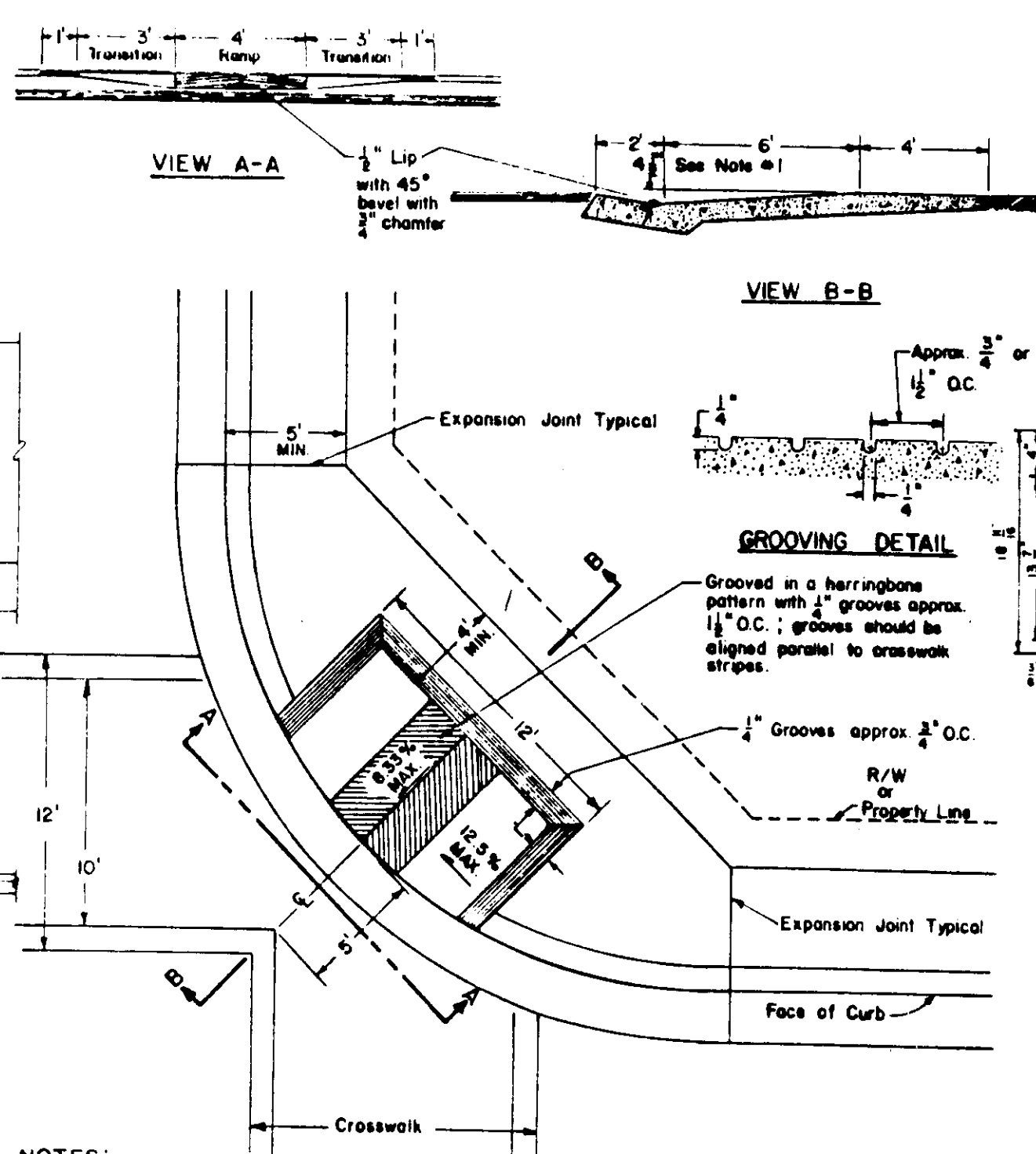
SHEET 11 OF 12
JOB NO. 8752
FILE NO. G 840

FOR ADDITIONAL DETAILS SEE SPECIFICATIONS

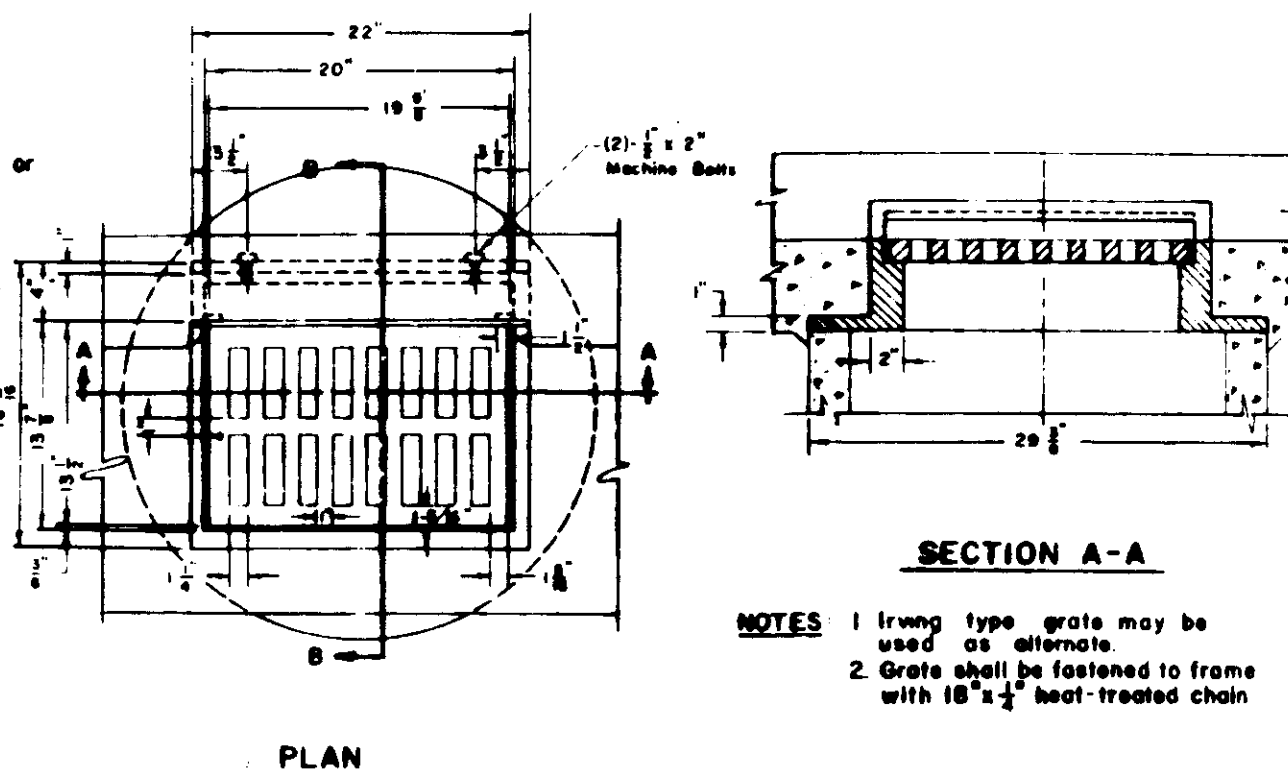


SECTION A-A

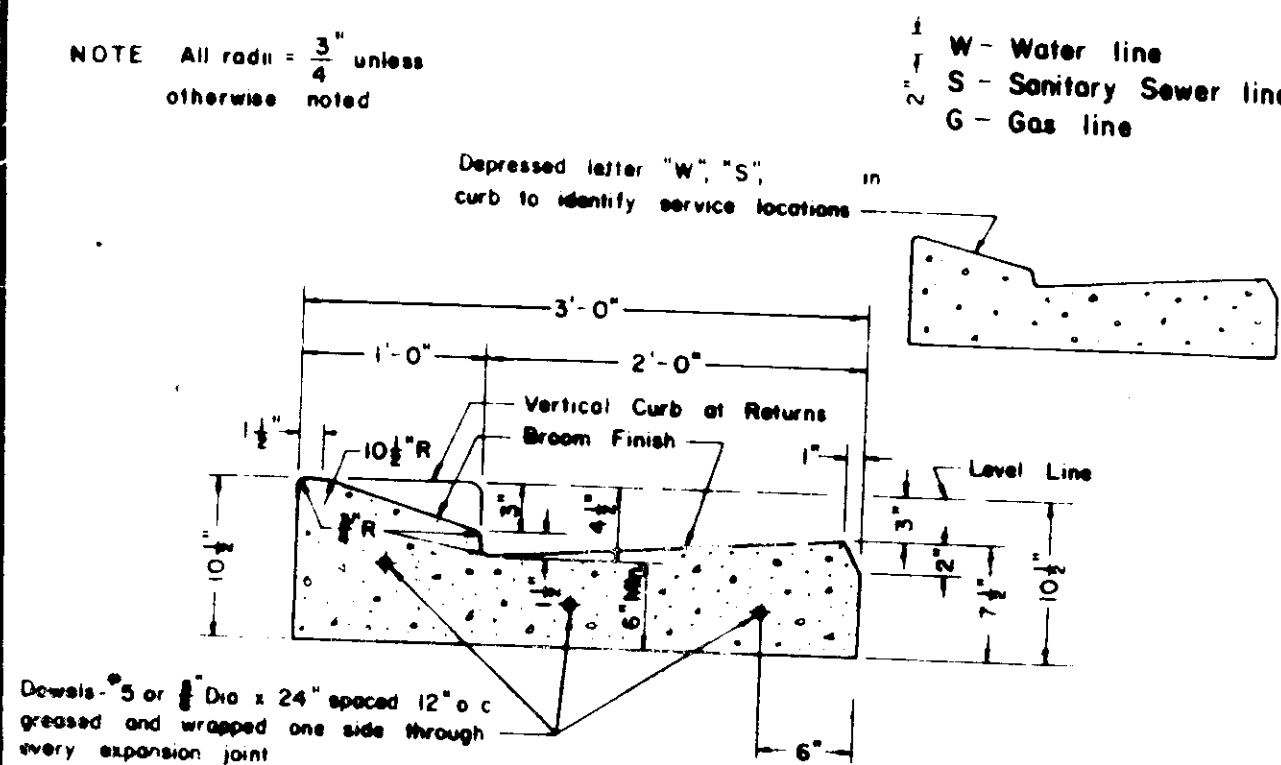
TYPICAL COMMERCIAL DRIVEWAY



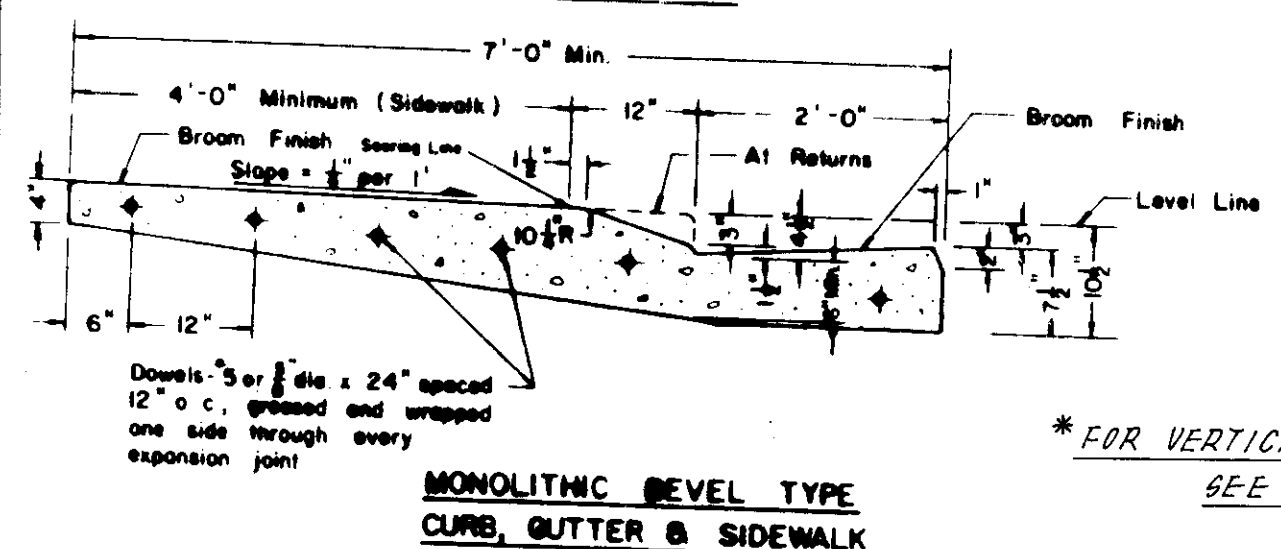
HANDICAP RAMP



FRAME & GRATE
(STANDARD STORM DRAIN INLET)

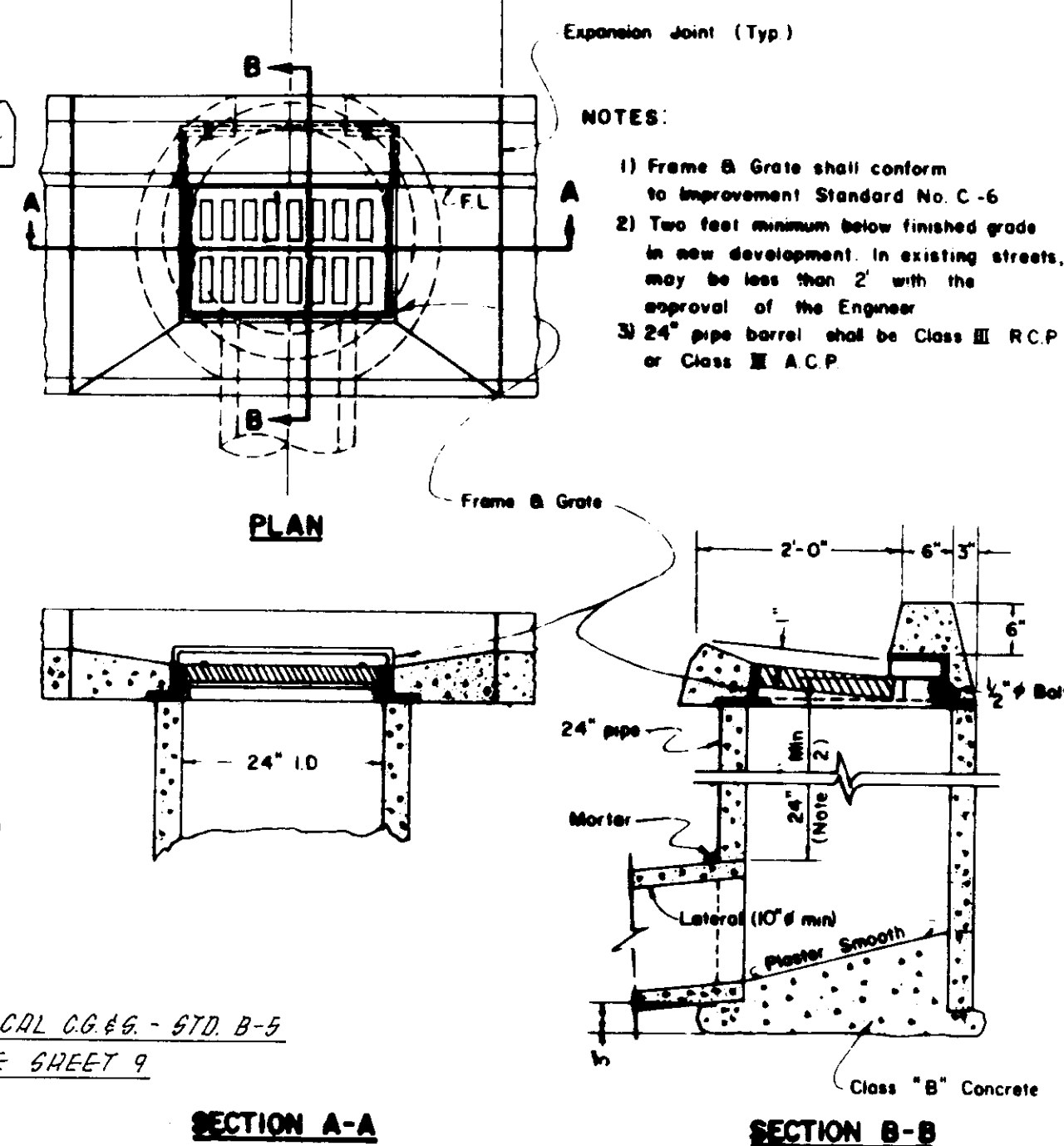


MONOLITHIC LEVEL TYPE
CURB & GUTTER



MONOLITHIC LEVEL TYPE
CURB, GUTTER & SIDEWALK

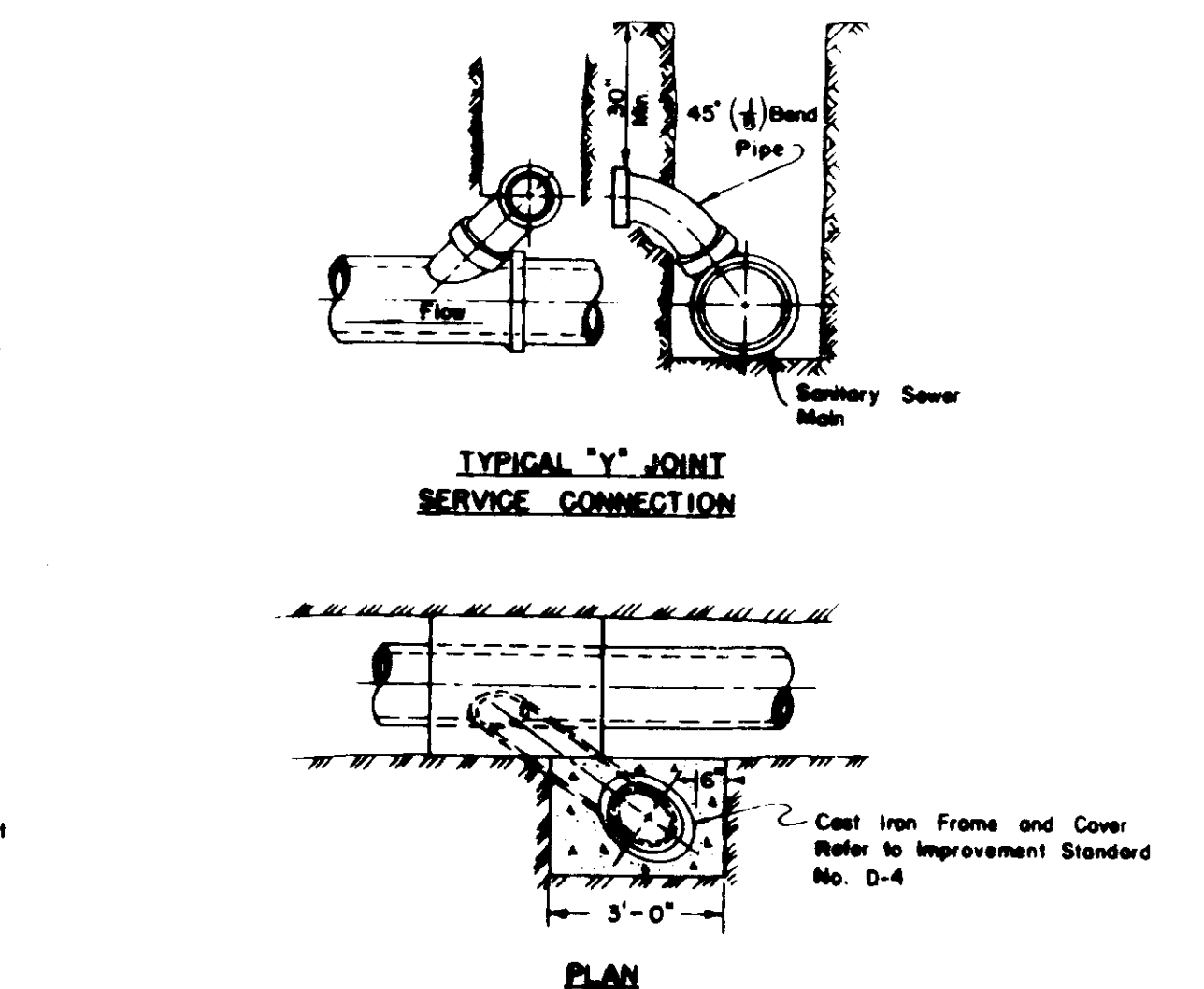
CURB GUTTER & SIDEWALK
SUBDIVISION STREETS



