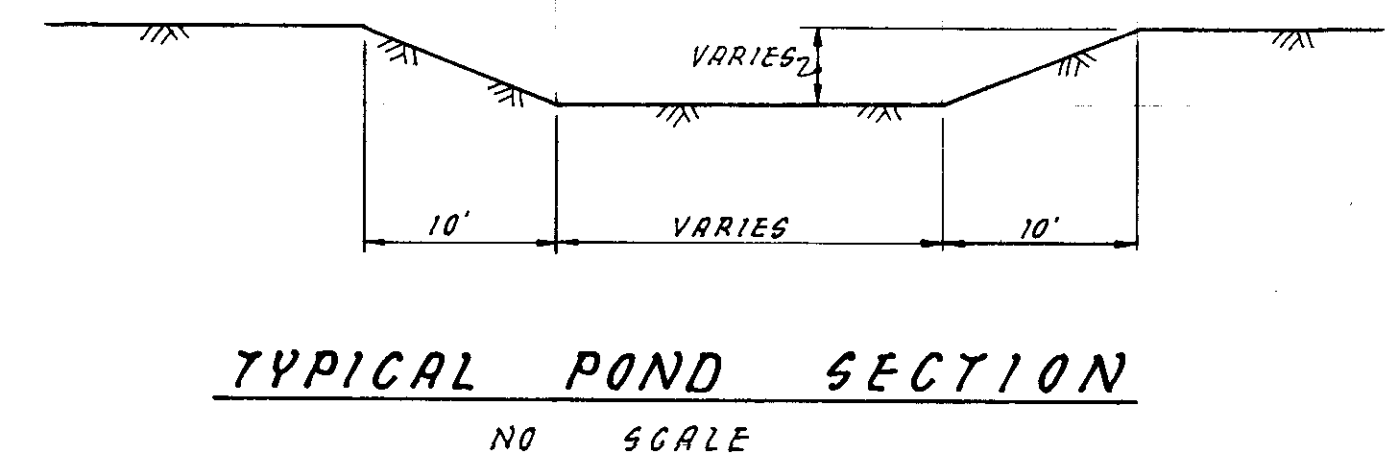
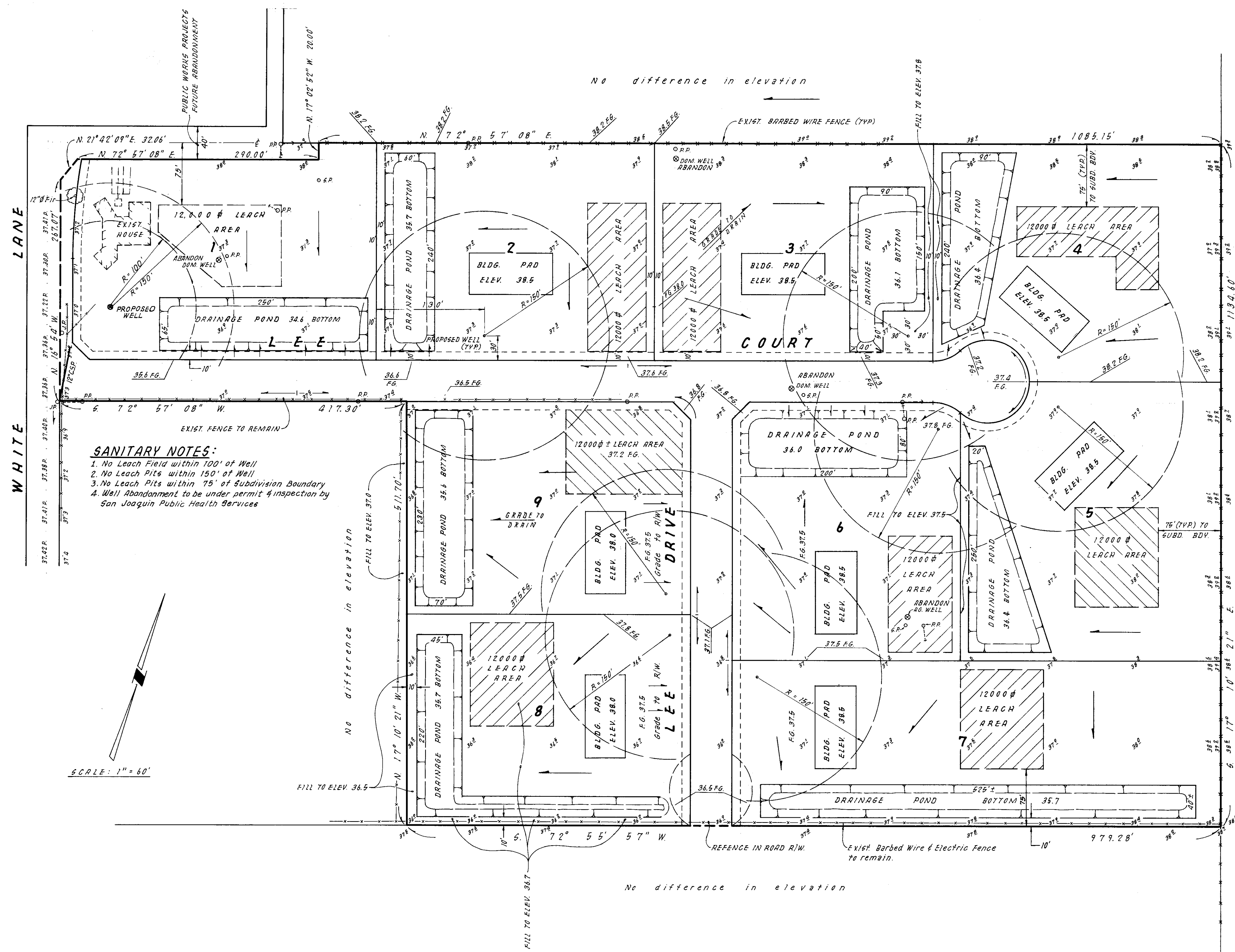


84 24/16



LEGEND:

- PROPOSED WELL
- PROPOSED LEACH AREA, 12000# AREA RESERVE
- EXISTING GROUND ELEVATION
- EXISTING PAVING ELEVATION
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- FINISH GRADE

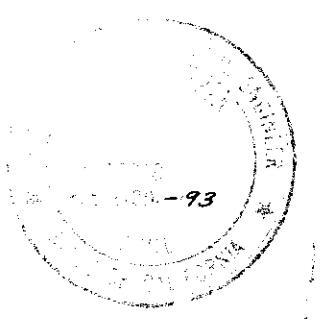
NOTES:

- A grading permit shall be secured by the Contractor from the San Joaquin County Building Inspection Division.
- The cost of the grading permit shall be reimbursed by the Owner as an extra.
- All lots having a fill of 6 inches or greater shall be compacted to 90% R.C. and tested by the Soils Engineer.
- The Contractor shall coordinate his work with the Soils Engineer to insure adequate compaction tests are taken. The costs of tests shall be borne by the Contractor. The Soils Engineer is J. H. Kleinfelder and Associates. (Phone 948-1345).
- Contractor shall submit compaction tests for all lots exceeding 6 inches of fill to San Joaquin County Building Inspection Department.
- All earthwork, building pad grading and other construction to be done, as shown on these plans, shall be done in accordance with the geotechnical investigation report by J. H. Kleinfelder and Associates for the proposed subdivision, dated February 20, 1990, file no. 20-2182-24.
- All lot drainage shall be contained on the lot.
- All subdivision grading shall conform to U.B.C. Section 7014 (C).
- EXCESS MATERIAL WILL BE SPREAD ONTO LOTS TO PROMOTE DRAINAGE AS DIRECTED BY THE ENGINEER.

