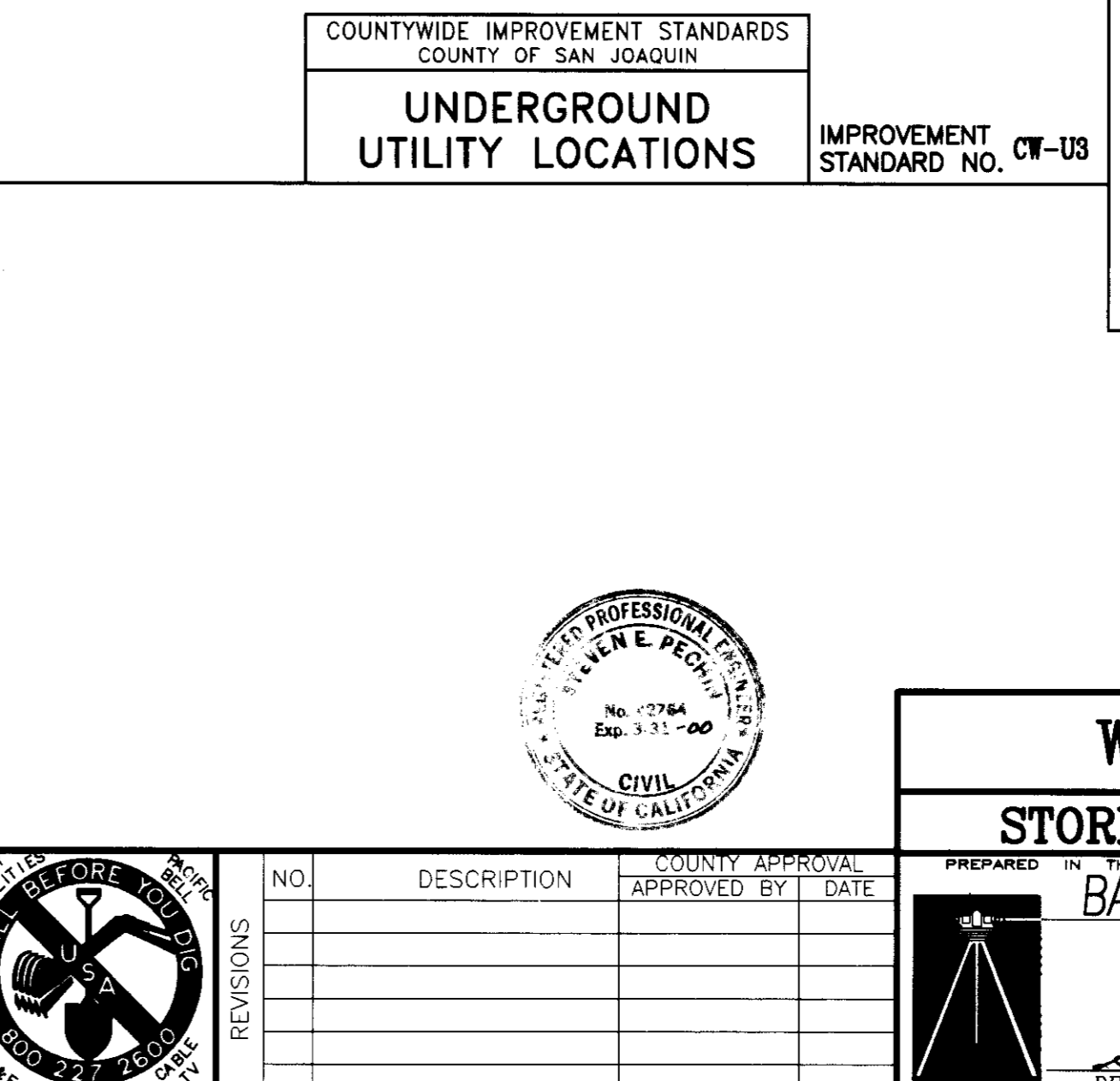


Requirements

- Fencing fabric wire shall be new 9 gauge steel, 2" mesh wire material with steel galvanized fasteners made by U.S. manufacturers placed 18" apart. Said fabric wire will be placed with the twisted cut wires pointing up.
- Line posts and brace posts shall be steel galvanized with a 1-7/8" outside diameter and a minimum of 12 gauge in sidewall thickness. Corner and gate posts shall be no less than 2-1/2" in diameter.
- A spring tensioned wire (7 gauge min.) stretcher bottom and a top rail consisting of galvanized steel with a outside diameter not less than 1-5/8" in diameter and 14 gauge in sidewall thickness shall be provided. Top rail wire ties shall be a minimum of 2" apart.
- Holes for line and corner or brace posts shall be a min. of 3" deep and a min. of 8" in diameter and set in to concrete.
- Line posts, brace posts and corner posts shall not exceed 10' max. spacing.
- WID requires that fencing be set 6" onto WID right-of-way with no gates or openings leading into right-of-way unless otherwise ordered by the District.
- WID will not be responsible for the maintenance or upkeep of any fencing or decorative accent materials used to enhance the appearance of any chain link fence.
- Gates shall be hinged and of a swinging type with a min. of 16' between gate posts and of similar material. All gates shall have locking mechanisms and be hinged as to prevent the gate from being removed by lifting.
- WID reserves the right to require additional specifications as are necessary and accepts no liabilities for occurrences relating to fencing on or off the right-of-way. WID reserves the right to make modifications to fencing including its removal or relocation, should the District determine it necessary.

