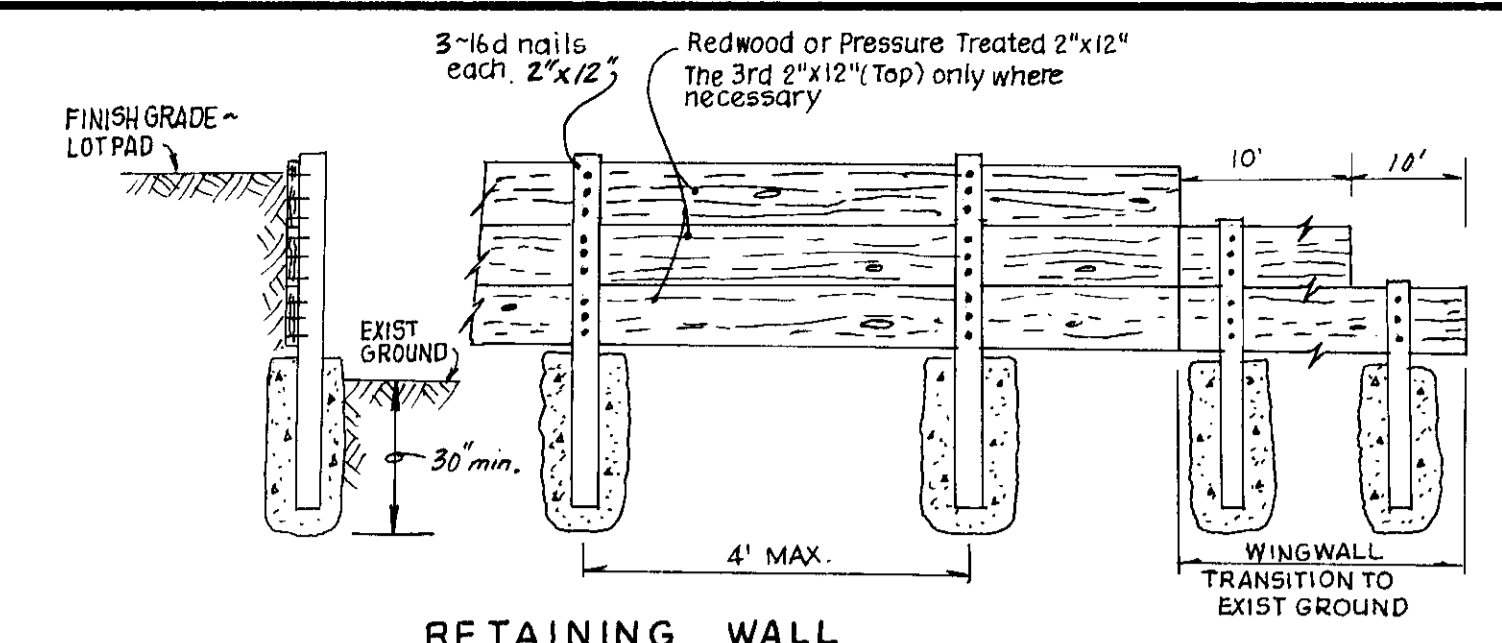
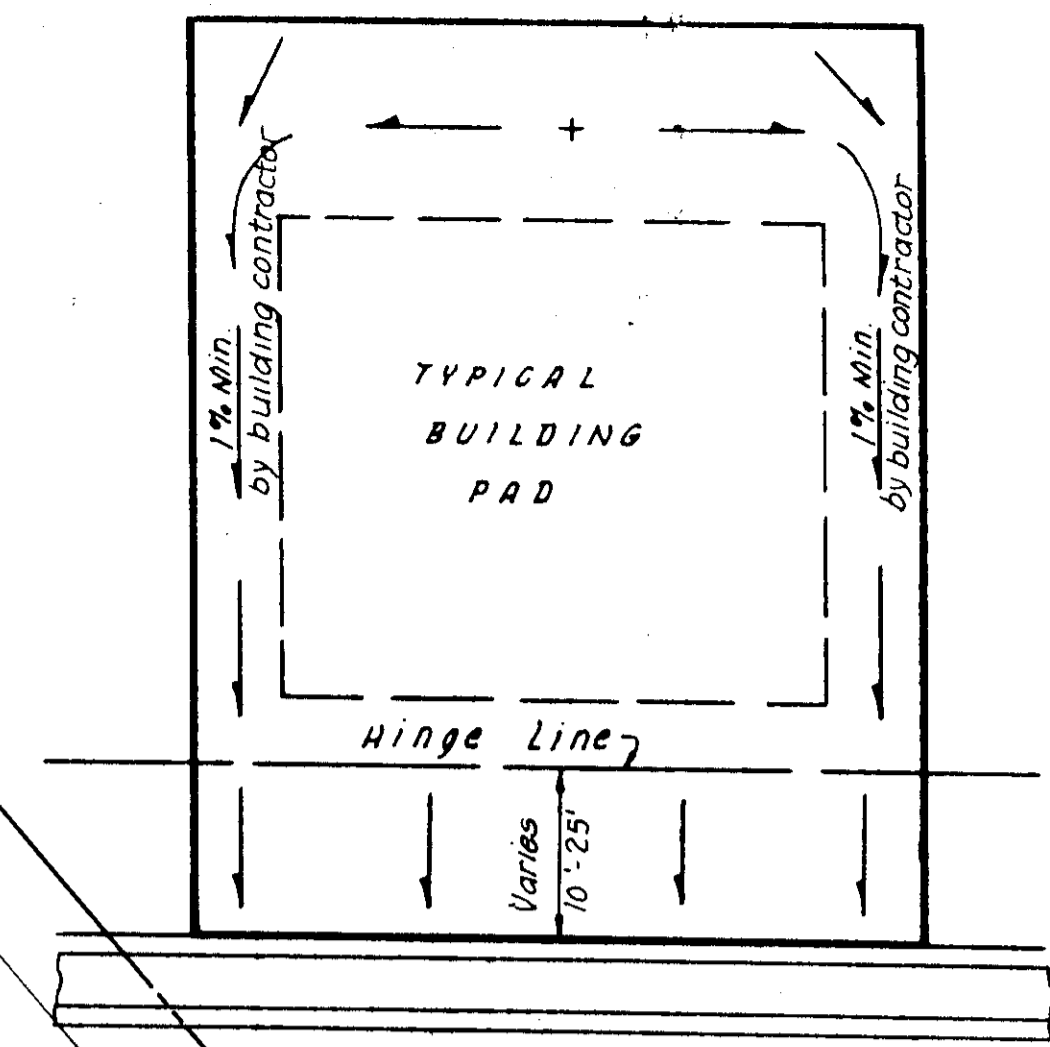
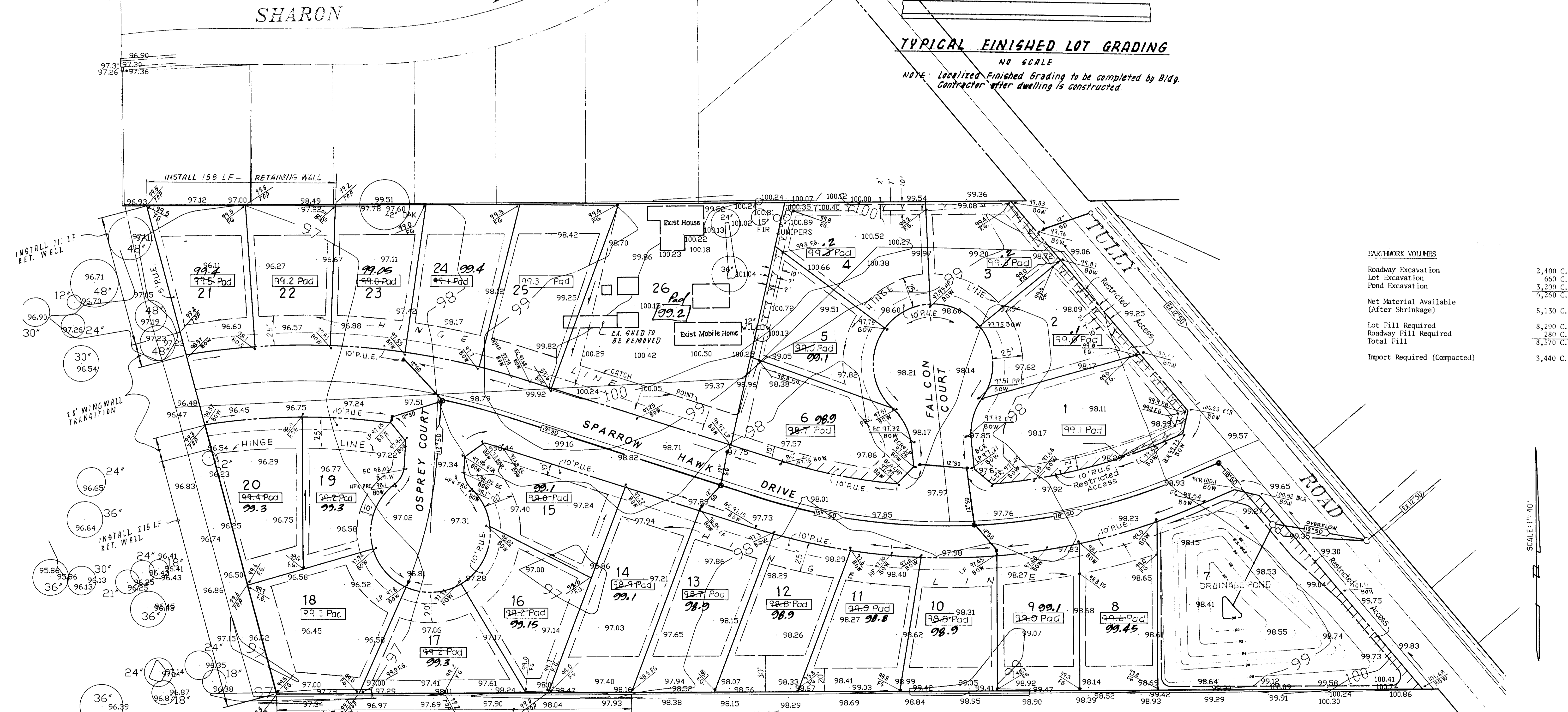


- Grading Notes:**
1. A grading permit shall be secured by the Contractor from the San Joaquin County Building Inspection Division.
  2. The cost of the grading permit shall be reimbursed by the Owner as an extra.
  3. All earthwork, grading and other construction per these plans shall be done in accordance with the Geotechnical Report prepared for "TESSIE ESTATES" by Kleinfelder, Inc., their file number 20-2182-27, 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. **CONTRACTOR SHALL HAVE IMPORT MATERIAL TESTED BY KLEINFELDER, INC. PRIOR TO PLACEMENT.**
  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 821 L.F., including wingwalls.



NOTE: Localized Finished Grading to be completed by Bldg Contractor after dwelling is constructed.



**EARTHWORK VOLUMES**

Roadway Excavation	2,400 C.Y.
Lot Excavation	660 C.Y.
Pond Excavation	3,200 C.Y.
Net Material Available (After Shrinkage)	5,150 C.Y.
Lot Fill Required	8,290 C.Y.
Roadway Fill Required	280 C.Y.
Total Fill	8,570 C.Y.
Import Required (Compacted)	3,440 C.Y.

**LEGEND:**

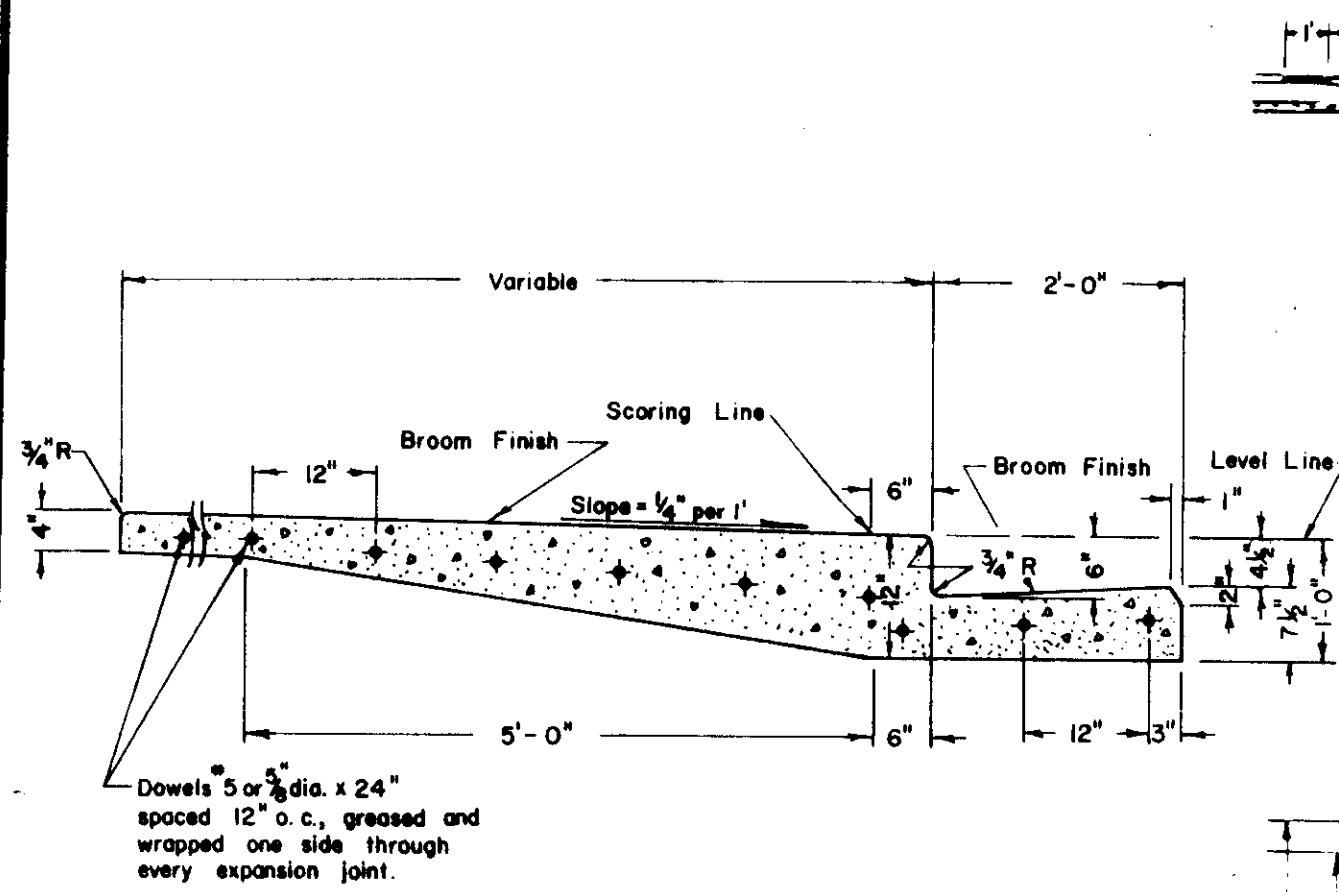
96.97	EXISTING GROUND ELEVATION	L.P.	LOW POINT
98.37	PROPOSED BACK OF WALK ELEVATION	E.C.	END CURVE
BOW		B.C.	BEGIN CURVE
99.2 Pad	BUILDING PAD ELEVATION (MINIMUM)	E.C.R.	END CURB RETURN
99.5	FINISHED GRADE ELEVATION (MINIMUM)	B.C.R.	BEGIN CURB RETURN
H.P.	HIGH POINT	P.R.C.	POINT OF REVERSE CURVE
99.2 Top	TOP OF RETAINING WALL - ELEVATION (MIN)		

*S. Peck*  
11-20-98

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY	<b>BAUMBACH &amp; PIAZZA</b> CIVIL ENGINEERS SURVEYORS 323 W. ELM ST. LODI, CALIF. 95240 PH: 209-368-6616	<b>GRADING PLAN</b> A.P.N.: 019-060-28 SITUS ADDRESS: 19111 N. TULLY RD. LOCKEFORD, CA. 95237	<b>TESSIE ESTATES</b> SUBDIVISION IMPROVEMENTS	SHEET 11 OF 11
									JOB NO. 0094

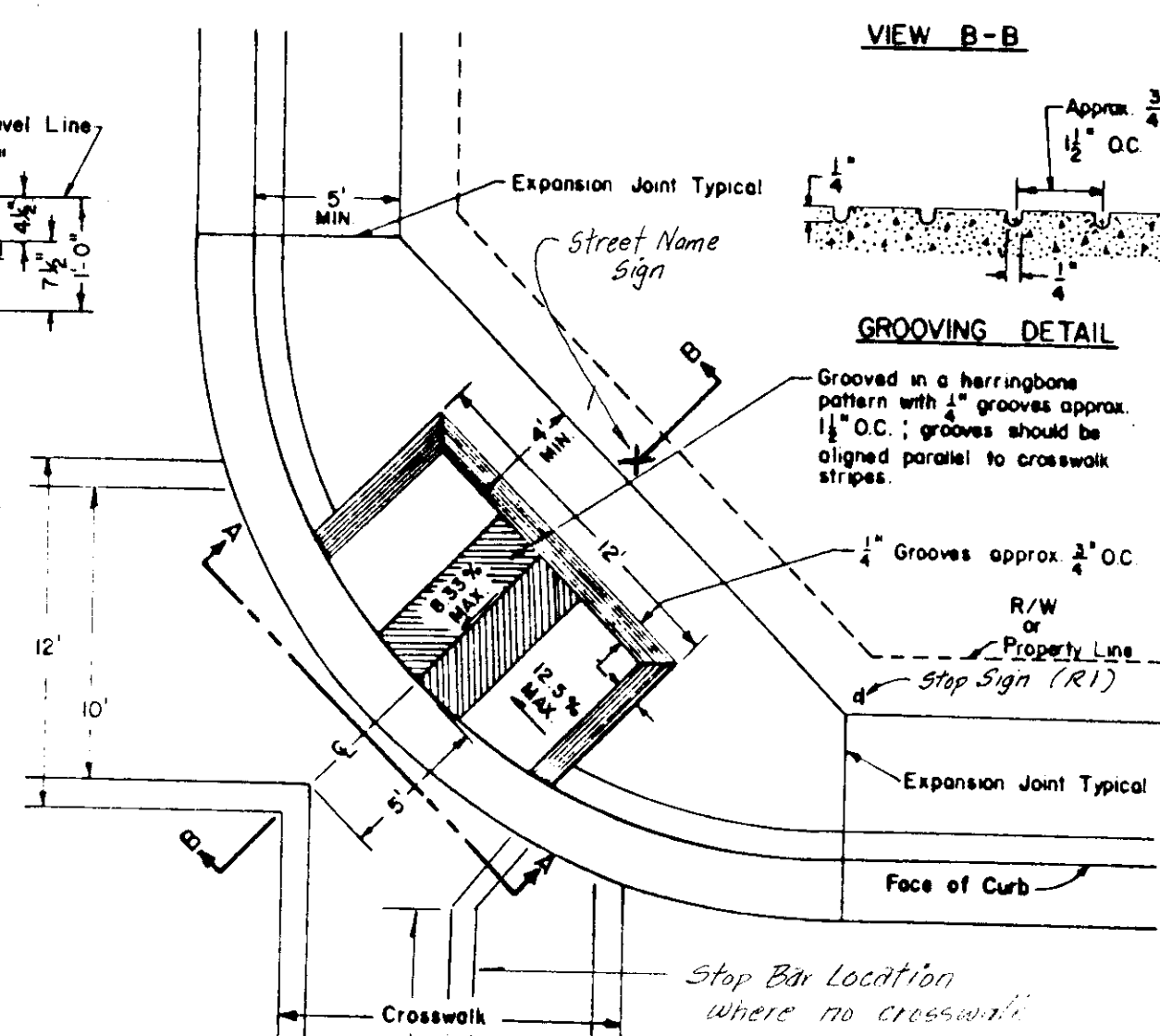
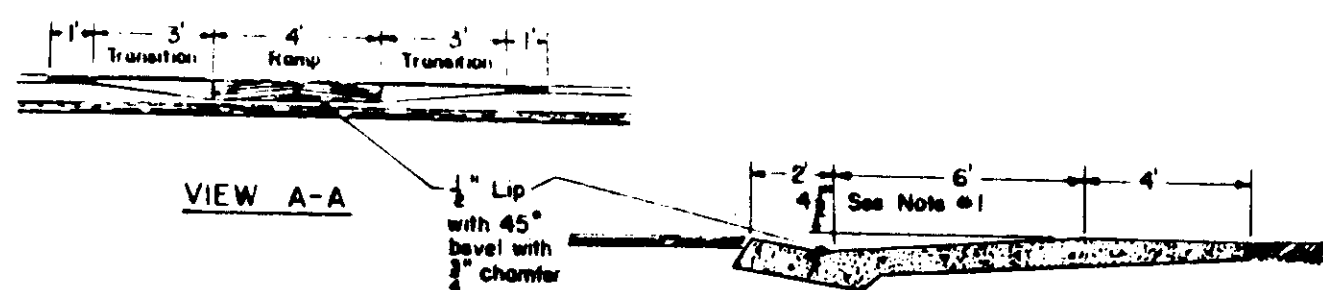
54-2827

