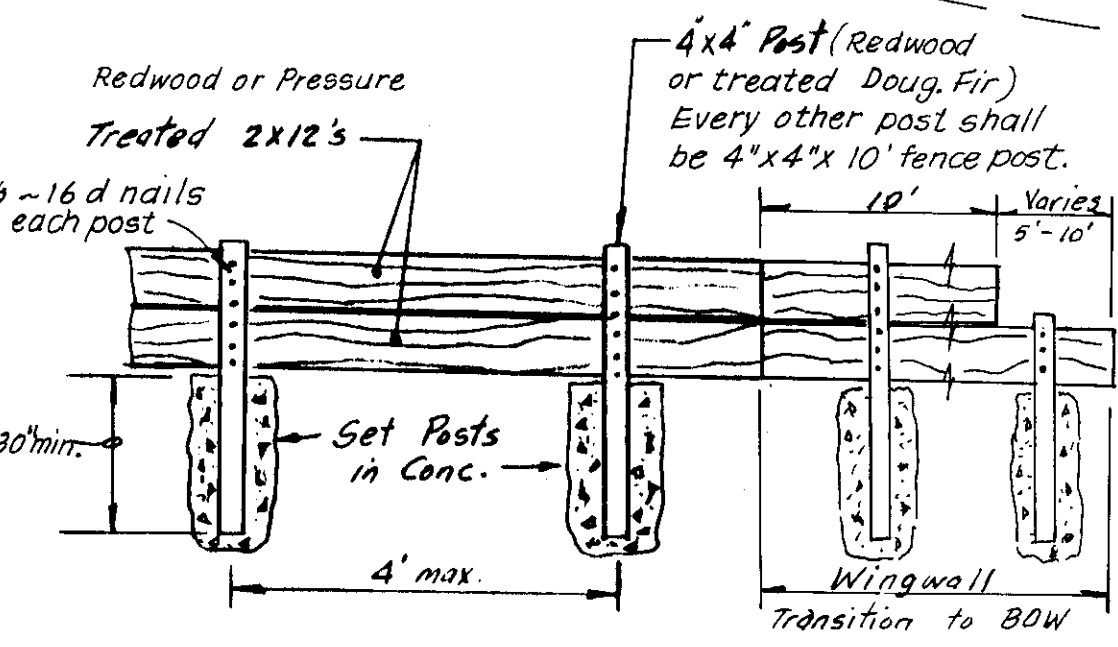
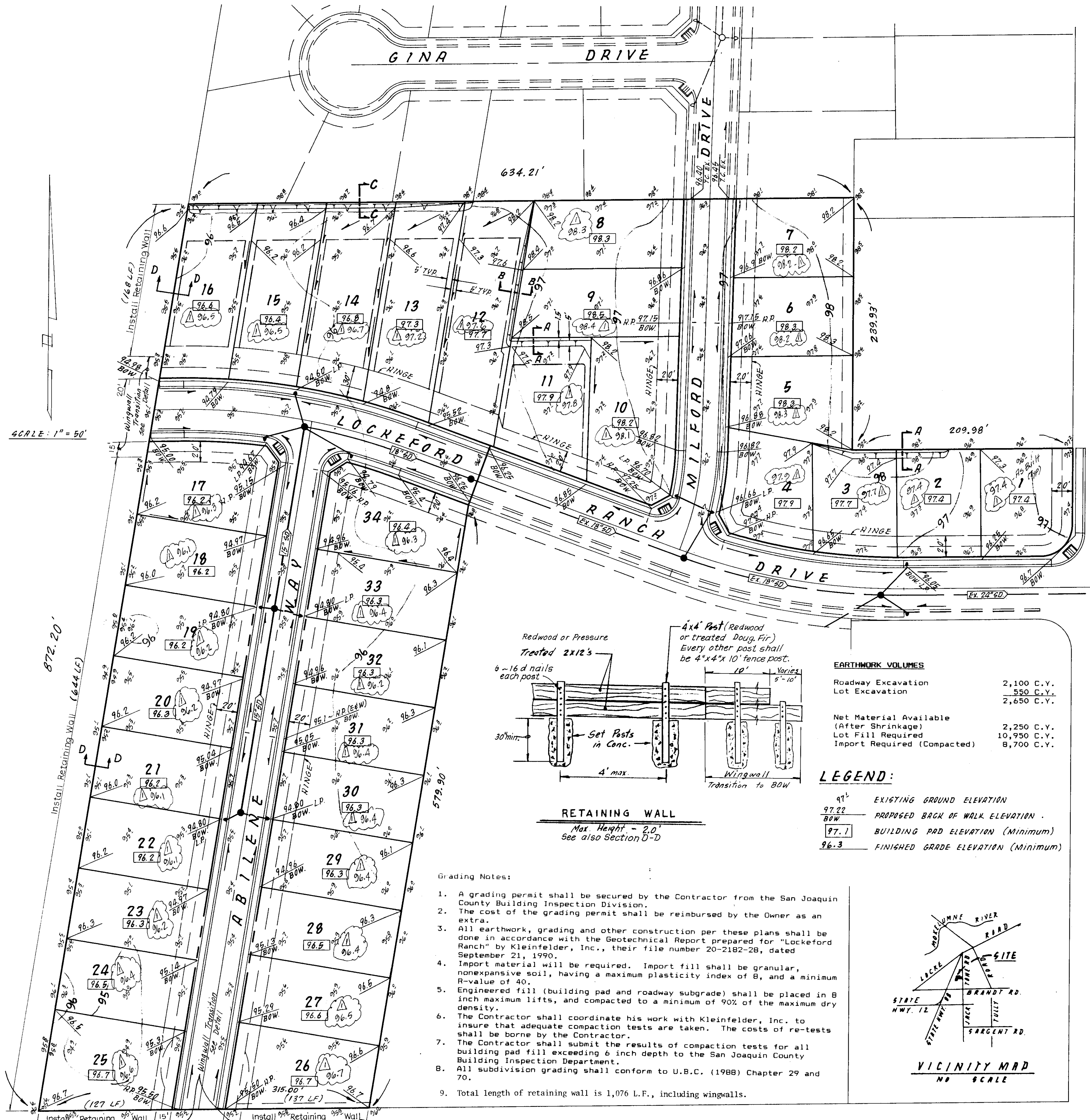


SCALE: 1" = 50'



RETAINING WALL
Max. Height - 2.0'
See also Section D-D

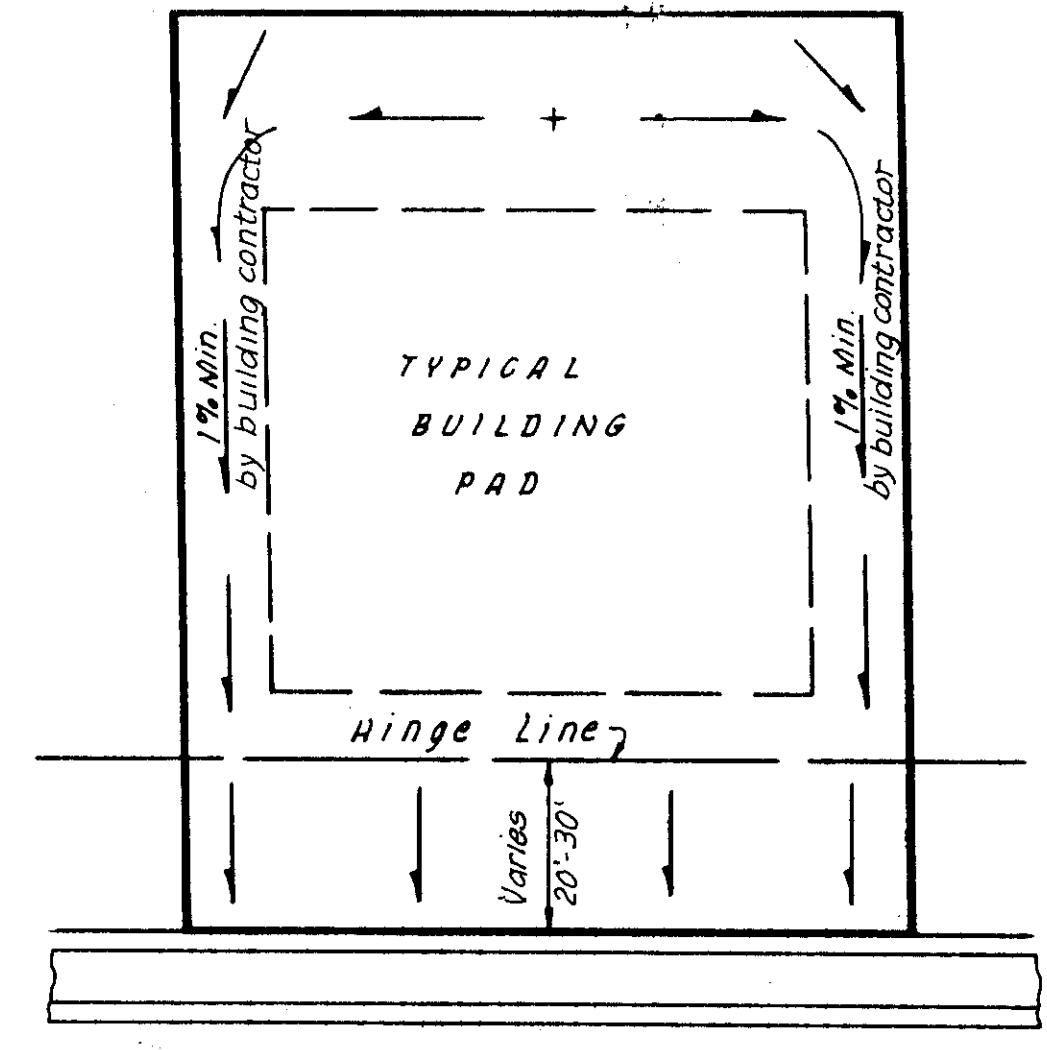
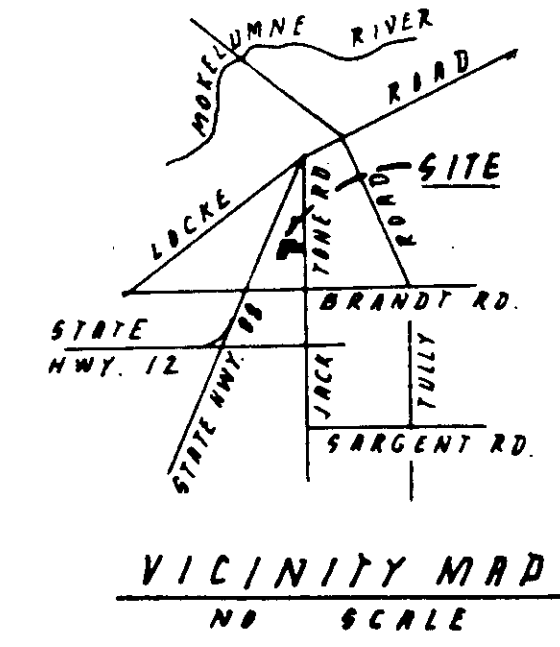
EARTHWORK VOLUMES

Roadway Excavation	2,100 C.Y.
Lot Excavation	550 C.Y.
Total Excavation	2,650 C.Y.
Net Material Available (After Shrinkage)	2,250 C.Y.
Lot Fill Required	10,950 C.Y.
Import Required (Compacted)	8,700 C.Y.

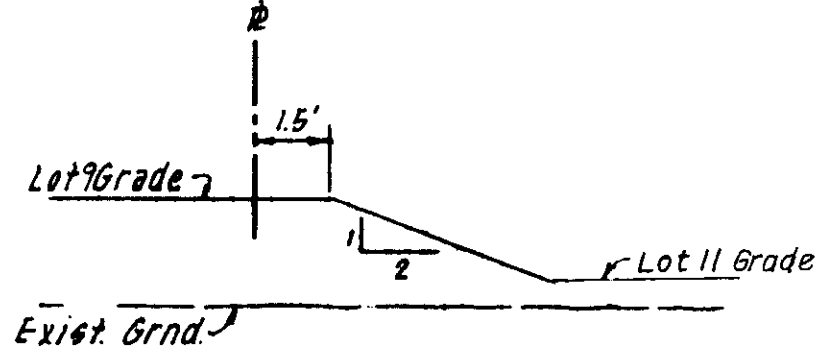
LEGEND:

97.1	EXISTING GROUND ELEVATION
97.22	PROPOSED BACK OF WALK ELEVATION
BOW	BUILDING PAD ELEVATION (Minimum)
97.1	BUILDING PAD ELEVATION (Minimum)
96.3	FINISHED GRADE ELEVATION (Minimum)

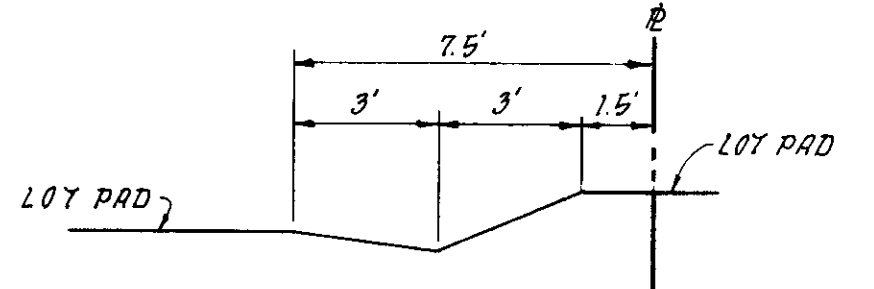
- Grading Notes:**
1. A grading permit shall be secured by the Contractor from the San Joaquin County Building Inspection Division.
 2. The cost of the grading permit shall be reimbursed by the Owner as an extra.
 3. All earthwork, grading and other construction per these plans shall be done in accordance with the Geotechnical Report prepared for "Lockford Ranch" by Kleinfelder, Inc., their file number 20-2182-28, dated September 21, 1990.
 4. Import material will be required. Import fill shall be granular, nonexpansive soil, having a maximum plasticity index of 8, and a minimum R-value of 40.
 5. Engineered fill (building pad and roadway subgrade) shall be placed in 8 inch maximum lifts, and compacted to a minimum of 90% of the maximum dry density.
 6. The Contractor shall coordinate his work with Kleinfelder, Inc. to insure that adequate compaction tests are taken. The costs of re-tests shall be borne by the Contractor.
 7. The Contractor shall submit the results of compaction tests for all building pad fill exceeding 6 inch depth to the San Joaquin County Building Inspection Department.
 8. All subdivision grading shall conform to U.B.C. (1988) Chapter 29 and 70.
 9. Total length of retaining wall is 1,076 L.F., including wingwalls.



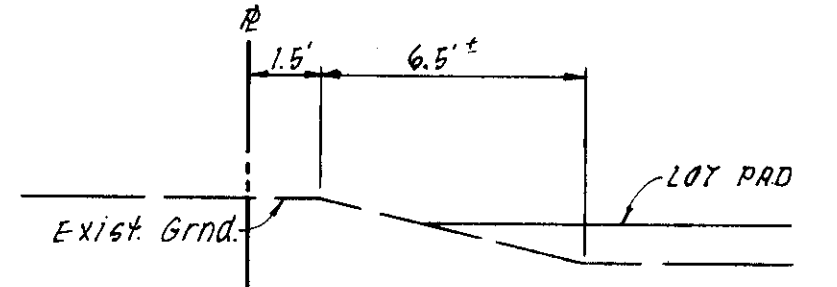
TYPICAL FINISHED LOT GRADING
NO SCALE
NOTE: Localized Finished Grading to be completed by Bldg Contractor after dwelling is constructed.



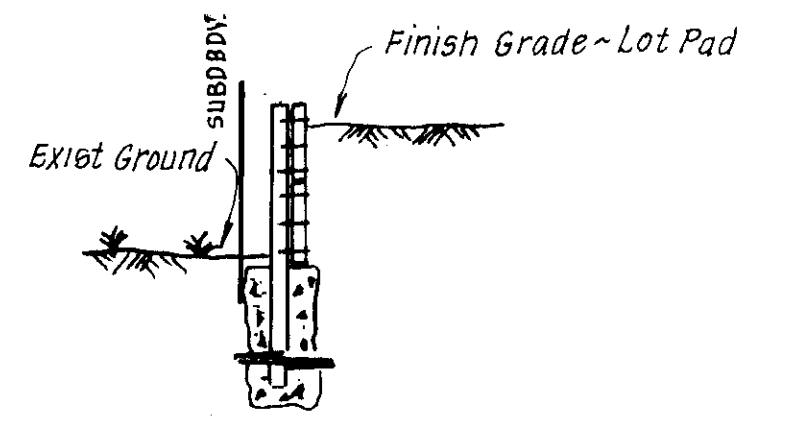
SECTION A-A
NO SCALE



SECTION B-B
NO SCALE



SECTION C-C
NO SCALE



SECTION D-D
No Scale - See also "Retaining Wall" detail



AS BUILT
by Steven E. Pechin
Date: 11/20/91

SU 2474

NO	DATE	REVISIONS	BY	DESIGN	S.E.P.	DRAWN BY
1	11/20/91	As-Built	SEP	SEP	SEP	SEP

Prepared for: **LOCKFORD RANCH L.P.**
c/o Andy Gooden
2363 Maggio Circle,
Lodi, Ca. 95240

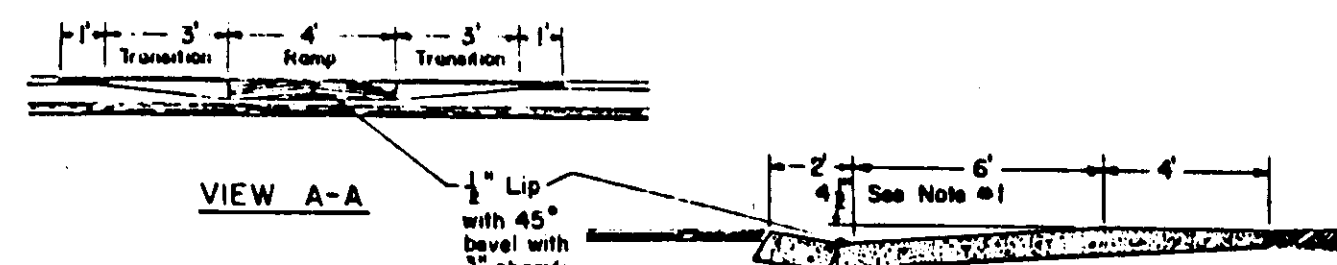
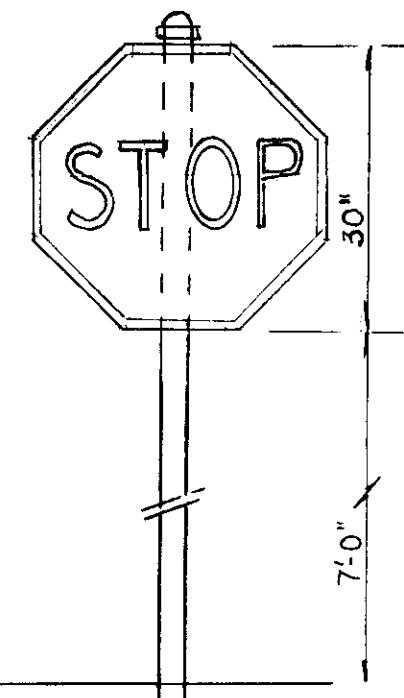
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
323 W. ELM ST. LODI, CALIF.
95240 PH: 209-368-8818

