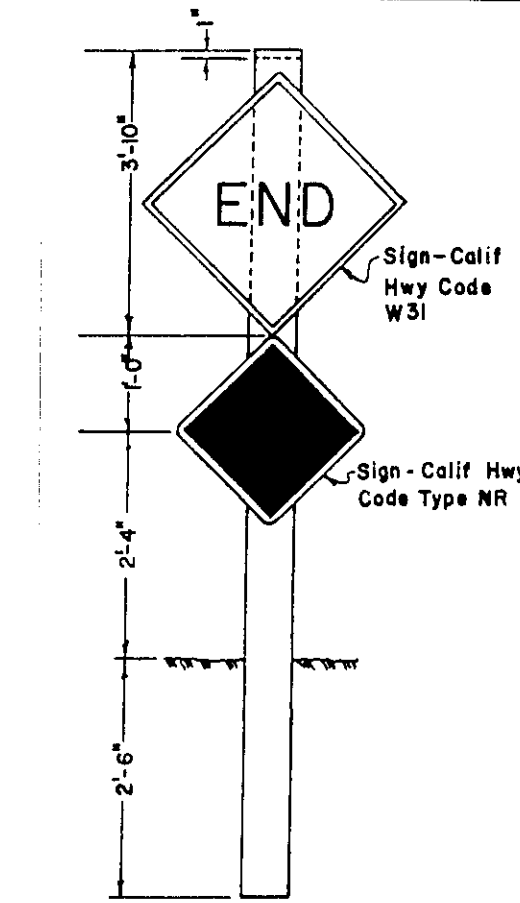
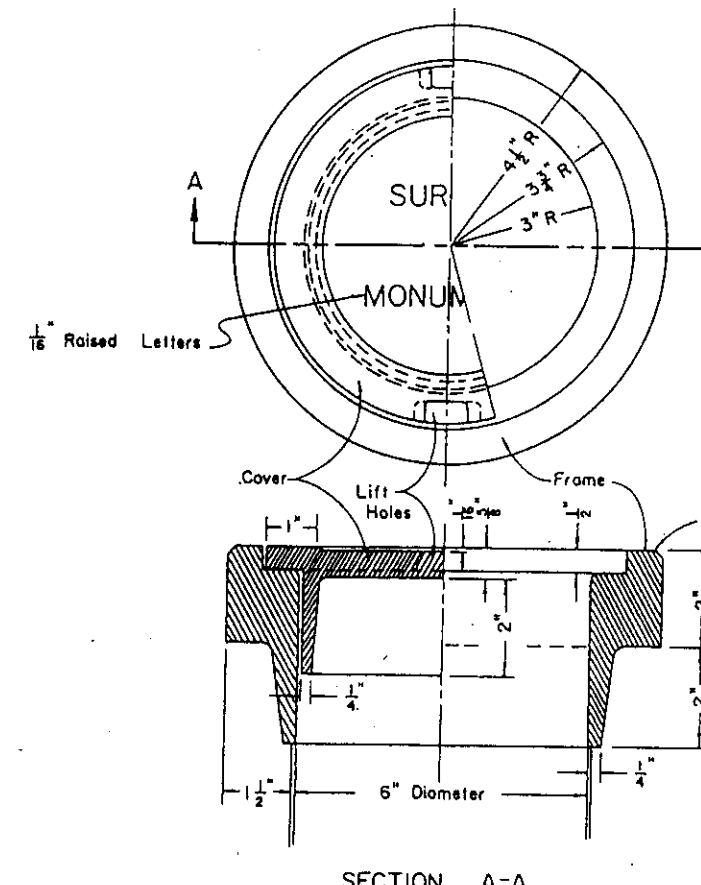


CALL USA TOLL FREE
800-642-2444

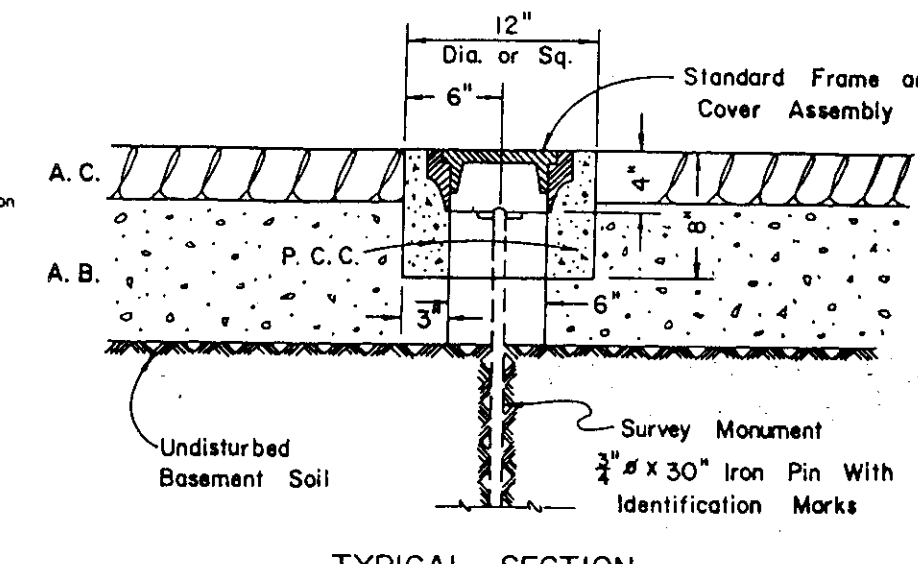
BEFORE PLANTING TREES • TRENCHING •
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SERVICE ALERT FOR UNDERGROUND
CLEARANCE.
WE WILL PROVIDE INFORMATION ABOUT
OR LOCATE AND MARK UNDERGROUND
FACILITIES FOR YOU.