**FOR ADDITIONAL DETAILS SEE SPECIFICATIONS**



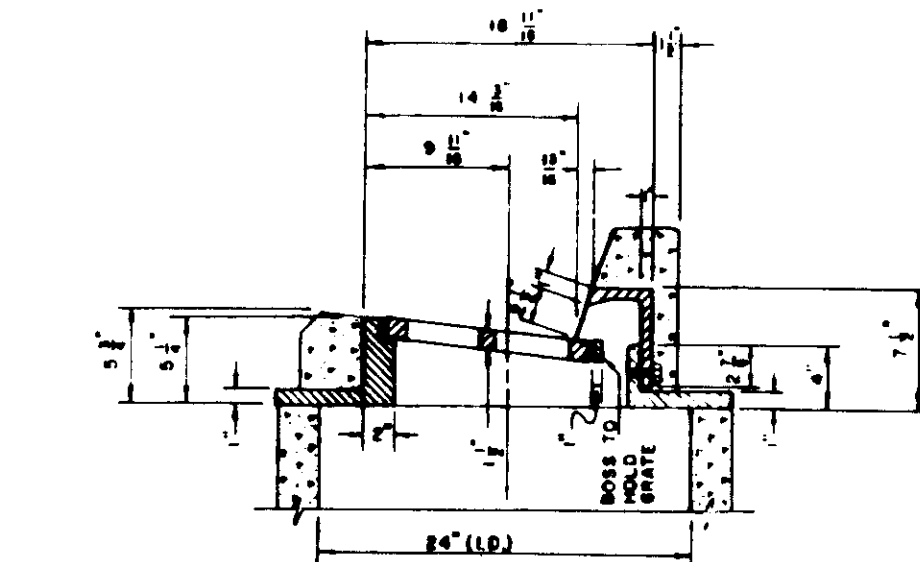
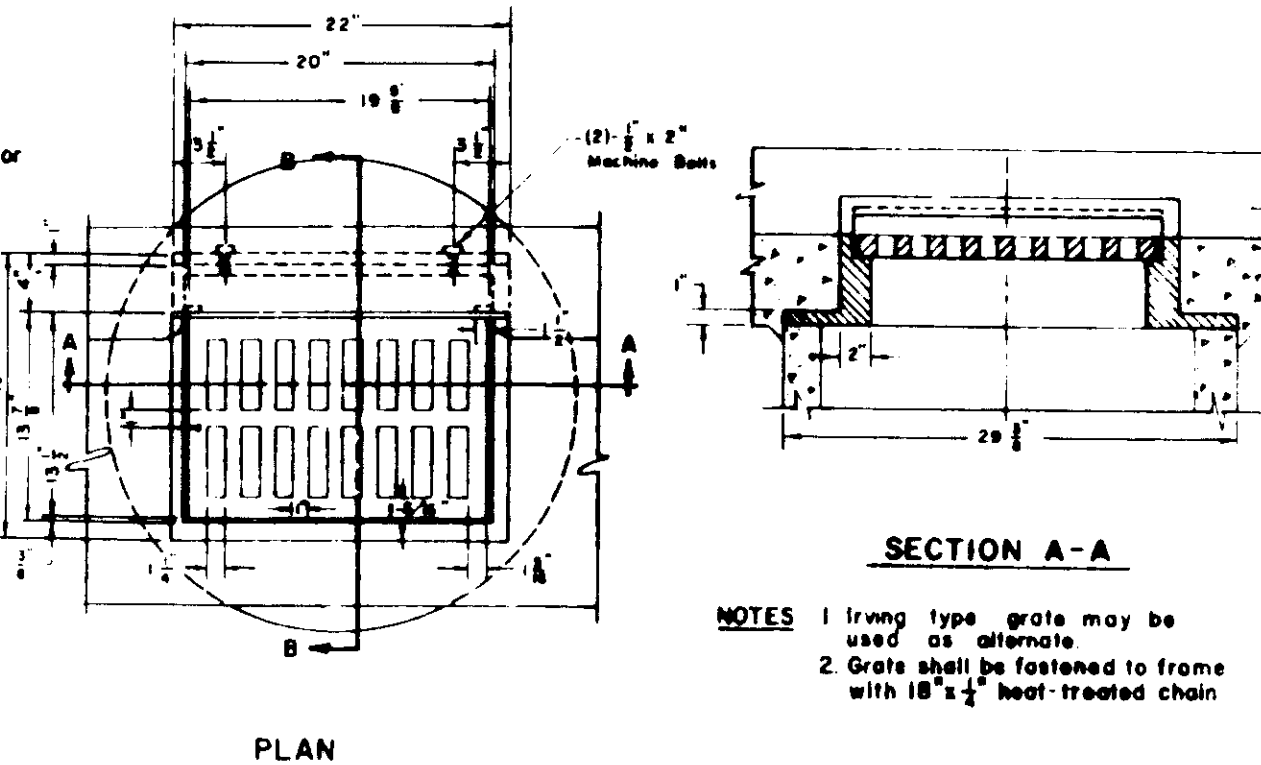
**MONOLITHIC CURB, GUTTER, & SIDEWALK Vertical Type**

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

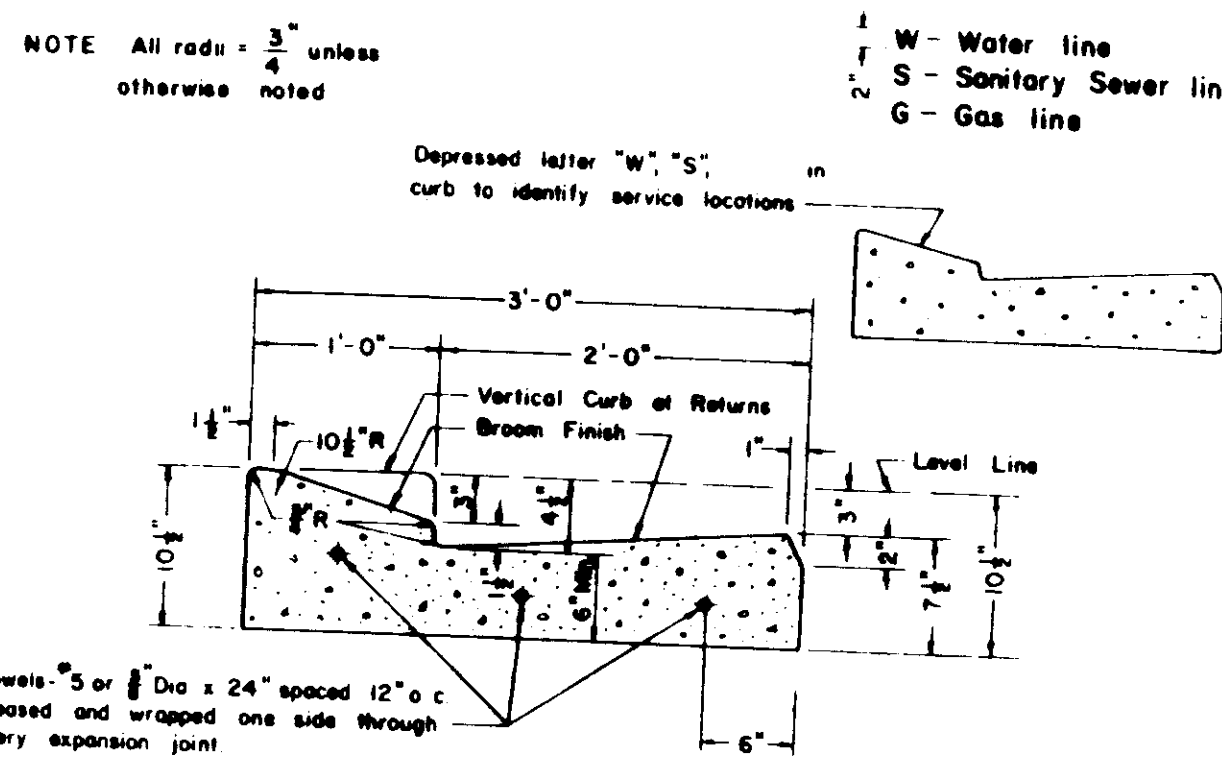


- NOTES:**
- 6" Ramp for 4 1/2" curb height and 2% sidewalk slope. For 6" curb height either use 6" ramp or transition curb height to 4 1/2" from expansion joint to beginning of ramp.
  - Catch basins and other obstructions are not to be located within the wheelchair path area.
  - See Standard B-4, B-5, or B-6 for Curb, Gutter & Sidewalk Details; and State Standard Plan NS-B for other details.

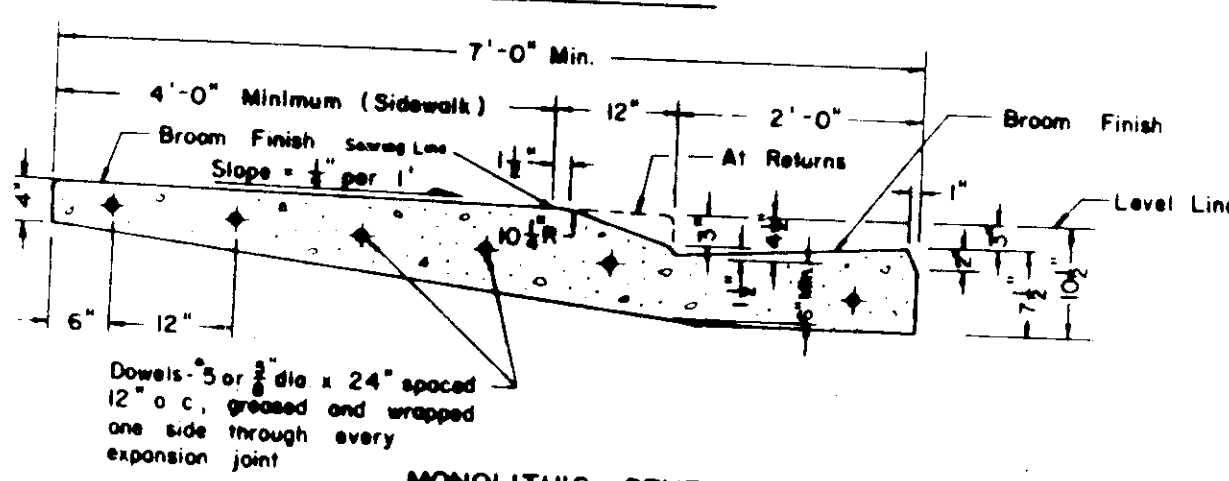
**HANDICAP RAMP**



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



**MONOLITHIC BEVEL TYPE CURB & GUTTER**

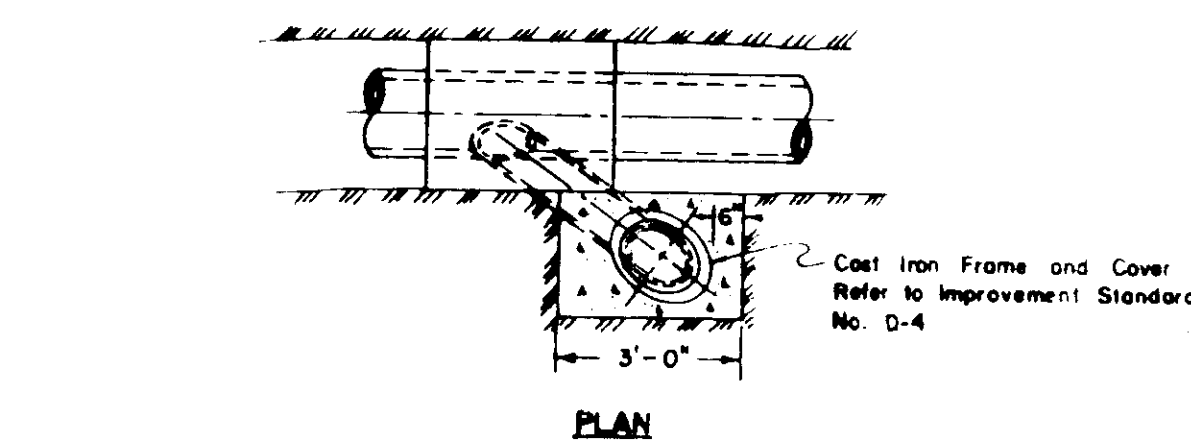
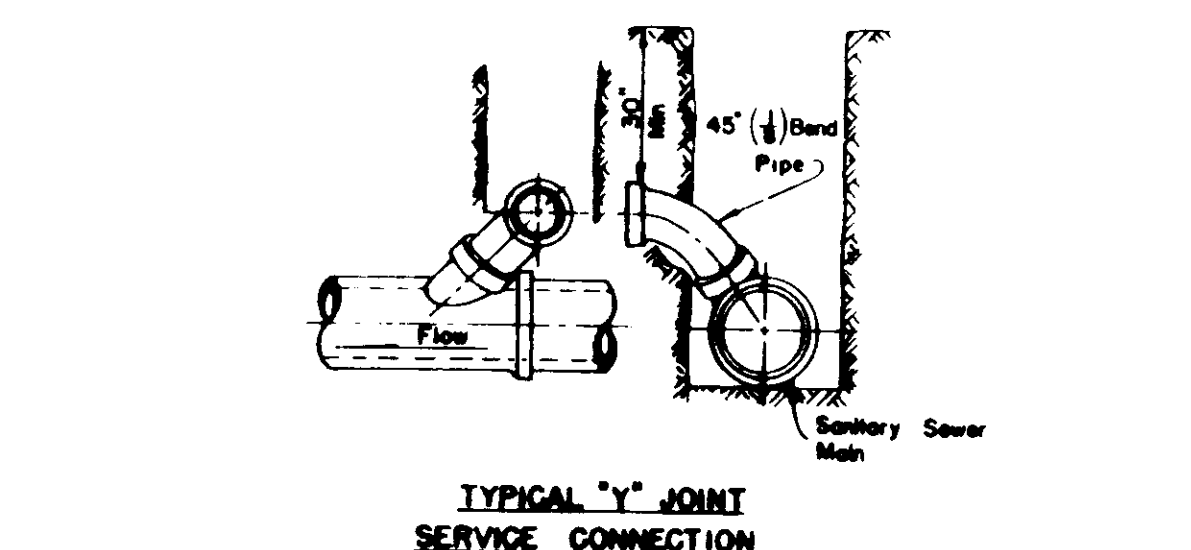


**MONOLITHIC BEVEL TYPE CURB, GUTTER & SIDEWALK**

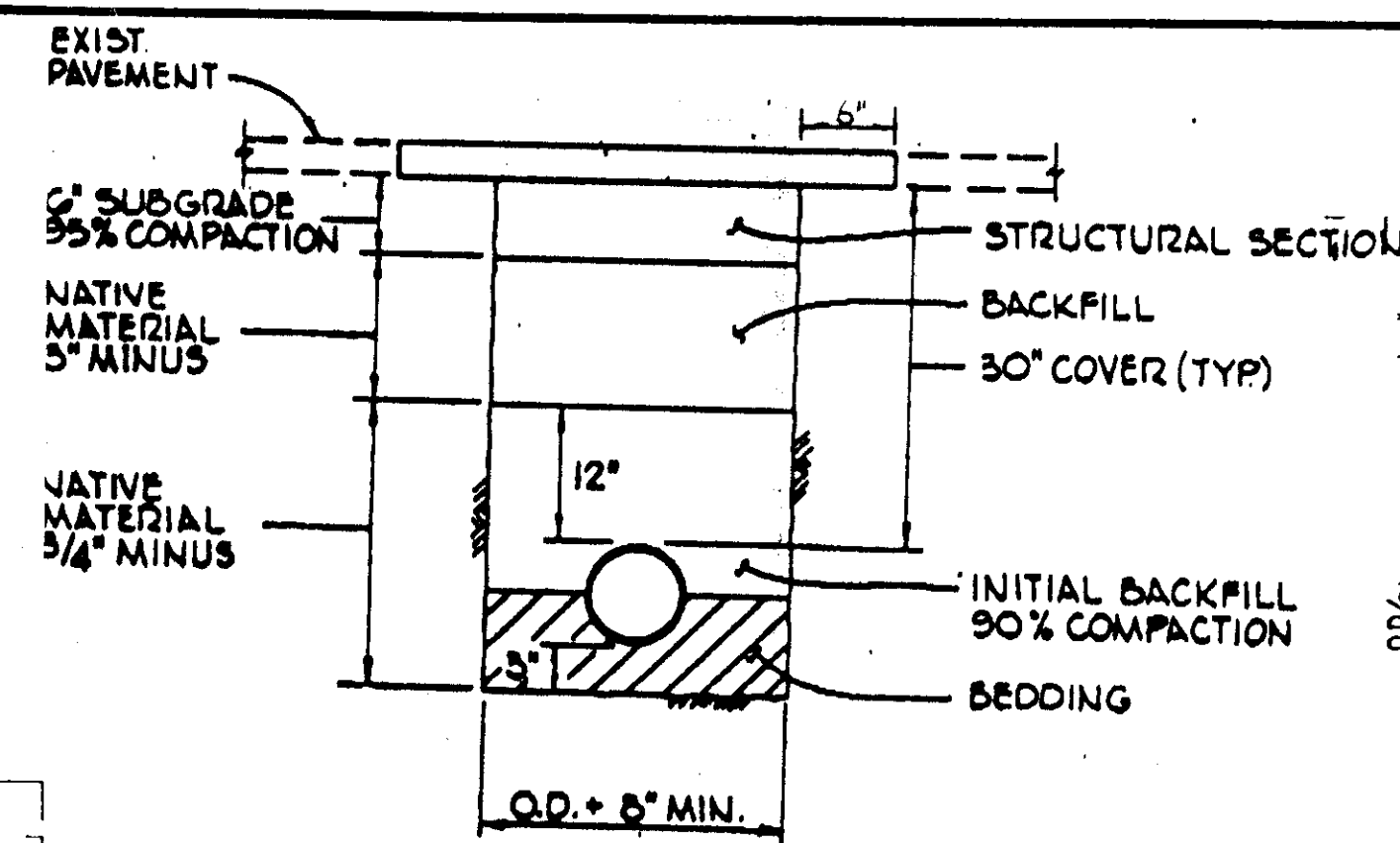
- NOTES:**
- Construct expansion joints @ 200' maximum and at returns, around light poles, hydrants and other fixed objects of sidewalk.
  - Transverse weakened plane joints shall be constructed @ 12' maximum intervals.

**CURB GUTTER & SIDEWALK SUBDIVISION STREETS**

**STANDARD STORM DRAIN INLET**

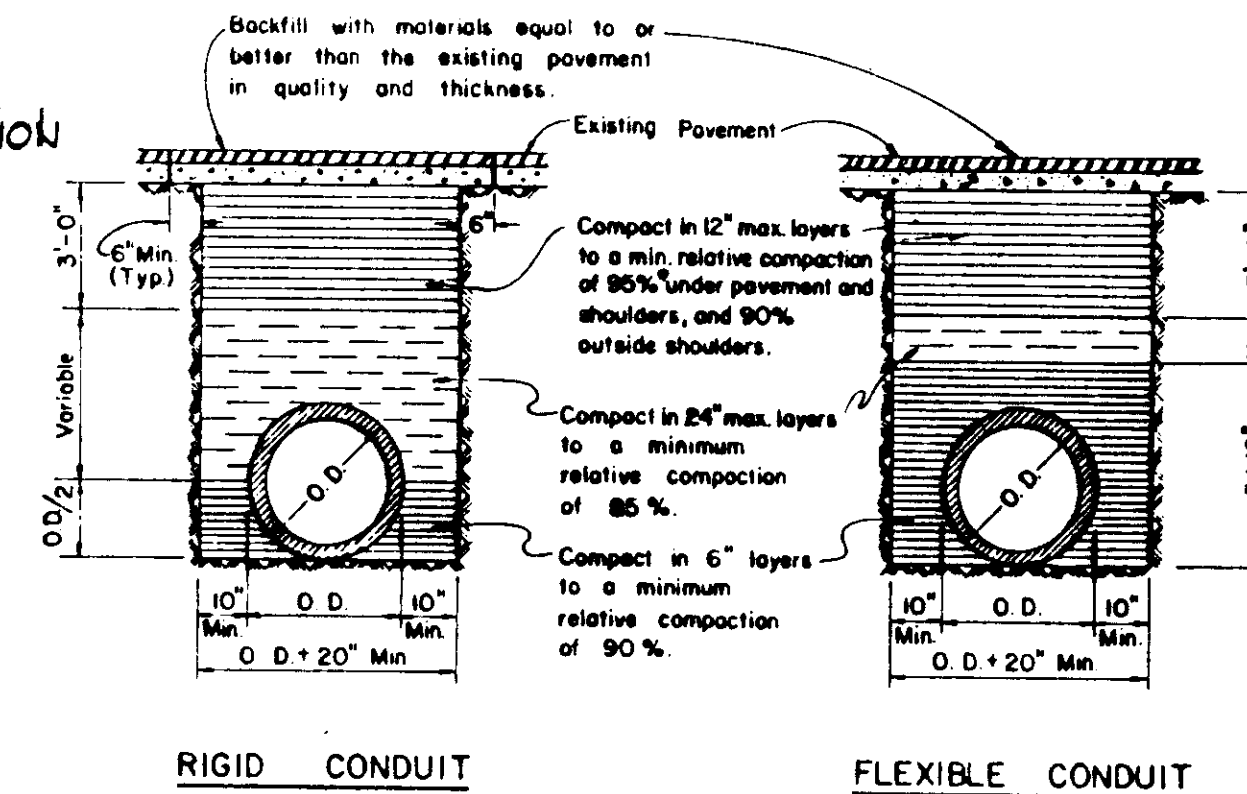


**TYPICAL SANITARY SEWER DETAILS**



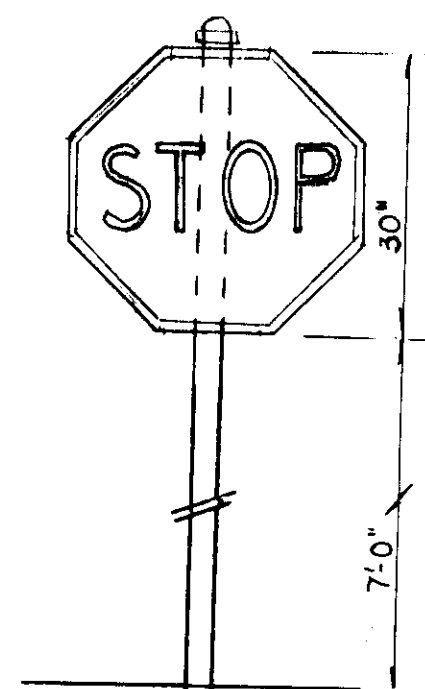
**TRENCH BACKFILL DETAIL IN OPEN WITHIN 2 FEET OF PAVED TRAVELWAY**

Lockeford Comm. Services Dist. Utilities

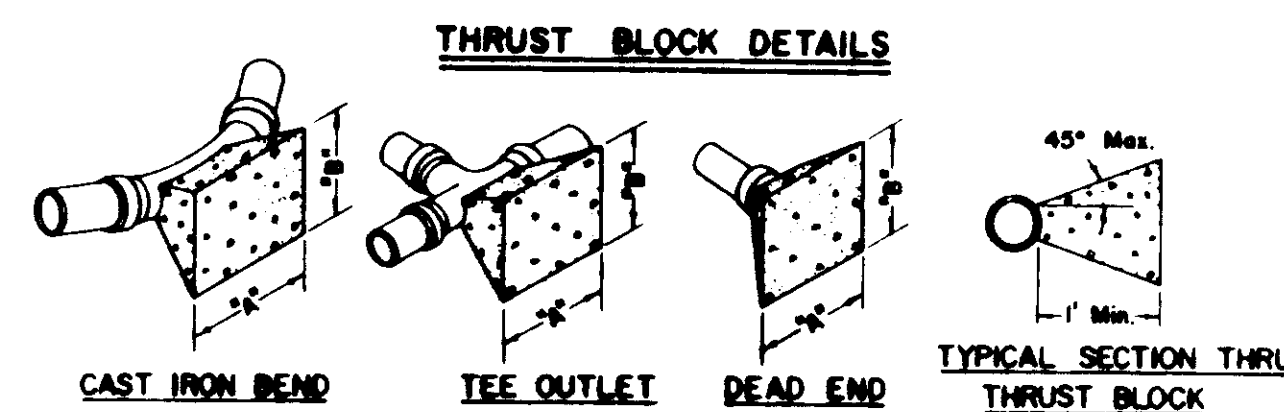


- NOTES:**
- Relative compaction of materials shall be tested by the State of California, Dept. of Transportation Testing Manual, test method No California 216 or 231.
  - All existing pavement shall be neatly cut to line prior to trench excavation.
  - Setting or paving will be permitted within the street Right of Way with 3 year bond.
  - When shown by soil composition and compaction, ninety percent (90%) compaction may be used, when approved by the Director of Public Works.