GRADING PLAN
18241 N JACK TONE ROAD
LOCKFORD, CALIF. 95237
A.P.N. 051-310-13

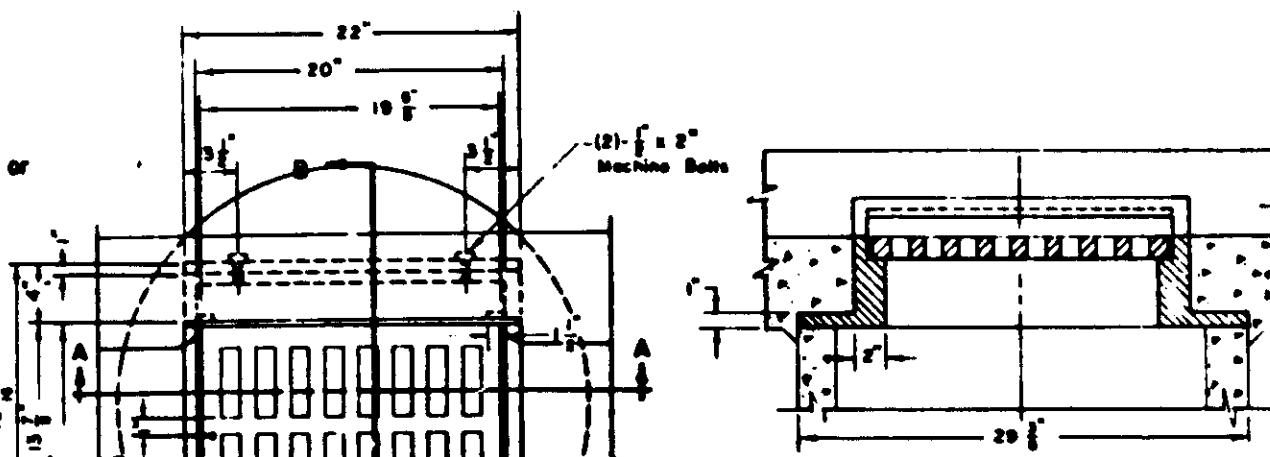
"**LOCKFORD RANCH**"
SUBDIVISION IMPROVEMENTS

SHEET 10 OF 10
JOB NO. 90109
FILE NO. G-968

FOR ADDITIONAL DETAILS SEE SPECIFICATIONS



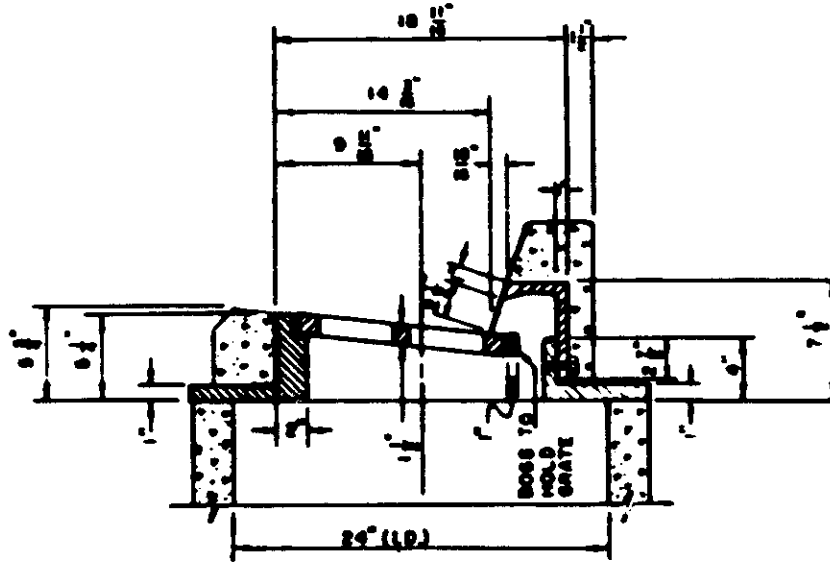
VIEW B-B



SECTION A-A

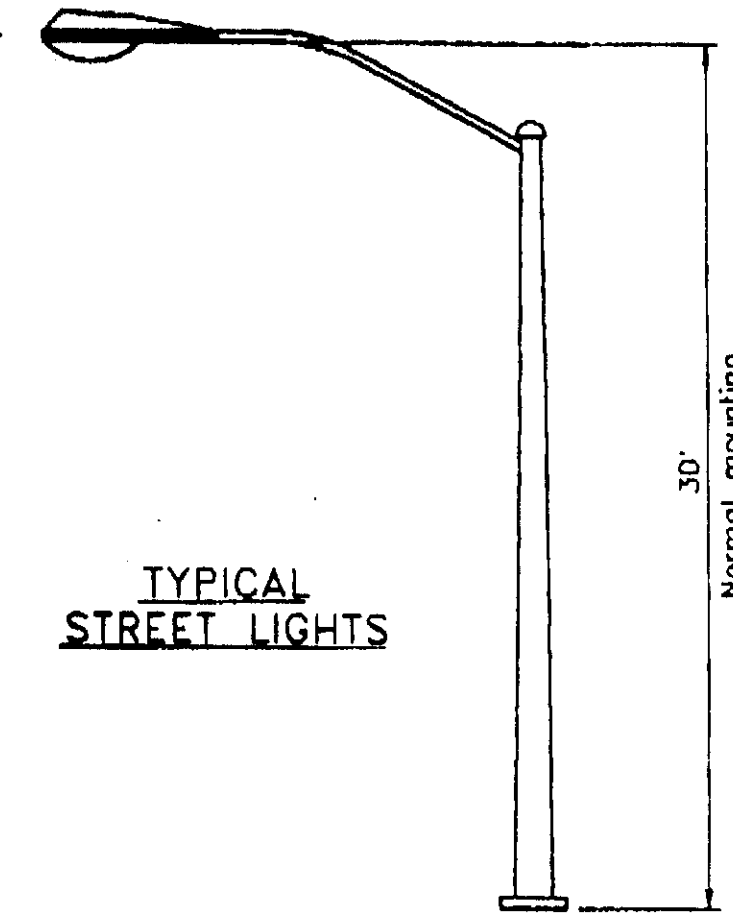
NOTES: 1. Frame type grate may be used as alternate.
2. Grate shall be fastened to frame with 1/2" x 6" bolt-treated chain.

PLAN



SECTION B-B

FRAME & GRATE (STANDARD STORM DRAIN INLET)



TYPICAL STREET LIGHTS

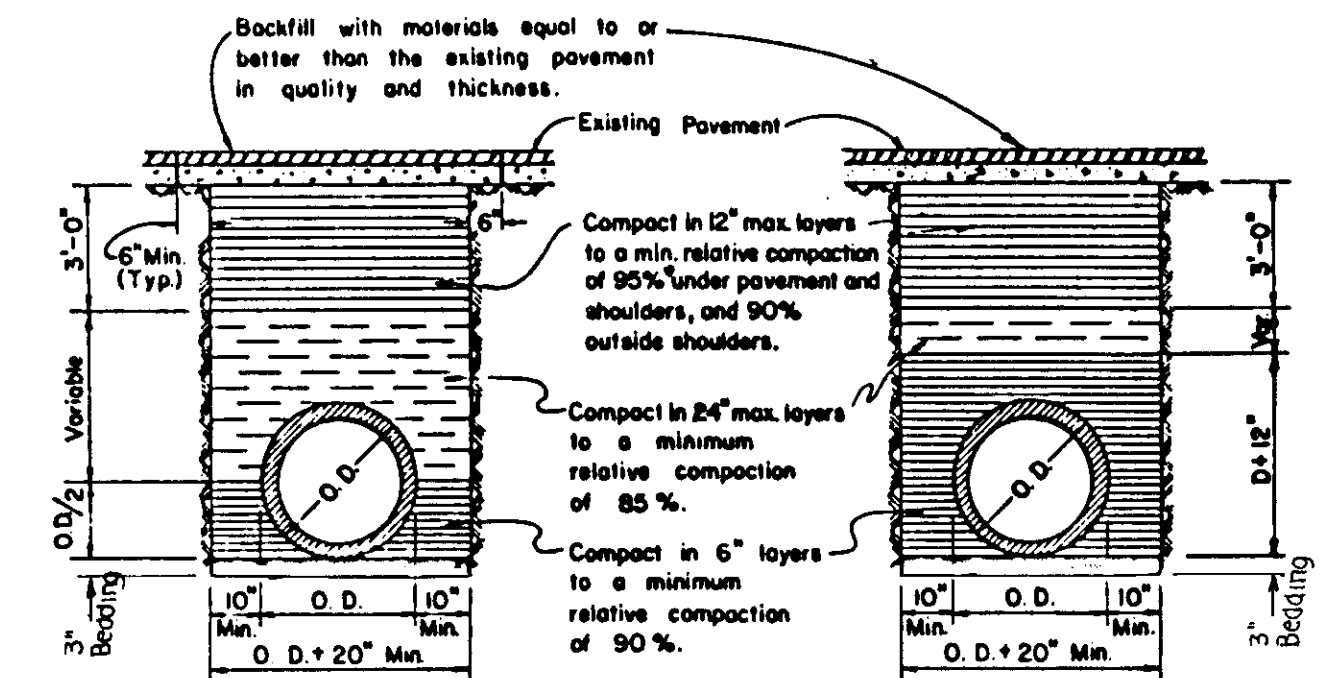
TYPE "A"

STREET CLASSIFICATION	ST. TYPE # W/ WIDTH	TYPE STREET LIGHT	NORMAL MOUNTING HEIGHT	AVERAGE MAINTAINED FOOTCANDLE	MAINTENANCE FACTOR
Expressway	110	A	30	52	75
Major arterial	110	A	30	54	85
Minor arterial	84	A	30	35	85
Collector/Industrial/Commercial	60	A	30	28	85
Residential	50	A	30	13	70
Pedestrian lane	-	A	30	17	70

NOTES:

1. Street lighting designs not meeting the spacing guidelines per Standard Drawing R-34 shall be designed to meet the above average maintained footcandle for the appropriate street classification.
2. Lumens used to calculate the Average Maintained Footcandle shall be 80% of the initial lumen value rated by the lamp manufacturer.

STREET LIGHTING DETAIL



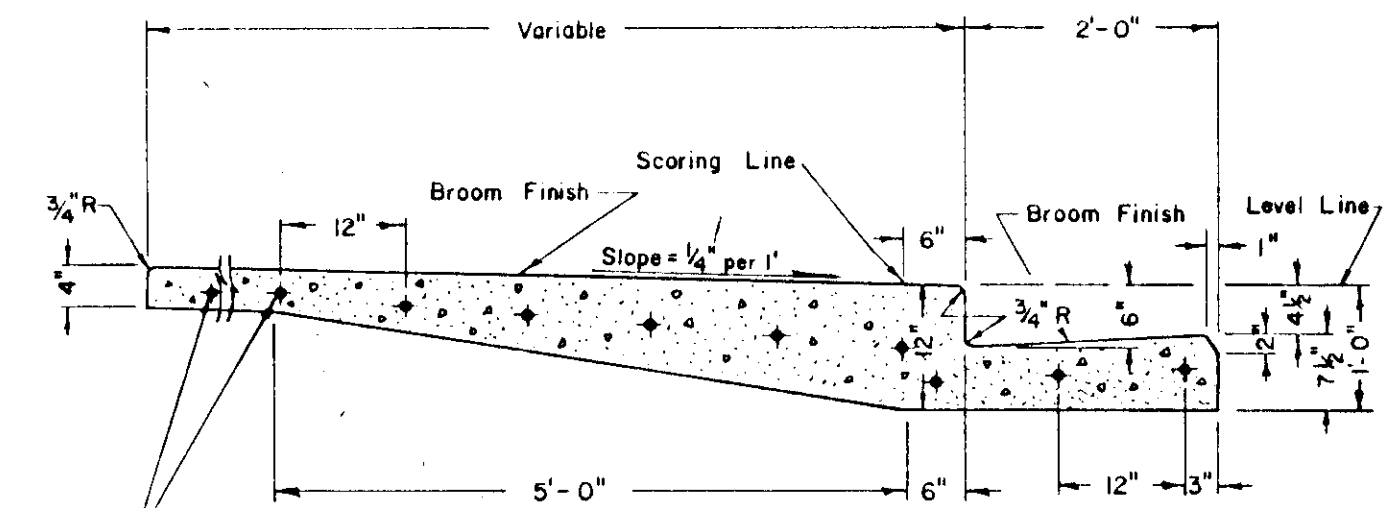
RIGID CONDUIT

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.
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 compaction, ninety percent (90%) compaction may be used, when approved by the Director of Public Works.

TYPICAL TRENCH DETAIL

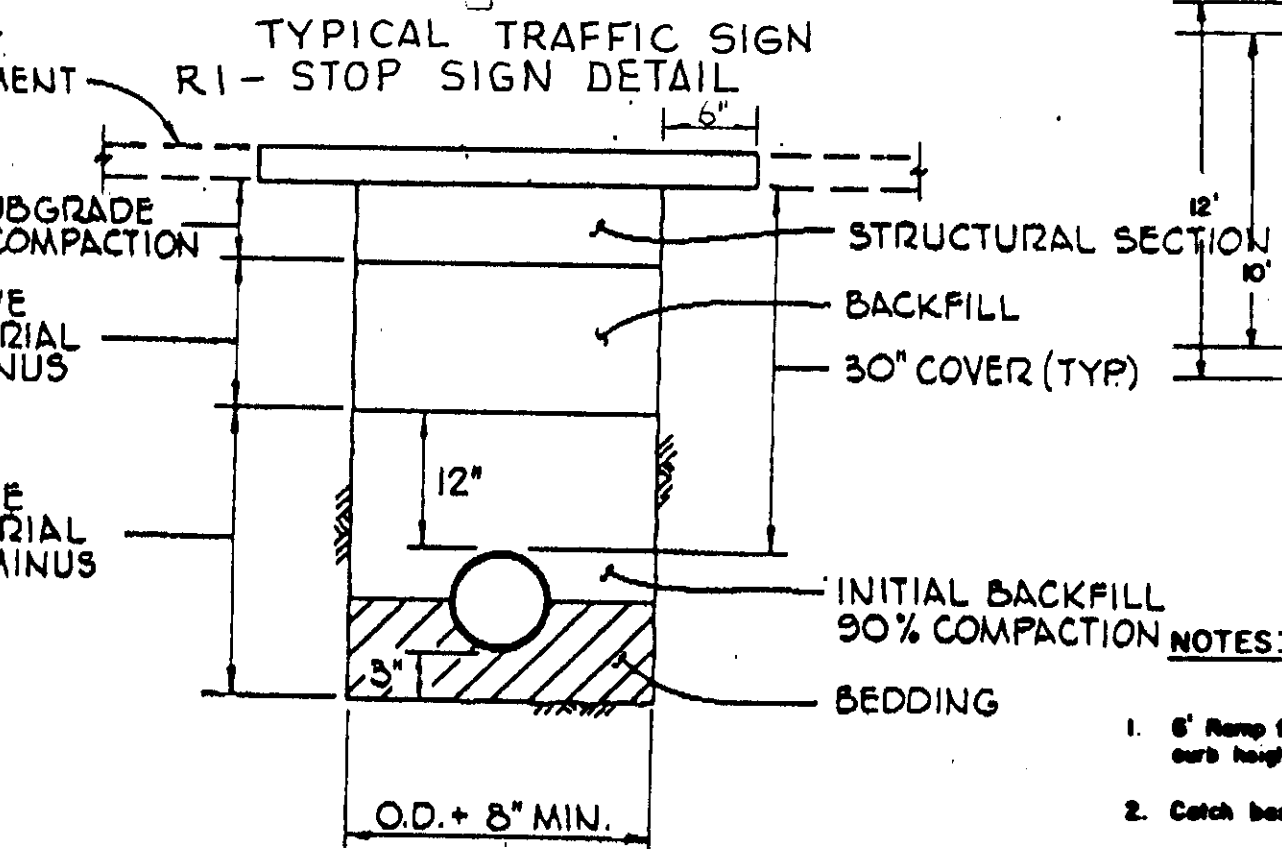


Dowels 5 or 3/8 dia. x 24" spaced 12" o.c. grooved and wrapped one side through every expansion joint.

NOTES:

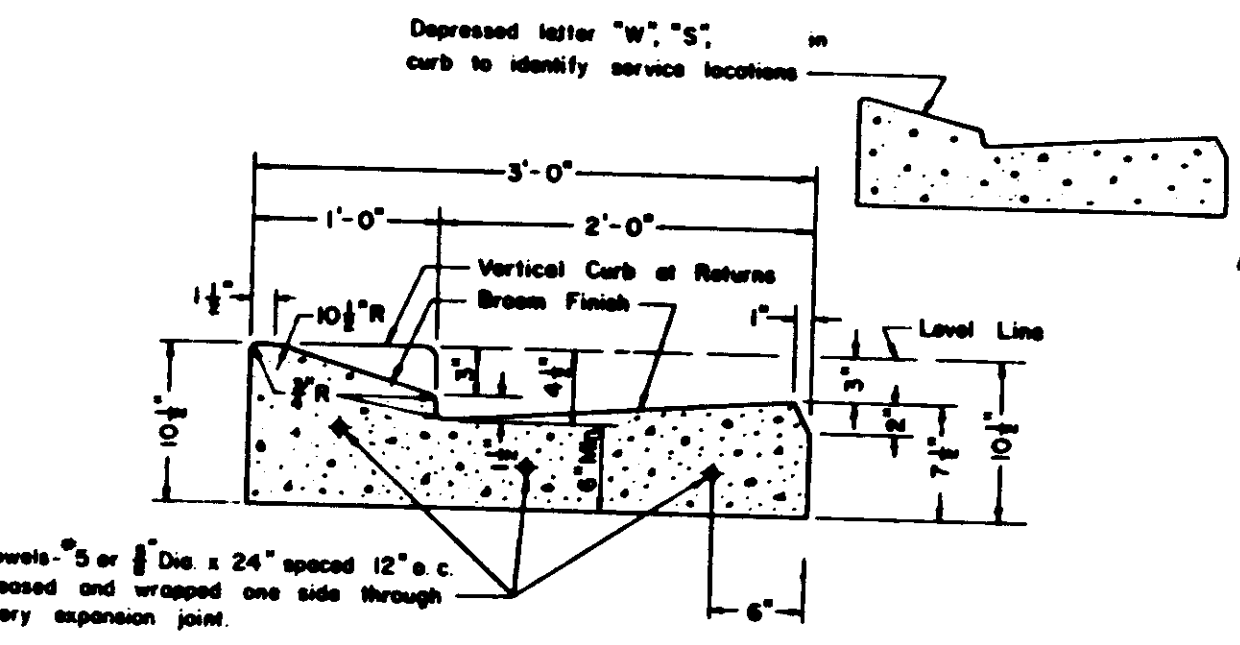
1. Construct expansion joints @ 200' maximum and at returns, around light poles, hydrants and other fixed objects at sidewalk.
2. Transverse weakened plane joints shall be spaced @ 12' maximum intervals.