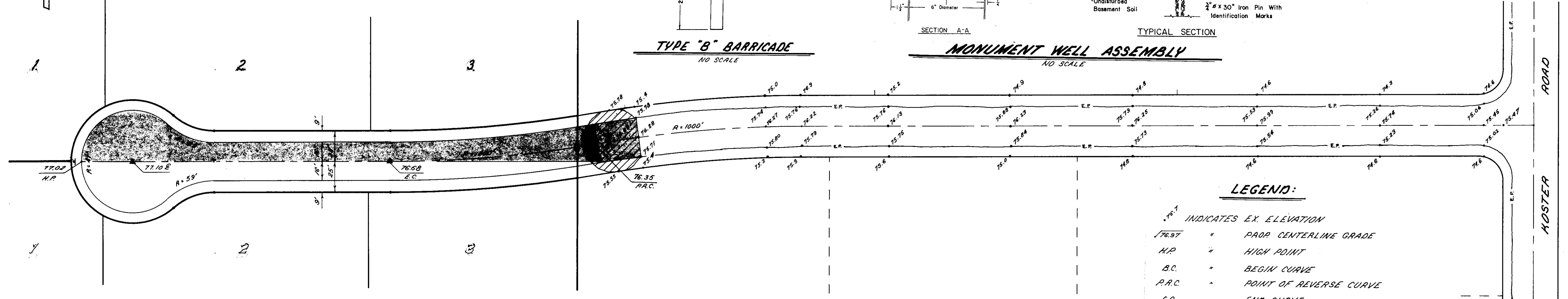
TYPE "B" BARRICADE
NO SCALE



MONUMENT WELL ASSEMBLY
NO SCALE



TYPICAL SECTION

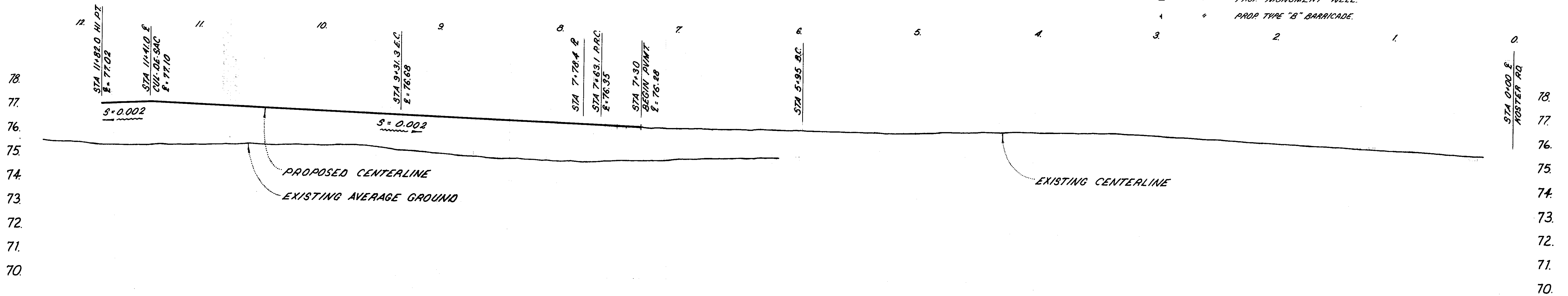


LEGEND:

- INDICATES EX. ELEVATION
- 76.97 * PROP. CENTERLINE GRADE
- H.P. * HIGH POINT
- B.C. * BEGIN CURVE
- P.R.C. * POINT OF REVERSE CURVE
- E.C. * END CURVE
- AREA TO BE PAVED W/2" AC. OVER 8" A.B. ON NATIVE COMPACTED TO 95% R.C.
- AREA OF EXISTING PAVEMENT TO BE REMOVED.
- EX. MONUMENT WELL TO REMAIN.
- PROP. MONUMENT WELL.
- PROP. TYPE "B" BARRICADE.

PIPER PLACE

SCALE 1"=40'



SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=2'

AS - BUILT 6-26-91

CONSTRUCTION STAKING LIABILITY WAIVER

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF MID-VALLEY ENGINEERING, 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 MID-VALLEY ENGINEERING, 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 MID-VALLEY ENGINEERING, INC., HAD PERFORMED THE STAKING WORK.

APPROVED BY THE DIRECTOR OF PUBLIC
WORKS, COUNTY OF SAN JOAQUIN, CALIF.

DATE:

HENRY M. HIRATA, R.C.E. NO. 21258

mid-valley
engineering

P.O. BOX 816 900 H STREET, SUITE G
MODESTO CALIFORNIA 95353 (209) 526-4214

ENGINEERING
&
SURVEYING
PLANNING
&
ZONING

PLAN & PROFILE

PIPER PLACE

STREET IMPROVEMENT PLANS FOR
JANE E. COCHRANE

SAN JOAQUIN COUNTY CALIFORNIA

Drawn HERMAN
Date FEB '89
Scale NOTED
Job No. 60-731E
Checked
File No.

ROY A. GALLI R.C.E. 16034
JIMMY G. BATEMAN L.S. 4685
REVISIONS
Symb. Date Description Appd.