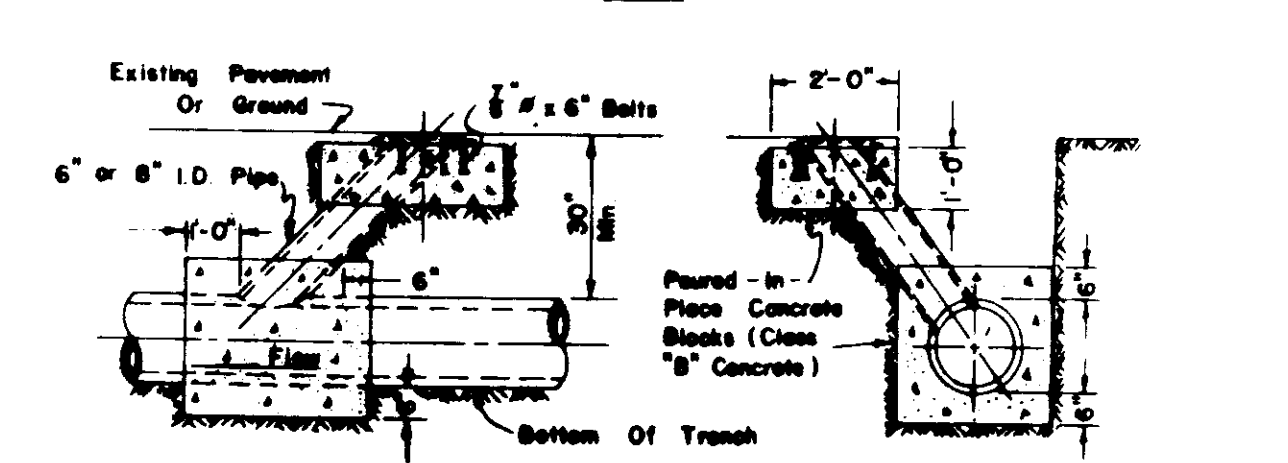
SECTION A-A

SECTION B-B

STANDARD STORM DRAIN INLET

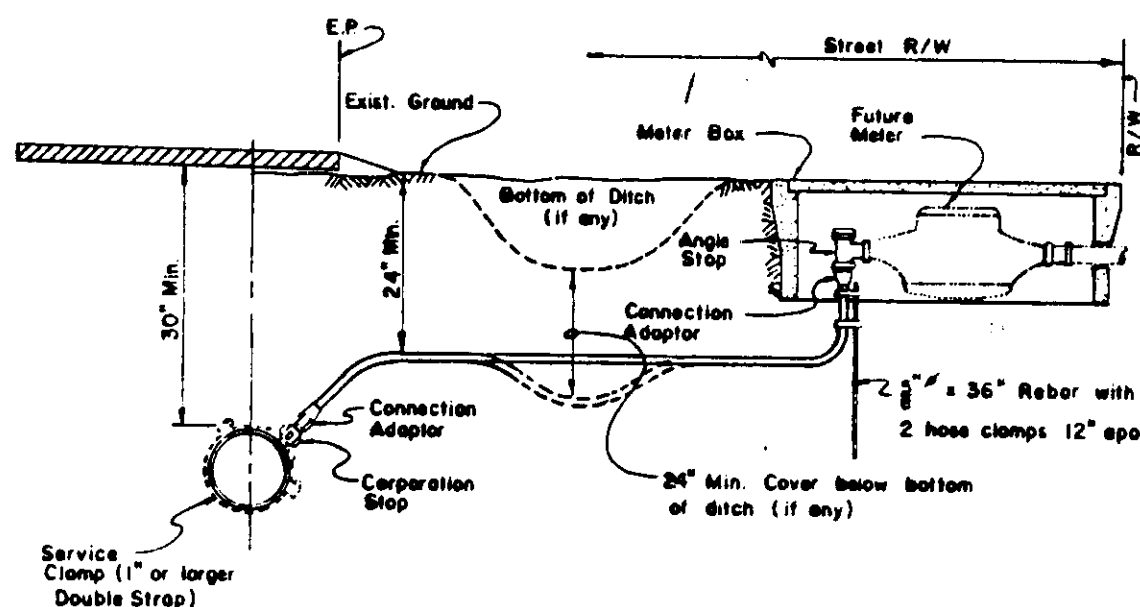


TYPICAL "Y" JOINT
SERVICE CONNECTION

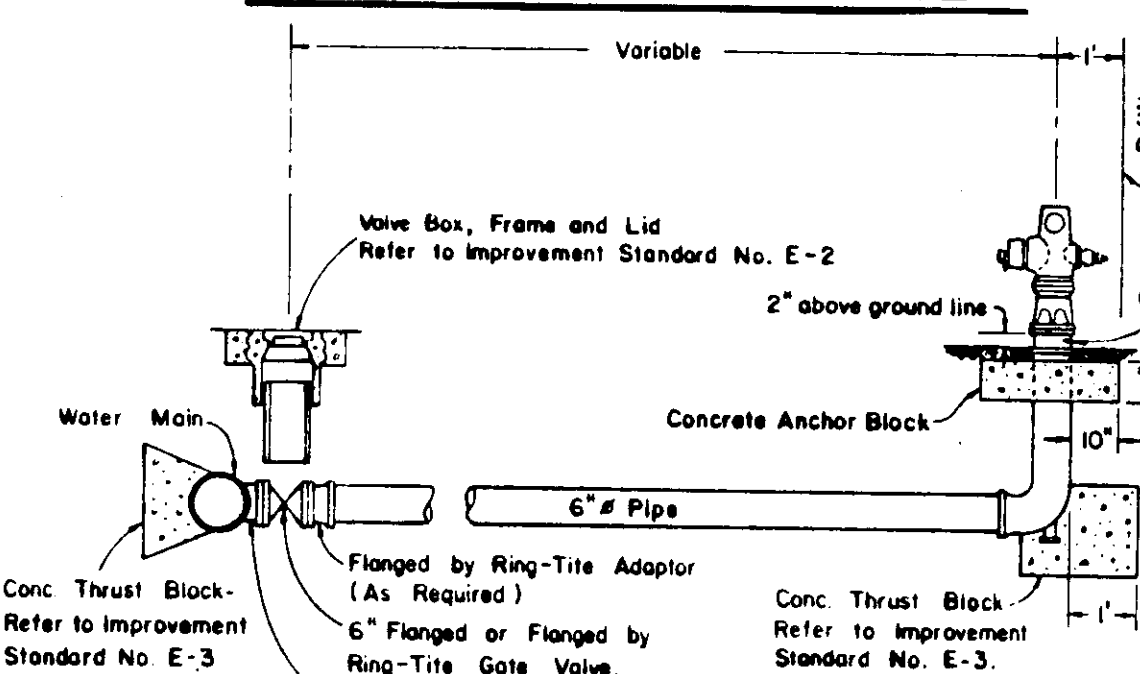


TYPICAL LAMPHOLE INSTALLATION

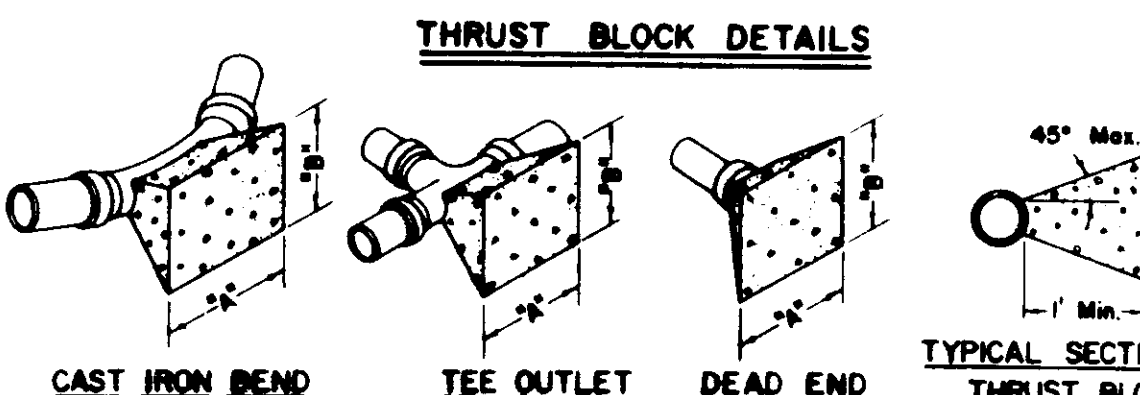
TYPICAL SANITARY SEWER DETAILS



WATER SERVICE

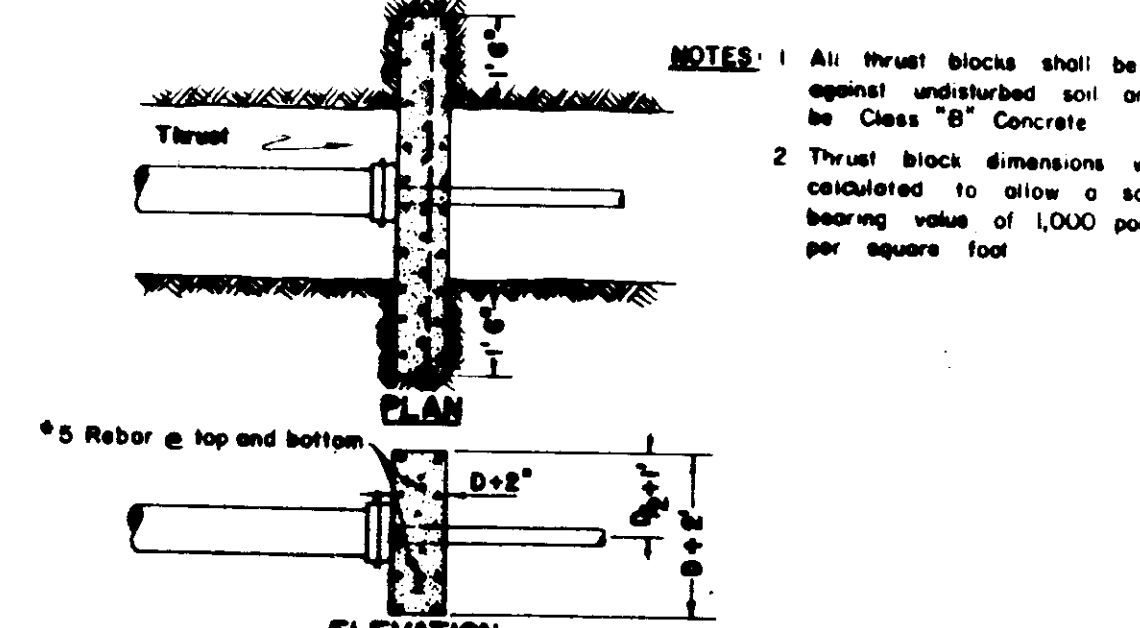


FIRE HYDRANT



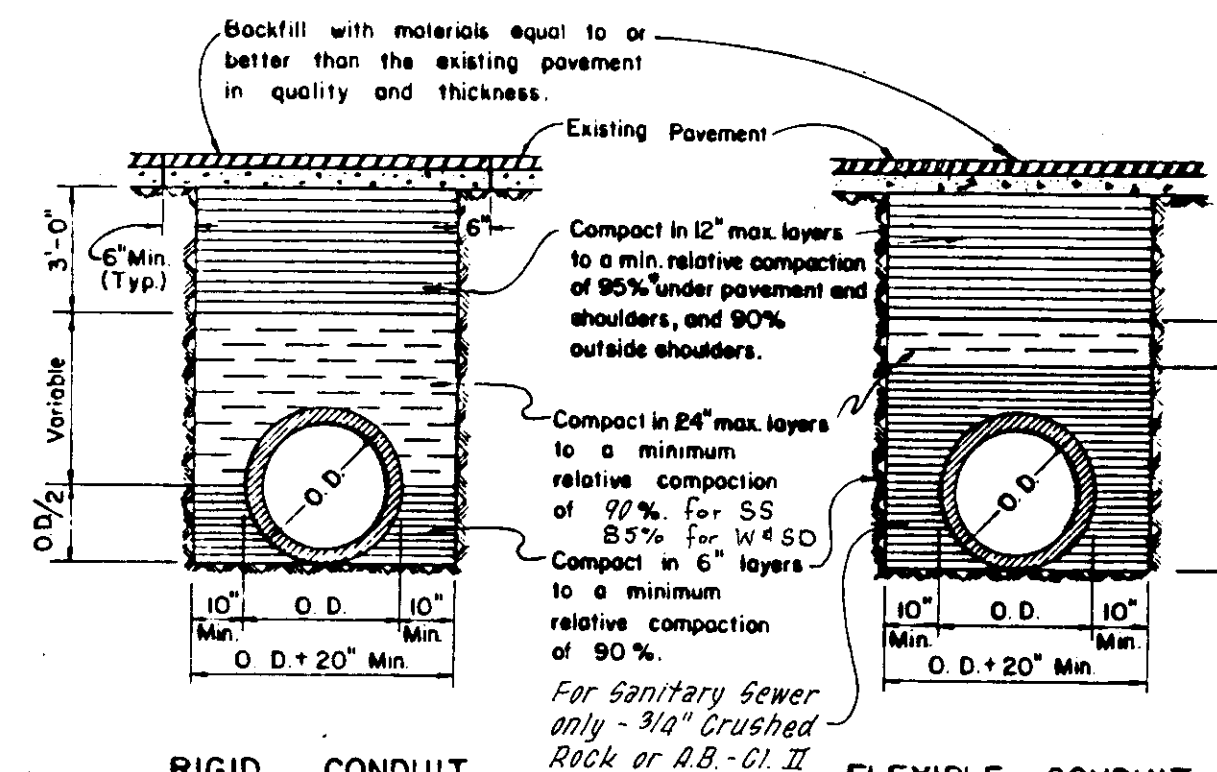
THRUST BLOCK DETAILS

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

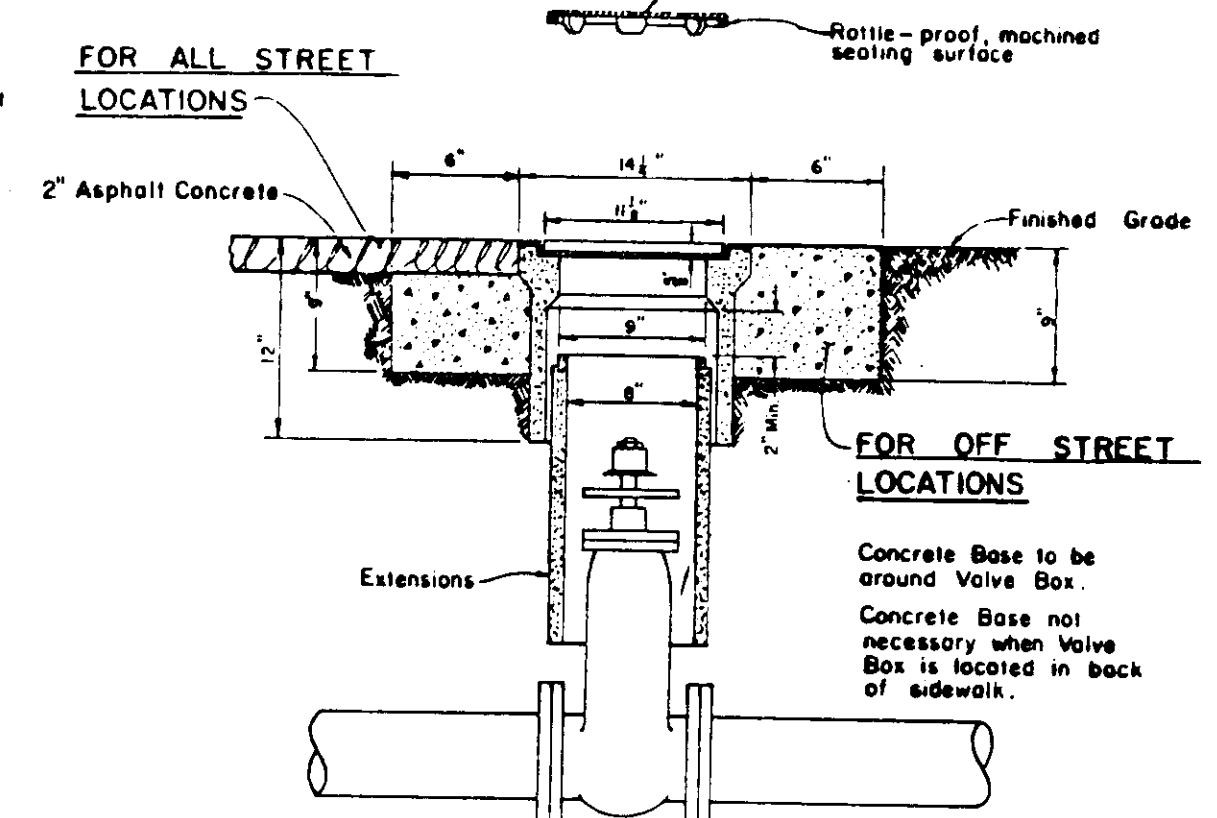


PERMANENT BLOW-OFF

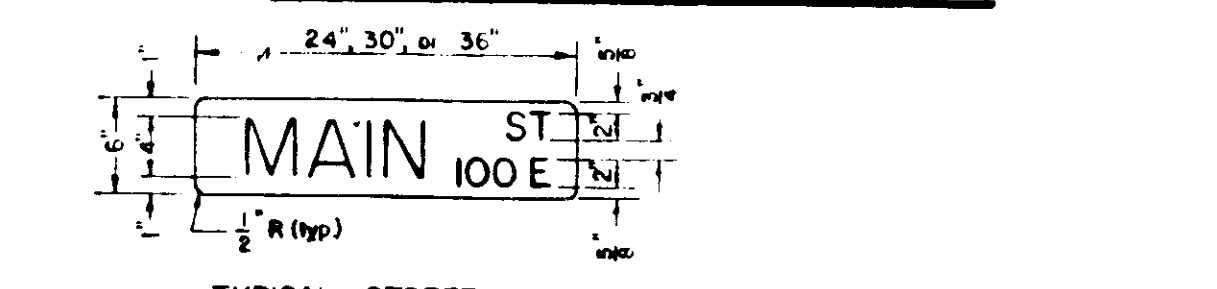
THRUST BLOCK DETAILS



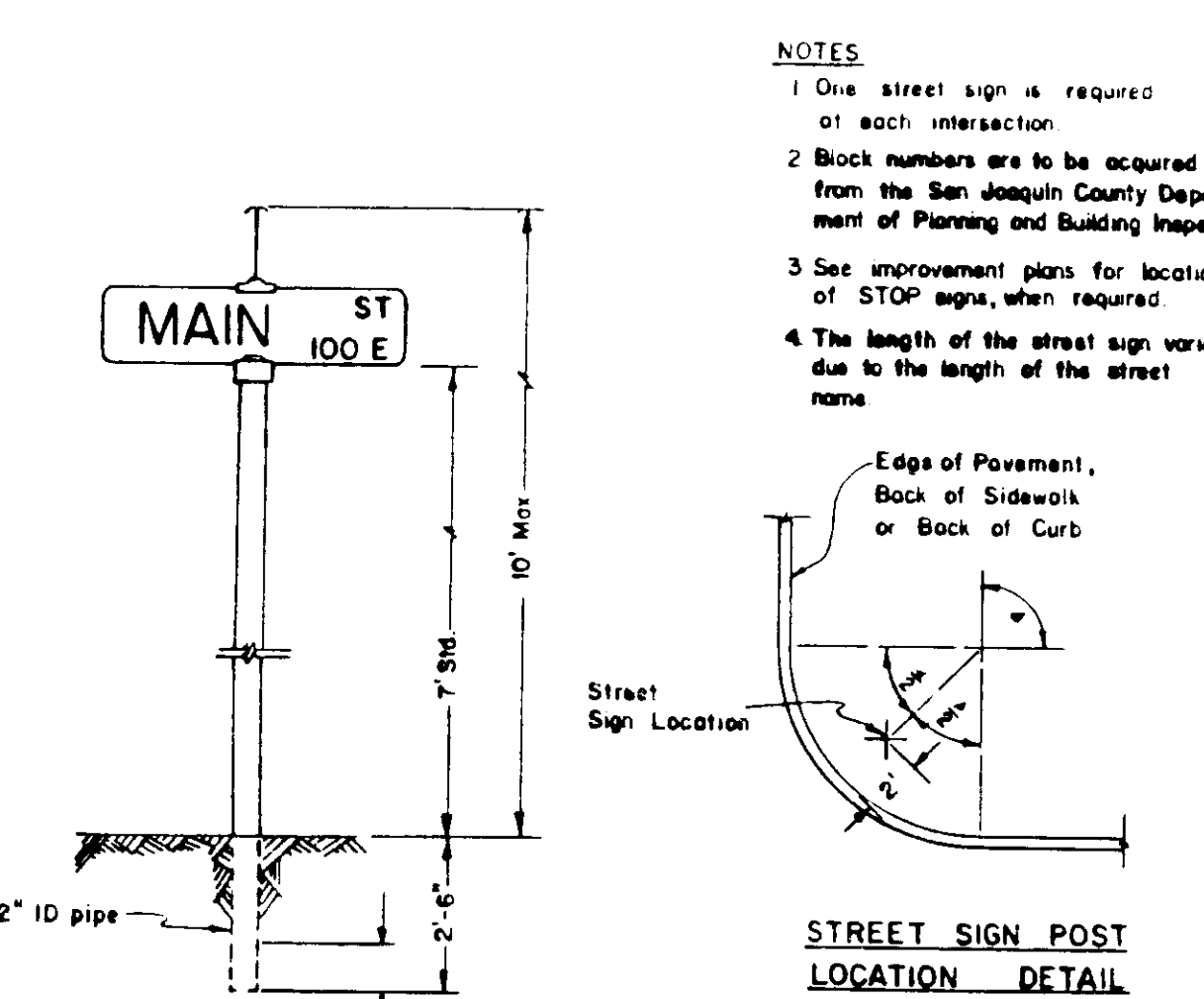
TYPICAL TRENCH DETAIL



VALVE BOX



TYPICAL STREET SIGN



TYPICAL STREET SIGN
INSTALLATION

STANDARD STREET SIGN DETAILS

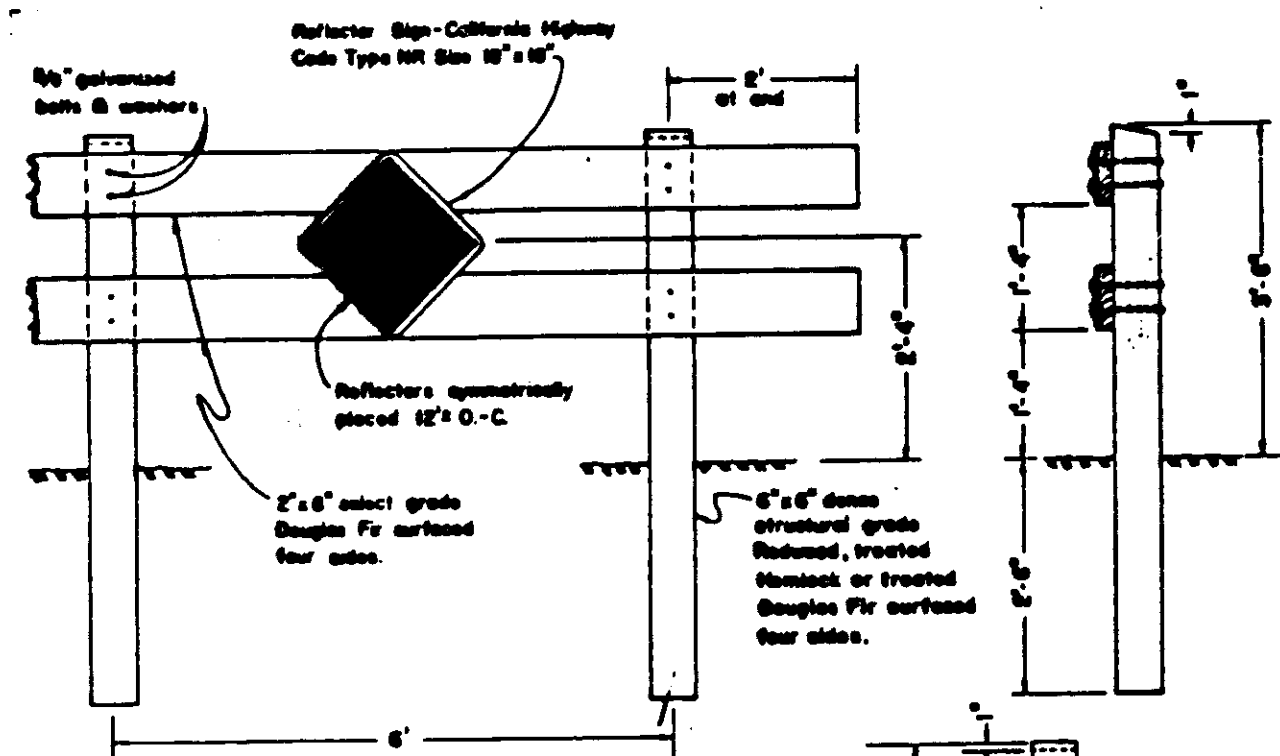
NO	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	1-13-89	As Built - Unit 1	TP		