MONOLITHIC CURB, GUTTER, & SIDEWALK



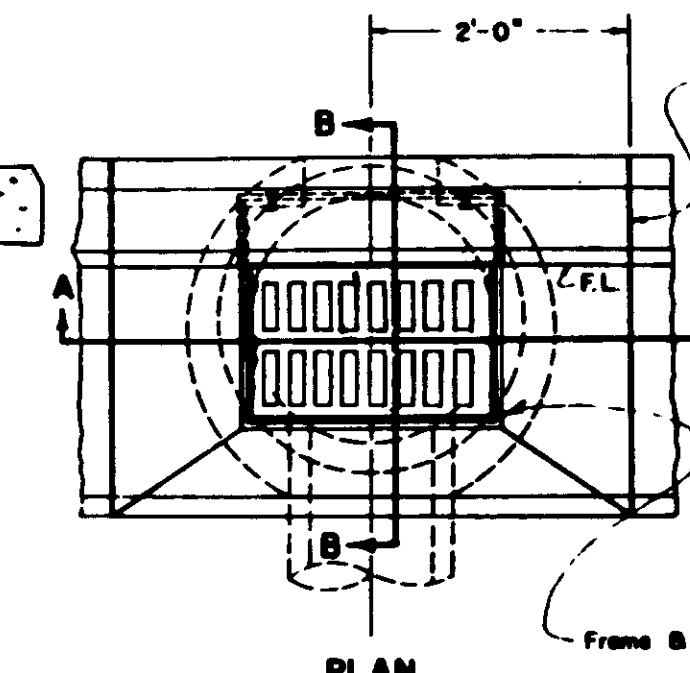
TRENCH BACKFILL DETAIL IN OR WITHIN 2 FEET OF PAVED TRAVELWAY

NOTE: All rods - 3/8" unless otherwise noted.
W - Water line
S - Sanitary Sewer line
G - Gas line



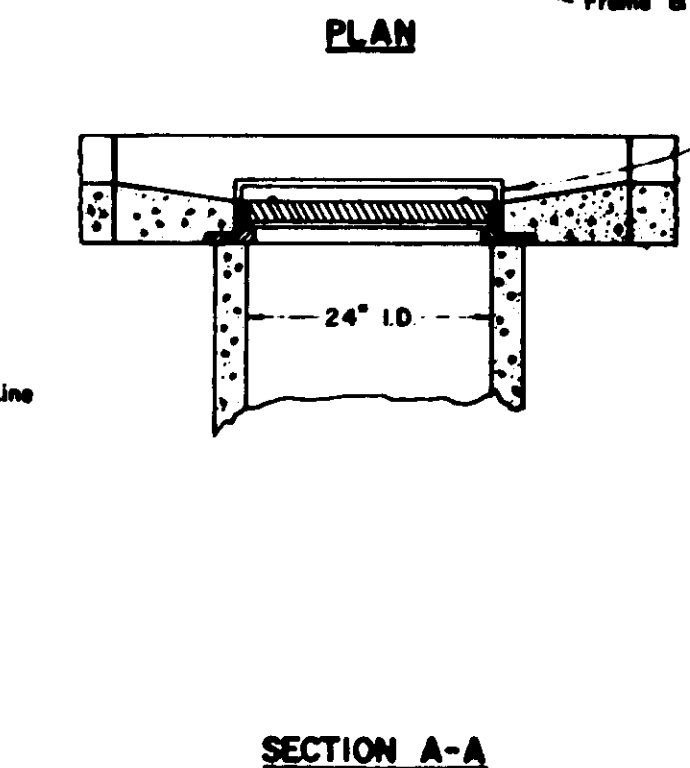
Dowels 5 or 3/8 dia. x 24" spaced 12" o.c. grooved and wrapped one side through every expansion joint.

HANDICAP RAMP

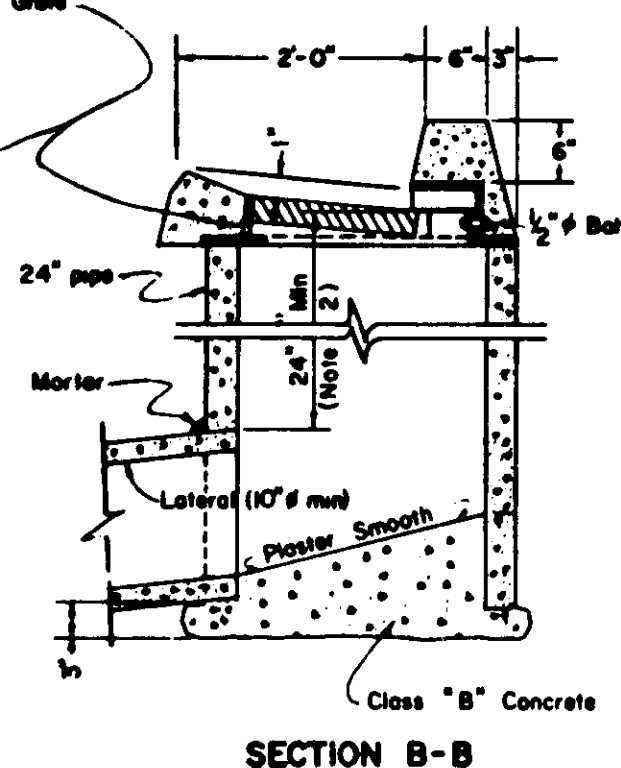


PLAN

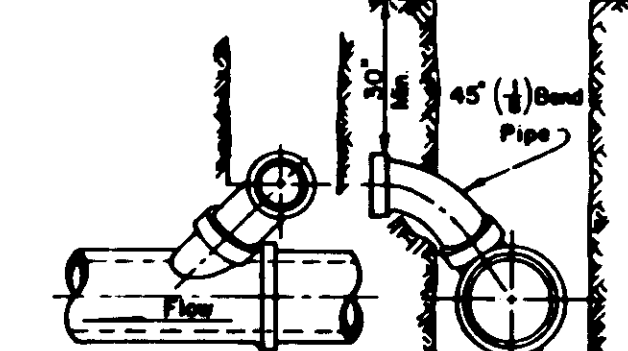
NOTES:
1) Frame & Grate shall conform to Improvement Standard No. C-6
2) Two feet maximum below finished grade in new development. In existing streets, may be less than 2' with the approval of the Engineer.
3) 24" pipe barrel shall be Class III R.C.P. or Class III A.C.P.



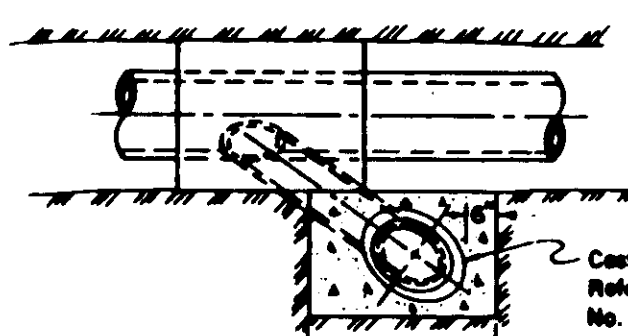
SECTION A-A



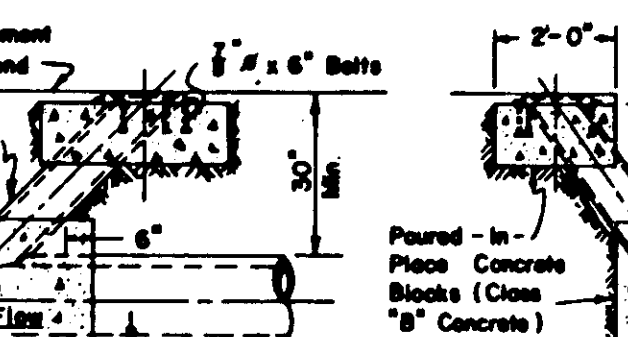
SECTION B-B



TYPICAL 'Y' JOINT SERVICE CONNECTION

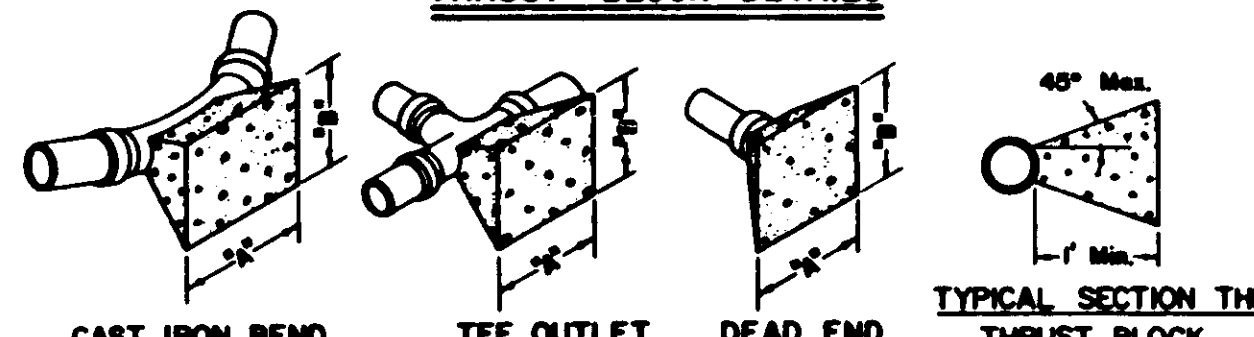


TYPICAL LAMPHOLE INSTALLATION



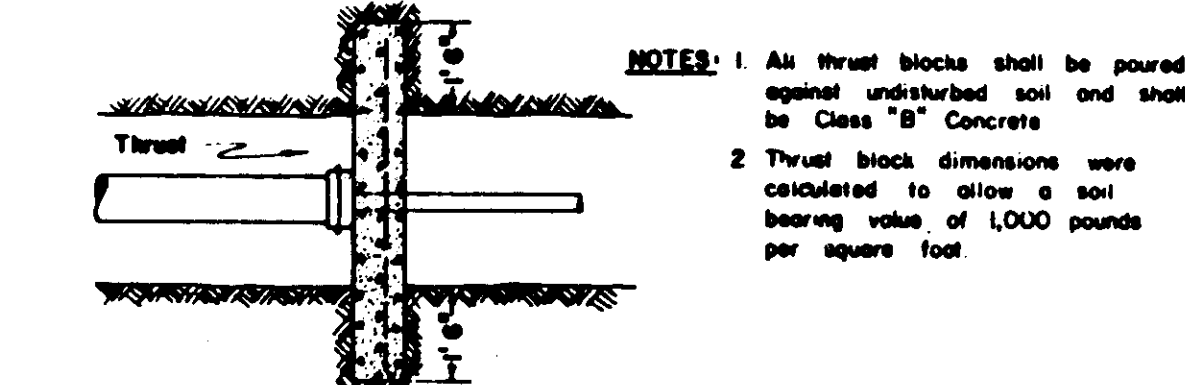
TYPICAL SANITARY SEWER DETAILS

THRUST BLOCK DETAILS



CAST IRON BEND TEE OUTLET DEAD END TYPICAL SECTION THRU THRUST BLOCK

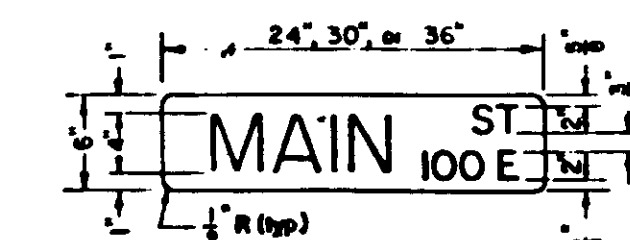
THRUST BLOCK DIMENSIONS					
FITTINGS		A		B	
6" LINE and 4" Onsite LINE	10" LINE	22 1/2"	7'-6"	7'-6"	22 1/2"
45°	90°	45°	4'-0"	3'-0"	3'-0"
TEE OUTLET	TEE OUTLET	TEE OUTLET	4'-0"	4'-0"	4'-0"
DEAD END	DEAD END	DEAD END	4'-0"	4'-0"	4'-0"
8" LINE		12" LINE			
22 1/2"	2'-0"	2'-0"	22 1/2"	3'-0"	3'-0"
45°	3'-0"	2'-6"	45°	4'-6"	4'-0"
90°	3'-0"	3'-6"	90°	5'-0"	4'-0"
TEE OUTLET	3'-0"	3'-6"	TEE OUTLET	5'-6"	4'-0"
DEAD END	3'-0"	3'-0"	DEAD END	5'-6"	4'-0"



NOTES: 1. All thrust blocks shall be poured against undisturbed soil and shall be Class "B" Concrete.
2. Thrust block dimensions were calculated to allow a soil bearing value of 1,000 pounds per square foot.

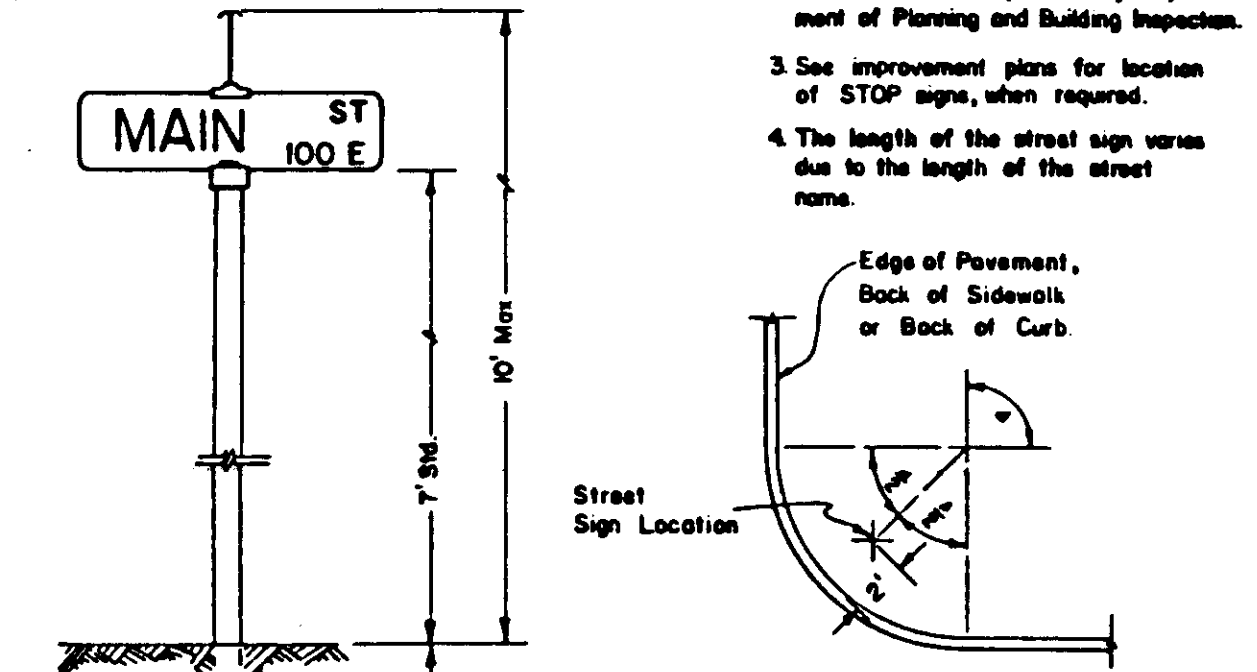
PERMANENT BLOW-OFF

THRUST BLOCK DETAILS



TYPICAL STREET SIGN

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.