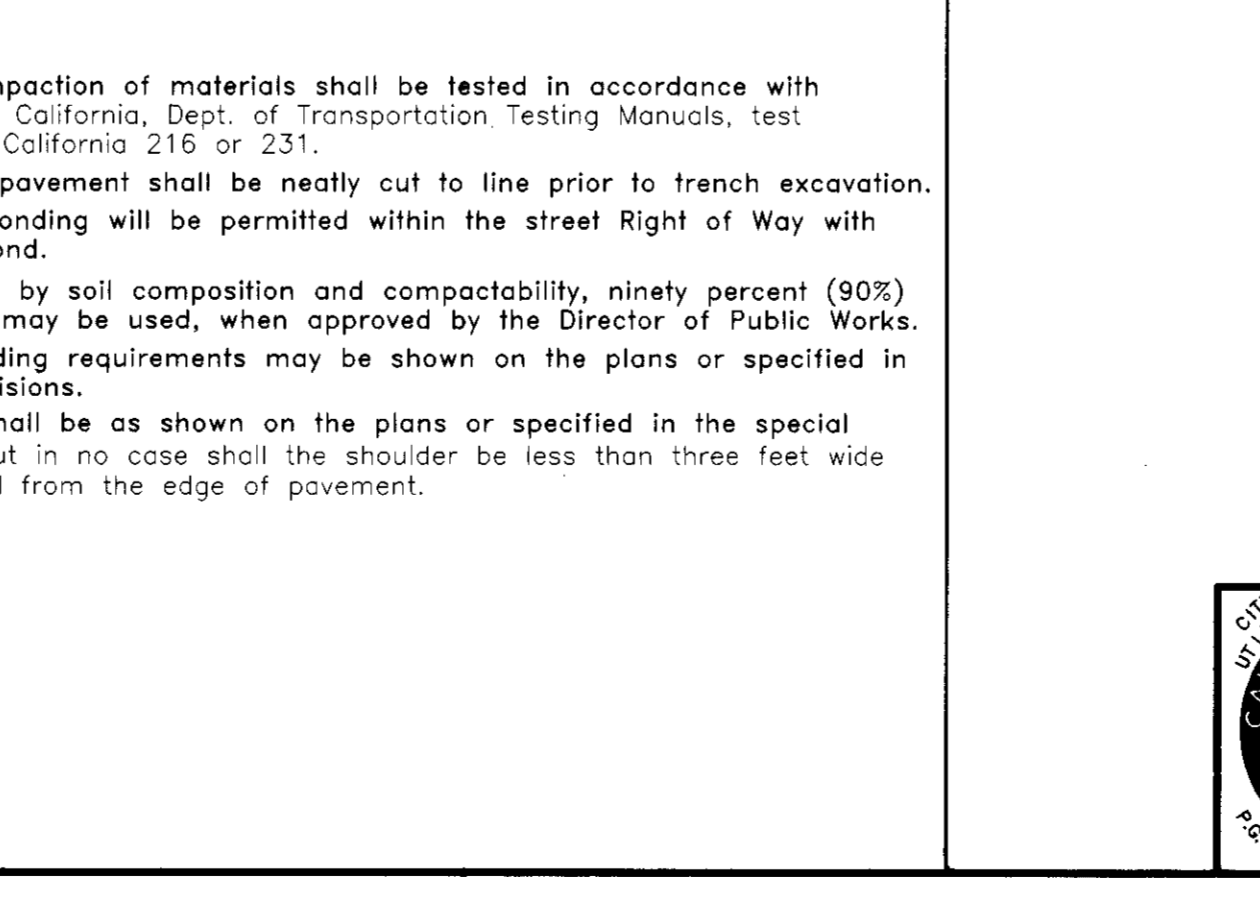
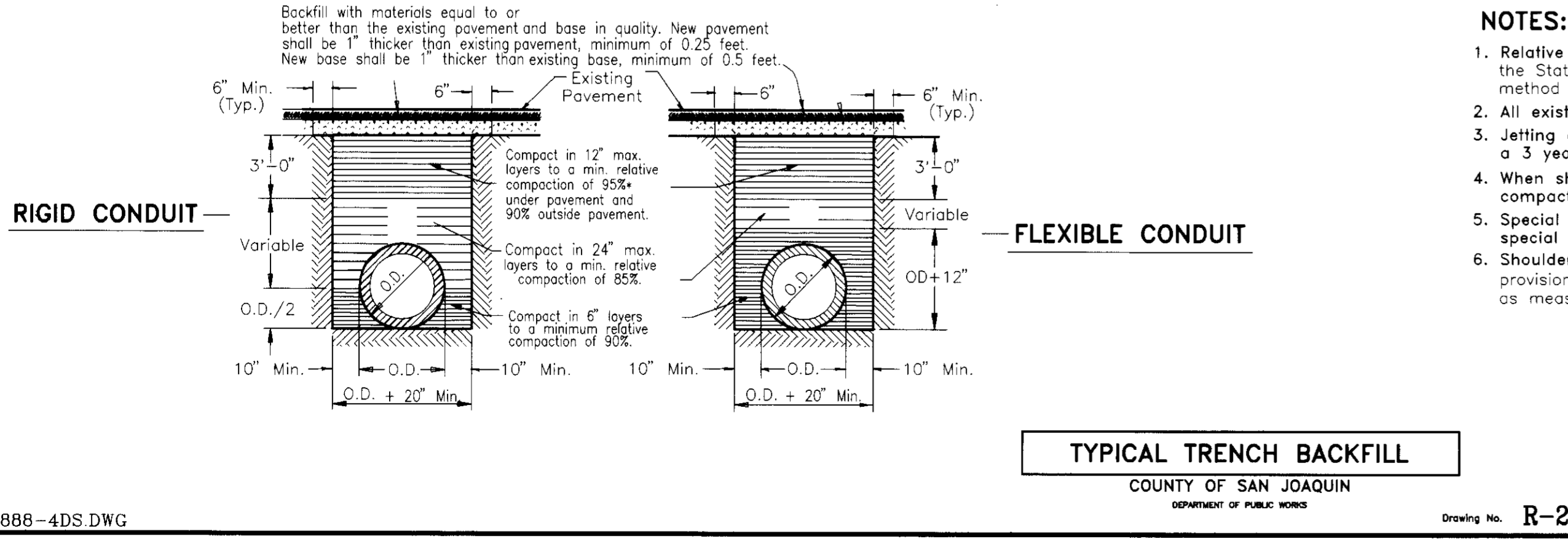
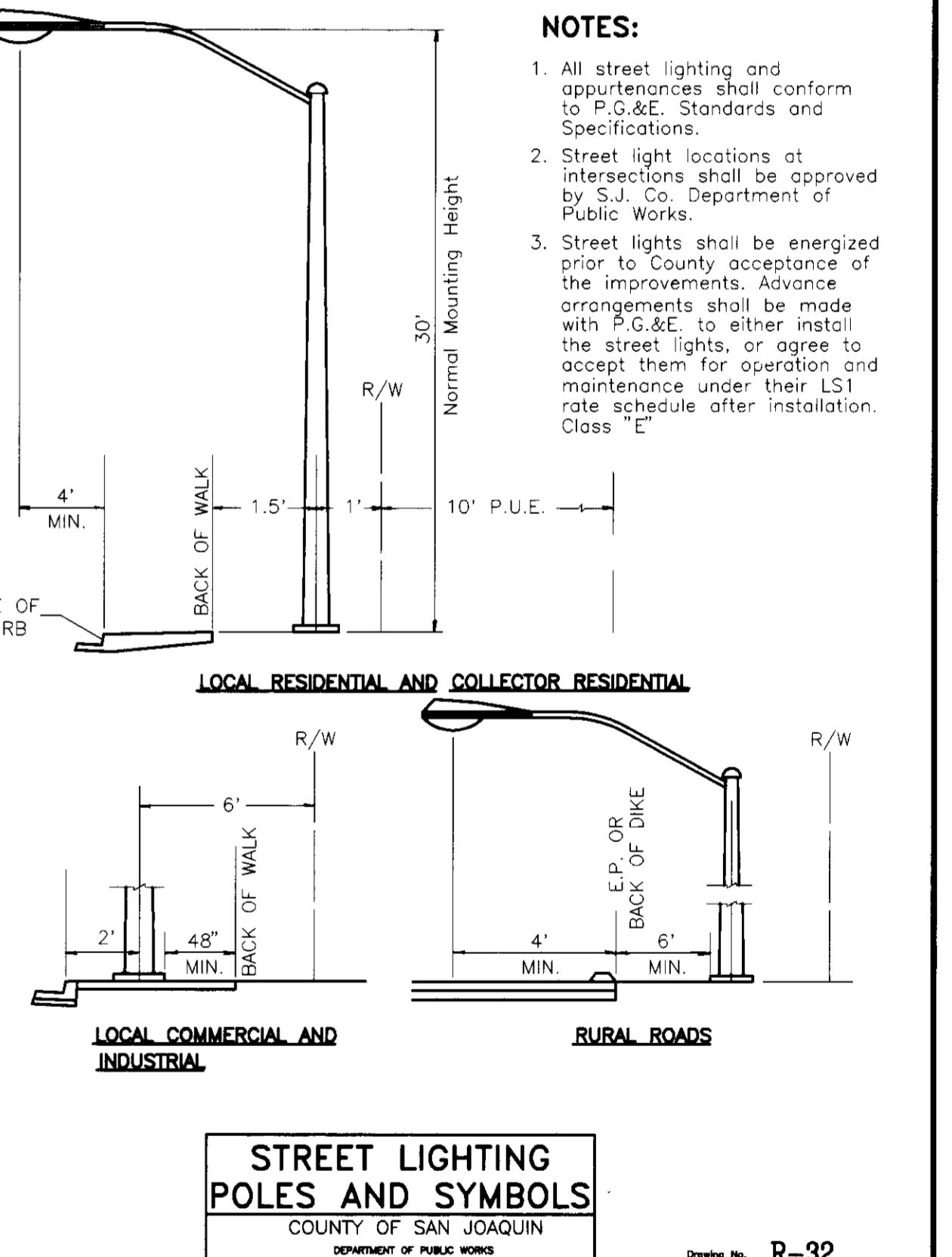
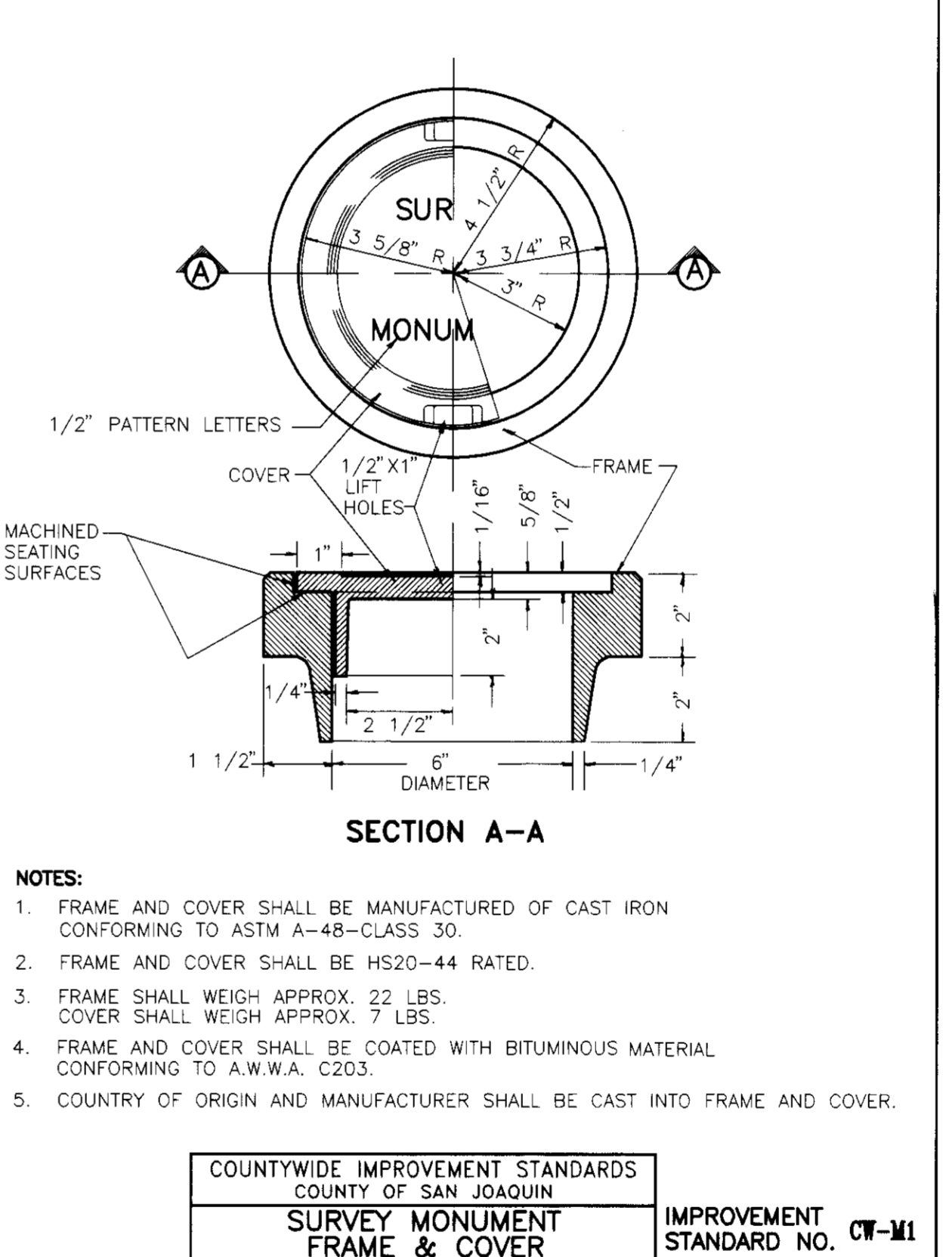
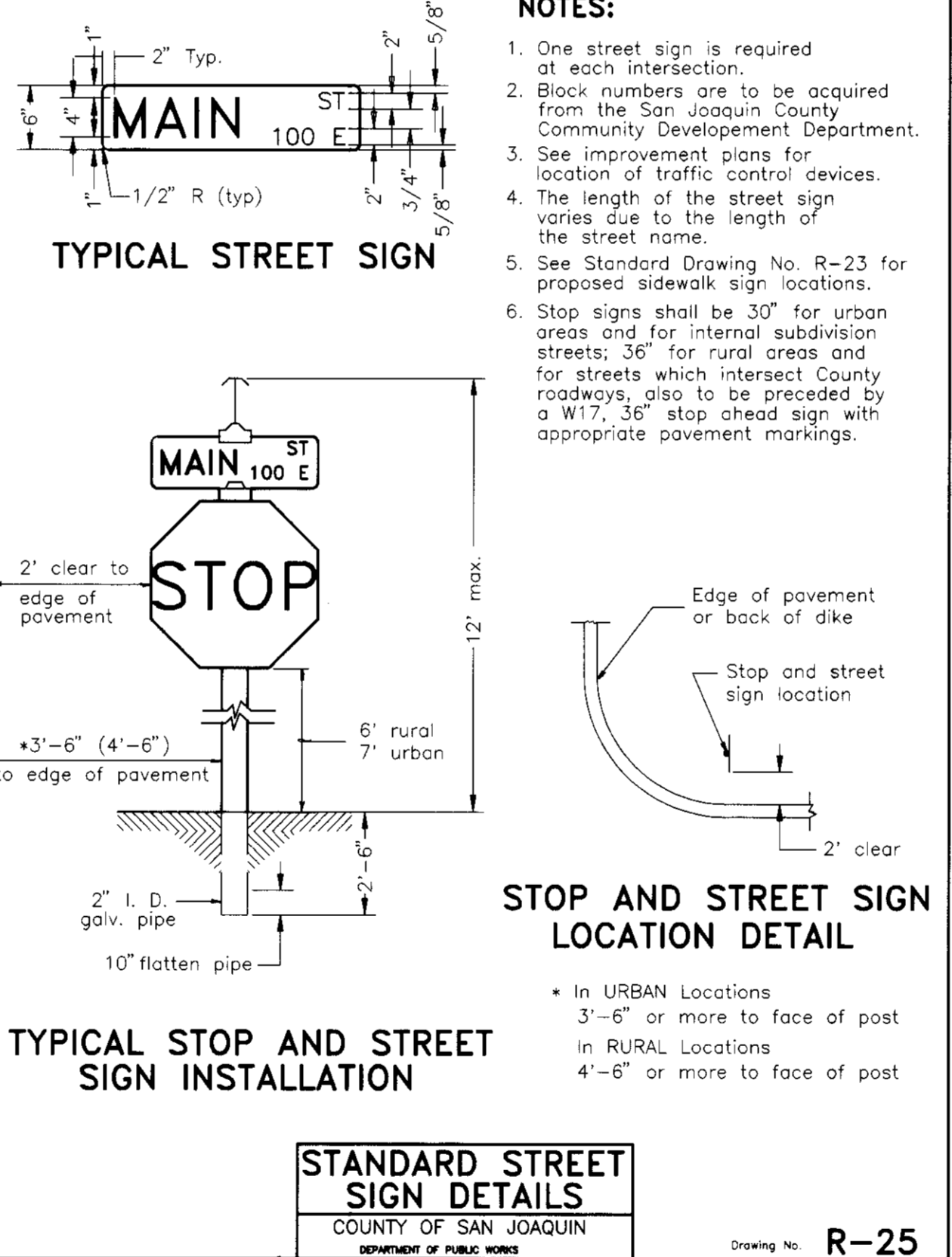
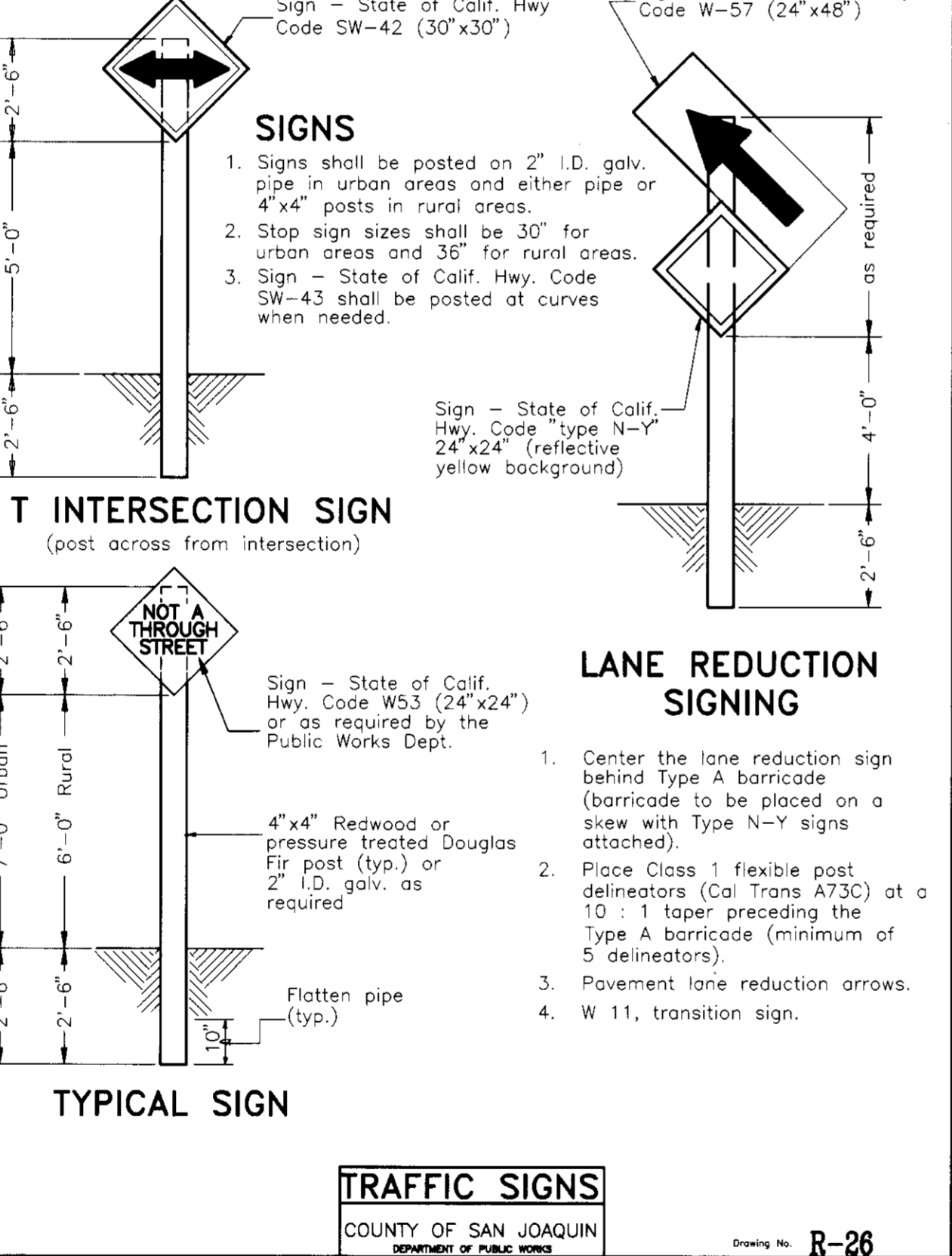
