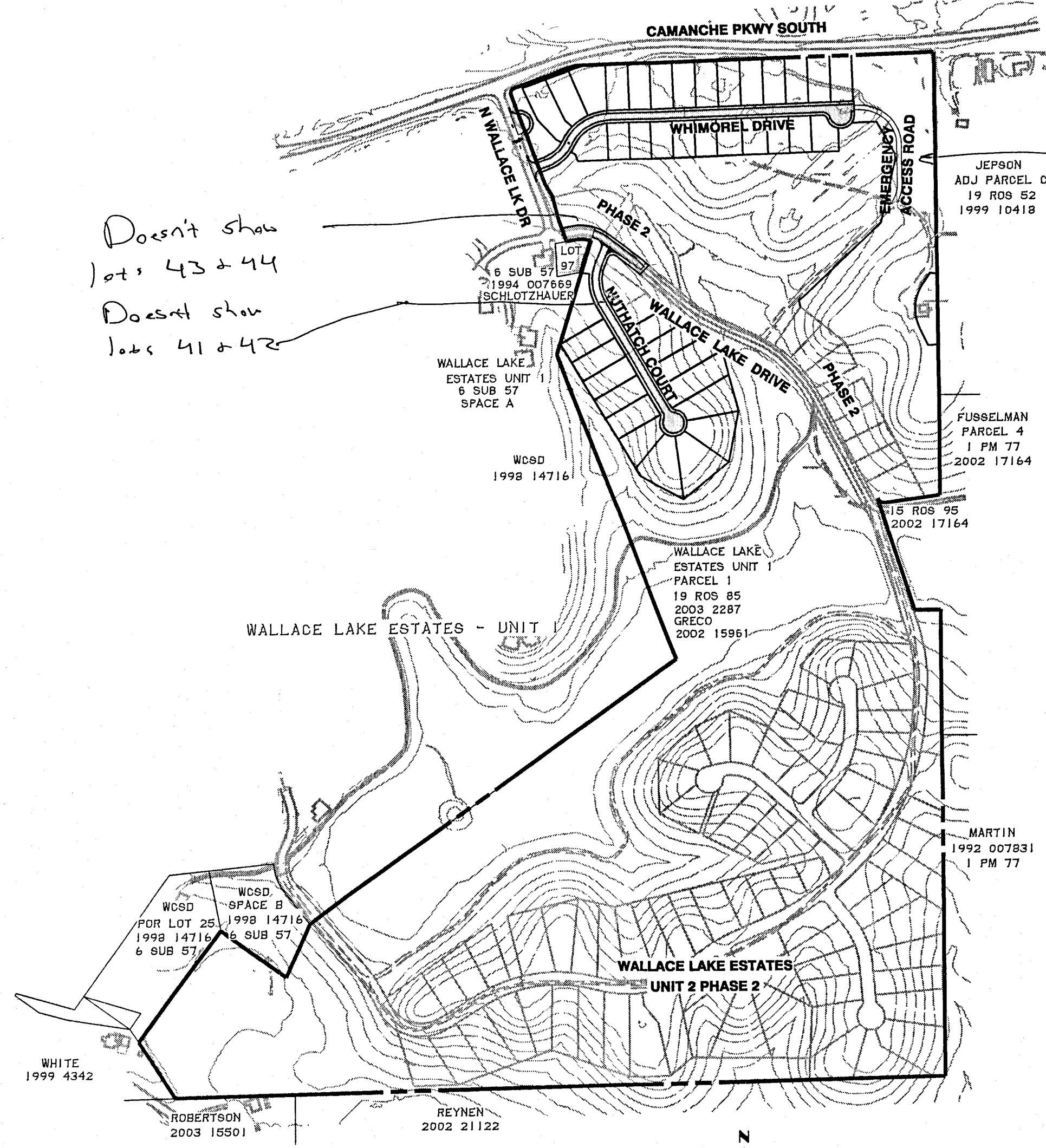
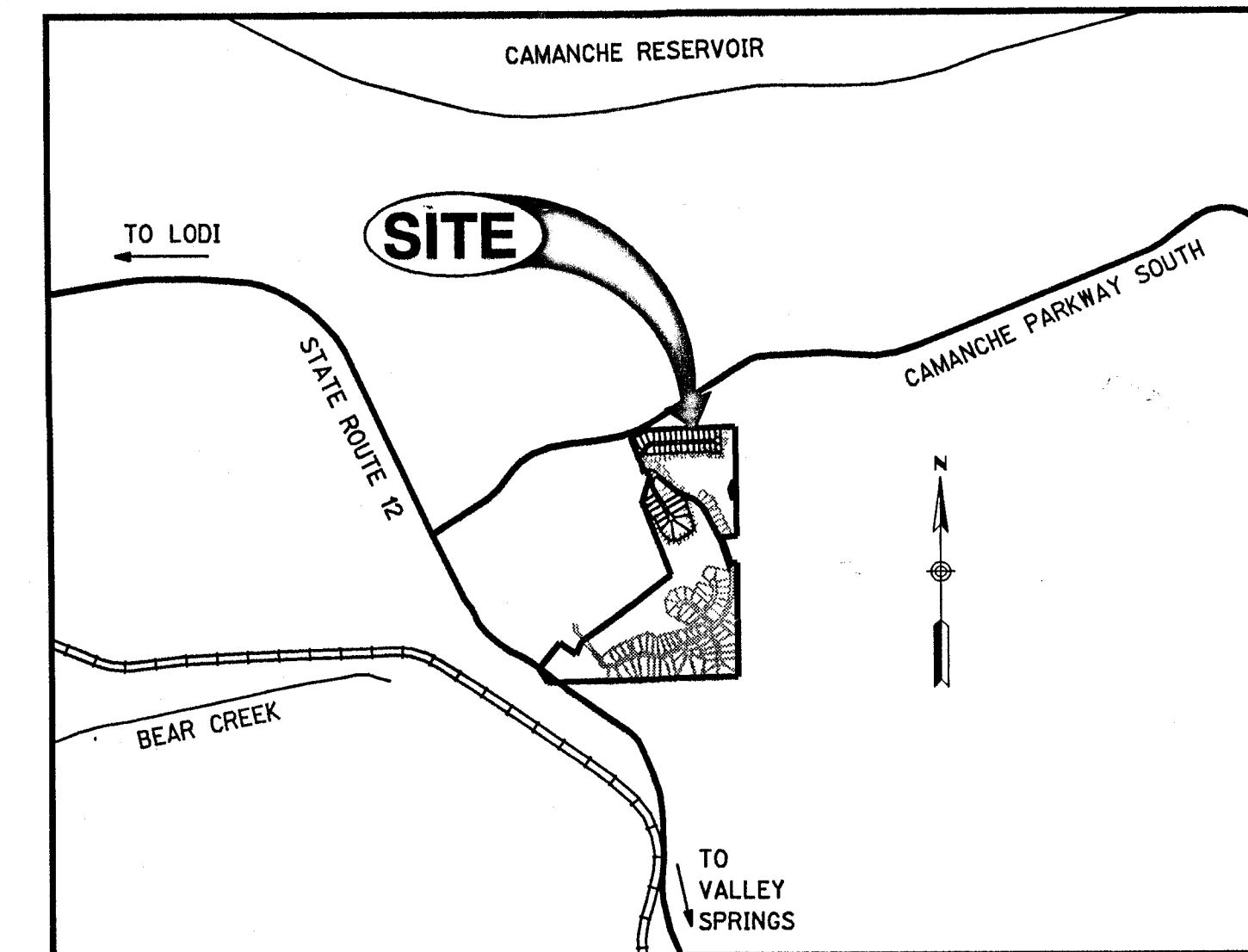