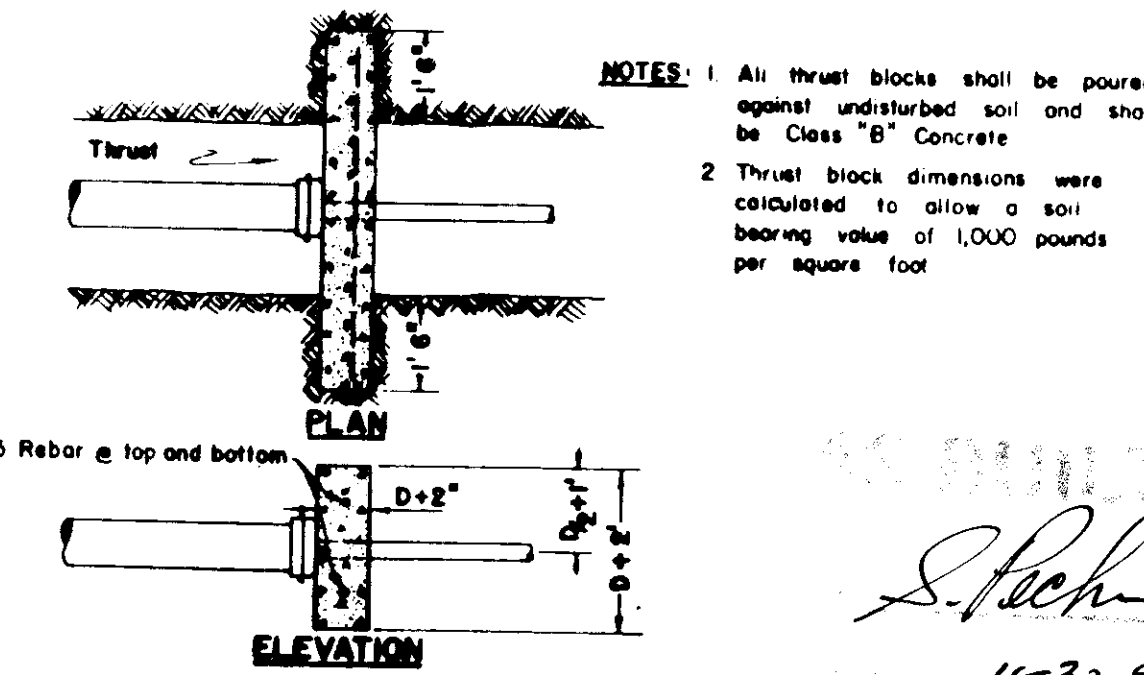
**TYPICAL TRENCH DETAIL**



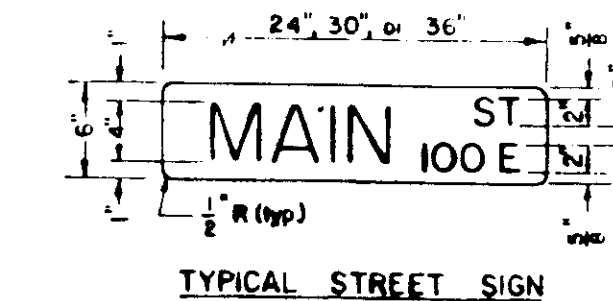
**TYPICAL TRAFFIC SIGN R1 - STOP SIGN DETAIL**



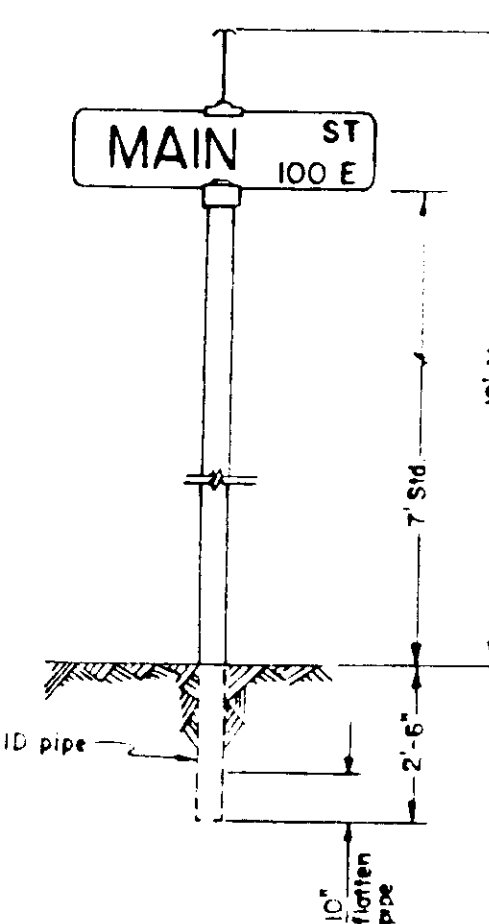
FITTINGS	THRUST BLOCK DIMENSIONS		FITTINGS	"A"	"B"
	"A"	"B"			
6" LINE and 4" Onsite LINE			22 1/2"	3'-0"	2'-0"
45°	2'-0"	2'-0"	45°	4'-0"	3'-0"
90°	3'-0"	2'-0"	90°	3'-6"	4'-0"
TEE OUTLET	3'-0"	2'-0"	TEE OUTLET	4'-0"	4'-0"
DEAD END	3'-0"	2'-0"	DEAD END	4'-0"	4'-0"
8" LINE			12" LINE		
22 1/2"	2'-0"	2'-0"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



**THRUST BLOCK DETAILS**

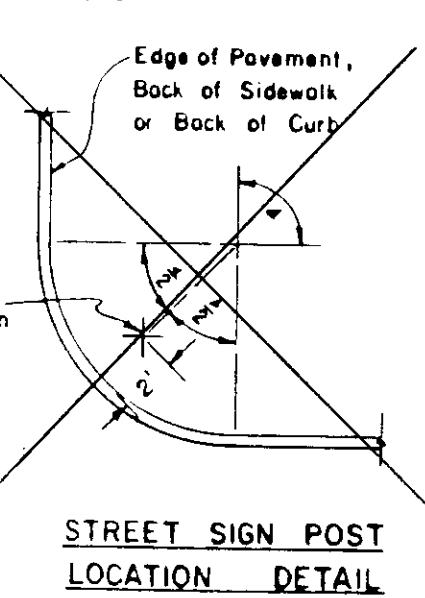


**TYPICAL STREET SIGN**



**TYPICAL STREET SIGN INSTALLATION**

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



**STANDARD STREET SIGN DETAILS**

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
SUBMITTED BY: \_\_\_\_\_  
RCE DATE: \_\_\_\_\_

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

DETAIL SHEET

TESSIE ESTATES

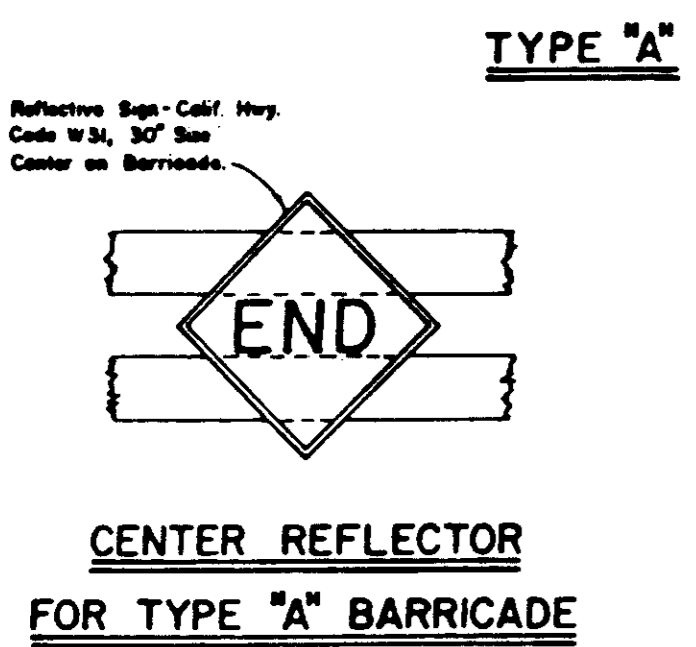
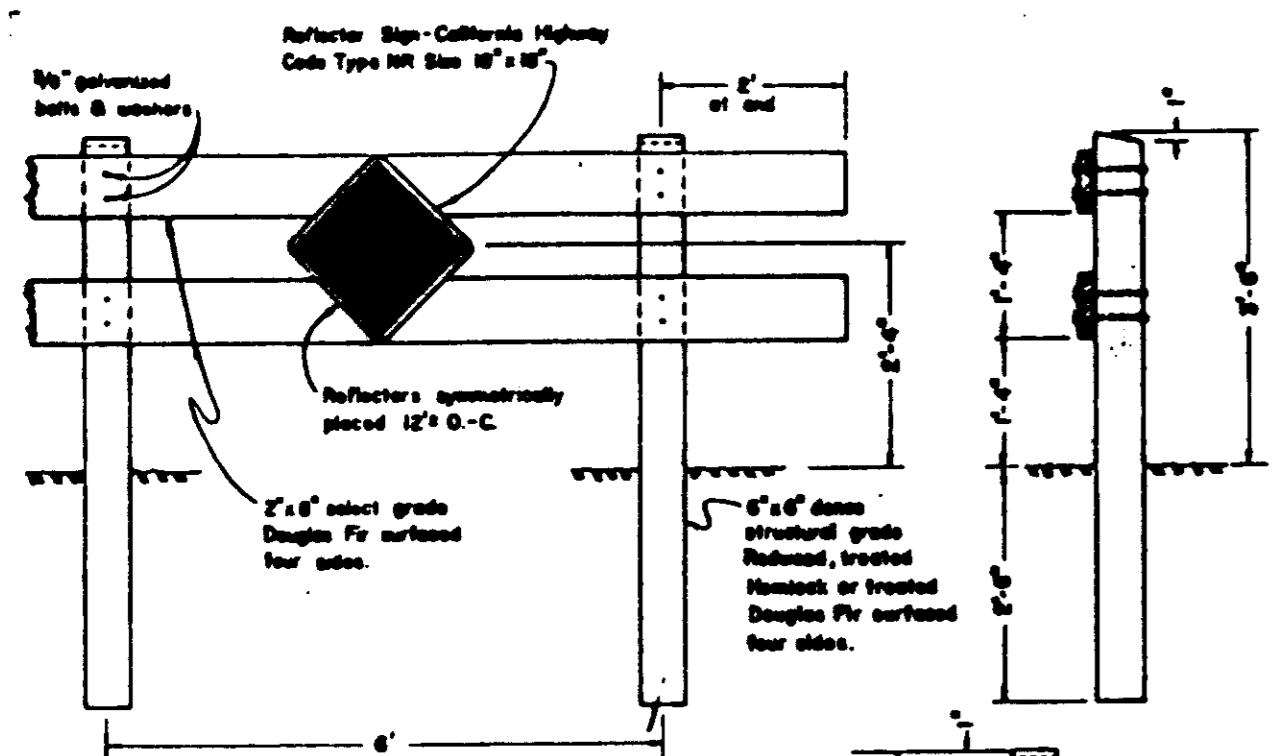
SHEET 10 OF 11

JOB NO. 9094

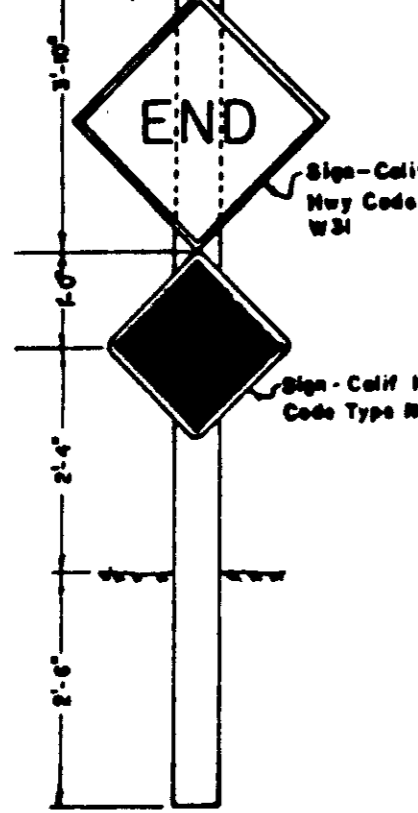
SUBDIVISION IMPROVEMENTS

FILE NO. G-973

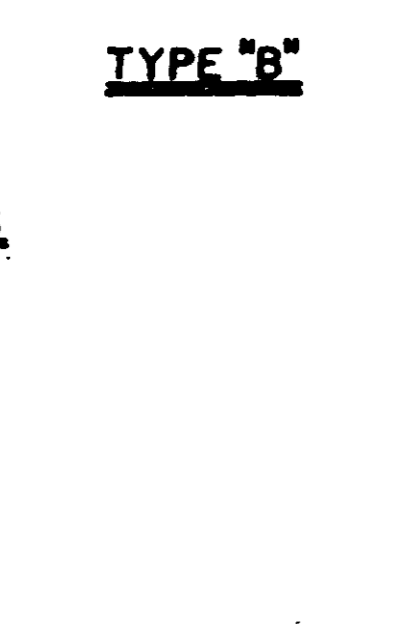
SU-2828



**CENTER REFLECTOR FOR TYPE "A" BARRICADE**



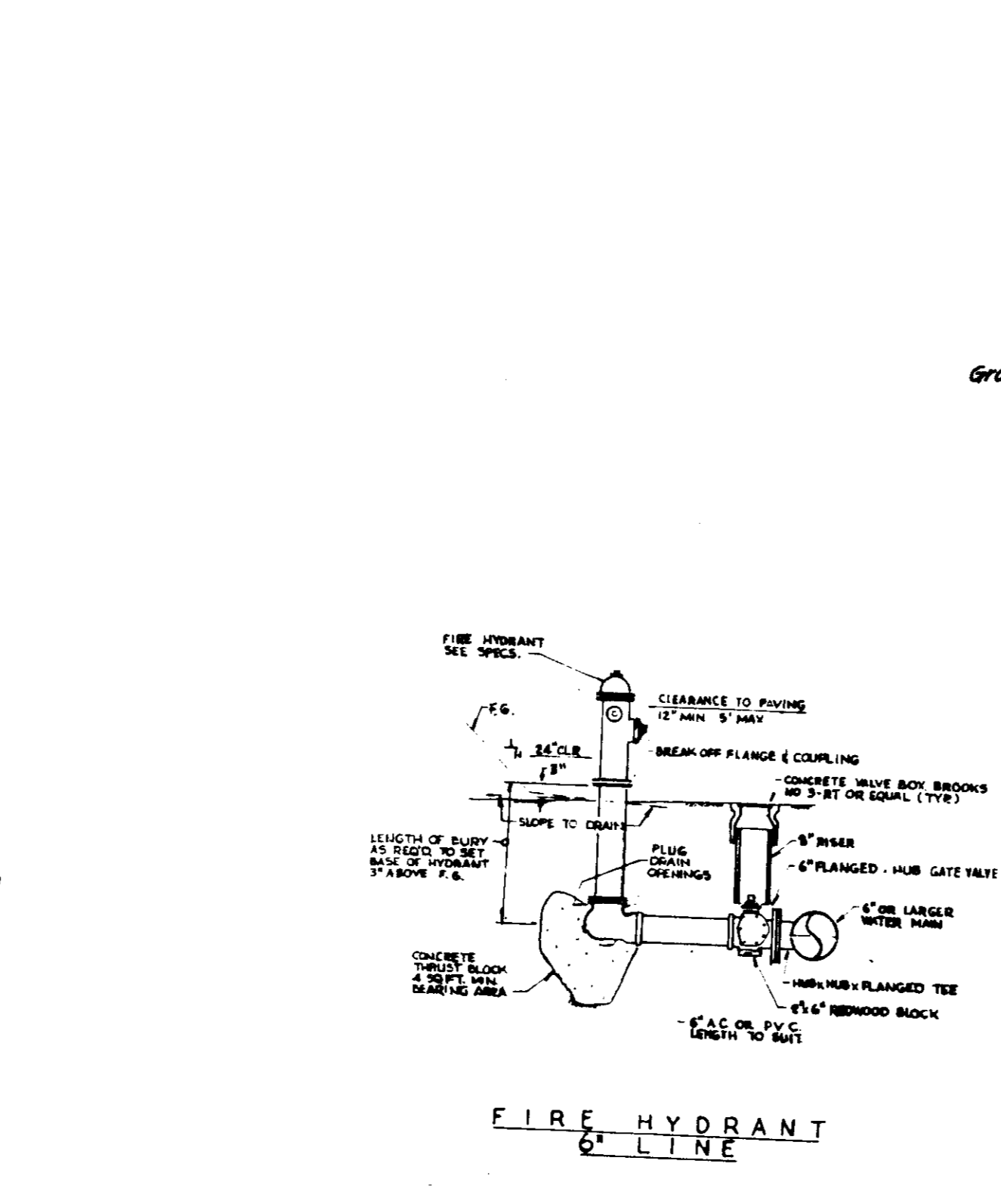
**TYPE "A"**



**TYPE "B"**

**BARRICADES FOR TERMINATING STREETS**

**NOTES:**  
1. Barricades to be on side of street B/W  
2. Barricades to be spaced evenly along E  
3. Barricades to be spaced evenly along E  
4. Barricades to be spaced evenly along E



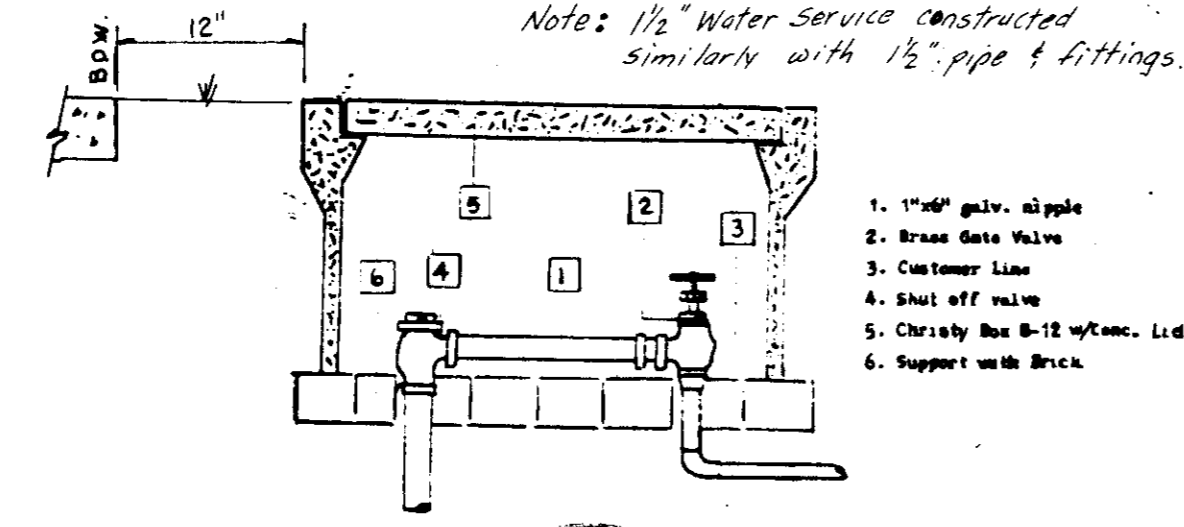
**FIRE HYDRANT SERVICE**

**NOTES:**  
1. For hydrant to be placed in "A" zone  
2. For hydrant to be placed in "B" zone  
3. For hydrant to be placed in "C" zone  
4. For hydrant to be placed in "D" zone  
5. For hydrant to be placed in "E" zone  
6. For hydrant to be placed in "F" zone

**LOCKFORD COMMUNITY SERVICE DISTRICT**

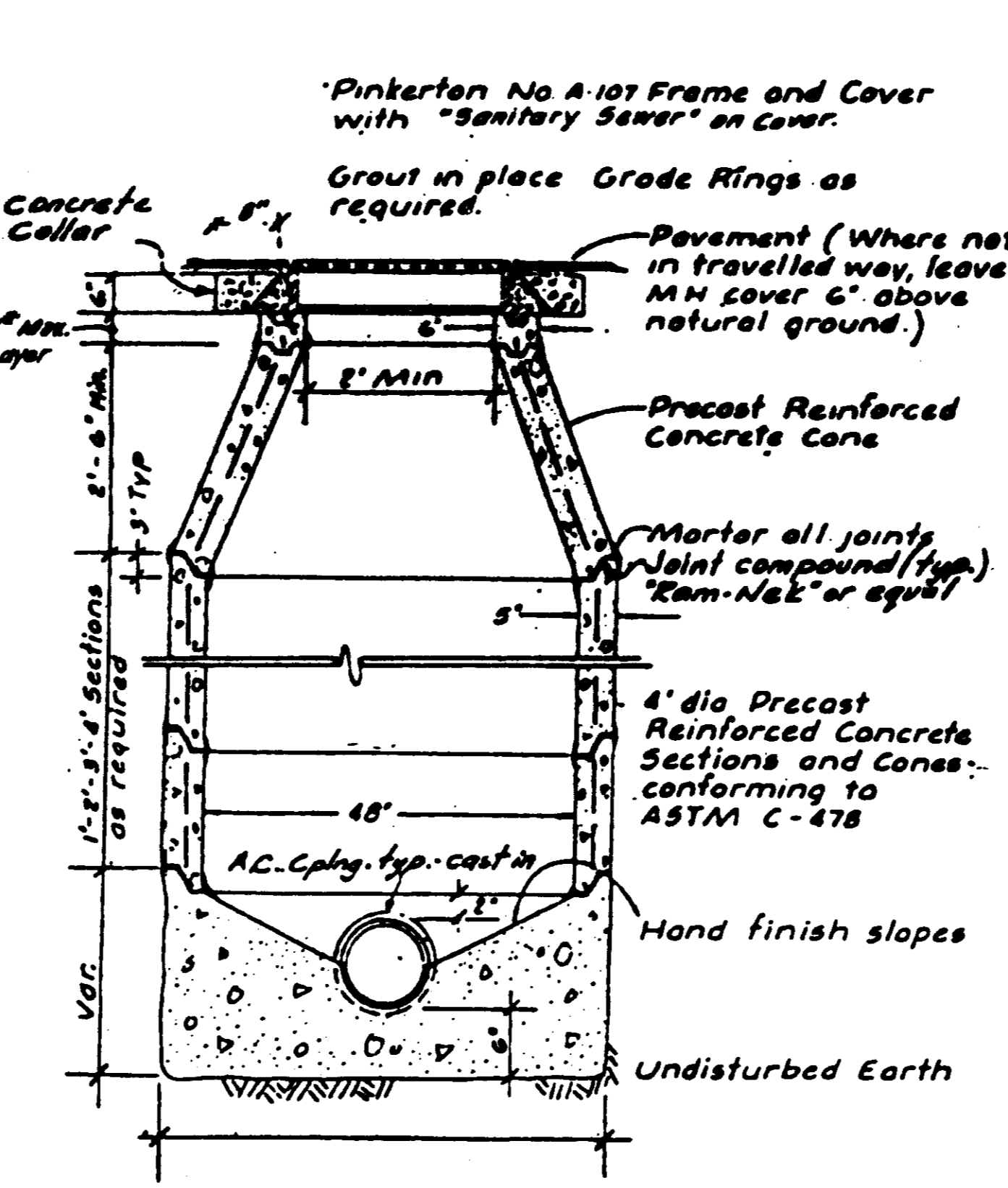
**SPECIAL WATER SERVICE DETAIL**

**ORDINANCE 79-1 Section 5. WATER SERVICE REGULATIONS Paragraph 4, sub 7.**  
4. All construction work shall be inspected by an inspector acting for the District to insure compliance with all provisions of the Ordinance. No work shall be covered at any point until it has been inspected and passed for acceptance. No work shall be connected to the District's facilities until the work ordered by the permit has been completed, inspected, and accepted by the inspector. If the work is not satisfactory, the Manager shall issue a certificate of satisfactory completion.  
5. It shall be the duty of the person doing the work authorized by permit to notify the Manager that work is ready for inspection. It shall be the duty of the person doing the work to ensure that the work will pass the tests required by the District before giving the above notification.