FOR COUNTY USE ONLY

POND EXCAVATION	6400 C.Y.
ROADWAY EXCAVATION	500 C.Y.
	$\Sigma = 6900 C.Y.$
ROAD FILL	650 C.Y. + 20% = 780 C.Y.
PAD FILL	2000 C.Y. + 20% = 2400 C.Y.
LOT FILL	2700 C.Y. + 20% = 3240 C.Y.
	$\Sigma = 5380 C.Y.$

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	RLS
1	7-6	New Well Lot 1	TP			
2	7-31-90	Revise Lots				

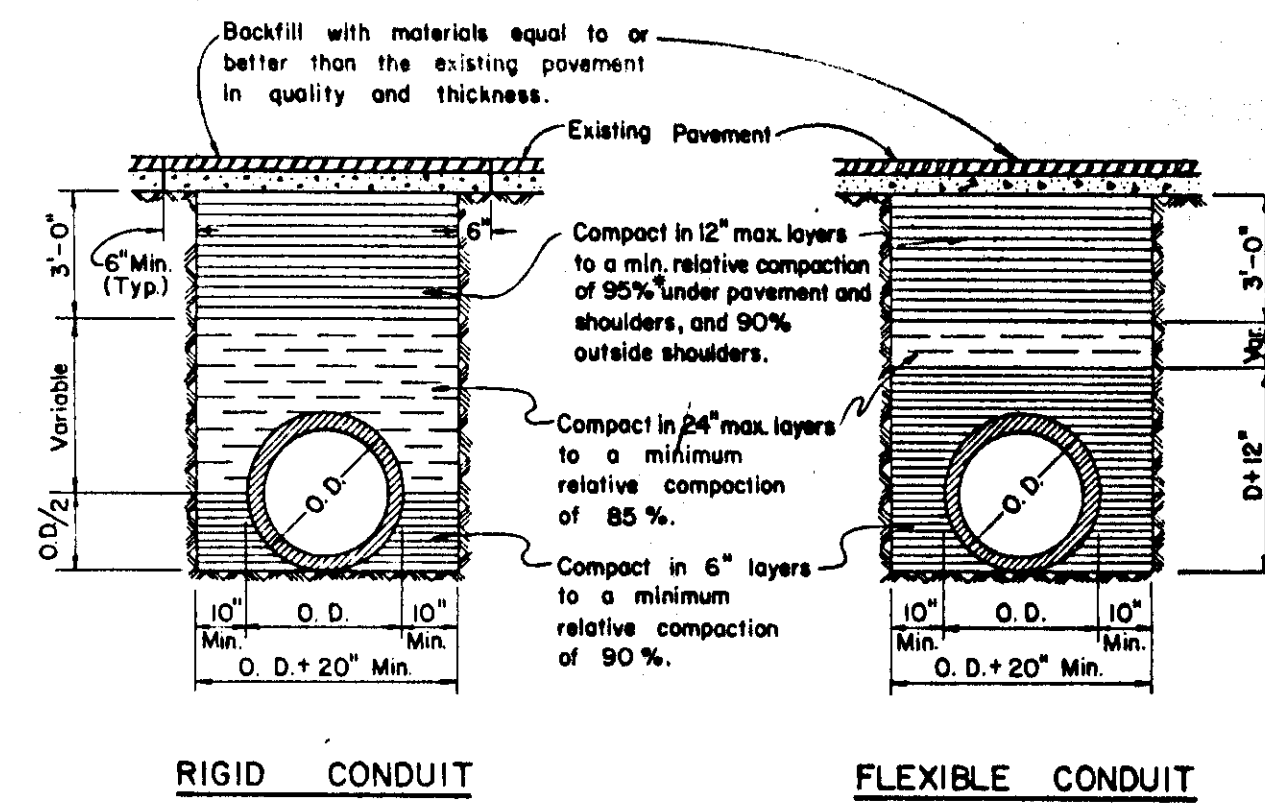


BAUMBACH & PIAZZA
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SURVEYORS
323 W. ELM ST. LODI, CALIF.
95240 PH: 209-368-6616

GRADING PLAN
DEVELOPMENT PLAN

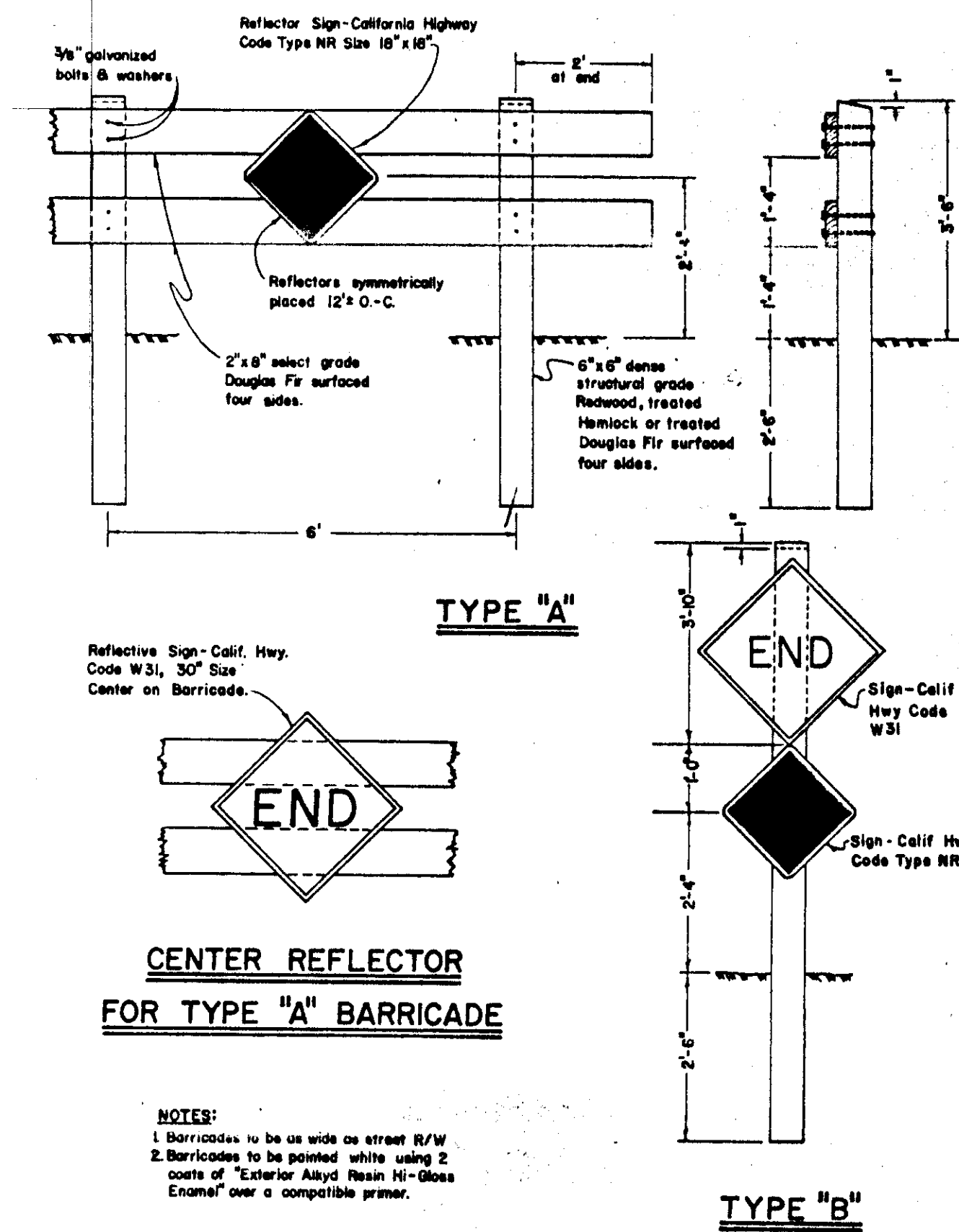
LEE ESTATES
SUBDIVISION IMPROVEMENTS

SHEET 5 OF 5
JOB NO. 88119
FILE NO.



