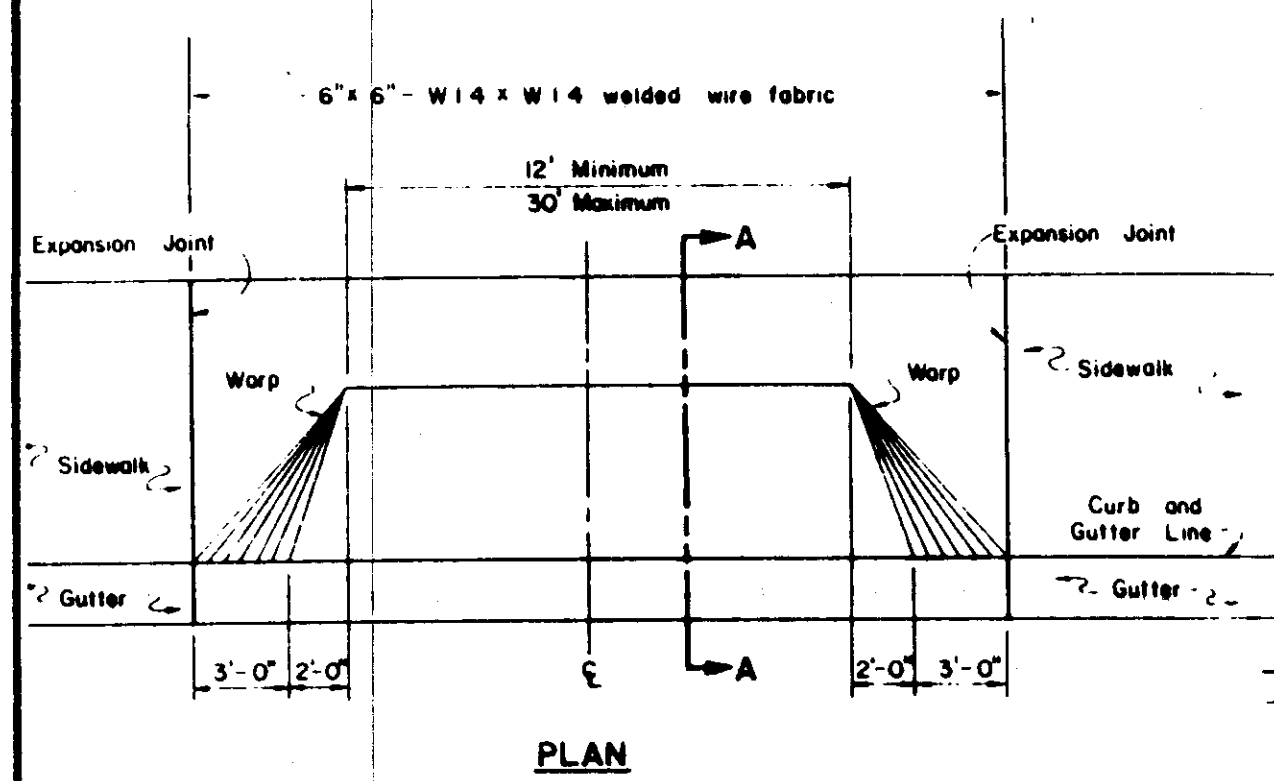


FOR ADDITIONAL DETAILS SEE SPECIFICATIONS

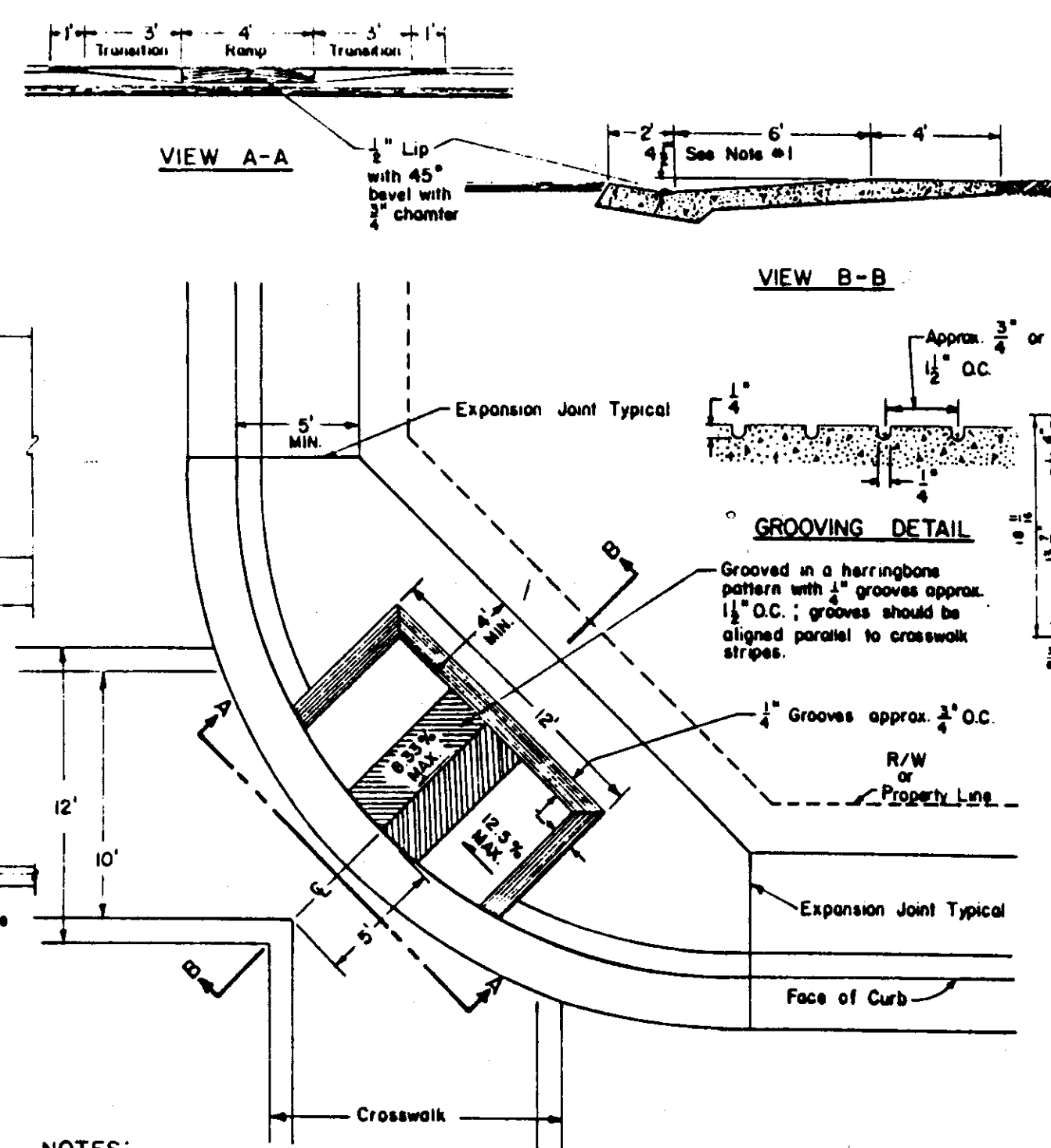


PLAN

ELEVATION

SECTION A-A

TYPICAL COMMERCIAL DRIVEWAY



VIEW A-A

VIEW B-B

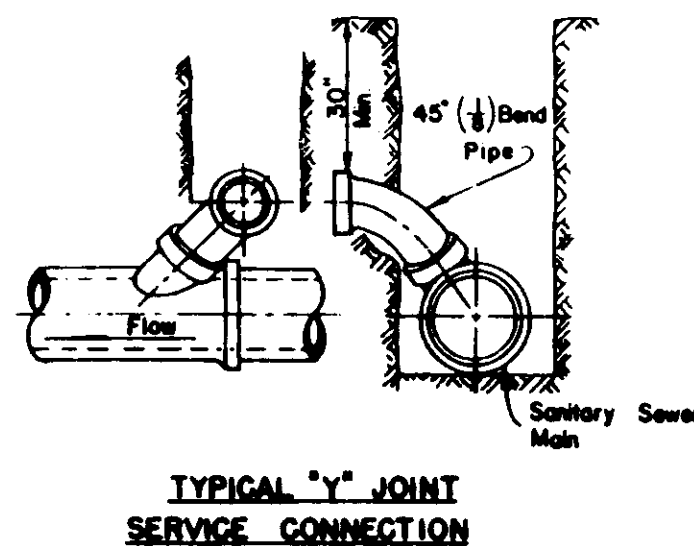
GROOVING DETAIL

PLAN

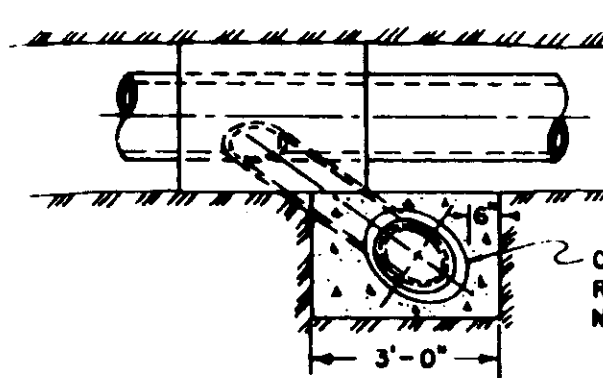
SECTION A-A

- NOTES:
1. Iron type grate may be used as alternate.
 2. Grate shall be fastened to frame with 1/8" x 2" heat-treated chain.