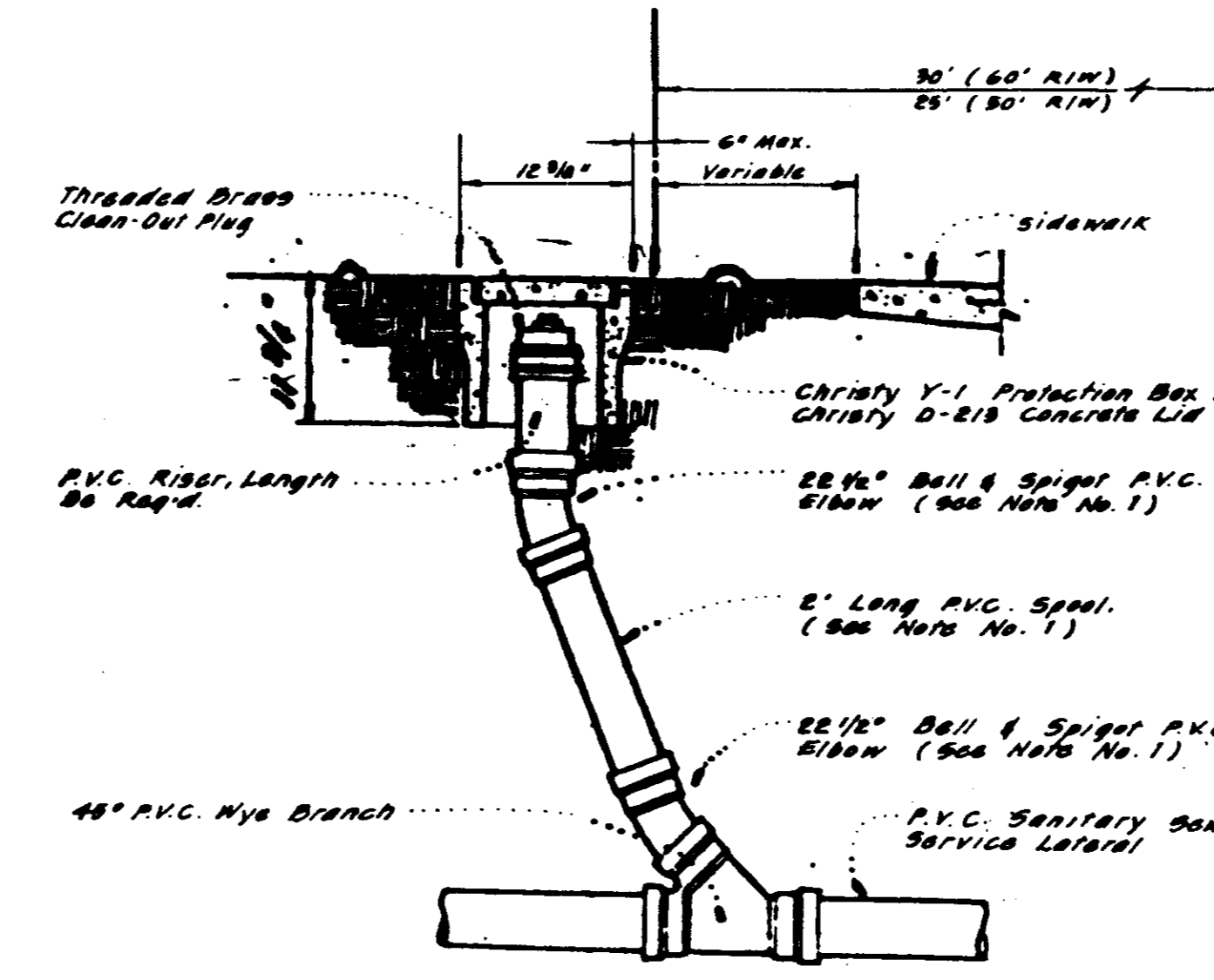
**Notes: 1/2" Water Service constructed similarly with 1/2" pipe & fittings.**

1. 1/2" galv. pipe
2. Brass gate valve
3. Customer line
4. Shut off valve
5. Christy Box B-12 w/enc. lid w/water
6. Support with brick



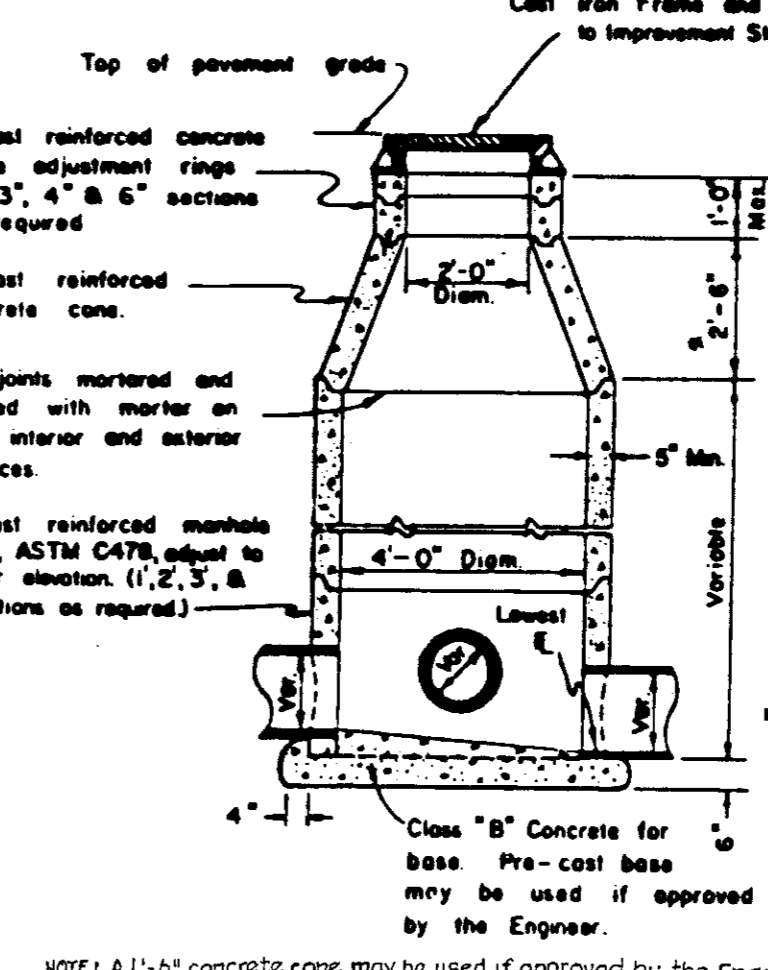
**Notes:**  
1) Use Class "B" concrete for all sections.  
2) TYPE II MANHOLE to have eccentric cones.

**TYPE I SANITARY SEWER MANHOLE**

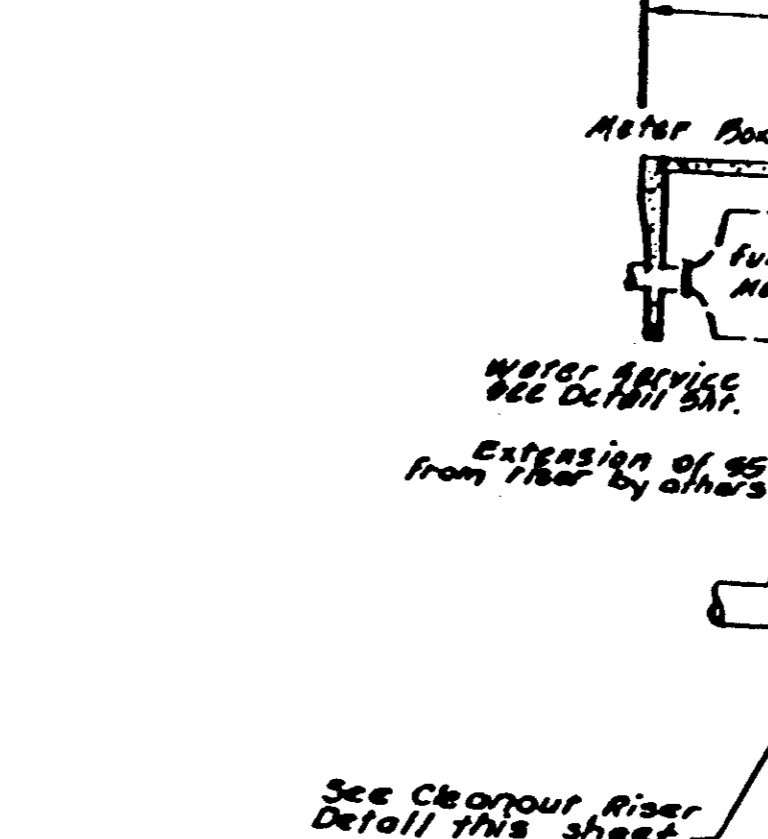


**SERVICE LATERAL CLEAN-OUT**

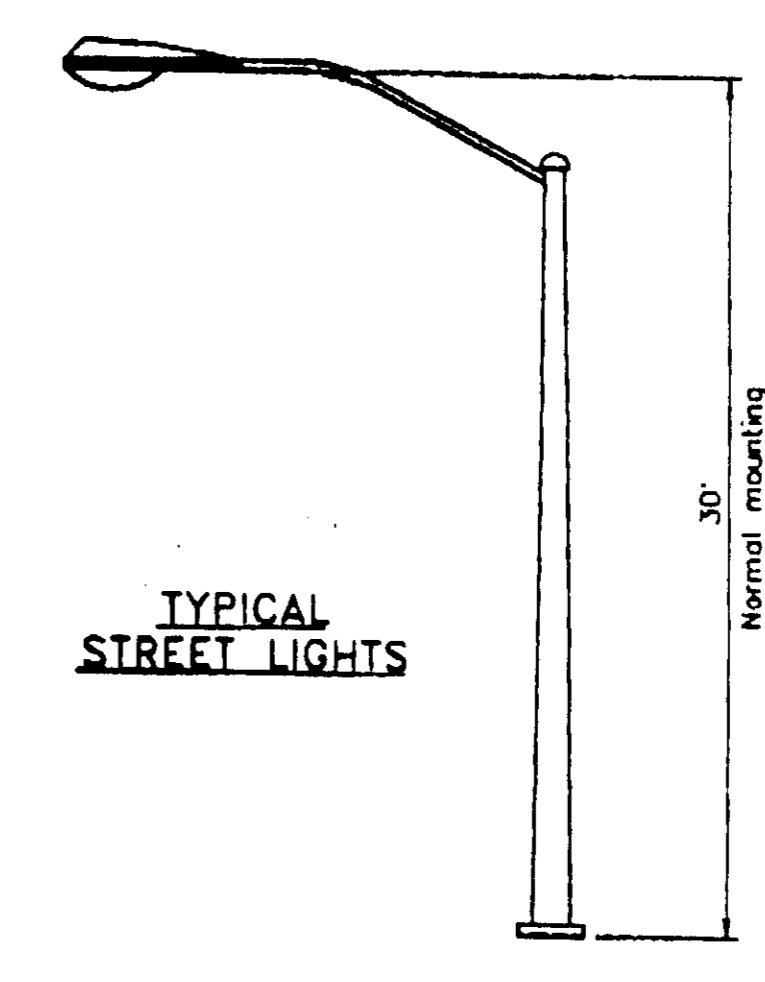
**NOTES:**  
1. Contractor may substitute long-radius P.V.C. bend, if available, for the two 22 1/2" elbows and 2' spool.  
2. Cleanouts shall be installed on all sewer service laterals at the edge of the right of way as shown.  
3. Cleanout riser and fittings shall be Polyvinyl Chloride (P.V.C.) pipe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



**ELEVATION STORM SEWER MANHOLE**



**UNDERGROUND UTILITY LOCATION**

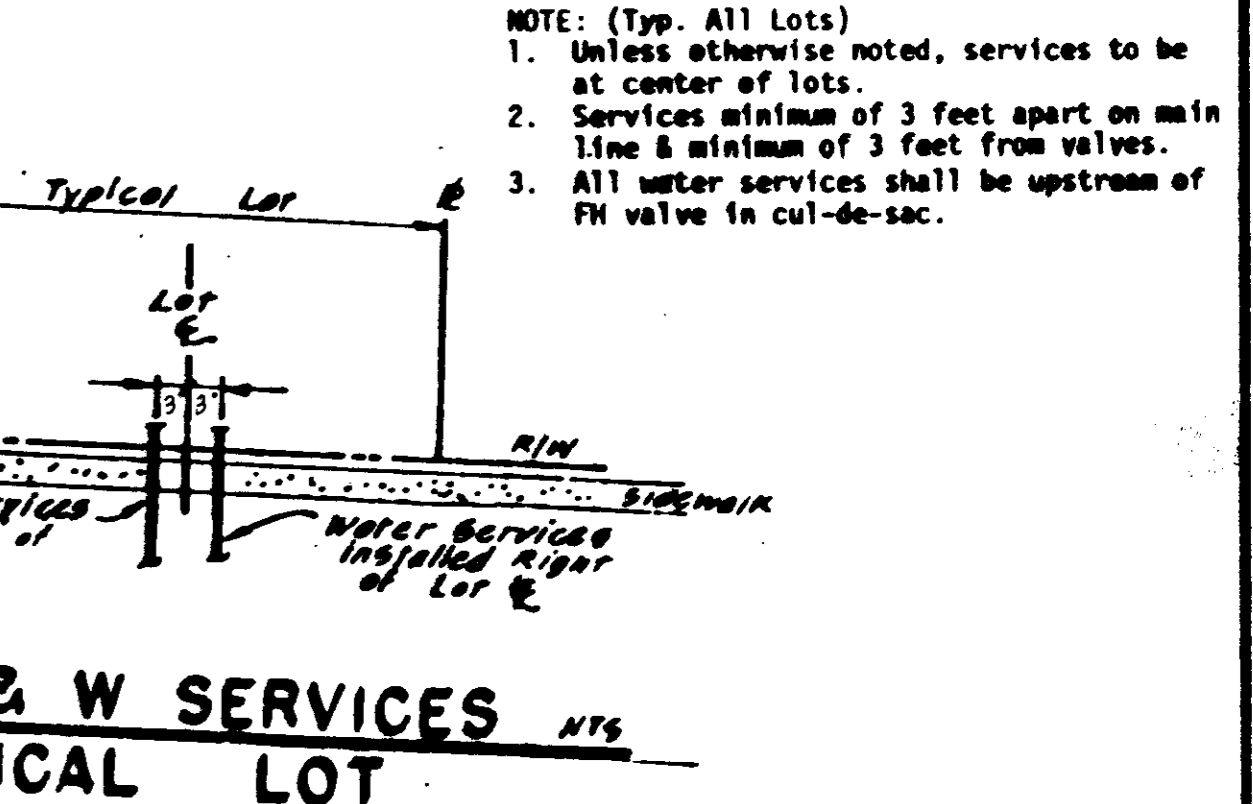


**TYPICAL STREET LIGHTS**

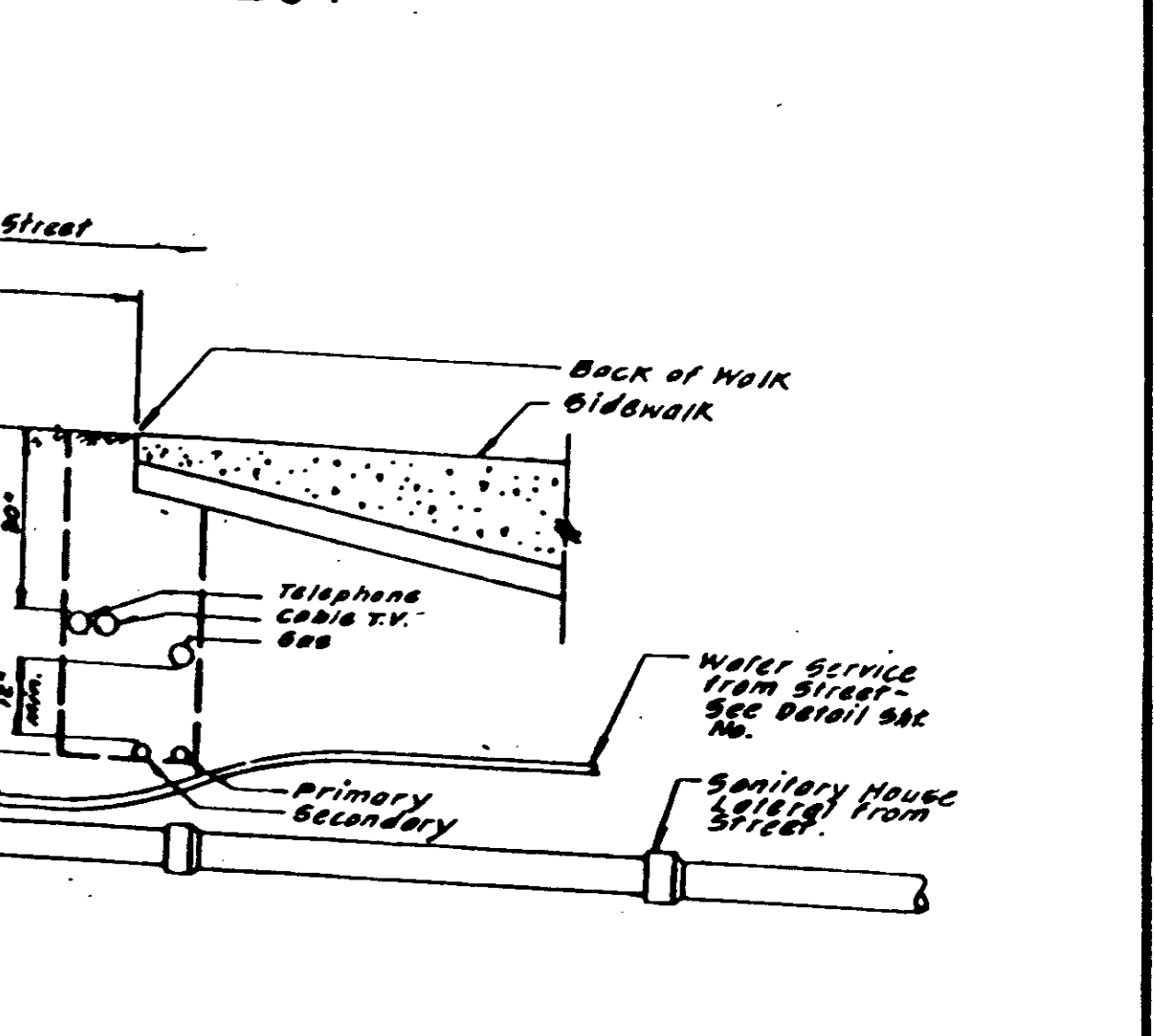
STREET CLASSIFICATION	ST. PIPE DIA. (IN)	TYPE	NORMAL MOUNTING HEIGHT (FT.)	AVERAGE MAINTAINED FOOTCANDLE	MAINTENANCE FACTOR
Expressway	110	A	30	37	85
Major arterial	110	A	30	34	85
Minor arterial	84	A	30	28	85
Collector/Industrial/Commercial	80	A	30	26	85
Residential	50	A	30	13	70
Position lane	50	A	30	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.

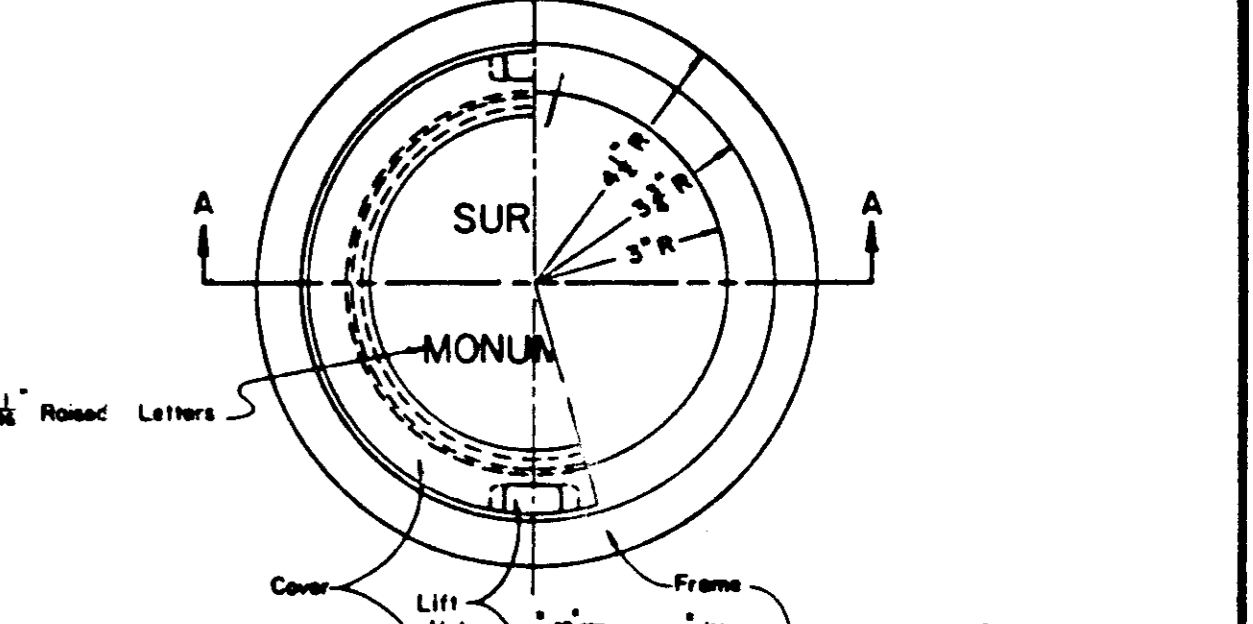
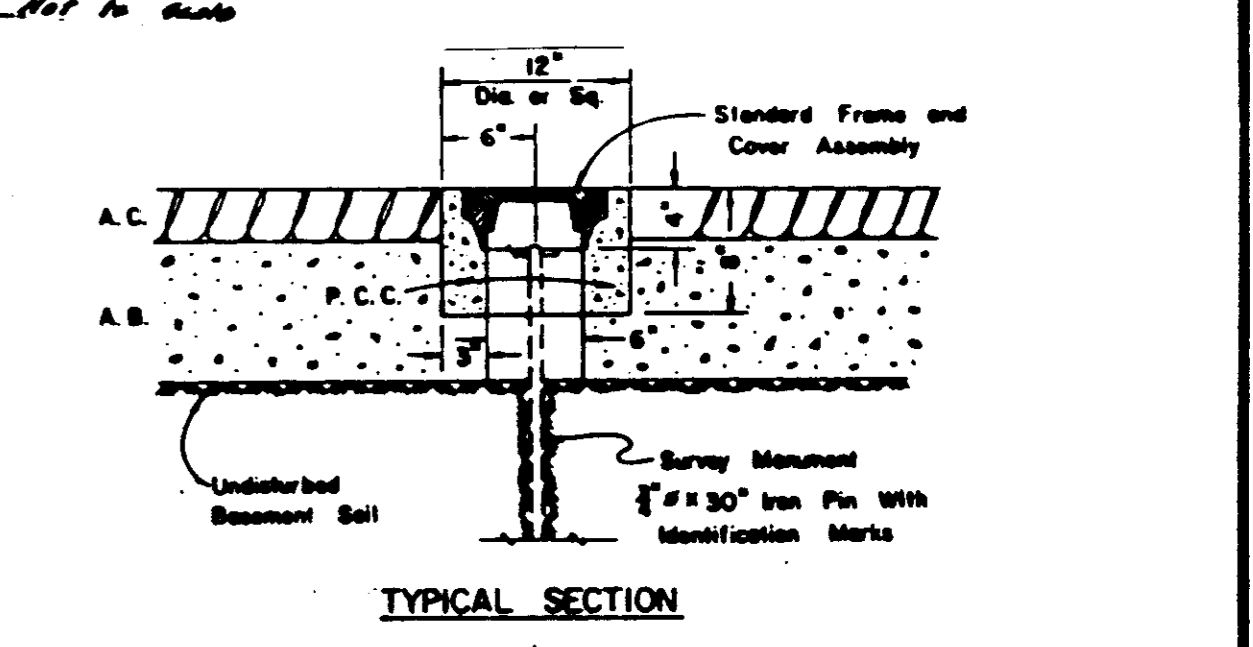
**STREET LIGHTING DETAIL**