STREET SIGN POST LOCATION DETAIL

TYPICAL STREET SIGN INSTALLATION

STANDARD STREET SIGN DETAILS

CURB GUTTER & SIDEWALK SUBDIVISION STREETS

STANDARD STORM DRAIN INLET

TYPICAL SANITARY SEWER DETAILS

THRUST BLOCK DETAILS

STANDARD STREET SIGN DETAILS

NO	DATE	REVISIONS	BY	DESIGN	DRAWN BY

APPROVED	DATE
	19

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

DETAIL SHEET

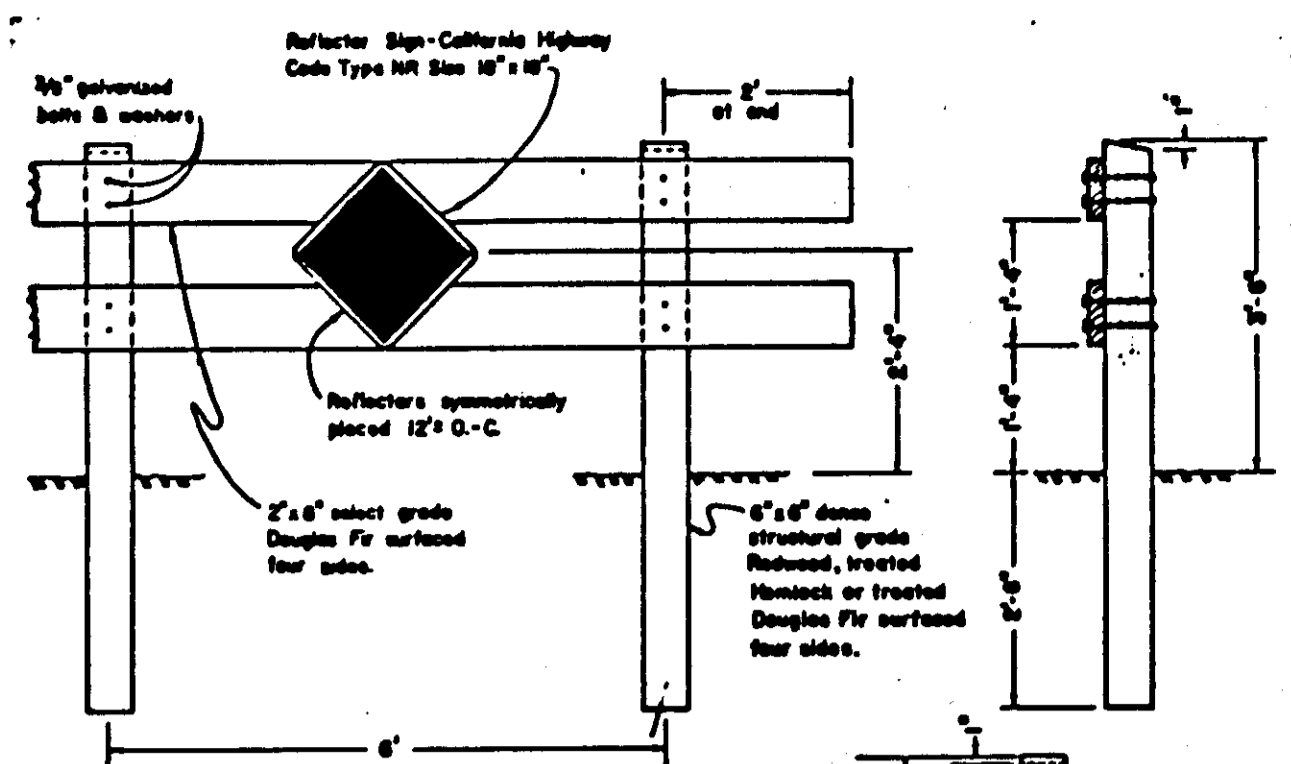
LOCKFORD RANCH

SHEET 9 OF 10

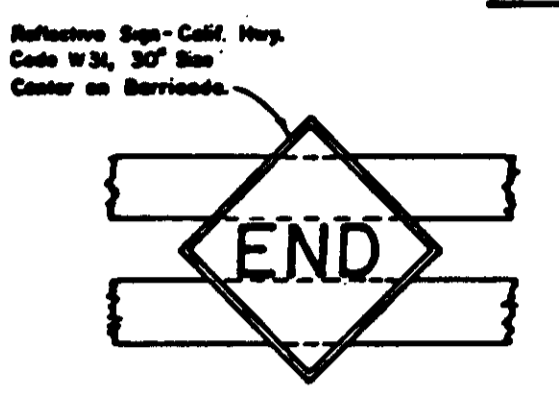
JOB NO. 90109

FILE NO. G-968

SUBDIVISION IMPROVEMENTS



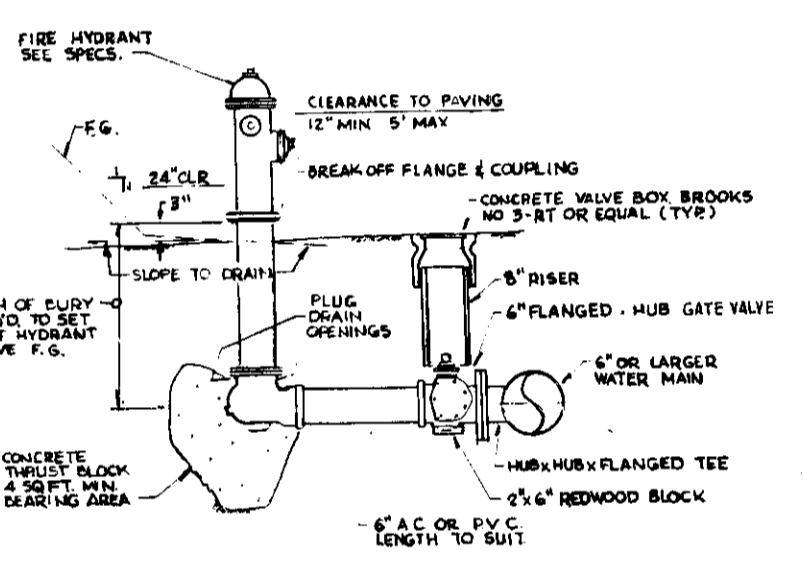
TYPE "A"



CENTER REFLECTOR FOR TYPE "A" BARRICADE

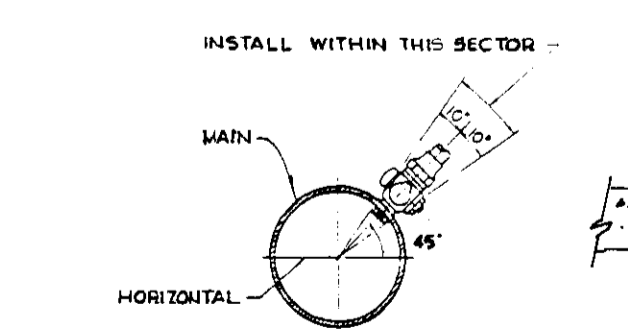
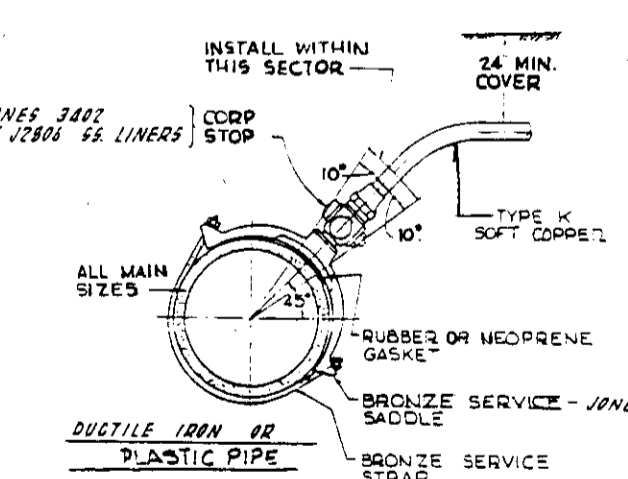
NOTES:
1. Barricades to be on side on street R/W
2. Barricades to be painted white using 2 coats of "Exterior Adhes Resin for Glass Coated" or a comparable grade.

BARRICADES FOR TERMINATING STREETS



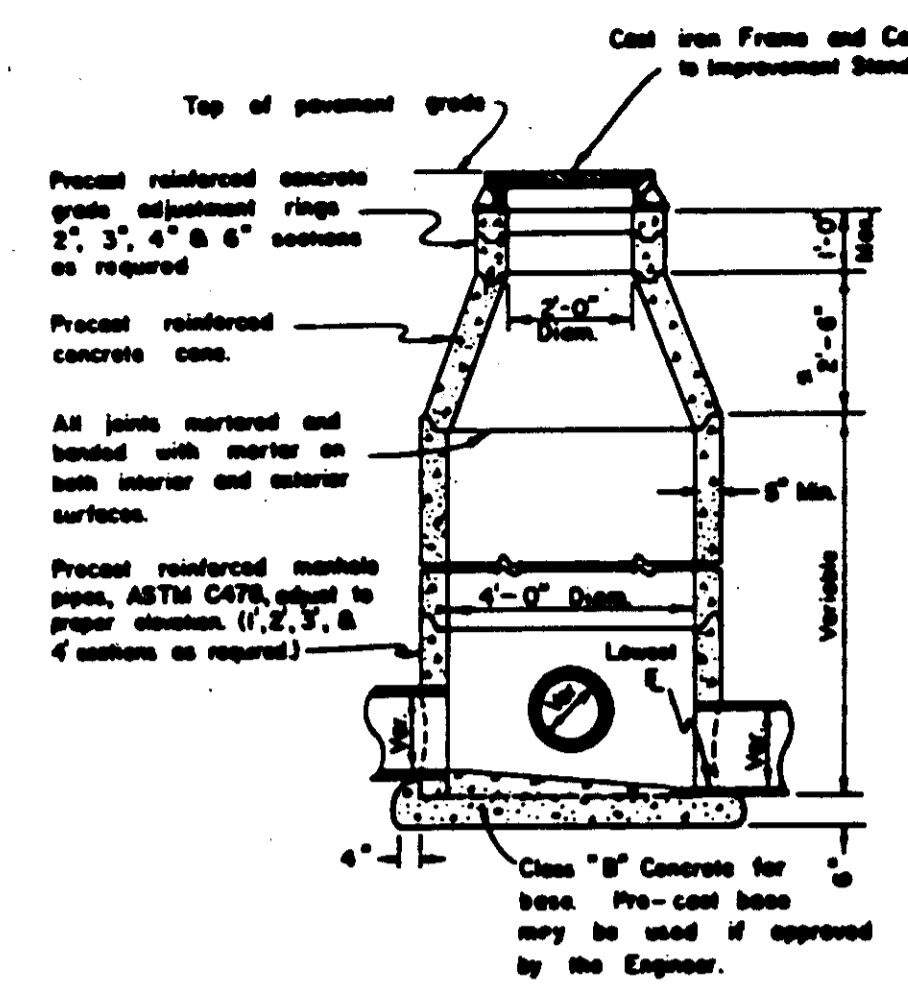
FIRE HYDRANT LINE

NOTES:
1. Fire hydrants shall be painted with white paint directly towards the street.
2. Fire hydrants shall be capped and free of corrosion.
3. Fire hydrants in all sections shall use per. C.C.G. (2-2 1/2" & 1-1/2" outlets).
4. All hydrants shall be painted OSHA safety yellow or as required by local Fire District.



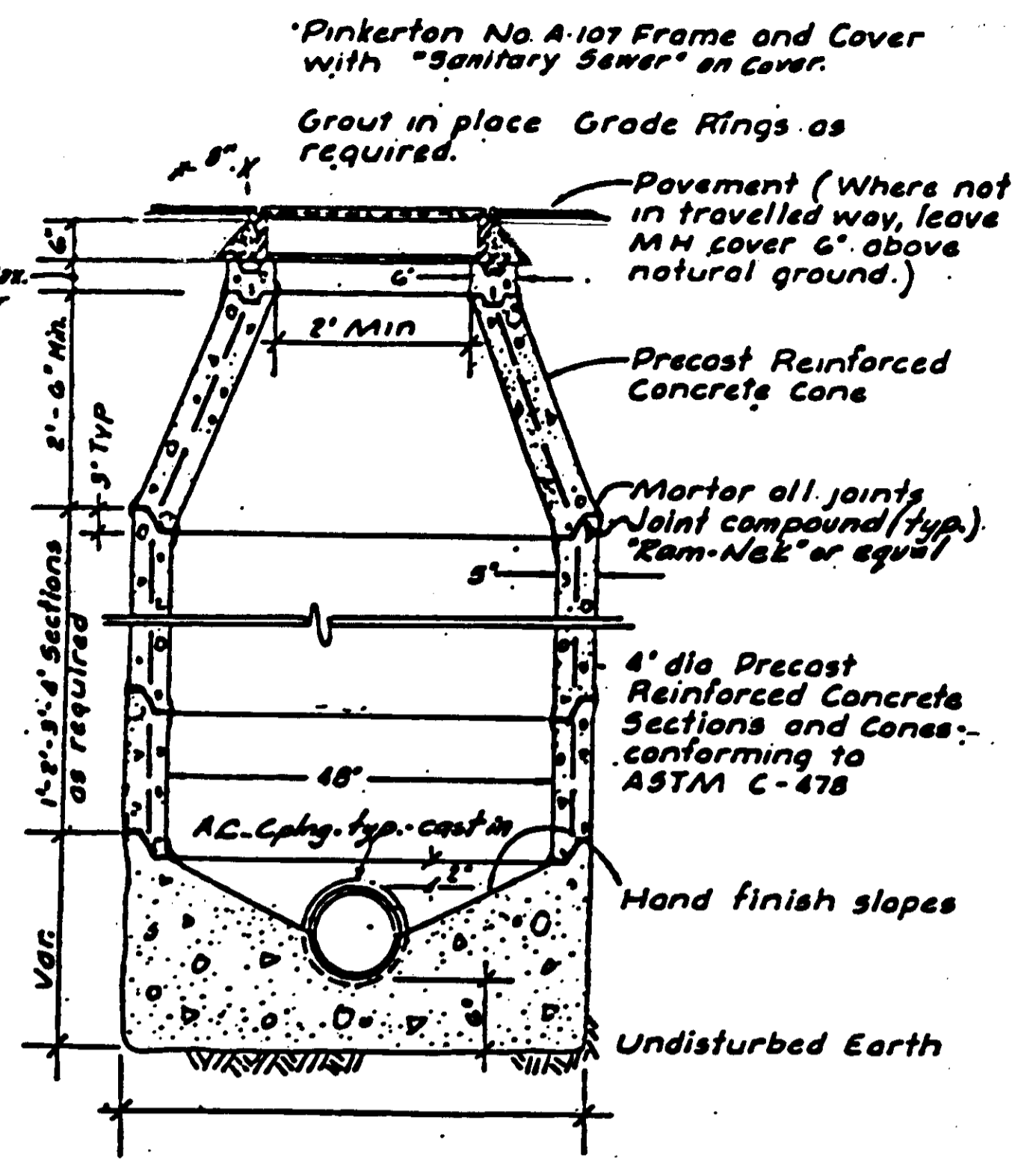
NOTES:
1. ALL COMP STOPS TO HAVE A W.W. STANDARD CORP. STOP THREAD CHUCKER COVER ON THE END OUTLET TO BE FOR USE WITH FLARE OR COMPRESSION FITTINGS.