2	12-10-89	" " - Unit 2	TP		

APPROVED	19
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS	

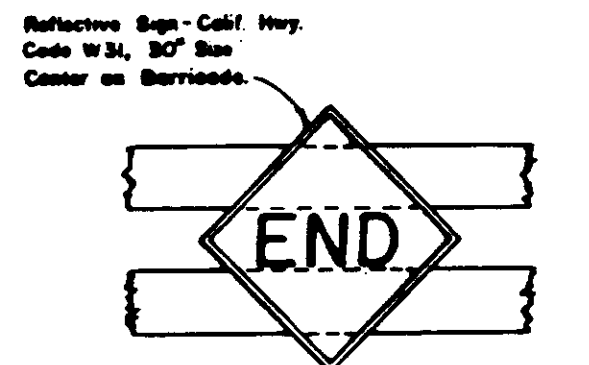
BAUMBACH & PIAZZA	CIVIL ENGINEERS - SURVEYORS
323 W. ELM ST., LODI, CALIF. 95240	PH. 209-368-6618

DEL	RIO
Unit 1 & 2	

DETAIL SHEET	SHEET 10 OF 12
JOB NO 8752	FILE NO 6-840



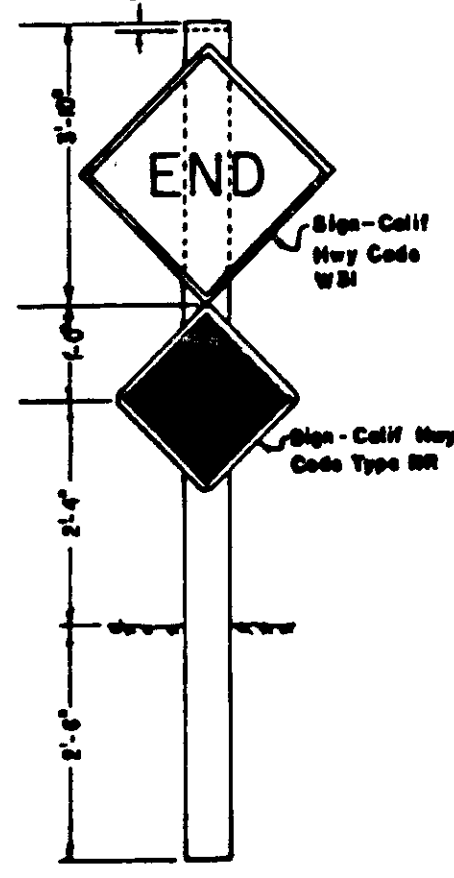
TYPE "A"



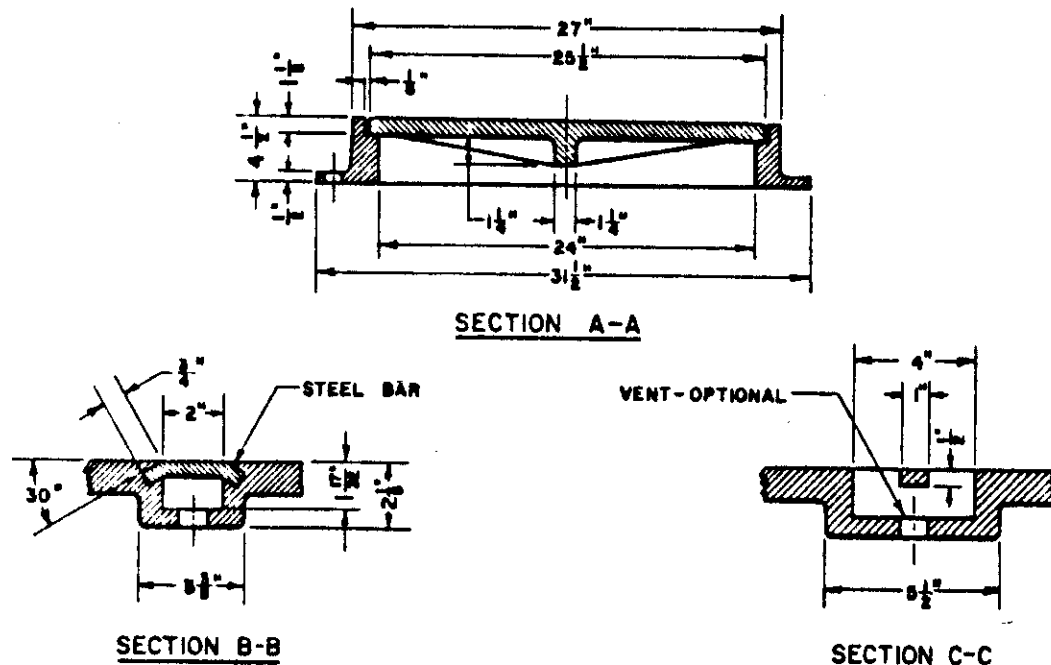
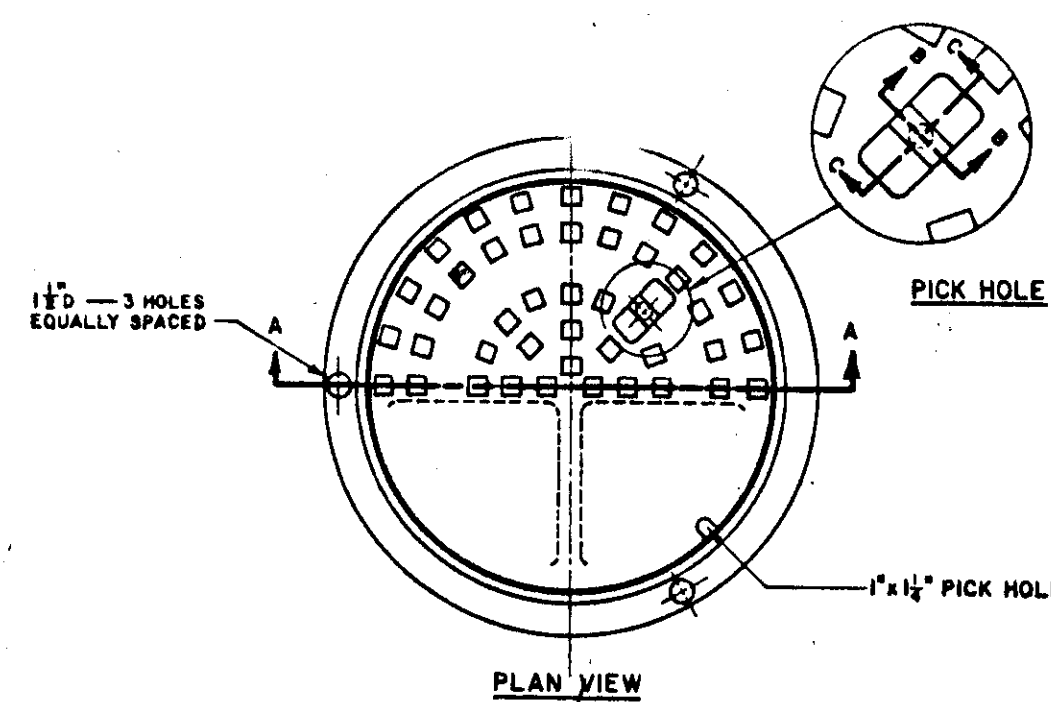
CENTER REFLECTOR
FOR TYPE "A" BARRICADE

NOTES:
1. Barricade to be as wide as street B/W
2. Barricade to be painted white using 2 coats of "Exterior Alkyd Enamel" or "Exterior Enamel" over a compatible primer.

BARRICADES FOR
TERMINATING STREETS

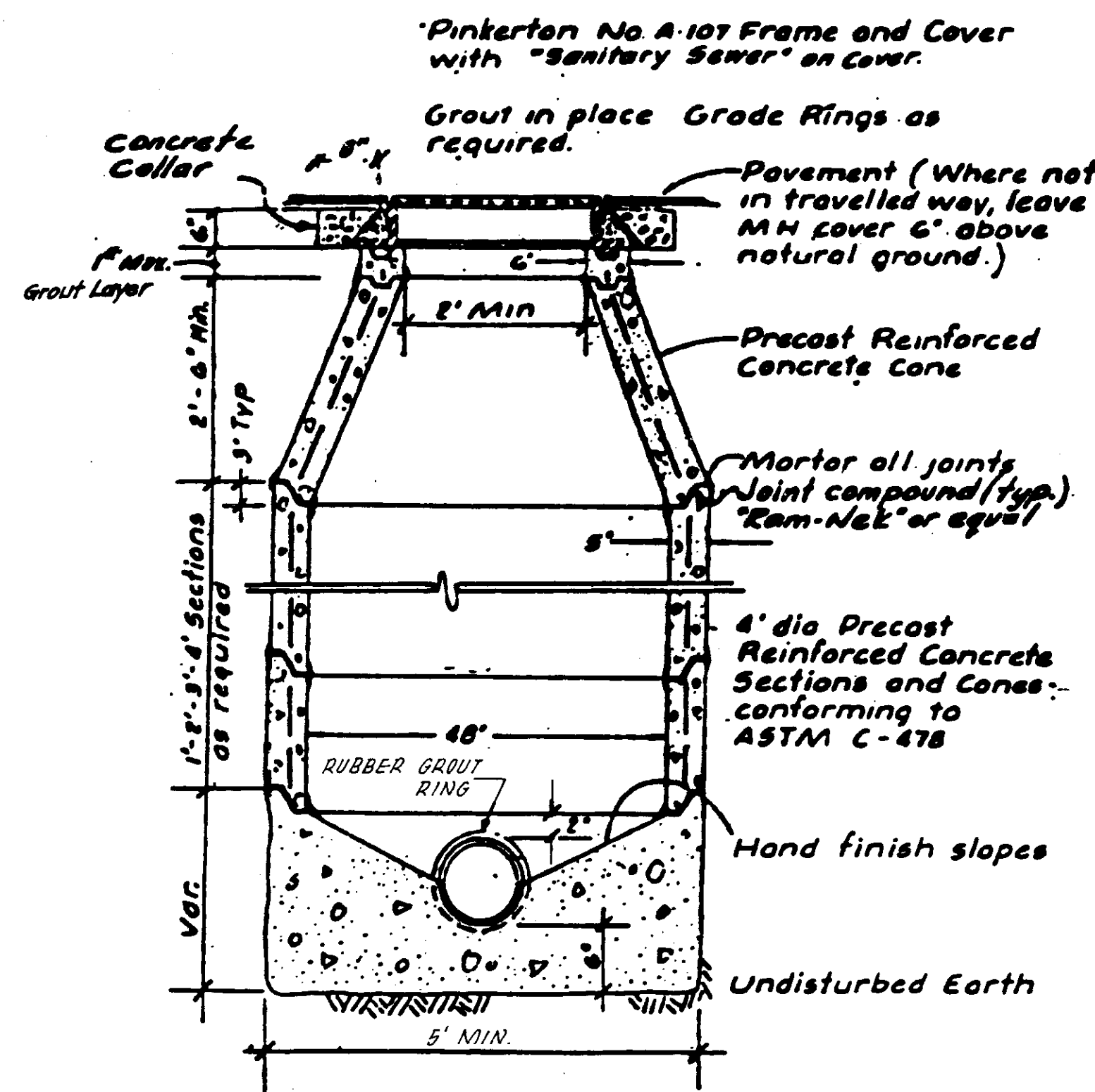


TYPE "B"



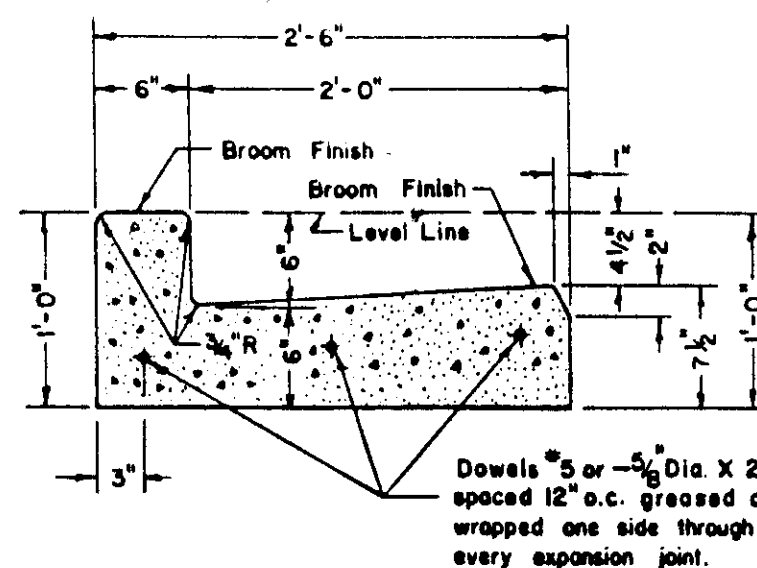
NOTE: Frame and Cover shall be machined to assure interchangeability and a close, quiet fit.