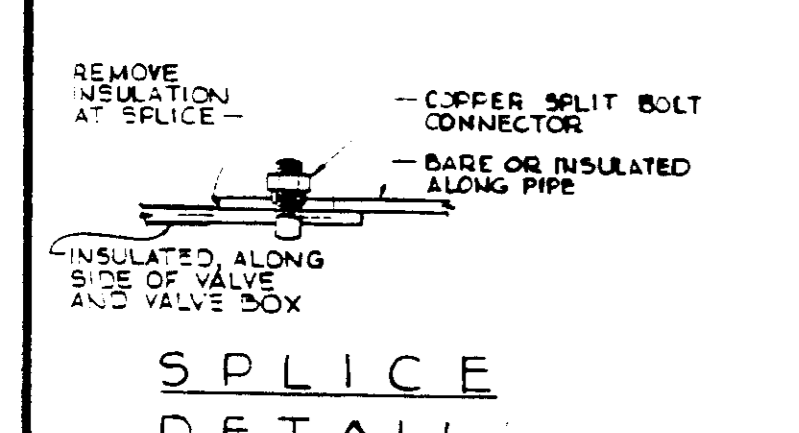
**SS & W SERVICES TYPICAL LOT**



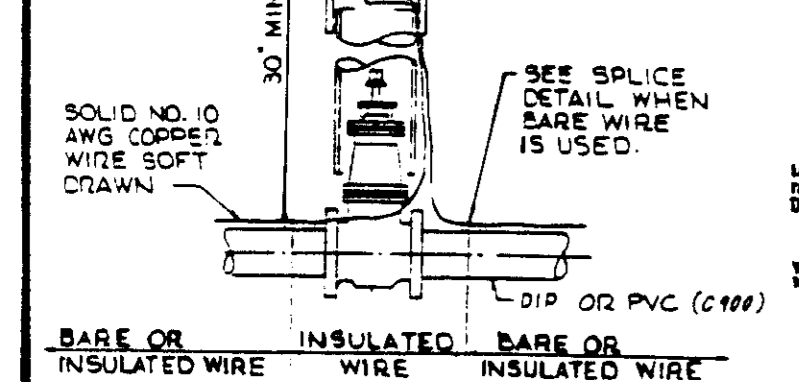
**TYPICAL SECTION**



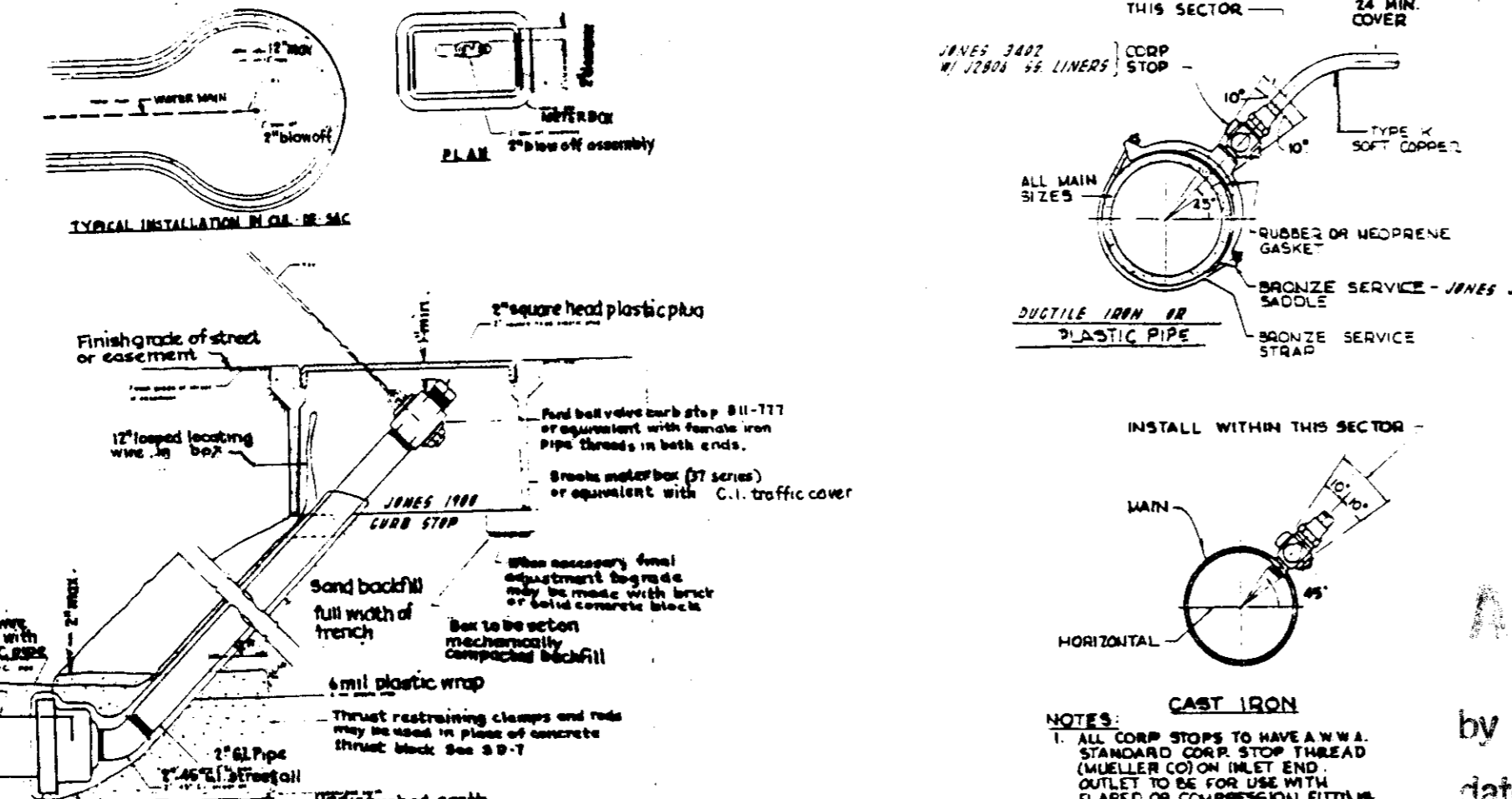
**SECTION A-A SURVEY MONUMENT FRAME & COVER ASSEMBLY**



**SPLICE DETAIL**



**INSTALLATION AT VALVE BOX**



**TYPICAL SERVICE CONNECTION DETAILS**

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

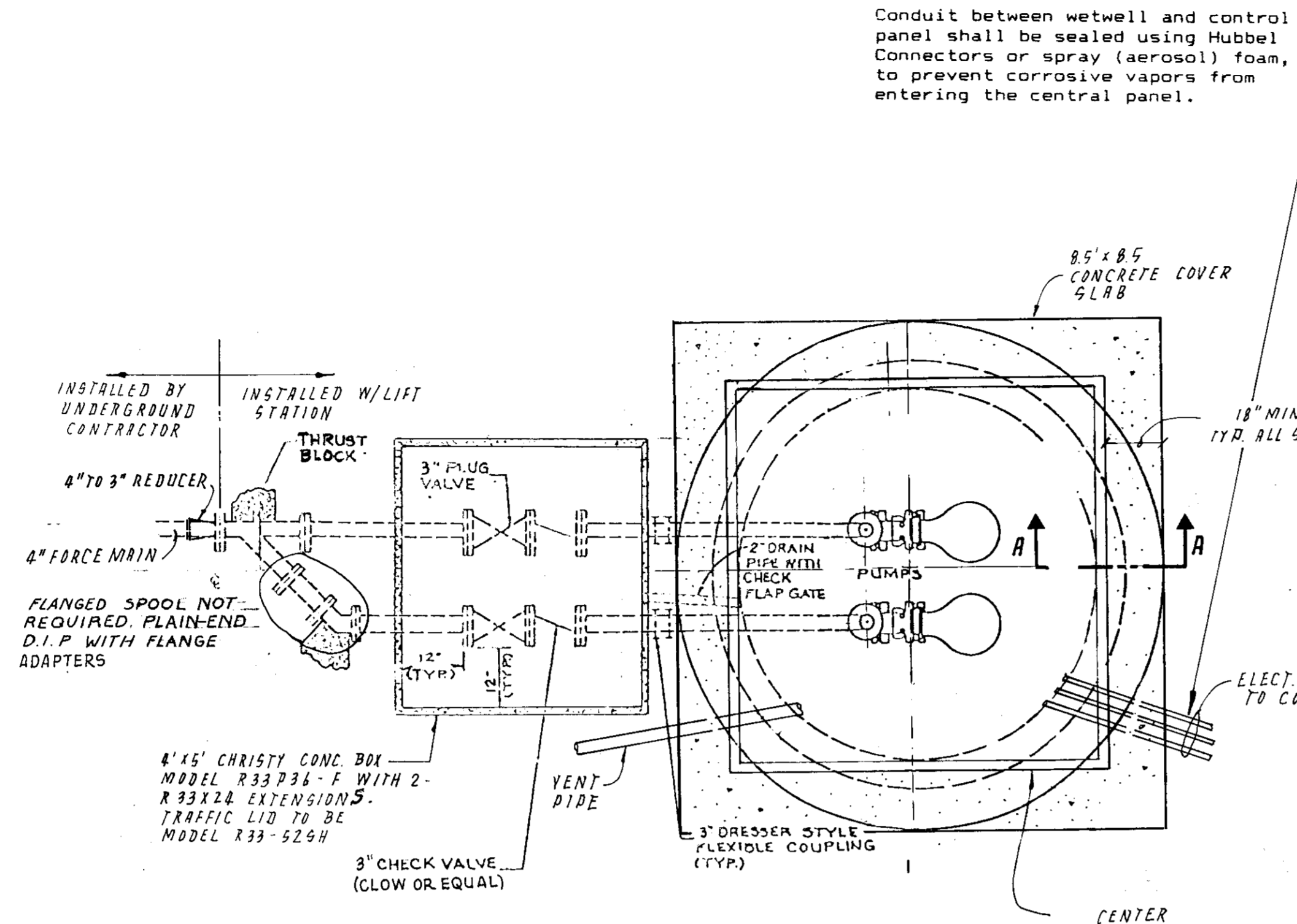
**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
322 W. ELM ST. LODI, CALIF.  
93240 PH: 209-261-8818

**DETAIL SHEET**

**TESSIE ESTATES**  
SUBDIVISION IMPROVEMENTS

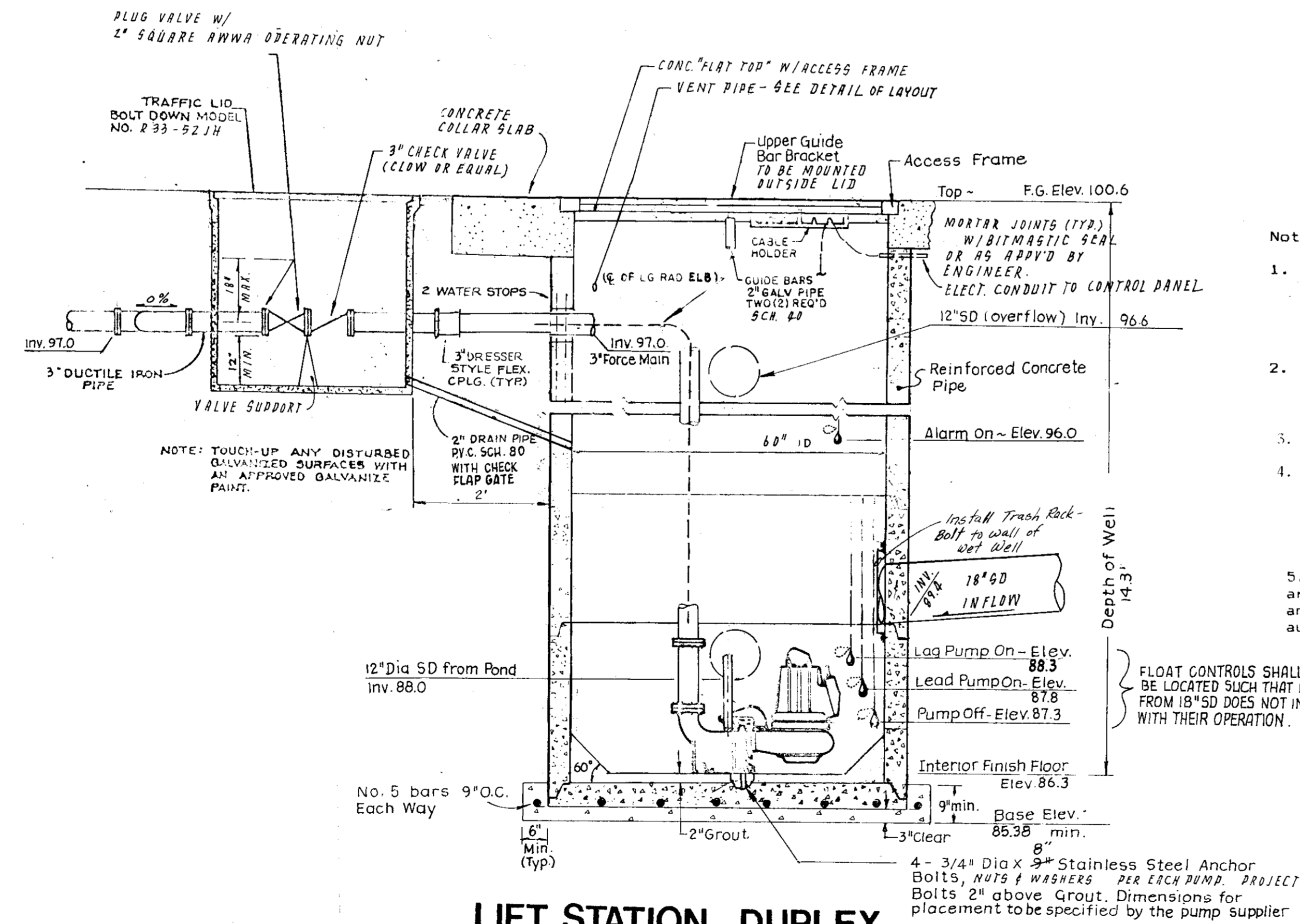
SHEET 9 OF 11  
JOB NO. 9094  
FILE NO. G 973

54-2829



**LIFT STATION PLAN VIEW**

NOT TO SCALE



**LIFT STATION, DUPLEX**

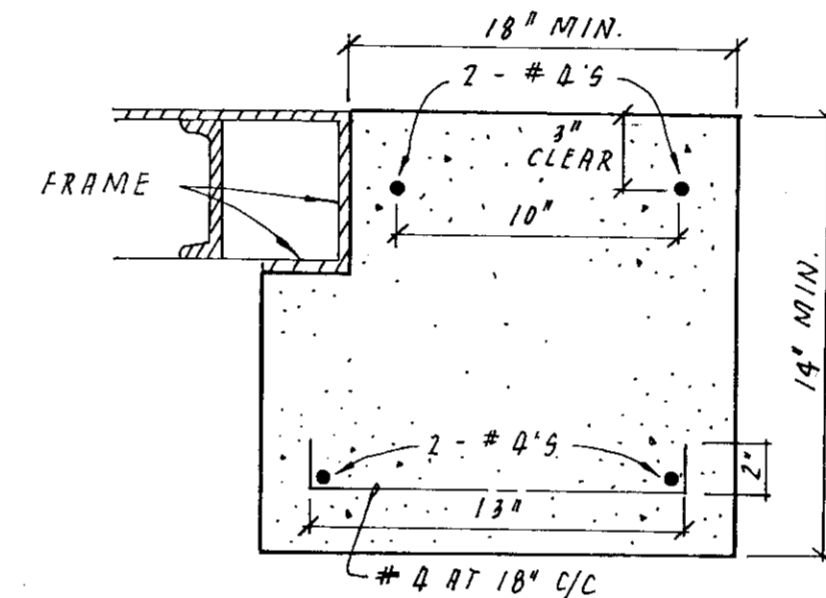
NOT TO SCALE

**WET WELL ACCESS FRAME AND COVER:**

The aluminum access frames and covers are manufactured of 1/4\"/>

Door leaves are a minimum of 1/4\"/>

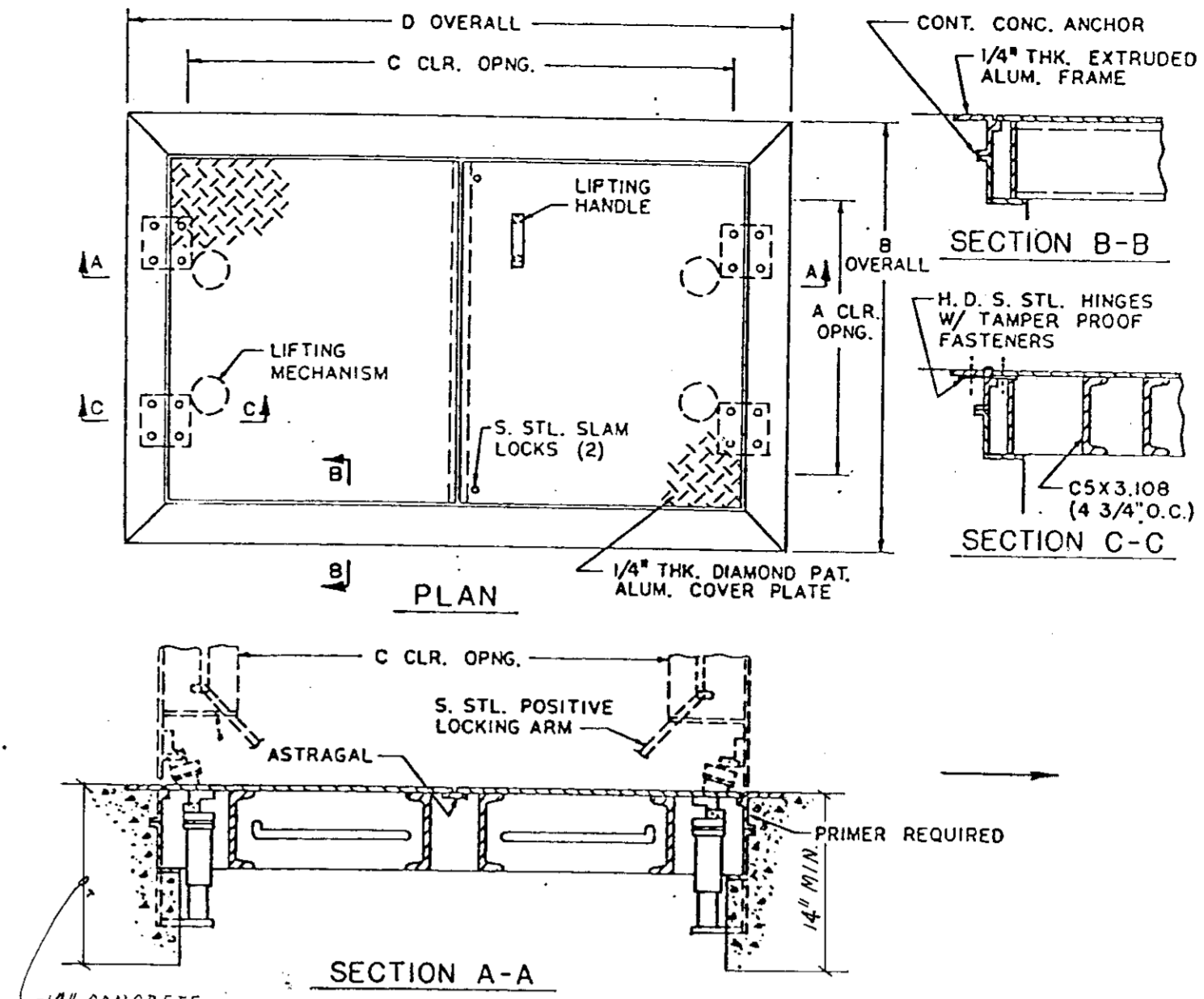
CONTRACTOR TO PROVIDE MANUFACTURERS SPECIFICATIONS FOR FRAME AND COVER FOR COUNTY APPROVAL, PRIOR TO CONST. OF LIFT STATION.



**SECTION A-A (TYP. ALL SIDES)**

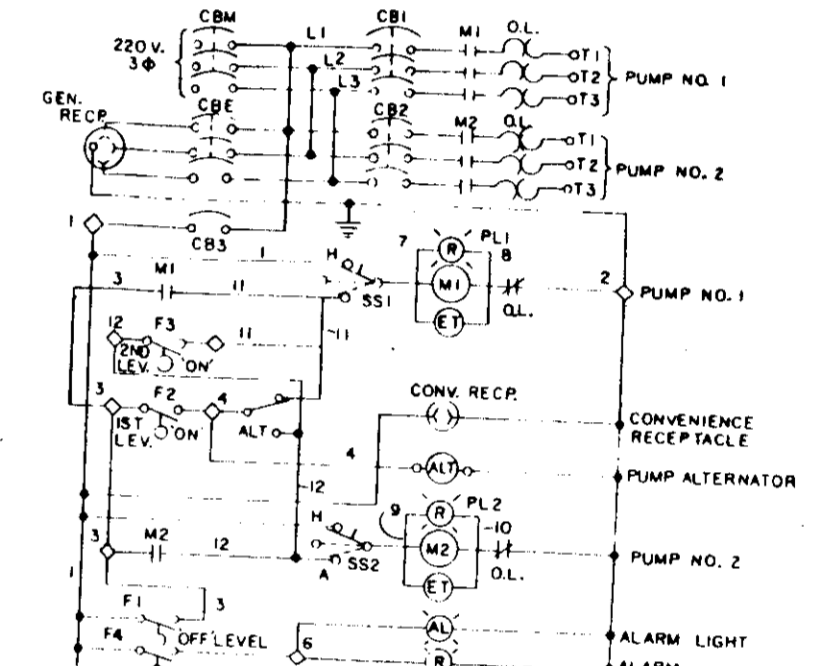
N.T.S.

- Note:**
1. An equivalent pre-manufactured - STAINLESS STEEL DR fiberglass-lift station package may be bid as an alternate. Any alternate is subject to final approval by the Engineer and San Joaquin County.
  2. All lift station equipment, including electrical and control panel, shall be INCLUDED IN THE COST OF THE LIFT STATION.
  3. Pump supplier shall provide all manufactures layout dimensions for pumps, guide bars and anchor bolts.
  4. Pumps shall be Davis EMU, Model EM5/80 with a 100mm impeller, or equal. Supplier shall provide pump curves and operating data for Engineer and County approval. Maximum design pumped outflow allowable is 100 gpm (duplex case).
  5. As an alternate; larger pumps may be used, provided that controls are set such that both pumps are never in operation simultaneously, and maximum pumped outflow does not exceed 100 gpm. Controller shall automatically alternate "pump on" for each cycle.



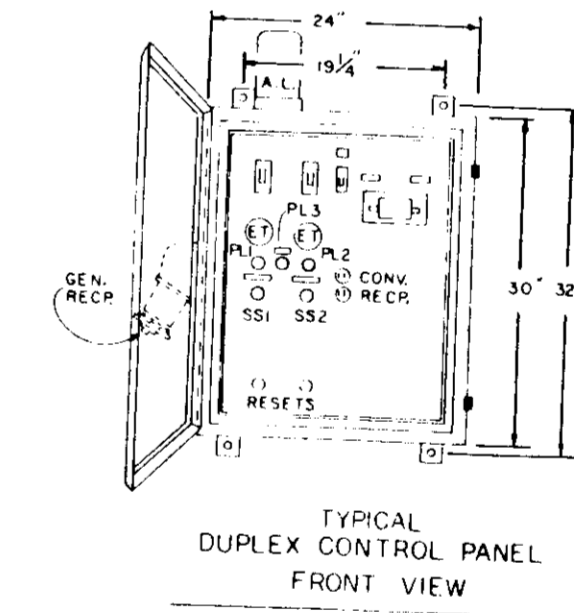
**DOUBLE DOOR ACCESS FRAME AND COVER**

- NOTES**
1. ALL HARDWARE STAINLESS STEEL.
  2. SUITABLE FOR USE IN OFF-STREET LOCATIONS WHERE NOT SUBJECTED TO HIGH DENSITY TRAFFIC.
  3. PROVIDE A FULL BED OF CLASS "A" CONCRETE UNDER FRAME AND SUPPORT ANGLES.
  4. PROTECT FRAME FROM RACKING AND TWISTING.