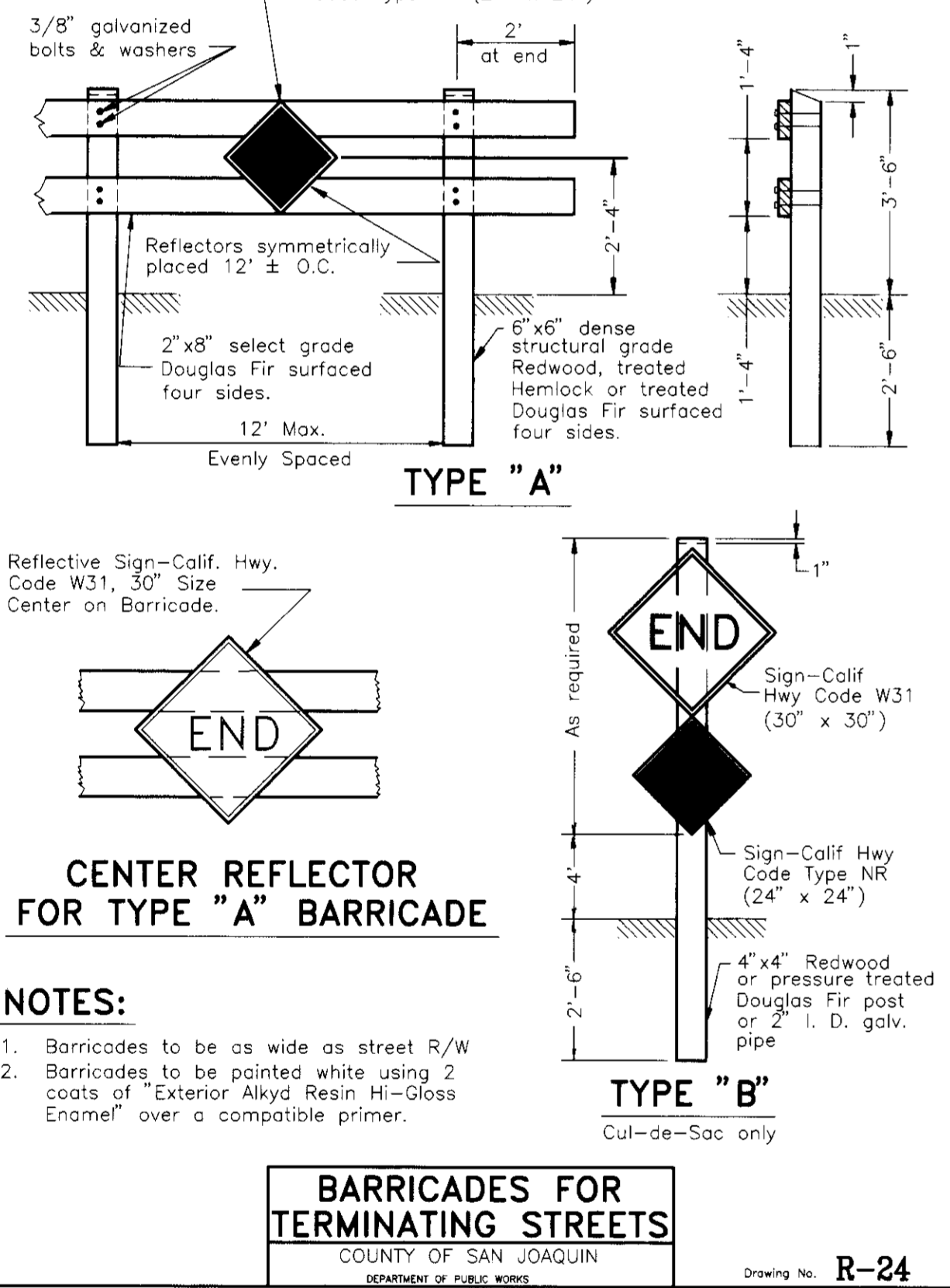
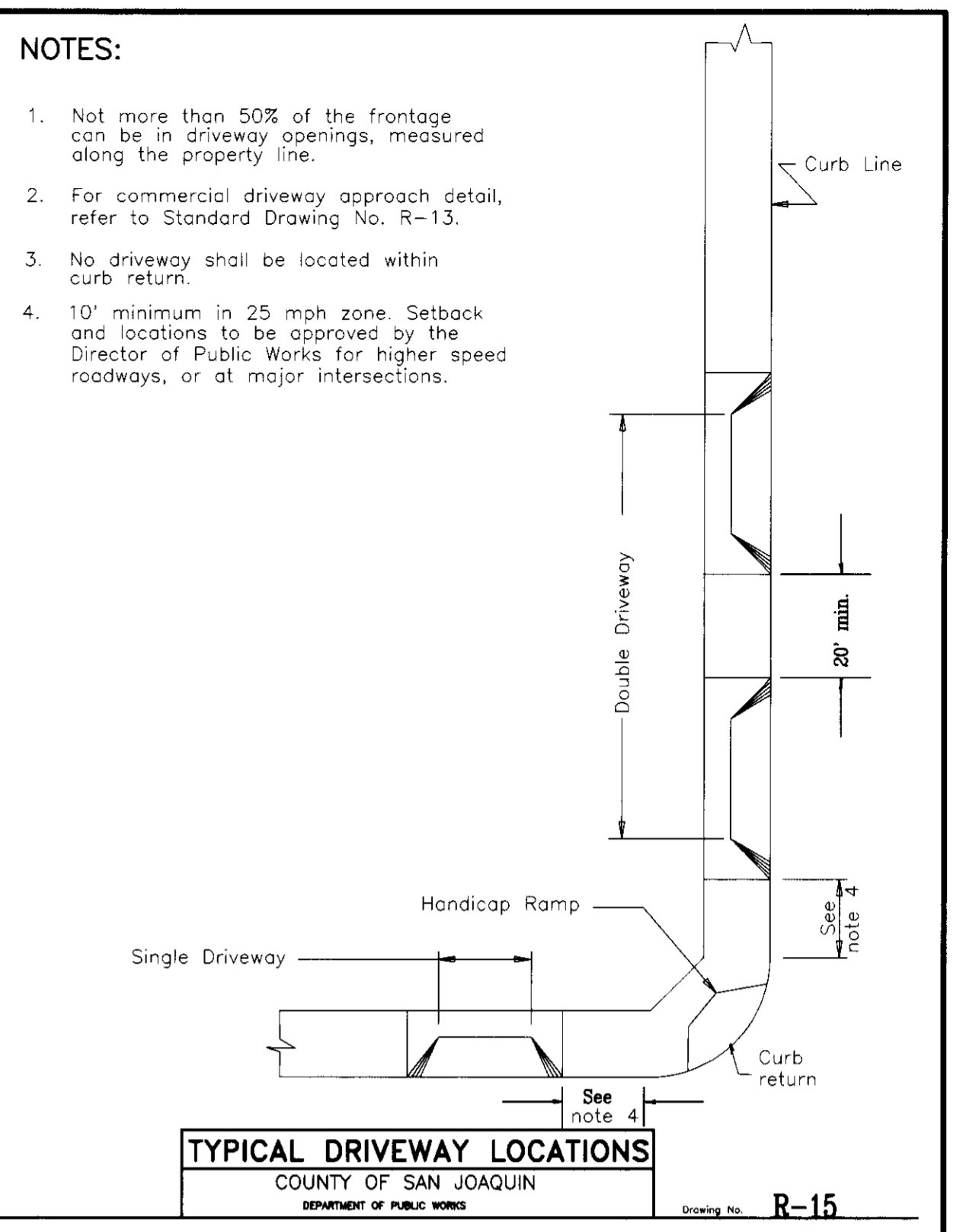
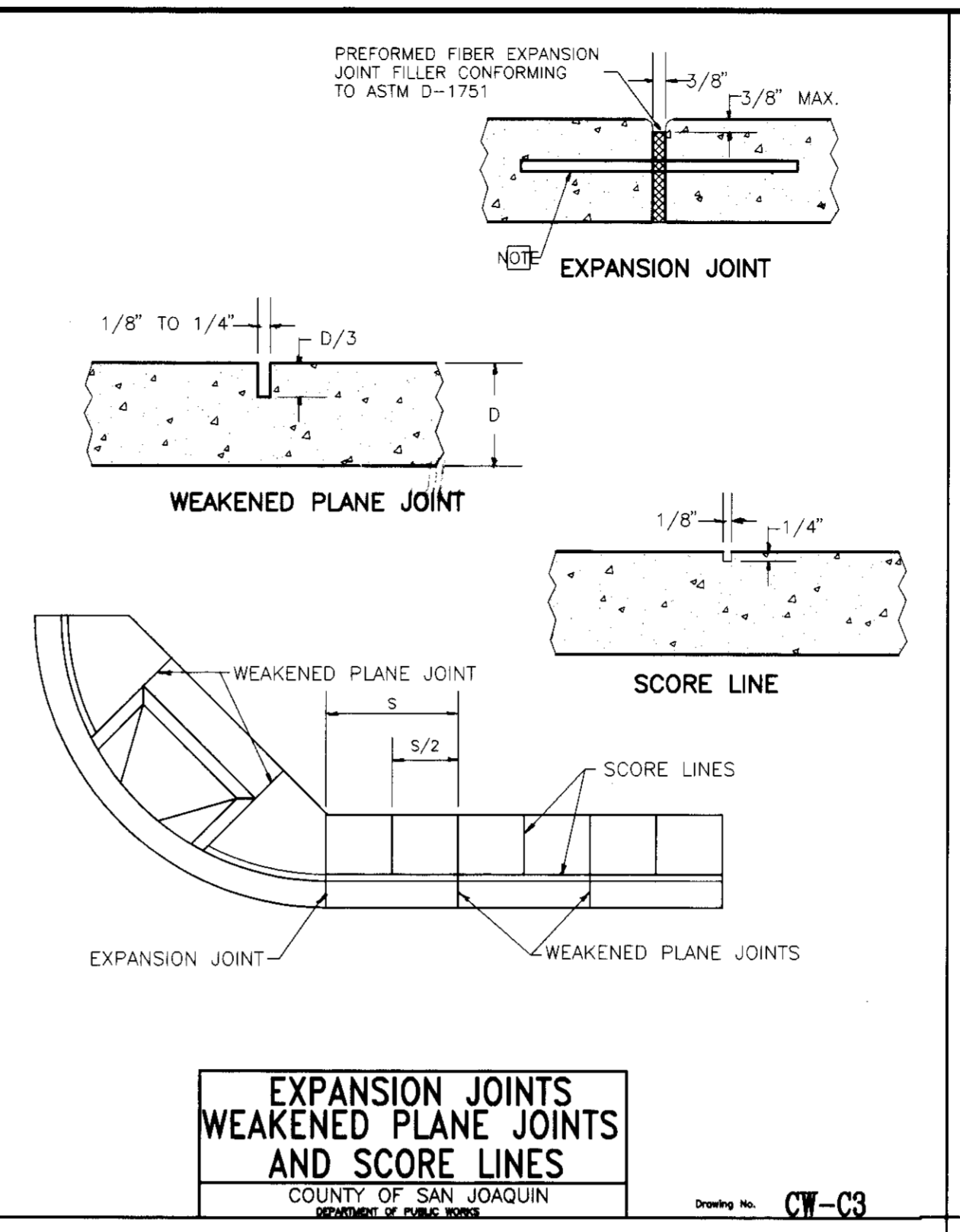
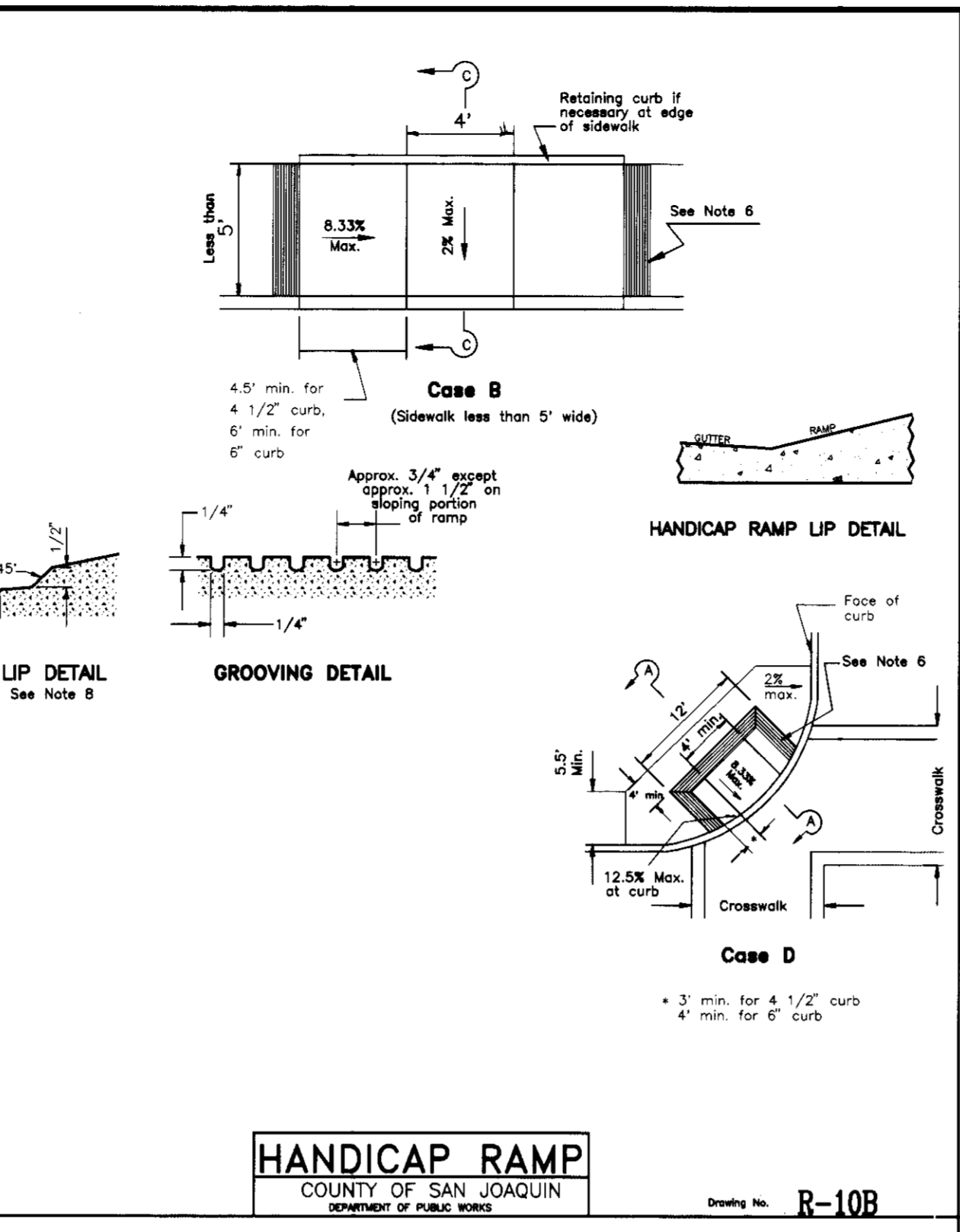
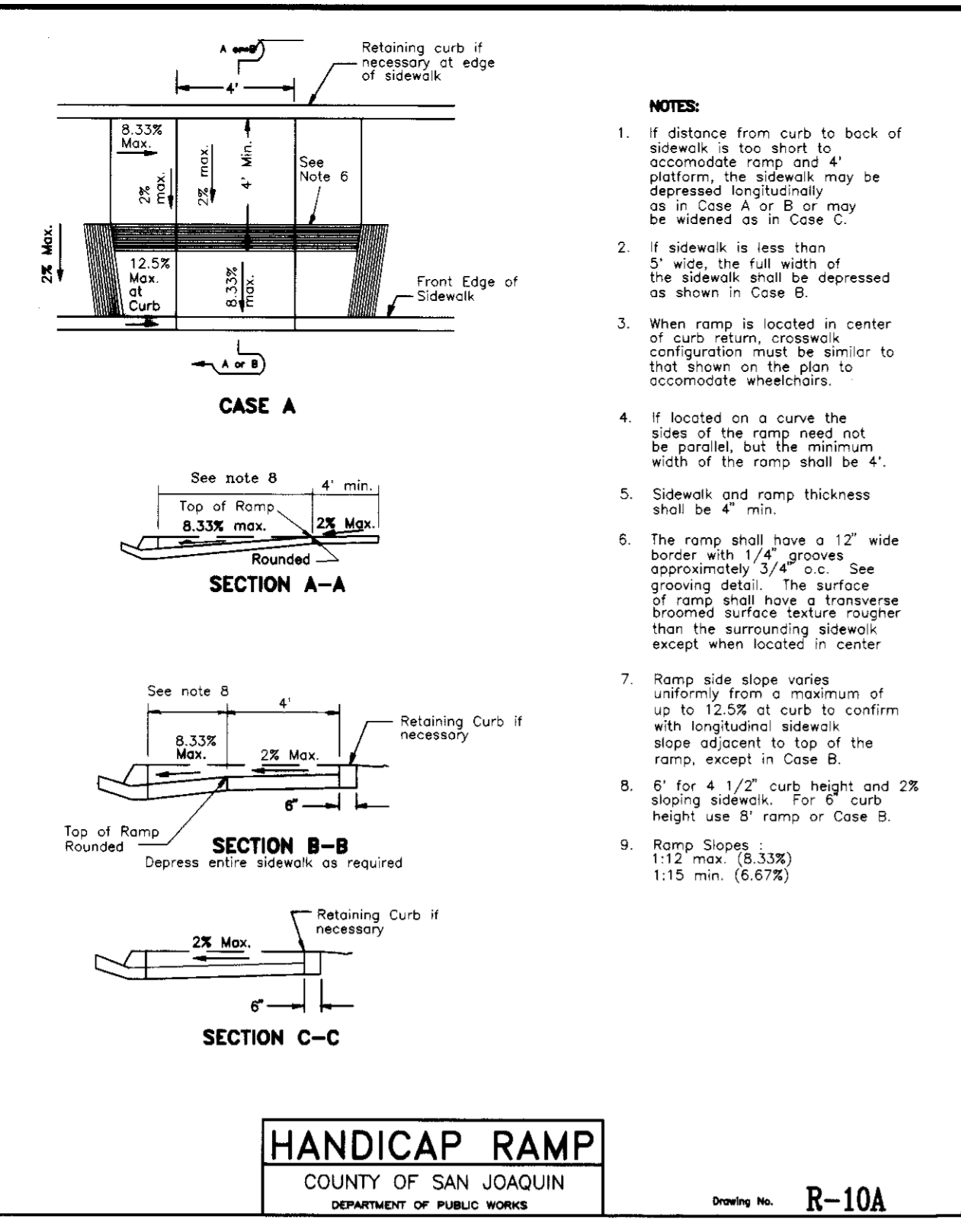
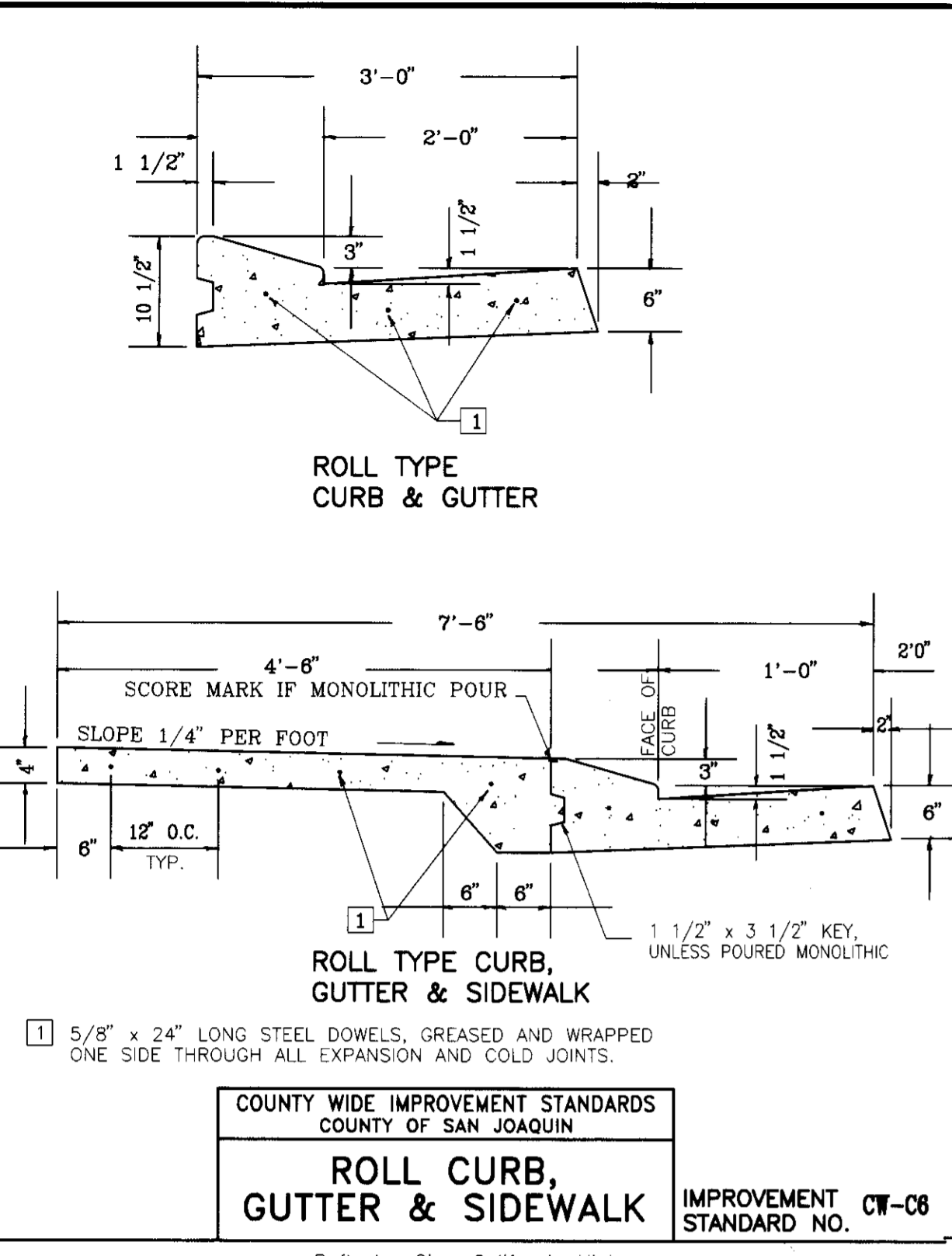