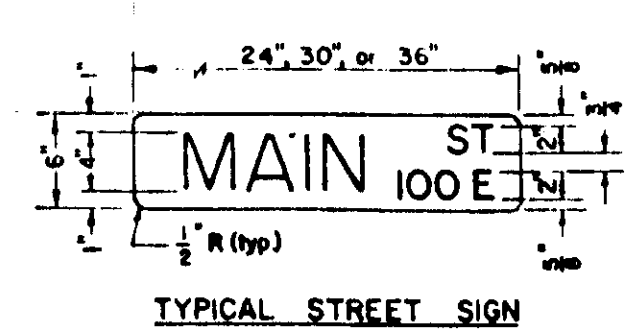
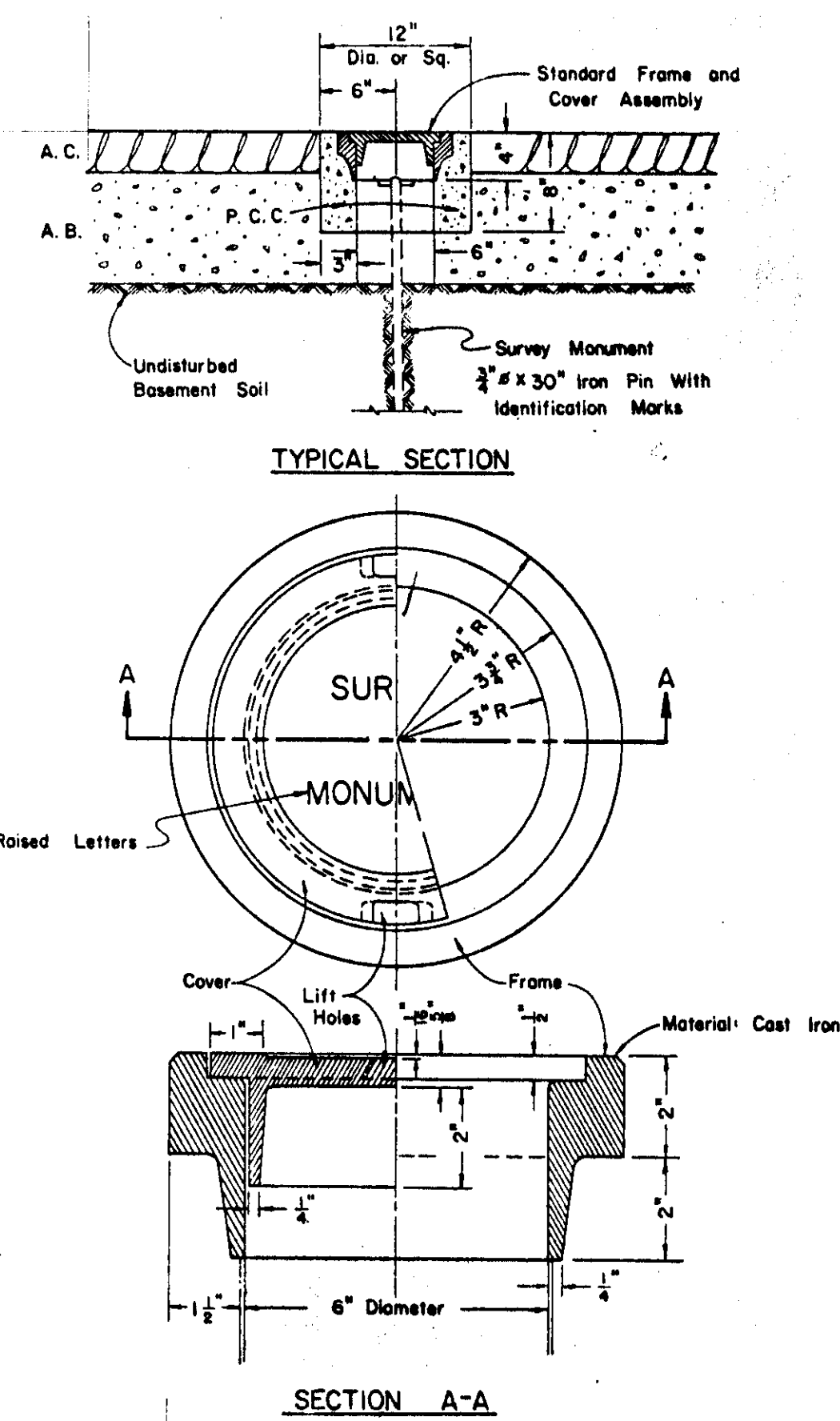
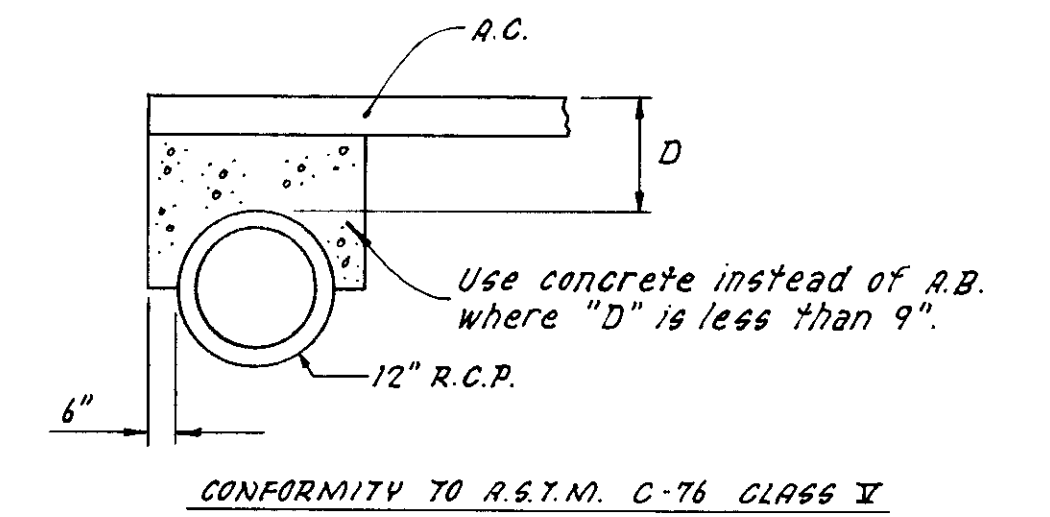
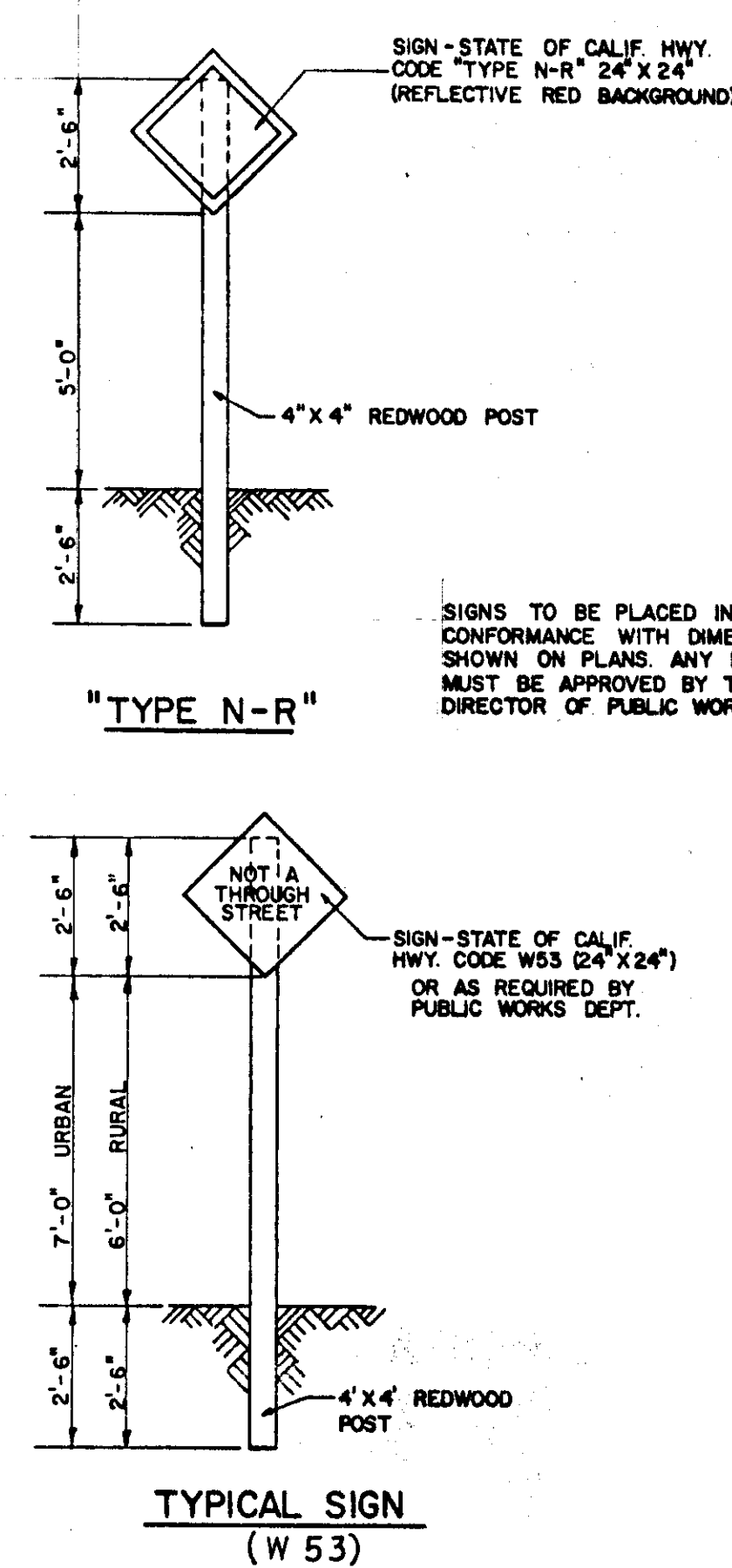
NOTES:

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.
2. All existing pavement shall be neatly cut to line prior to trench excavation.
3. Jetting or ponding will be permitted within the street Right of Way with 3 year bond.
4. * When shown by soil composition and compatability, ninety percent (90%) compaction may be used, when approved by the Director of Public Works.