TYPICAL SERVICE CONNECTION DETAILS



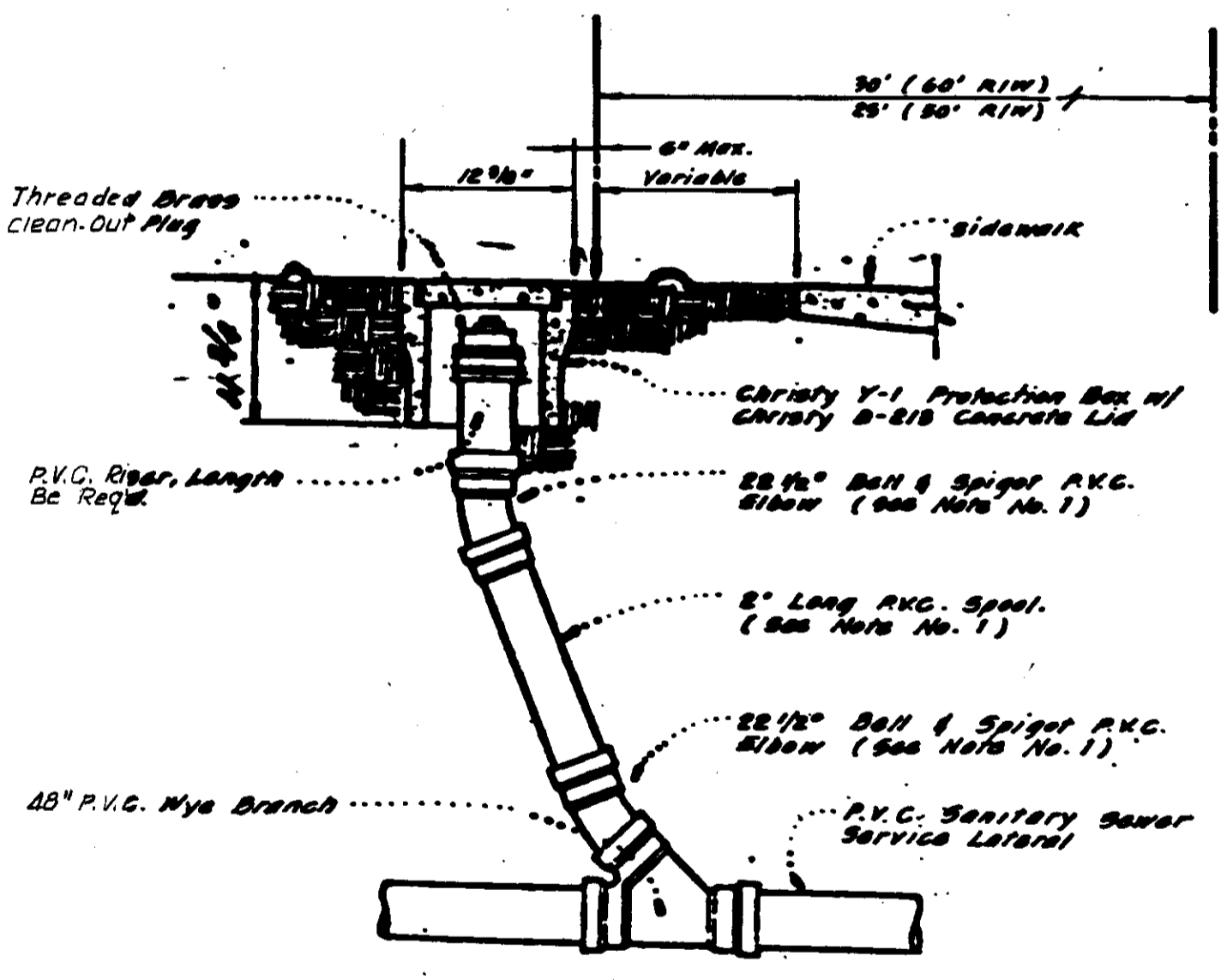
ELEVATION STORM SEWER MANHOLE

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



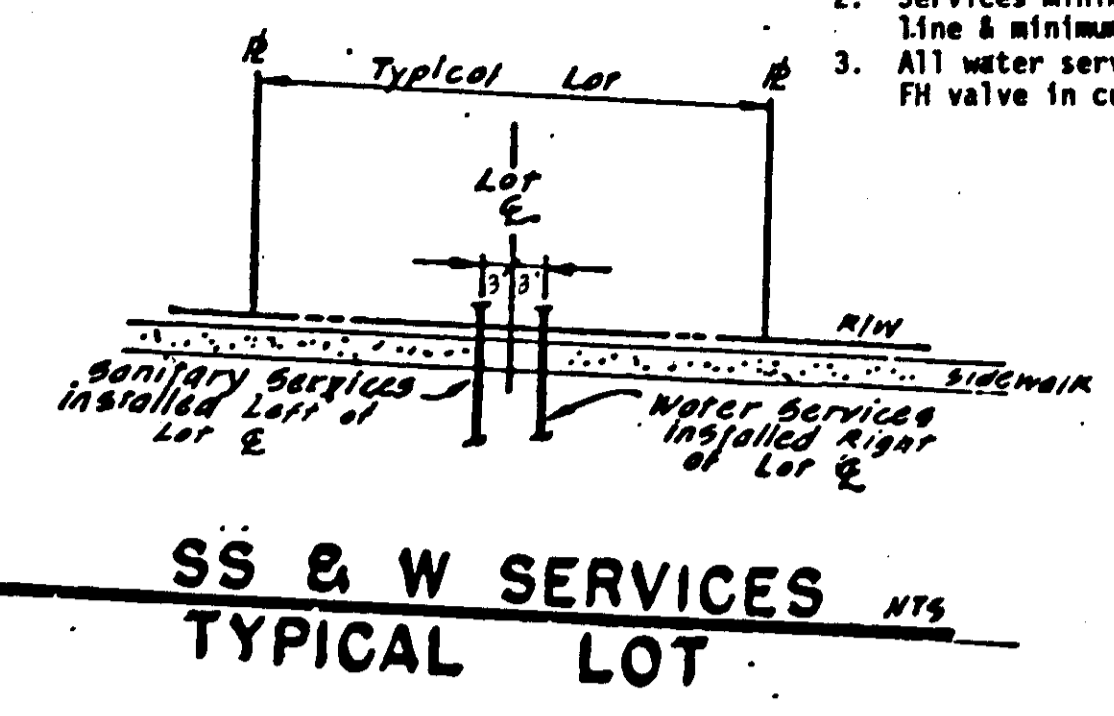
TYPE I SANITARY SEWER MANHOLE

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



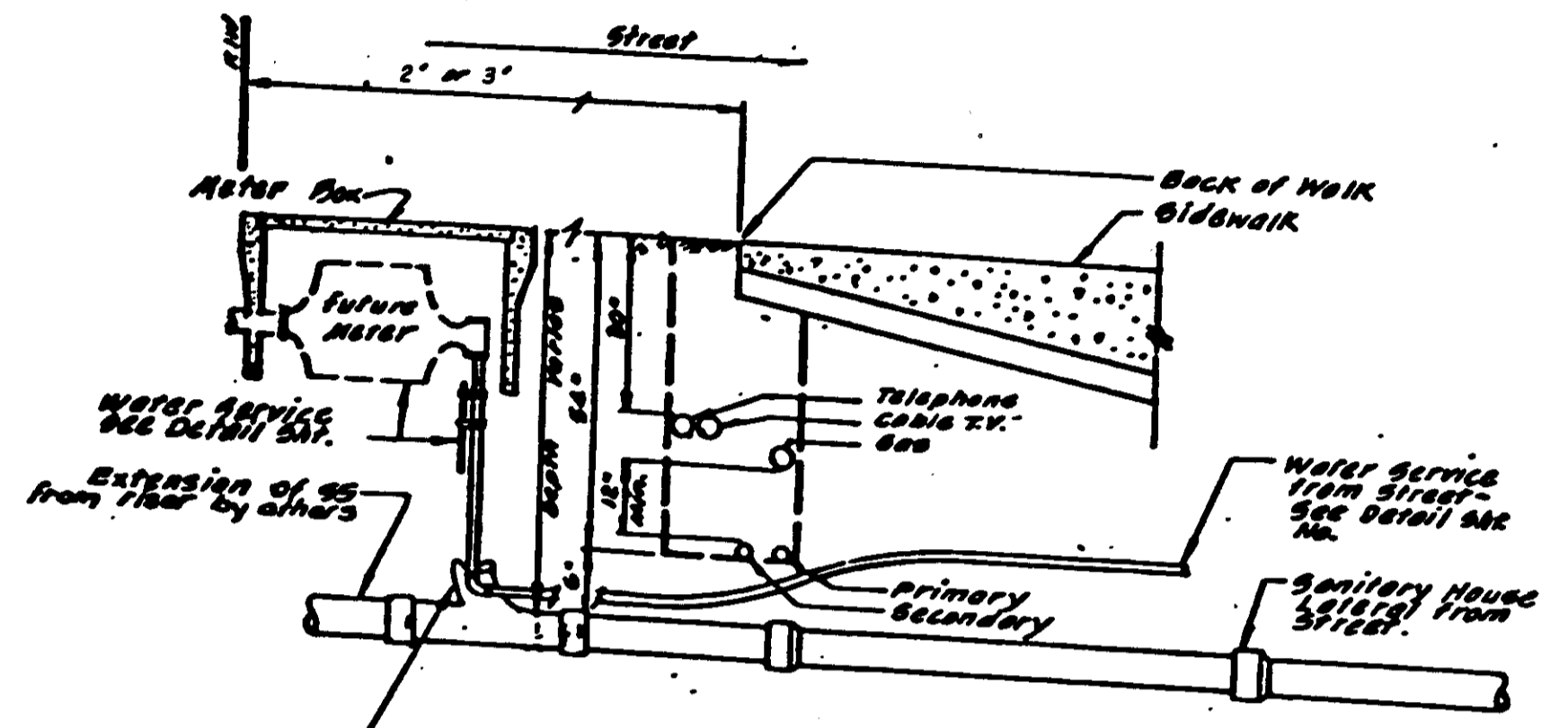
SERVICE LATERAL CLEAN-OUT

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.

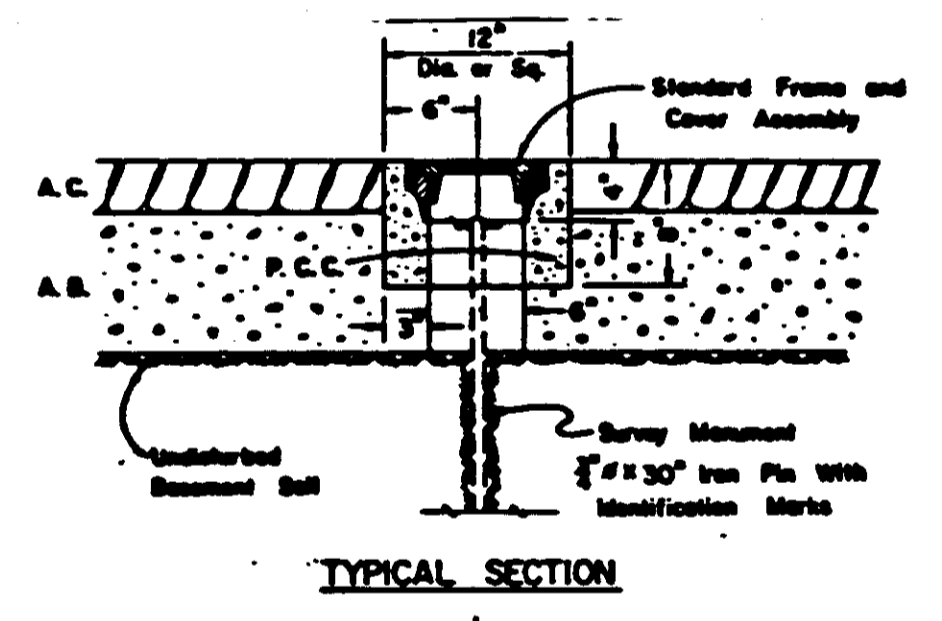


SS & W SERVICES TYPICAL LOT

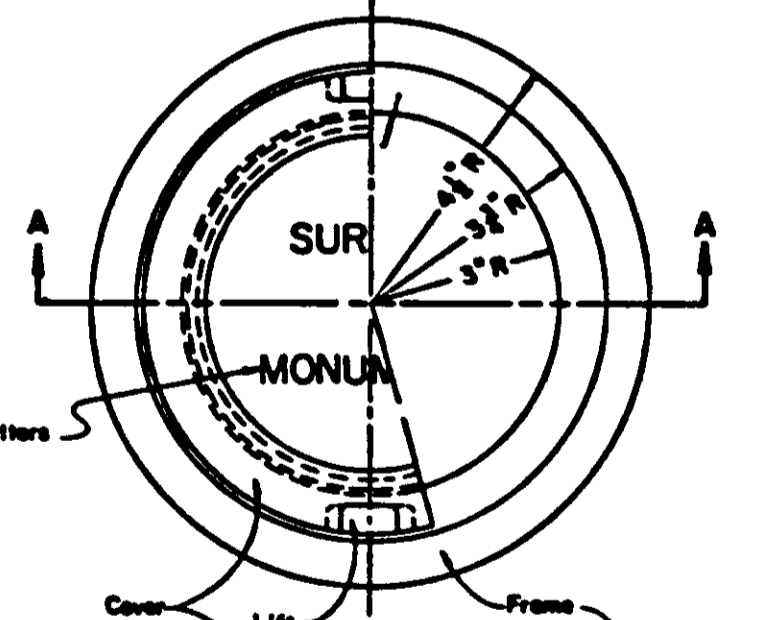
NOTE: (Typ. All Lots)
1. Unless otherwise noted, services to be at center of lots.
2. Services minimum of 3 feet apart on main line & minimum of 3 feet from valves.
3. All water services shall be upstream of FH valve in cul-de-sac.



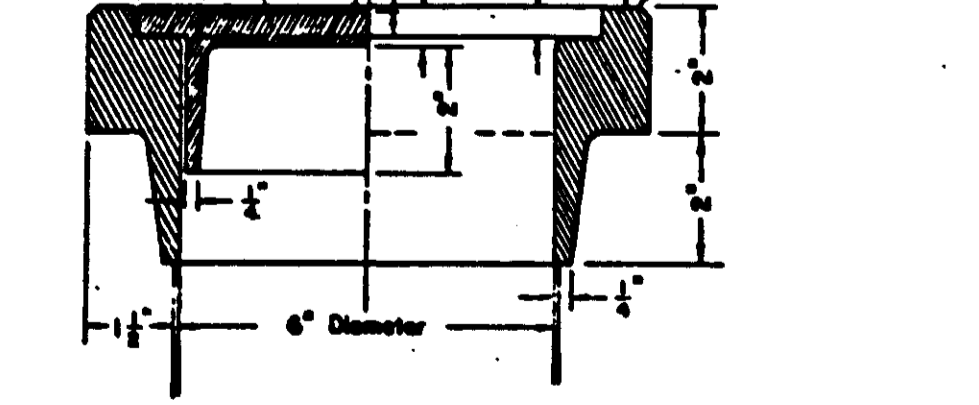
UNDERGROUND UTILITY LOCATION



TYPICAL SECTION



SECTION A-A



SURVEY MONUMENT FRAME & COVER ASSEMBLY

AS BUILT

by Steven E. Pichler
Date 11/20/91

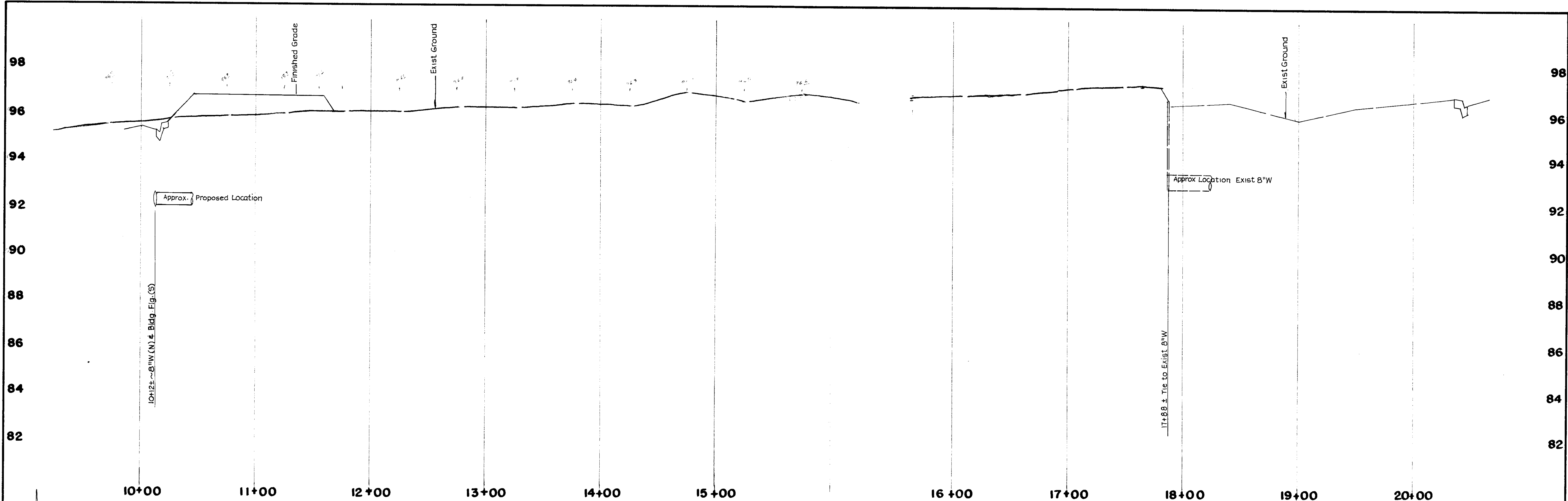
NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED

BAUMBACH & PIAZZA
CIVIL ENGINEERS & SURVEYORS
323 W. ELM ST. Lodi, CALIF. 93240
PH: 209-368-8818

DETAIL SHEET

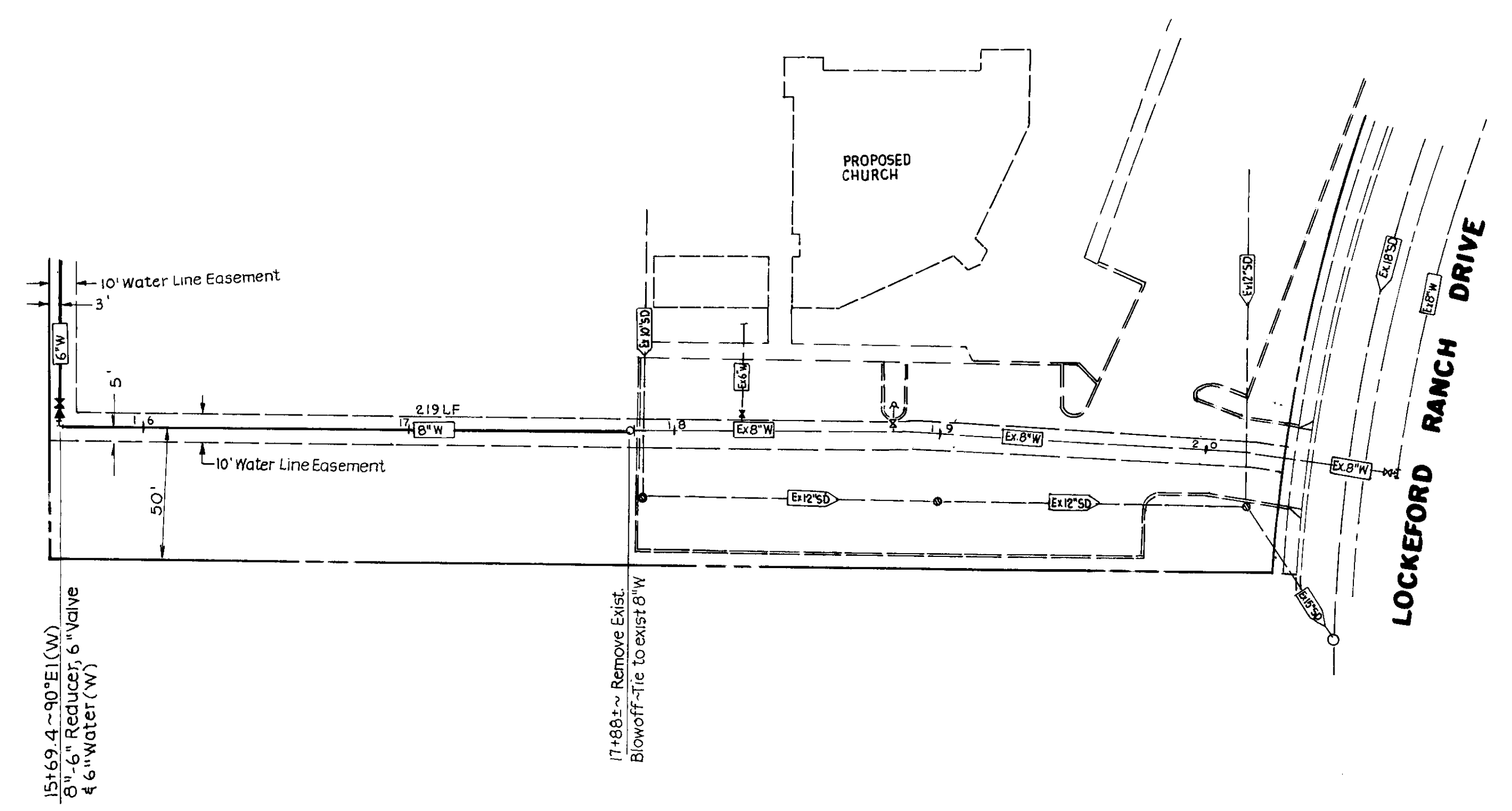
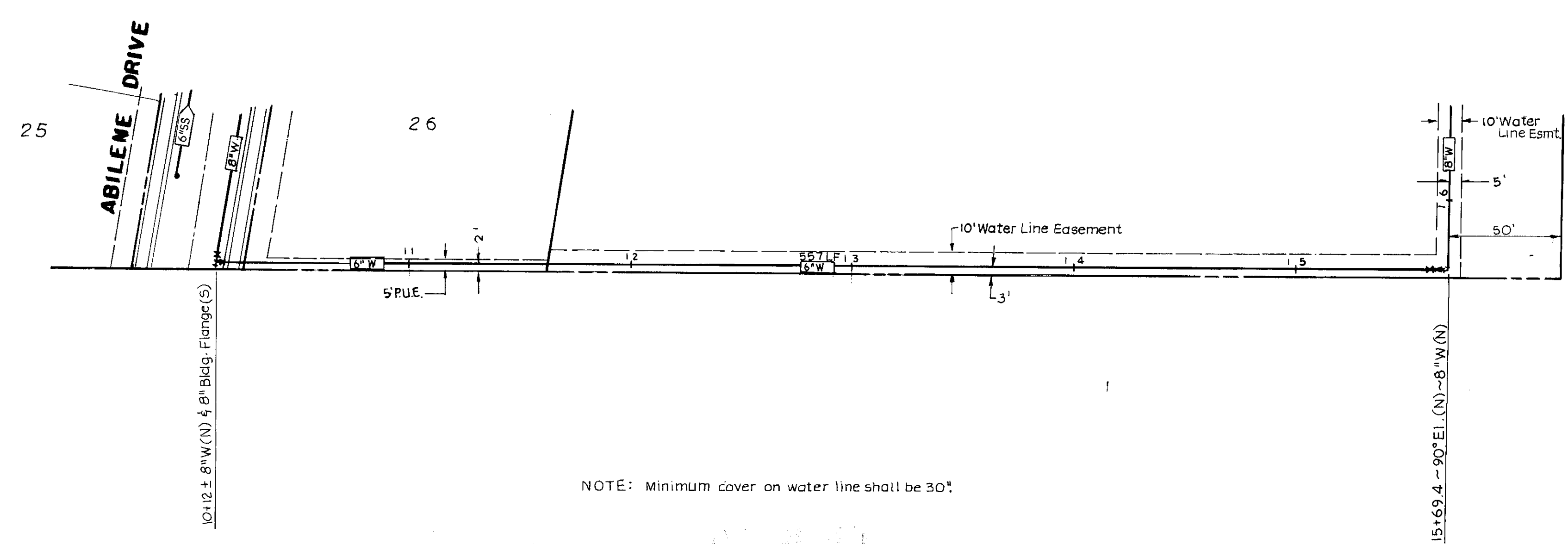
LOCKEFORD RANCH
SUBDIVISION IMPROVEMENTS

SHEET 8 OF 10
JOB NO. 90109
FILE NO. G-968



EASEMENT "A" EASEMENT "A"

Scale: 1"=40'-Horiz.
1"=2'-Vert.