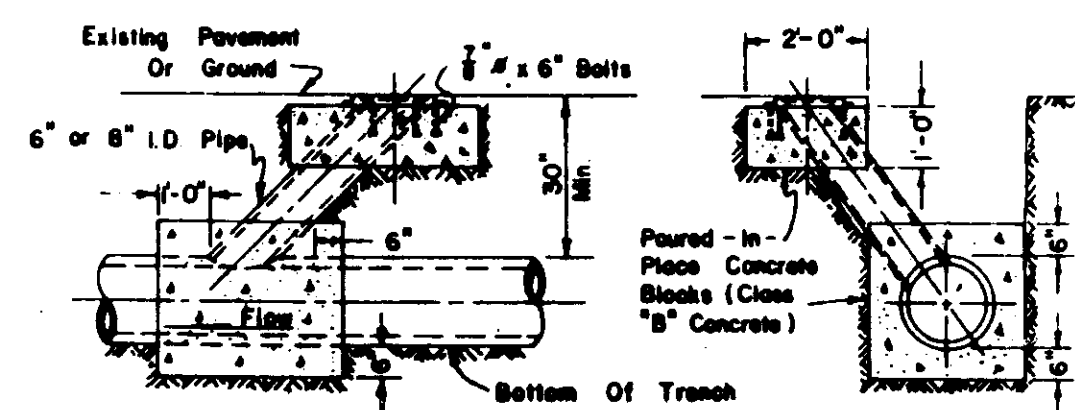
SECTION B-B
FRAME & GRATE
(STANDARD STORM DRAIN INLET)



TYPICAL Y-JOINT
SERVICE CONNECTION

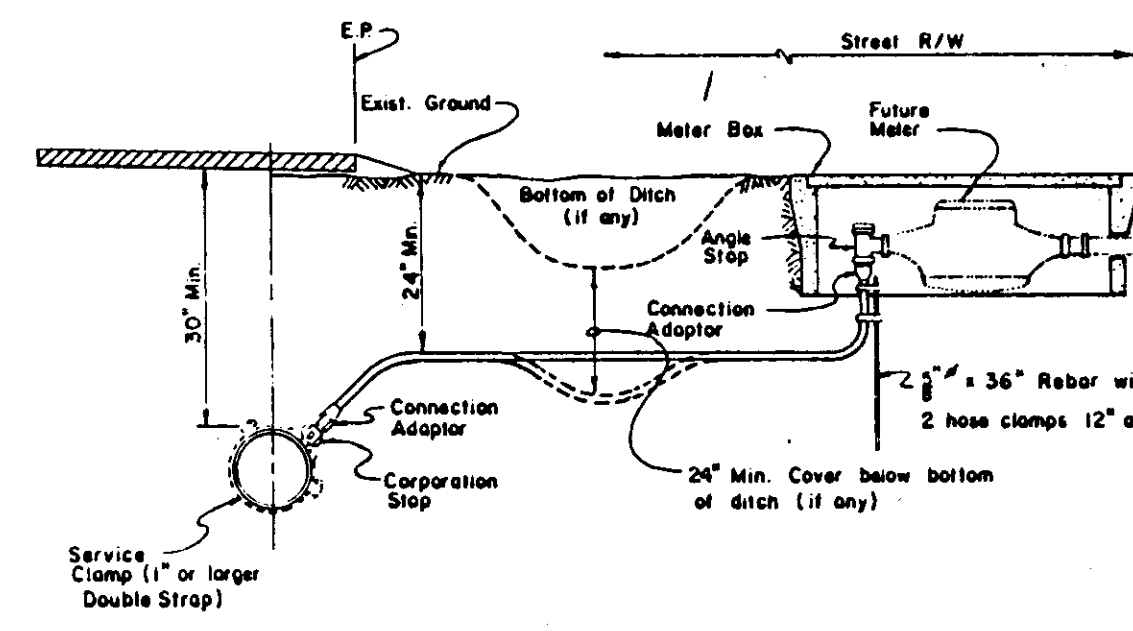


PLAN



TYPICAL LAMP HOLE INSTALLATION

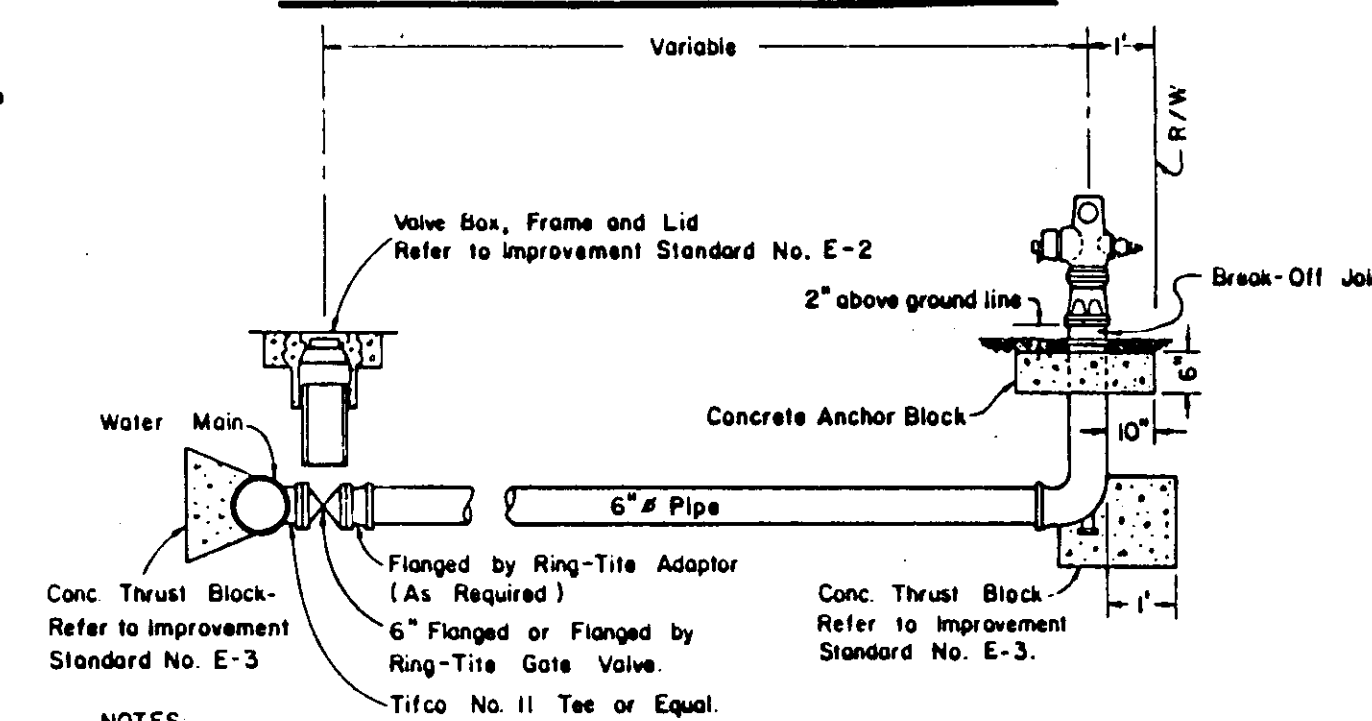
TYPICAL SANITARY SEWER DETAILS



NOTES:

1. Plastic pipe up to 1 1/2\"/>

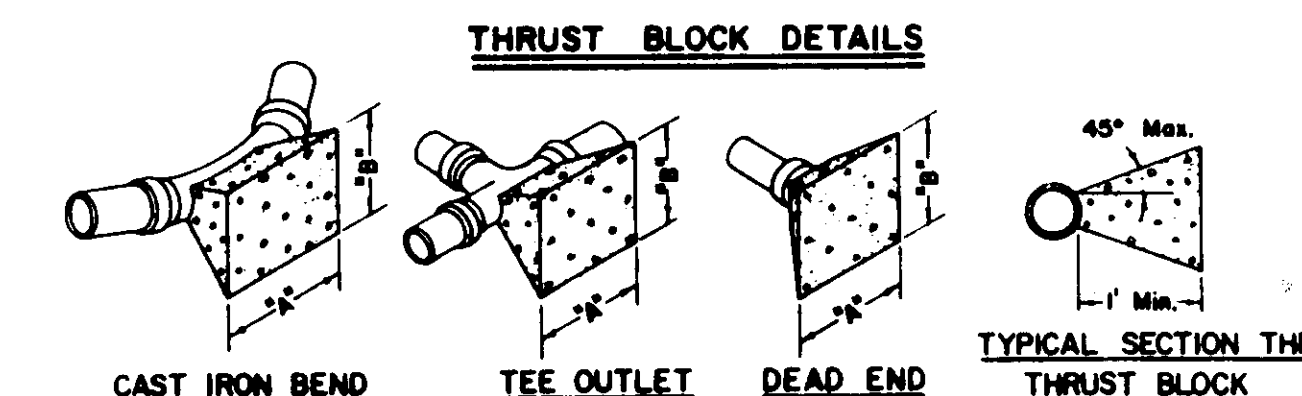
WATER SERVICE



NOTES:

1. Fire Hydrants shall be placed with 4\"/>

FIRE HYDRANT



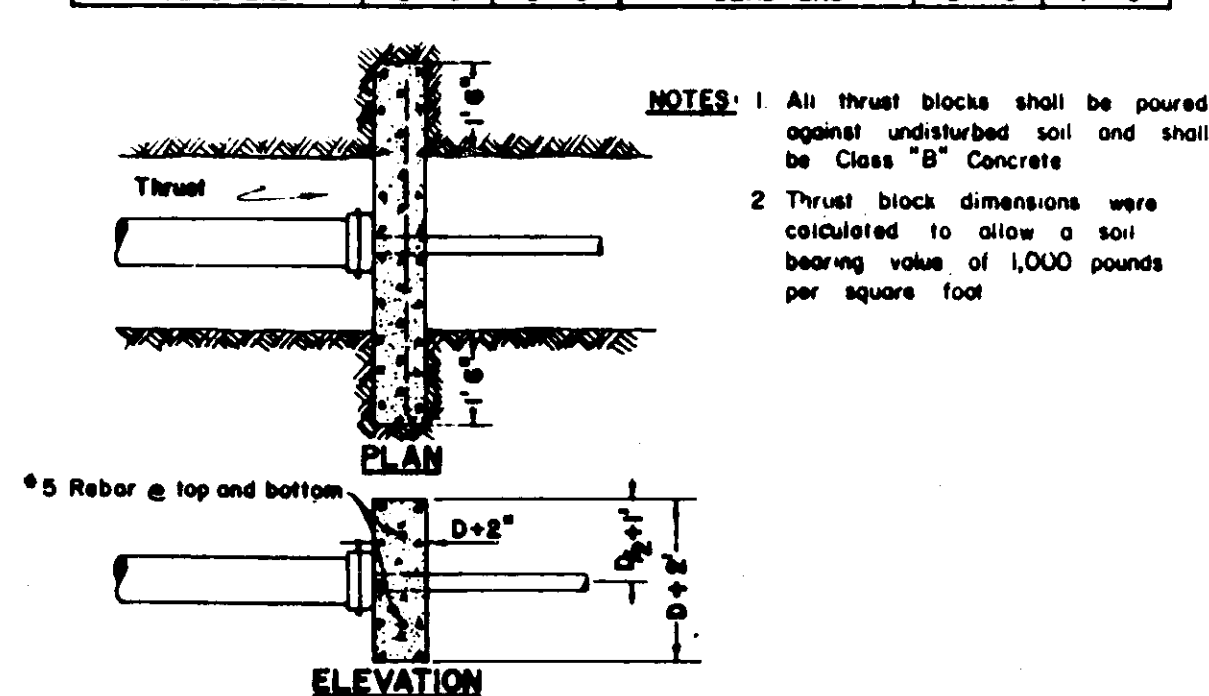
CAST IRON BEND

TEE OUTLET

DEAD END

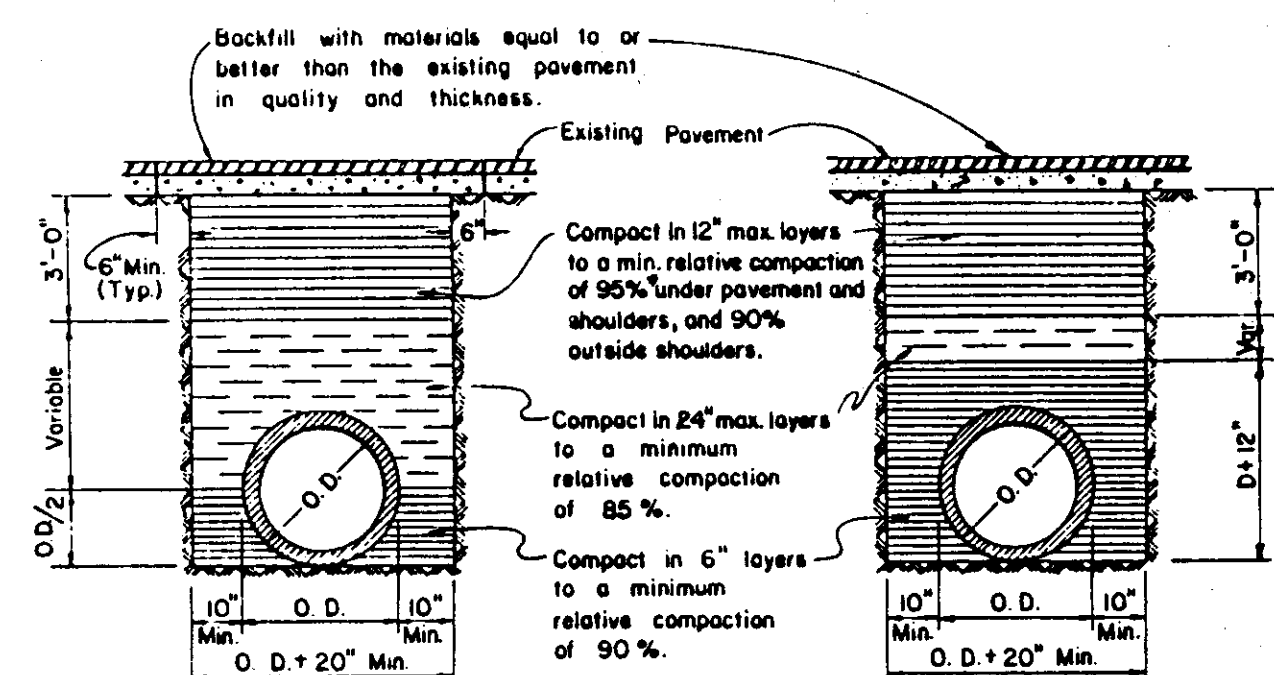
TYPICAL SECTION THRU
THRUST BLOCK

THRUST BLOCK DIMENSIONS					
FITTINGS		A		B	
6" LINE and 4" Onsite LINE				FITTINGS	
		A		B	
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' - 0"	45"	4' - 6"	4' - 0"
90"	4' - 6"	3' - 6"	90"	5' - 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"



PERMANENT BLOW-OFF

THRUST BLOCK DETAILS



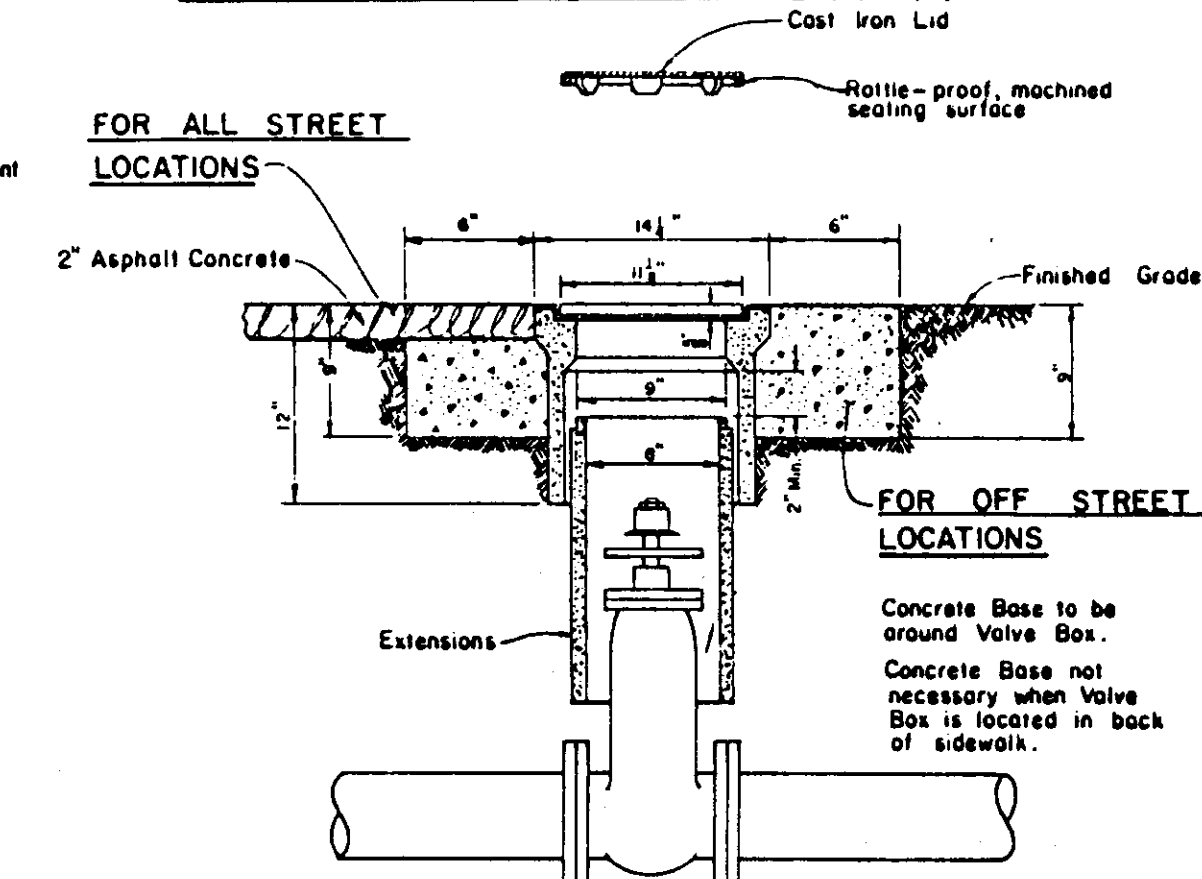
RIGID CONDUIT

FLEXIBLE CONDUIT

NOTES:

1. Relative compaction of materials shall be tested by the State of California, Dept. of Transportation Testing Manual, test method No. California 216 or 231.

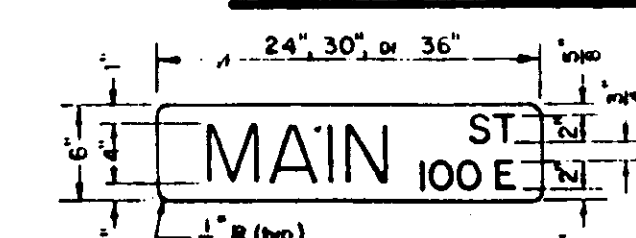
TYPICAL TRENCH DETAIL



NOTES:

1. Valve box and Lid shall be Christy No. G5, Brooks No. IRT or 4-TT, or equal.

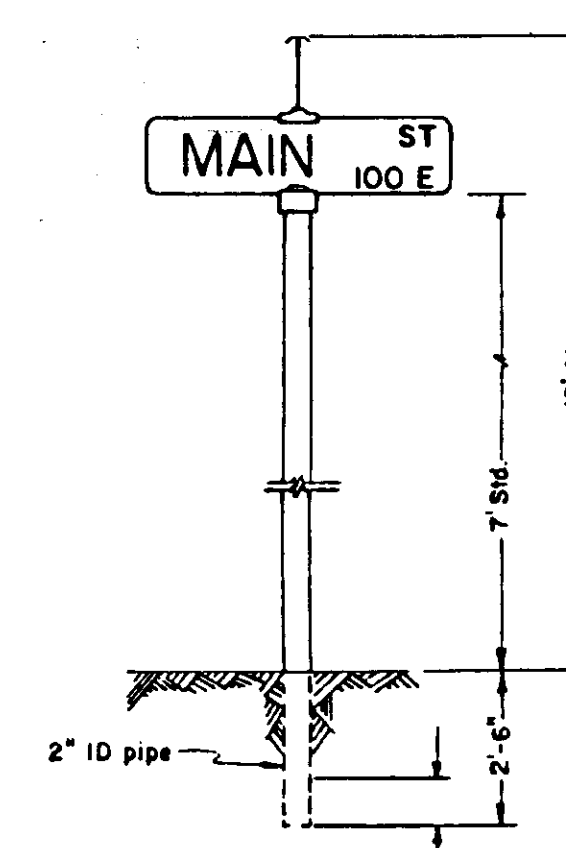
VALVE BOX



TYPICAL STREET SIGN

NOTES:

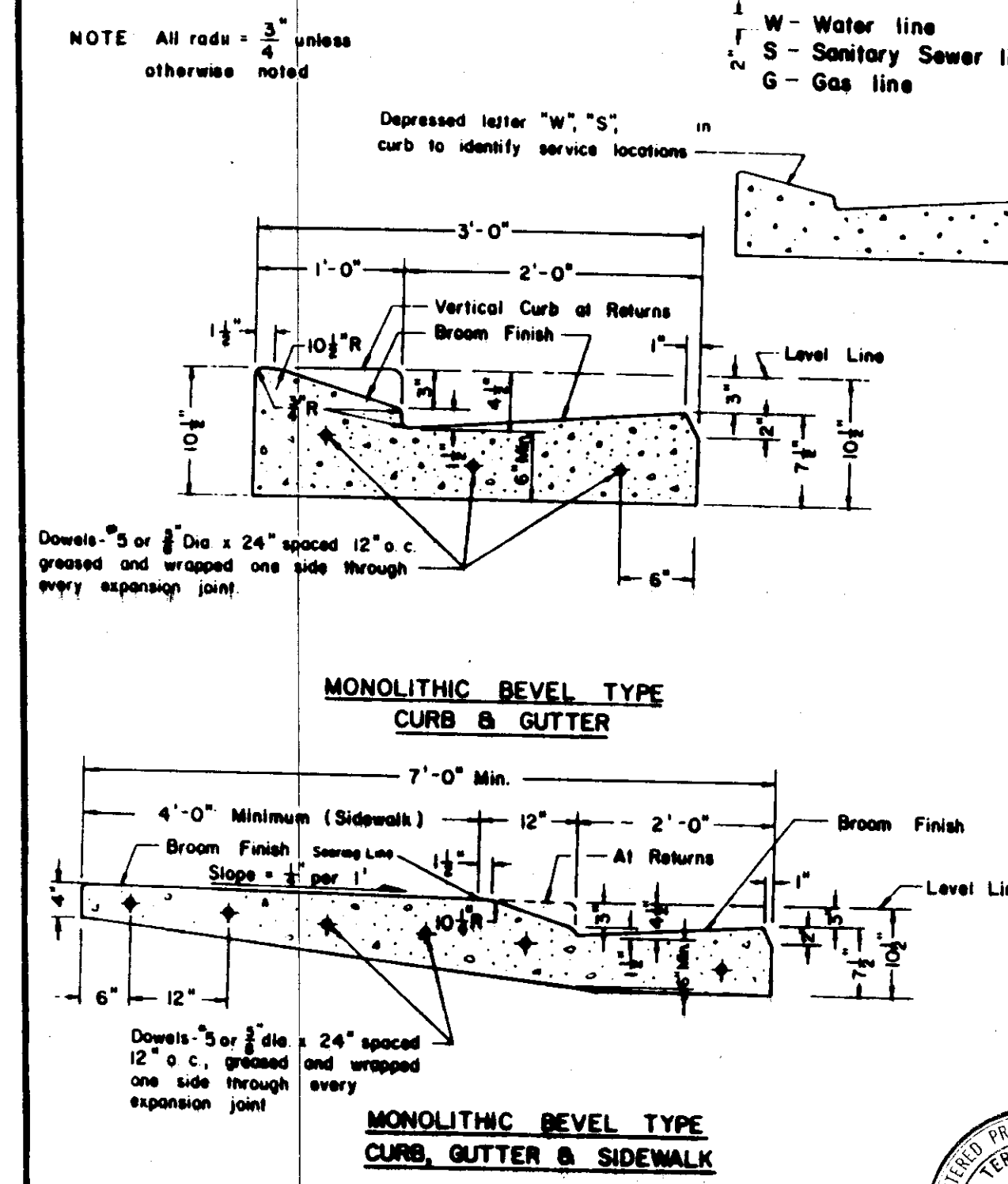
1. One street sign is required at each intersection.



TYPICAL STREET SIGN
INSTALLATION

STANDARD STREET SIGN DETAILS

STREET SIGN POST
LOCATION DETAIL



MONOLITHIC BEVEL TYPE
CURB & GUTTER

MONOLITHIC BEVEL TYPE
CURB, GUTTER & SIDEWALK

- NOTES:
1. Construct expansion joints @ 200' maximum and at return, ground light poles, hydrants and other fixed objects of sidewalk.

CURB GUTTER & SIDEWALK
SUBDIVISION STREETS

STANDARD STORM DRAIN INLET
(S.I.C.B.)

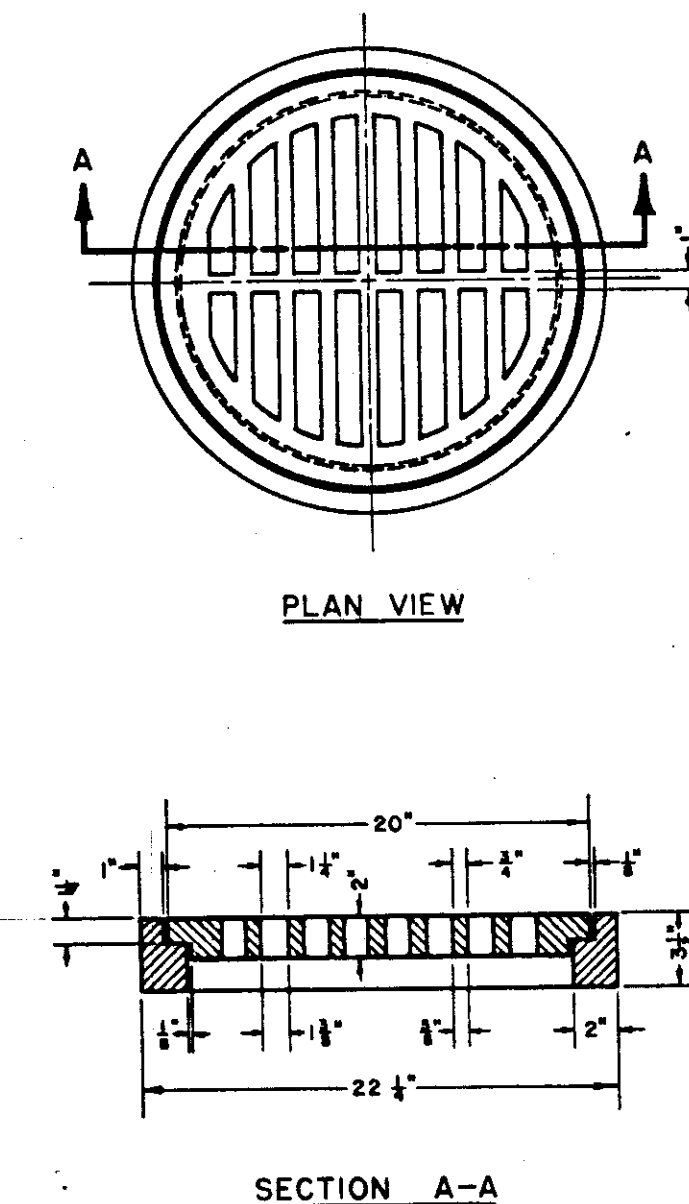
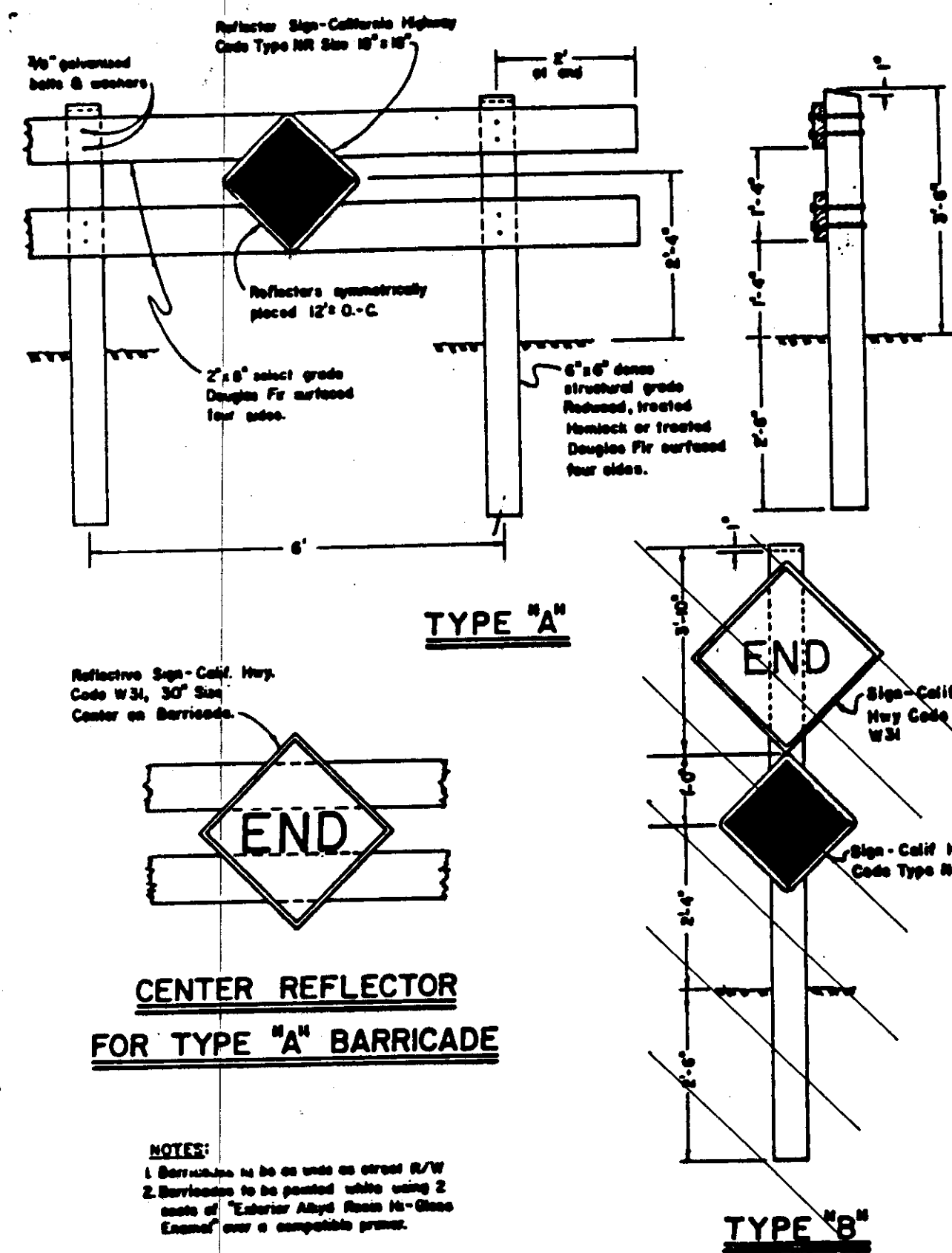
NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	12-5-89				