REFER TO:
Modesto Office
SHEET
4
OF 4

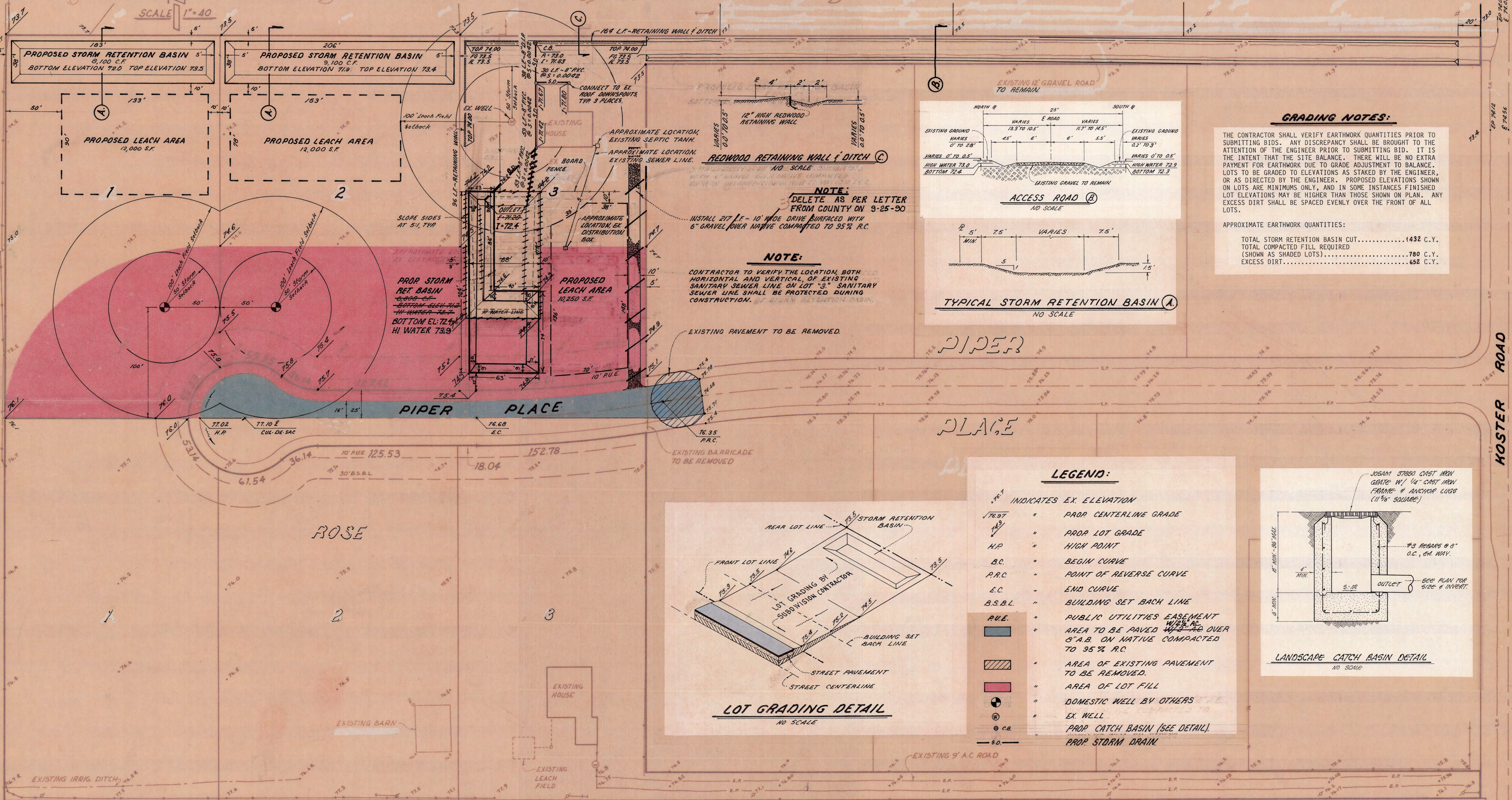


SCALE 1"=40'

HEMPSTEAD COURT

2

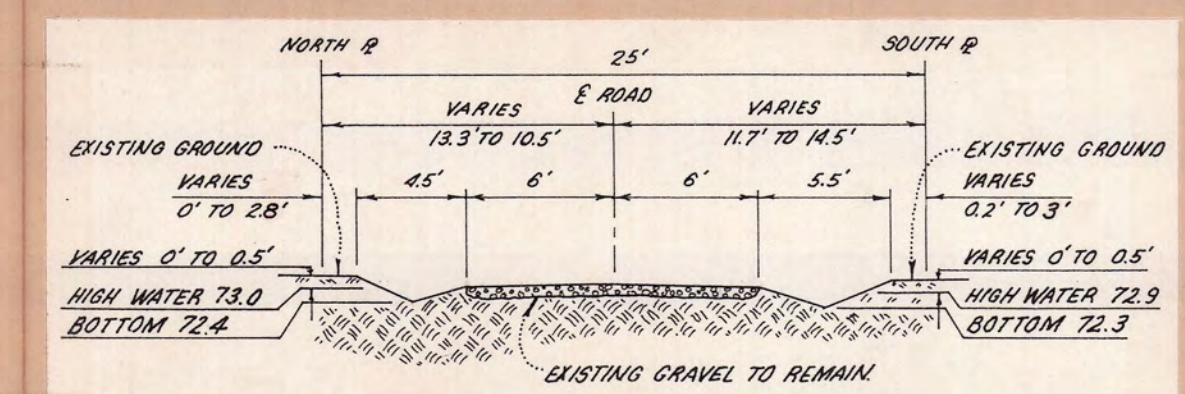
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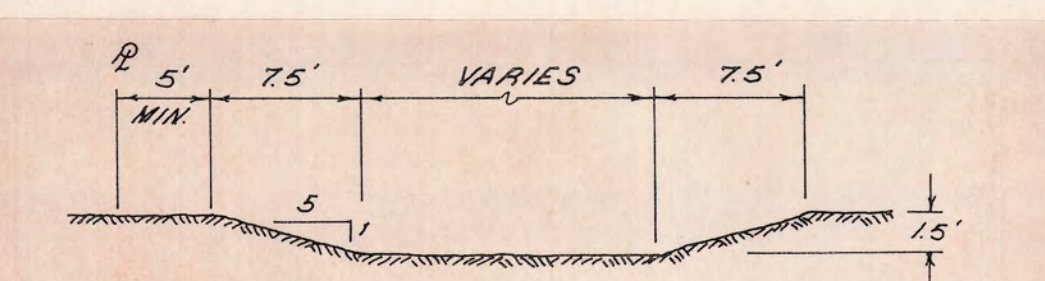
GRADING NOTES:

THE CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES PRIOR TO SUBMITTING BIDS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTING BID. IT IS THE INTENT THAT THE SITE BALANCE. THERE WILL BE NO EXTRA PAYMENT FOR EARTHWORK DUE TO GRADE ADJUSTMENT TO BALANCE. LOTS TO BE GRADED TO ELEVATIONS AS STAKED BY THE ENGINEER, OR AS DIRECTED BY THE ENGINEER. PROPOSED ELEVATIONS SHOWN ON LOTS ARE MINIMUMS ONLY, AND IN SOME INSTANCES FINISHED LOT ELEVATIONS MAY BE HIGHER THAN THOSE SHOWN ON PLAN. ANY EXCESS DIRT SHALL BE SPACED EVENLY OVER THE FRONT OF ALL LOTS.