WINDWOOD UNIT NO. 3B
STORM DRAIN & WATER DETAIL SHEET
PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA, INC.
CIVIL ENGINEERS
323 WEST ELM STREET
LODI, CALIFORNIA 95240
DATE: **3-17-98**
R.C.E. NO. **42764**
EXP. DATE: **3-31-2000**

DRAWN BY: **B.A.D.**
SCALE: **NONE**
SHEET OF: **6 6**
JOB NO. **8888-4**
FILE NO. **G-1155**

STEVEN E. LACHER
DESIGN ENGINEER

BSIC MS



NO.	DESCRIPTION	COUNTY APPROVAL APPROVED BY	DATE

WINDWOOD UNIT NO. 3B

DETAIL SHEET

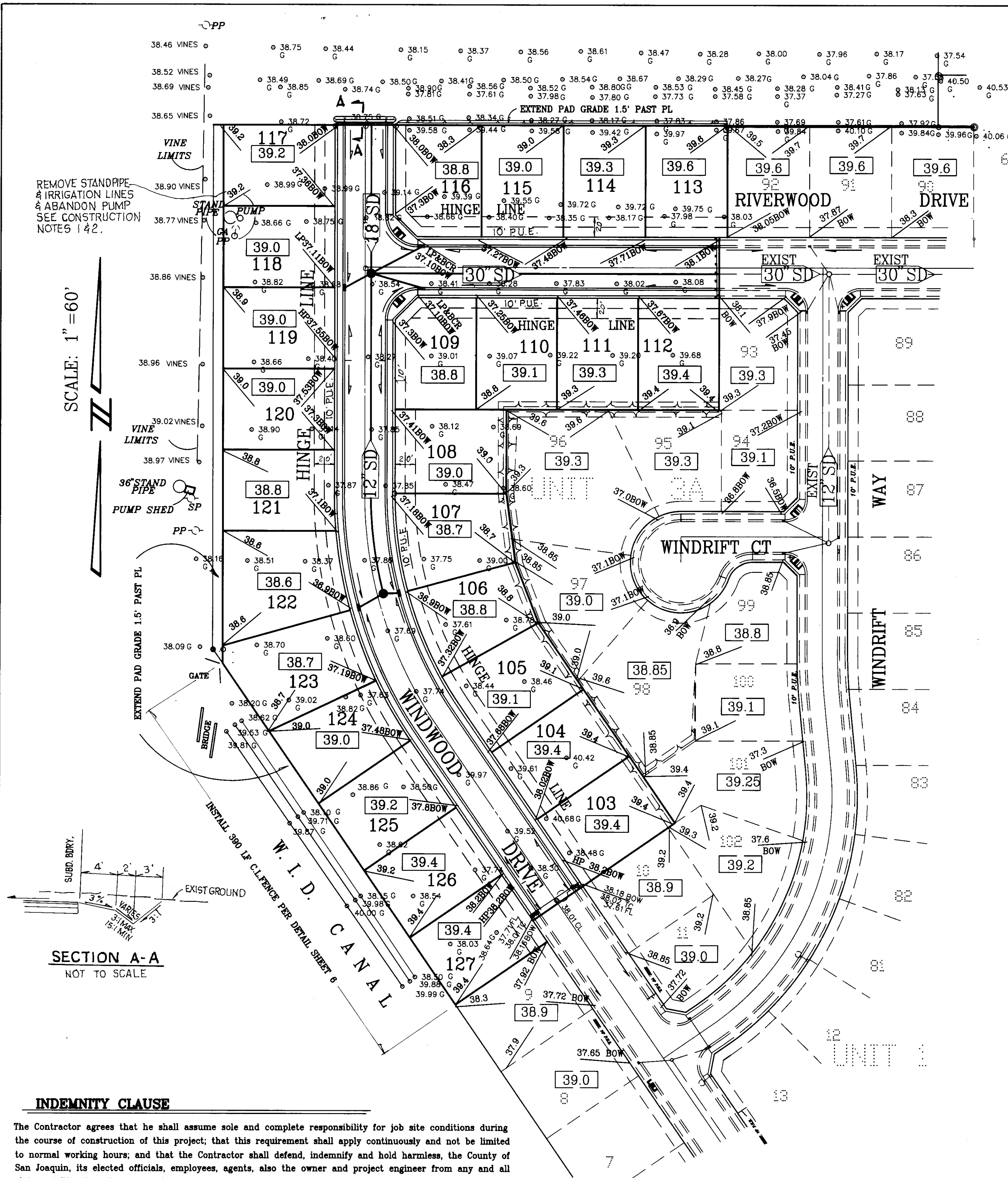
PREPARED IN THE OFFICE OF
BAUMBACH & PIAZZA, INC.

CIVIL ENGINEERS
323 WEST ELM STREET
Lodi, CALIFORNIA 95240

DATE: **3-17-98**
R.C.E. NO.: **A2764**
EXP DATE: **3-31-2000**

DESIGN ENGINEER
Steven E. Pezner

DRAWN BY: B.A.D.
SCALE: NONE
SHEET OF 5 6
JOB NO. **8888-4**
FILE NO. **G-1155**



REMOVE STANDPIPE & IRRIGATION LINES & ABANDON PUMP SEE CONSTRUCTION NOTES 1 & 2.

SCALE: 1" = 60'

SECTION A-A
NOT TO SCALE

INDEMNITY CLAUSE

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project; 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, employees, agents, also the owner and project engineer from any and all claims 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.

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, or if Baumbach & Piazza, Inc. had been contacted prior to staking regarding any questions of ambiguity in the plans, interpretation of the plans, or engineering inconsistencies. These Improvement Plans have been prepared with the intent that the firm of Baumbach & Piazza, Inc. will be contained in these plans.

LEGEND

- 38 ——— EXISTING CONTOUR
- SDMH ○ STORM DRAIN TYPE 1 MAINTENANCE HOLE
- + 40.72 EXISTING GROUND ELEVATION
- 15' SD > FLOW DIRECTION & SIZE OF STORM
- BOW 38.10 BACK OF WALK ELEVATION
- PP ○ POWER POLE
- GUY ANCHOR
- ≡ CICB CURB INLET CATCH BASIN
- LP LOW POINT
- SDMH ○ EXISTING STORM TYPE 1 MAINTENANCE HOLE
- G.B. GRADE BREAK
- 15' SD > EXISTING FLOW DIRECTION & SIZE OF STORM
- TC TOP OF CURB
- 5' P.U.E. PUBLIC UTILITY EASEMENT WITH WIDTH
- B.C. BEGIN CURVE
- E.C. END CURVE
- B.C.R. BEGIN CURB RETURN
- E.C.R. END CURB RETURN
- H.P. HIGH POINT
- CL CENTERLINE
- CL HANDICAP RAMP
- R/W RIGHT OF WAY
- EXIST. or EX. EXISTING
- 39.6 BUILDING PAD ELEVATION
- 39.6 EXISTING BUILDING PAD ELEVATION