APPROVED	19
SAN JOAQUIN COUNTY	DIRECTOR OF PUBLIC WORKS

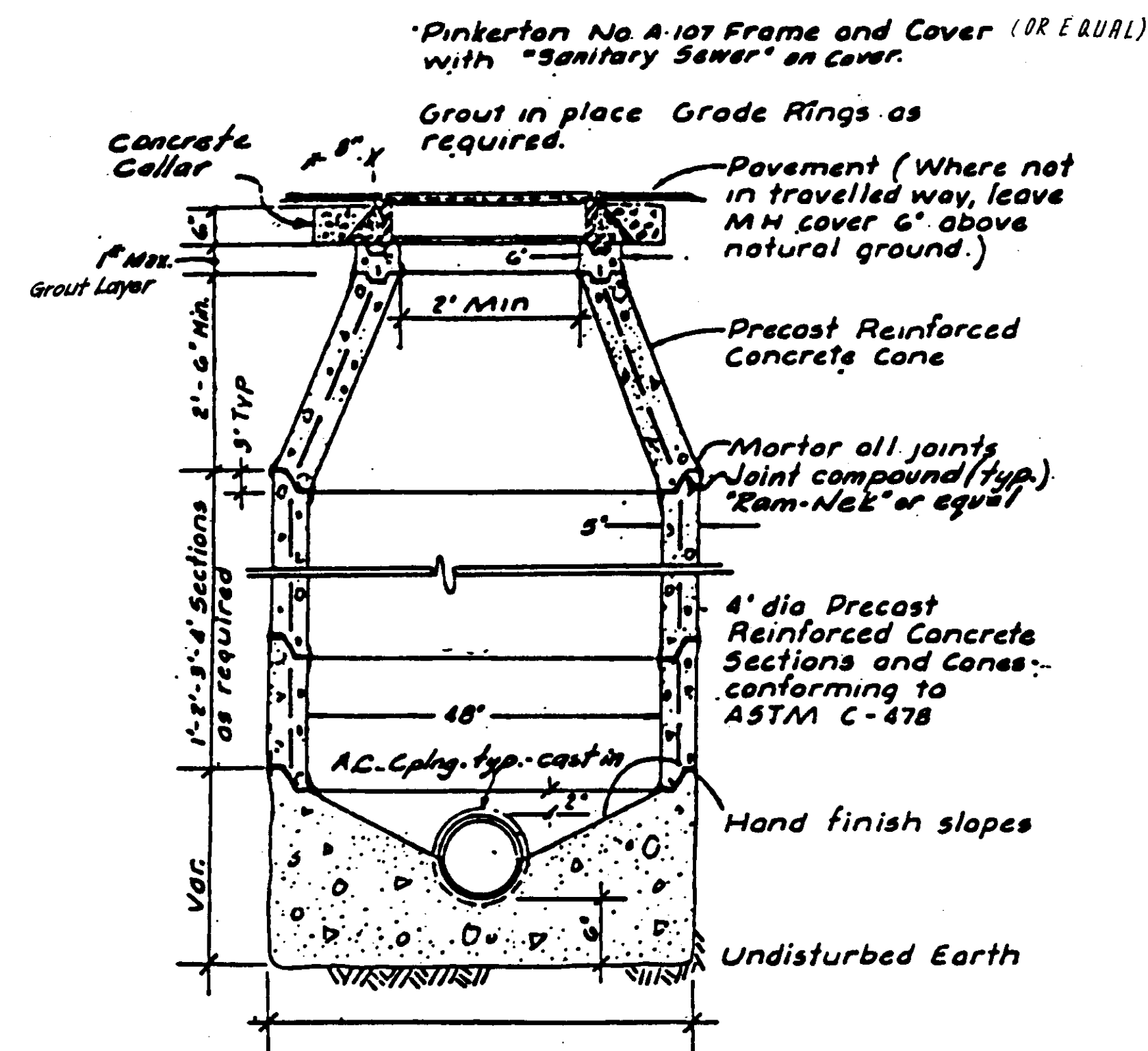
BAUMBACH & PIAZZA
CIVIL ENGINEERS - SURVEYORS
2 W. ST. LODI, CALIF. 95240 PH. 209-368- 8

DETAIL SHEET
FUTURE LOCKFORD RANCH DRIVE
SUBDIVISION IMPROVEMENTS

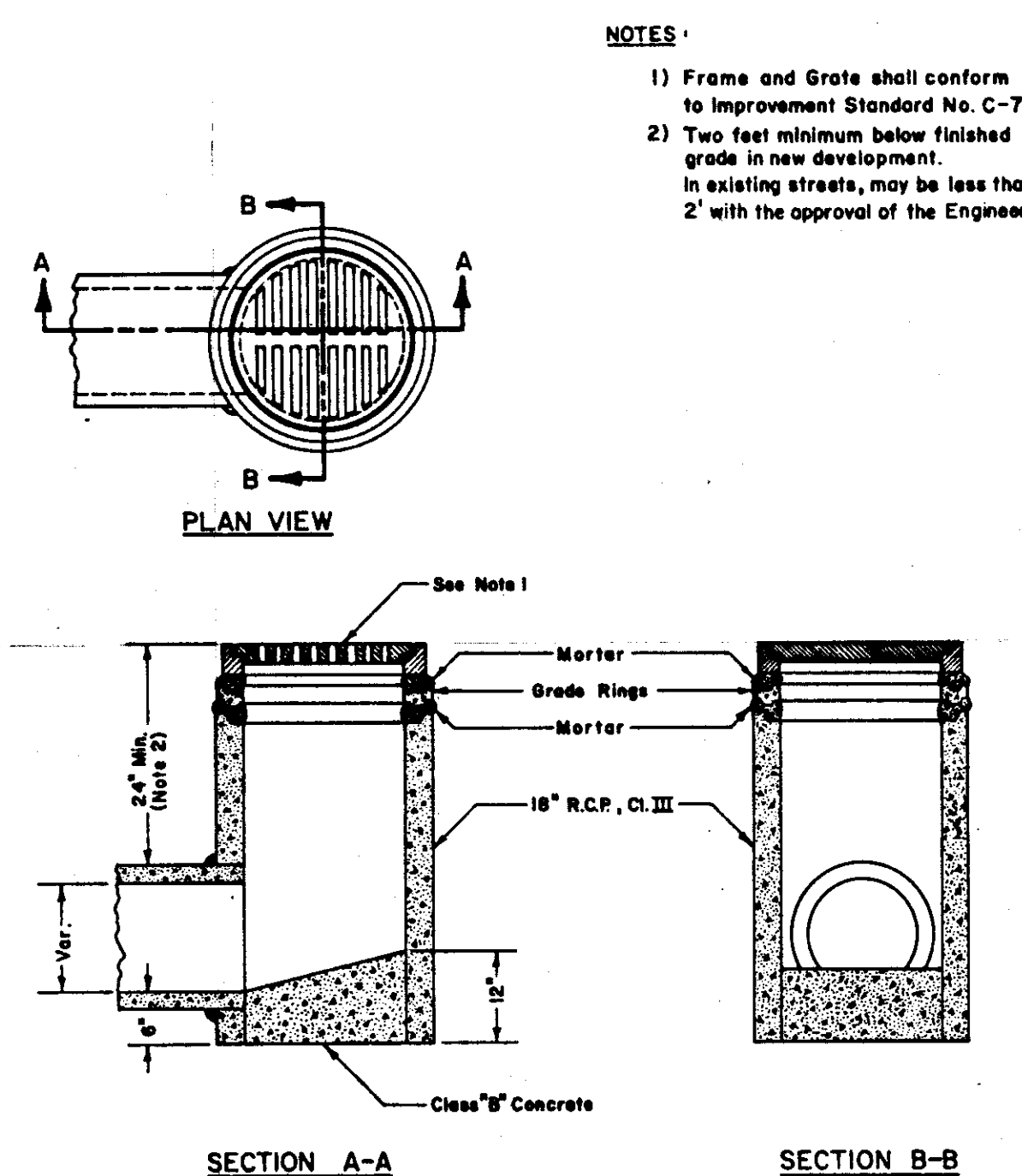
SHEET 4 of 4
JOB NO. 8736
FILE NO. 6-901