ABBREVIATIONS

ALT	ALTERNATE	LF	LINEAL FEET
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ARV	AIR VACUUM RELEASE VALVE	MH	MANHOLE
BC	BEGIN CURVE	MIN	MINIMUM
BCR	BEGIN CURB RETURN	MON	MONUMENT
BCC	BEGIN COMPLEX CURVE	NIC	NOT INCLUDED IN CONTRACT
BM	BENCH MARK	NTS	NOT TO SCALE
BO	BLOW OFF VALVE	OC	ON CENTER
CIP	CAST IN PLACE	OG	ORIGINAL GROUND
C/L	CENTERLINE	OD	OUTSIDE DIAMETER
CL	CLASS	OH	OVERHEAD UTILITY
CLR	CLEARANCE	PB	PULL BOX
CMP	CORRUGATED METAL PIPE	PCC	PORTLAND CEMENT CONCRETE
CO	CLEAN OUT	PCR	POINT OF CURB RETURN
C, CONC	CONCRETE	PIV	POST INDICATOR VALVE
CP	CONCRETE PIPE	POC	POINT OF CONNECTION
CR	CURB RETURN	PI	POINT OF INTERSECTION
DI	DROP INLET	PL	PROPERTY LINE
DWY	DRIVEWAY	PRC	POINT OF REVERSE CURVE
E	ELECTRIC	PRV	PRESSURE REDUCING VALVE
EC	END CURVE	PSI	POUNDS PER SQUARE INCH
ECR	END CURB RETURN	PUE	PUBLIC UTILITY EASEMENT
EL, ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE
EP	EDGE OF PAVEMENT	PVI	POINT OF VERTICAL INTERSECTION
ES	EDGE OF SHOULDER	P, PVMT	PAVEMENT
ESMT	EASEMENT	R	RADIUS
ETW	EDGE OF TRAVELED WAY	R/L	RIDGE LINE
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RET	RETAINING WALL
FC	FACE OF CURB	R/W	RIGHT OF WAY
FD	FOUND	S	SLOPE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FES	FLARED END SECTION	SHLDR	SHOULDER
FF	FINISH FLOOR	SL	STREET LIGHT
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	STA	STATION
FI	FIELD INLET	STD	STANDARD
FL	FLOW LINE	SW	SIDEWALK
FLG	FLANGE	TBC	TOP BACK OF CURB
FM	FORCE MAIN	T	TELEPHONE
FO	FIBER OPTIC	TC	TOP FACE OF CURB
FW	FIRE WATER	TEMP	TEMPORARY
G	GAS	TF	TOP OF FOOTING
GALV	GALVANIZED	TOE	TOE OF SLOPE
GB	GRADE BREAK	TOP	TOP OF SLOPE
GR	GRATE	TP	TOP OF PIPE
GV	GAS VALVE	TW	TOP OF WALL
HB	HOSE BIB	TYP	TYPICAL
H, HORZ	HORIZONTAL	U/G	UNDERGROUND
HDPE	HIGH DENSITY POLYETHYLENE	UNO	UNLESS NOTED OTHERWISE
HP	HIGH POINT	UTIL	UTILITY
HT	HEIGHT	V, VERT	VERTICAL
HWY	HIGHWAY	VC	VERTICAL CURVE
ICV	IRRIGATION CONTROL VALVE	VG	VALLEY GUTTER
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	W	WATER
IRR	IRRIGATION	WV	WATER VALVE
JB	JUNCTION BOX	WM	WATER METER
JT	JOINT TRENCH	XING	CROSSING
LAT	LATERAL	XS	CROSS SECTION

IMPROVEMENT PLANS FOR WALLACE LAKE ESTATES UNIT 2 - PHASE 1 CALAVERAS COUNTY, CALIFORNIA



LOCATION MAP
SCALE: 1"=400'

	PROPOSED	EXISTING
SUBDIVISION BOUNDARY	---	---
PHASE BOUNDARY	----	----
RIGHT OF WAY	=====	=====
LOT LINE	=====	=====
AC PAVEMENT	=====	=====
EASEMENT LINE	-----	-----
CENTER LINE	-----	-----
DAYLIGHT LINE/CUT-FILL	-----	-----
CONTOUR	-----	-----
GROUND ELEVATION	-----	-----
FLOW LINE ELEVATION	-----	-----
DIRECTION OF FLOW & SLOPE	-----	-----
CONCRETE DITCH	-----	-----
GRADE BREAK	-----	-----
TOP OF WALL ELEVATION	-----	-----
ELECTRIC-BURIED CABLE & MANHOLE	-----	-----
GAS LINE	-----	-----
IRRIGATION LINE	-----	-----
SANITARY SEWER, MANHOLE, CLEANOUT	-----	-----
STORM DRAIN, CATCH BASIN, MANHOLE	-----	-----
TELEPHONE LINE & MANHOLE	-----	-----
WATER LINE, METER, BLOWOFF VALVE	-----	-----
ELECTRIC-OVERHEAD LINE AND POLE	-----	-----
SIGNS	-----	-----
STORM DRAIN RIPRAP	-----	-----
STREET LIGHTS	-----	-----
WATER FIRE HYDRANT ASSEMBLY	-----	-----
WATER VALVE	-----	-----
WATER AIR VACUUM RELEASE VALVE	-----	-----

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS AND:

1. THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS AND STANDARD PLANS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS, DATED JULY 2002, AND ANY ADDENDUMS THERETO.
2. WALLACE COMMUNITY SERVICES DISTRICT, RESOLUTION NO 2004-05, "IMPROVEMENT STANDARDS", DATED JULY 2004.
3. THE CALAVERAS COUNTY RESOLUTION NO. 84-442, "A RESOLUTION ADOPTING SPECIAL PROVISIONS, STANDARD DETAILS, CONSTRUCTIONS STANDARDS AND MATERIALS TESTING REQUIREMENTS FOR ROAD", DATED OCTOBER 29, 1984.

DEVELOPER
REYNE & BARDIS COMMUNITIES
10630 MATHER BOULEVARD
SACRAMENTO, CALIFORNIA 95655
CONTACT: MURRAY C. LIND III
PHONE: (916) 366-3665

ENGINEER
RICK ENGINEERING COMPANY
2969 PROSPECT PARK DRIVE, SUITE 100
RANCHO CORDOVA, CALIFORNIA 95670
CONTACT: ERIC A. KOKERNAK, PROJECT MANAGER
KELLY L. BIRKES, ENGINEER OF WORK
PHONE: (916) 638-8200

SOILS ENGINEER
KLEINFELDER, INC.
2825 EAST MYRTLE STREET
STOCKTON, CA 95205
CONTACT: CARL HENDERSON
PHONE: (209) 948-1345

PUBLIC WORKS
CALAVERAS COUNTY PUBLIC WORKS DEPT.
891 MOUNTAIN RANCH ROAD
SAN ANDREAS, CALIFORNIA 95249
CONTACT: ROBERT HOUGHTON
PHONE: (209) 754-6402

WALLACE COMMUNITY SERVICES DISTRICT
WALLACE COMMUNITY SERVICES DISTRICT
PO BOX 398
WALLACE, CALIFORNIA 95254
CONTACT: ROARK WEBER
PHONE: (209) 754-1824

INDEX OF SHEETS

1. TITLE SHEET
2. LAYOUT SHEET
3. CONSTRUCTION NOTES & SECTIONS
4. IMPROVEMENT PLAN-WHIMORE DRIVE
5. IMPROVEMENT PLAN-WALLACE LAKE DRIVE
6. IMPROVEMENT PLAN-NUTTHATCH COURT
7. IMPROVEMENT PLAN-EMERGENCY ACCESS ROAD
8. IMPROVEMENT PLAN-WALLACE LAKE DRIVE NORTH
9. GRADING PLAN
10. GRADING PLAN
11. STORM DRAIN PROFILES
12. EROSION CONTROL PLAN
13. EROSION CONTROL PLAN
14. SIGNING & STRIPING PLAN
15. STREET LIGHTING PLAN
16. DETAILS

PROJECT BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A METAL SPIKE "CP-72" LOCATED AT THE SOUTHERLY END OF SOUTH WALLACE LAKE DRIVE APPROXIMATELY 25' WEST OF THE NORTH END OF THE NORTHEAST HEADWALL FOR WALLACE LAKE SPILLWAY. ELEVATION ESTABLISHED AS 257.363'.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED ON DECEMBER 23, 2004 BY RICK ENGINEERING COMPANY.