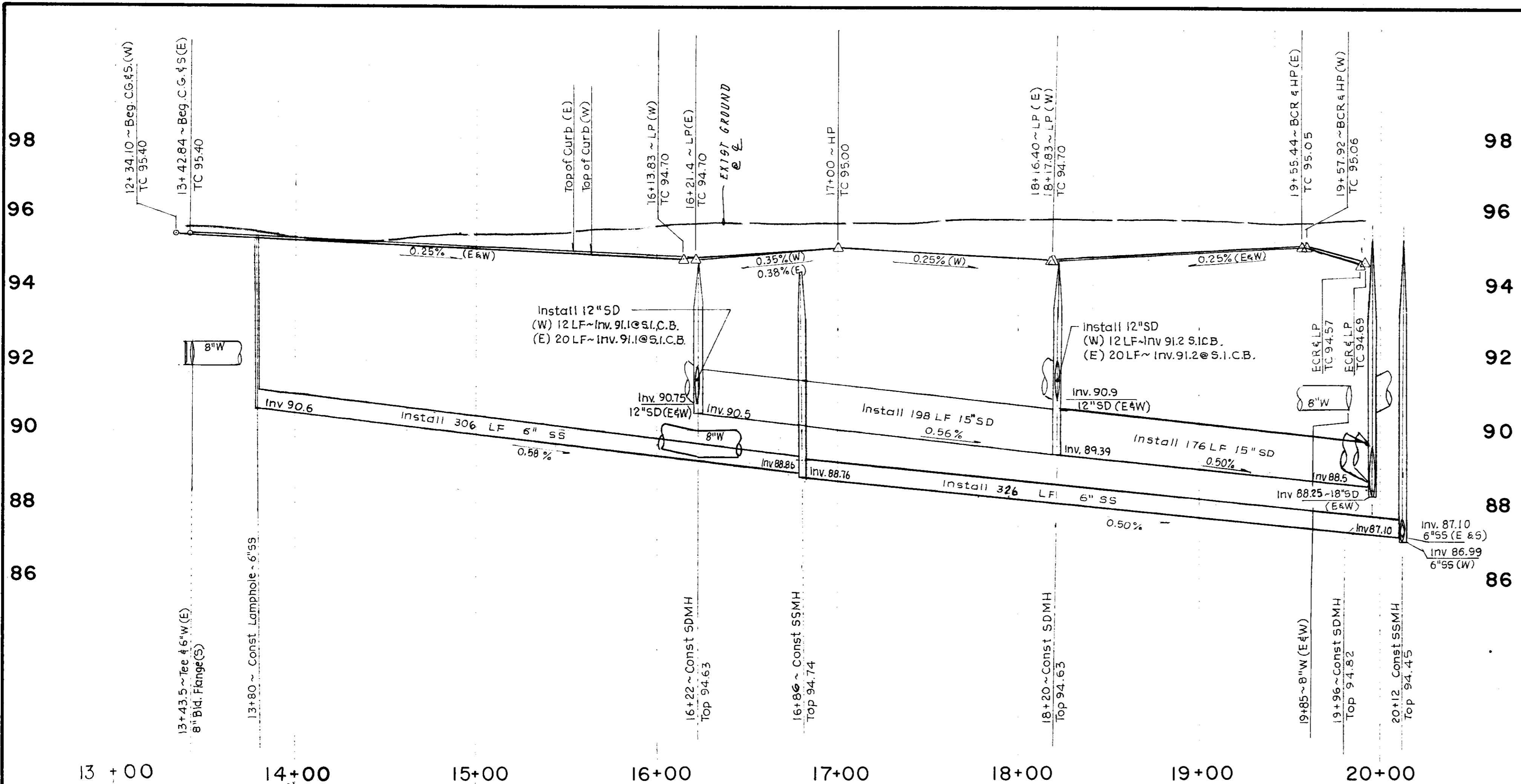


NOTE: Minimum cover on water line shall be 30"

Steven E. Pechin
11/20/91

SUS 2477

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED	EASEMENT "A"		"LOCKEFORD RANCH"		SHEET 7 OF 10
				Submitted by	Steven E. Pechin	19	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. Lodi, CALIF. 95240 PH: 209-369-6616		JOB NO. 90109		FILE NO. G-968
				R.C.E. 42764	DATE 5/15/91	SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS			SUBDIVISION IMPROVEMENTS		



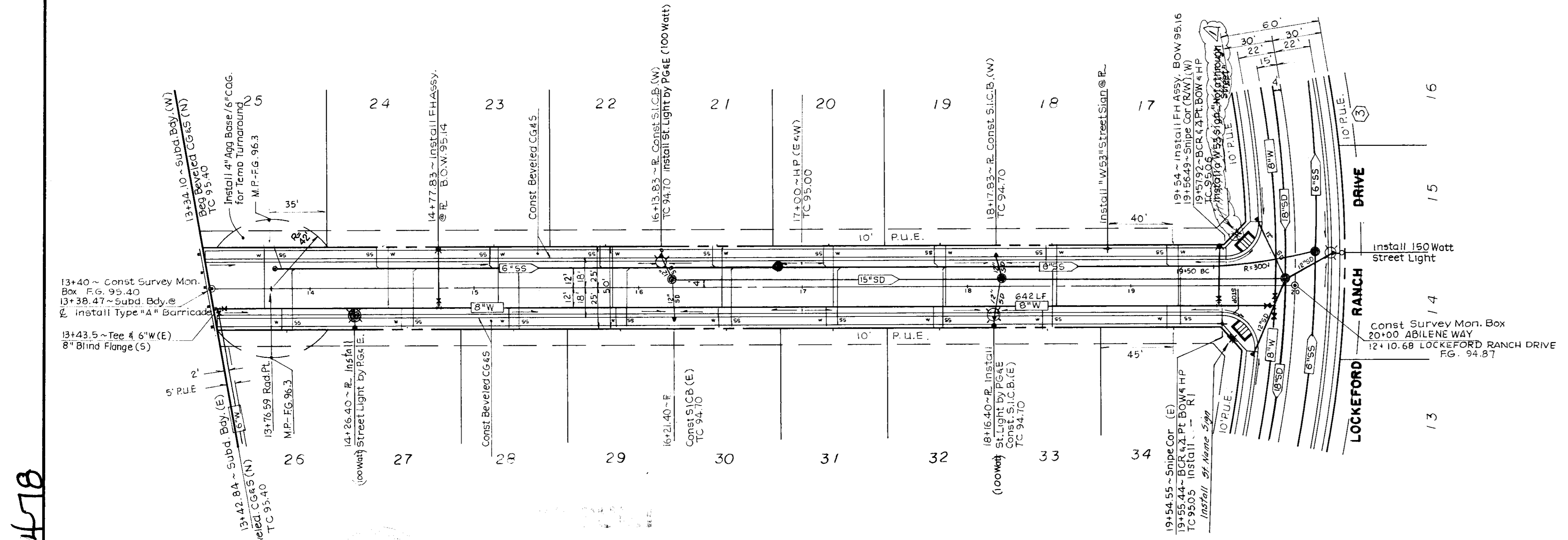
98
96
94
92
90
88
86

ABILENE WAY

SCALE: HORIZ ~ 1"=40'
VERT ~ 1"=2'

CURB DATA
R=20'
Δ=92°02'06"
L=32.13'

Note:
Sanitary Sewer Service Laterals should be constructed below the water main, at crossings, with separation per state standards. Wherever sewer laterals must be installed at a cover depth less than thirty inches, they shall be constructed of ductile iron pipe.

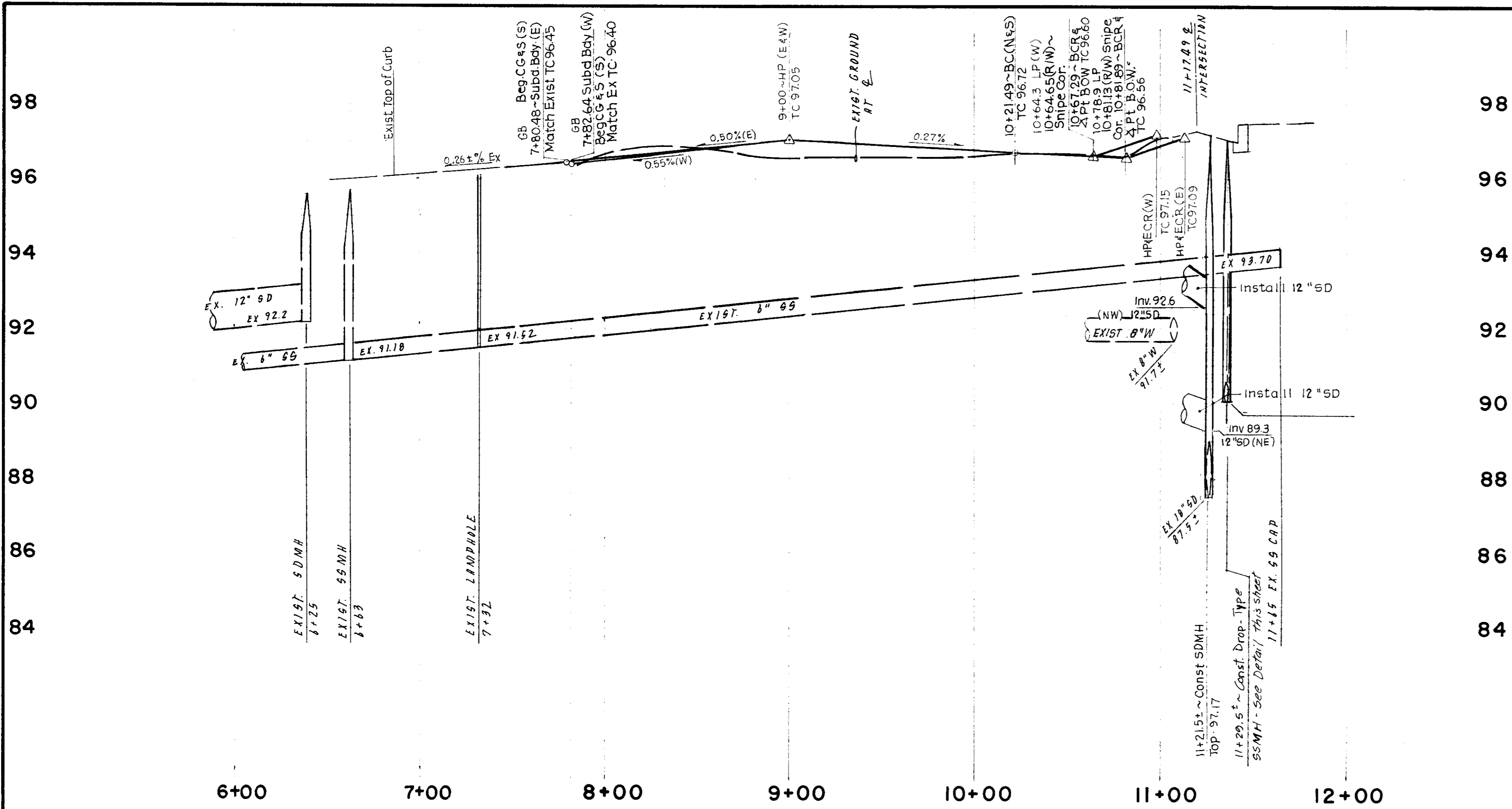


CURB DATA
R=20'
Δ=98°46'44"
L=33.43'

Steven E. Peckin
11/20/91

SU 2478

NO.	DATE	REVISIONS	BY	DESIGN	S.E.P.	DRAWN BY	E.S.	APPROVED	19	
1	11/20/91	As-Built	SEP	Steven E. Peckin						
SUBMITTED BY				R.C.E. 42764 DATE 5/15/91						
				SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS						
				BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 95240 PH: 209-365-6818			ABILENE WAY		"LOCKEFORD RANCH" SUBDIVISION IMPROVEMENTS	
								SHEET 6 OF 10 JOB NO. 90107 FILE NO. 7-283		



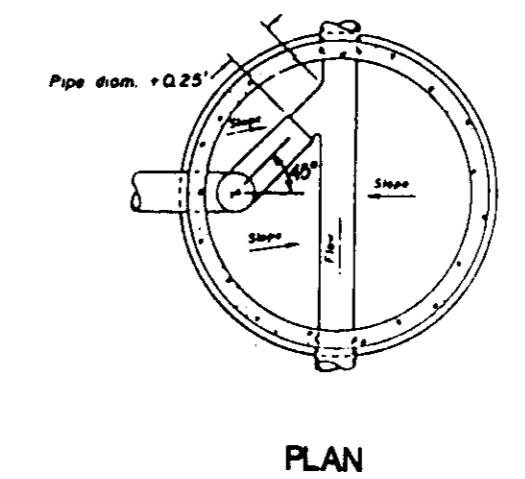
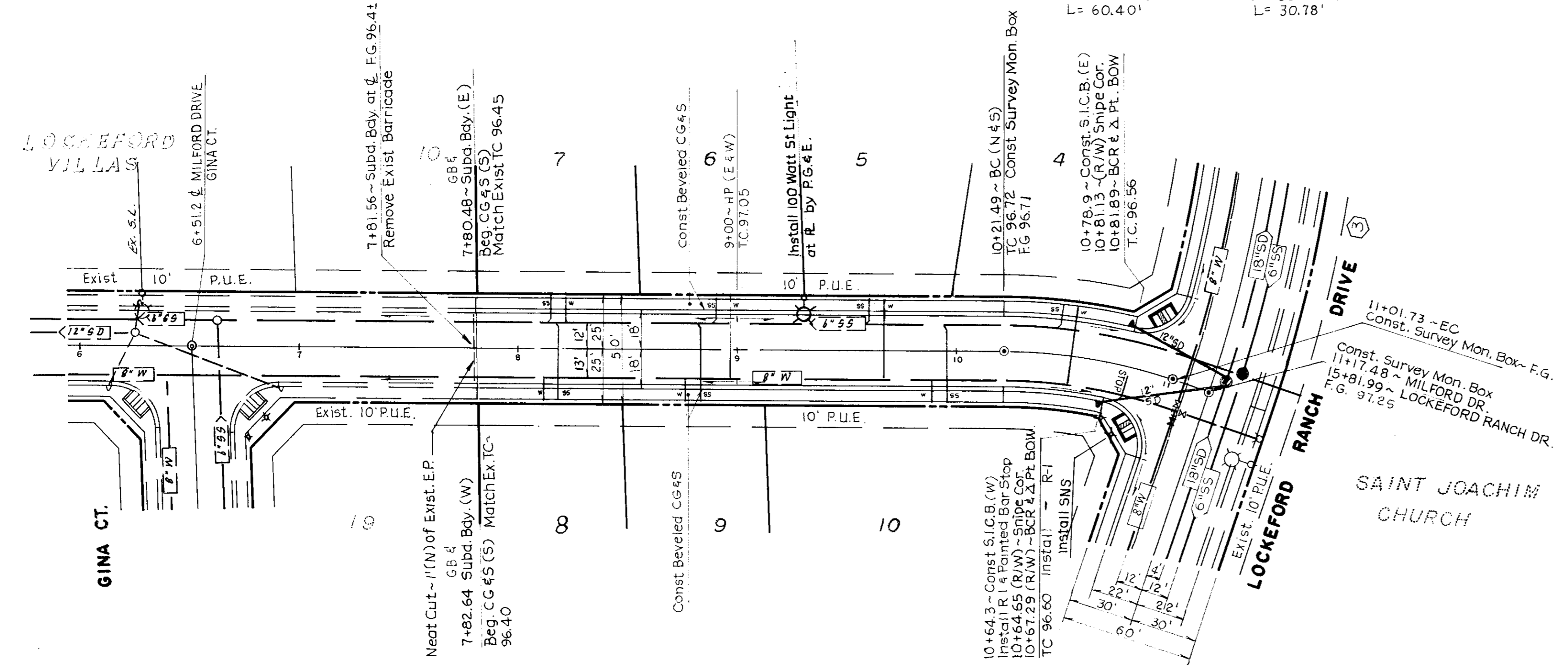
MILFORD DRIVE

Note:
Sanitary Sewer Service Laterals should be constructed below the water main, at crossings, with separation per state standards. Wherever sewer laterals must be installed at a cover depth less than thirty inches, they shall be constructed of ductile iron pipe.

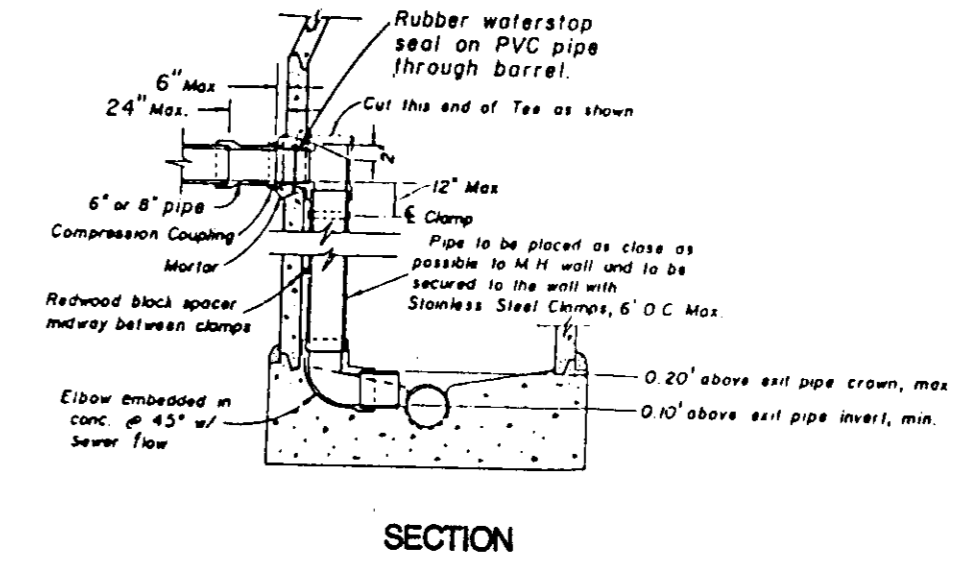
SCALE: HORIZ - 1" = 40'
VERT - 1" = 2'

CURB DATA
R = 268'
Δ = 12°54'45"
L = 60.40'

CURB DATA
R = 20'
Δ = 88°11'23"
L = 30.78'



- Notes:
1. All inside drop piping to be P.V.C. SDR 35.
 2. Cement all joints.
 3. Drop connection pipe and fittings to be same size as entering pipe.
 4. Clamps to be 1/4" x 12 ga. stainless steel, anchored to M.H. wall with 2-1/4" stainless steel anchor bolts.