**TYPICAL POWER AND CONTROL SCHEMATIC**

- LEGEND**
- CBM - 3P MAIN CIRCUIT BRKR.
  - CBES - 3P PUMP CIRCUIT BRKR.
  - MIEMP - 3P FOUR WTR. START
  - PIFORM - FLOAT CONTROL FOR PUMP LIFT STATION
  - SS5SS2 - 3 POS. HDA SEL. SW.
  - ALT - SPST ALTERNATOR RELAY HOV.
  - ETI - ELAPSE TIME METER
  - AL - ALARM LIGHT HOV.
  - PL23 - INDICATOR PILOT LIGHT MED HOV.
  - CB3 - 1P CONTROL BRKR.
  - RECP - HOV CONN. RECP.
  - CBE - 3P EMERGENCY CRT. BRKR.



**TYPICAL DUPLEX CONTROL PANEL FRONT VIEW**

**AS BUILT**

*Speck*  
11-30-98

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

APPROVED BY \_\_\_\_\_  
R.C.E. DATE \_\_\_\_\_

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

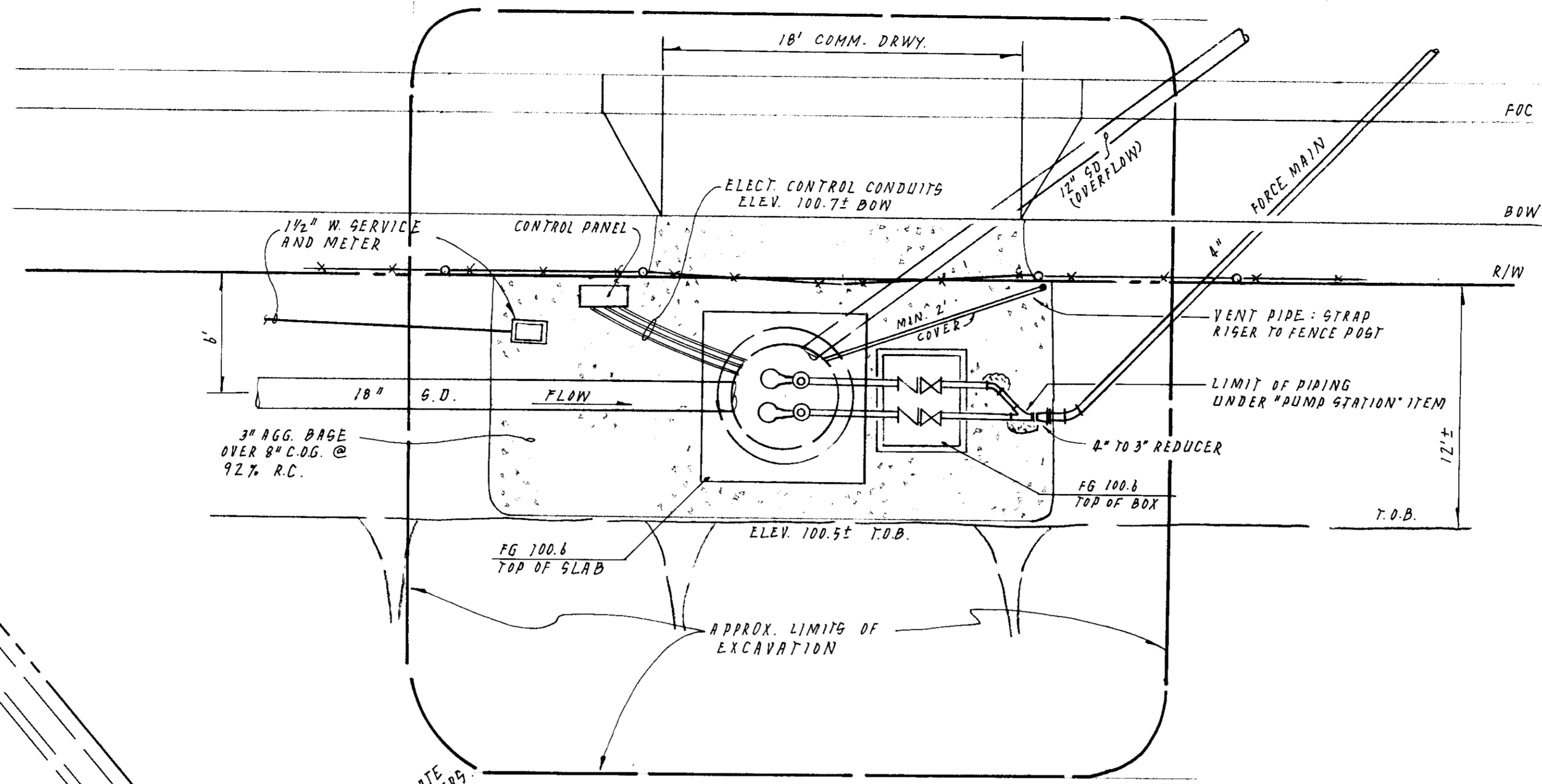
**LIFT STATION - DETAILS**

**TESSIE ESTATES**

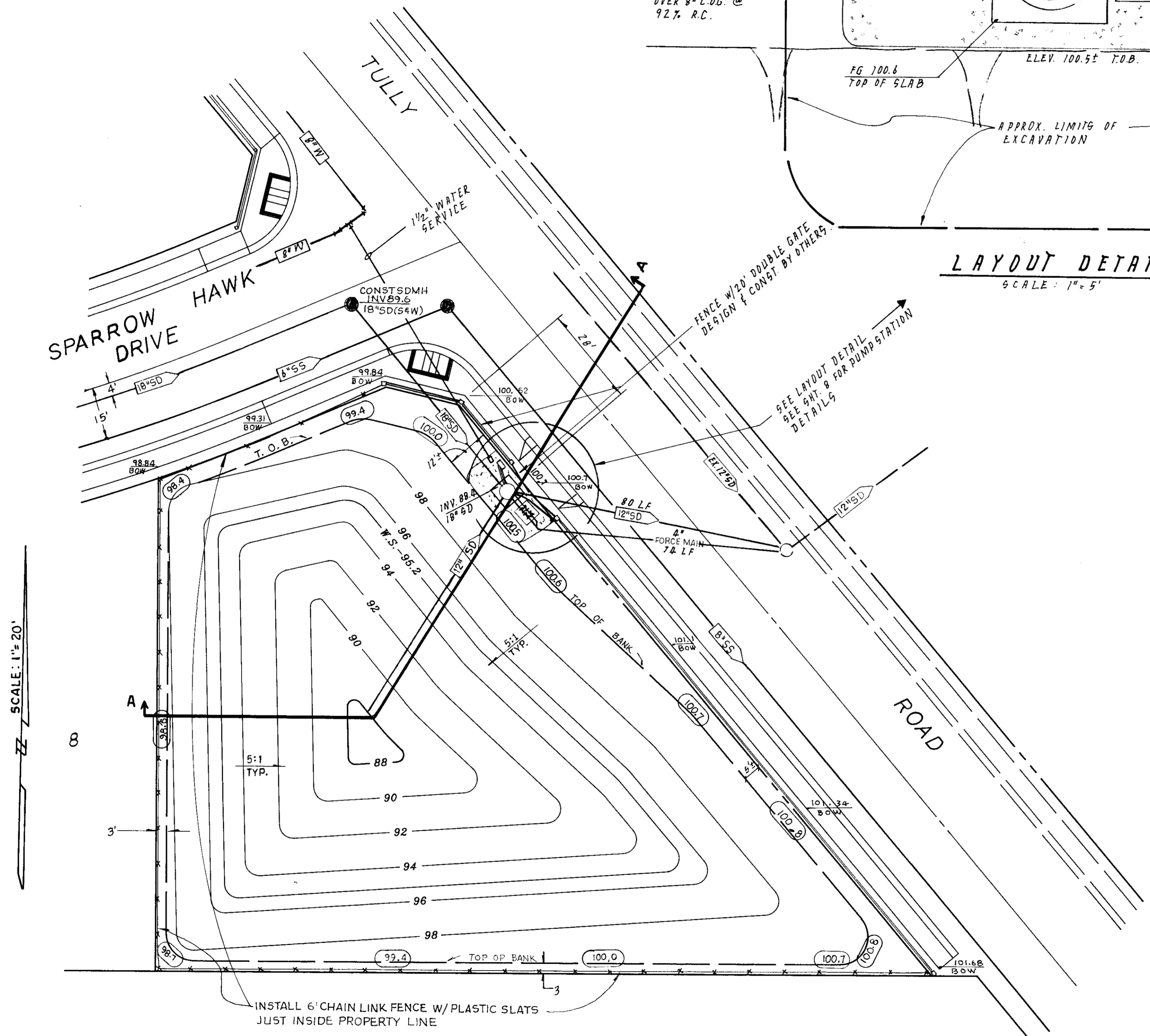
SUBDIVISION IMPROVEMENTS

SHEET 8 OF 11  
JOB NO. 9094  
FILE NO. G-973

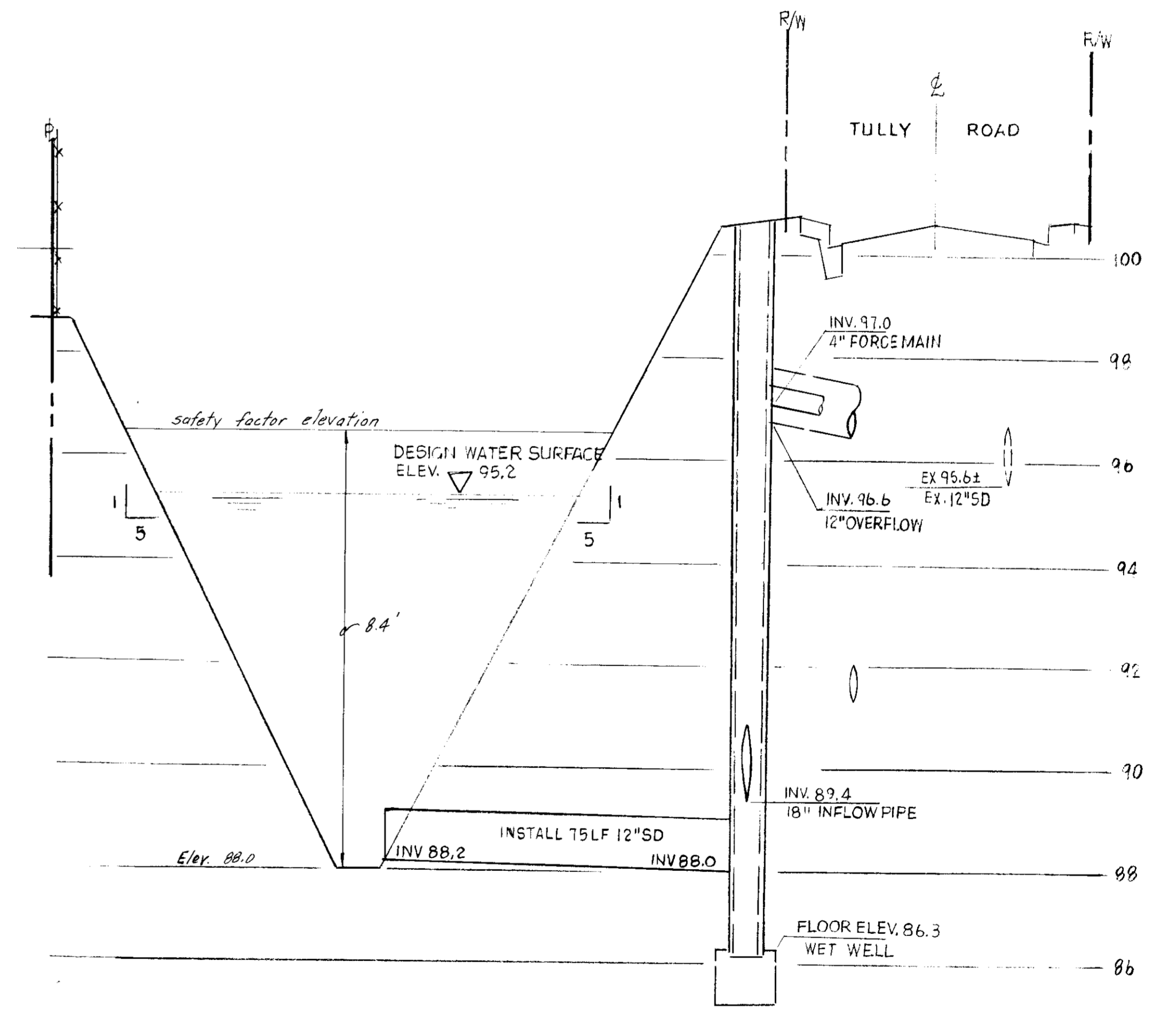
54-2830



**LAYOUT DETAIL**  
SCALE: 1" = 5'



**DRAINAGE BASIN-PLAN VIEW LOT 7**  
SCALE: 1" = 20'



**SECTION A A**  
SCALE: HORIZ; 1" = 20' VERT.; 1" = 2'

**AD BUILT**  
*S. Pich*  
11-30-98

NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
323 W. ELM ST. LODI, CALIF.  
95240 PH: 209-388-6618

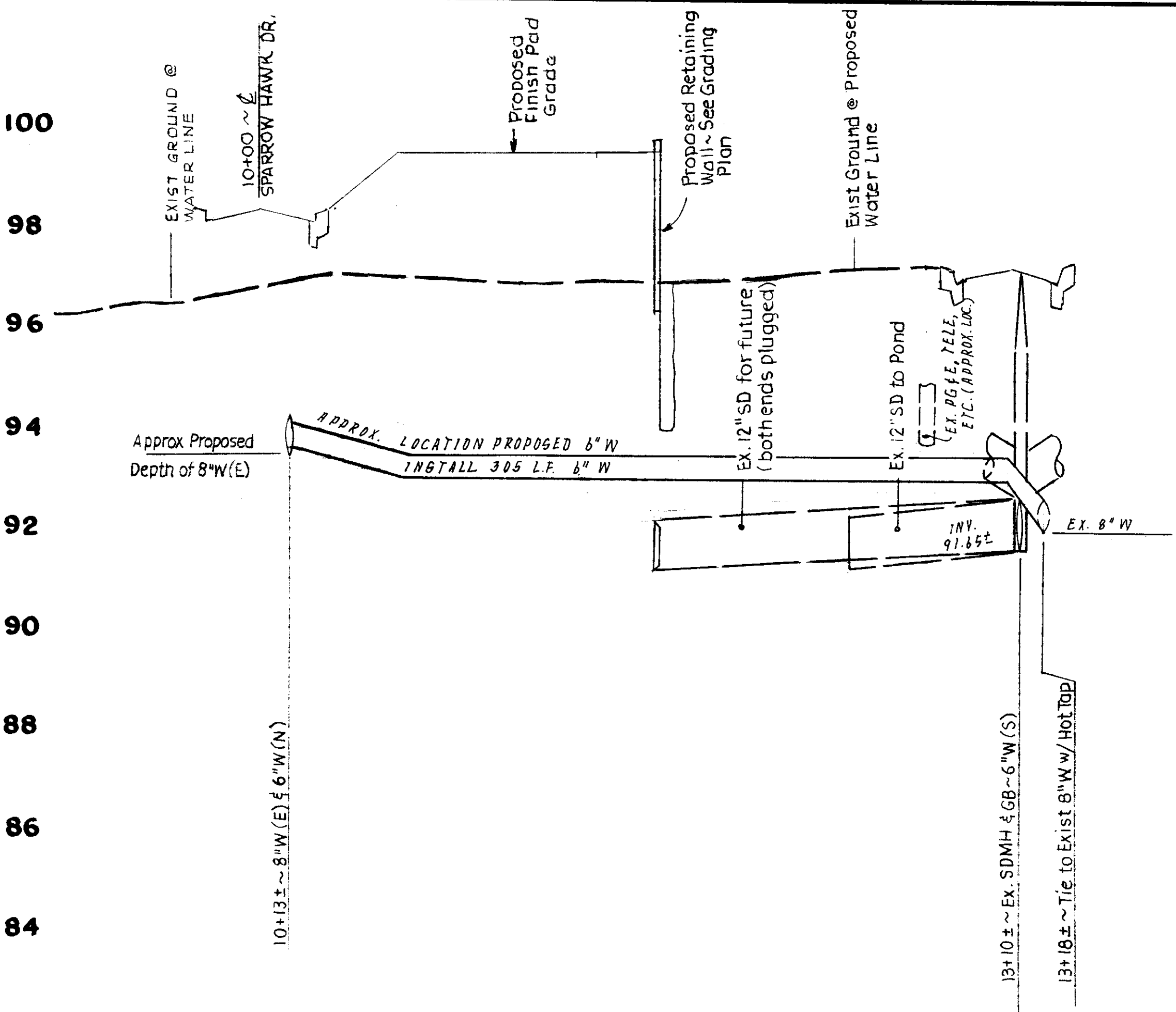
**STORM DRAINAGE POND DETAILS**

**TESSIE ESTATES**

SUBDIVISION IMPROVEMENTS

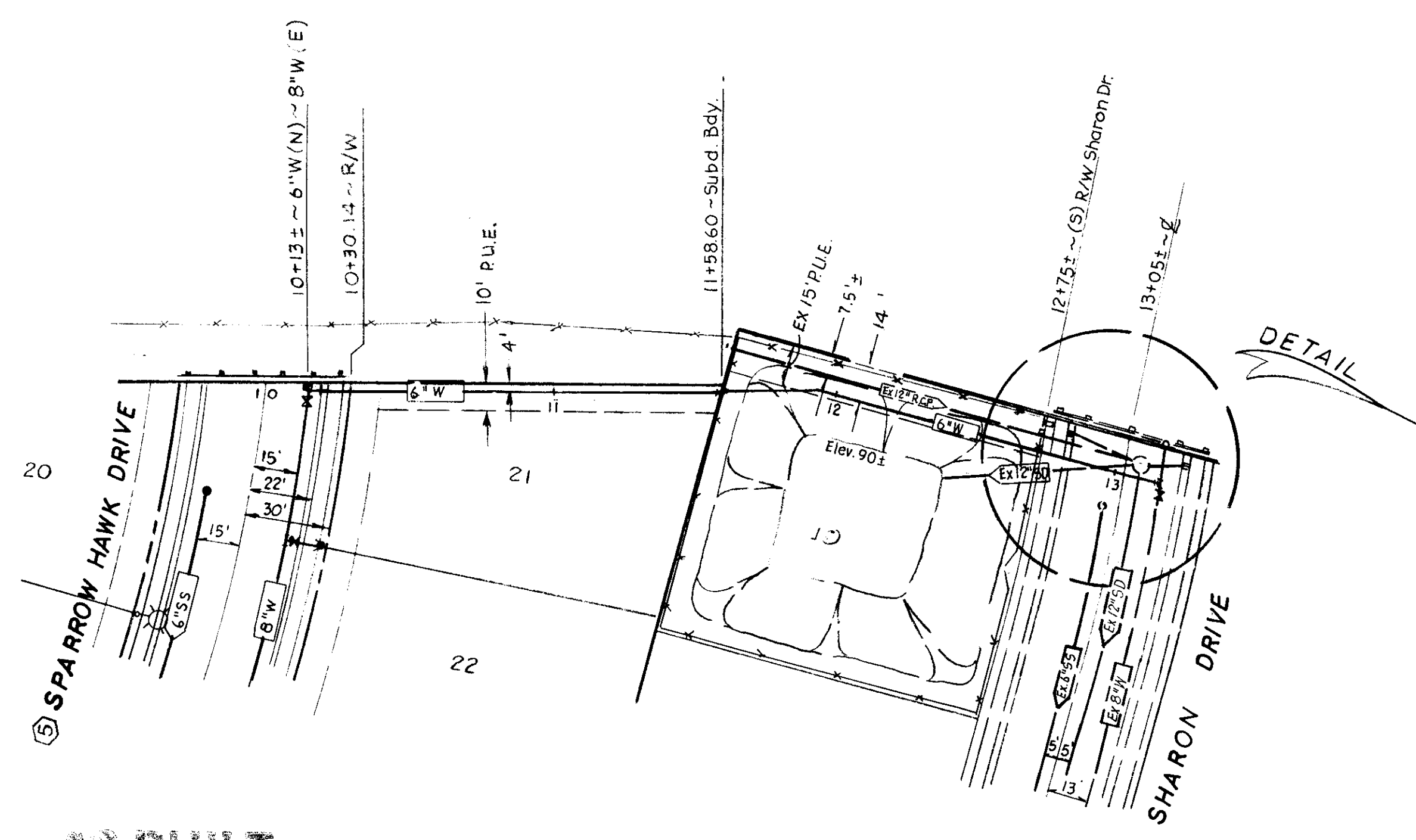
SHEET 11 OF 11  
JOB NO. 9094  
FILE NO. G-973

SU-2831

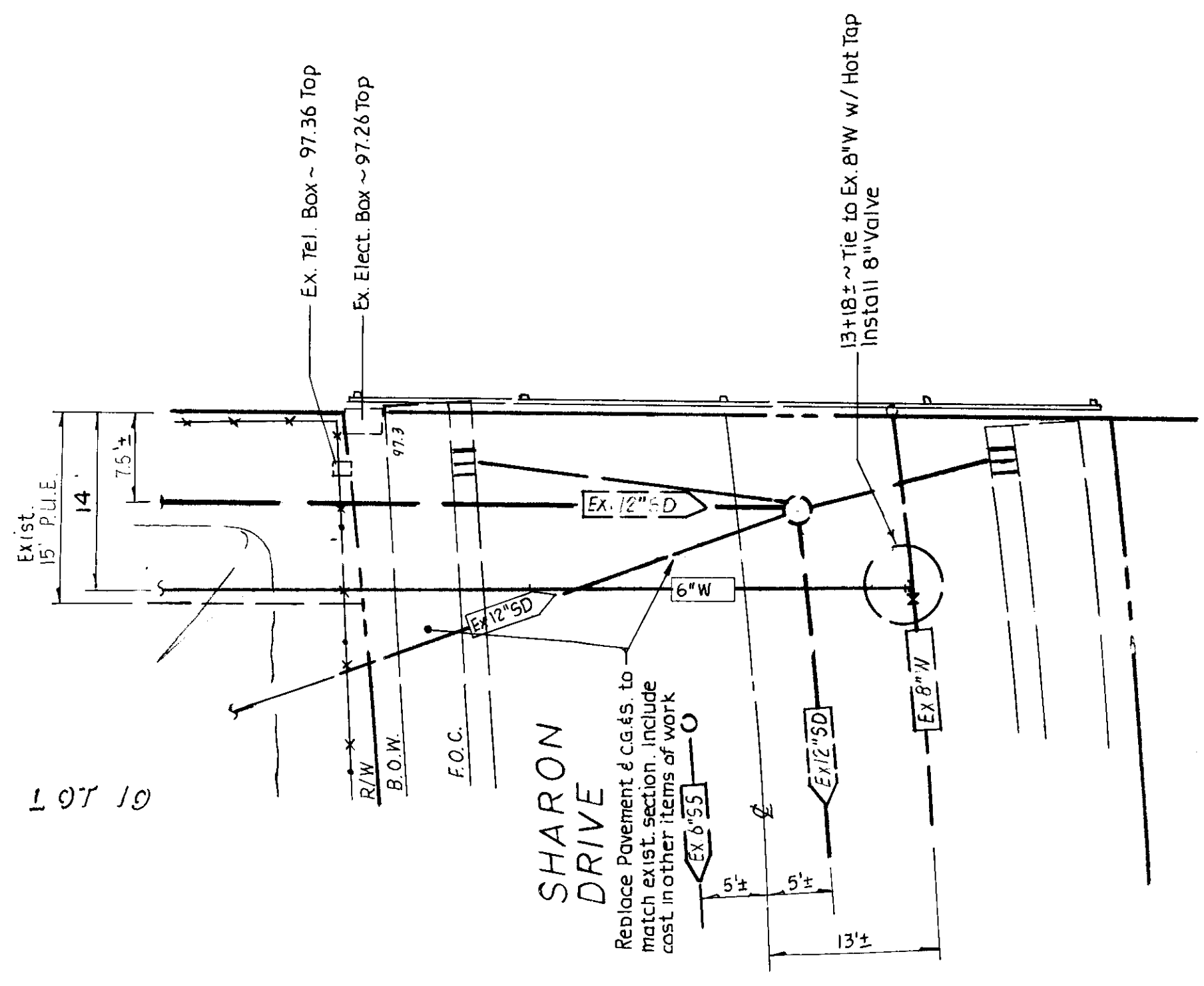


10+00 11+00 12+00 13+00  
EASEMENT "A"