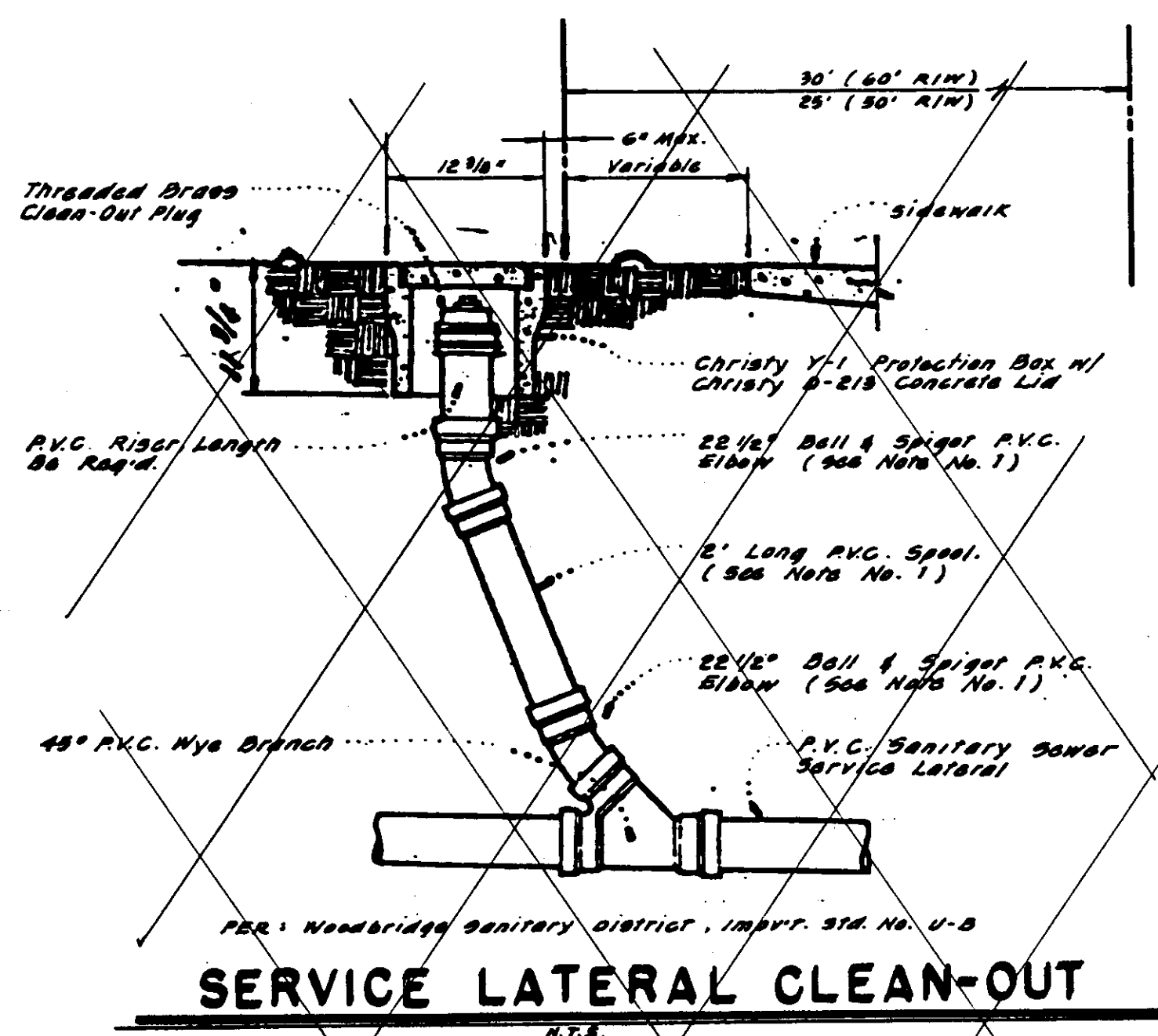
NOTE: Grate shall be fastened to frame with 18" x 1/2" heat-treated chain



2) TYPE II MANHOLE to have eccentric cones

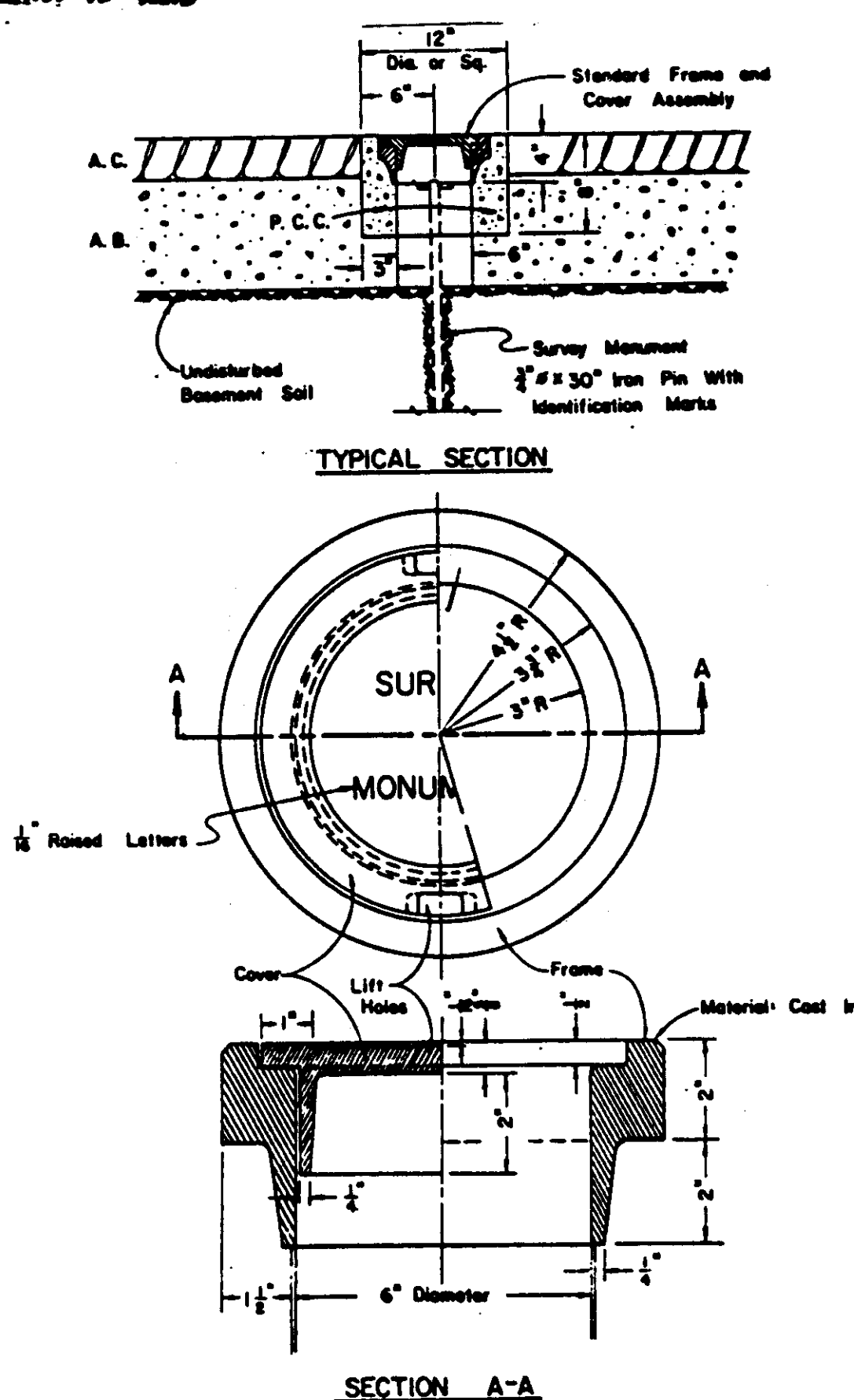
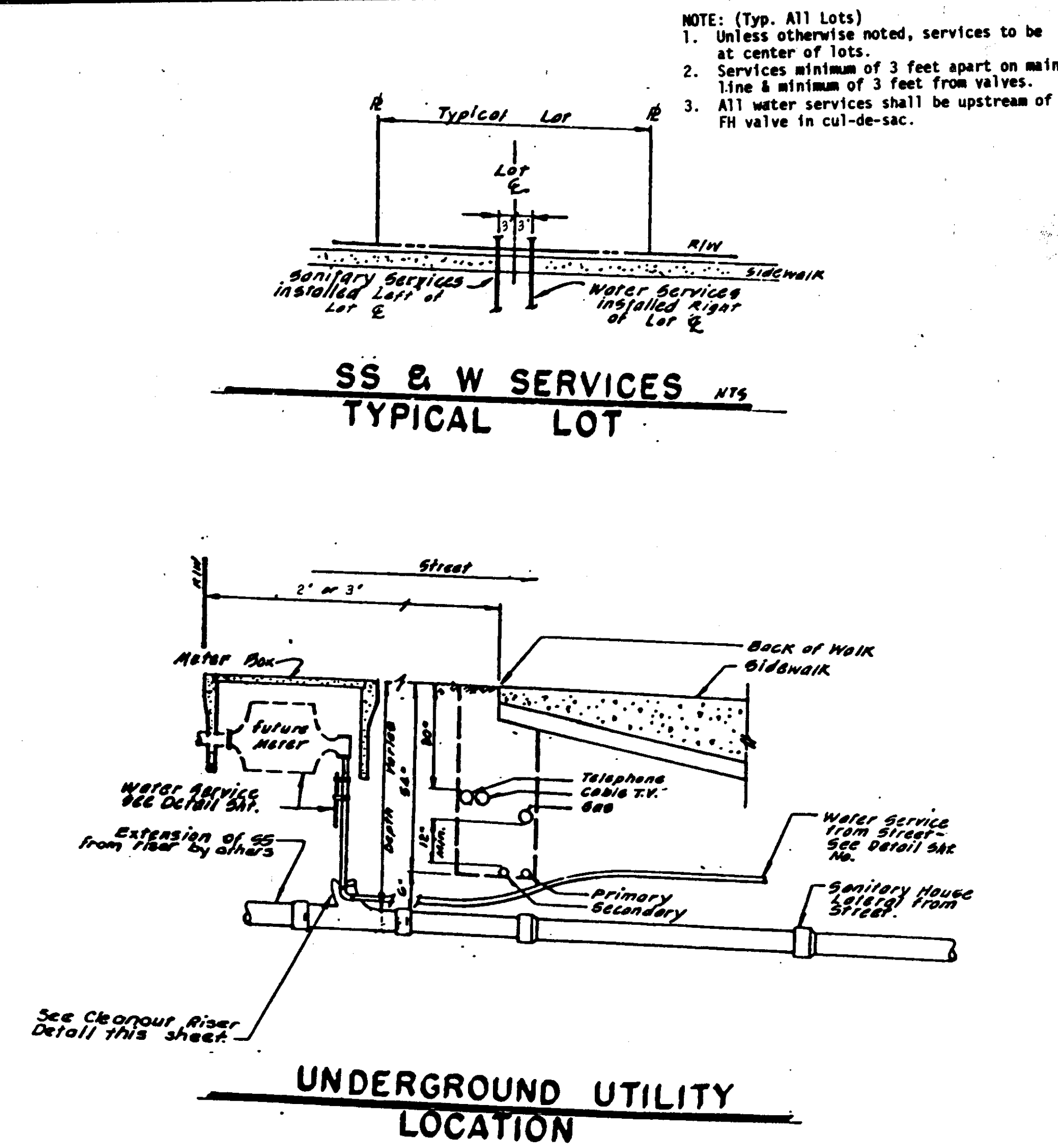


18" STORM
DRAIN INLET
(D.I.C.B.)