INTERIOR DROP CONNECTION

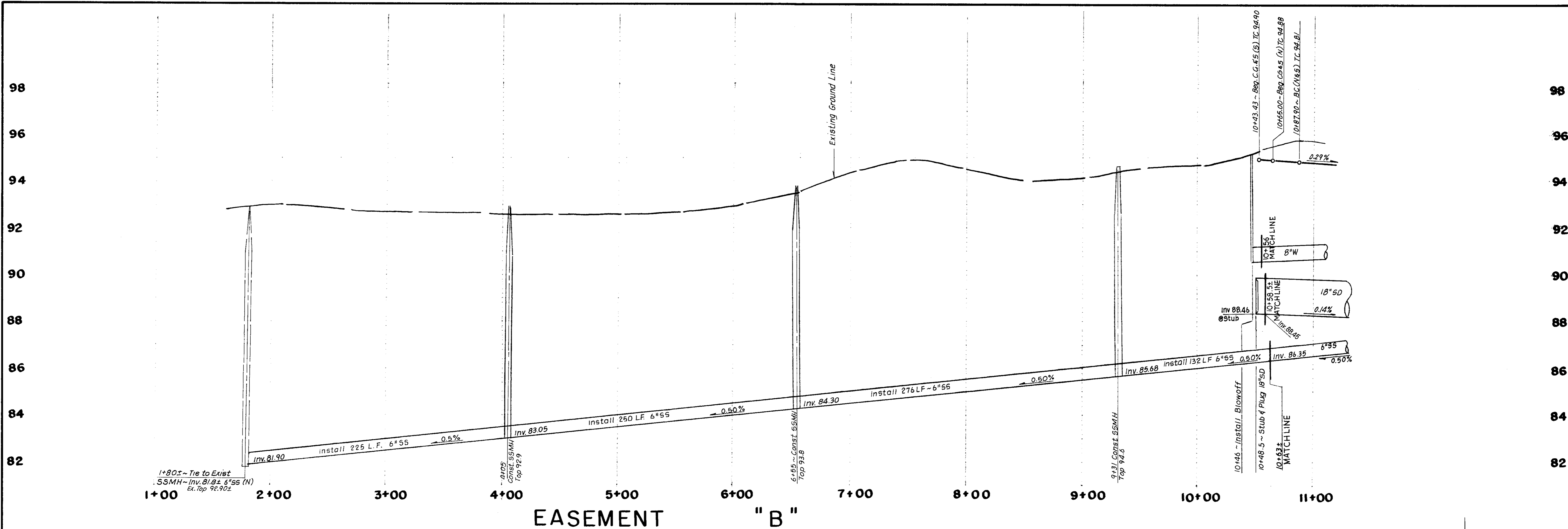
SUTHER

Steven E. Packer
11/20/91

CURB DATA
R = 232'
Δ = 11°18'36"
L = 45.80'

CURB DATA
R = 20'
Δ = 97°04'48"
L = 33.89'

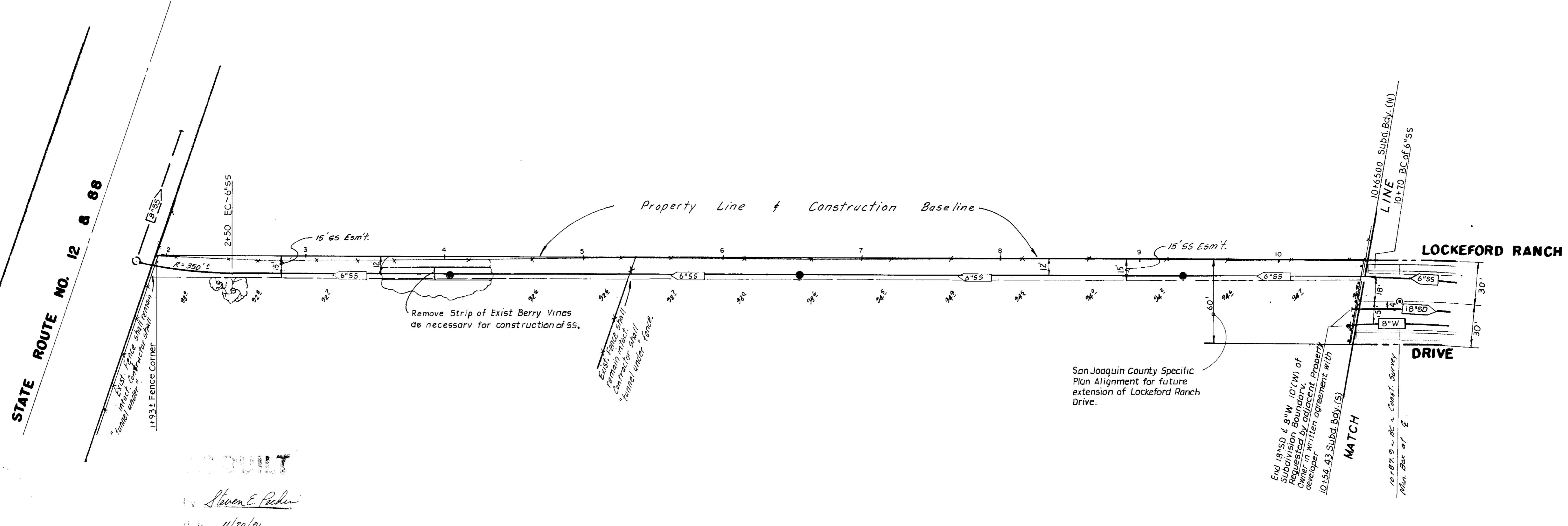
NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.	APPROVED	19	<p>BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS</p> <p>323 W. ELM ST. LODI, CALIF. 95240 PH: 209-368-8818</p>	<p>MILFORD DRIVE</p> <p>"LOCKEFORD RANCH"</p> <p>SUBDIVISION IMPROVEMENTS</p>	<p>SHEET 5 OF 10</p> <p>JOB NO. 90109</p> <p>FILE NO. G-968</p>
				<p>Submitted by <i>Steven E. Packer</i></p> <p>R.C.E. 42764 DATE 5/15/91</p>	<p>SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS</p>					



1+805 ~ Tie to Exist
 SSMH ~ Inv. 81.82 ± 6" 55 (N)
 Ex. Top 92.90 ±

EASEMENT "B"

SCALE: HORIZ. ~ 1" = 40'
 VERT. ~ 1" = 2'



SU 2480

DESIGNED BY
 Steven E. Pechin
 DATE 11/20/21

NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.	APPROVED	19
				Steven E. Pechin			
				42764	DATE 5/15/21		

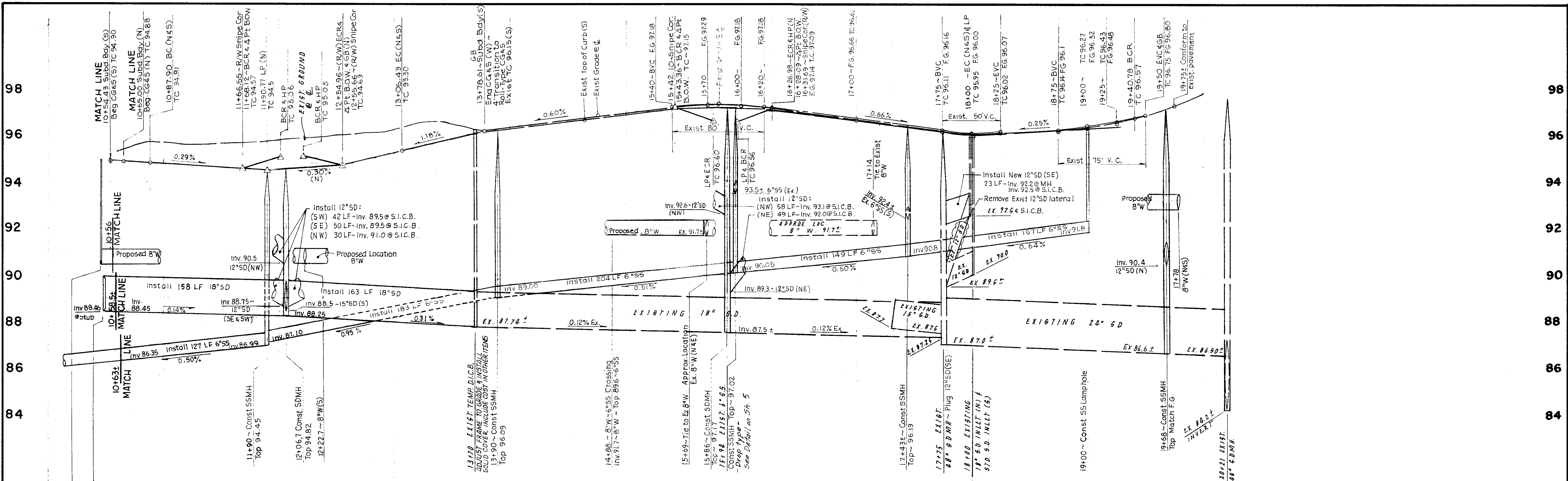
BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS
 323 W. ELM ST. LODI, CALIF.
 95240 PH: 209-368-6618

SANITARY SEWER EASEMENT "B"
 Future Extension - Lockeford Ranch Drive

LOCKEFORD RANCH

SHEET 4 OF 10
 JOB NO. 90109
 FILE NO. G-96R

SUBDIVISION IMPROVEMENTS



LOCKFORD RANCH DRIVE

Note:
 1. Sanitary Sewer Service Laterals should be constructed below the water main, at crossings, with separation per state standards. Wherever sewer laterals must be installed at a cover depth less than thirty inches, they shall be constructed of ductile iron pipe.
 2. For & striping specs & details - refer to detail of State Std. Plan A20-A.

CURB DATA
 R = 622'
 Δ = 20°52'06"
 L = 226.55'

San Joaquin County Specific Alignment for future extension of Lockford Ranch Drive
 10+59.72 - Subdivision Bdy. at 1/4
 Install Type "A" Barricade
 15 Sanitary Sewer Easement
 10+65.00 - Subdivision Bdy. (N)
 Beg. C.G. & S. (N) TC 94.85
 10+70 - B.C. of 6" S.S.

End 18" S.S. 4.8' W. 10' W. of Subd. Bdy. at 1/4
 10+54.43 - Subdivision Bdy. (S)
 Beg. C.G. & S. (S) TC 94.86
 10+87.90 - B.C. (N & S) TC 94.87
 Const. Survey Mon. Box at 1/4
 F.S. 94.86

CURB DATA
 R = 578'
 Δ = 7°57'09"
 L = 80.22'

CURB DATA
 R = 578'
 Δ = 17°09'04"
 L = 173.02'

CURB DATA
 R = 300'
 Δ = 89°08'00"
 L = 46.67'

NO.	DATE	REVISIONS	BY	DESIGN SEP.	DRAWN BY ES	APPROVED	19
1	11/20/21	As-Built	ES	Steven E. Pichin			
SUBMITTED BY			DATE 5/15/21		R.C.E. 42764		
SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS							

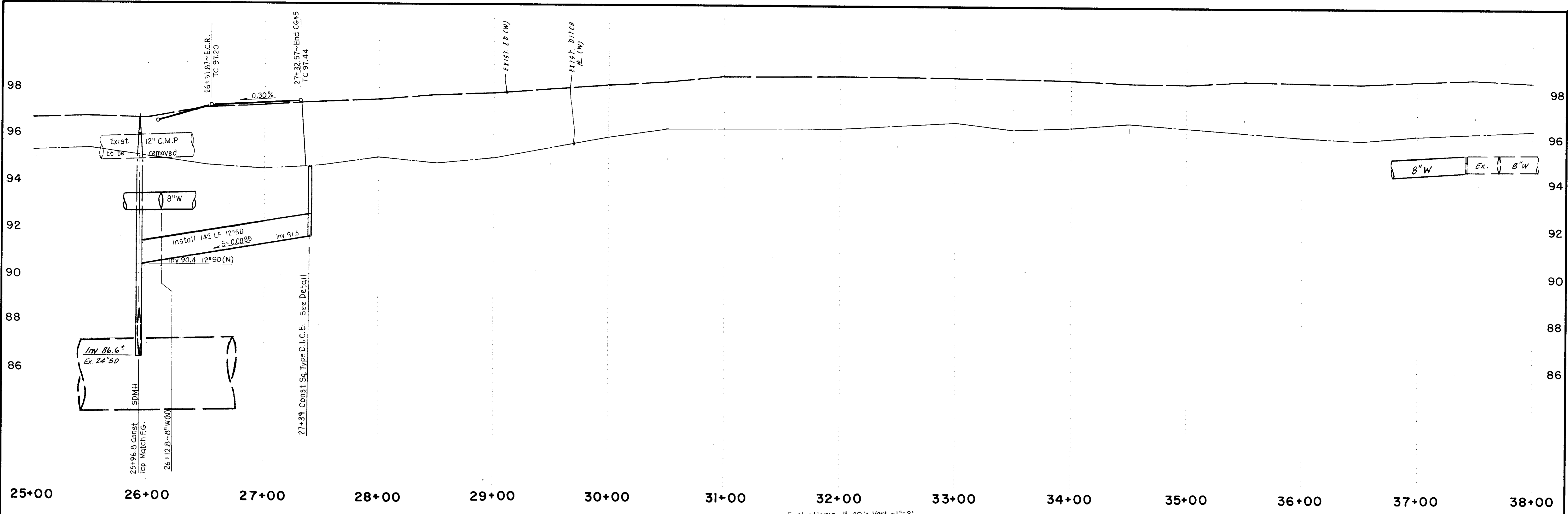
BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS
 323 W. ELM ST. LODI, CALIF.
 95240 PH: 209-368-6618

LOCKFORD RANCH DRIVE
 "LOCKFORD RANCH"
 SUBDIVISION IMPROVEMENTS

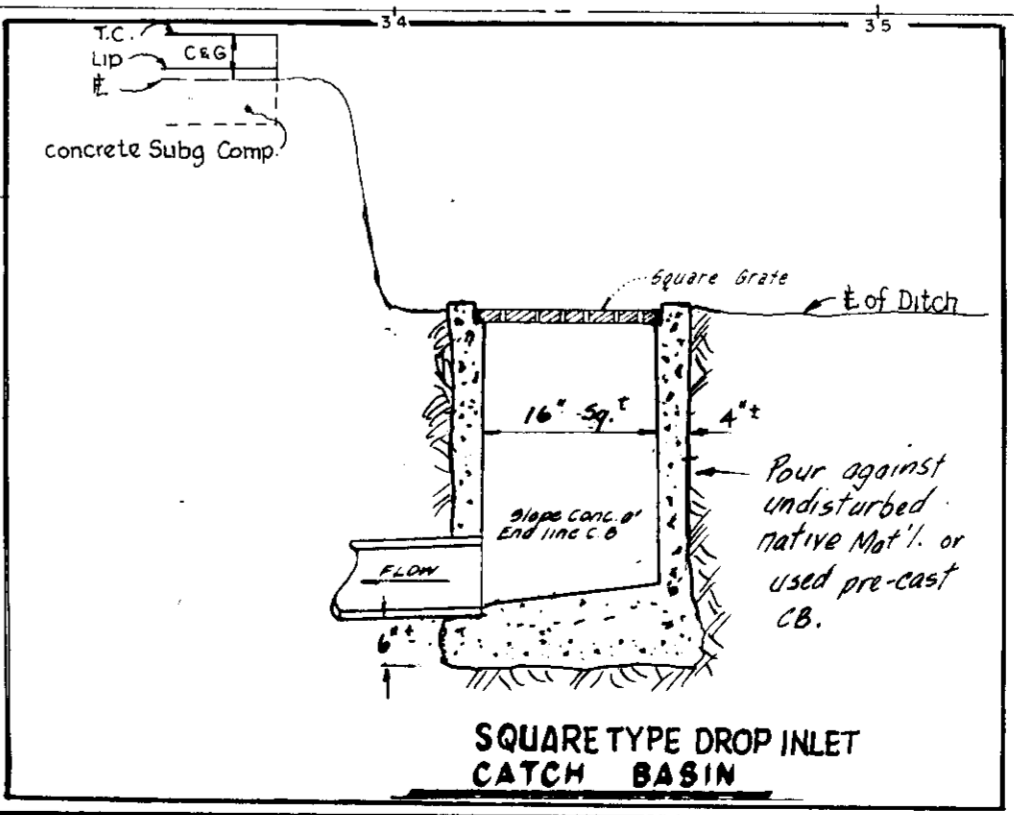
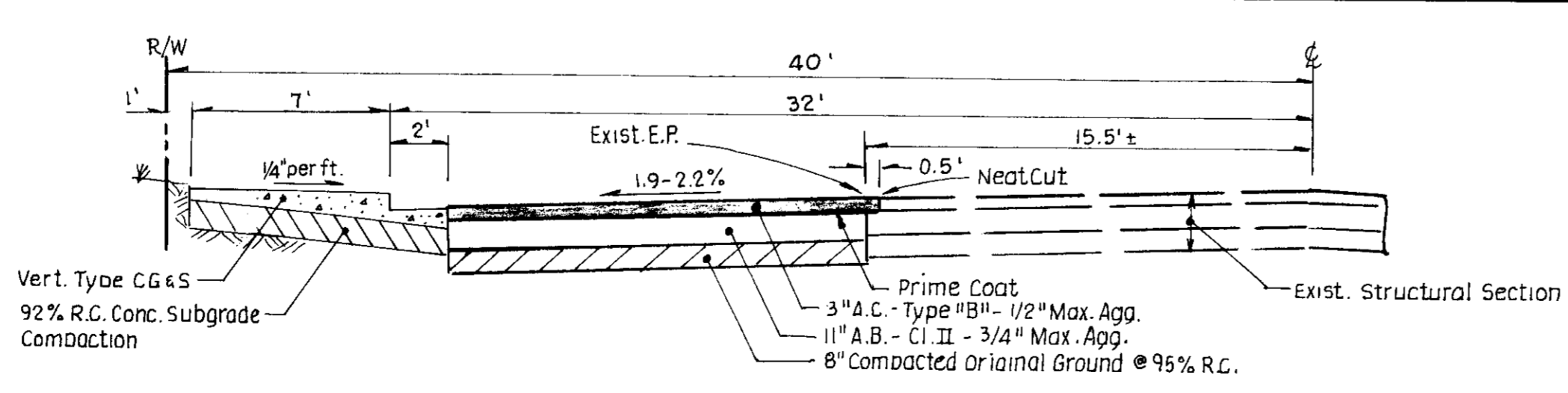
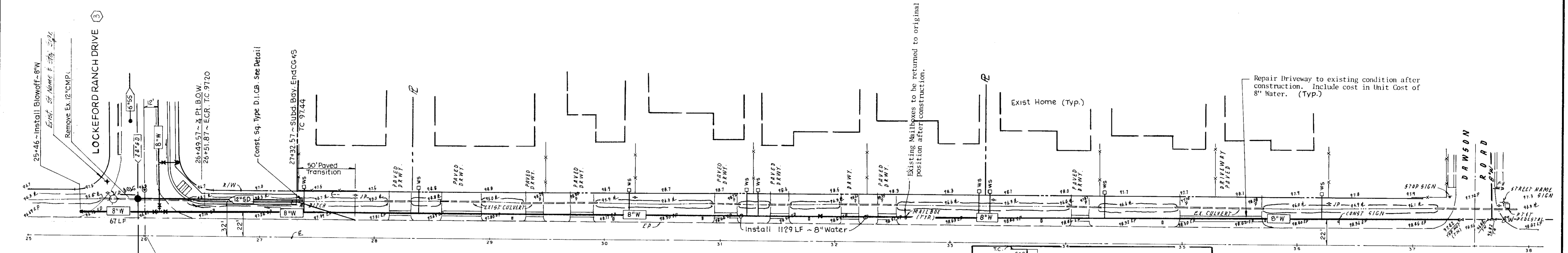
SHEET 3 OF 10
 JOB NO. 90109
 FILE NO. 6-253

SM 21481

Steven E. Pichin
 11/20/21



JACK TONE ROAD



Note: The Jack Tone Road Water Services are not a part of this contract. The Water Services will be installed under a separate contract with the Lockeford Community Services District.