WINTERIZATION NOTES

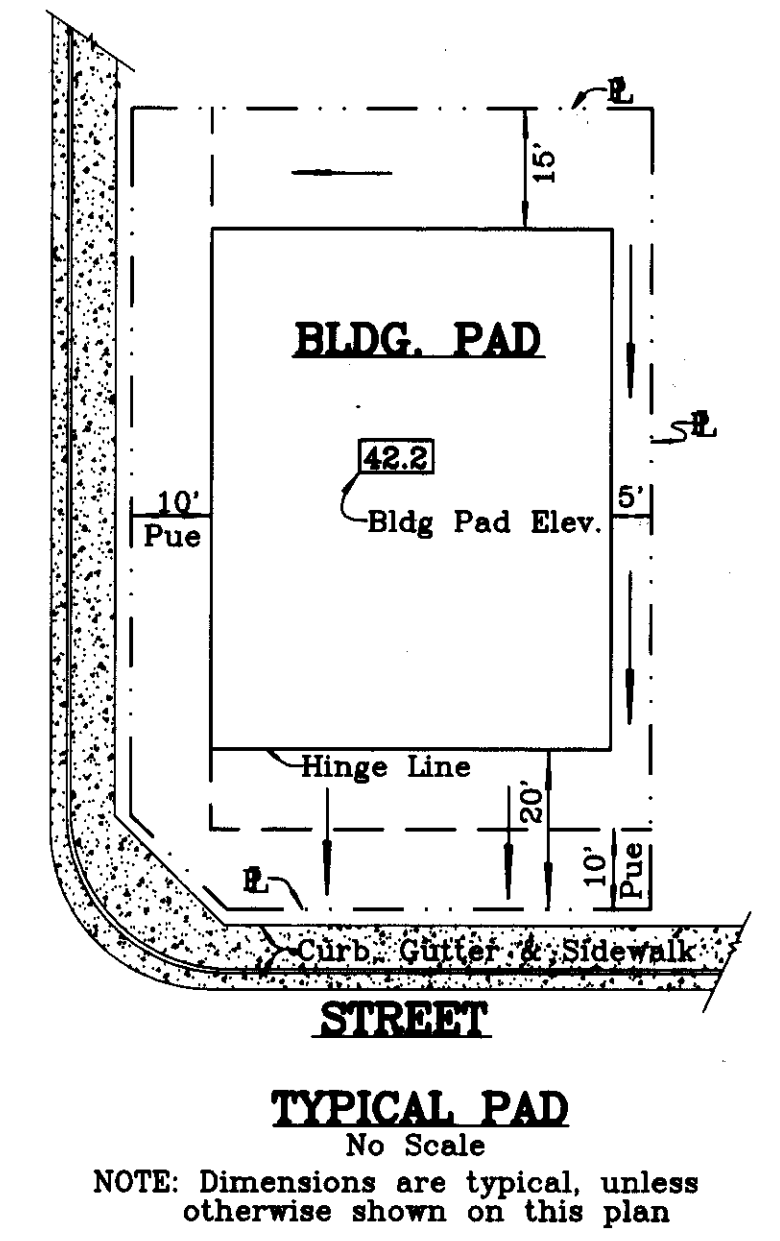
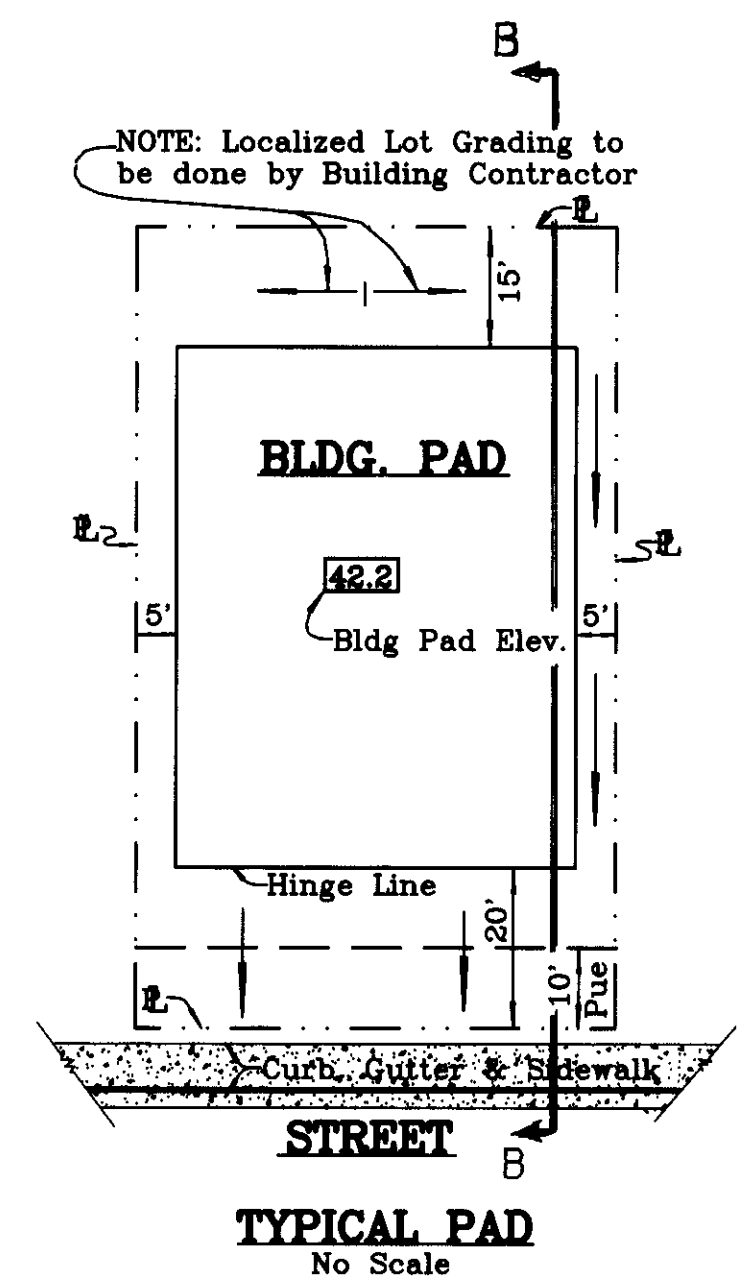
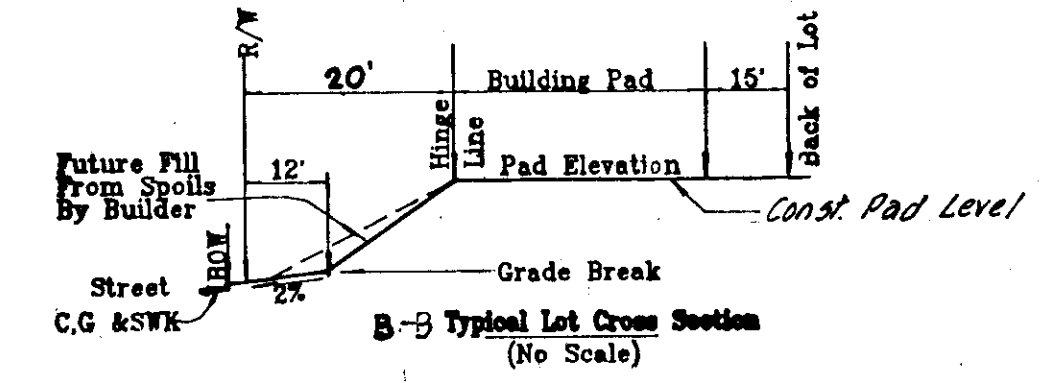
- It is the intent of the Owner that lot erosion and silt entering the Storm Drain System be kept to a minimum. Therefore the Contractor shall:
1. New Catch Basin or Storm Drain Laterals will be sealed with sandbags or plugged until the roads are paved.
 2. Prior to acceptance of the project, or the onset of the rainy season, whichever comes first, the Contractor will:
 - a. Flow or rip all lots (within the hinge line) to a depth of 4 to 6 inches (building pad area only).
 - b. Install catch basin filter screens on all CICB's. (Watersweeper or equal)
- DUST CONTROL NOTES**
1. Dust control is the Contractor's sole responsibility when working on-site. When the project has been released to the utility companies, the Contractor's responsibility is to water the site Tuesdays and Fridays. The above work shall be included in the bid. The Contractor shall also water the site, as an extra, when requested by the County or the Owner.
 2. All motors shall be kept properly tuned and maintained.
 3. Earth moving activities shall cease if wind exceeds 20 MPH.
 4. On-site vehicle speeds shall be limited to 15 MPH.

GRADING NOTES:

1. All earthwork, grading and other construction per these plans, shall be done in accordance with the Geotechnical Report prepared for "WINDWOOD SUBDIVISION" by Anderson and Associates, their file number S91118, dated May 8, 1991.
2. THE CONTRACTOR SHALL coordinate his work with Anderson and Associates to insure that adequate compaction tests are taken. The costs of re-tests shall be borne by the Contractor. Compaction tests to be submitted to County to verify compliance with soils report.
3. All subdivision grading shall conform to U.B.C. (1988) Chapter 29 and 70.
4. Compact all building pads to 90% RC.

CONSTRUCTION NOTES:

1. Remove standpipe and underground irrigation lines. Known irrigation line runs southeast from standpipe; others may exist.
2. Pump to be abandoned per County Standards. See Key Sheet, Note#33.