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APPROVED - SOILS ENGINEER I HAVE REVIEWED THIS PLAN AND FIND IT IN GENERAL CONFORMANCE WITH THE SOILS REPORT PREPARED BY KLEINFELDER (FILE NO 60203.G01), TITLED "GEOTECHNICAL SERVICE REPORT WALLACE LAKE ESTATES - UNIT 2 CALAVERAS COUNTY, CALIFORNIA", DATED SEPTEMBER 23, 2005	DATE: _____
CARL HENDERSON	DATE: _____
ENGINEER OF WORK:	DATE: _____
KELLY L. BIRKES, RCE 44644, EXP. 03/31/08 RICK ENGINEERING COMPANY	DATE: _____

WALLACE COMMUNITY SERVICES DISTRICT	DATE: _____
ROARK WEBER, DISTRICT ENGINEER	DATE: _____
CALAVERAS COUNTY PUBLIC WORKS	DATE: _____
TIMOTHY J. MCSORLEY	DATE: _____

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1.</td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> </tr> <tr> <td>4.</td> <td></td> <td></td> </tr> <tr> <td>5.</td> <td></td> <td></td> </tr> <tr> <td>6.</td> <td></td> <td></td> </tr> <tr> <td>7.</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1.			2.			3.			4.			5.			6.			7.			<p>2969 PROSPECT PARK DRIVE - SUITE 100 RANCHO CORDOVA, CA 95670 916.638.8200 (FAX) 916.638.8221 San Diego Riverside Orange Placentia Tustin</p> <p style="text-align: center;">RICK ENGINEERING COMPANY Sacramento</p> <p style="text-align: center;">COPYRIGHT 2006 RICK ENGINEERING COMPANY</p>
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WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
TITLE SHEET

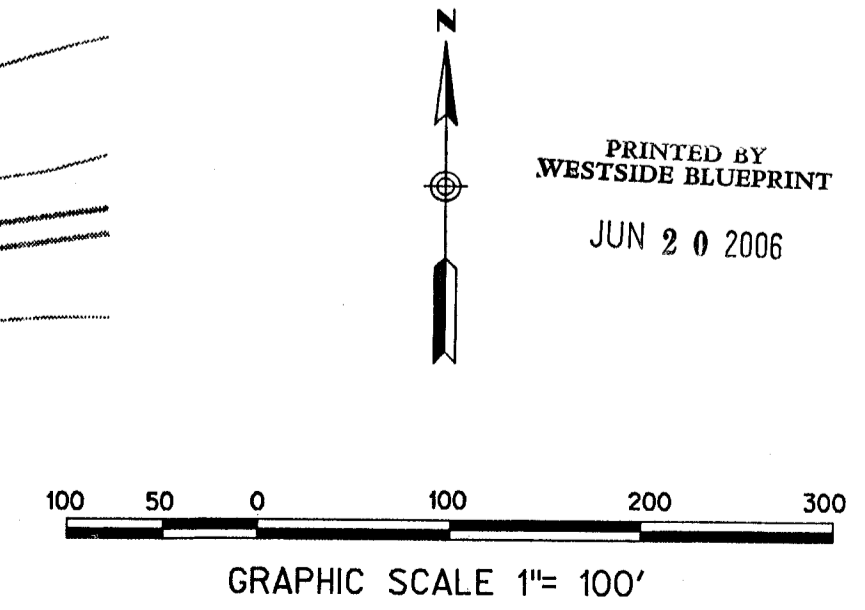
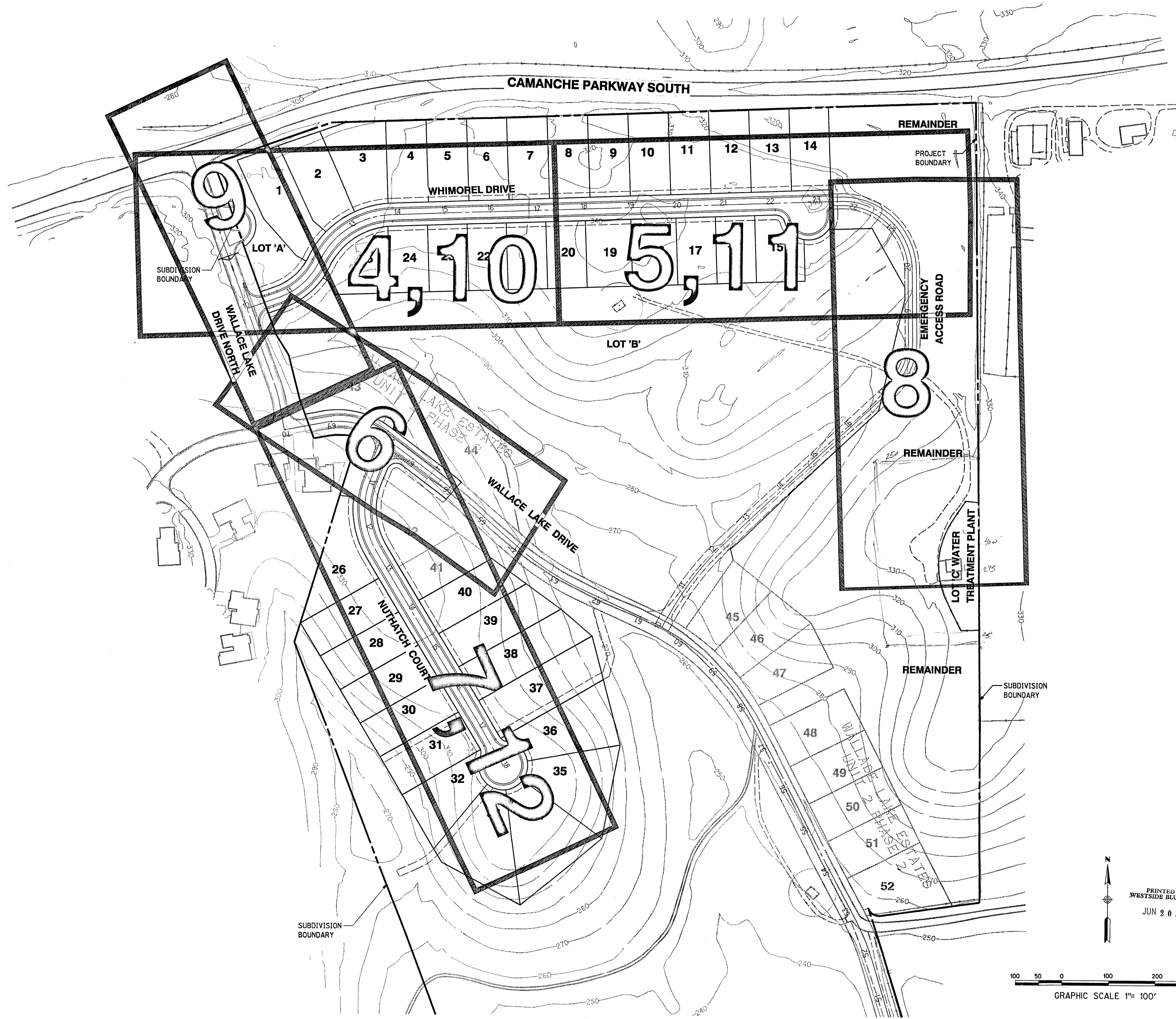
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PROJECT NO: 14861
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PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