APPROXIMATE EARTHWORK QUANTITIES:
TOTAL STORM RETENTION BASIN CUT.....1432 C.Y.
TOTAL COMPACTED FILL REQUIRED
(SHOWN AS SHADED LOTS).....780 C.Y.
EXCESS DIRT.....652 C.Y.



ACCESS ROAD (B)



TYPICAL STORM RETENTION BASIN (A)

NOTE:

CONTRACTOR TO VERIFY THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF EXISTING SANITARY SEWER LINE ON LOT "3". SANITARY SEWER LINE SHALL BE PROTECTED DURING CONSTRUCTION.

NOTE:
DELETE AS PER LETTER FROM COUNTY ON 9-25-90

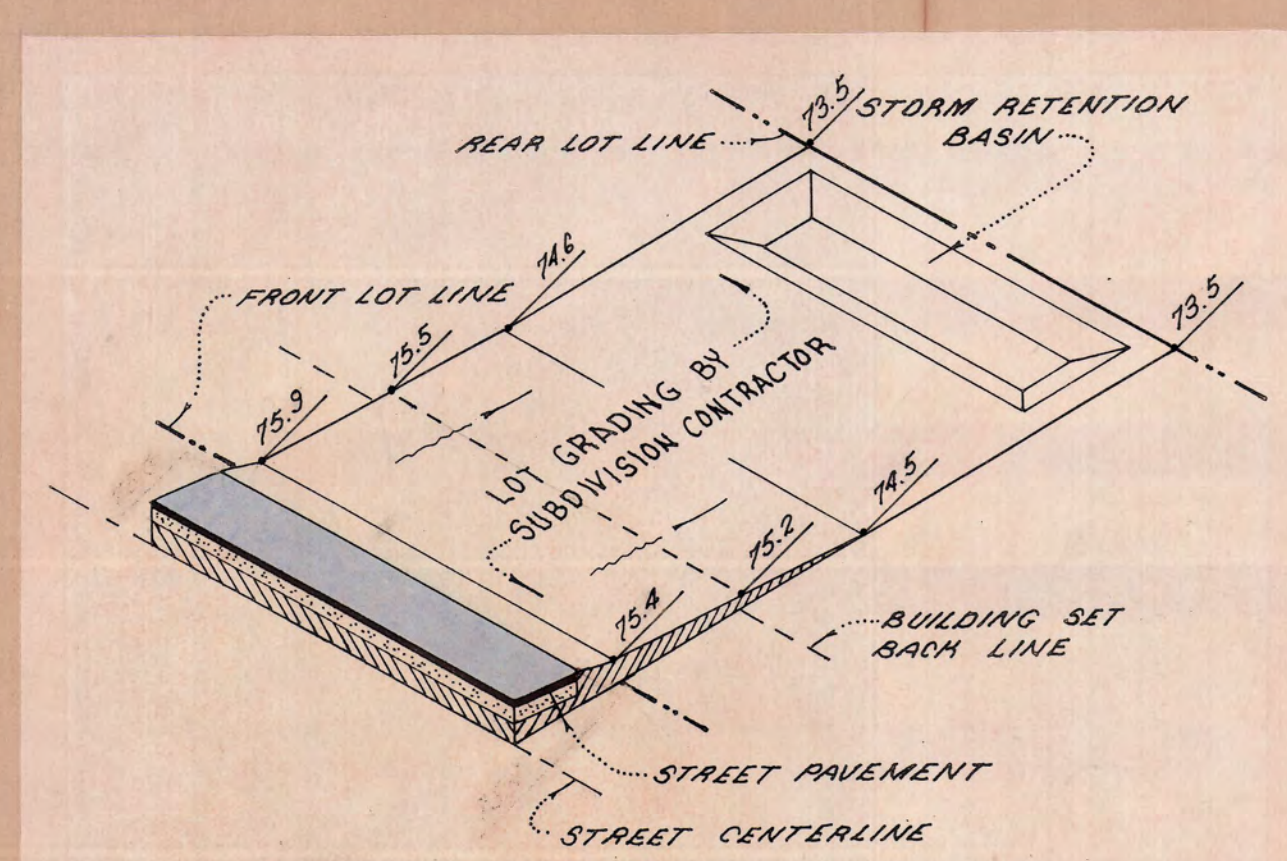
REDWOOD RETAINING WALL & DITCH (C)

PIPER

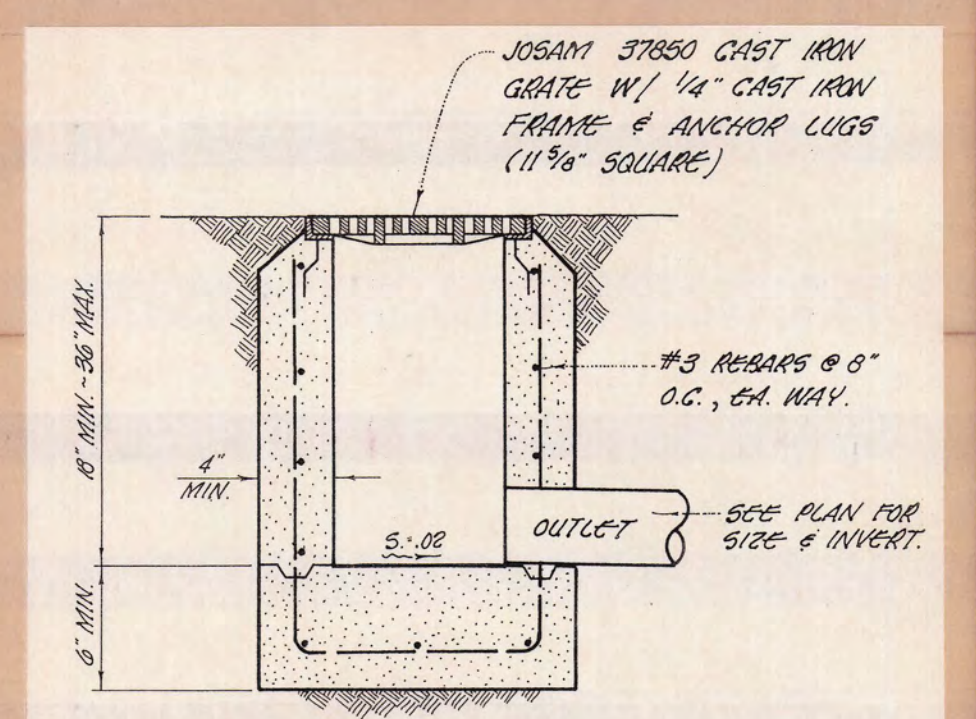
PLACE

LEGEND:

- *76.7 INDICATES EX. ELEVATION
- 76.97 " PROP. CENTERLINE GRADE
- 13' " PROP. LOT GRADE
- H.P. " HIGH POINT
- B.C. " BEGIN CURVE
- P.R.C. " POINT OF REVERSE CURVE
- E.C. " END CURVE
- B.S.B.L. " BUILDING SET BACK LINE
- R.U.E. " PUBLIC UTILITIES EASEMENT
- " AREA TO BE PAVED OVER 8" A.B. ON NATIVE COMPACTED TO 95% R.C.
- " AREA OF EXISTING PAVEMENT TO BE REMOVED.
- " AREA OF LOT FILL
- " DOMESTIC WELL BY OTHERS
- " EX. WELL
- " PROP. CATCH BASIN (SEE DETAIL).
- " PROP. STORM DRAIN



LOT GRADING DETAIL



LANDSCAPE CATCH BASIN DETAIL

ROSE

TRINKLE & BOYS

CARL TRINKLE

CALL USA TOLL FREE
800-642-2444

AS - BUILT 6-26-91



GRADING & DRAINAGE
STREET IMPROVEMENT PLANS FOR
JANE E. COCHRANE

Drawn	HERMAN	BOY & GALLI	RCE 16034	EXP. 3/31/92	REGISTERED PROFESSIONAL ENGINEER
Date	FEB 89	JIMMY G. BATEMAN	L.S. 4085		NO. 26654
Scale	1"=40'				EXP. 3/31/92
Job No.	60-731E				CIVIL
Checked					STATE OF CALIFORNIA
File No.					

REVISIONS

Rev.	Date	Description	App'd.
1	7/25/89	Rev. storm basin, leach area on Lot "3"	J.L.H.

REFER TO: Modesto Office

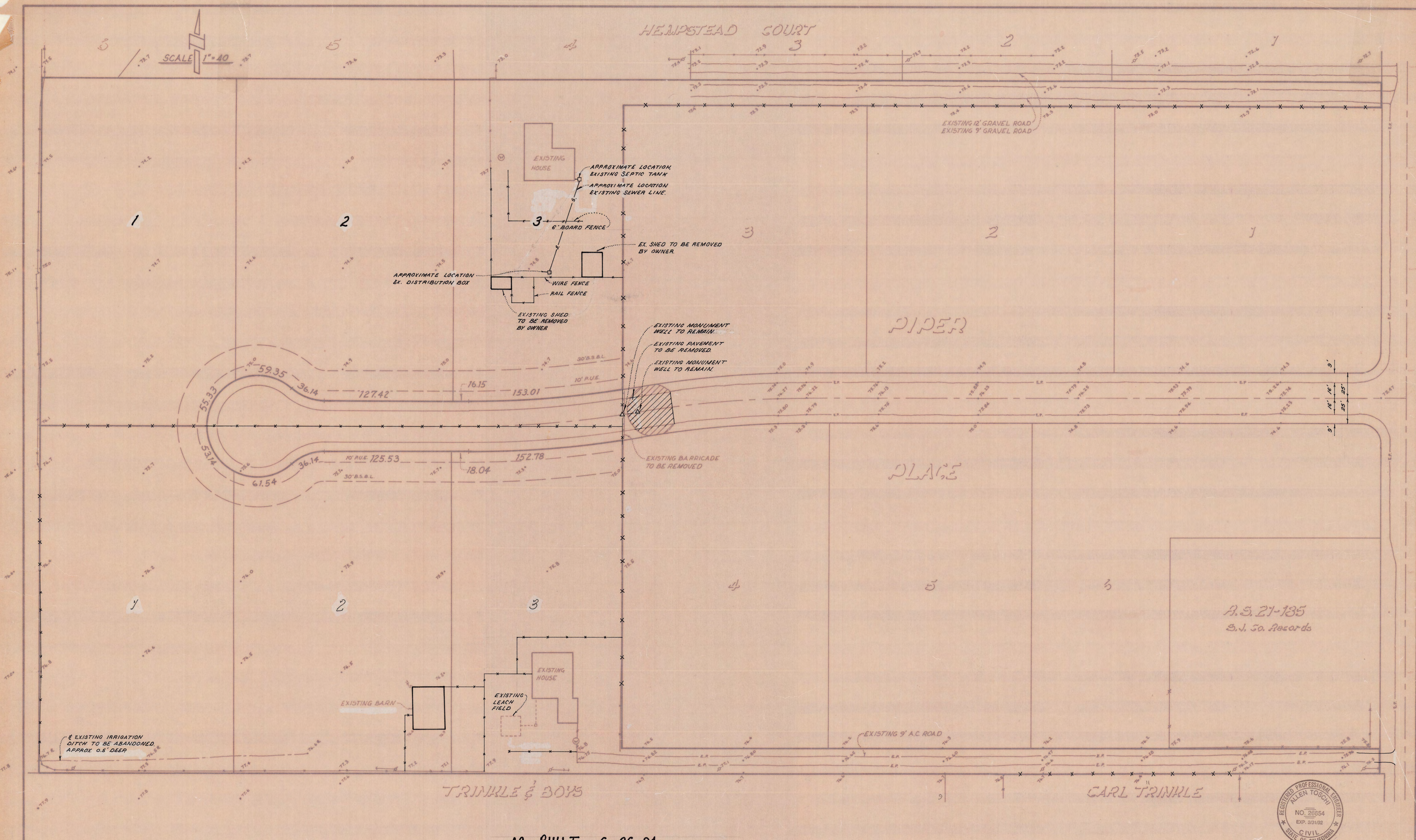
SHEET 3 OF 4

CONSTRUCTION STAKING LIABILITY WAIVER
THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF MID-VALLEY ENGINEERING, 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 MID-VALLEY ENGINEERING, 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 MID-VALLEY ENGINEERING, INC. HAD PERFORMED THE STAKING WORK.