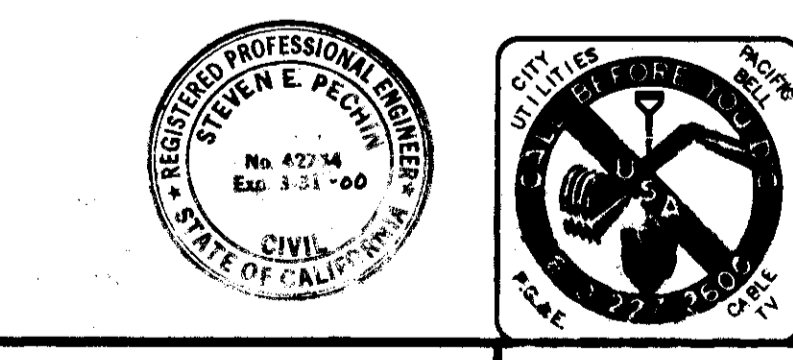
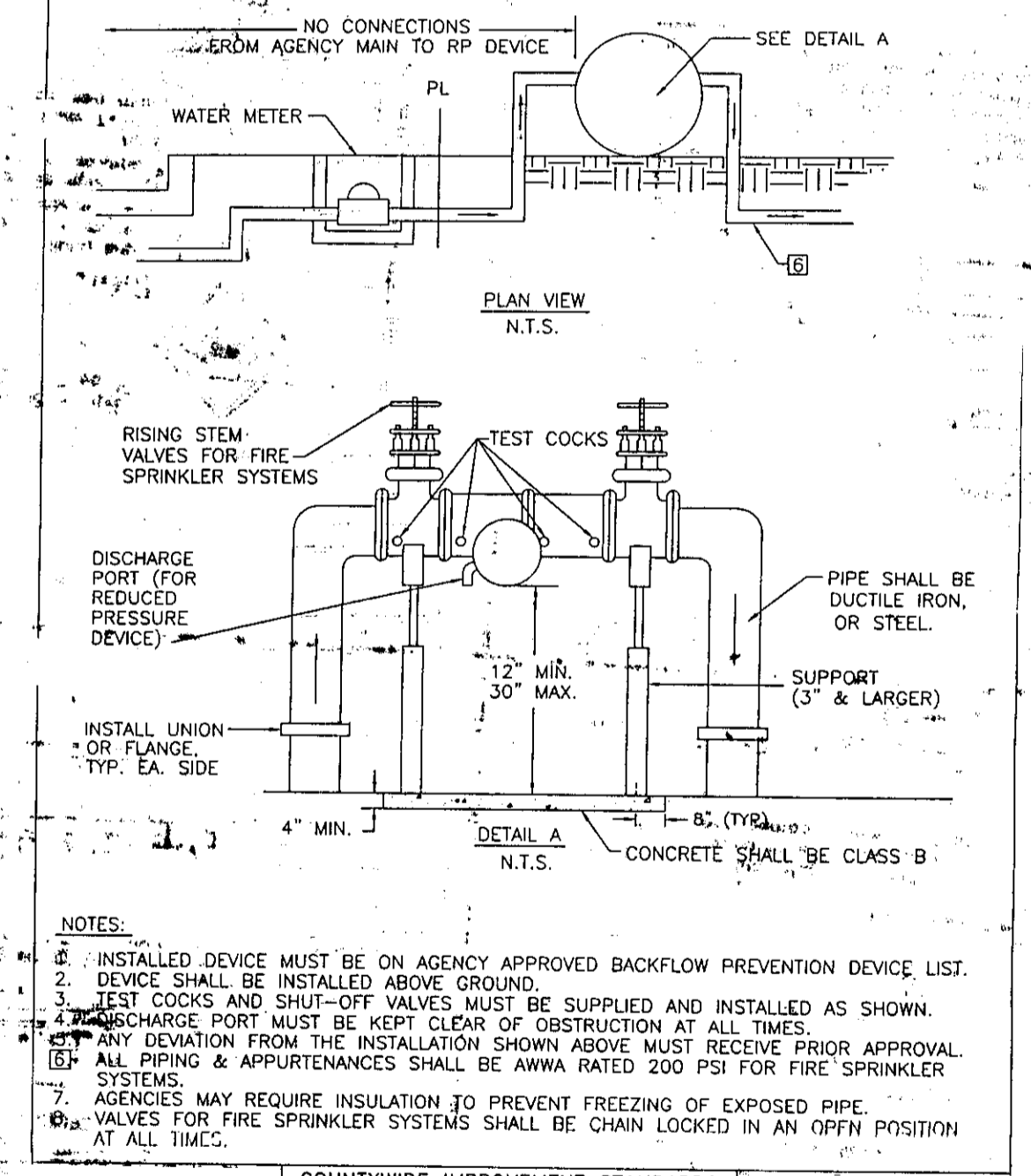
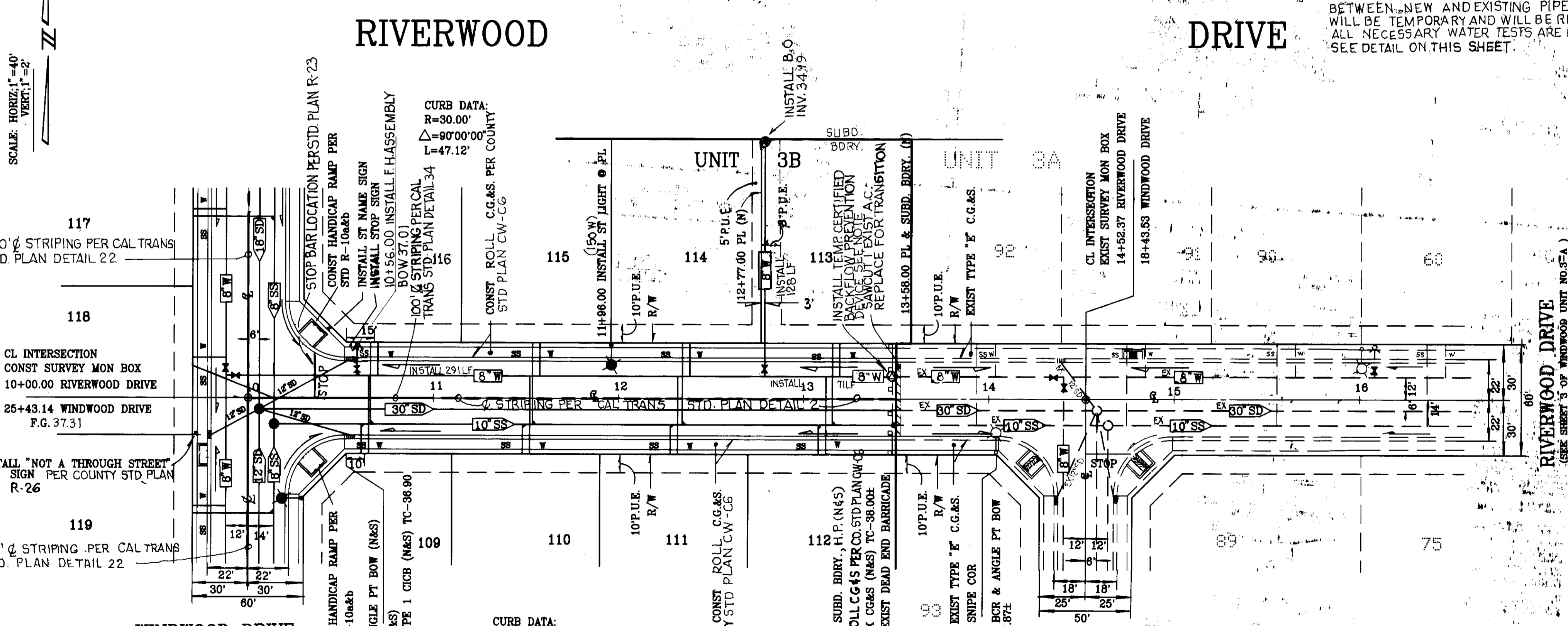
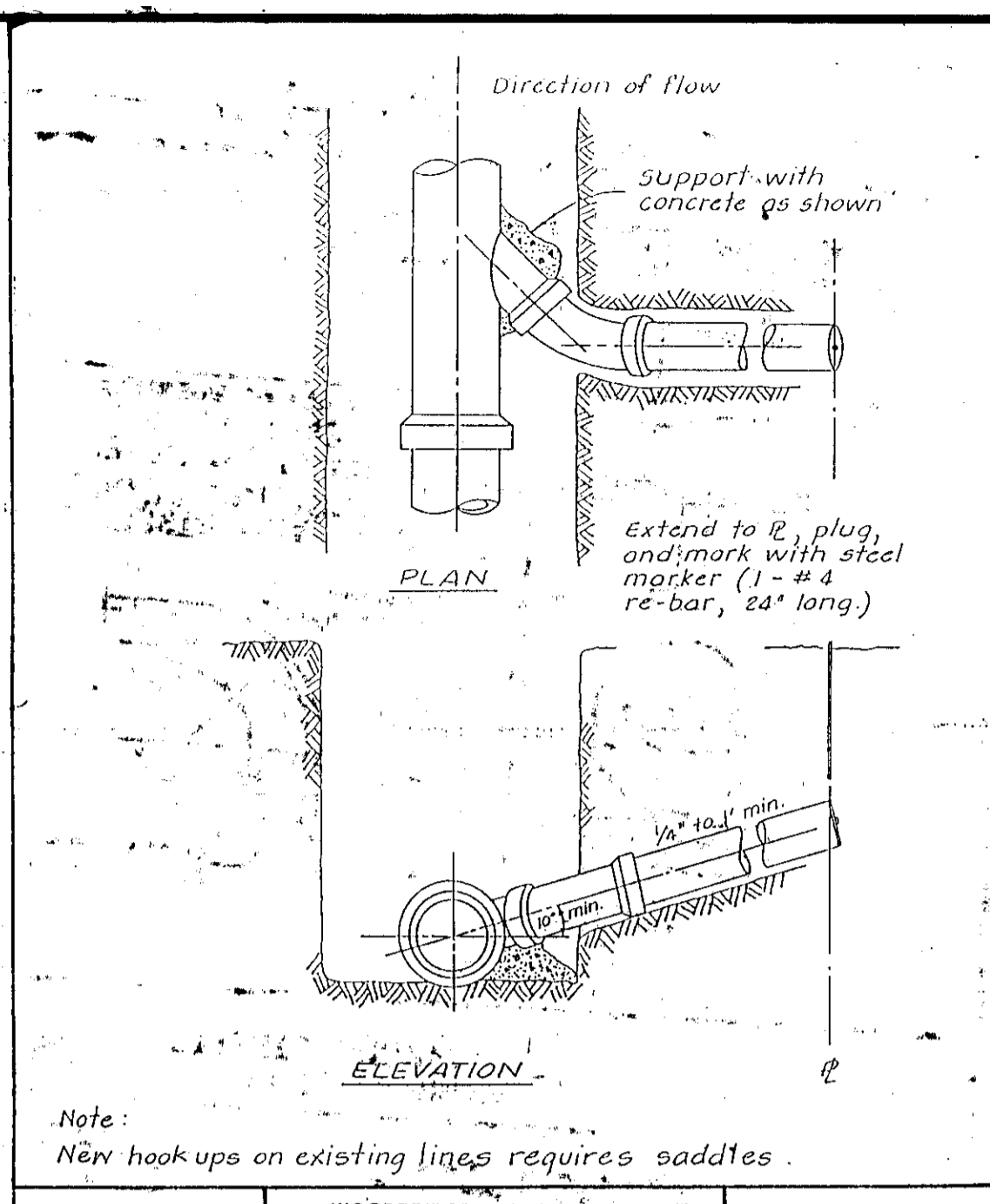
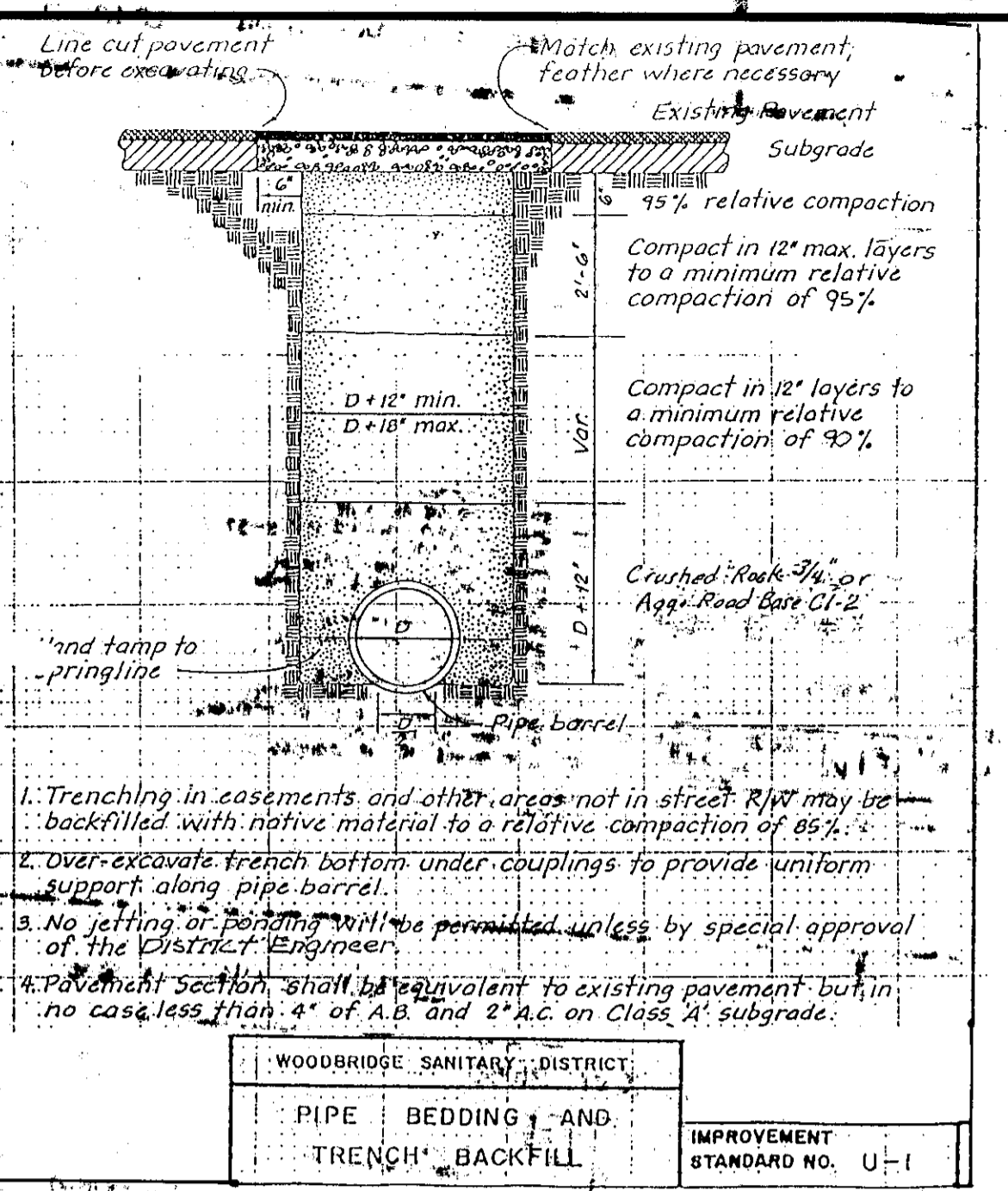
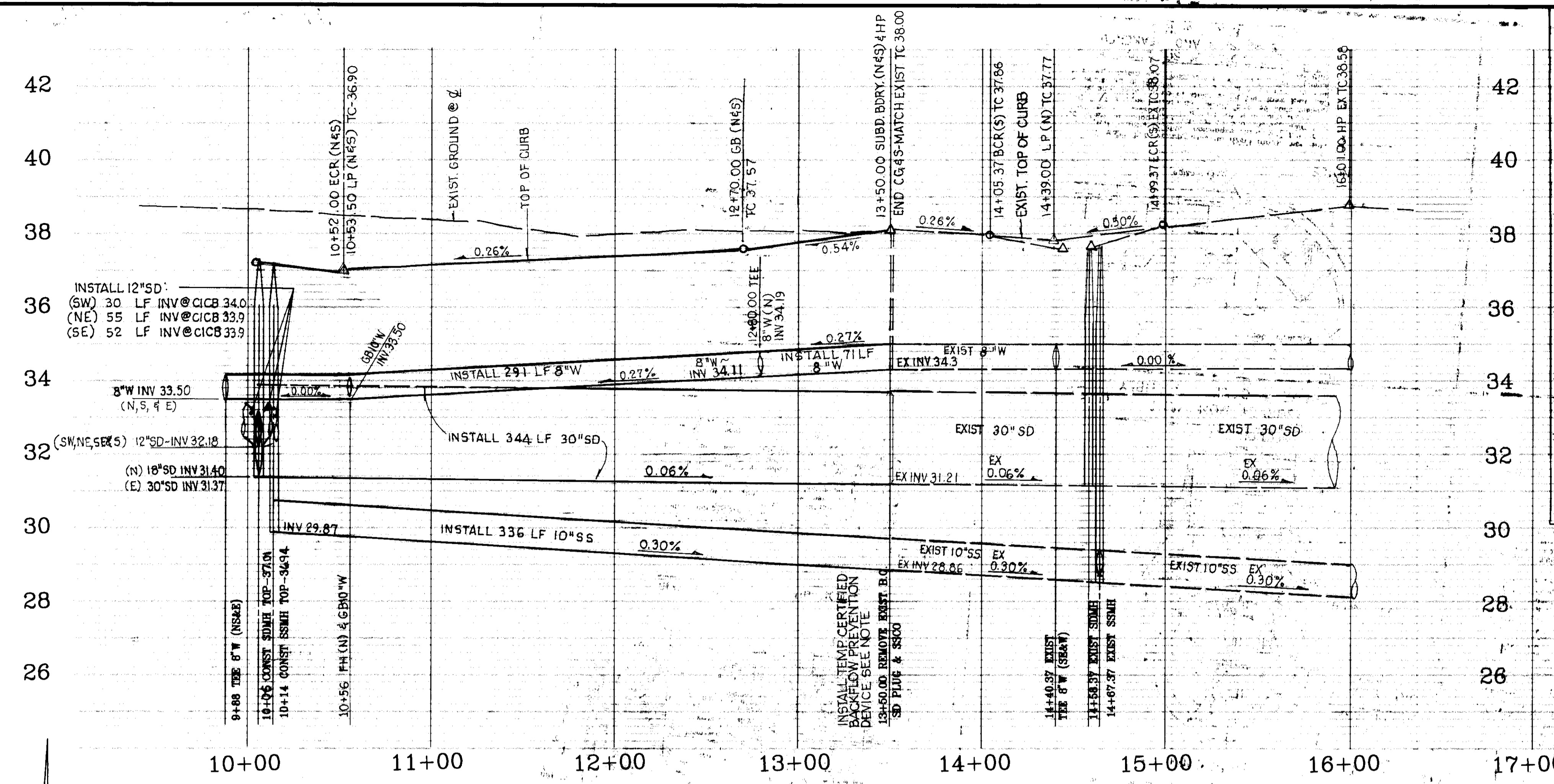
SU 3160

As Built
9-29-98
Lenny Lopez



NO.	DESCRIPTION	COUNTY APPROVAL APPROVED BY	DATE

WINDWOOD UNIT NO. 3B		DRAWN BY: E.S.
GRADING PLAN		SCALE: 1" = 60'
PREPARED IN THE OFFICE OF: BAUMBACH & PIAZZA		SHEET OF 4 OF 6
CIVIL ENGINEERS 323 WEST ELM STREET LODI, CALIFORNIA 95240		JOB NO. 8888-4
<i>Steven E. Piazza</i> DESIGN ENGINEER		FILE NO. G-1155
DATE: 5/11-98		
R.C.E. NO.: 42764		
EXP DATE: 3/31/2000		