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NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13

NOTE: WATER AND SEWER ARE PER SEPARATE PLANS



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**WALLACE LAKE ESTATES
 UNIT 2 - PHASE 1
 LAYOUT SHEET**

DATE: 06/19/06
 PROJECT NO:
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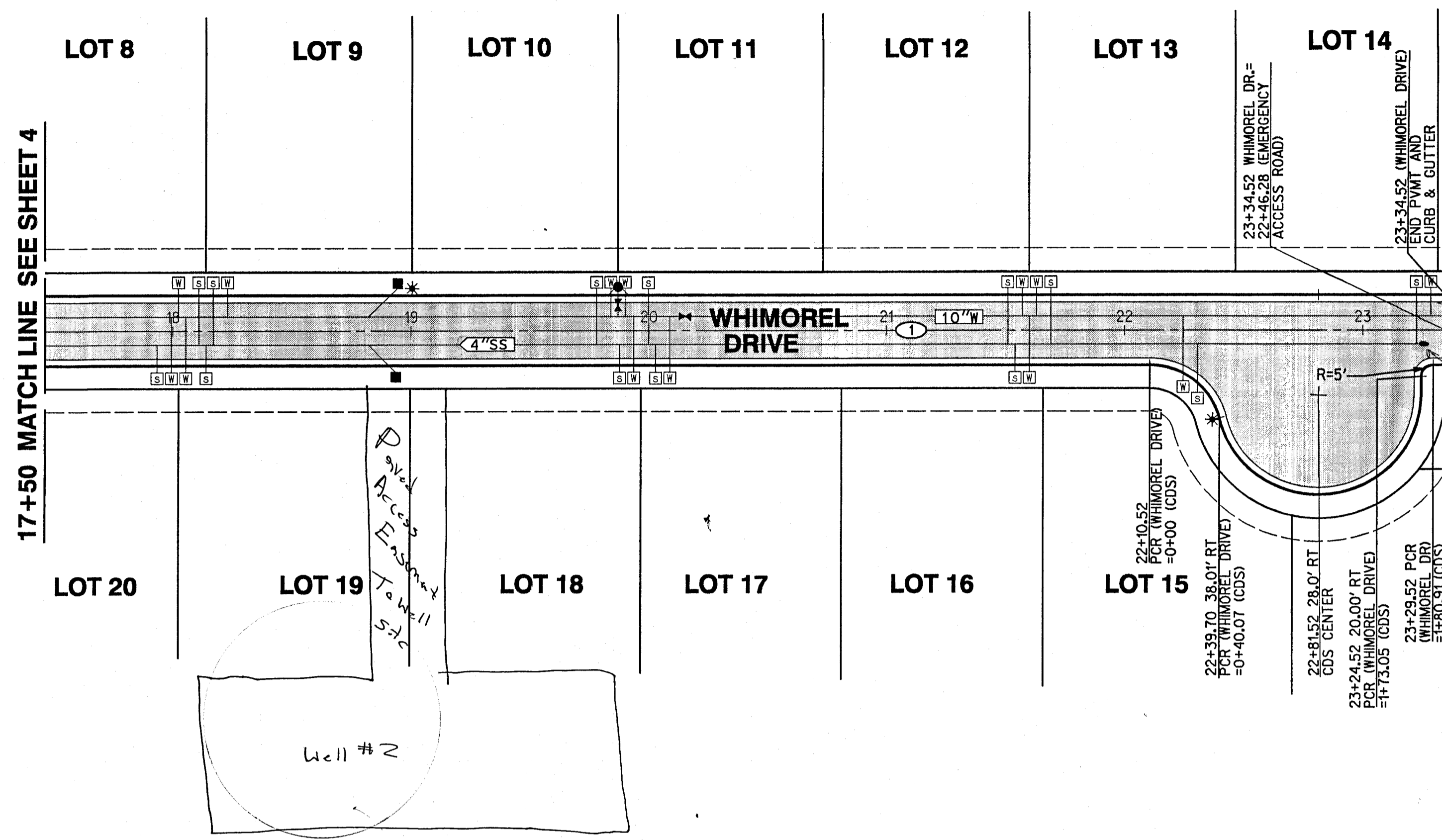
REGISTERED PROFESSIONAL ENGINEER
 KELLY L. BIRKES
 No. 44644
 Exp. 3/31/08
 CIVIL
 STATE OF CALIFORNIA

TRICK
 ENGINEERING COMPANY
 Sacramento
 San Diego
 Riverside
 Orange
 Phoenix
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 RANCHO CORDOVA, CA 95670
 916.638.8200
 (FAX) 916.638.8221

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CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	N87°56'01"E		584.52'	

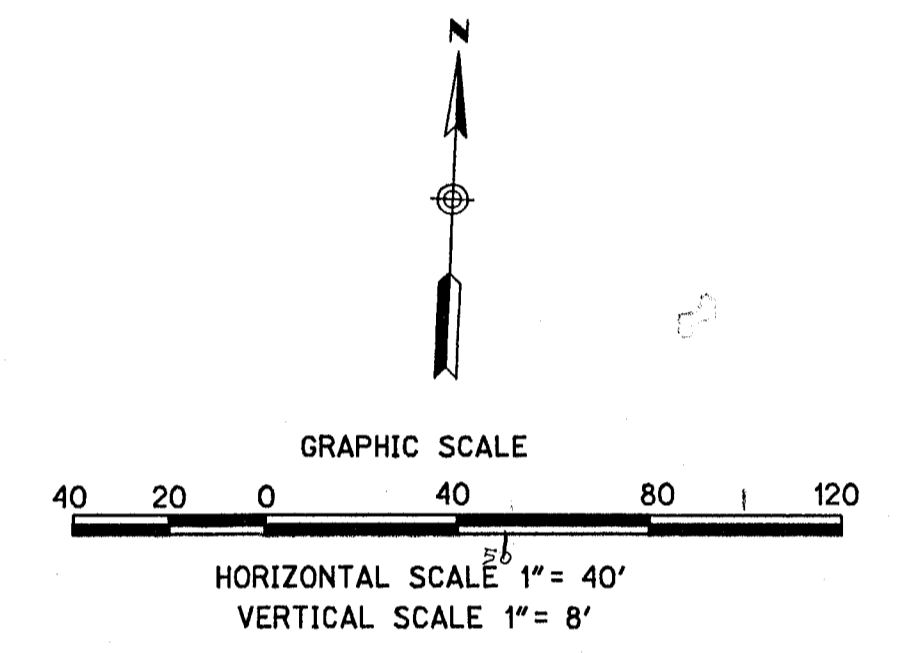
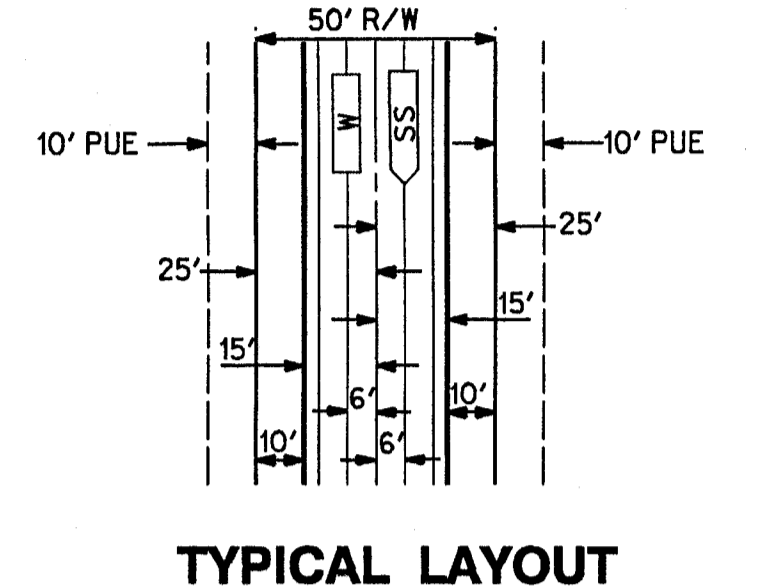