FRAME & COVER (MANHOLE)



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

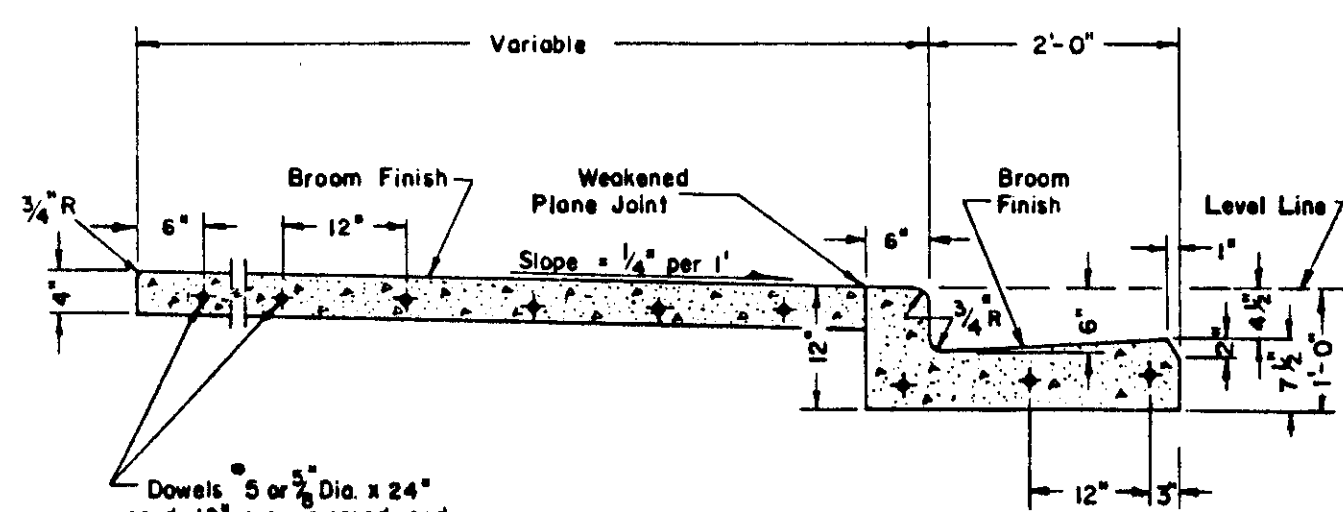
TYPE I
SANITARY SEWER MANHOLE



CURB & GUTTER

Depressed letter "W" or "S" in curb to identify service locations

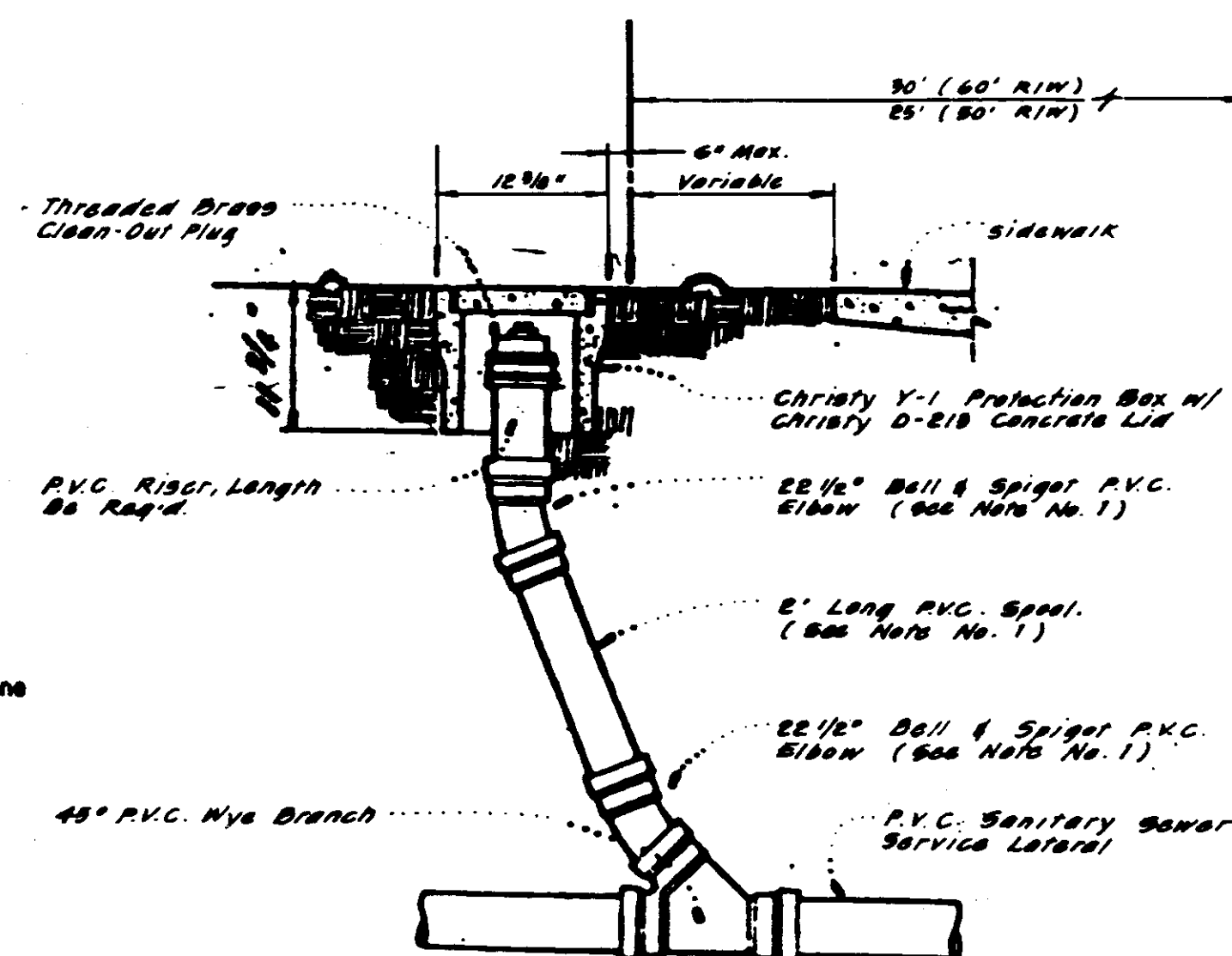
W - Water line
S - Sanitary Sewer line



CURB, GUTTER & SIDEWALK

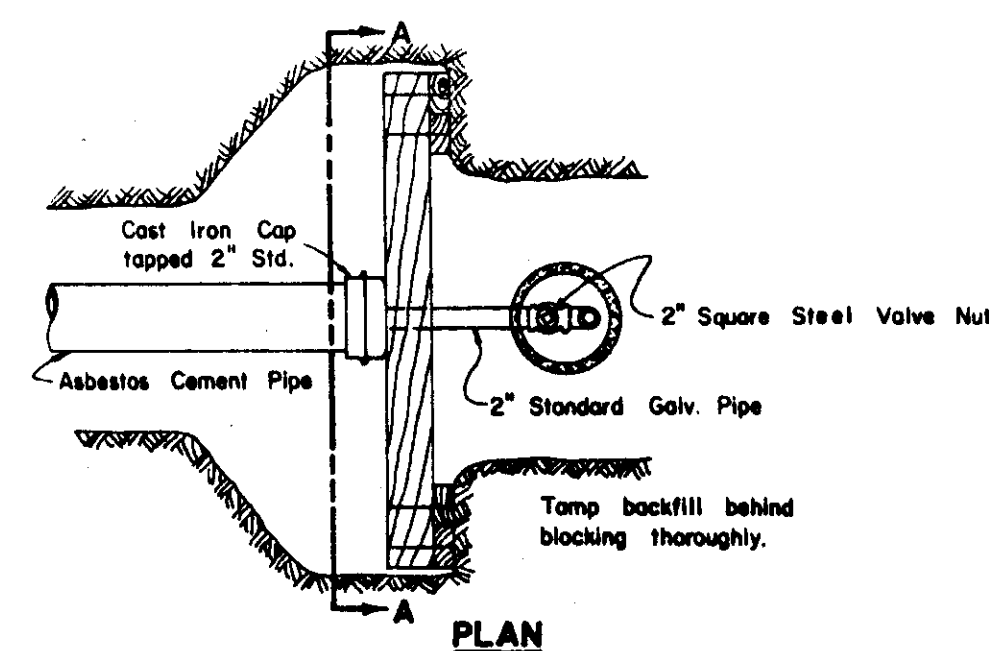
NOTES:
1. Construct expansion joints @ 200' maximum and at returns, around light poles, hydrants and other fixed objects at sidewalk.
2. Transverse weakened plane joints shall be constructed @ 12' maximum intervals.

CURB GUTTER & SIDEWALK COMMERCIAL &
INDUSTRIAL

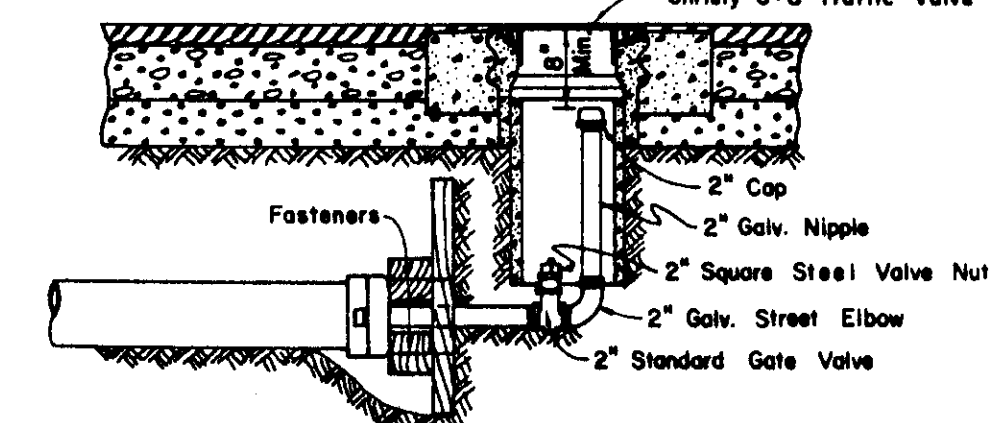


SERVICE LATERAL CLEAN-OUT

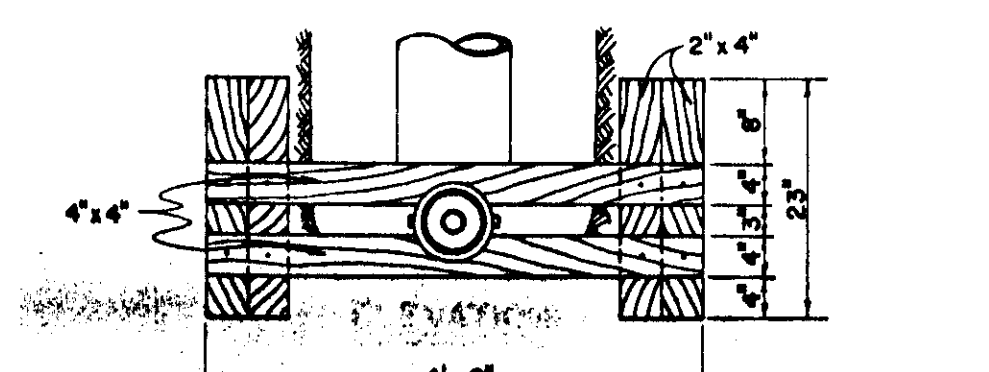
NOTES:
1. Contractor may substitute long-radius P.V.C. bend, if available, for the two 22 1/2" elbows and 2' spool.
2. Cleanouts shall be installed on all sewer service laterals at the edge of the right of way as shown.
3. Cleanout riser and fittings shall be Polyvinyl Chloride (P.V.C.) pipe conforming 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.



PLAN

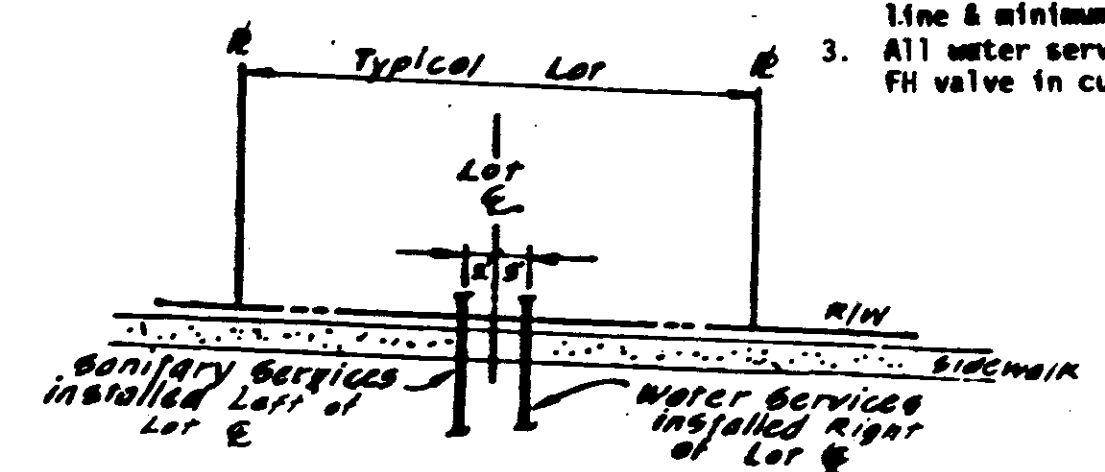


ELEVATION

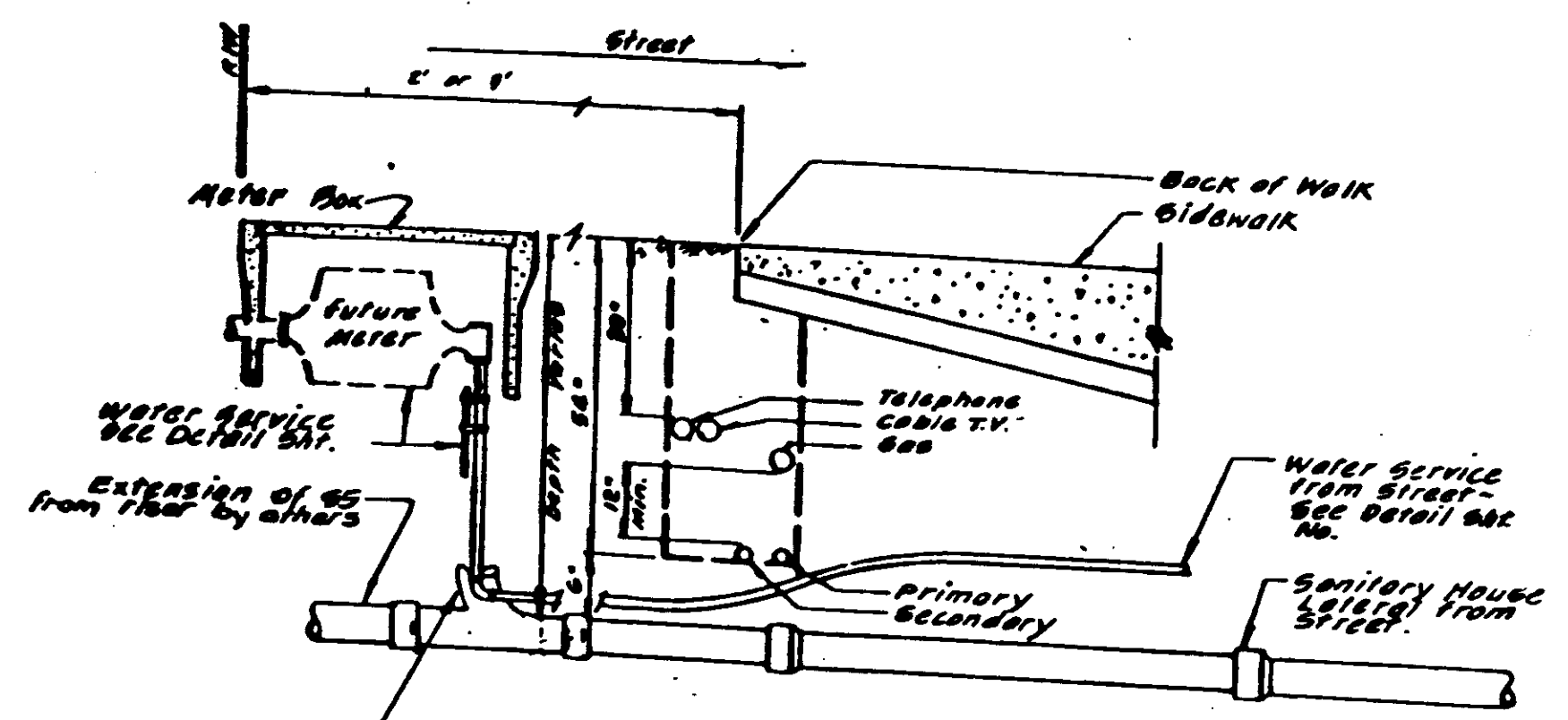


SECTION A-A

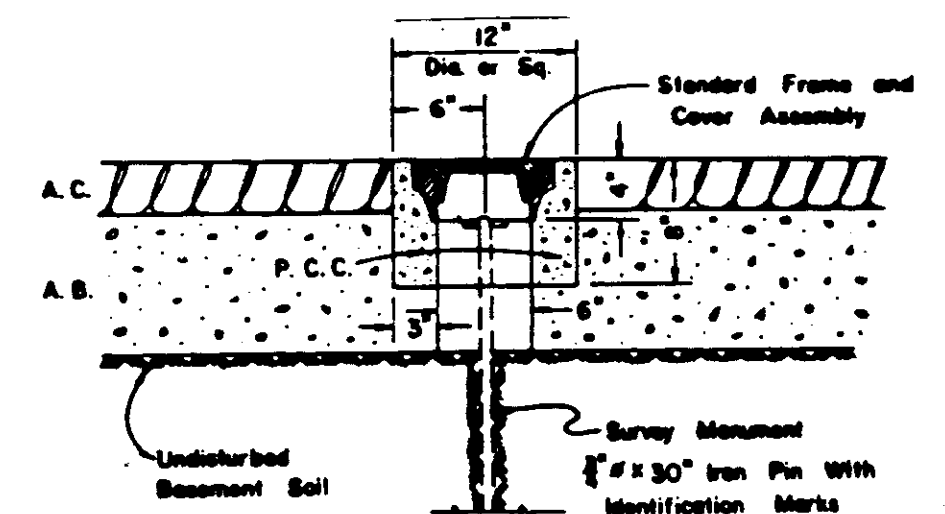
TEMPORARY BLOWOFF



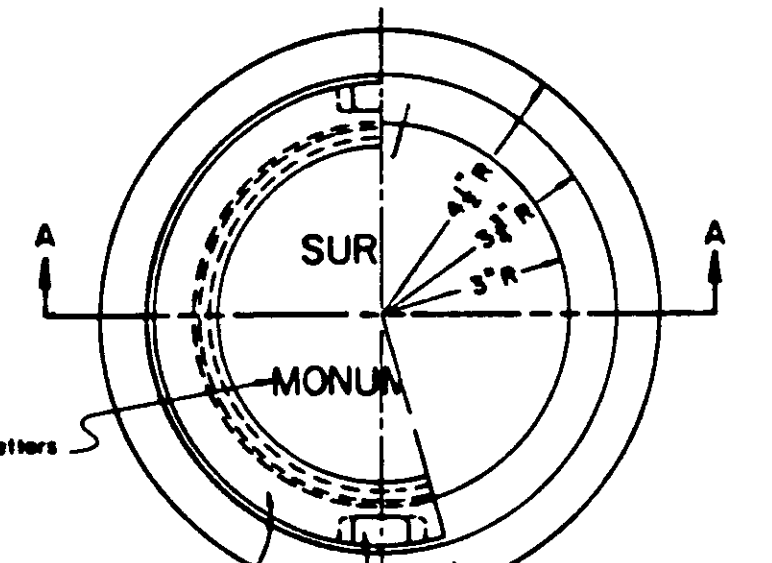
SS & W SERVICES
TYPICAL LOT



UNDERGROUND UTILITY
LOCATION



TYPICAL SECTION



SECTION A-A

SURVEY MONUMENT
FRAME & COVER ASSEMBLY



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	1-13-89	As-Built - Unit 1	TP		
2	12-10-89	" " - Unit 2	TP		

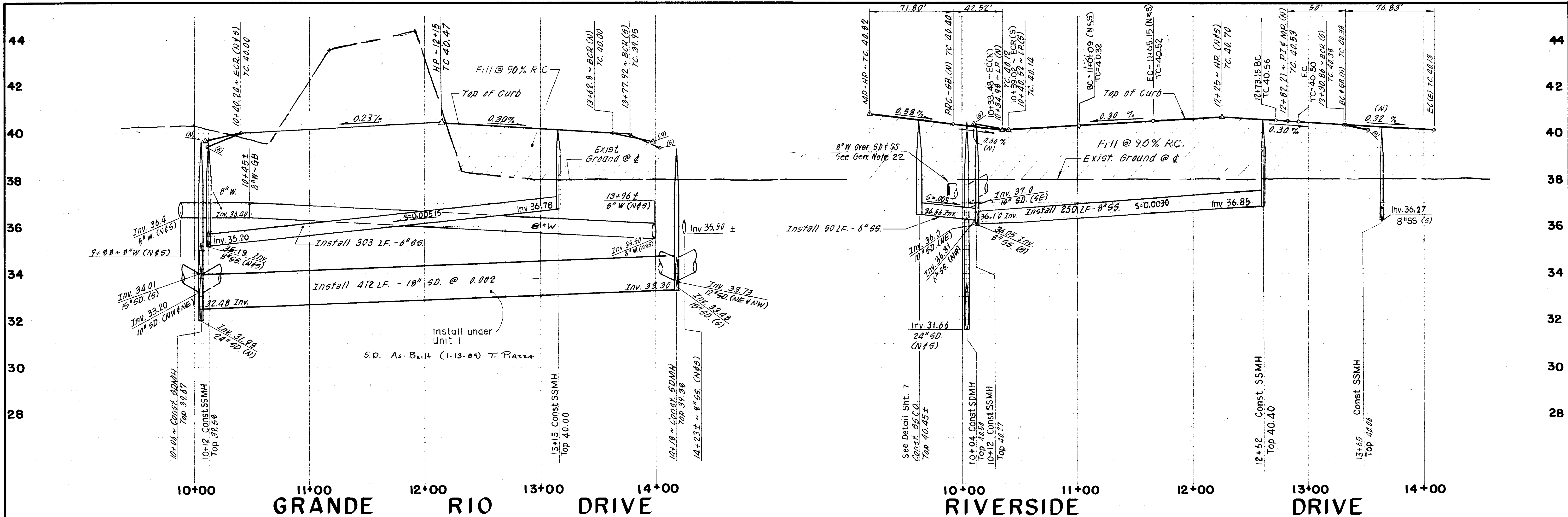
APPROVED	DATE
	10
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS	