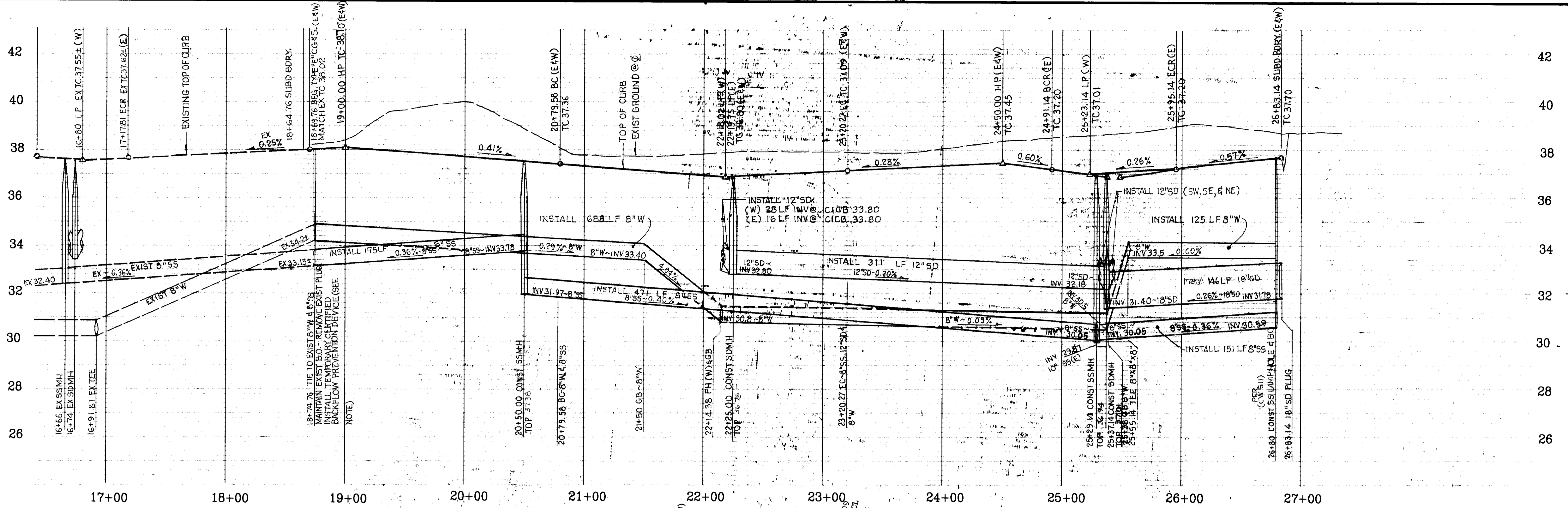


WINDWOOD UNIT NO. 3B		DRAWN BY: E.S.
RIVERWOOD DRIVE & DETAILS		SCALE: HORIZ: 1" = 40' VERT: 1" = 2'
PREPARED IN THE OFFICE OF: BAUMBACH & PIAZZA, INC.		SHEET OF 3 6
CIVIL ENGINEERS 323 WEST ELM STREET Lodi, California 95240		JOB NO. 8888-4
DATE: 3-17-98		FILE NO.
R.C.E. NO.: 4276d		G-1155
EXP DATE: 3-31-2000		

APPROVED BY: **WOODBRIDGE SANITARY DISTRICT**
Ken Kjeldsen 5-7-98
 ENGINEER, WOODBRIDGE SANITARY DISTRICT

8888RVR.DWC

SU 3162



NOTE: CERTIFIED BACKFLOW PREVENTION DEVICE BETWEEN NEW AND EXISTING PIPE. THE DEVICE WILL BE TEMPORARY AND WILL BE REMOVED AFTER ALL NECESSARY WATER TESTS ARE PERFORMED. SEE DETAIL ON PG. 3 OF 6

WINDWOOD DRIVE

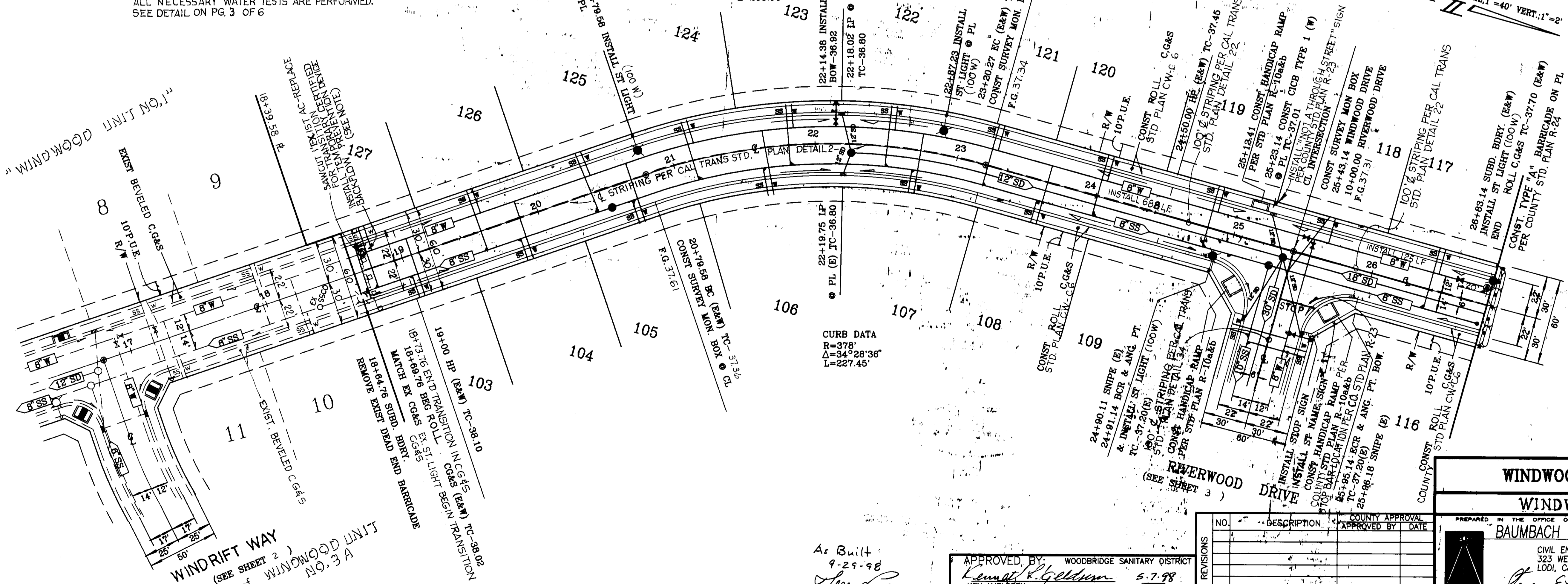
CURB DATA
 R=422'
 $\Delta=34^{\circ}28'36''$
 L=253.93'

DRIVE

CURB DATA
 R=378'
 $\Delta=34^{\circ}28'36''$
 L=227.45'

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

* BLOCK NUMBERS
 19700 N. WINDWOOD DR
 270 E. RIVERWOOD DR



SU 31623

WINDWOOD UNIT NO. 3B
 WINDWOOD DRIVE
 WINDRIFT WAY
 (SEE SHEET 2)
 of WINDWOOD UNIT NO. 3A

As Built
 9-29-98
Ken Kjeldsen

APPROVED BY: WOODBRIDGE SANITARY DISTRICT
Ken Kjeldsen 5-7-98
 ENGINEER, WOODBRIDGE SANITARY DISTRICT

NO.	DESCRIPTION	COUNTY APPROVAL APPROVED BY DATE

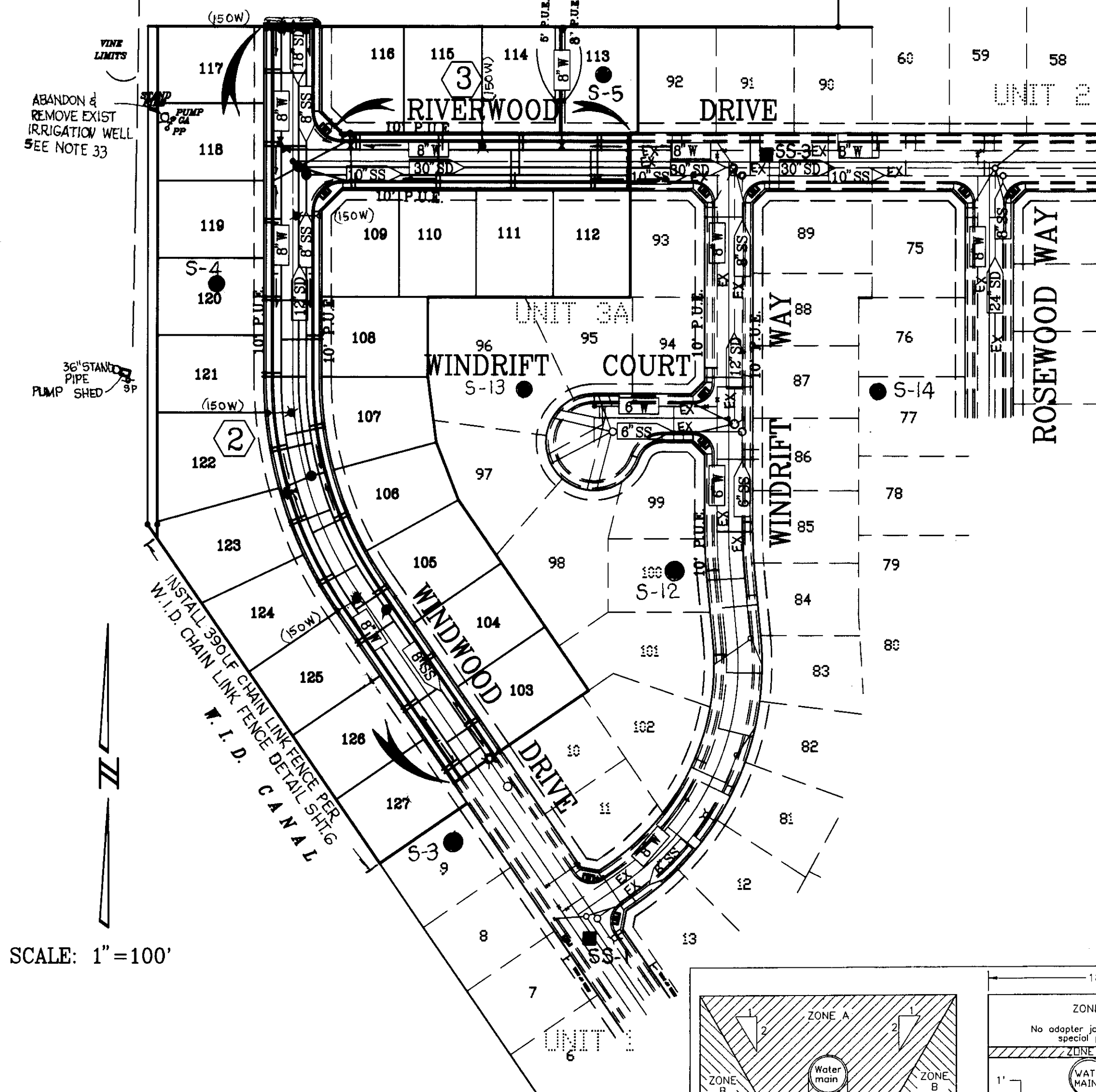
WINDWOOD UNIT NO. 3B
WINDWOOD DRIVE
 PREPARED IN THE OFFICE OF
BAUMBACH & PIAZZA, INC.
 CIVIL ENGINEERS
 323 WEST ELM STREET
 LODI, CALIFORNIA 95240
 DATE: 3-17-98
 R.C.E. NO.: 4276d
 EXP. DATE: 3-31-2000



DRAWN BY: E.S.	SHEET OF 2 6
SCALE: HORIZ.: 1"=40' VERT.: 1"=2'	JOB NO. 8888-4
FILE NO.	G-1155

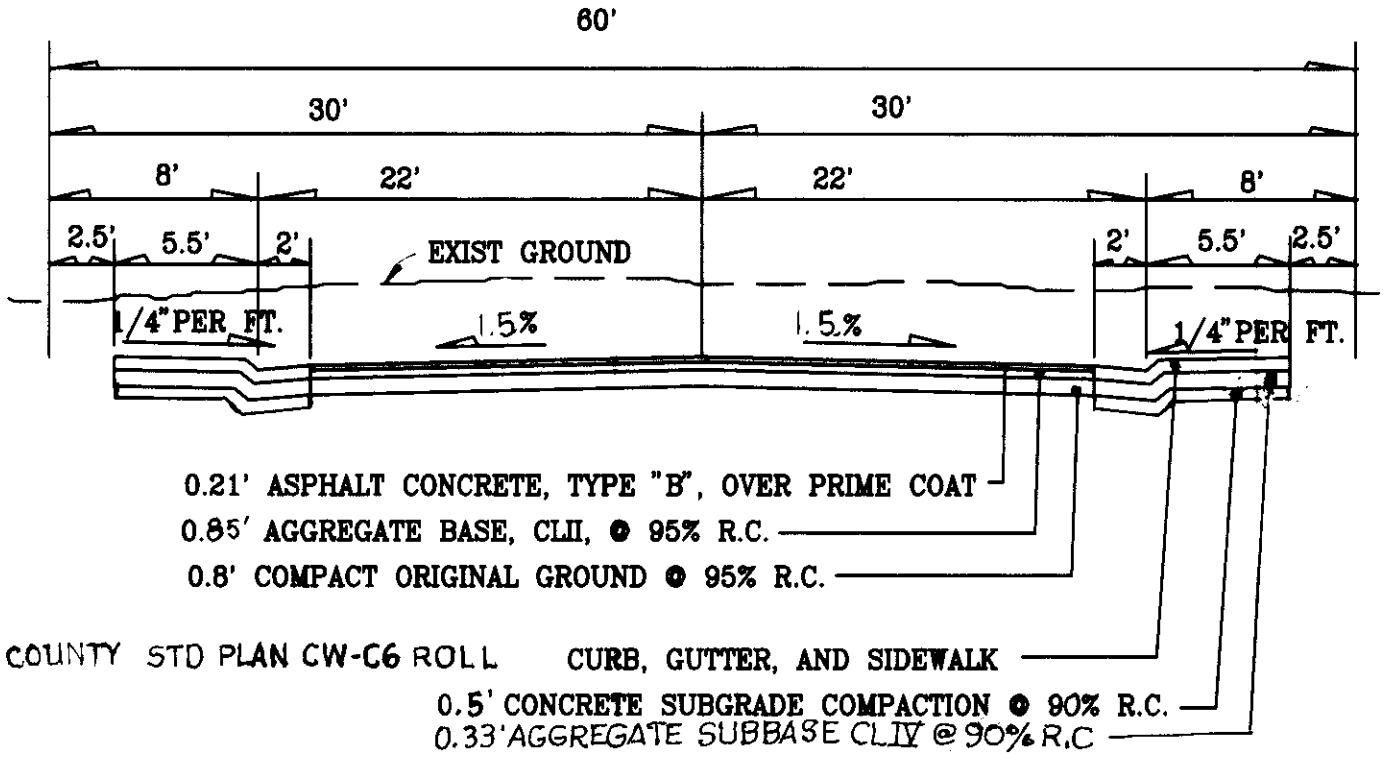
WINDWOOD UNIT NO. 3B

KEY MAP



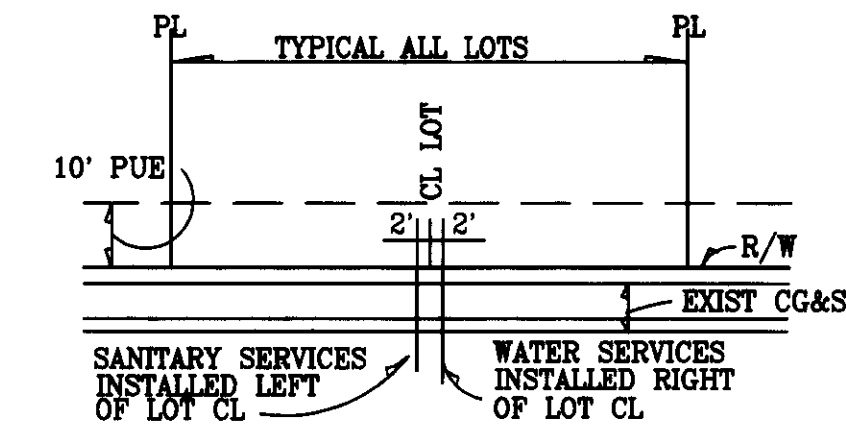
STRUCTURAL SECTION

NO SCALE
WINDWOOD DRIVE RIVERWOOD DRIVE
T.I.=6.0; R-VALUE=26 G.E. REQUIRED 1.42; G.E. PROVIDED 1.42



SS & W SERVICES TYPICAL LOTS

- 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.
4. WATER SERVICE SHALL INCLUDE METER AND METER BOX PER PER DETAIL SHEET 6.
5. SEWER SERVICE SHALL BE STUBBED AND CAPPED AT R/W (NO CLEANOUT)