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



DETAIL



DETAIL SCALE: 1" = 10'

AS BUILT  
S. P. [Signature]  
11-30-98

NO.	DATE	REVISIONS	BY	DESIGN	DRAWN BY

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
323 W. ELM ST. LODI, CALIF.  
95240 PH: 209-369-6618

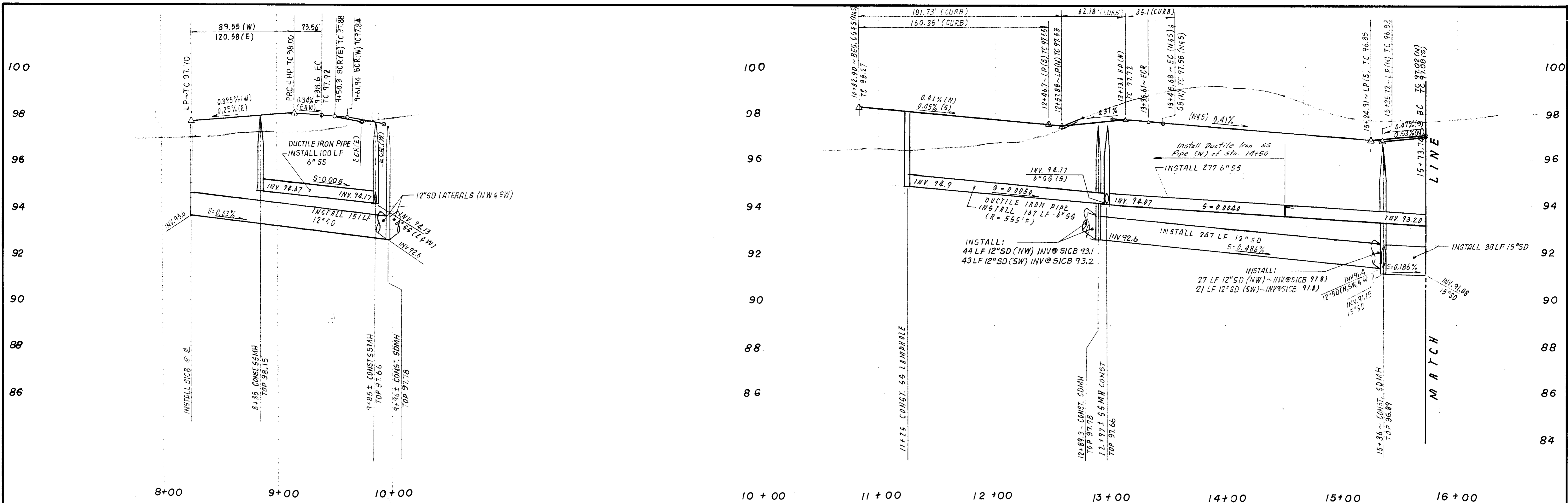
EASEMENT "A"

TESSIE ESTATES

SUBDIVISION IMPROVEMENTS

SHEET 6 OF 11  
JOB NO. 9094  
FILE NO. 6-973

54-2832



**OSPREY COURT**

**SPARROW HAWK DRIVE**

NOTE: 55 laterals for Lots 13-26 shall be Ductile Iron Pipe

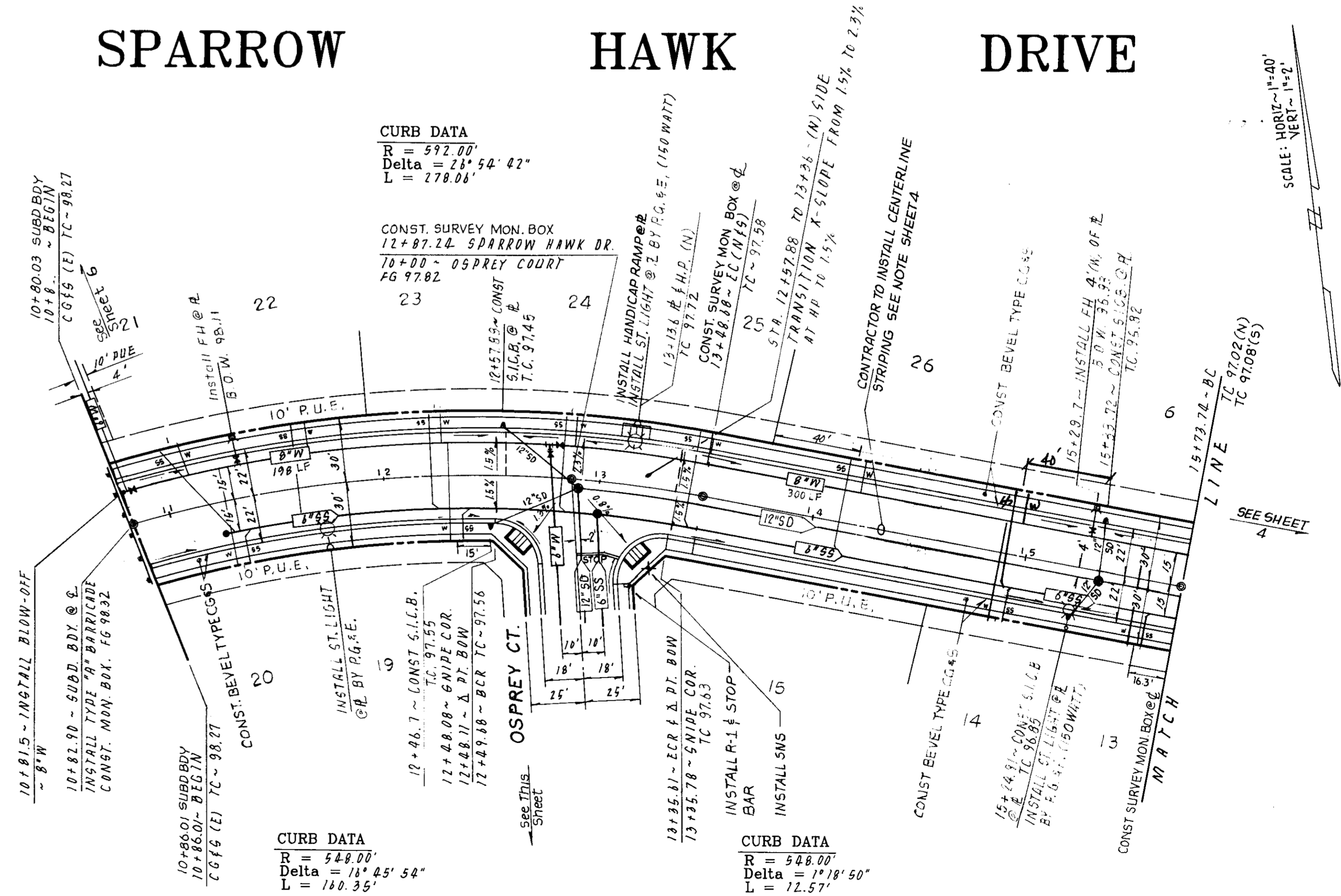
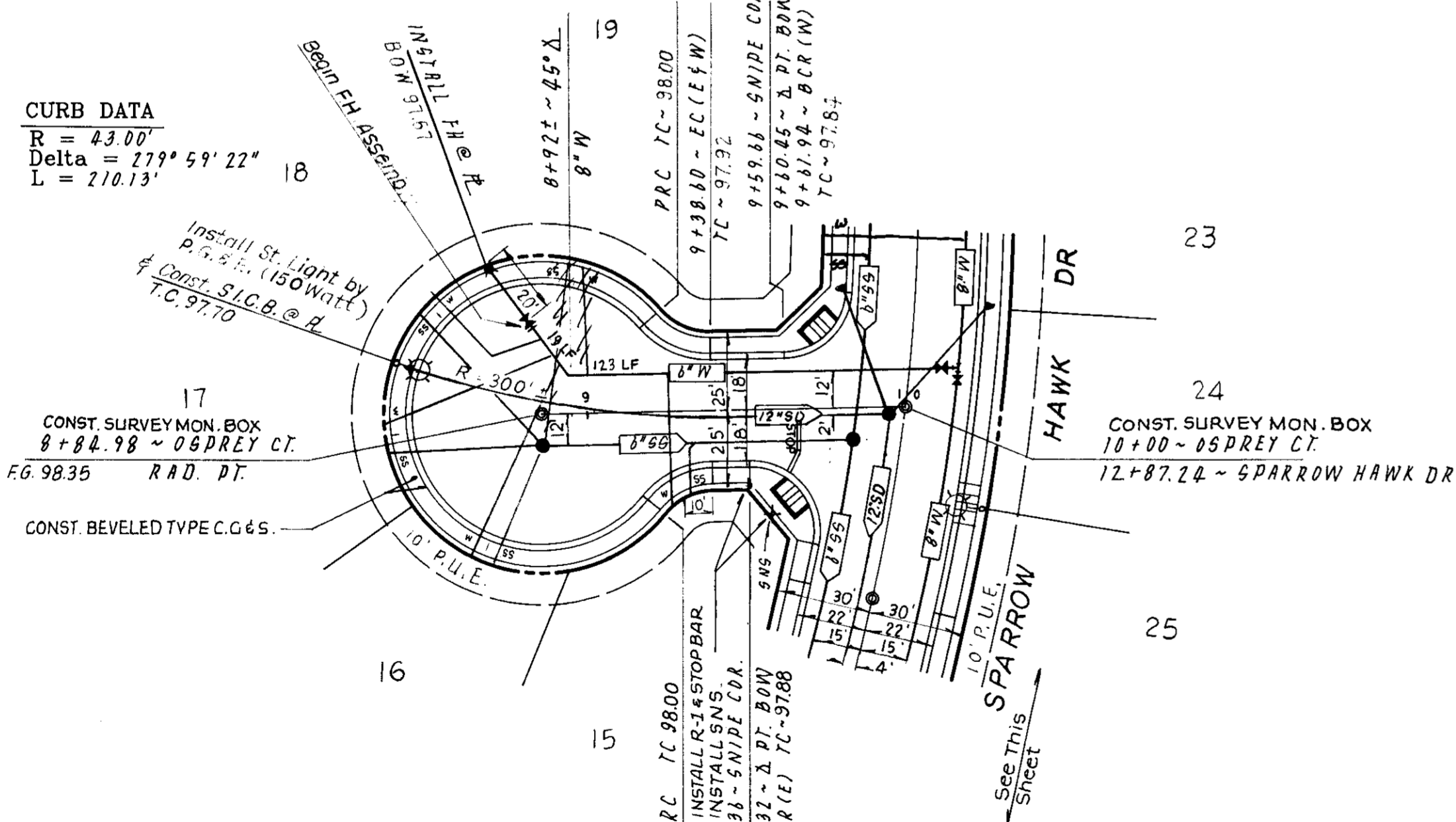
SCALE: HORIZ - 1"=40'  
VERT - 1"=2'

CURB DATA  
R = 27.00'  
Delta = 49° 59' 41"  
L = 23.58'

CURB DATA  
R = 20.00'  
Delta = 94° 23' 34"  
L = 32.95'

CURB DATA  
R = 43.00'  
Delta = 279° 59' 22"  
L = 210.13'

CURB DATA  
R = 592.00'  
Delta = 21° 54' 22"  
L = 278.04'



CURB DATA  
R = 27.00'  
Delta = 49° 59' 41"  
L = 23.58'

CURB DATA  
R = 20.00'  
Delta = 11° 05' 44"  
L = 26.92'

CURB DATA  
R = 548.00'  
Delta = 11° 45' 54"  
L = 160.35'

CURB DATA  
R = 548.00'  
Delta = 17° 18' 50"  
L = 12.57'

NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.

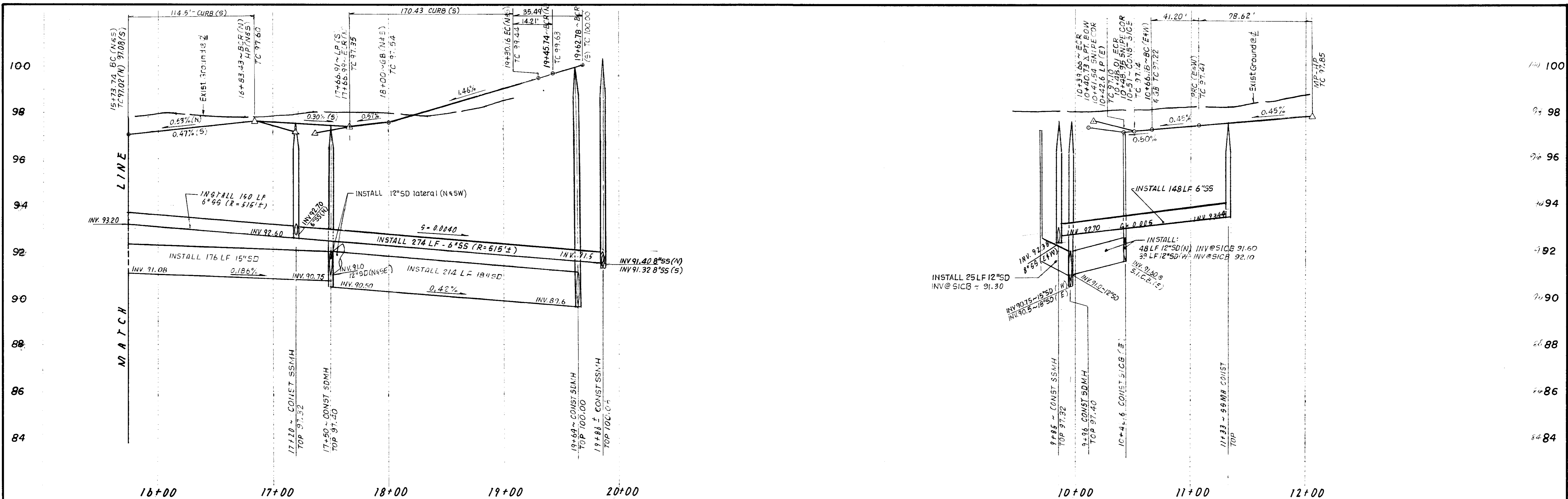
**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
323 W. ELM ST. LODI, CALIF.  
95240 PH: 209-368-6618

**OSPREY COURT**  
**SPARROW HAWK DRIVE**

**TESSIE ESTATES**  
SUBDIVISION IMPROVEMENTS

SHEET 5 OF 11  
JOB NO. 9094  
FILE NO. 6-973

54-2833



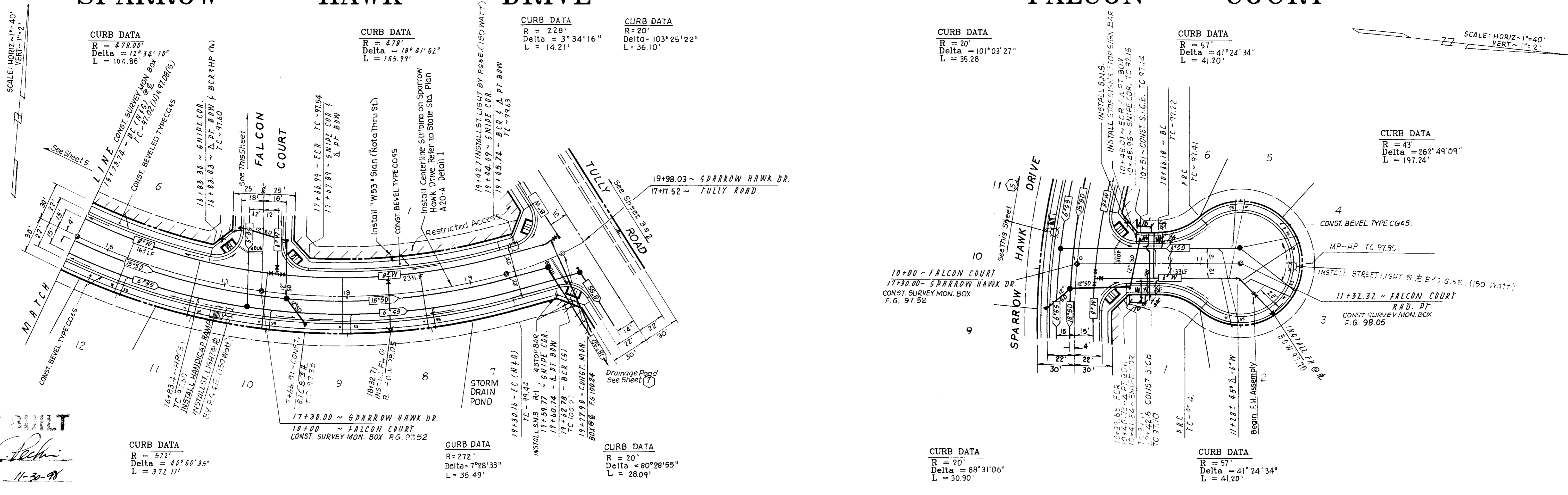
**SPARROW HAWK DRIVE**

**HAWK DRIVE**

**DRIVE**

**FALCON COURT**

**COURT**



NO.	DATE	REVISIONS	BY	DESIGN	S.E.P.	DRAWN BY	E.S.

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

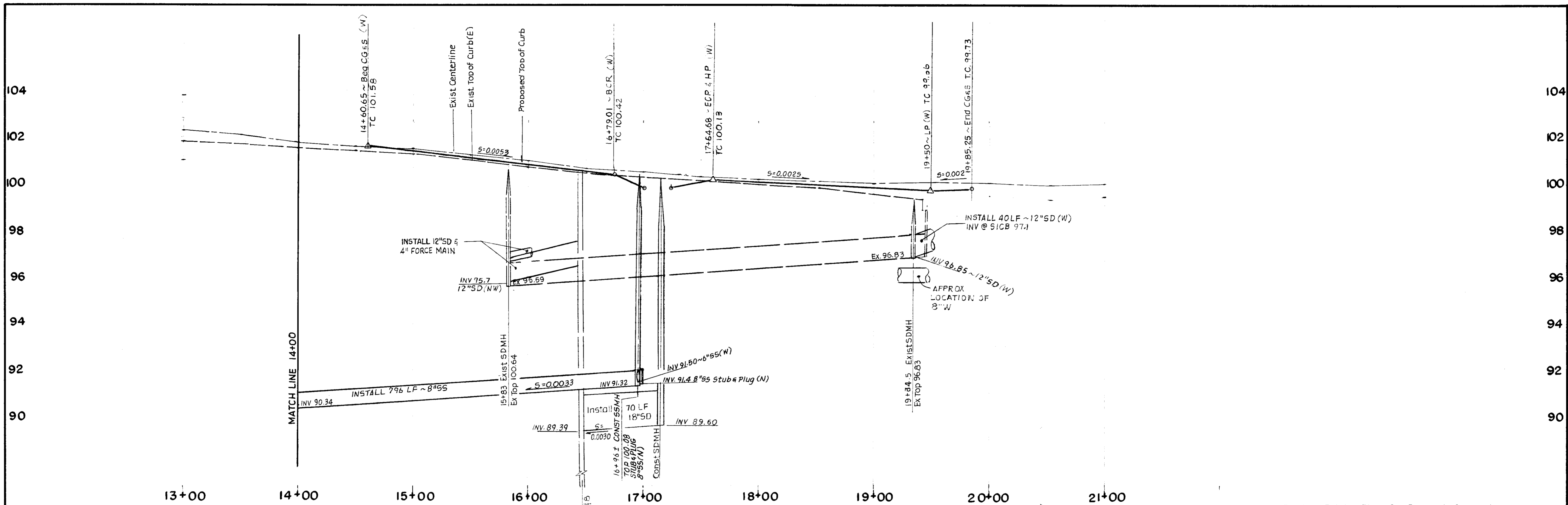
**SPARROW HAWK DRIVE**  
**FALCON COURT**

**TESSIE ESTATES**  
 SUBDIVISION IMPROVEMENTS

SHEET 4 OF 11
JOB NO. 9094
FILE NO. G-273

54-2834



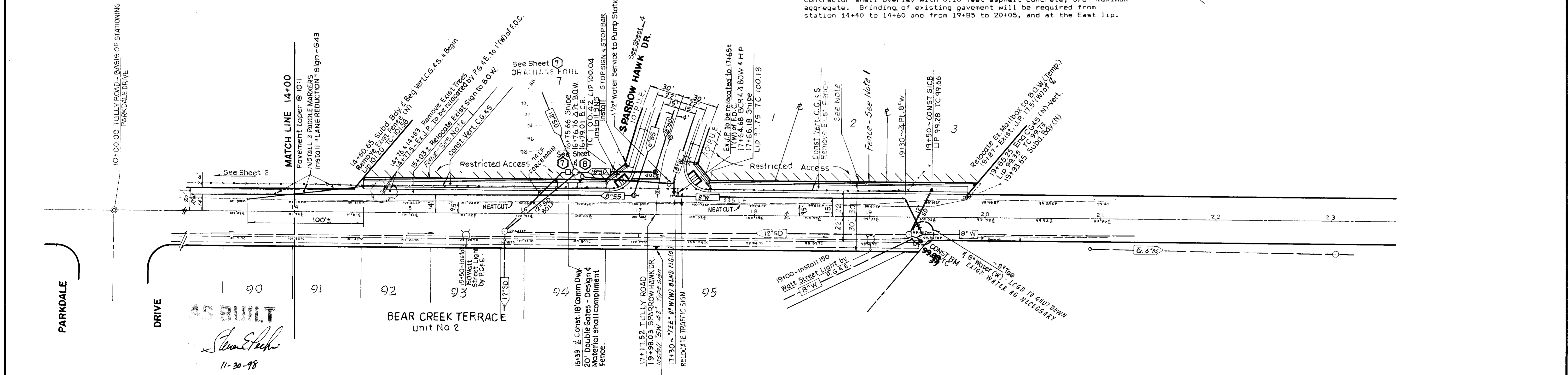


# TULLY ROAD

STA	Exist. Elev.	Exist. X-Slope	Elev. @ Neat Cut	Proposed Lip Elev.	Improved X-Slope
14+60.65	101.6±	1.9±	101.42±	101.20	2.10±
15~	101.47	2.2%	101.26	100.99	2.57%
15+50	101.22	1.7%	101.06	100.72	3.22%
16~	100.97	2.8%	100.70	100.44	2.51%
16+50	100.65	1.8%	100.48	100.17	2.94%
16+79.01	100.58±	1.7±	100.42±	100.04	3.62±
17+60.76	100.3±	2.6±	100.05±	99.75	2.89±
18~	100.18	3.2%	99.88	99.65	2.15%
18+50	100.07	2.4%	99.84	99.53	2.97%
19~	99.97	2.9%	99.69	99.40	2.81%
19+50(LP)	100.02	3.3%	99.71	99.28	4.06%
19+85.25	99.99±	3.3%	99.47±	99.35	2.7±

- NOTES:**
- 1) Combination Masonry-Wood Fence Design & Construction by others, Plans shall be submitted to S.J. Co. Public Works, for approval prior to construction.
  - 2) The utility crossings in Tully Road (force main, two 12" storm drain laterals, and 8" water) shall be bored; or, as an alternate, the contractor may open cut, provided that he pave the entire subdivision frontage to the East lip of the gutter. Over existing pavement, contractor shall overlay with 0.10 feet asphalt concrete, 3/8" maximum aggregate. Grinding of existing pavement will be required from station 14+40 to 14+60 and from 19+85 to 20+05, and at the East lip.