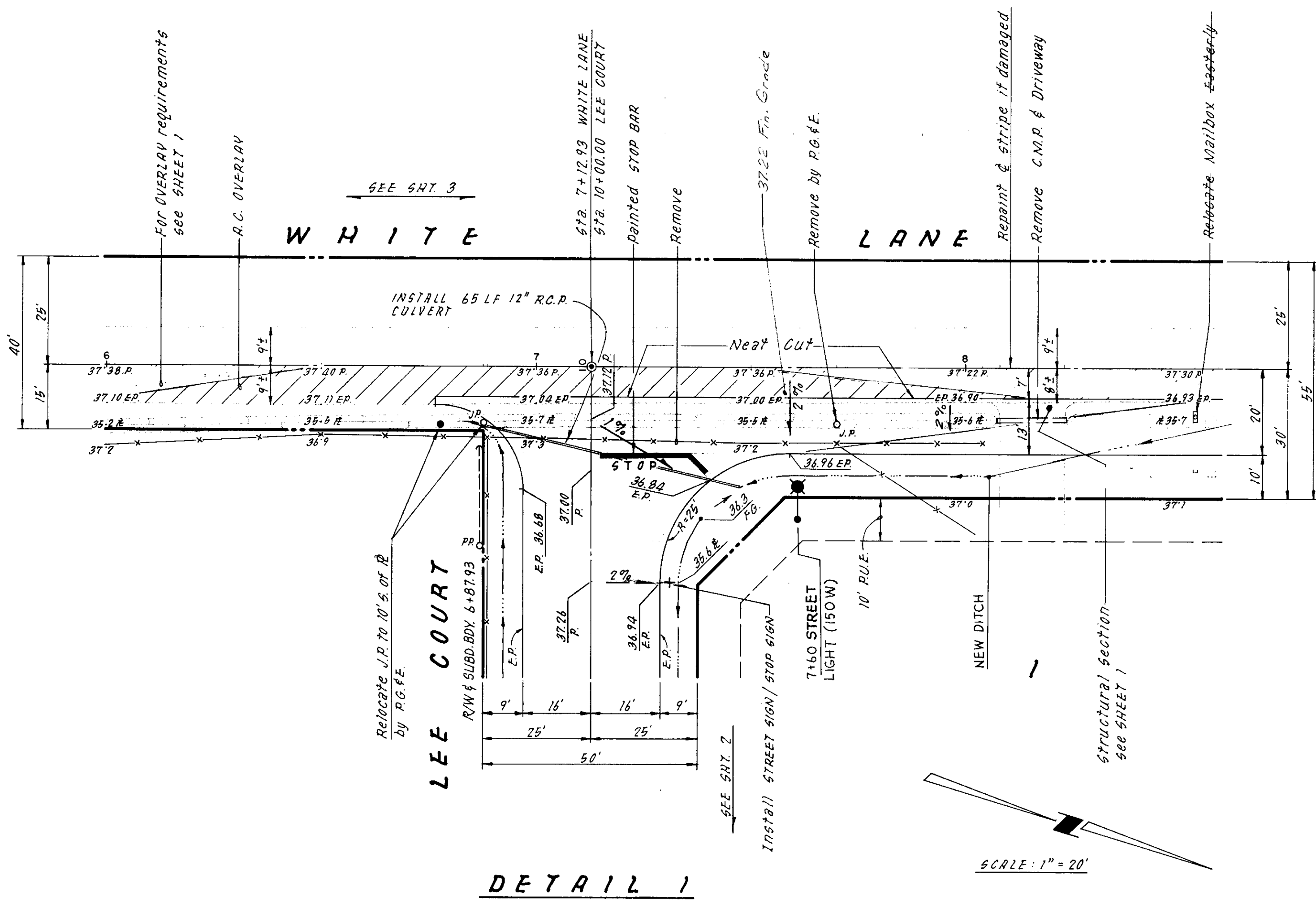
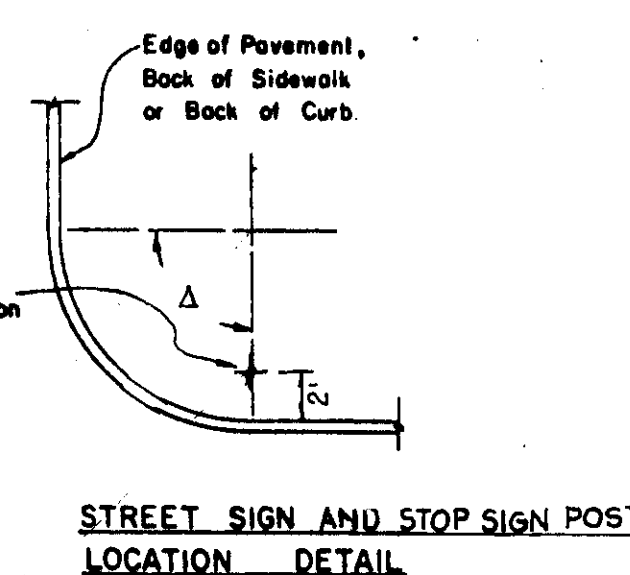
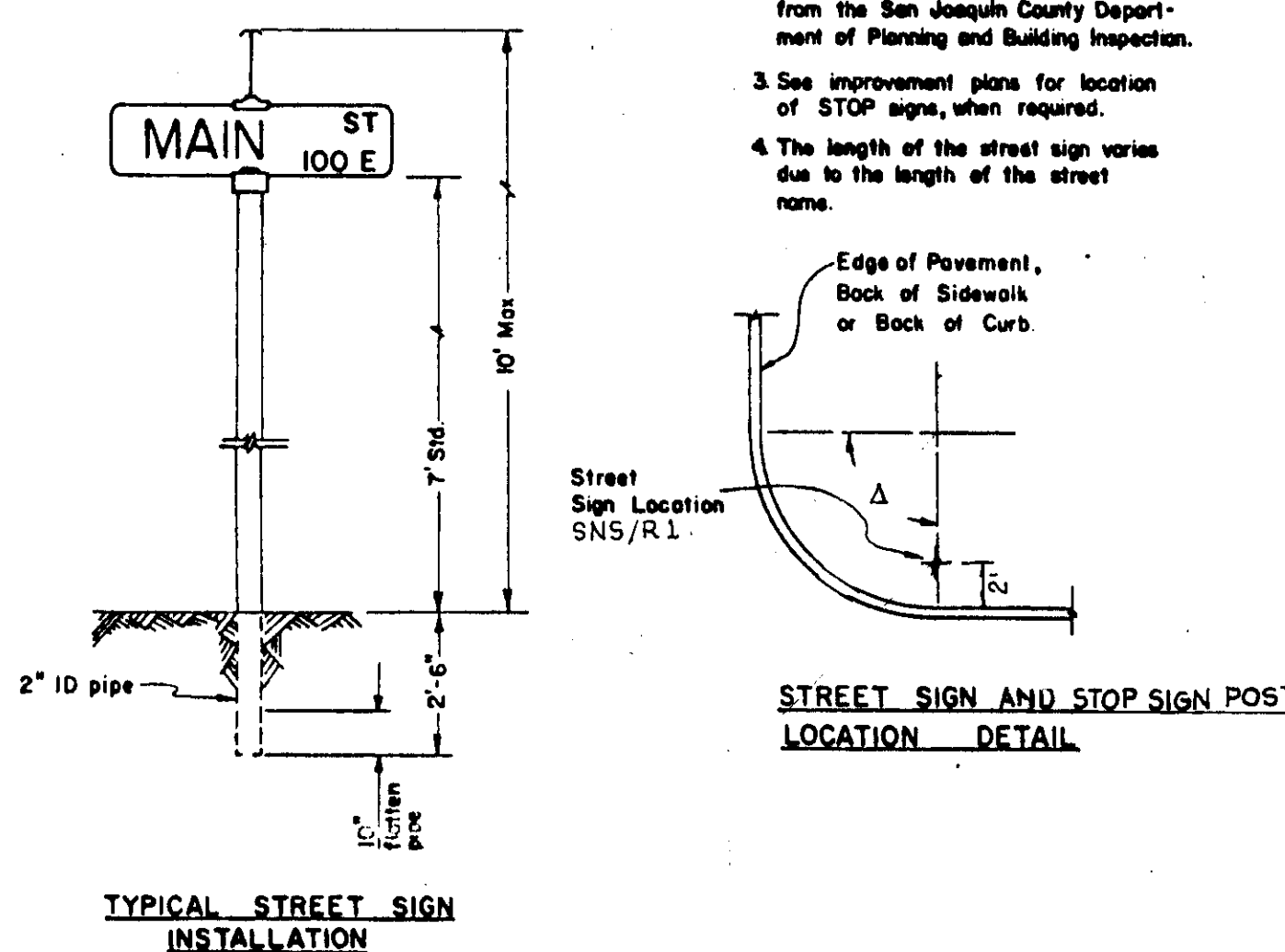
NOTES:

1. Barricades to be as wide as street.
2. Barricades to be painted white with coats of "Exterior Alkyd Resin Hi Enamel" over a compatible primer.



NOTES:

1. One street sign is required at each intersection.
2. Block numbers are to be acquired from the San Joaquin County Department of Planning and Building Inspection.
3. See improvement plans for location of STOP signs, when required.
4. The length of the street sign varies due to the length of the street name.



NO.	DATE	REVISIONS	BY	DESIGN _____	DRAWN BY <u>RLS</u>
1	7/31/90	QUANTITIES AND GRADING - ALL SHEETS	TP	 SUBMITTED BY _____ R.C.E. _____ DATE <u>7-30-90</u>	
2	7-24-90	Revise detail 1	T.P.		

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

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 95240 PH: 209-368-6618

DETAIL SHEET

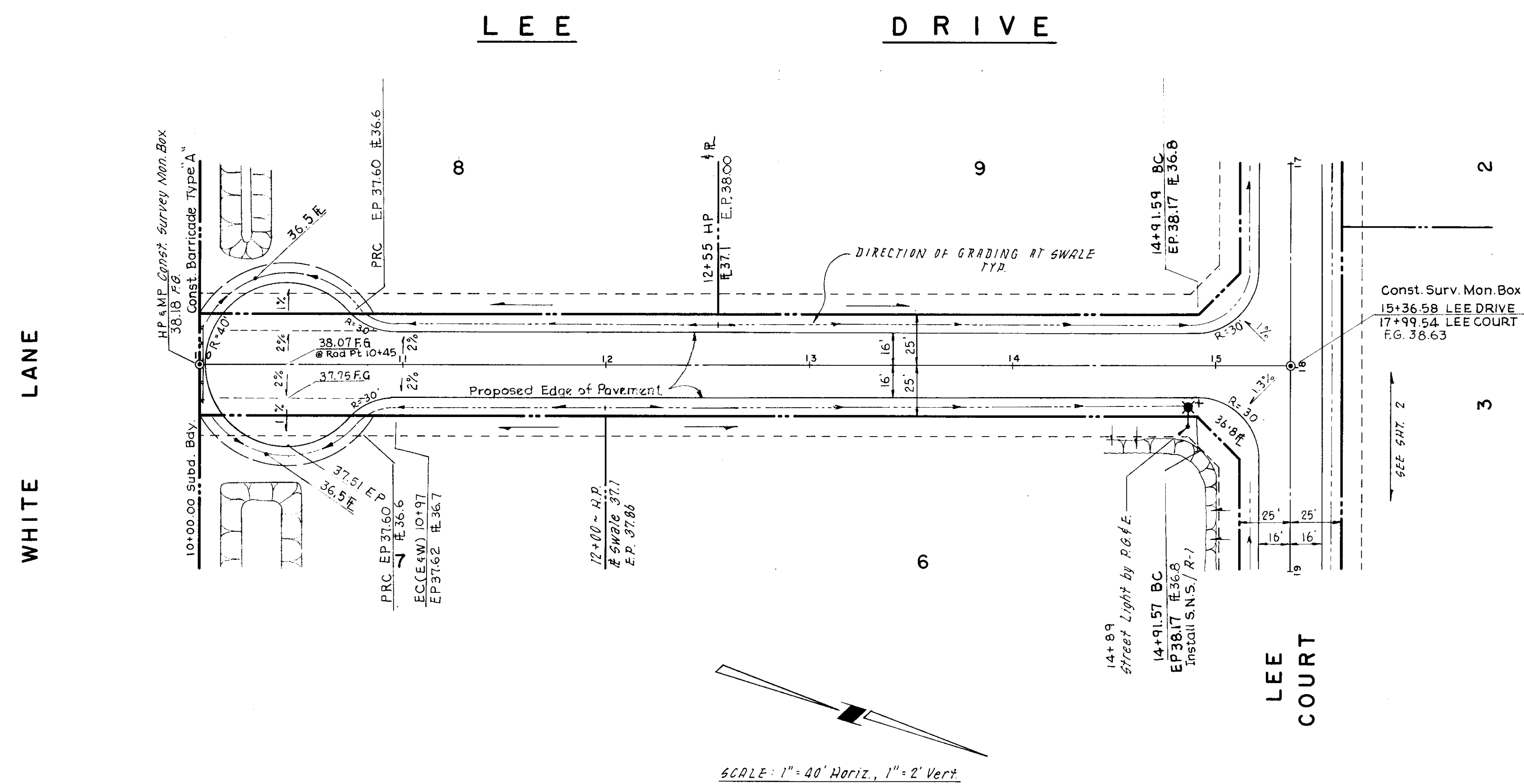
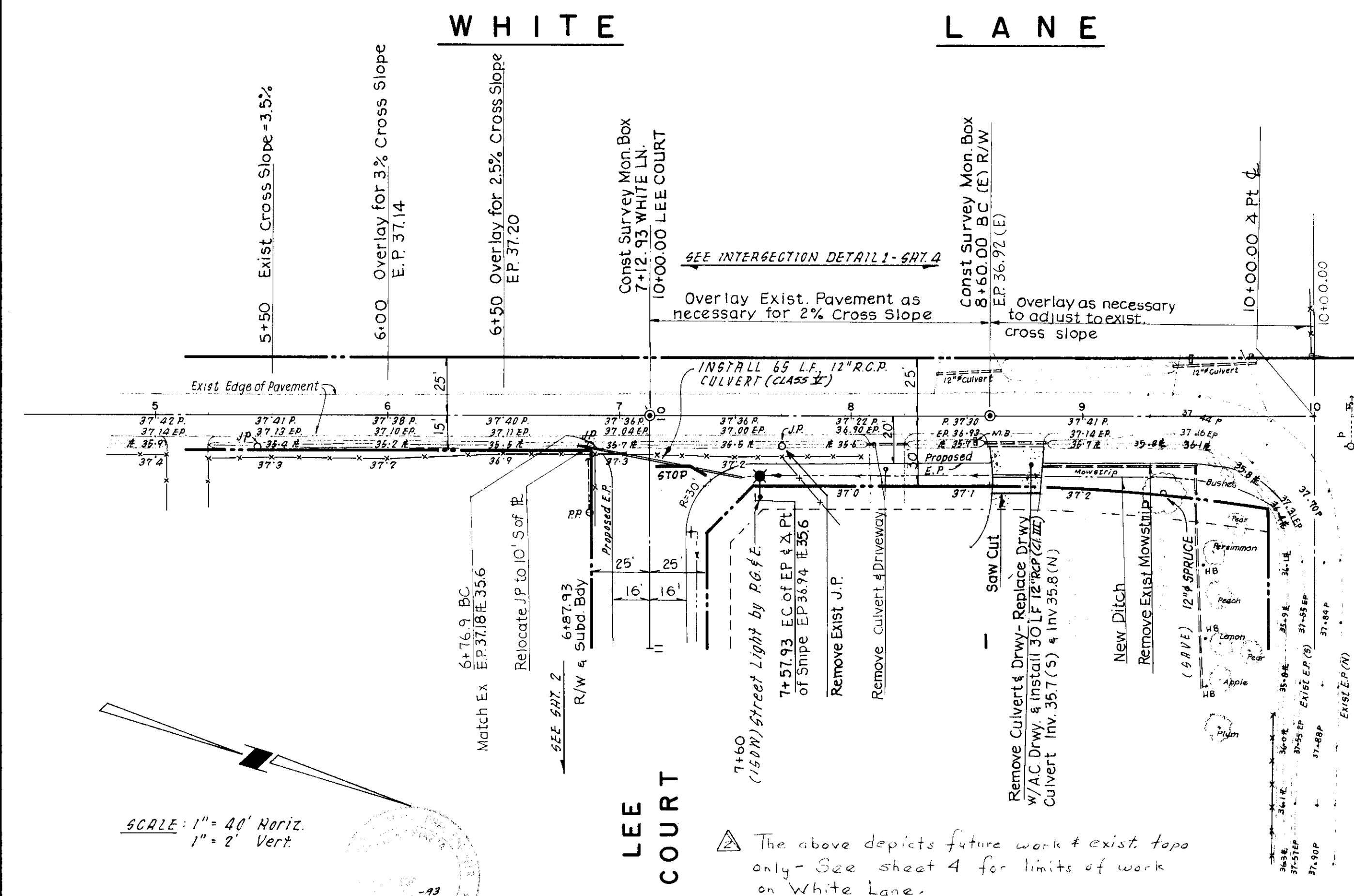
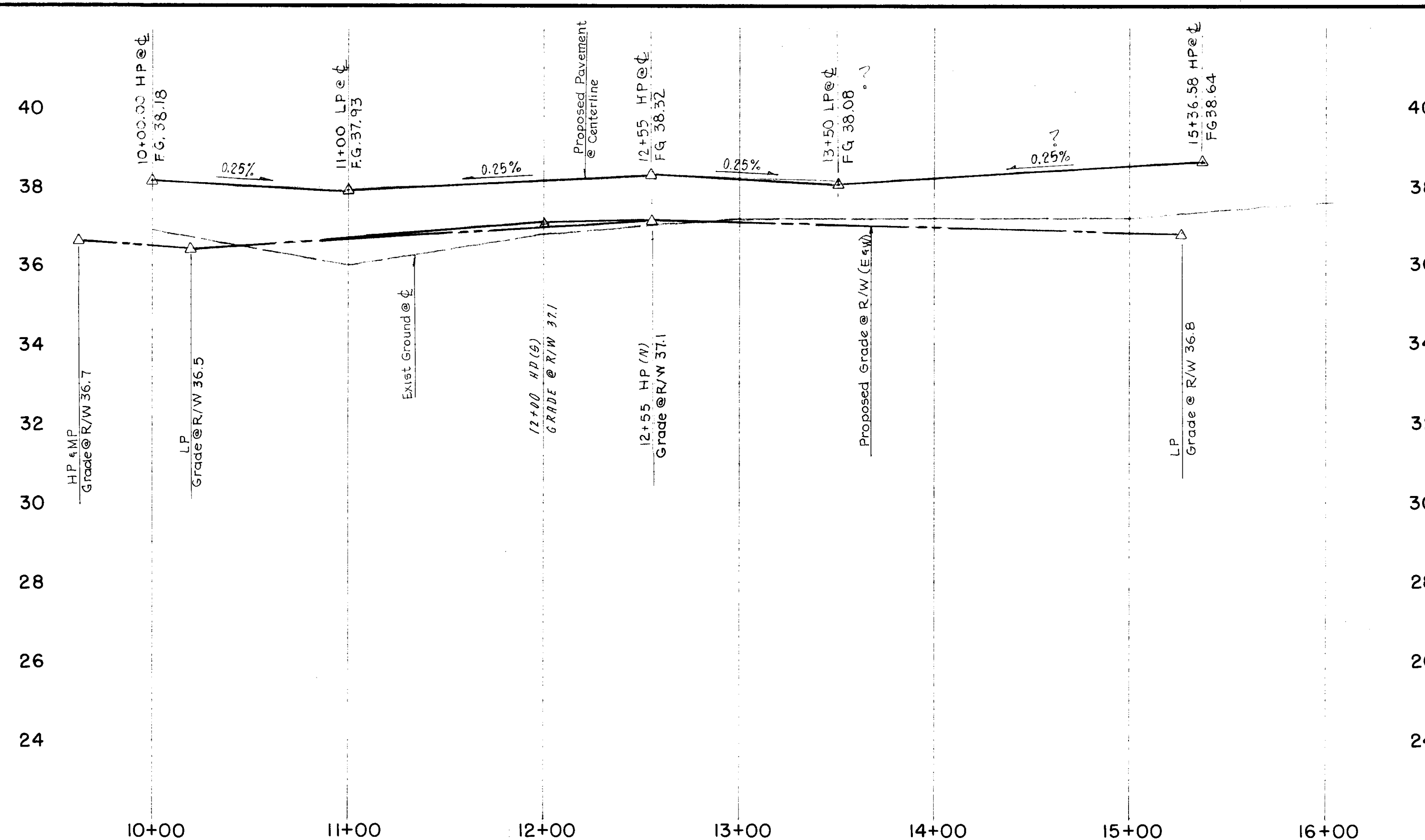
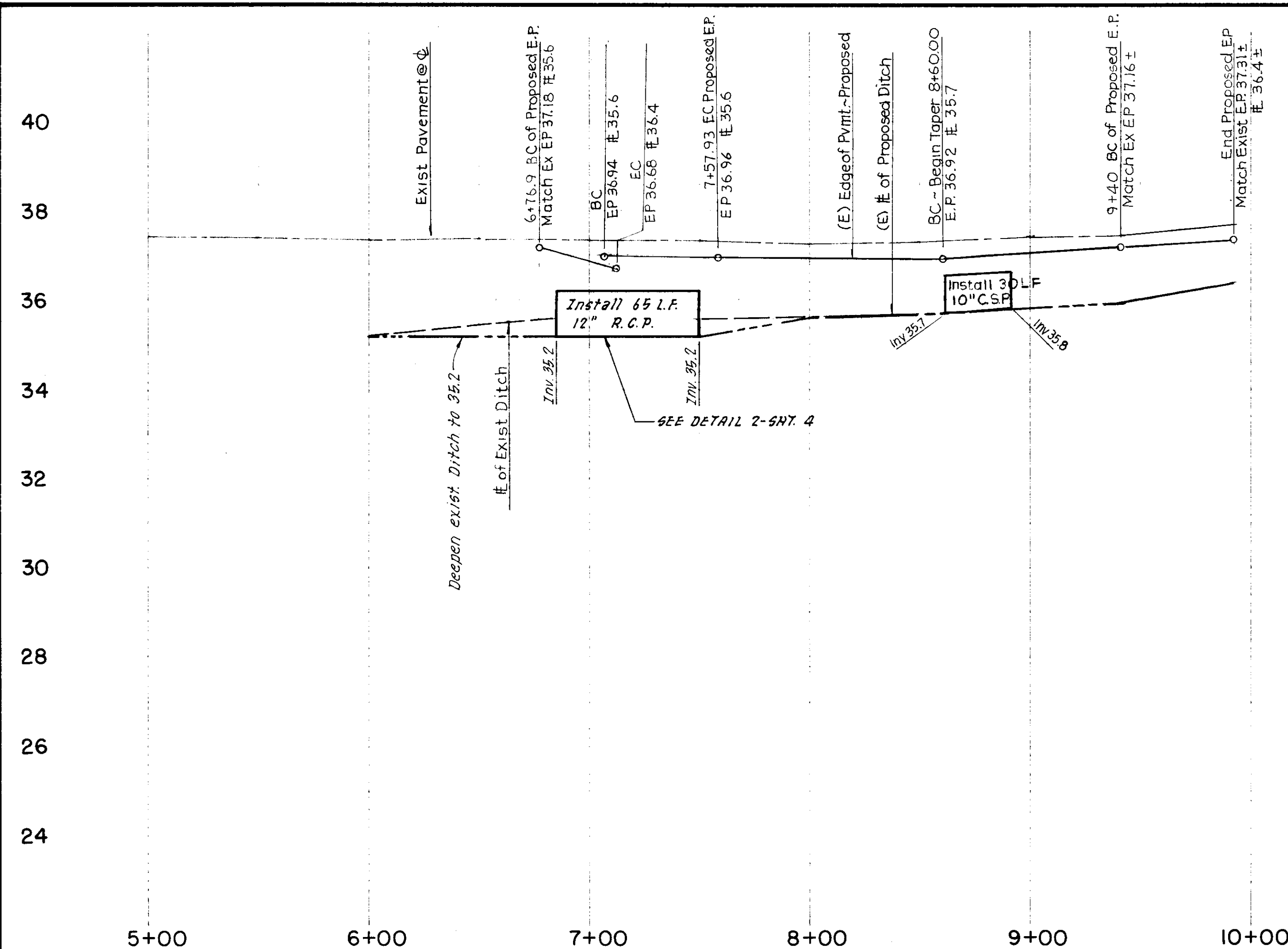
LEE ESTATES
SUBDIVISION IMPROVEMENTS

SHEET **4** OF 5

JOB NO. 88119

FILE NO.