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
222 W. ELM ST. Lodi, CALIF.
93240 PH: 202-201-2515

DETAIL SHEET

DEL RIO
Unit 1 & 2
SUBDIVISION IMPROVEMENTS

SHEET 9 OF 12
JOB NO. 8752
FILE NO. G-840



CURB DATA
 $R = 20.00'$
 $\Delta = 90^\circ 00'$
 $L = 31.42'$

CURB DATA
 $R = 20.00'$
 $\Delta = 90^\circ 00'$
 $L = 31.42'$

CURB DATA
 $R = 27.00'$
 $\Delta = 87^\circ 23' 25''$
 $L = 41.02'$

CURB DATA
 $R = 268.00'$
 $\Delta = 10^\circ 00' 54''$
 $L = 68.67'$

CURB DATA
 $R = 100.00'$
 $\Delta = 10^\circ 29' 20''$
 $L = 18.13'$

CURB DATA
 $R = 232.00'$
 $\Delta = 14^\circ 40' 54''$
 $L = 59.45'$

NOTE: Transition Cross Slope from 1.5%
 @ BCR (13+30.86) to 2.0% @ MP
 of crown, and back to 1.5% @ ECR

After installing S.D. (Unit 1) rebuild leave to original condition

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	12-10-89	As Built Unit #2	TP		
2					
3					
4					
5					

APPROVED BY:

, 19

SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



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 CIVIL ENGINEERS
 SURVEYORS

323 W. ELM ST. LODI, CALIF.
 95240 PH: 209-368-6618

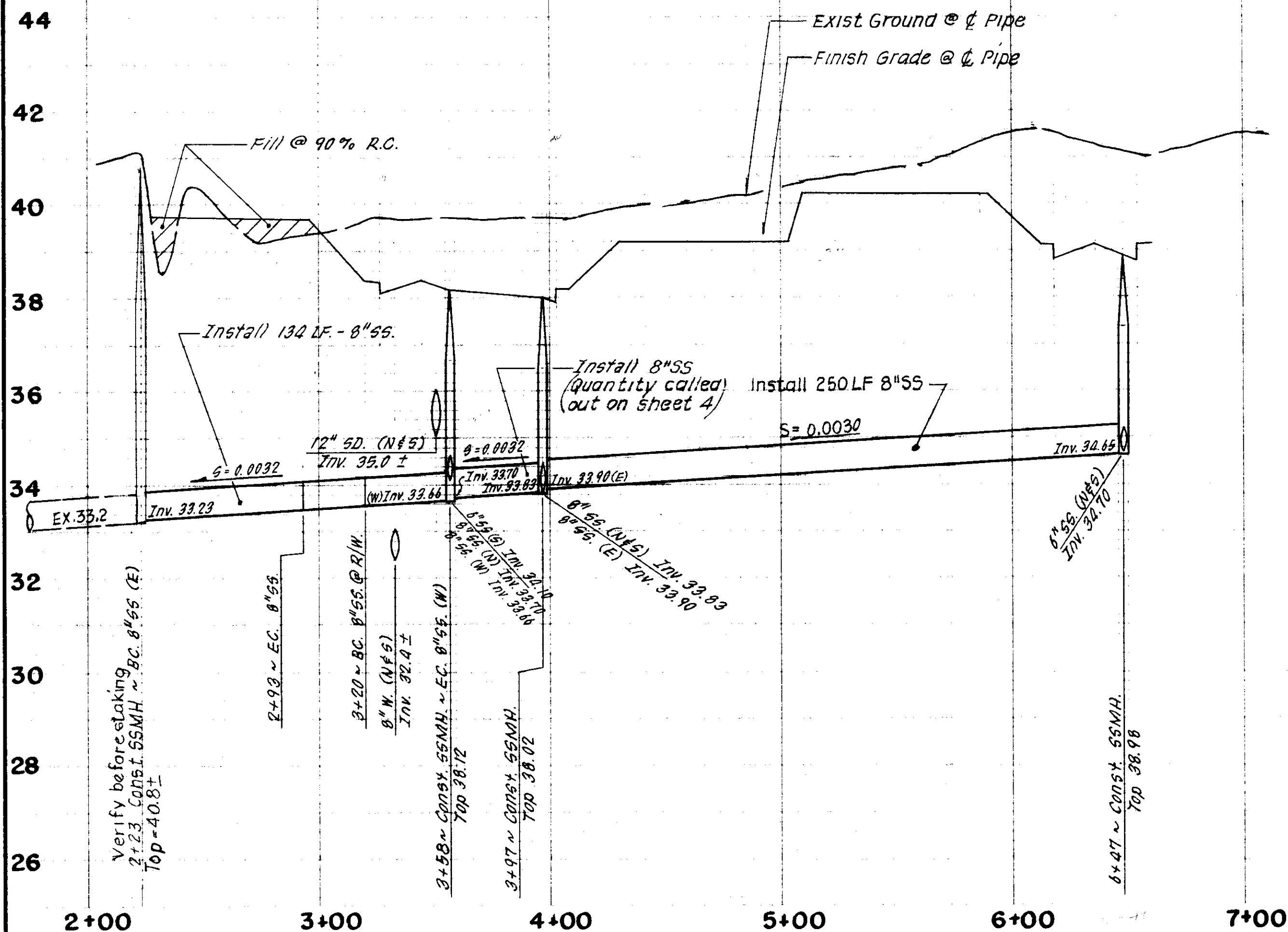
GRANDE RIO DRIVE
 WILDERNESS WAY to DEL RIO DRIVE
 RIVERSIDE DRIVE
 WILDERNESS WAY to DEL RIO DRIVE

DEL RIO
 Unit 1 & 2

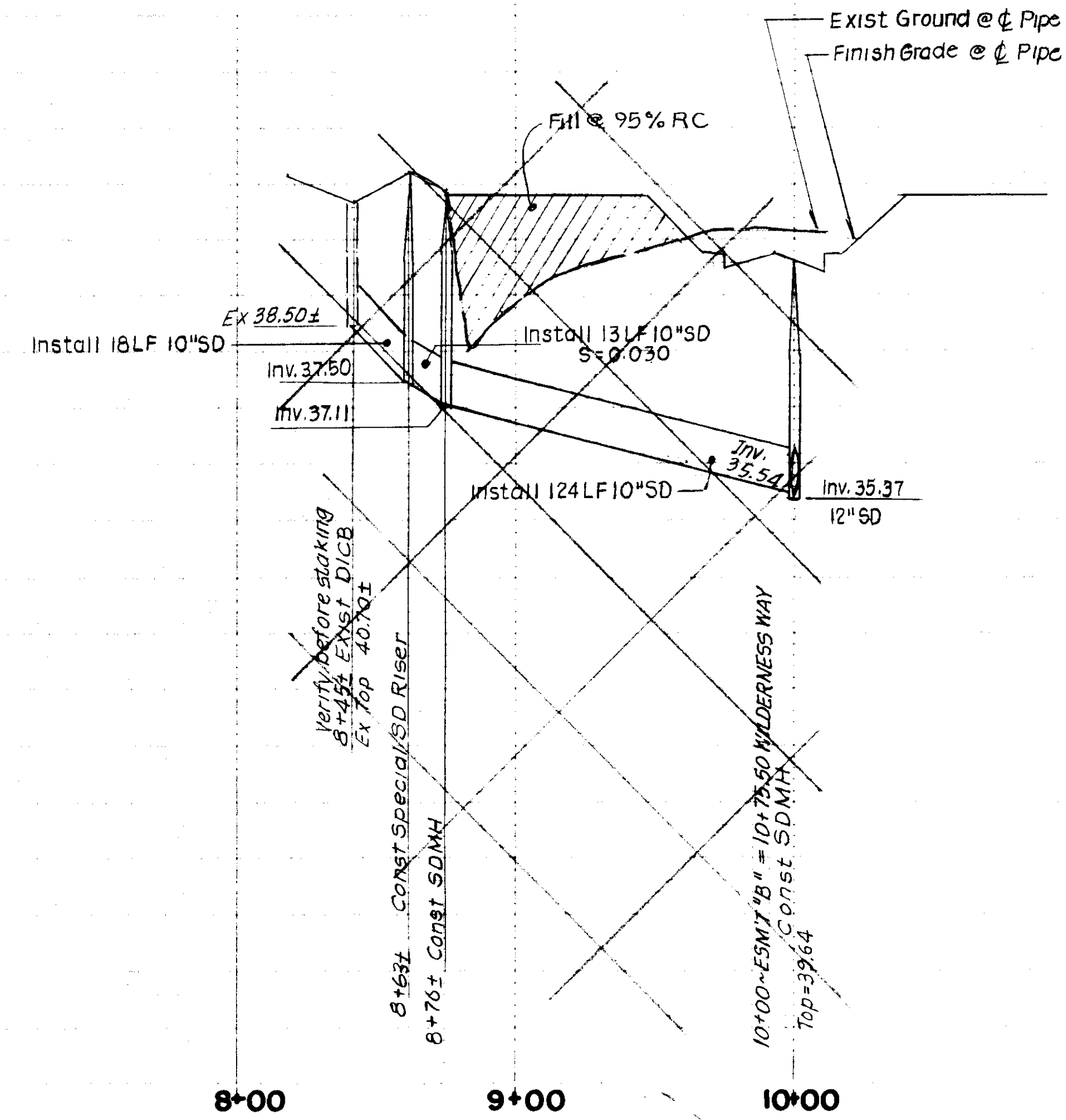
SHEET 8 OF 12

JOB NO. 8752

FILE NO. G-840



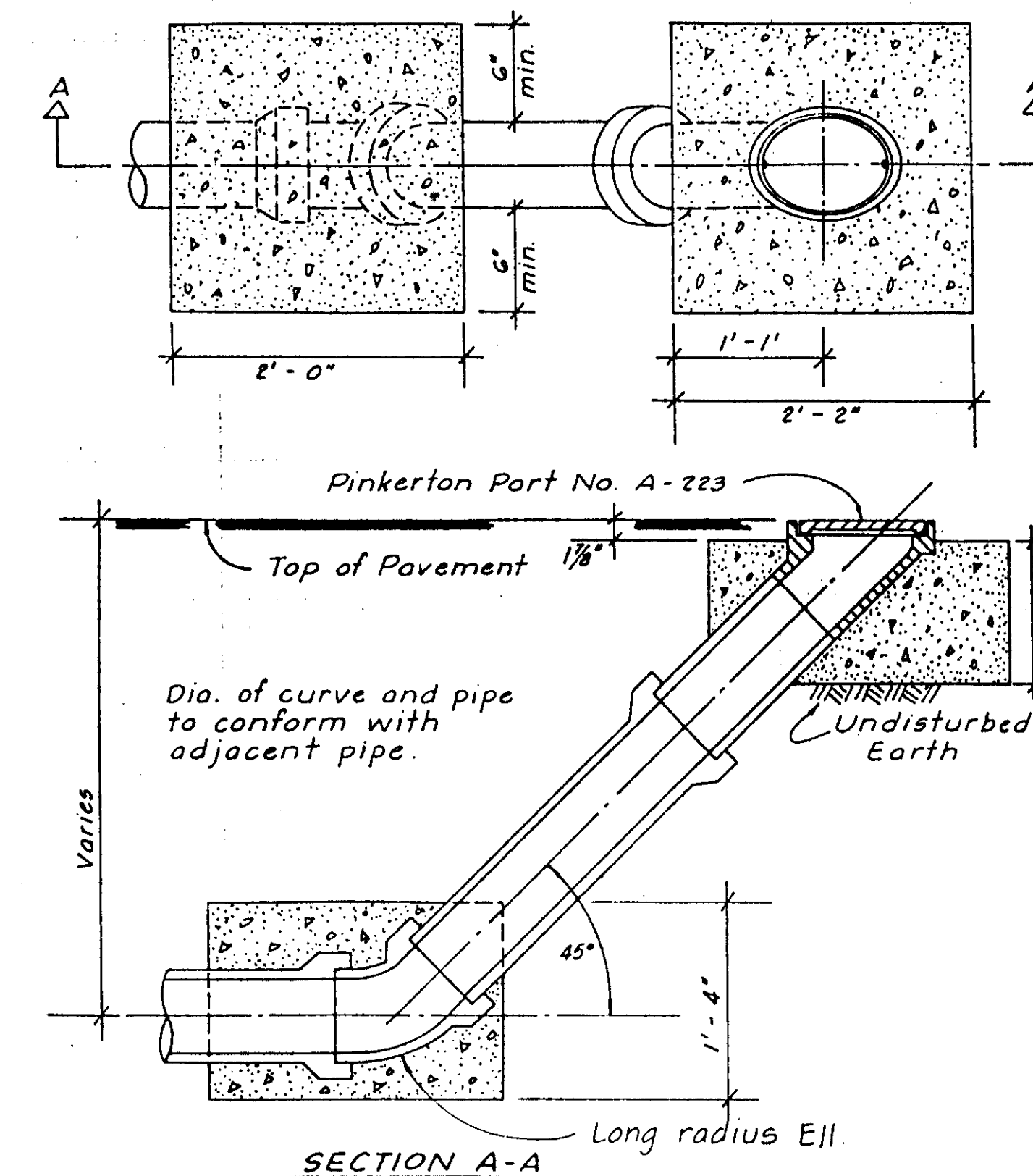
EASEMENT "B"



EASEMENT "C"

CONSTRUCTION QUANTITIES

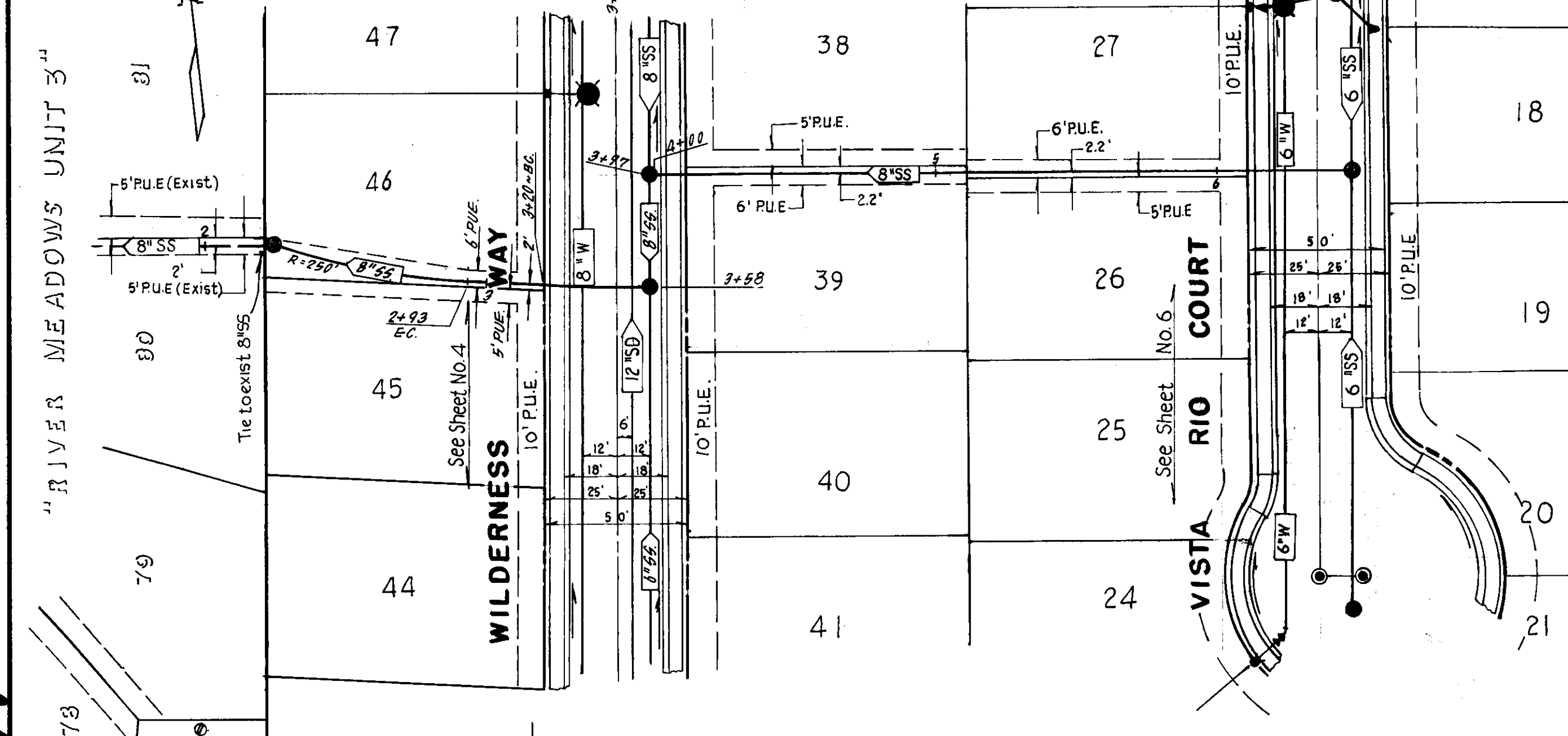
STREET SYSTEM			
Item	Unit 1	Unit 2	(WOODBIDGE ROAD) WOODBRIDGE GREENS II
Site Grading	Lump Sum	Lump Sum	Lump Sum
Roadway Excavation	6,940 C.Y.	2,560 C.Y.	
Compact Original Ground	78,800 S.F.	55,200 S.F.	1,340 S.F.
Concrete Subgrade Compaction	33,135 S.F.	21,430 S.F.	1,108 S.F.
Aggregate Base, Cl. II (0.33')	42,440 S.F.	20,100 S.F.	
Asphalt Concrete, Type B (0.17')	59,660 S.F.	55,200 S.F.	1,340 S.F.
Aggregate Base, Cl. II (0.40')	19,570 S.F.	35,100 S.F.	
Asphalt Concrete, Type B (0.20')	36,360 S.F.		1,340 S.F.
Aggregate Base, Cl. II (0.50')			
Vertical Curb, Gutter & Sidewalk	819 L.F.		99 L.F.
Commercial Type Driveway	18 L.F.		18 L.F.
Beveled Curb, Gutter & Sidewalk	2,971 L.F.	3,017 L.F.	
Survey Monument, Type S	10 Each	11 Each	
Dead End Barricade	2 Each		
Street Sign and Stop Sign	3 Each	2 Each	
Street Light	9 Each	7 Each	
Asphalt Conc., Type B, Feathering	5,350 S.F.		50 S.F.
Asphalt Conc. Temp. Turn Around	Lump Sum		
Street Name Sign (Only)	1 Each	2 Each	
Painted Stop Bar	1 Each	2 Each	
STORM DRAIN SYSTEM			
10" Storm Drain	265 L.F.	111 L.F.	
12" Storm Drain	856 L.F.	102 L.F.	
15" Storm Drain	401 L.F.		
18" Storm Drain	412 L.F.		
24" Storm Drain	529 L.F.		
48" Storm Drain Manhole	9 Each		
Side Inlet Catch Basin	7 Each	6 Each	
Drop Inlet Catch Basin	1 Each		
Flap Gate & Slope Protection	Lump Sum		
SANITARY SEWER SYSTEM			
6" Sanitary Sewer	516 L.F.	353 L.F.	
8" Sanitary Sewer	1,652 L.F.	833 L.F.	
Sanitary Sewer Manhole	13 Each	4 Each	
Sanitary Service	51 Each	33 Each	
Sanitary Sewer Cleanout		1 Each	
WATER SYSTEM			
6" Water	285 L.F.	52 L.F.	
8" Water	1,549 L.F.	1,577 L.F.	
8" Valve	5 Each	9 Each	
Fire Hydrant Assembly (Includes Tee, 6" Valve, Lateral, & Hydrant)	6 Each	4 Each	
Blowoff	2 Each		
1" Water Service	51 Each	33 Each	
Emergency Generator	Lump Sum		