JACK TONE ROAD SCALE: 1"=5' **STRUCTURAL SECTION**

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY
1	11/20/91	As-Built	SEP	Steven E. Pecher	Steven E. Pecher

APPROVED _____ 19_____
 SUBMITTED BY Steven E. Pecher
 R.C.E. 42764 DATE 5/15/91
 SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

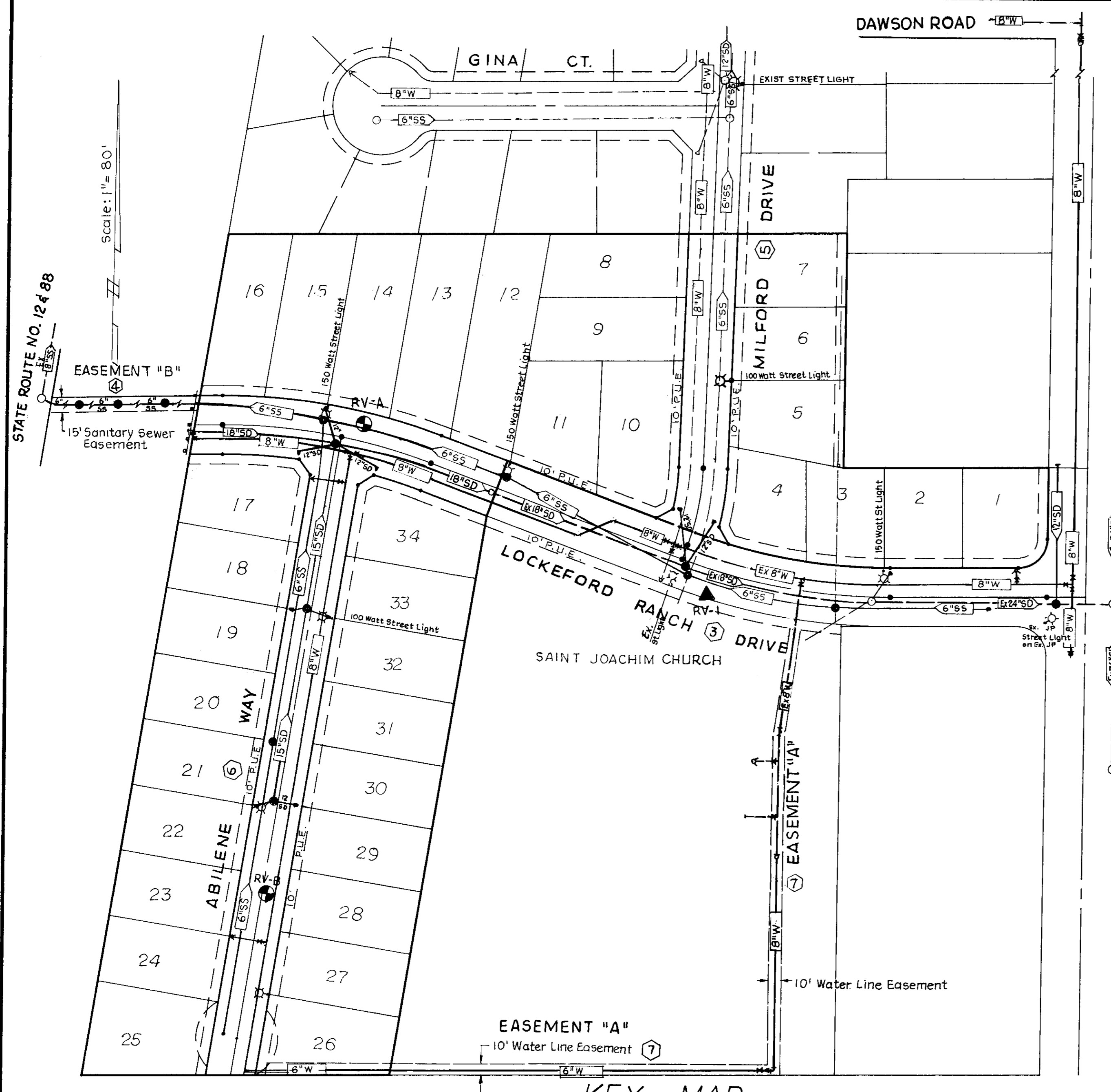
BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS
 323 W. ELM ST. LODI, CALIF.
 95240 PH: 209-365-6618

JACK TONE ROAD

"LOCKEFORD RANCH"

SHEET 2 OF 10
JOB NO. 90109
FILE NO. 6-988

SU 2182



UTILITY SERVICES TO BE PROVIDED BY:

1. Water	Lockeford Community Services District
2. Sanitary	Lockeford Maintenance Dist.
3. Storm Drain	Pacific Gas & Electric Co.
4. Telephone	Pacific Telephone Co.
5. Electric	Pacific Gas & Electric Co.
6. Natural Gas	Pacific Gas & Electric Co.
7. Street Lights	Lockeford Lighting District

Zone R-18
Easements shall be provided as required by the various utilities.

LEGEND

MONUMENT FRAME & COVER	STREET SIGN	SIDE INLET CATCH BASIN	LOW POINT	HIGH POINT	TOP OF CURB	POINT OF REVERSE CURVE	STORM DRAIN LINE INDICATING DIRECTION OF FLOW	SANITARY SEWER LINE INDICATING DIRECTION OF FLOW	WATER LINE AND VALVE	FIRE HYDRANT 150' or 120' WATT HIGH PRESSURE-SODIUM VAPOR	STREET LIGHT (100 WATT HIGH PRESSURE-SODIUM VAPOR 120 VOLT SCH. L.S. 1-E, AS SHOWN ON PLAN)																			
BEGIN CURVE	END CURVE	BEGIN CURB RETURN	END CURB RETURN	GRADE BREAK	BLOWOFF	LINEAL FEET	PUBLIC UTILITY EASEMENT	LANDSCAPE SETBACK EASEMENT	RIGHT OF WAY	CENTERLINE	FLOWLINE	INVERT	EXISTING	PROPERTY LINE	ASPHALT CONCRETE	AGGREGATE BASE	AGGREGATE SUBBASE	COMPACT ORIGINAL GROUND	RELATIVE COMPACTION	CORRUGATED STEEL PIPE	BLOWOFF	S.D.M.H. STORM DRAIN MANHOLE	S.S.M.H. SANITARY SEWER MANHOLE	T.I. TRAFFIC INDEX	R. RADIUS	L. DELTA	S.S.C.O. SANITARY SEWER CLEANOUT	RV-1 R-VALUE SAMPLE TESTED BY ROFER & ASSOC. 2/12/91	RV-A & RV-B R-VALUE SAMPLES	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.

Benchmark Datum: Brass Cap, stamped MN-10.3 @ (SE) corner of Jack Tone Road & Highway 88 in concrete curb below "Payless" sign. Elevation 96.71 U.S.G.S. 1929 Datum.

CONSTRUCTION QUANTITIES

Item	Quantity
Compact Original Ground	50,600 S.F.
Aggregate Base, C1. II (11")	1,850 S.F.
Aggregate Base, C1. II (0.67')	17,700 S.F.
Aggregate Base, C1. II (0.50')	31,050 S.F.
Asphalt Concrete Type B (0.25')	19,550 S.F.
Asphalt Concrete Type B (0.20')	31,050 S.F.
Vertical Curb, Gutter & Sidewalk	81 L.F.
Beveled Curb, Gutter & Sidewalk	3,029 L.F.
Concrete Subgrade Compaction	21,900 S.F.
Survey Monument, Type S	9 Each
Dead End Barricade, Type A	2 Each
Street Sign Post & Street Name	2 Each
Stop Sign (R-1)	2 Each
Street Light	7 Each - By P.G.&E.
Painted Stop Bar	3 Each
Asphalt Concrete Overlay	20,000 S.F.
4" Aggregate Base, Temporary Turnaround	2,000 S.F.
Remove Ex. Barricade	1 Each
10 Gallon Trees	34 Each
Site Clearing & Grubbing	Lump Sum
Roadway Excavation	2,100 C.Y.
Lot Grading/Import Fill (Compacted)	8,700 C.Y.
Wood Retaining Wall	1,076 L.F.
S W 42 Sign	1 Each
W 53 Sign	1 Each

STORM DRAIN SYSTEM

12" Storm Drain	458 L.F.
15" Storm Drain	374 L.F.
18" Storm Drain	321 L.F.
48" Storm Drain Manhole	5 Each
Side Inlet Catch Basin	9 Each
Remove Ex. 12" Storm Drain	23 L.F.
Square Drop Inlet Catch Basin	1 Each

SANITARY SEWER SYSTEM

6" Sanitary Sewer	2,335 L.F.
Sanitary Sewer Manhole	8 Each
Lampole	2 Each
Sanitary Service	34 Each

WATER SYSTEM

6" Water	557 L.F.
8" Water	2,854 L.F.
6" Valve	2 Each
8" Valve	10 Each
Fire Hydrant Assembly	3 Each
Blowoff	2 Each
1" Water Service	34 Each

Under separate contract with Lockeford Community Services District:

Install 1" Water Services along Jack Tone Road	9 Each
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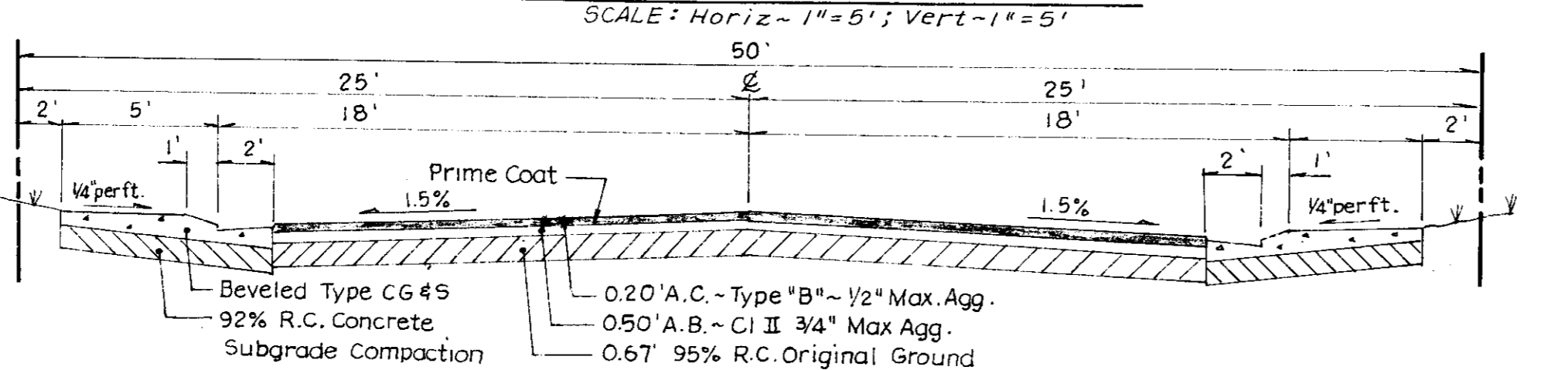
GENERAL NOTES

- 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.
- 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 the location of all utilities 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., and Lockeford Community Services 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 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-ordinating all work with any agency requiring removal or relocation of utilities, such as Pacific Bell, P. G. & E., etc.
- All water lines shall be pressure tested, disinfected, flushed and tested for bacteria in accordance with the San Joaquin County Health Code Requirements prior to connecting to existing waterline.
- 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. Also applies to signs & reflective markers.
- Where water crosses SD or SS use an 20' ft. length of Cl. 200 pipe, centered over the SD or SS if: a) the water is under the SD or SS. b) The vertical clearance is less than 1 foot. Applies to catch basins also.
- 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.
- If 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 that 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 shall include the following: Tee, 6" Lateral, 6" Valve and complete fire hydrant assembly.
- Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP Cl. III, Sanitary Sewer (SS) - VCP, Extra Strength per ASTM Std. C-700; Water (W) - PVC, Cl. 150 or greater per ASTM Std. C-900. (PVC, SDR 35 may be used for SS, with special approval of the District).
- 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.
- The street light system shall be installed by Pacific Gas and Electric Company.
- All existing irrigation lines within the right of way shall be removed.
- Sanitary sewer services shall be marked by the curb and 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.
- 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.
- Each SS service to have C.O. at property line. See detail on sheet 8.
- 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 numbers: 727-5025, and (209) 468-3022.
- All traffic signs and markings shall conform with San Joaquin County Standards and with the "Manual on Uniform Traffic Control Devices", and shall be installed by the contractor.
- Install a reflective, blue marker near center line of street to denote the fire hydrant location.
- Material sampling and testing shall be the responsibility of the contractor. All results shall be sent to the Engineer and the County Inspector.
- The Contractor shall obtain an Construction Permit from San Joaquin County for all work within the existing street R/W.
- For Water Main under a Sanitary Sewer Lateral crossing, a 20' length of Class 200 (C-900) pipe shall be installed and centered at the sewer crossing. The vertical separation shall be four inches minimum.
- All off-site storm drains shall be cleaned prior to final acceptance.
- Contractor shall obtain a grading permit from the San Joaquin County Building Division. (Fee by Owner)
- 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.

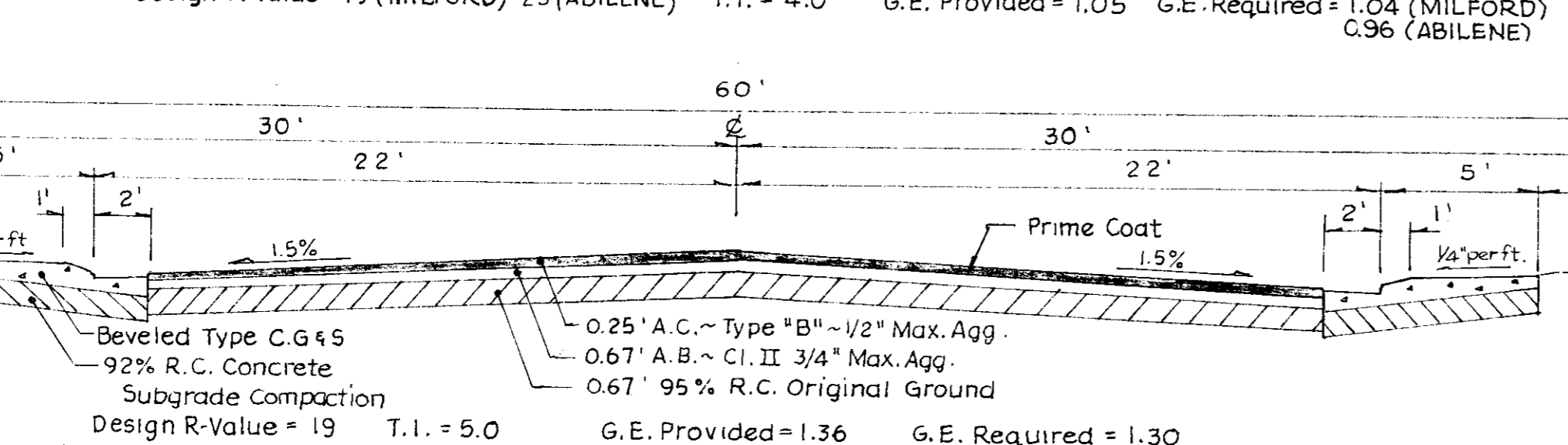
SHEET INDEX

- 1 KEY SHEET
- 2-7 PLAN PROFILE
- 8-9 DETAILS
- 10 GRADING PLAN
- 11 CONSTRUCTION QUANTITIES

STRUCTURAL SECTION



MILFORD DRIVE - ABILENE DRIVE



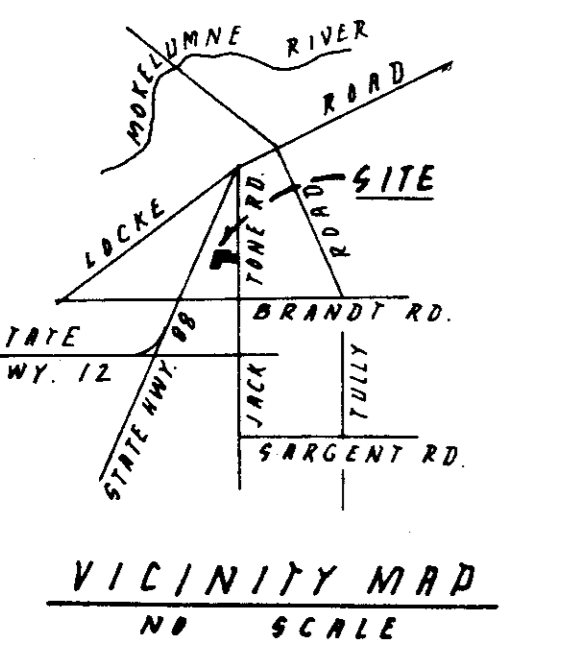
LOCKEFORD RANCH DRIVE

APPROVED BY:

- Frank J. Serra 6-20-91
MOKELUMNE FIRE DISTRICT DATE
- Ronald R. Spelving 7-1-91
LOCKEFORD COMMUNITY SERVICES DISTRICT DATE
- Greg Bell 6-27-91
SAN JOAQUIN COUNTY FIRE MARSHAL DATE
- Steve E. Pechow 6-25-91
SAN JOAQUIN LOCAL HEALTH SERVICES DATE

AS BUILT

Steven E. Pechow
11/20/91



NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	APPROVED
1	11/20/91	As-Built	SEP	Steven E. Pechow	Steven E. Pechow	August 12 1991
				DATE 5/15/91		Steven M. Girata SAN JOAQUIN COUNTY DIRECTOR OF PUBLIC WORKS

BAUMBACH & PIAZZA
CIVIL ENGINEERS SURVEYORS
323 W. ELM ST. LODI, CALIF. 95240 PH: 209-369-6518

KEY MAP

"LOCKEFORD RANCH"

SHEET 1 OF 10
JOB NO. 90109
FILE NO. G-968