54-2418



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	7/31/90	QUANTITIES AND GRADING - ALL SHEETS	TP		GR, ES
2	9-28-90	Add note	TP		
SUBMITTED BY			RCE 19636 DATE 7-20-90		



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

WHITE LANE
LEE DRIVE
537' S./ LEE COURT TO LEE COURT

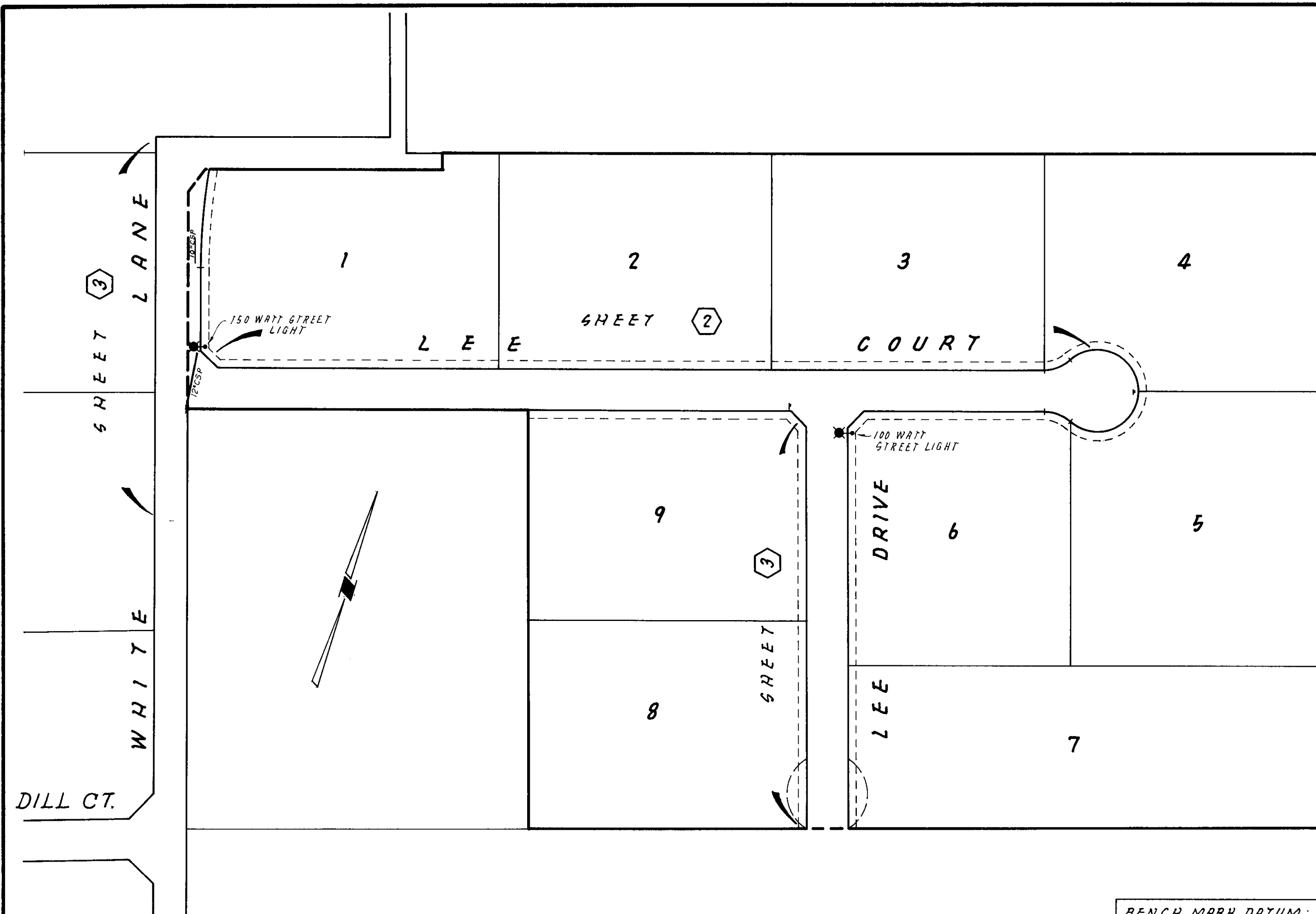
LEE ESTATES
SUBDIVISION IMPROVEMENTS

SHEET **3** OF 5
JOB NO. 88119
FILE NO.

GENERAL NOTES

STREET SYSTEM	
Lot Grading	Lump Sum
Site Clearing	Lump Sum
Roadway Excavation	596 C.Y.
Asphalt Concrete, Type B (0.17)	63,100 S.F.
Aggregate Base, Cl. II (0.75)	58,150 S.F.
Survey Monument	5 Each
Dead End Barricade, Type A	1 Each
Street Sign	2 Each
Roadway Import	650 C.Y.
Dead End Barricade, Type B	1 Each
Street Sign W53	1 Each
Asphalt Concrete, Type B (overlay)	3,180 S.F.
AC Driveway	1 Ea
Aggregate Base, Cl. II (1.17)	4,950 S.F.
Compact Original Ground	63,100 S.F.
Street Light by R.G.E.	2 Each
12" R.C.P.	65 LF
10" C.G.P.	30 LF
Aggregate Base Shoulder	21,350 S.F.

- 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.
- 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 and P. G. & E. U.S.A. (800) 642-2444.
- 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.
- 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.
- Contractor shall give Engineer a minimum of 48 hours notification prior to staking any utilities.
- Lot grading shall be completed before starting any underground construction. Refer to attached grading plan.
- Contractor shall be responsible for notifying and co-ordinate all work with any agency requiring removal or relocation of utilities, such as Pacific Bell, P. G. & E., etc.
- 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.
- 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.
- 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.
- Prior to performing any work in White Lane, the Contractor shall obtain an Encroachment Permit from the San Joaquin County Department of Public Works.
- 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 "Director" prior to implementation.
- All 60115 testing shall be the responsibility of the Contractor.



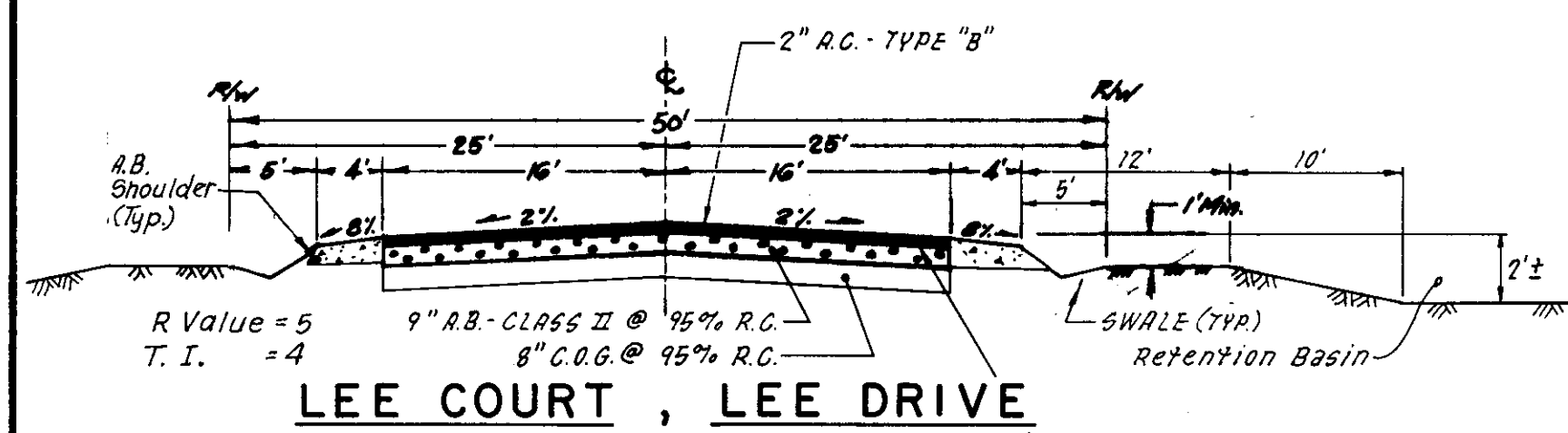
BENCH MARK DATUM: ELEV. 36.71
PER U.S.G.S. DATUM: BRASS CAP TOP OF CONC. WELL GUARD 210' NORTH OF ARATA ROAD - WEST SIDE.