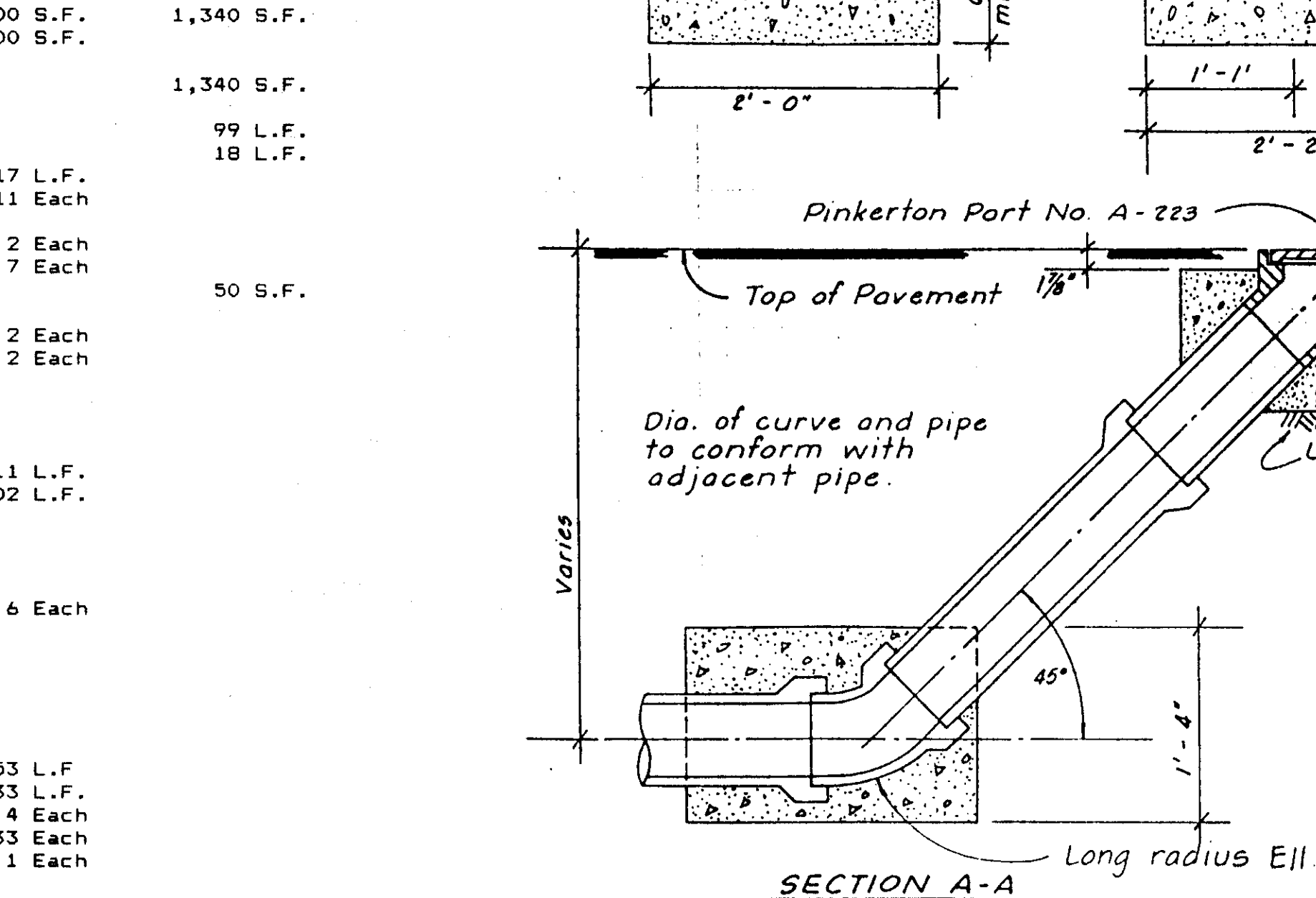
SECTION A-A

WOODBRIDGE SANITARY DISTRICT

TYPE I CLEANOUT AT END OF LINE



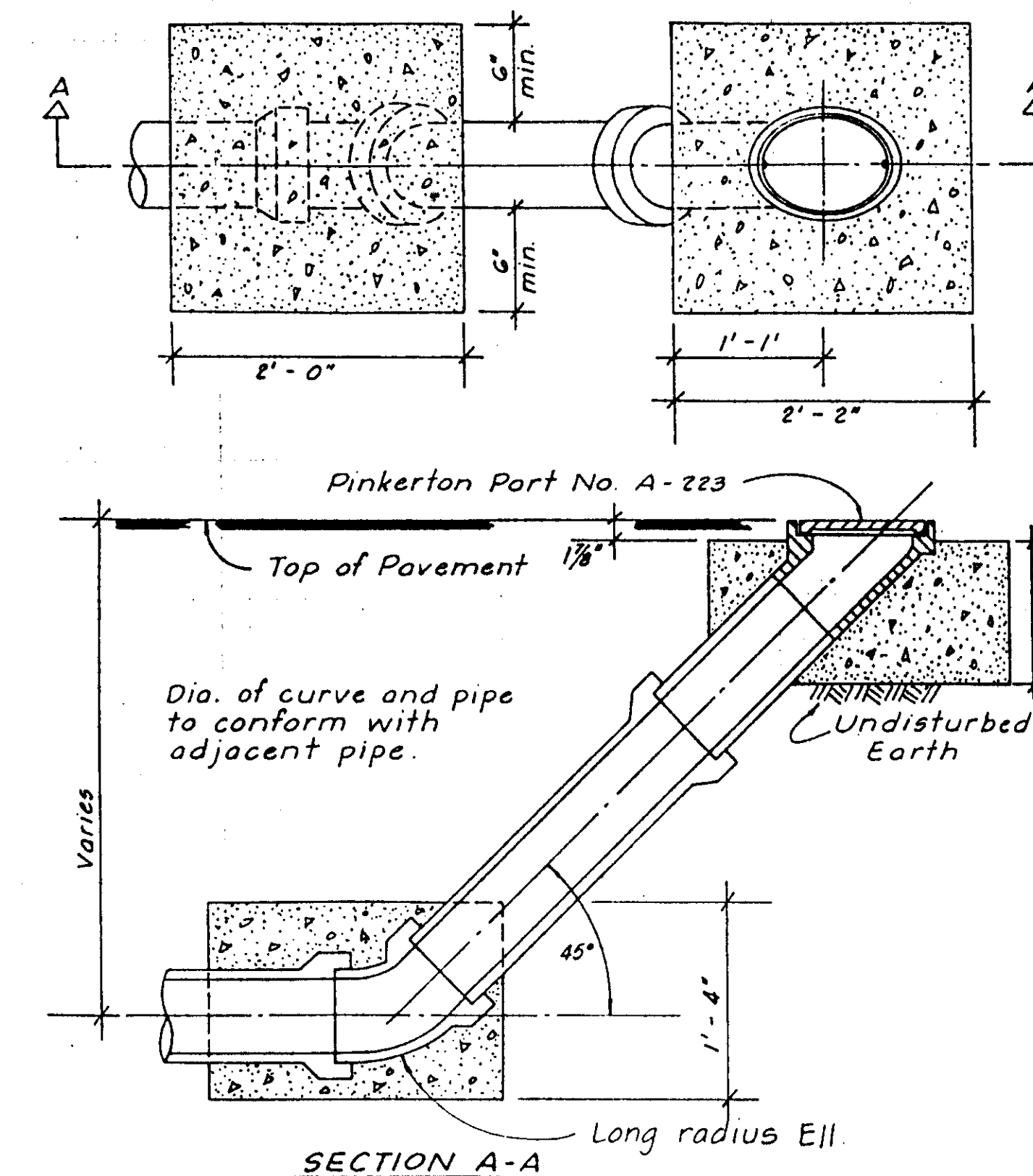
EASEMENT "B"



EASEMENT "C"

CONSTRUCTION QUANTITIES

STREET SYSTEM			
Item	Unit 1	Unit 2	(WOODBIDGE ROAD) WOODBRIDGE GREENS II
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Concrete Subgrade Compaction	33,135 S.F.	21,430 S.F.	1,108 S.F.
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Asphalt Concrete, Type B (0.20')	36,360 S.F.		1,340 S.F.
Aggregate Base, Cl. II (0.50')			
Vertical Curb, Gutter & Sidewalk	819 L.F.		99 L.F.
Commercial Type Driveway	18 L.F.		18 L.F.
Beveled Curb, Gutter & Sidewalk	2,971 L.F.	3,017 L.F.	
Survey Monument, Type S	10 Each	11 Each	
Dead End Barricade	2 Each		
Street Sign and Stop Sign	3 Each	2 Each	
Street Light	9 Each	7 Each	
Asphalt Conc., Type B, Feathering	5,350 S.F.		50 S.F.
Asphalt Conc. Temp. Turn Around	Lump Sum		
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Painted Stop Bar	1 Each	2 Each	
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10" Storm Drain	265 L.F.	111 L.F.	
12" Storm Drain	856 L.F.	102 L.F.	
15" Storm Drain	401 L.F.		
18" Storm Drain	412 L.F.		
24" Storm Drain	529 L.F.		
48" Storm Drain Manhole	9 Each		
Side Inlet Catch Basin	7 Each	6 Each	
Drop Inlet Catch Basin	1 Each		
Flap Gate & Slope Protection	Lump Sum		
SANITARY SEWER SYSTEM			
6" Sanitary Sewer	516 L.F.	353 L.F.	
8" Sanitary Sewer	1,652 L.F.	833 L.F.	
Sanitary Sewer Manhole	13 Each	4 Each	
Sanitary Service	51 Each	33 Each	
Sanitary Sewer Cleanout		1 Each	
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8" Water	1,549 L.F.	1,577 L.F.	
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Blowoff	2 Each		
1" Water Service	51 Each	33 Each	
Emergency Generator	Lump Sum		



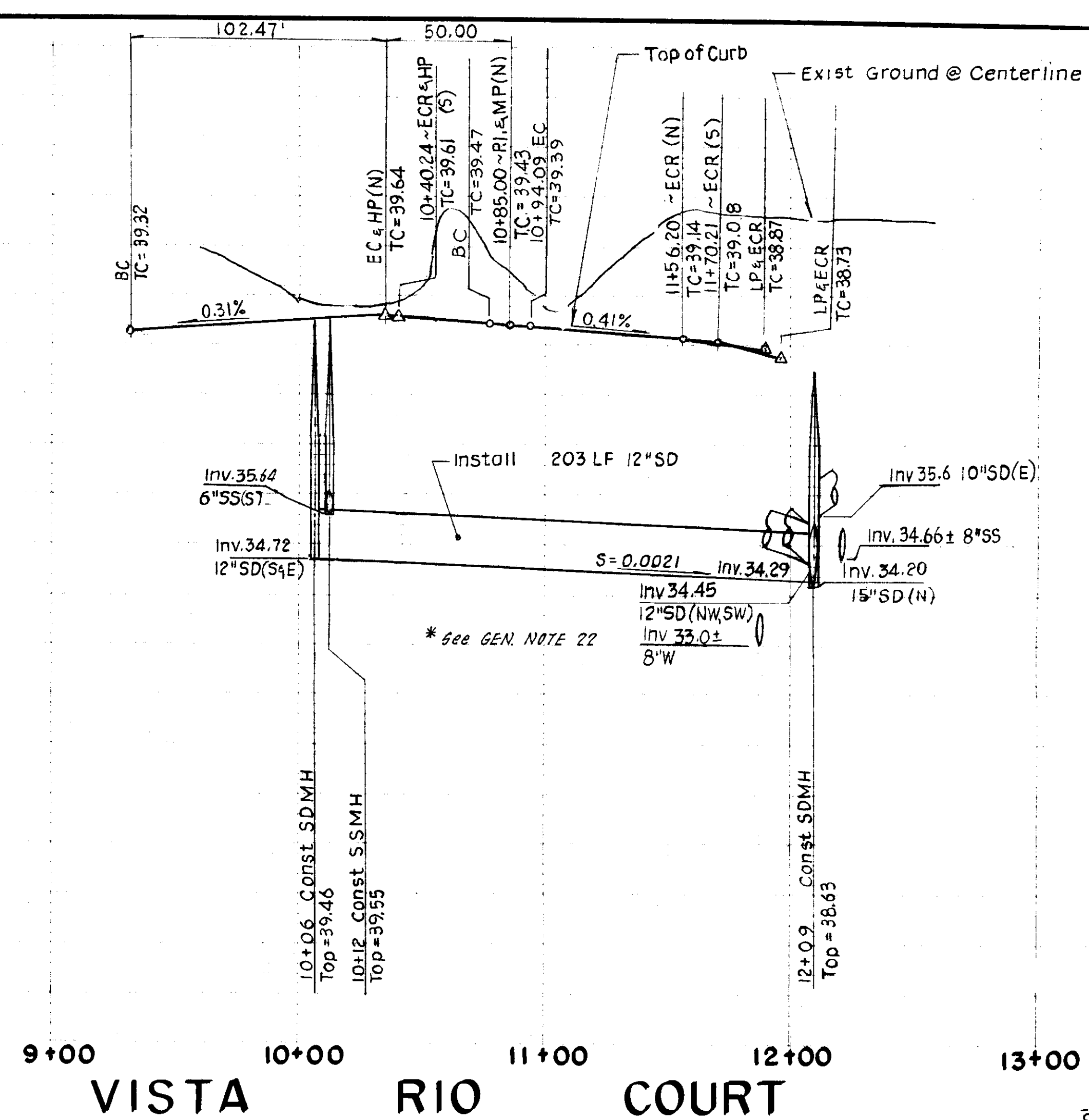
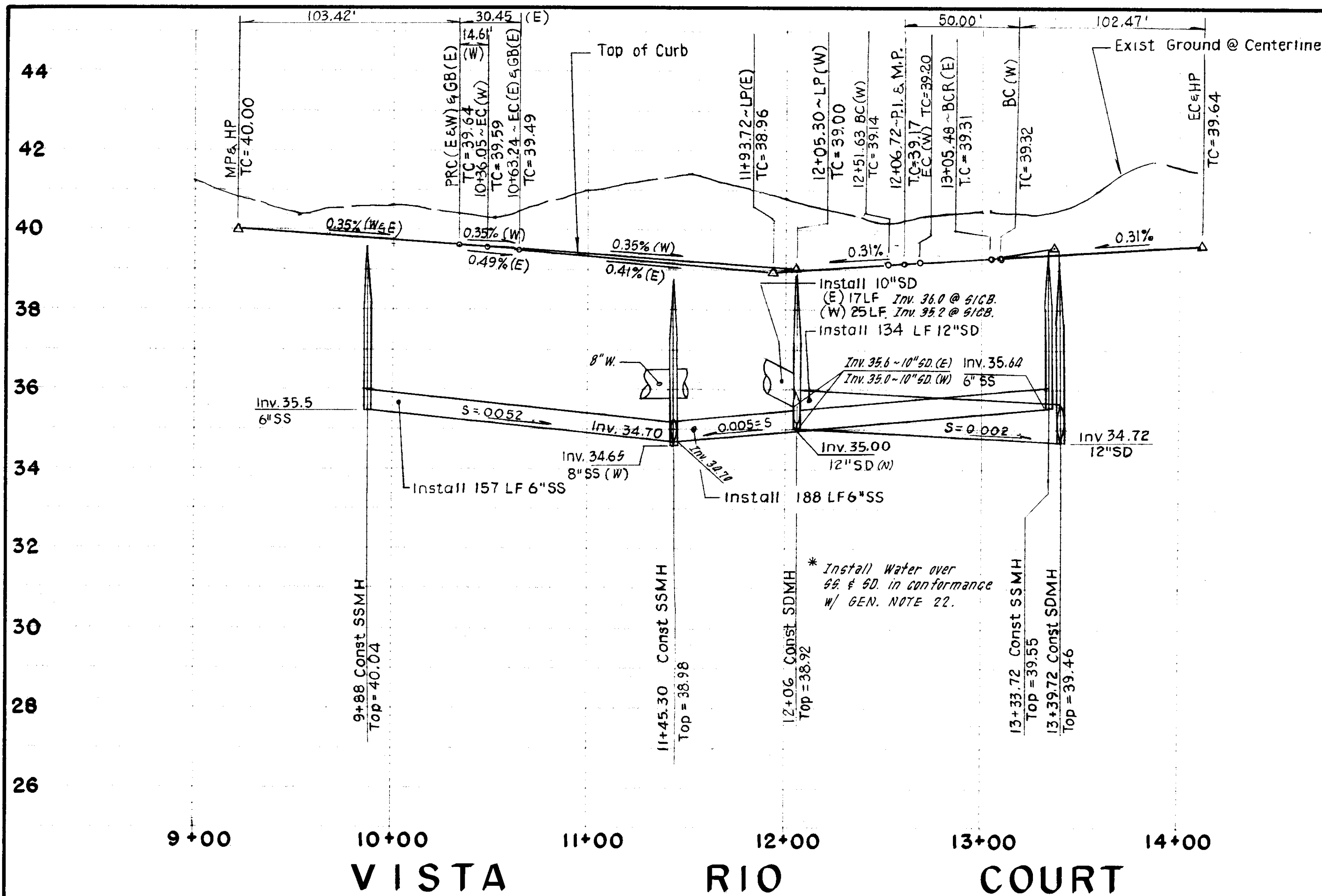
SECTION A-A

WOODBRIDGE SANITARY DISTRICT

TYPE I CLEANOUT AT END OF LINE

BASE OF STATIONING: EXISTING 8" SD AT EAST BOUNDARY OF "RIVER MEADOWS UNIT NO. 3" = STA 2+23

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY:	19
1	6-15	S.D. to Well	TP				
	1-13-89	As Built - Unit 1	TP				
SUBMITTED: DATE: 6-2-86 R.C.E. 19638							
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS							
BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 93240 PH: 209-365-6618							
EASEMENT "B" 150' W/WILDERNESS WAY to WILDERNESS WAY EASEMENT "C" 150' W/WILDERNESS WAY to WILDERNESS WAY							
DEL RIO Unit 1 & 2							
SHEET 7 OF 12 JOB NO. 3752 FILE NO. G-840							



SCALE: Horiz ~ 1" = 40'
Vert ~ 1" = 2'

SCALE: Horiz ~ 1" = 40'
Vert ~ 1" = 2'

CURB DATA
R=43.00'
Δ=275°37'33"
L=206.85'

CURB DATA
R=27.00'
Δ=31°00'10"
L=14.61'

CURB DATA
R=100.00'
Δ=10°23'20"
L=18.13'
T=9.09'