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 - SDR 35 with rubber rings meeting the requirements of ASTM D - 3222.
4. Cleanout riser and fittings shall be of the same diameter pipe as the service lateral.



SURVEY MONUMENT
FRAME & COVER ASSEMBLY

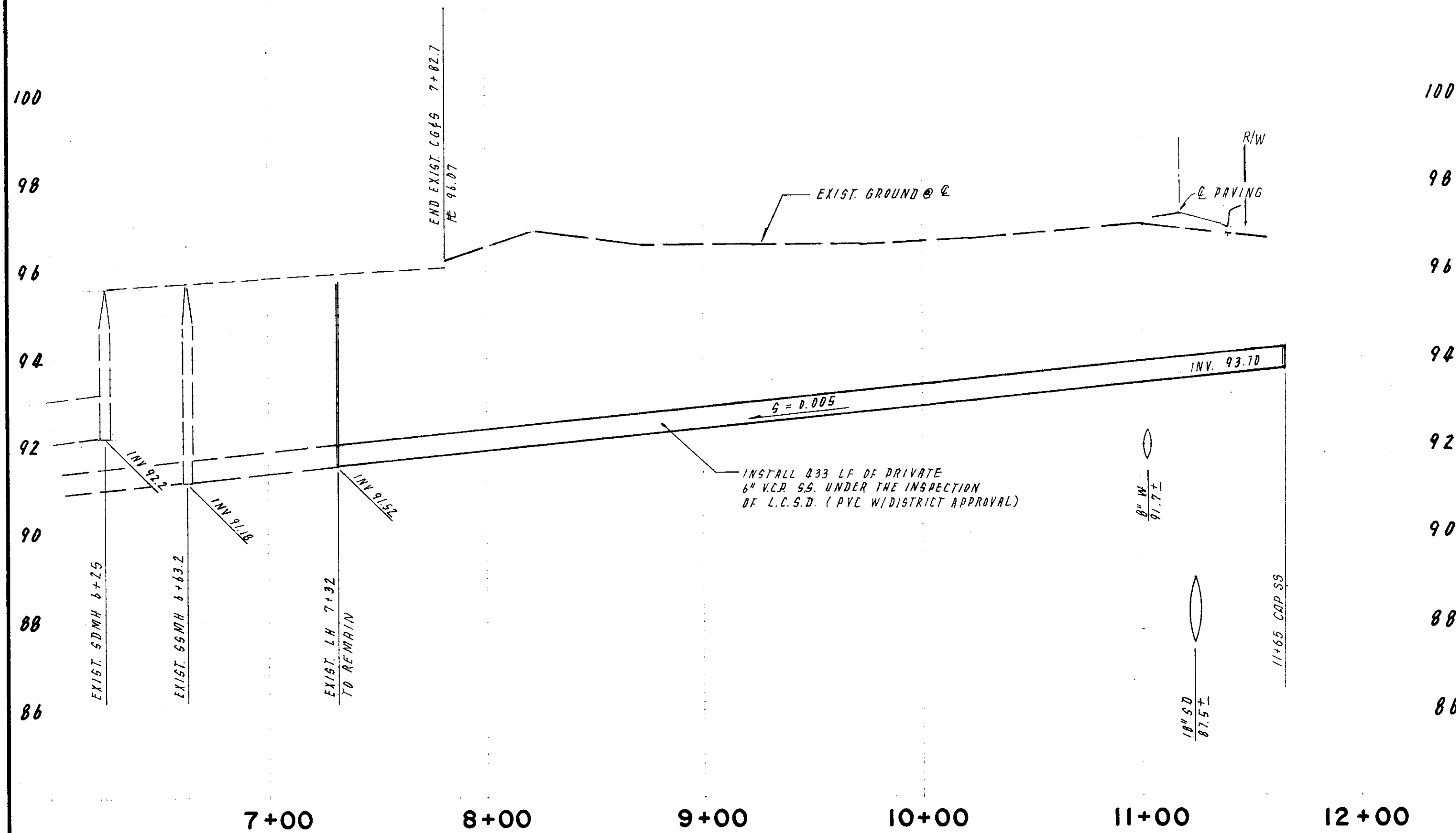
NO.	DATE	REVISIONS	BY	DESIGN _____ DRAWN BY _____	APPROVED _____ 19 _____
				<i>James C. [Signature]</i>	
				SUBMITTED BY _____	
				R.C.E. 19638 DATE 12-5-89	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
95240 PH: 909-368-8518