Will there be a light or Curbside to prevent non-emergency traffic? See Sheet 8

Install Federal marked Water sample tap And Blow off at end of 18'W line or a Fire Hydrant

Monitor or Low tek? Need Detail

FOR STORM DRAIN PROFILES, SEE SHEET 13



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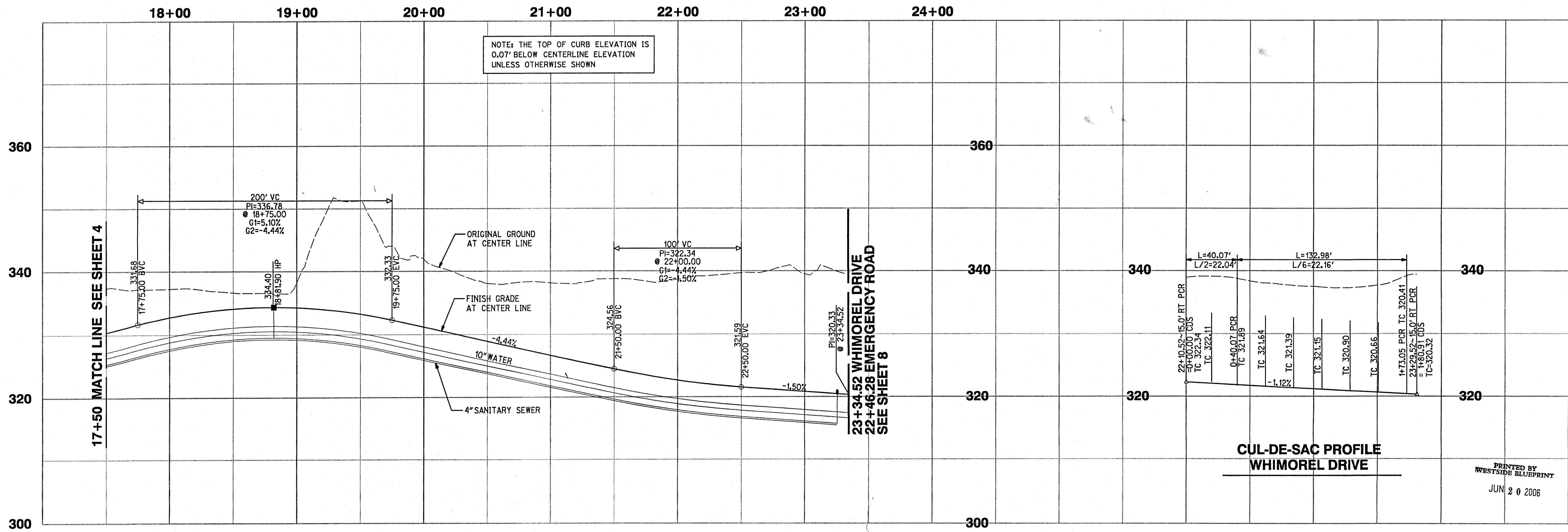
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NOTE: THE TOP OF CURB ELEVATION IS 0.07' BELOW CENTERLINE ELEVATION UNLESS OTHERWISE SHOWN

CUL-DE-SAC PROFILE
WHIMOREL DRIVE

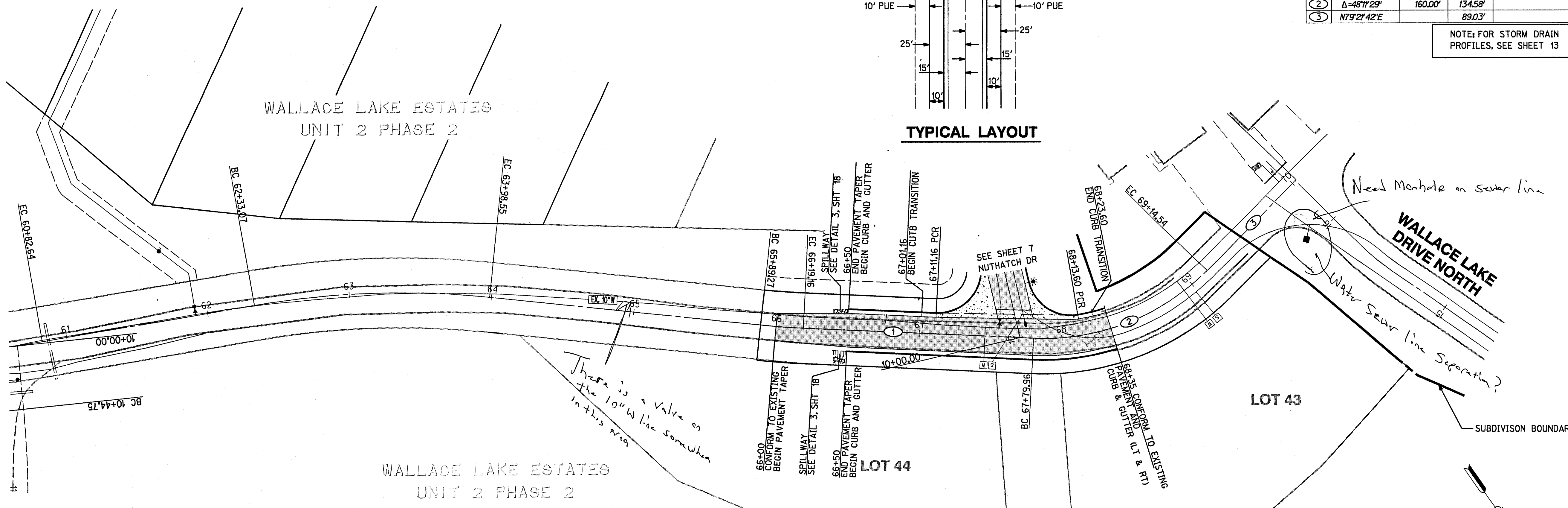
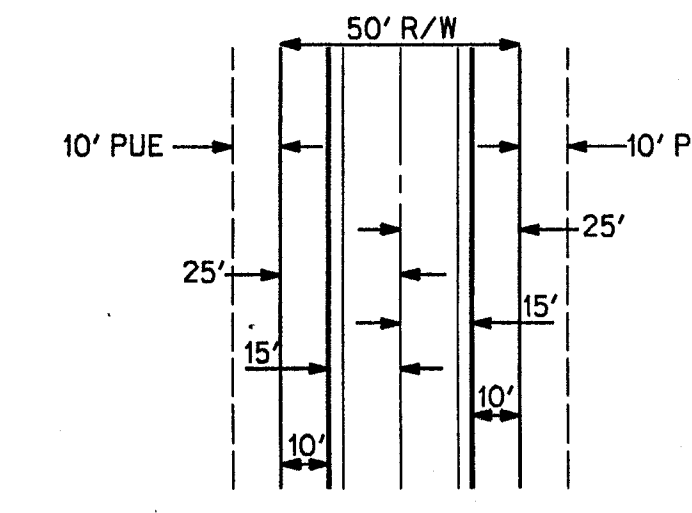
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WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
IMPROVEMENT PLAN - WHIMOREL DRIVE