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



NO.	DATE	REVISIONS	BY	DESIGN	S.E.P.	DRAWN BY	E.S.

SUBMITTED BY: \_\_\_\_\_  
R.C.E. DATE: \_\_\_\_\_

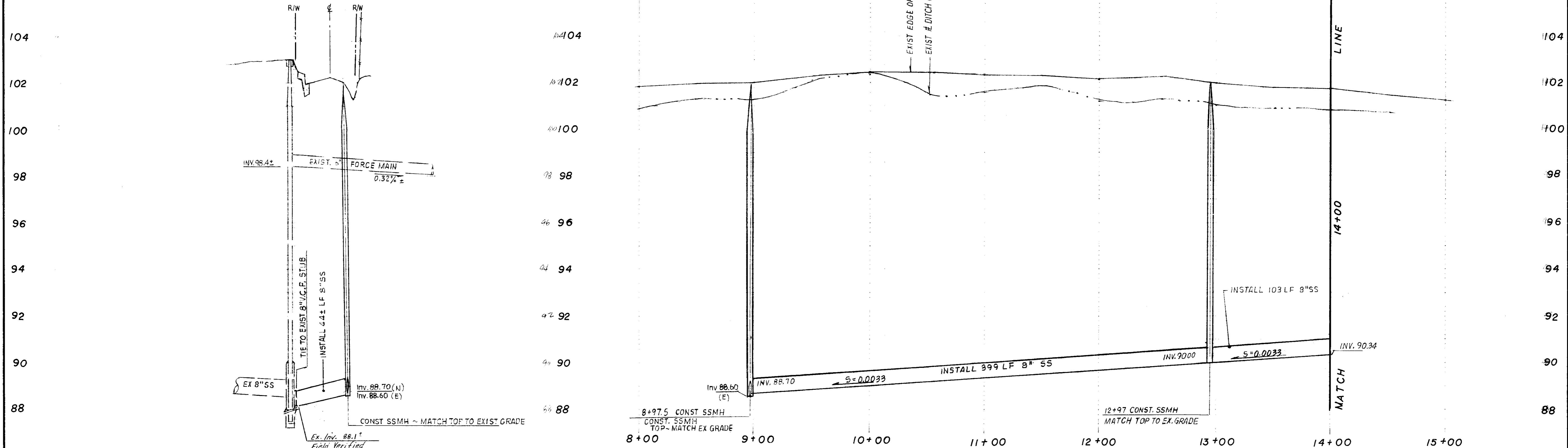
**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
323 W. ELM ST. LODI, CALIF.  
95240 PH: 209-368-8618

**TULLY ROAD**

**TESSIE ESTATES**  
SUBDIVISION IMPROVEMENTS

SHEET 5 OF 11
JOB NO. 9094
FILE NO. G-973

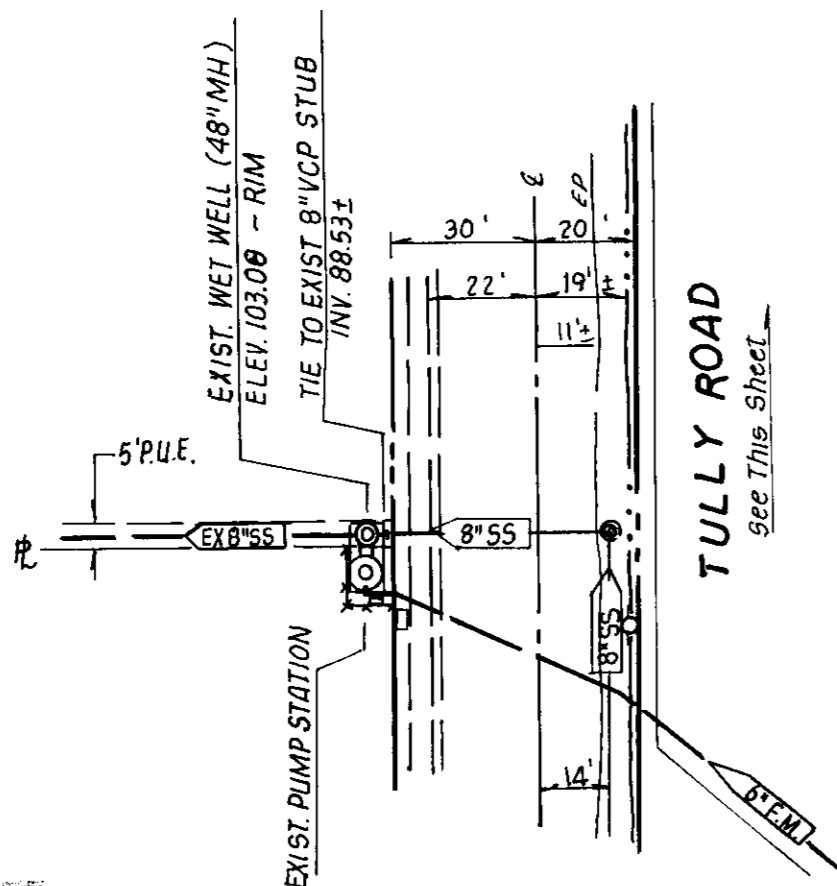
54-2835



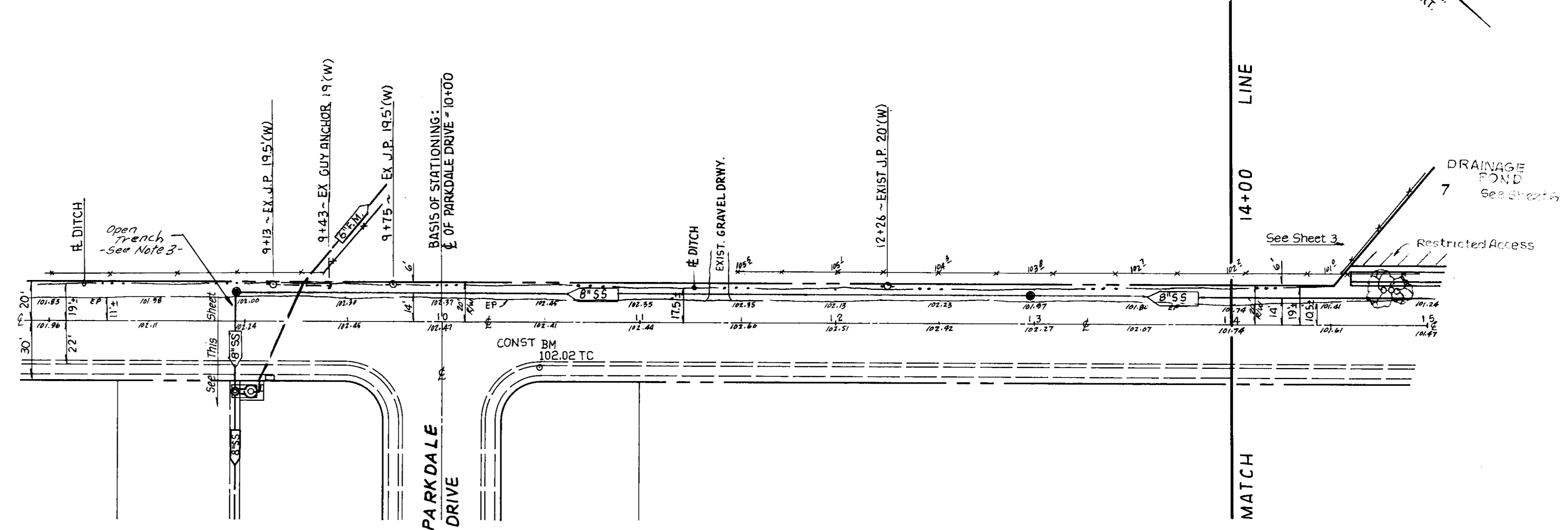
- NOTES:
- Contractor shall maintain two-way traffic at all times. Cost of traffic control to be included in other items.
  - Contractor shall obtain Encroachment Permit for work on Tully Road from San Joaquin County Public Works prior to the start of construction.
  - Trench Backfill for 8" SS Crossing shall consist of L.C.S.D. Std. Bedding to 12" above pipe, and then 3" back, gravel mix to the level of the existing road subgrade. Match exist pavement section.

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

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



AS BUILT  
*[Signature]*  
 11-30-98



NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 323 W. ELM. ST. LODI, CALIF.  
 95240 PH: 209-368-6818

**TULLY ROAD**

**TESSIE ESTATES**  
 SUBDIVISION IMPROVEMENTS

SHEET 2 OF 11
JOB NO. 7094
FILE NO. G-075

54-2836

CONSTRUCTION STAKING LIABILITY WAIVER

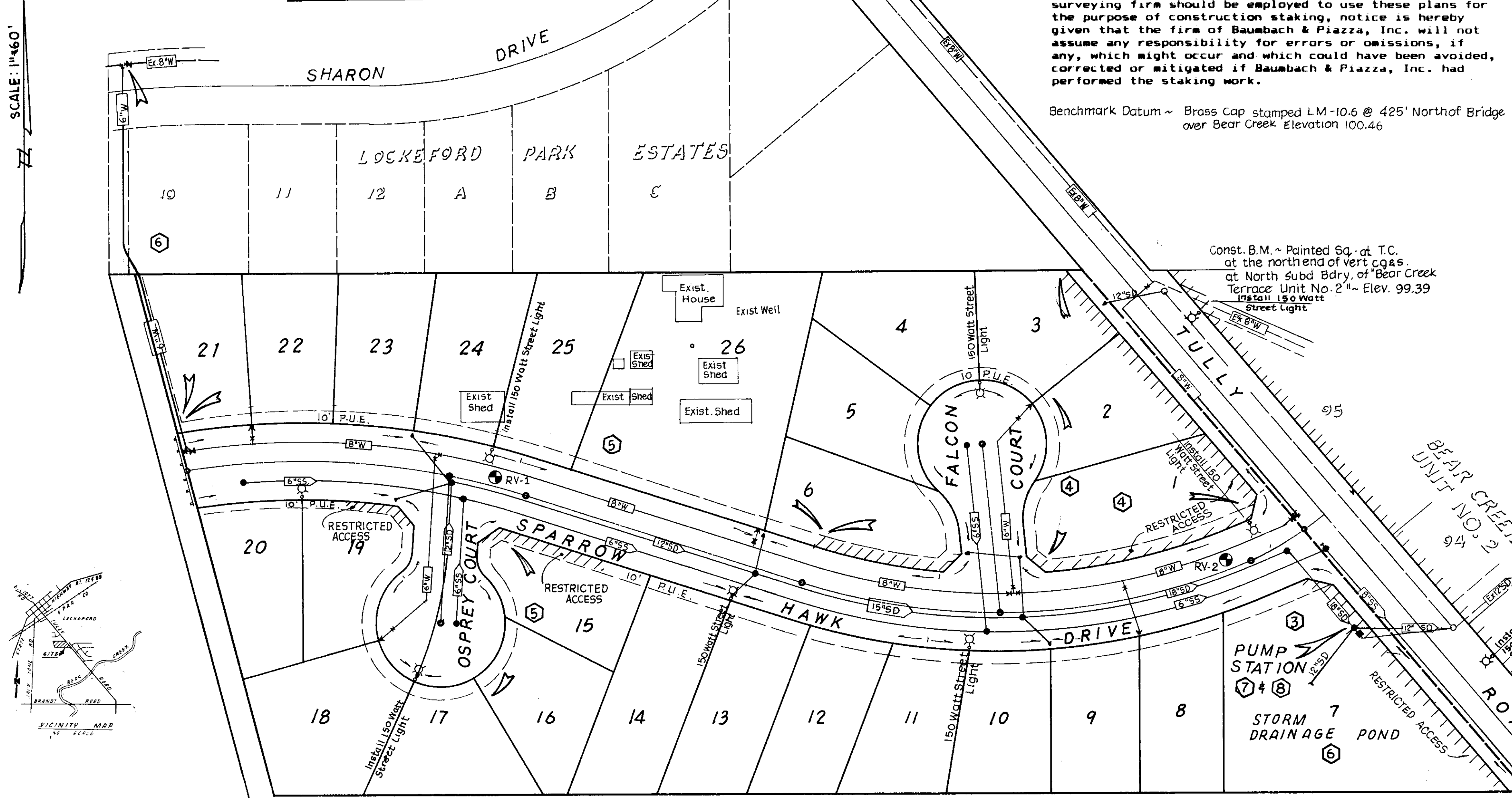
These improvement plans have been prepared with the intent that the firm of Baumbach & Piazza, Inc. will be performing the construction staking for the complete project. If, however, another engineering and/or surveying firm should be employed to use these plans for the purpose of construction staking, notice is hereby given that the firm of Baumbach & Piazza, Inc. will not assume any responsibility for errors or omissions of 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 LM-10.6 @ 425' Northof Bridge over Bear Creek. Elevation 100.46

GENERAL NOTES

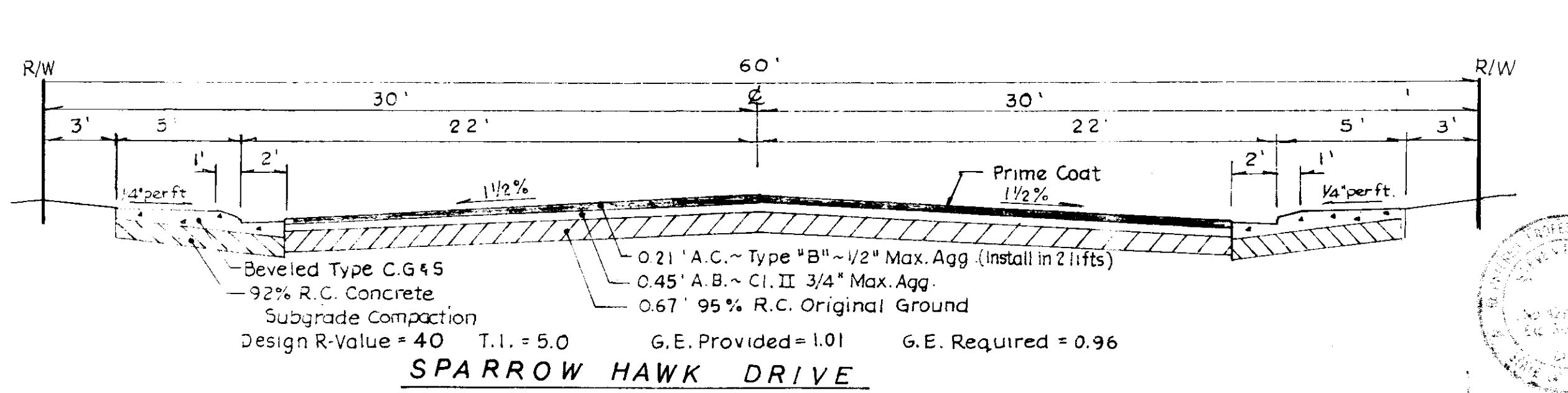
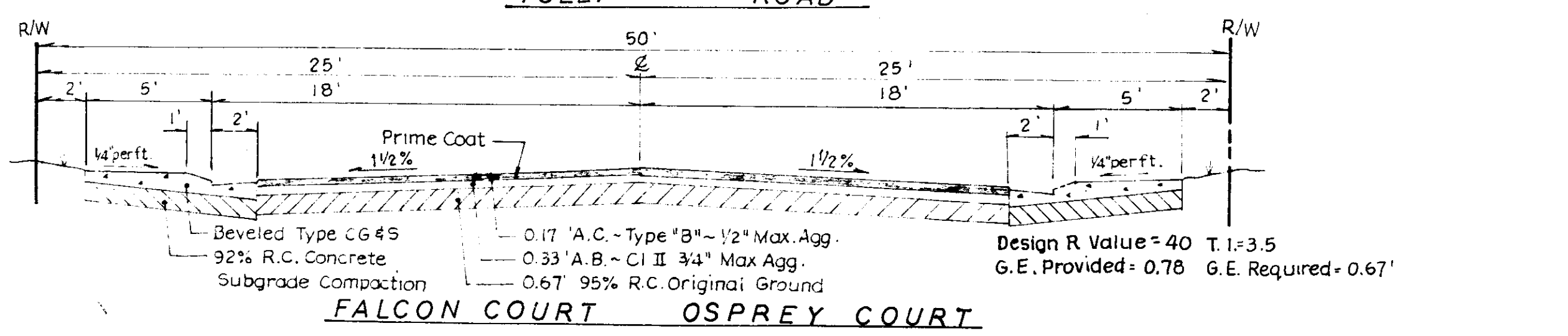
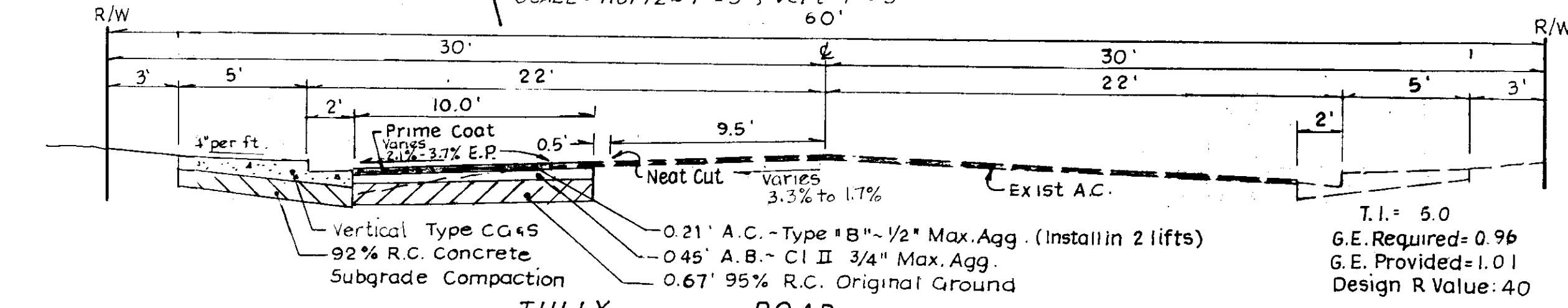
- All work shall conform to these plans and any special provisions for this project.
- Refer to the final map of this subdivision for all center line and property line data.
- Contractor shall receive an approved set of plans and specifications prior to beginning construction.
- Baumbach & Piazza (Engineer) 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 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., 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.
- 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.
- All 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 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.
- Where water crosses 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.
- 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.
- Pipe type and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD) - RCP or HDPE, CI. III, Sanitary Sewer (SS) - VCP, Extra Strength per ASTM Std. C-700; Water (W) - PVC, CI. 150 or greater per ASTM Std. C-900; PUC, CI. 150 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 9.
- 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, 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".
- 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 Encroachment Permit from San Joaquin County for all work within the existing street. Trenching over 5' deep shall have a trench design by a licensed engineer.
- For Water Main under a Sanitary Sewer Lateral crossing, a 20 foot 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.
- 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 required by the County. Contractor shall call for the tests and submit the results to the engineer and County as soon as possible.
- Import material sampling and testing shall be the responsibility of the contractor. All results shall be sent to the Engineer and the County Inspector. Approval required from J.H. Kleinfelder & Associates.
- All utilities shall be underground. Existing telephone poles to be removed by Pacific Bell. Joint poles to be removed by P. G. & E.
- Sanitary Sewers shall have laying grade established by layer control. Video inspection will be required (see specifications). Deflection test and air test will be required after lines are balled and flushed according to the specifications.
- Typical water service size for the residential lots (1-6 and 8-26) is one inch. See Detail on Sheet 9.
- Contractor shall place tracer wire with installation of all water line.
- Thrust blocks shall be constructed as required by detail on Sheet 10.

KEY MAP



STRUCTURAL SECTION

SCALE: Horiz = 1"=5'; Vert = 1"=5'



UTILITY SERVICES TO BE PROVIDED BY:

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

Zone R-18

Easements shall be provided as required by the various utilities.

LEGEND

- SURVEY MONUMENT BOX
- ✕ STREET SIGN
- SIDE INLET CATCH BASIN
- LP LOW POINT
- HP HIGH POINT
- TC TOP OF CURB
- PRC POINT OF REVERSE CURVE
- SD STORM DRAIN LINE INDICATING DIRECTION OF FLOW
- SS SANITARY SEWER LINE INDICATING DIRECTION OF FLOW
- W WATER LINE AND VALVE
- FH FIRE HYDRANT
- SL STREET LIGHT (150 WATT HIGH PRESSURE SODIUM VAPOR 120 VOLT SCH. L.S. 1-E, AS SHOWN ON PLAN)
- BC BEGIN CURVE
- EC END CURVE
- BCR BEGIN CURB RETURN
- ECR END CURB RETURN
- GB GRADE BREAK
- BO BLOWOFF
- L.F. LINEAL FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE SETBACK EASEMENT
- R/W RIGHT OF WAY
- C CENTERLINE
- F FLOWLINE
- Inv. INVERT
- EX. EXISTING
- P. PROPERTY LINE
- A.C. ASPHALT CONCRETE
- A.B. AGGREGATE BASE
- A.S.B. AGGREGATE SUBBASE
- C.O.G. COMPACT ORIGINAL GROUND
- R.C. RELATIVE COMPACTION
- C.S.P. CORRUGATED STEEL PIPE
- B.O. BLOWOFF
- S.D.M.H. STORM DRAIN MANHOLE
- S.S.M.H. SANITARY SEWER MANHOLE
- T.I. TRAFFIC INDEX
- R. RADIUS
- Δ DELTA
- L. LENGTH
- S.S.C.O. SANITARY SEWER CLEANOUT
- S.I.C.B. SIDE INLET CATCH BASIN
- RV-1 & RV-2 R-VALUE SAMPLES

SHEET INDEX

- ① KEY SHEET
- ② PLAN & PROFILE
- ③ DETAILS
- ④ GRADING PLAN

APPROVED BY:

Frank J. Serra 9/4/91  
MOKELUMNE FIRE DISTRICT DATE

Donald R. Gaudin 9/18/91  
LOCKEFORD COMMUNITY SERVICES DISTRICT DATE

James R. Miller 9-5-91  
SAN JOAQUIN COUNTY FIRE/MARSHAL DATE

James R. Miller REHS 9-5-91  
SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES DATE

AS BUILT

by Steve E. Piazza  
DATE 11-30-98

NO.	DATE	REVISIONS	BY	DESIGN S.E.P.	DRAWN BY E.S.	APPROVED BY: Henry M. Hirata RCE No. 21258	BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEY	KEY MAP	TESSIE ESTATES	SHEET 14 OF 11
						October 10, 1994			SUBDIVISION IMPROVEMENTS	JOB NO. 9094
						Submitted by: Steve E. Piazza RCE 42764 DATE 9/4/91				FILE NO. G-973

SU-2837