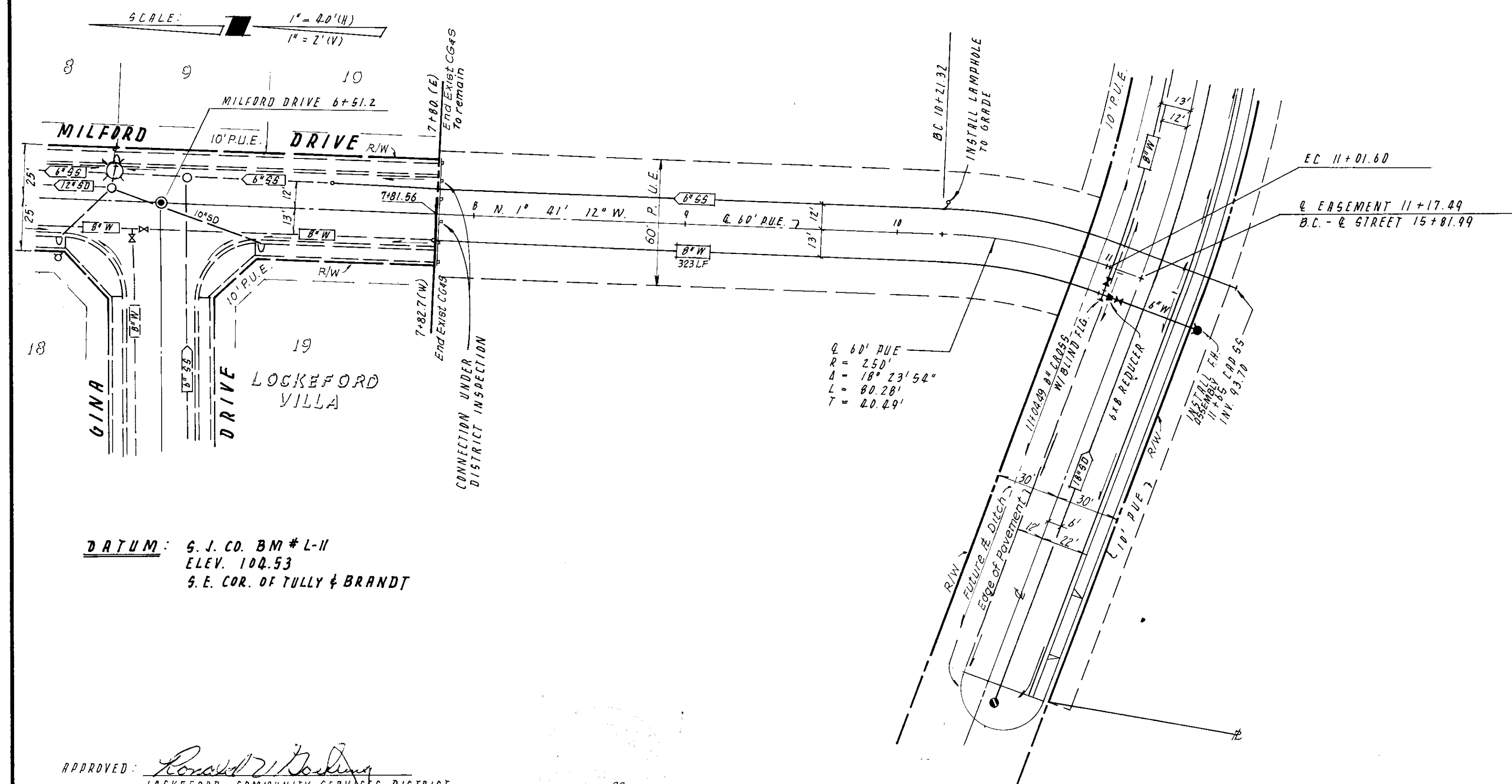
DETAIL SHEET

FUTURE LOCKEFORD RANCH
DRIVE
SUBDIVISION IMPROVEMENTS

SHEET **3** OF 4
JOB NO. 8936
FILE NO. 6-901

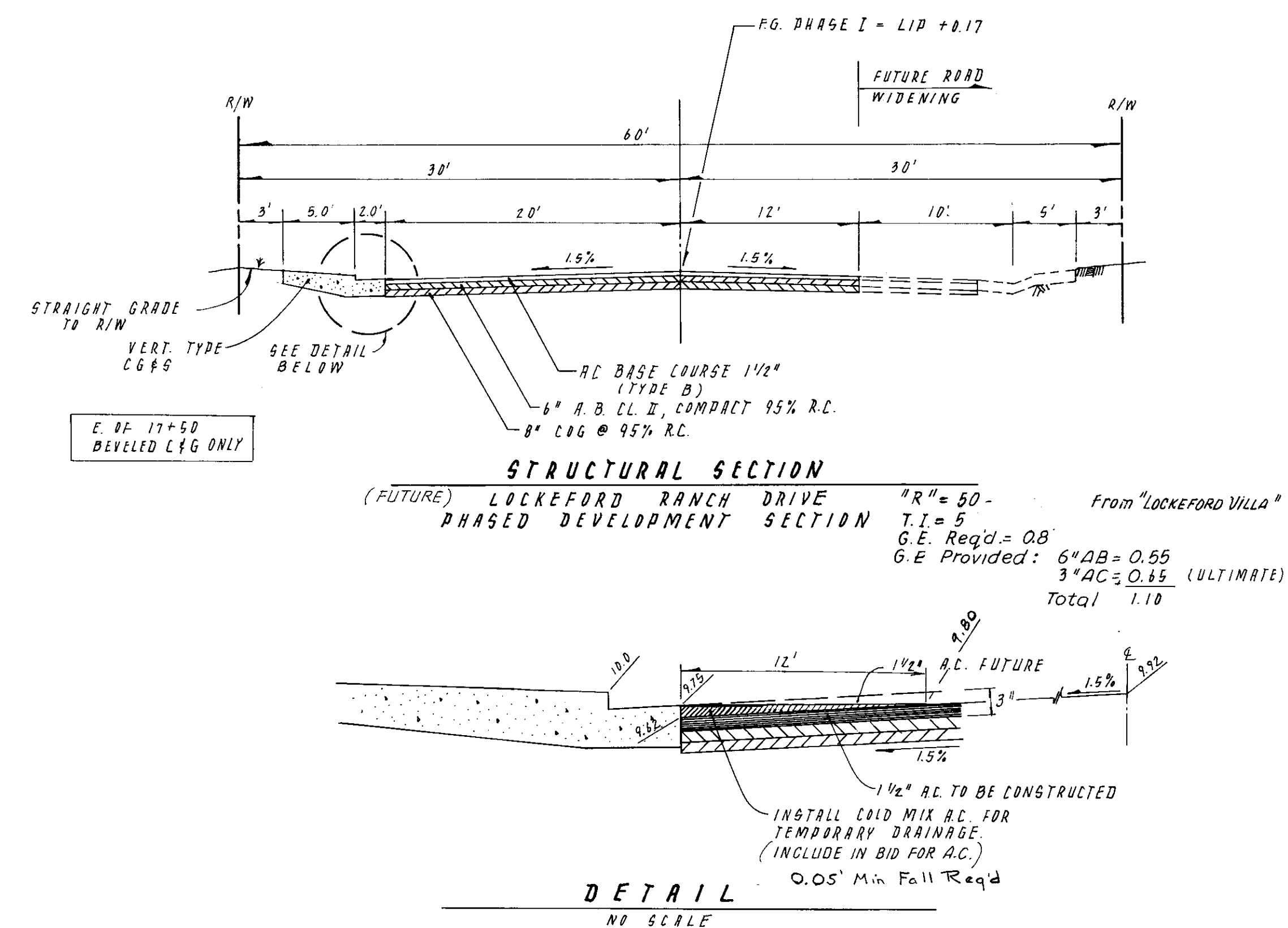


EASEMENT



DATUM: S.J. CO. BM # L-11
ELEV. 100.53
S.E. COR. OF TULLY & BRANDT

APPROVED: *[Signature]*
LOCKEFORD COMMUNITY SERVICES DISTRICT.



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	12-5-89				

APPROVED BY: Henry M. Hirata RCE No. 21258
19
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS



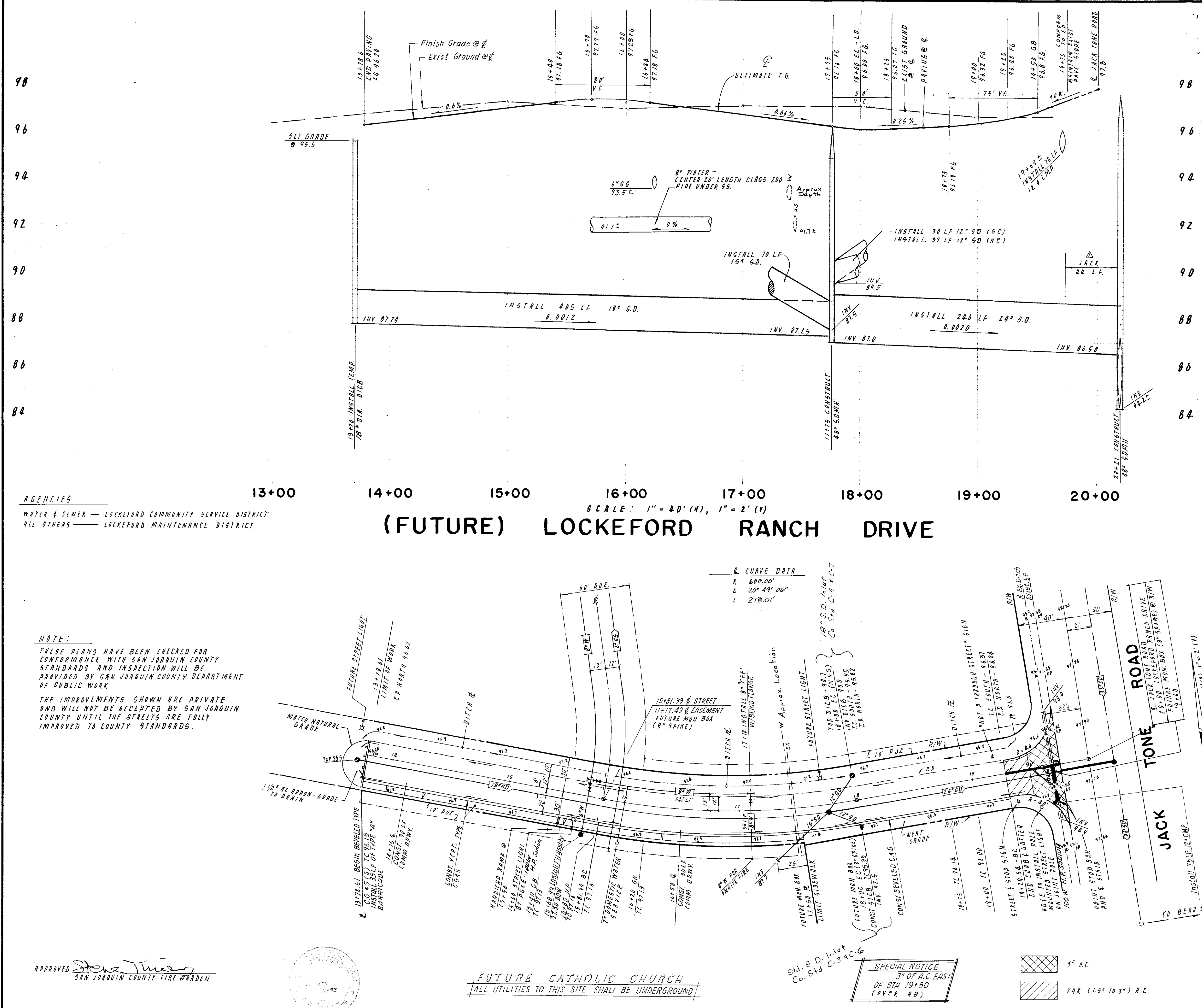
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
95240 PH: 209-368-6616

STREET & UTILITY IMPROVEMENT
EASEMENT

FUTURE LOCKEFORD RANCH
DRIVE
SUBDIVISION IMPROVEMENTS

SHEET 2 OF 4
JOB NO. 8936
FILE NO. 6-901

SK-2412



GENERAL NOTES

1. All work shall conform to these plans and San Joaquin County Standard Plans and Specifications.
2. Refer to the final map of this subdivision for all center line and property line data.
3. Contractor shall receive an approved set of plans and specifications prior to beginning construction.
4. 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.
5. 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 be responsible for notifying and coordinating all work with any agency requiring removal or relocation of their utilities. Pacific Bell, P. G. & E., Lodi Cable T.V., and Lockeford Community Services District. U.S.A. (800) 642-2444.
6. Fire hydrant laterals shall be installed prior to pavement construction. All underground utilities within the street area, including gas and telephone lines, shall be installed prior to paving.
7. All manholes to be set flush with the finish grade unless otherwise indicated.
8. All water lines shall have a minimum cover of 30".
9. Water used in any phase of construction, such as backfill compaction, dust control, or other work herein required, shall be included in the unit price or lump sum bid for the respective item of construction.
10. 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.
11. Contractor shall give Engineer a minimum of 48 hours notification prior to staking any utilities.
12. Grading shall be completed before starting any underground construction. Refer to attached grading plan.
13. Note that inspection of all underground utilities will be performed by San Joaquin County Department of Public Works and Lockeford Community Services District. They must be inspected before backfill. Notify Inspectors 48 hours prior to requiring their services. Phone (209) 727-5035.
14. 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.
15. All off-site storm drains shall be cleaned prior to final acceptance.
16. Contractor shall visit site prior to bidding.
17. 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.
18. Where water crosses SD use an 18-20 ft. length of Cl. 200 pipe, centered over the SD if: a) The water is under the SD. b) The vertical clearance is less than 1 foot. Applies to catch basins also.
19. 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.
20. 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.
21. Fire hydrant bid shall include the following: Tee, Reducer, 6" Lateral, 6" Valve and complete fire hydrant assembly.
22. Prior to performing any work in Jack Tone Road, the Contractor shall obtain an Encroachment Permit from the San Joaquin County Department of Public Works.
23. Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP or ACP, Cl. III; Water (W) - PVC, Cl. 150 or greater per AWWA Std. C-900 or ACP, Cl. 150 or greater per ASTM C296, Type II. 55" V.C.P. or P.V.C. if approved.
24. All traffic signs and markings shall conform to San Joaquin County Standards and to the "Manual of Uniform Traffic Control Devices".
25. Any changes to the approved Improvement Plans and Specifications must be prepared and certified by the "Civil Engineer" and shall be approved by "Director" prior to implementation.
26. All existing irrigation lines within the right of way shall be removed.
27. Sanitary Sewer Services shall be marked by the curb & gutter contractor with an "S" stamped on the top of curb.
28. 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.
29. Pipe Jacking - See Section 65-1.05 of the Standard Specifications.

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	11-89	JACK & S.D. 1ST LIGHT	T.P.		
APPROVED: <i>Henry M. Hirata</i> SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS					
RCE: 17630 DATE: 12-5-89					
APPROVED BY: Henry M. Hirata RCE No. 21258 October 12, 1990 <i>Henry M. Hirata</i> SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS					
BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 95240 PH: 209-368-6818					
STREET & UTILITY IMPROVEMENT FUTURE LOCKEFORD RANCH DRIVE					
FUTURE LOCKEFORD RANCH DRIVE SUBDIVISION IMPROVEMENTS					
SHEET 1 OF 4 JOB NO. 8936 FILE NO. 6-901					