KEY MAP
SCALE: 1" = 100'

SERVICES:

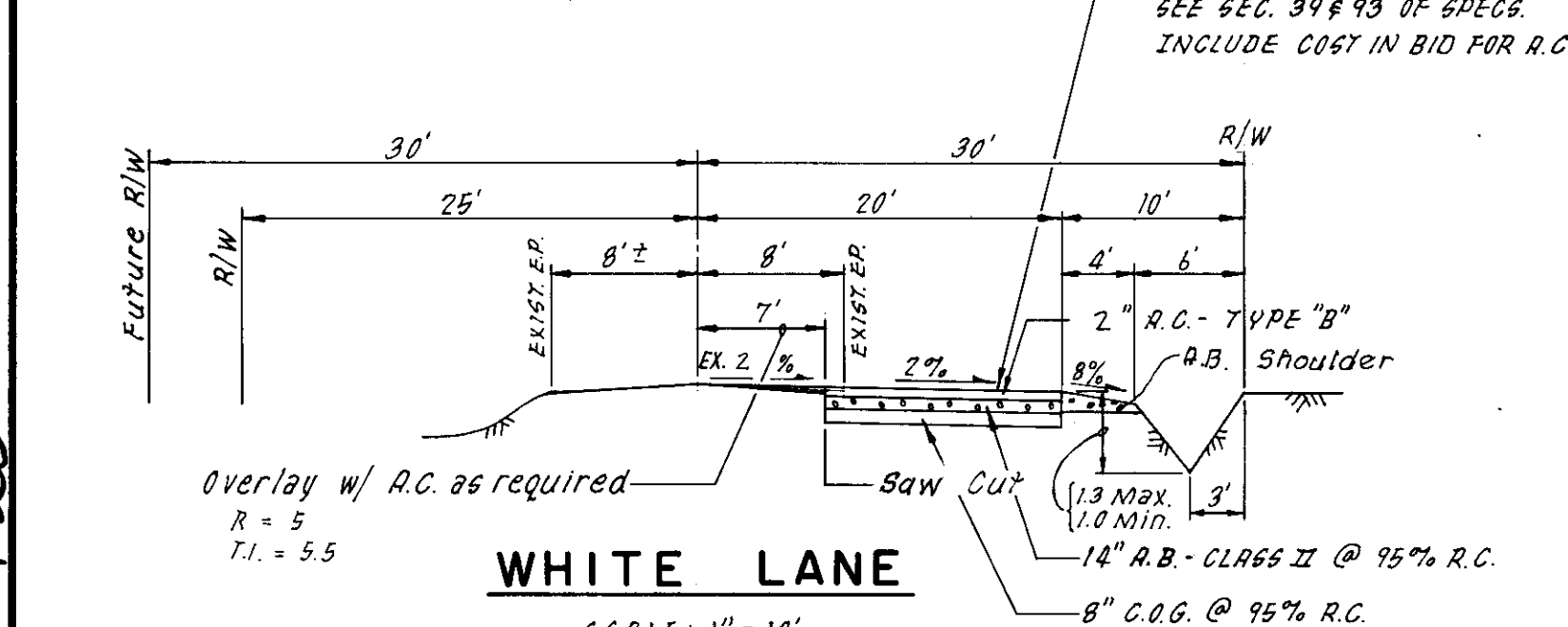
SEWAGE _____ SEPTIC SYSTEM
STORM DRAINAGE _____ DRAINAGE POND
WATER _____ INDIVIDUAL WELL
TELEPHONE _____ PACIFIC BELL
CABLE TELEVISION _____ CONTINENTAL CABLEVISION
NATURAL GAS & ELECTRIC _____ P.G.&E.

STRUCTURAL SECTIONS



LEE COURT, LEE DRIVE

SCALE: 1" = 10'



WHITE LANE

SCALE: 1" = 10'

NOTE: FOR PAVEMENT DESIGN SEE 60115 REPORT, PG. 12.

LEGEND:

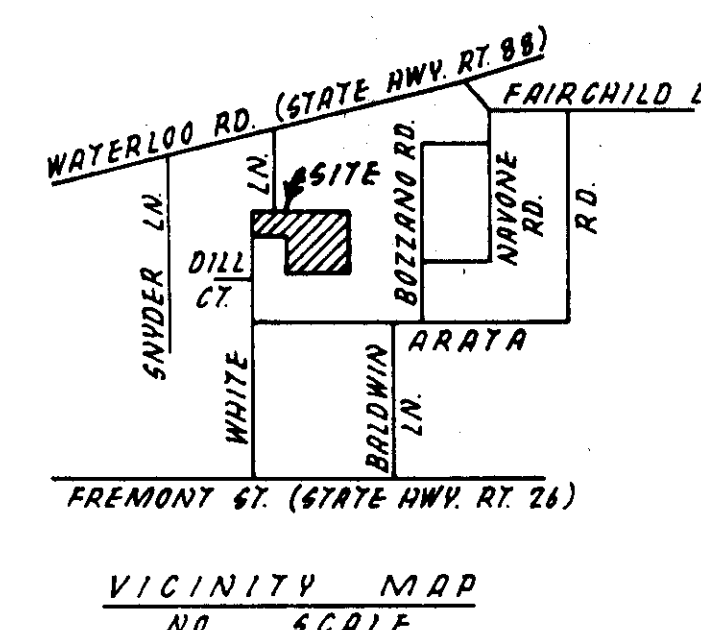
L.P.	LOW POINT	T.I.	TRAFFIC INDEX
H.P.	HIGH POINT	R	RADIUS
+	STREET SIGN	Δ	DELTA
→	DRAINAGE SLOPE	L	LENGTH
⊙	SURVEY MONUMENT BOX	P.R.C.	POINT OF REVERSE CURVE
⊙	STREET LIGHT (above)	E.P.	EDGE OF PAVEMENT
BC	BEGIN CURVE	F.G.	FINISH GRADE
E.C.	END CURVE	J.P.	JOINT POLE
G.B.	GRADE BREAK	M.P.	MID POINT
L.F.	LINEAL FEET		
P.U.E.	PUBLIC UTILITY EASEMENT		
R/W	RIGHT OF WAY		
C	CENTERLINE		
F	FLOWLINE		
I.V.	INVERT		
EX. OF EXIST.	EXISTING		
P.L.	PROPERTY LINE		
A.C.	ASPHALT CONCRETE		
A.B.	AGGREGATE BASE		
R.C.	RELATIVE COMPACTION		

SHEET INDEX

- KEY SHEET
- PLAN & PROFILE: LEE COURT
- PLAN & PROFILE: WHITE LANE, LEE DRIVE
- DETAIL SHEET
- GRADING PLAN - DEVELOPMENT PLAN

APPROVED BY:

Steve Thoms 6-28-90
SAN JOAQUIN COUNTY FIRE WARDEN DATE
Tom Kasper 7-11-90
SAN JOAQUIN COUNTY LOCAL HEALTH DISTRICT DATE
Tom Bouda 6-28-90
FIRE CHIEF, WATERLOO-MORADA FIRE DEPT. DATE



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.

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED BY THE SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS:	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 95240 PH: 209-368-8818	KEY SHEET	LEE ESTATES SUBDIVISION IMPROVEMENTS	SHEET 1 OF 5 JOB NO. 88119 FILE NO.
7/31/90		QUANTITIES AND GRADING - ALL SHEETS	TP			<i>Henry M. Hirata</i> DATE: 11/21/90 HENRY M. HIRATA, R.C.E. 21,258				