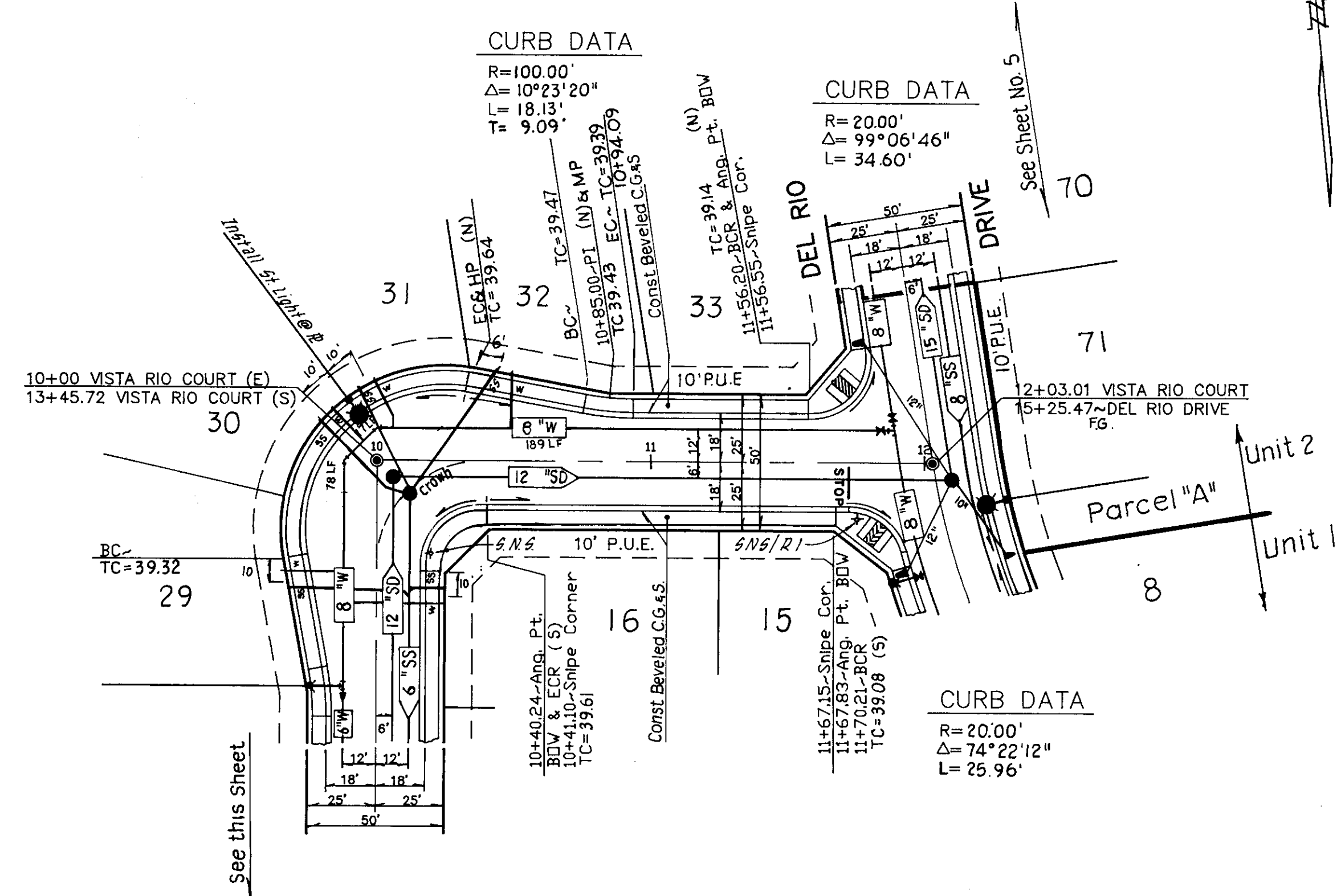
CURB DATA
R=53.00'
Δ=110°46'40"
L=102.47'

CURB DATA
R=100.00'
Δ=10°23'20"
L=18.13'
T=9.09'

CURB DATA
R=20.00'
Δ=99°06'46"
L=34.60'

CURB DATA
R=20.00'
Δ=74°22'12"
L=25.96'

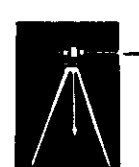
NOTE: Transition Cross Slope from 1.5% @ BCR (Sta 13+05.48) to 2.1% @ M.P. of Crown and back to 1.5% @ ECR



NO.	DATE	REVISIONS	BY
1	1-13-89	As Built - Unit 1	TP
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APPROVED BY:

SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

323 W. ELM ST. LODI, CALIF.
93240 PH: 209-388-6516

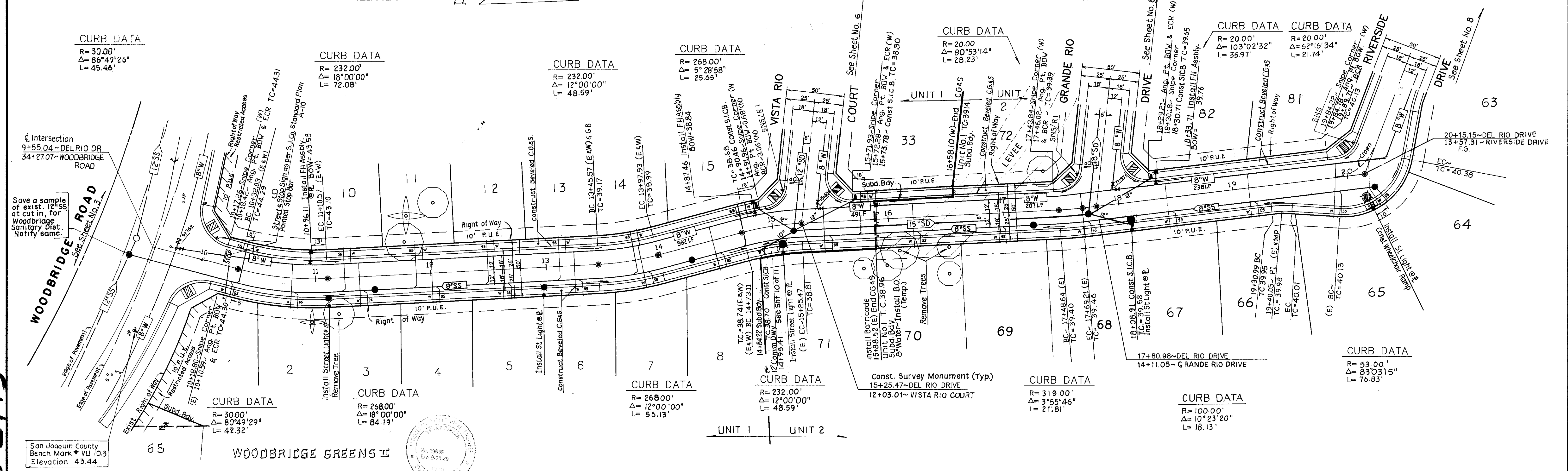
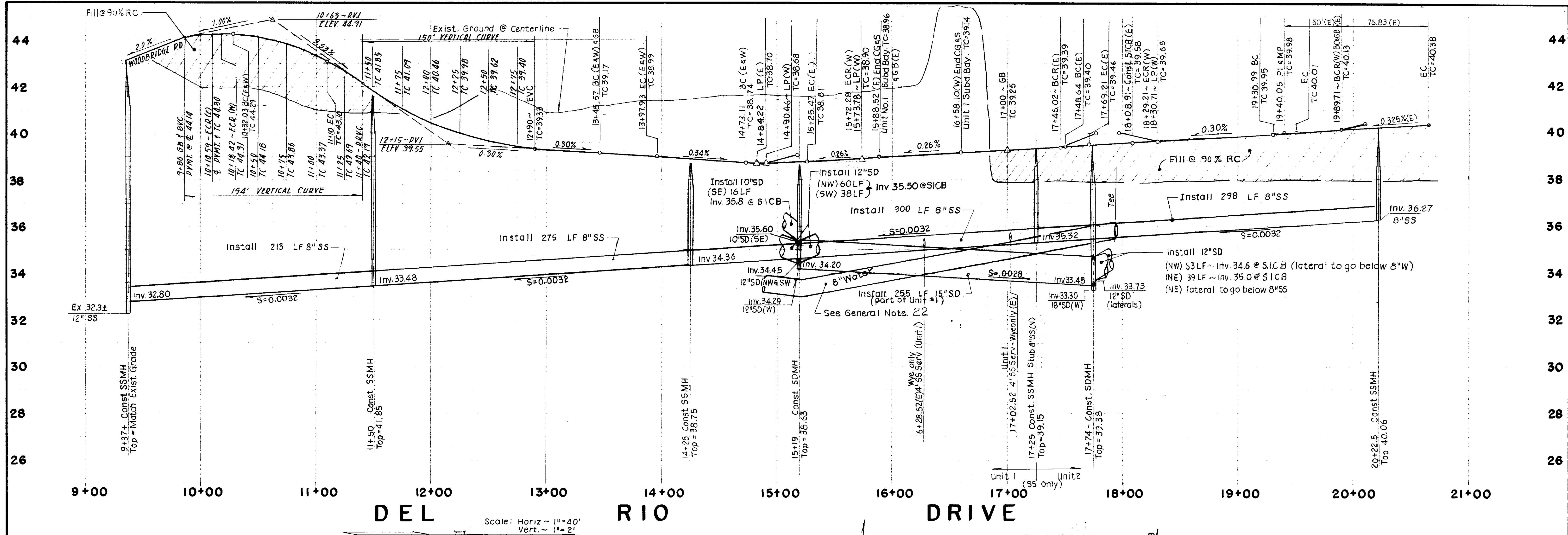
VISTA RIO COURT

150'N/WOODBRIDGE RD 10 DEL RIO DRIVE

DEL RIO
Unit 1 & 2

SHEET 6 OF 12
JOB NO. 8752
FILE NO. 6-840

SL-2143



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY:	19
1	1-13-89	As Built - Unit 1	TP				
2	12-10-89	" - Unit 2	TP				
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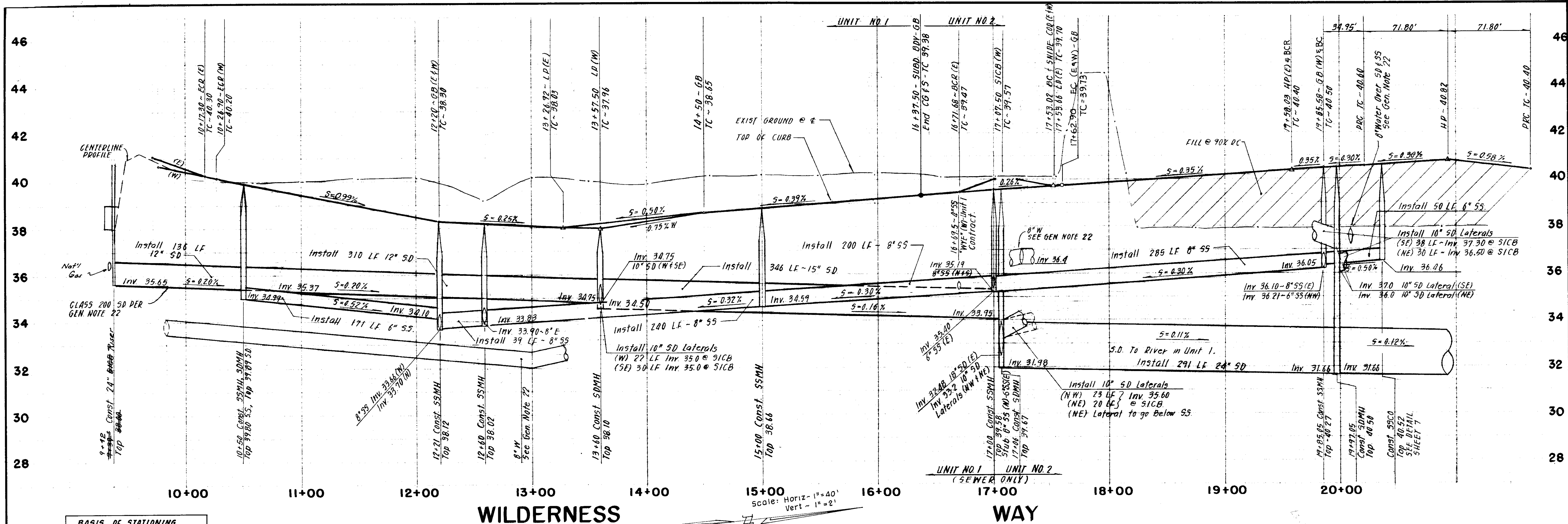
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
93240 PH: 209-368-8818

DEL RIO DRIVE
WOODBRIDGE RD. to RIVERSIDE DRIVE

DEL Unit 1 & RIO 2

SHEET 5 OF 12
JOB NO. 8752
FILE NO. G-840

SLC-2144



BASIS OF STATIONING
EXTENSION OF WOODBRIDGE ROAD
RIGHT-OF-WAY TO C. OF WILDERNESS
WAY = STA. 10+00.

CURB DATA
R= 30'
Δ= 95° 42' 40"
L= 50.11'

CURB DATA
R= 318'
Δ= 1° 53' 14"
L= 10.47'

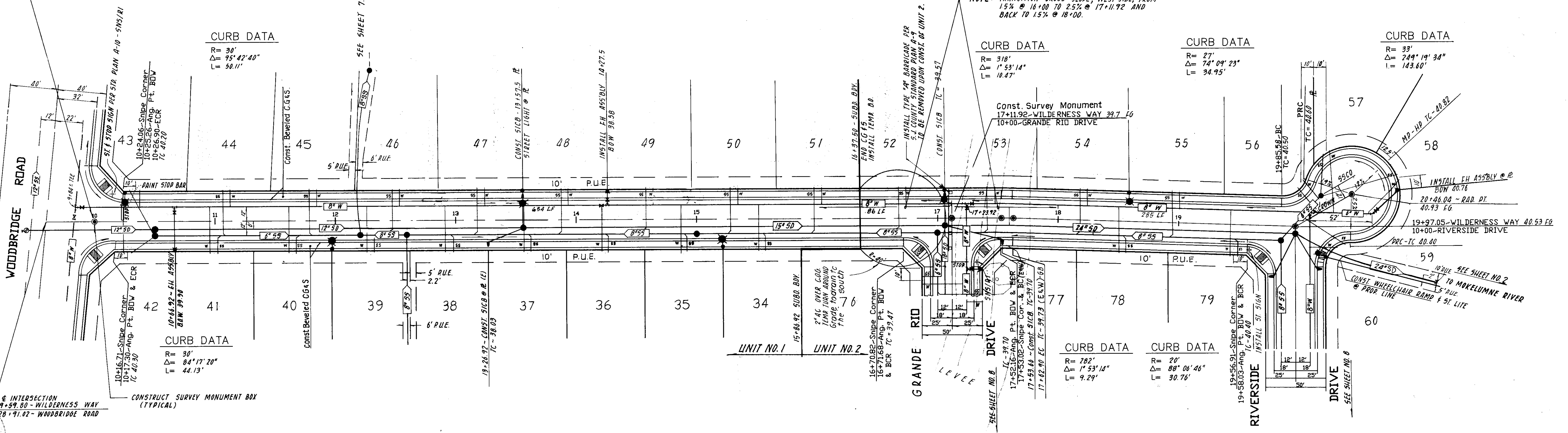
CURB DATA
R= 27'
Δ= 74° 09' 23"
L= 34.95'

CURB DATA
R= 33'
Δ= 244° 19' 34"
L= 143.60'

CURB DATA
R= 30'
Δ= 84° 17' 20"
L= 44.13'

CURB DATA
R= 782'
Δ= 1° 53' 14"
L= 9.29'

CURB DATA
R= 20'
Δ= 88° 06' 46"
L= 30.76'



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	7-25	Change St. Lights	TP		
2	1-13-89	As Built (Unit 1)	TP		
3	12-10-89	" (Unit 2)	TP		

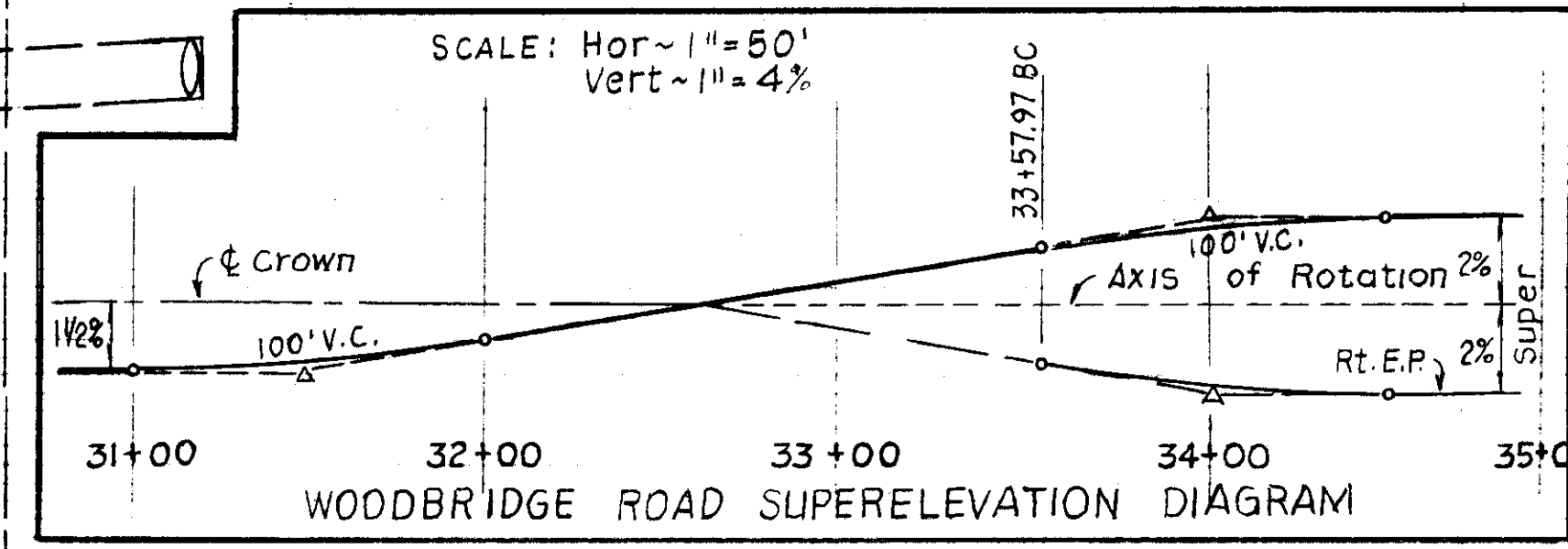
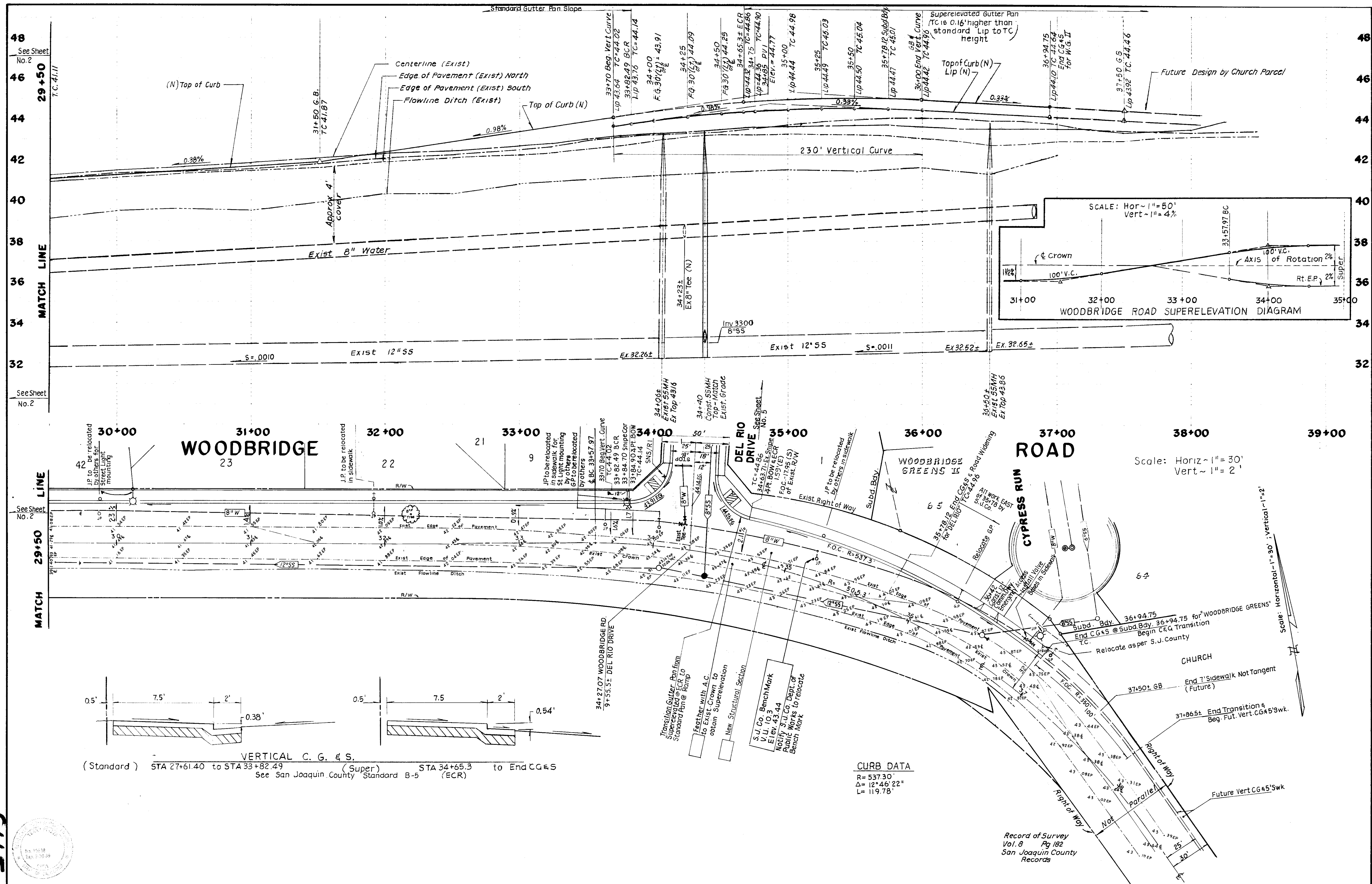
APPROVED BY: *[Signature]*
R.C.E. 196.28 DATE 6-2-88