APPROVED BY THE DIRECTOR OF PUBLIC WORKS,
COUNTY OF SAN JOAQUIN, CALIF.
HENRY H. HIRATA, RCE NO. 31258
DATE: _____

BEFORE PLANTING TREES • TRENCHING •
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FACILITIES FOR YOU.

SL 232P



CONSTRUCTION STAKING LIABILITY WAIVER

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APPROVED BY THE DIRECTOR OF PUBLIC WORKS,
COUNTY OF SAN JOAQUIN, CALIF

DATE: _____

HENRY R. HIRATA, R.C.E. NO. 21258

mid-valley engineering

P.O. BOX 816 900 H STREET, SUITE G
MODESTO CALIFORNIA 95353 (209) 526-4214

ENGINEERING & SURVEYING PLANNING & ZONING

EXISTING TOPOGRAPHY

STREET IMPROVEMENT PLANS FOR
JANE E. COCHRANE

SAN JOAQUIN COUNTY CALIFORNIA

Drawn: HERMAN
Date: FEB '89
Scale: 1" = 40'
Job No. 60-731E
Checked: _____
File No. _____

ROY A. GALLI R.C.E. 14024
JIMMY G. BATEMAN L.S. 4485

REVISIONS

Sym	Date	Description	Appd.

REFER TO: Modesto Office

SHEET

2

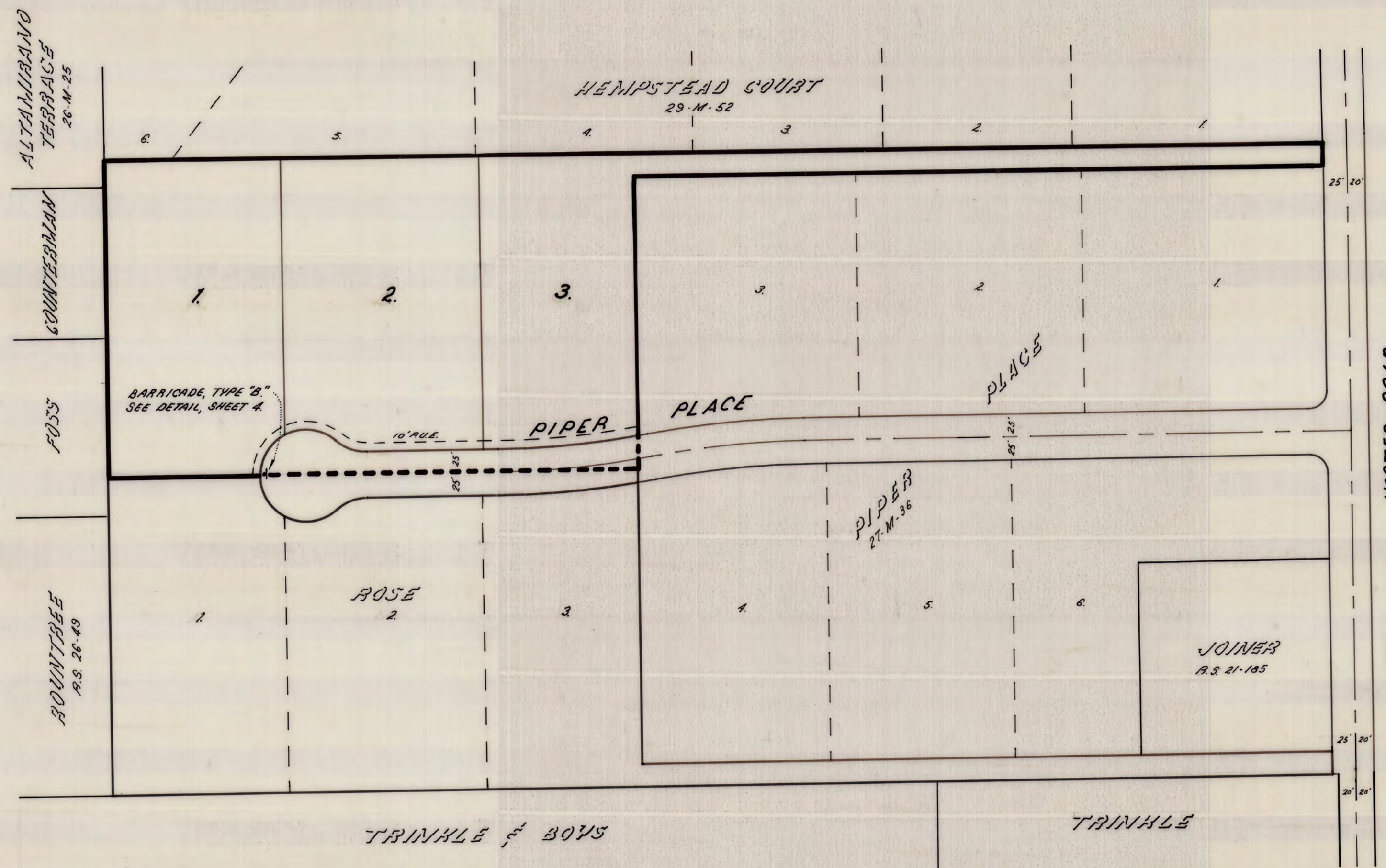
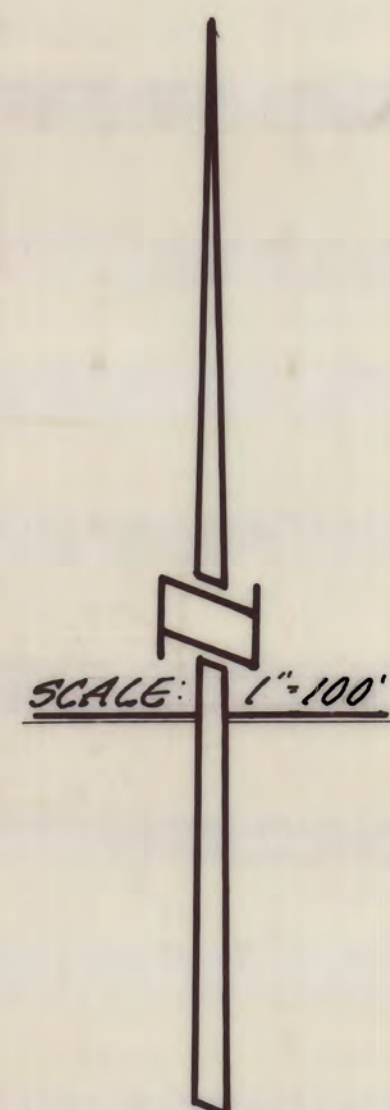
OF 4