GENERAL NOTES

- ALL WORK SHALL CONFORM TO these plans and special provisions for this project.
- REFER TO THE final map of this subdivision for all centerline and property line data.
- THE STREET LIGHT system shall be installed by P.G. & E. Company.
- THE 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 reset 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., Lodi Cable T.V., Woodbridge Sanitary District and Mokelumne Acres Maintenance District and U.S.A. (800) 227-2600.
- 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 are 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 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 SHALL give Engineer a minimum of 48 hours notification prior to staking any utilities.
- SANITARY SEWER SERVICES shall be marked by the Contractor on the curb & gutter with an "S" stamped on the top of curb.
- WATER SERVICES shall be marked by the Contractor with a "W" on the curb. Location of water markings shall be verified in the field by the Engineer.
- LOT GRADING SHALL be completed before starting any underground construction. Refer to attached grading plan.
- 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.
- THE 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 OFF-SITE 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 water line.
- ALL OFF-SITE STORM drains shall be cleaned prior to final acceptance.
- THE CONTRACTOR SHALL visit the 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 THE WATER crosses SD or SS use an 18-20' length of CL 200 pipe, centered over the SS or SD. If, a) the water is under the SS or SD, b) the vertical clearance is less than 1 foot, (Refer to Sewer Separation Detail).
- NO MATERIALS RESULTING from tapping procedures may enter District sewer.
- 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 and additions shall not exceed 10% of the original estimate of the cost for the improvements without prior approval of the county.
- FIRE HYDRANT SD shall include the following: Tee, 6" lateral, 6 valve and complete fire hydrant assembly.
- THE CONTRACTOR SHALL notify S.J. Co. Utility Maintenance Division for approval prior to connecting the water line to existing water main. Backflow Prevention Device to be installed.
- INSTALLATION OF ALL sanitary sewer improvements shall conform to the standards of the certified Woodbridge Sanitary District. All such work is subject to inspection by the District Engineer. The Contractor shall notify the District Engineer 48 hours prior to the commencement of any work on the sanitary sewer system. (809)945-0258
- PIPE TYPE and strengths allowed for underground utilities, unless otherwise specified on plans, are as follows: Storm Drain (SD)=RCP CL III or PVC (SDR35); Sanitary Sewer (SS)=PVC per ASTM D3034, SDR 35; Water (W)+PVC CL150 or greater per AWWA Std. C-900.
- All traffic signs and markings shall conform to the San Joaquin County Standards and Manual of Uniform Traffic Devices.
- ANY CHANGES TO the approved Improvement Plans and Specifications must be prepared and certified by the "Civil Engineer" and shall be approved by the "Director" prior to implementation.
- ALL MATERIALS USED as sanitary sewer system must have written approval from the District Engineer prior to installation.
- Well Abandonment shall be done according to section 6-141.0 Water Well Abandonment of the County Structural Specifications and San Joaquin County Certificates of Abandonment shall be given to the County before rough grading. A licensed water well contractor (C-67) shall abandon wells. Abandonment permit required from Environmental Health.

LEGEND

- SSMH ● SANITARY TYPE 1 MAINTENANCE HOLE (CONSTRUCT)
- SDMH ● STORM DRAIN TYPE 1 MAINTENANCE HOLE (CONSTRUCT)
- 10" SS FLOW DIRECTION & SIZE OF SANITARY SEWER
- 15" SD FLOW DIRECTION & SIZE OF STORM
- R" W WATER LINE SIZE
- PP W POWER POLE
- Y GUY ANCHOR
- CIBC CURB INLET CATCH BASIN
- EXIST. SSMH ○ EXISTING SANITARY TYPE 1 MAINTENANCE HOLE
- EXIST. SDMH ○ EXISTING STORM TYPE 1 MAINTENANCE HOLE
- EX 10" SS EXISTING FLOW DIRECTION & SIZE OF SANITARY SEWER
- EX 15" SD EXISTING FLOW DIRECTION & SIZE OF STORM
- EX R" W EXISTING WATER LINE SIZE
- WATER VALVE (INSTALL)
- EXISTING WATER VALVE
- FH FIRE HYDRANT (INSTALL)
- EXISTING FIRE HYDRANT
- 5' P.U.E. PUBLIC UTILITY EASEMENT WITH WIDTH
- B.C. BEGIN CURVE
- E.C. END CURVE
- B.C.R. BEGIN CURB RETURN
- E.C.R. END CURB RETURN
- G.B. GRADE BREAK
- STREET SIGN POST
- STOP SIGN POST
- EXISTING STREET LIGHT (W/30' STD. & 8' ARM)
- HIGH PRESSURE SODIUM VAPOR (100 W) & (150W)
- INSTALL STREET LIGHT (W/30' STD. & 8' ARM)
- HIGH PRESSURE SODIUM VAPOR (150 W)-WINDWOOD DR (150 W)-RIVERWOOD DR
- L.P. LOW POINT
- H.P. HIGH POINT
- T.C. TOP OF CURB
- C.O.T.G. CLEAN OUT TO GRADE
- B.O. BLOWOFF
- EX. B.O. EXISTING BLOWOFF
- INV 31.08 PIPE INVERT ELEVATION
- EX. 31.08 EXISTING PIPE INVERT ELEVATION
- CL CENTERLINE
- HANDICAP RAMP
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- LOCATION OF "R" VALUE TESTS PER ANDERSON & ASSOC. SOILS REPORT NO. S9118
- EXIST. or EX. EXISTING COUNTY
- S ● SOIL BORING
- SS ■ SACK SAMPLE

SERVICES

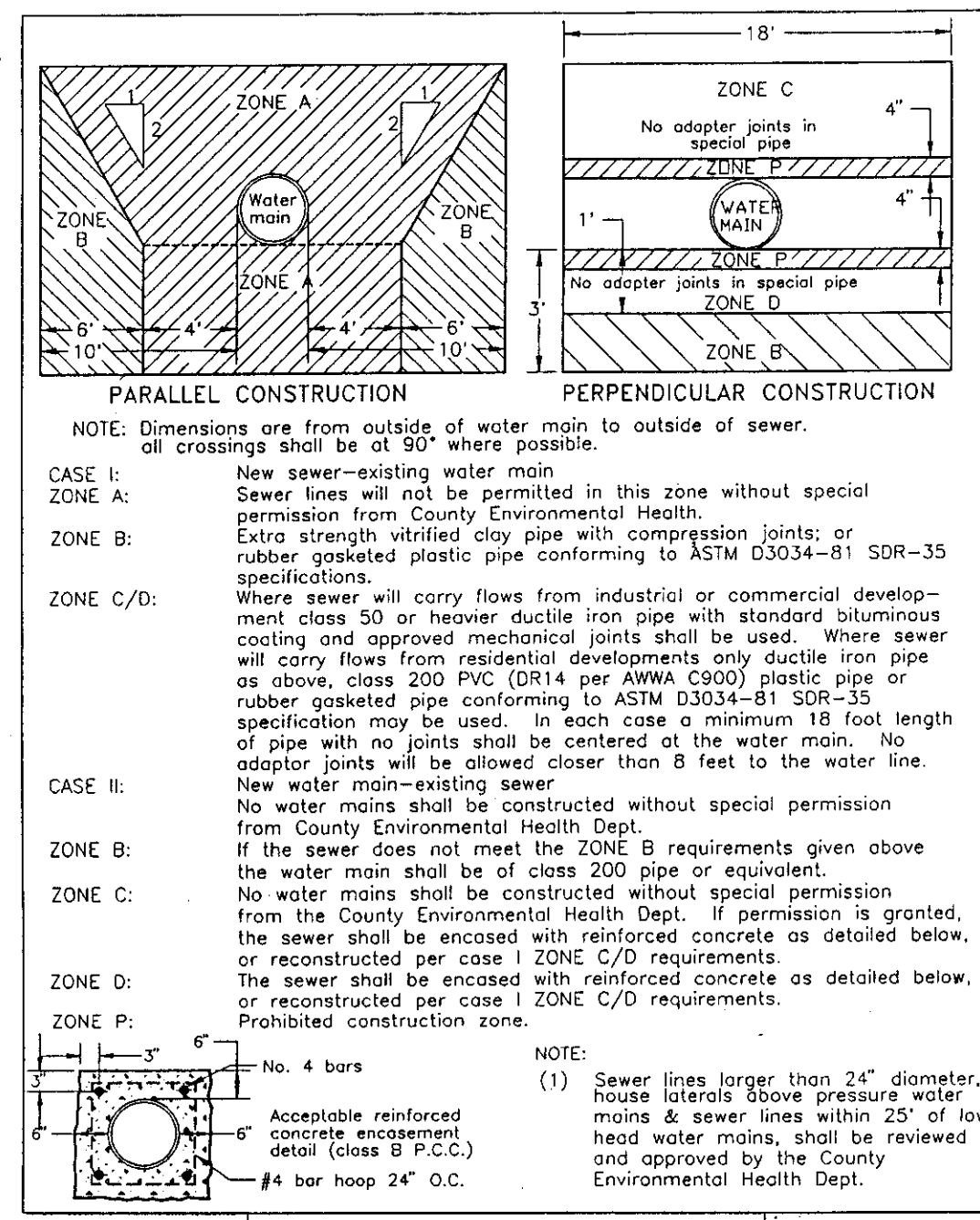
- STREET LIGHTS WOODBRIDGE LIGHTING DISTRICT
- SANITARY SEWER WOODBRIDGE SANITARY DISTRICT
- NATURAL GAS & ELECTRIC P.G. & E.
- TELEPHONE PACIFIC BELL
- CABLE TV MEDIA ONE
- WATER MOKELUMNE ACRES MAINTENANCE DISTRICT
- STORM DRAINAGE MOKELUMNE ACRES MAINTENANCE DISTRICT

BENCH MARK DATUM

PER U.S.G.S. B.M. 19-8 1907-45. LOCATION: NORTHWEST CORNER OF MASONIC BUILDING IN THE TOWN OF WOODBRIDGE. ELEVATION: 45.85 IS MOST CURRENT PER F.E.M.A.

SHEET INDEX

- 1 KEY SHEET & NOTES
- 2 IMPROVEMENT PLAN-WINDWOOD DRIVE
- 3 IMPROVEMENT PLAN-RIVERWOOD DRIVE & DETAILS
- 4 GRADING PLAN
- 5 CONSTRUCTION DETAILS
- 6 CONSTRUCTION DETAILS



WATER-SEWER SEPARATION STANDARDS

COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS

VICINITY MAP

NO SCALE

INDEMNITY CLAUSE

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project; 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, employees, agents, also the owner and project engineer from any and all claims 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.

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, or if Baumbach & Piazza, Inc. had been contacted prior to staking regarding any questions of ambiguity in the plans, interpretation of the plans, or engineering inconsistencies. These Improvement Plans have been prepared with the intent that the firm of Baumbach & Piazza, Inc. will be contained in these plans.

As Built
9-29-98
Lopez
RCE 19638

APPROVED BY: WOODBRIDGE SANITARY DISTRICT <i>Ken Kjosden</i> 5-7-98 ENGINEER, WOODBRIDGE SANITARY DISTRICT		APPROVED BY: COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS <i>Henry M. Strato</i> DATE: 5/27/98 DIRECTOR OF PUBLIC WORKS		WINDWOOD UNIT NO. 3B KEY SHEET PREPARED IN THE OFFICE OF: BAUMBACH & PIAZZA, INC. CIVIL ENGINEERS 323 WEST ELM STREET LODI, CALIFORNIA 95240 DATE: 3/17-98 R.C.E. NO.: 42764 EXP DATE: 3-31-2000		DRAWN BY: ES SCALE: AS NOTED SHEET OF 1 6 JOB NO. 8888-4 FILE NO. G-1155
APPROVED BY: SAN JOAQUIN FIRE WARDEN <i>Steve Dalton</i> 4-29-98 SIGNATURE DATE		APPROVED BY: WOODBRIDGE IRRIGATION DISTRICT <i>John Chittum</i> 4-9-98 SIGNATURE DATE		NO. DESCRIPTION COUNTY APPROVAL APPROVED BY DATE		REVISIONS
APPROVED BY: SAN JOAQUIN PUBLIC HEALTH <i>Carl Bergman</i> 5/8/98 SIGNATURE DATE		APPROVED BY: WOODBRIDGE FIRE DISTRICT <i>Michael W. White</i> 5-8-98 SIGNATURE DATE				



SU 3164