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

WILDERNESS WAY
WOODBRIDGE RD. TO RIVERSIDE DRIVE

DEL RIO
UNIT 1&2
SHEET 4 OF 12
JOB NO. 8752
FILE NO. G-840

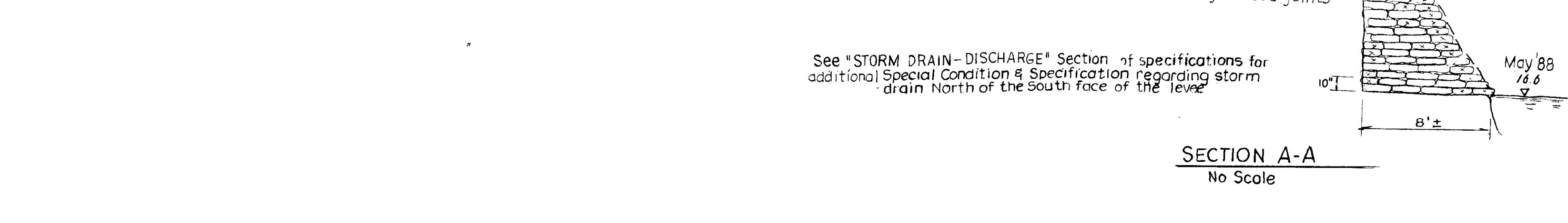
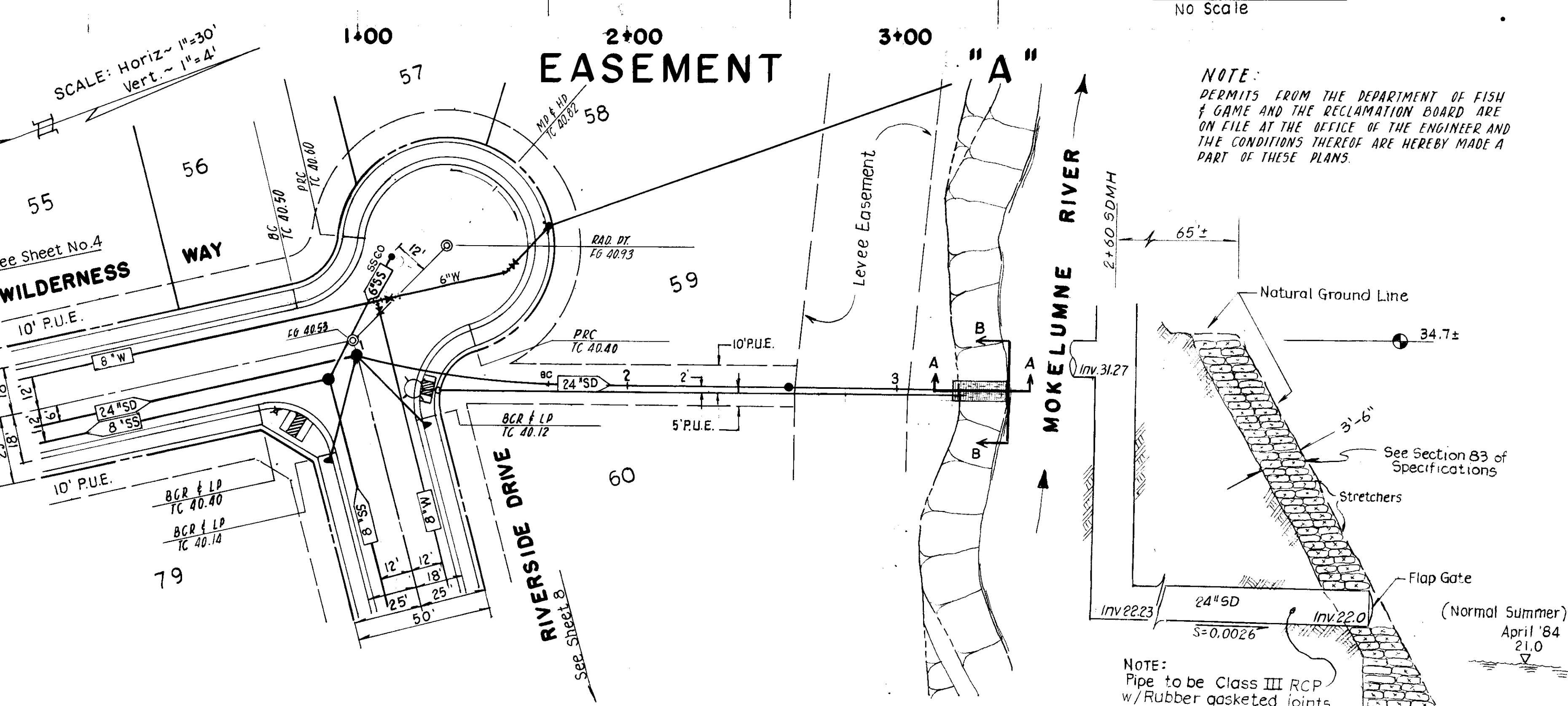
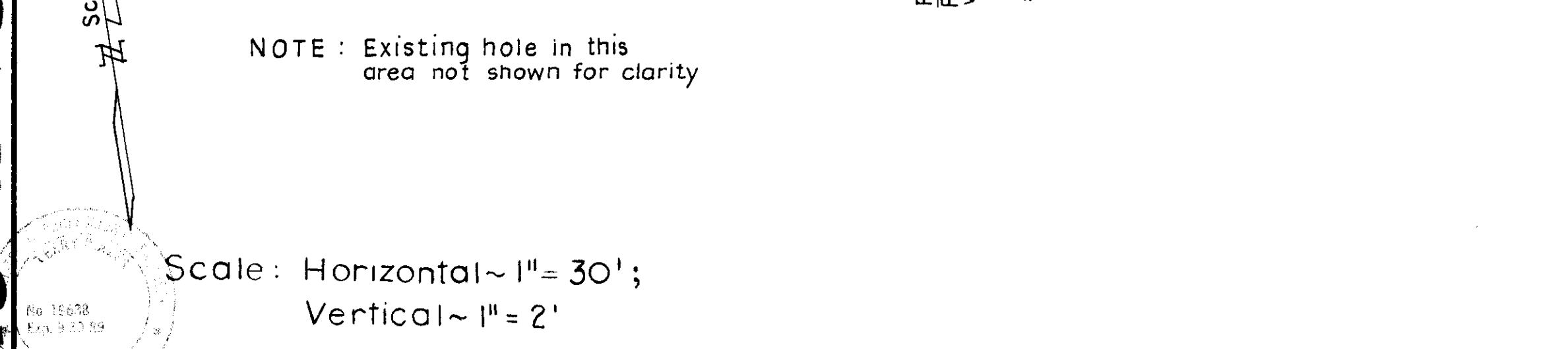
SD-2145

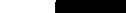


VERTICAL C. G. & S.
(Standard) STA 27+61.40 to STA 33+82.49 (Super) STA 34+65.3 to End CG&S
See San Joaquin County Standard B-5 (ECR)

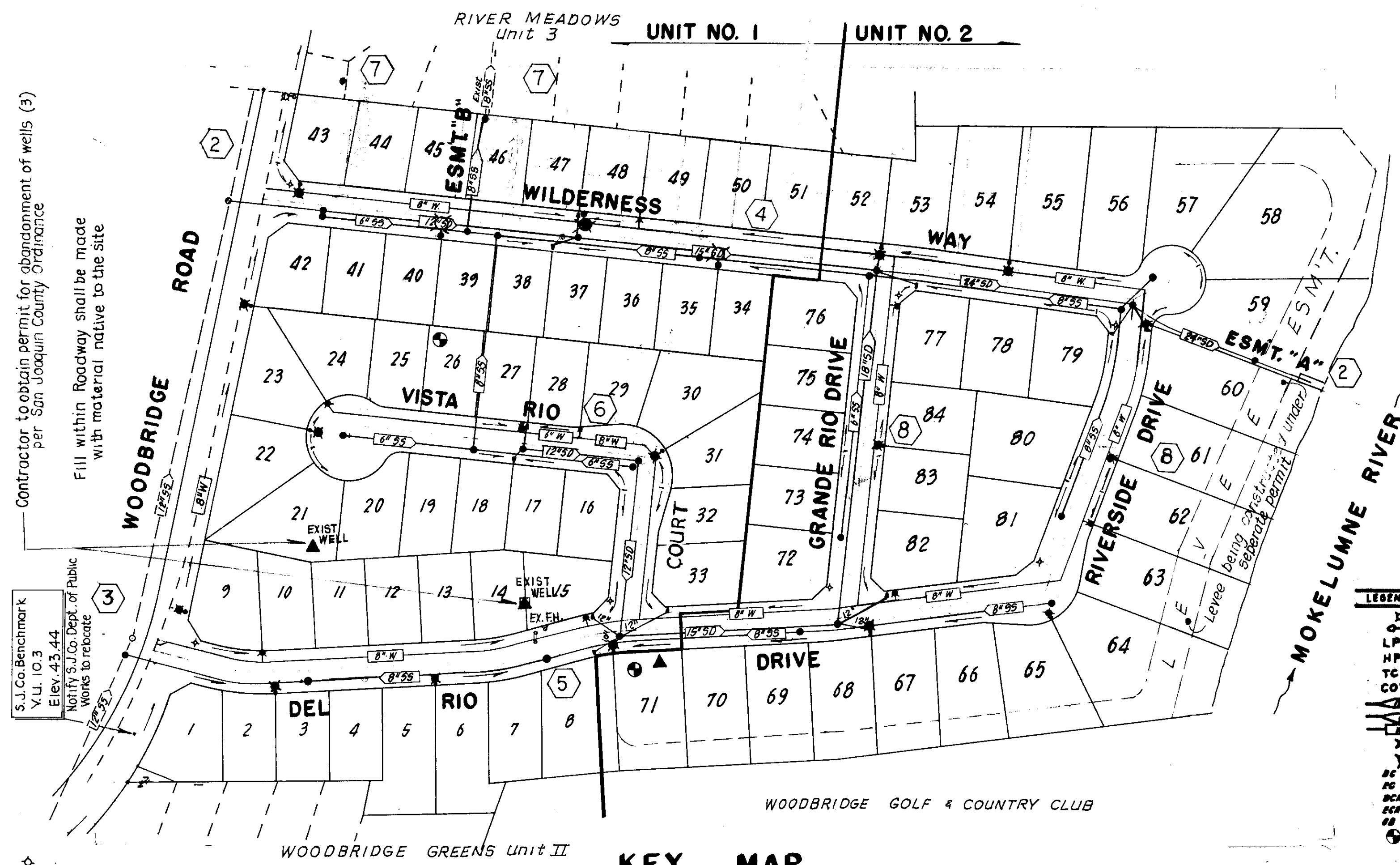
CURB DATA
R = 537.30'
Δ = 12°46'22"
L = 119.78'

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY:	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. Lodi, CALIF. 95240 PH: 209-368-6616		WOODBRIDGE ROAD 50'E/WILDERNESS WAY to 400'E/DEL RIO DR.		DEL RIO Unit 1 & 2		SHEET 3 OF 12 JOB NO. 8752 FILE NO. G-840	
1-13-88		As Built #1	TP											
SUBMITTED BY: [Signature] RCE: 19698 DATE: 6-2-88														



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY:	 BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM. ST. LODI, CALIF. 95240 PH: 209-368-6616	EASEMENT "A" RIVERSIDE DRIVE to MOKELUMNE RIVER WOODBRIDGE ROAD 150'W/WILDERNESS WAY to 50'E/WILDERNESS WAY	DEL Unit 1 & 2	RIO 2	SHEET 2 OF 12 JOB NO. 8752 FILE NO. G-840
1	6-15	S.D. to Well	TP								
	1-13-89	Unit 1 As Built	TP								
	12-10-89	Unit 2 As Built	TP								
R.C.E. <u>17638</u> DATE <u>6-2-88</u>				SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS							

Scale: 1"=100'



KEY MAP

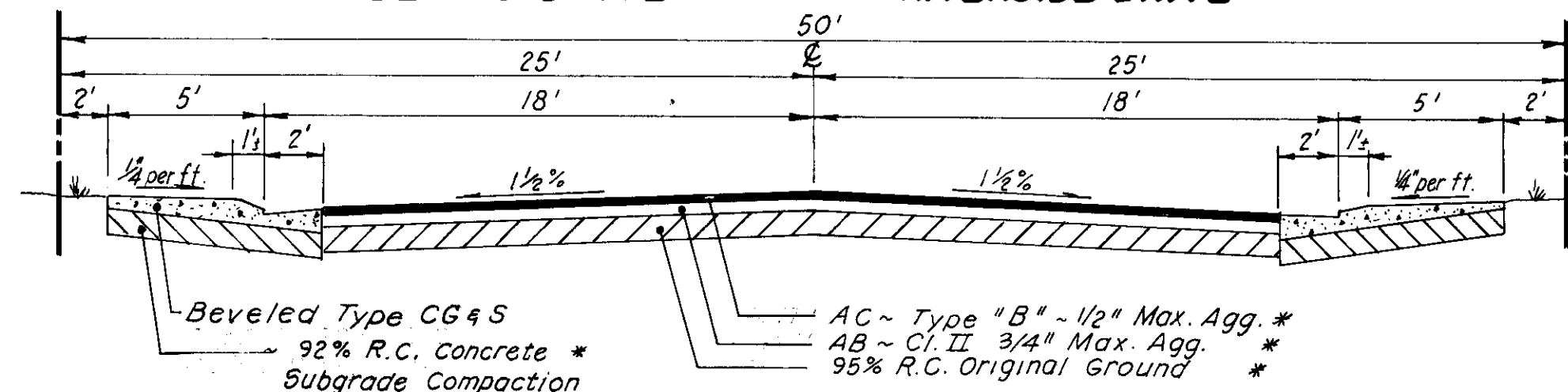
Scale: 1"=100'

STRUCTURAL SECTION

SECTION

WILDERNESS WAY DEL RIO DRIVE VISTA RIO COURT
GRANDE RIO DRIVE RIVERSIDE DRIVE

Scale: 1"=5'



* STRUCTURAL SECTION CHART FOR 50' STREETS									
Street Name	A.C.	A.B.	C.O.G.	C.S.C.	G.E. Req'd	"R" Value	Traffic Ind.	G.E. Prov.	
Del Rio Drive	0.20	0.50	0.67	0.67	0.65	50	4.0	1.05	
Wilderness Way	0.17	0.33	0.67	0.67	0.65	50	4.0	0.79	
Vista Rio Court	0.17	0.33	0.67	0.67	0.65	50	4.0	0.79	
Riverside Drive	0.10	0.33	0.67	0.67	0.77 0.90	40	4.0	0.79 0.94	
Grande Rio Drive	0.10	0.33	0.67	0.67 0.87 0.90	0.77 0.90	40	4.0	0.79 0.94	
Del Rio Drive	0.10	0.40	0.67	0.67 0.87 0.90	0.77 0.90	40	4.0	0.87 0.94	
Wilderness Way	0.10	0.40	0.67	0.67 0.87 0.90	0.77 0.90	40	4.0	0.87 0.94	

A.C.—Asphalt Concrete A.B.—Aggregate Base C.O.G.—Compact Original Ground G.E.—Gravel Equivalent

NOTE: —Structural section within Unit 2 are based upon an assumed "R" value of 40.
 —Imported fill shall be tested for "R" value and final structural section approved by Co. Engineer prior to road construction.
 —If Unit 2 is filled prior to paving Unit 1, the structural section of Del Rio shall be identical to Wilderness Way.

SHEET INDEX

KEY SHEET
 PLAN PROFILE
 DETAILS
 GRADING PLAN
 CONSTRUCTION QUANTITIES
 GENERATOR DETAIL-WELL SITE

CONSTRUCTION STAKING LIABILITY WAIVER

These improvement plans have been prepared with the intent that the firm of Baumbach & Piazza, Inc. will be performing the construction staking for the complete project. If, however, another engineering and/or surveying firm should be employed to use these plans for the purpose of construction staking, notice is hereby given that the firm of Baumbach & Piazza, Inc. will not assume any responsibility for errors or omissions, if any, which might occur and which could have been avoided, corrected or mitigated if Baumbach & Piazza, Inc. had performed the staking work.

APPROVED BY

James R. Miller
 SAN JOAQUIN COUNTY HEALTH DISTRICT
 DATE 7-8-88
 [Signature]
 SAN JOAQUIN FIRE WARDEN
 DATE 7-8-88
 [Signature]
 CHIEF WOODBRIDGE FIRE DISTRICT
 DATE 7-12-88
 [Signature]
 ENGINEER WOODBRIDGE SANITARY DISTRICT
 DATE 7-12-88
 [Signature]

Unit 1 "As Built" by T. Piazza 1-13-89

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 center line and property line data.
- The street light system shall be installed by Pacific Gas & Electric Company.
- Contractor shall receive an approved set of plans and specifications 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 coordinate 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 Mokelumne Acres Maintenance District. U.S.A. (800) 642-2444.
- 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 30".
- 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. 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 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 foot. APPLICABLE TO CATCH BASINS AND SEWER LATERALS ALSO.
- No materials resulting from tapping procedures may enter District sewer.
- 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.
- Each SS service to have C.O. at property line.
- 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.
- Prior to performing any work in Woodbridge Road, the Contractor shall obtain an Encroachment Permit from the San Joaquin County Department of Public Works.
- Contractor shall notify Mokelumne Acres Maintenance District for approval prior to connecting water line to existing water main.
- 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. (209) 928-9218.
- Contractor shall obtain a grading permit from the San Joaquin County Building Division. (Fee By Owner)
- Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP or ACP, C.I. 11; 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 11.
- All traffic signs and markings shall conform to San Joaquin County Standards and to the "Manual of Uniform Traffic Control Devices".
- Any changes to the approved Improvement Plans and Specifications must be prepared and certified by the "Civil Engineer" and shall be approved by the "Director" prior to implementation.
- At the time of acceptance of improvements, the resolution shall include that Del Rio Drive and Wilderness Way be declared through highways at the intersections of Grande Rio Drive and Vista Rio Court.
- Compaction Tests: The Owner shall have compaction tests taken for street subgrade, utility trenches and lot fill. Any required retests will be at the Contractor's expense. Sanitary Sewer trench compaction tests shall be done by a qualified soils testing laboratory as follows:

	Frequency	Depth (Inches)
Sanitary Sewer trenches less than 6' deep	200'	0-6" & 34-50"
Sanitary Sewer trenches over 6' deep	200'	0-6", 24-30" & 42-48"

Test results shall be submitted to the Engineer as soon as soon as possible.

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	6-15	S.D. to well	TP		
2	7-85	Revise St Light	TP		
3	12-85	As Built #1	TP		
3/4/90		As Built #2	68		

APPROVED BY: Henry M. Hirata RCE No. 21258
 [Signature]
 2, 1988
 [Signature]
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS

323 W. ELM ST. LODI, CALIF.
 95240 PH: 209-355-8818

KEY SHEET

DEL RIO
 Units 1 & 2

SHEET 1 OF 12

JOB NO. 8752

FILE NO. G-840