~STREET IMPROVEMENT PLANS FOR~
JANE E. COCHRANE

BEING A MINOR SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN, AND
INDICATED AS PARCEL "A" ON THE MAP FILED IN BOOK 24 OF FILED
SURVEYS, AT PAGE 43, SAN JOAQUIN COUNTY RECORDS, CALIFORNIA.

NOTE:

Leach field areas are to be provided and designed for each lot based upon the percolation test results obtained by the developer. Leach field and well locations, separation and designs are to be in accordance with all applicable codes and ordinances and shall be approved by the local health district prior to building's construction.



UTILITY COMPANIES:

WATER: TO BE SUPPLIED BY INDIVIDUAL WELLS.

SEWER: TO BE BY INDIVIDUAL SEPTIC SYSTEMS

STORM DRAINAGE: WILL BE TO INDIVIDUAL STORM DRAINAGE BASINS.

TELEPHONE: PACIFIC BELL
44 W. YONKINS AVE
STOCKTON, CA.
95207
PHONE: (209) 474-4700

GAS & ELECTRIC:
PACIFIC GAS & ELECTRIC CO.
4040 N. WEST LANE
STOCKTON, CA.
95210
PHONE: (209) 466-4581

CALL USA TOLL FREE
800-642-2444

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WE WILL PROVIDE INFORMATION ABOUT,
OR LOCATE AND MARK UNDERGROUND
FACILITIES FOR YOU.

STREET SECTIONS	SHEET NUMBER	RIGHT-OF-WAY WIDTH	CURB TYPE	PROPERTY LINE TO EDGE OF P.V.M.T.	STRUCTURAL SECTION R-WAY
STREET NAME	50' 60'	NONE 7' 9' 10'	AC/AB RV FV		
PIPER PLACE	4	●	●	2" 8" 5 3.5	2 1/2"

AS - BUILT 6-26-91

CONSTRUCTION STAKING LIABILITY WAIVER

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APPROVED BY THE DIRECTOR OF PUBLIC
WORKS, COUNTY OF SAN JOAQUIN, CALIF.

Manuel Lopez DATE: *Mar 19, 1990*
Henry M. Hirata, RCE No. 21258

mid-valley engineering

P.O. BOX 816 900 H STREET, SUITE G
MODESTO CALIFORNIA 95353 (209) 526-4214

ENGINEERING
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VICINITY MAP - SPECIFICATIONS

STREET IMPROVEMENT PLANS FOR
JANE E. COCHRANE

SAN JOAQUIN COUNTY CALIFORNIA

Drawn HERMAN	ROY A. GALLI RCE 14034
Date FEB '89	JIMMY G. BATHMAN L.S. 4685
Scale NOTED	<i>[Signature]</i>
Job No. 60-731E	REVISIONS
Checked	Symbol Date Description Appd.
File No.	



SHEETS 1-4 APPROVED BY:

SAN JOAQUIN LOCAL HEALTH
DISTRICT ENVIRONMENTAL HEALTH.

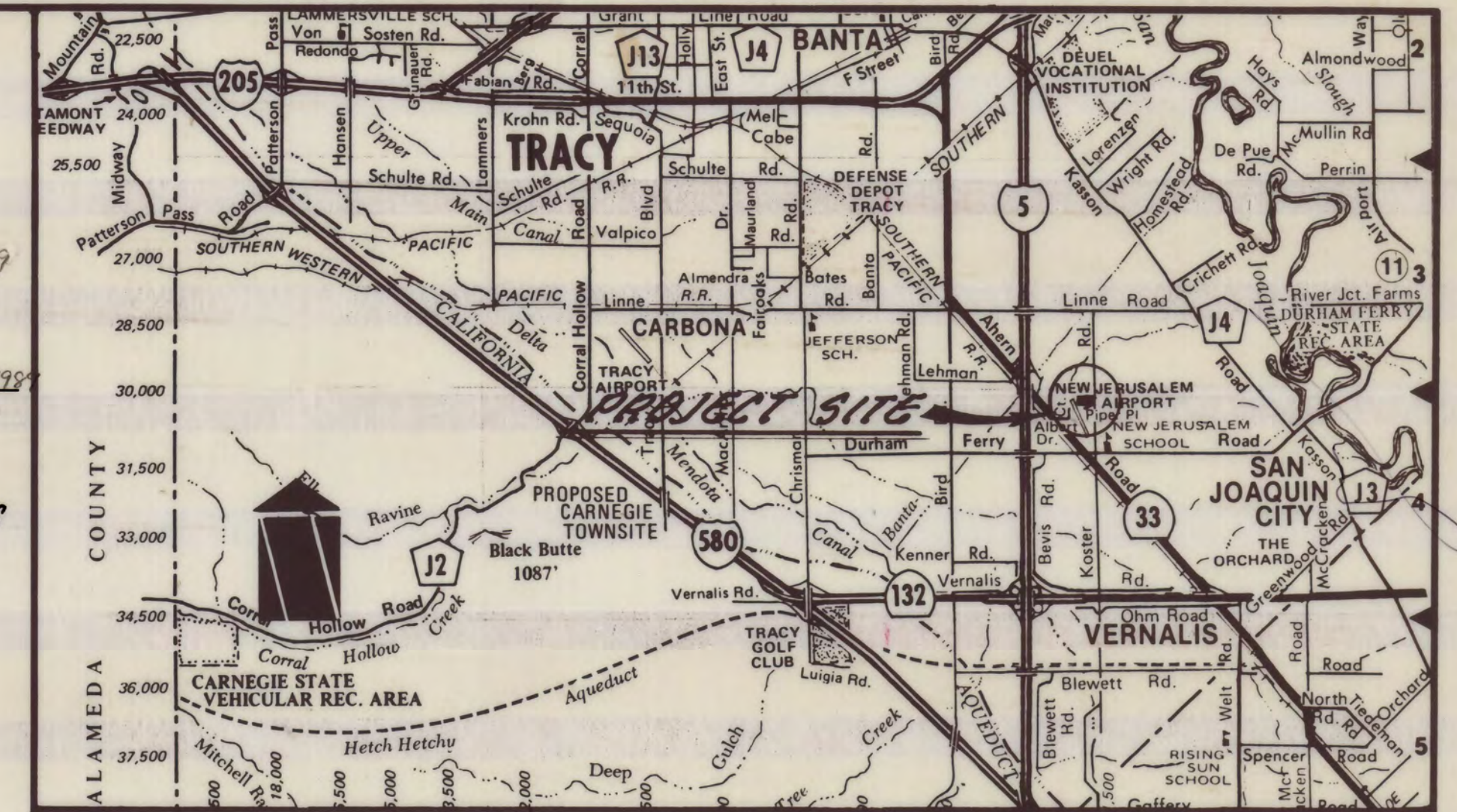
DATE: *June 5, 1989*

BY: *Fred Kaufman*

REV. *1* SHT. 3 BY: *Fred Kaufman* DATE: *Aug 3, 1989*

INDEX TO SHEETS

SHEET #	DESCRIPTION
1.	VICINITY MAP - SPECIFICATIONS
2.	EXISTING TOPOGRAPHY
3.	GRADING & DRAINAGE PLAN
4.	PLAN & PROFILE - PIPER PLACE



VICINITY MAP
NO SCALE

SPECIFICATIONS:

- ALL IMPROVEMENTS TO BE DONE SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN JOAQUIN IMPROVEMENT SPECIFICATIONS AND STANDARDS, AND THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS.
- BENCH MARK: U.S. G.S. BRASS DISC IN CONCRETE (T-993), 129'± NORTHWEST OF DURHAM FERRY - NORTHEAST OF HIGHWAY 33 ELEVATION: 52.04'
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- LINES & GRADES: ALL DISTANCES AND MEASUREMENTS ARE GIVEN AND WILL BE MADE IN A HORIZONTAL PLANE. GRADES ARE GIVEN FROM THE TOP OF STAKES OR NAILS, UNLESS OTHERWISE NOTED.
THE CONTRACTOR SHALL PRESERVE ALL STAKES AND POINTS SET FOR LINES, GRADES OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ALL EXPENSES INCURRED IN REPLACING STAKES THAT HAVE BEEN REMOVED WITHOUT PROPER AUTHORITY SHALL BE PAID FOR BY THE GENERAL CONTRACTOR.
- ALL MANHOLE, LAMPHOLE AND WATER VALVE CASTINGS AND COVERS SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETE.
- COMPACTION TESTS: PAVING CONTRACTOR TO PROVIDE COMPACTION TESTS IN STREETS AS REQUIRED BY THE SAN JOAQUIN COUNTY, AT THE CONTRACTOR'S EXPENSE.
- DUST CONTROL: APPROPRIATE DUST CONTROL TO BE PROVIDED FOR THE ALLEVATION OR PREVENTION OF DUST NUISANCE, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS PERTAINING TO HIS OPERATIONS. HE SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. THE CONTRACTOR'S ATTENTION IS CALLED TO THE REQUIREMENTS OF TITLE 8, CALIFORNIA ADMINISTRATIVE CODE, SUBCHAPTER 4, ARTICLE 6, "EXCAVATIONS, TRENCHES, EARTHWORK." SEE ALSO SECTION 5 OF SAN JOAQUIN COUNTY STANDARDS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS, THE COUNTY OF SAN JOAQUIN, ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL CLAIMS, COSTS OF LITIGATION, DAMAGES, AND ATTORNEY'S FEES, FOR PERSONAL INJURY OR PROPERTY DAMAGE OF WHATEVER NATURE WHICH ARE CLAIMED TO HAVE OCCURRED DURING THE TERM OF THIS PROJECT.

GENERAL NOTES:

- ENCROACHMENT PERMIT SHALL BE OBTAINED FROM SAN JOAQUIN COUNTY BEFORE BEGINNING WORK.
- CONTRACTOR SHALL LOCATE AND PRESERVE ALL FACILITIES INCLUDING GAS, WATER, IRRIGATION, SEWER, POWER, STREET LIGHTS, TELEPHONE AND OTHERS WHICH MAY BE IN THE AREA OF CONSTRUCTION. RESPECTIVE UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS TO BE PROVIDED ALONG ALL STREET FRONTS.
- P.G. & E. AND PAC. BELL FACILITIES TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES AND ARE TO OCCUPY A JOINT TRENCH IN THE 10 FOOT PUBLIC UTILITY EASEMENT.
- STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS BY THE CONTRACTOR.
- SETBACKS AS REQUIRED BY ORDINANCE OR DEED RESTRICTIONS.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE SAN JOAQUIN BUILDING DEPARTMENT PRIOR TO PLACING FILL ON THE LOTS.
- ANY CHANGES ON APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND CERTIFIED BY "CIVIL ENGINEER", AND SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
- TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO COUNTY STANDARDS AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.