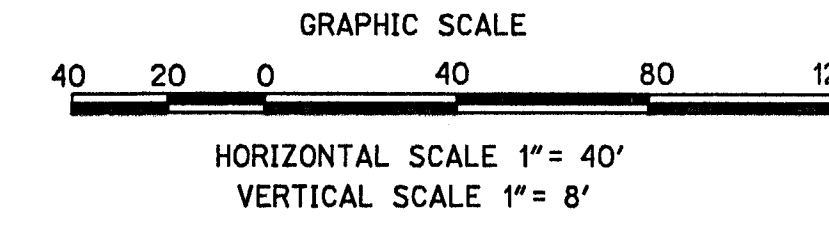
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PROJECT NO:
14861

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3	N79°21'42"E		89.03'	

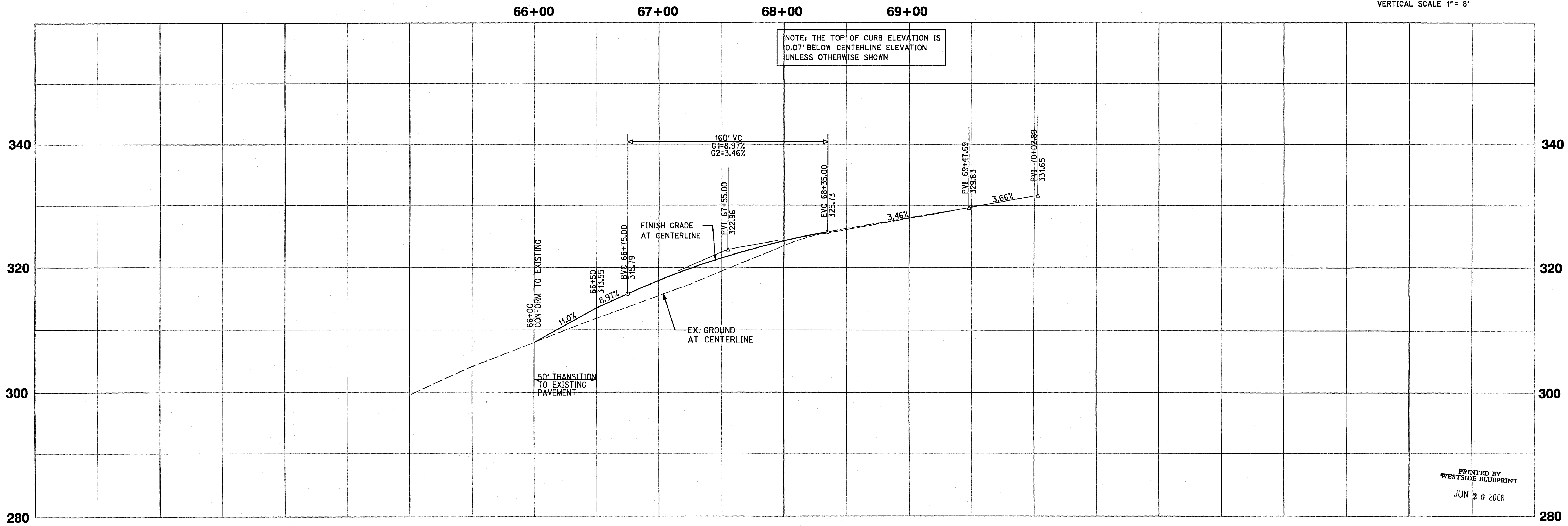
NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13



Do lots 43 - 44 already exist or are the part of this subdivision?



WALLACE LAKE DRIVE



REVISIONS

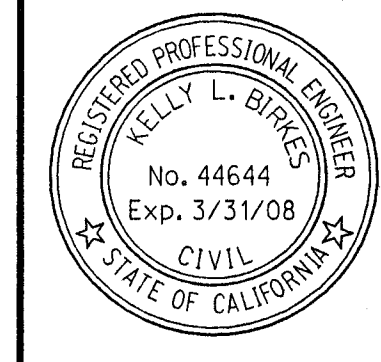
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WALLACE LAKE ESTATES
 UNIT 2 - PHASE 1
 IMPROVEMENT PLAN-WALLACE LAKE DRIVE

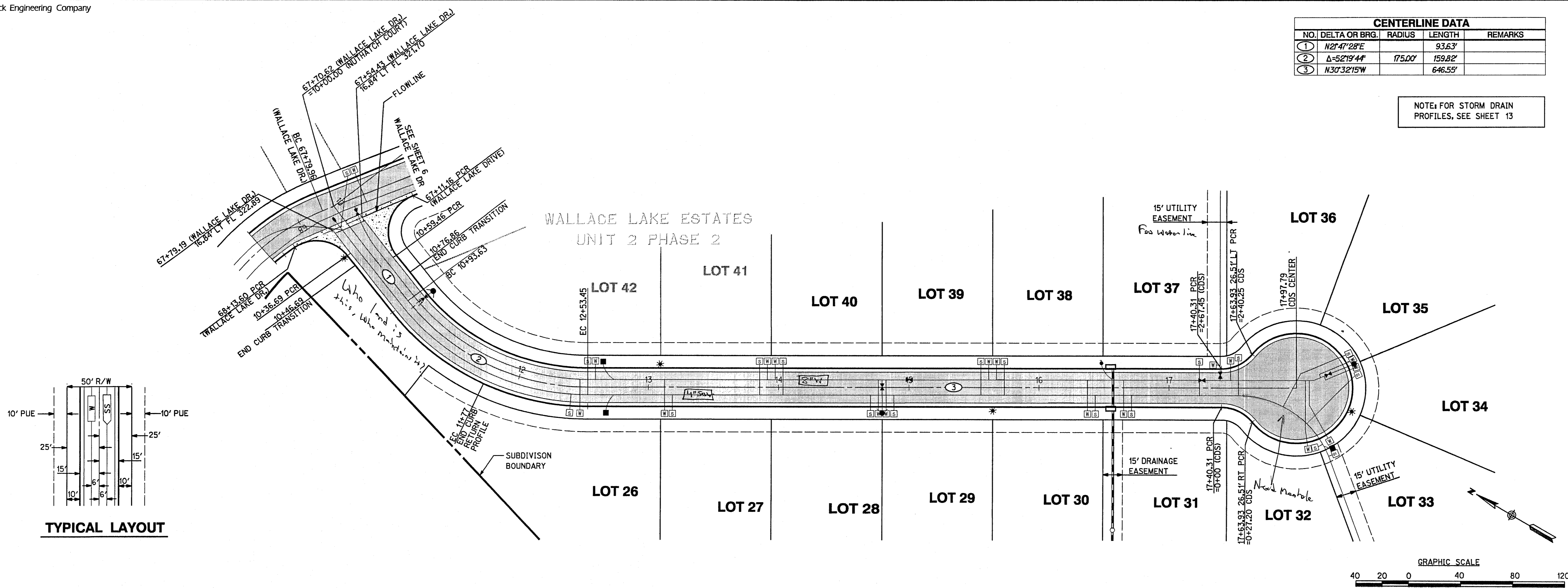
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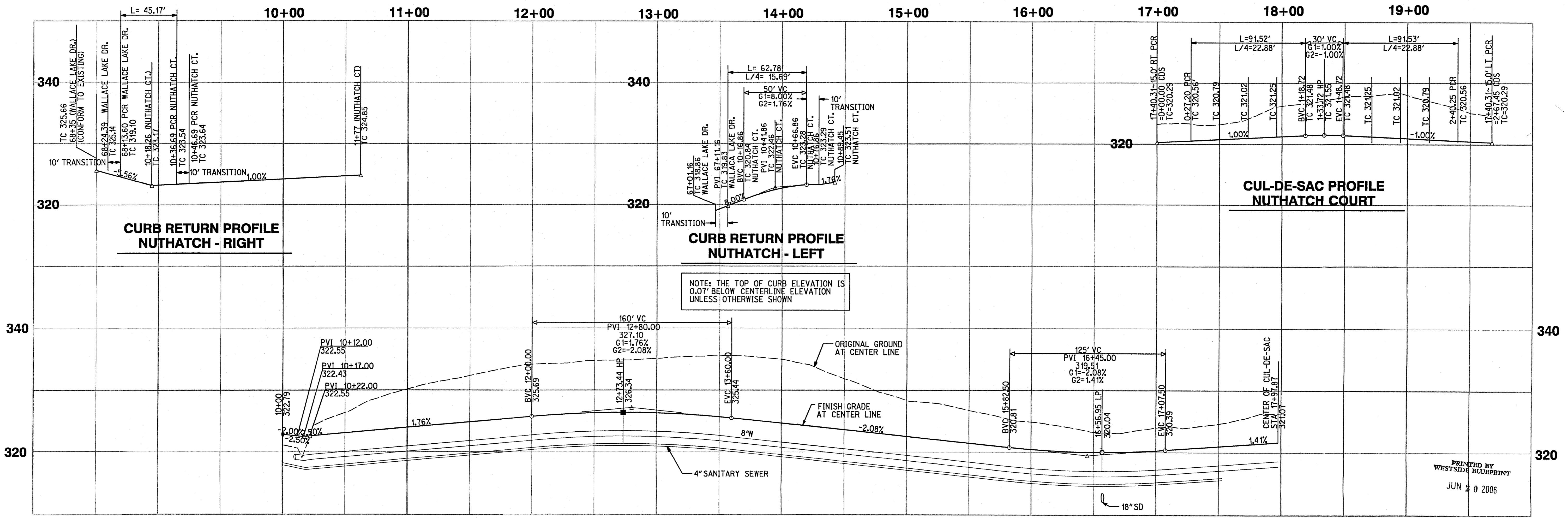
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1	N2°47'28"E		93.63'	
2	Δ=52°19'44"	175.00'	159.82'	
3	N30°32'15"W		646.55'	

NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13



NUTHATCH COURT



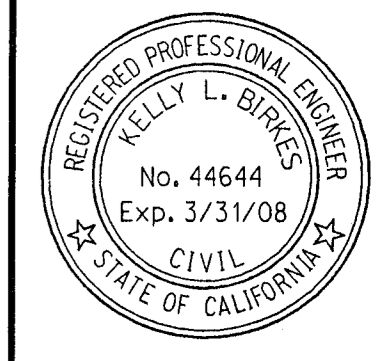
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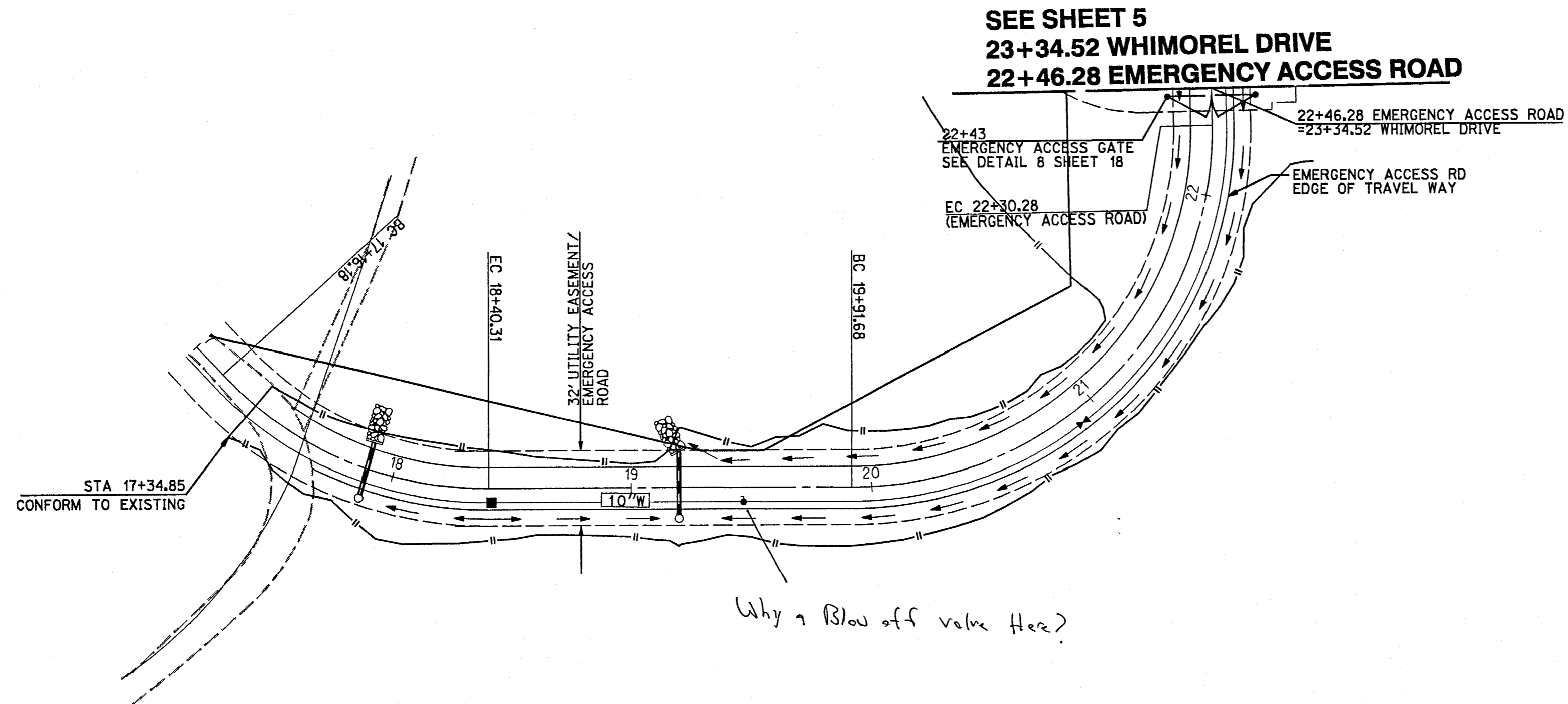


**WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
IMPROVEMENT PLAN - NUTHATCH COURT**

DATE: 06/19/06
PROJECT NO:
14861

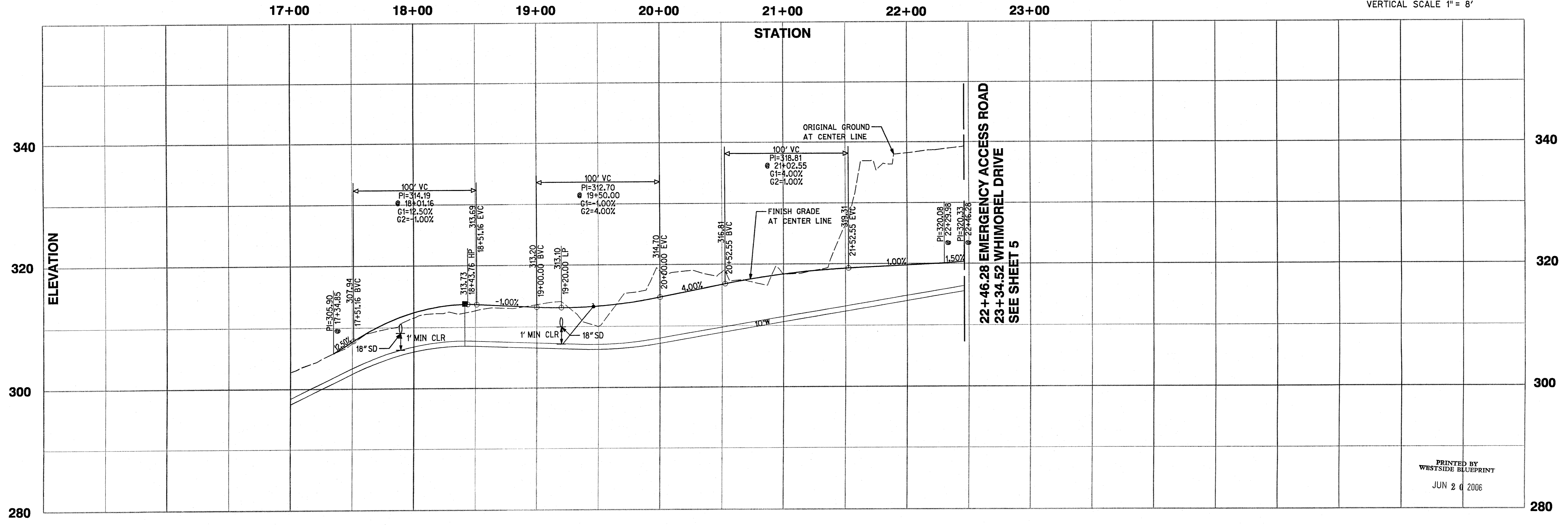
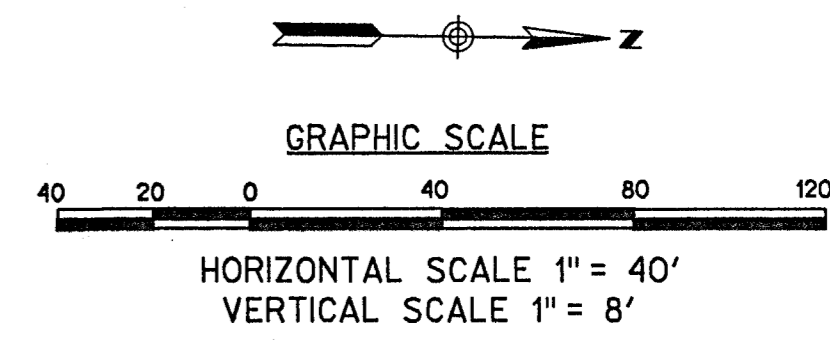
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NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13

EMERGENCY ACCESS ROAD



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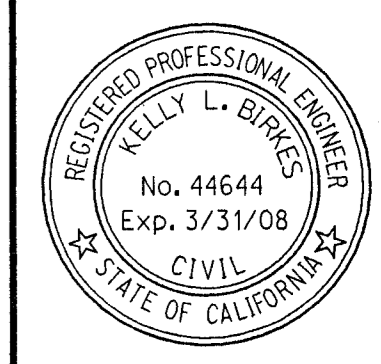
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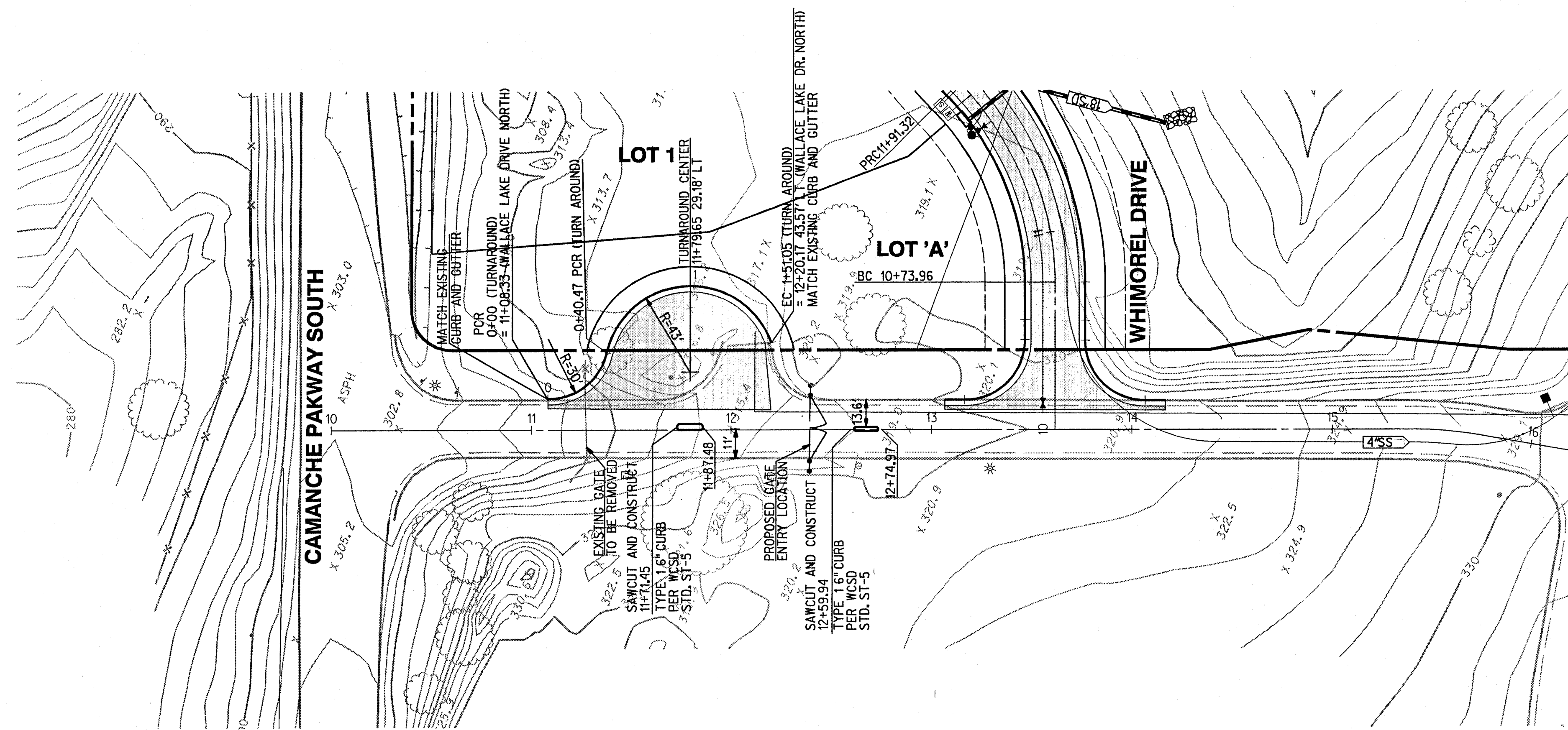
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WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
IMPROVEMENT PLAN-EMERGENCY ACCESS ROAD

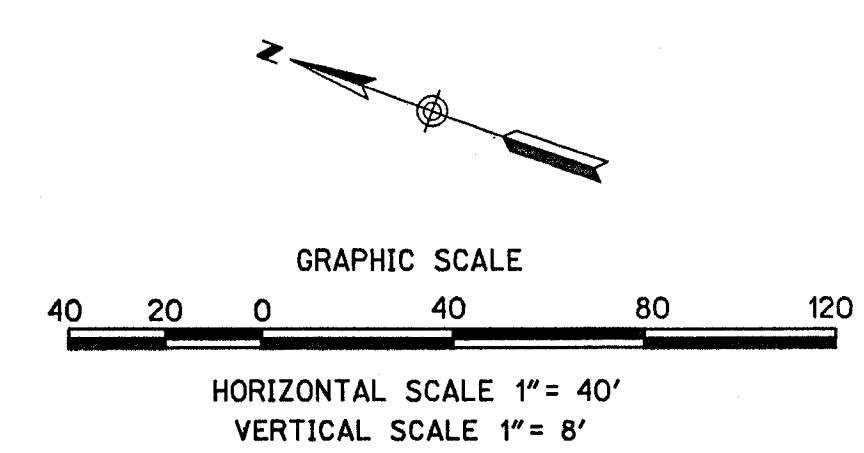
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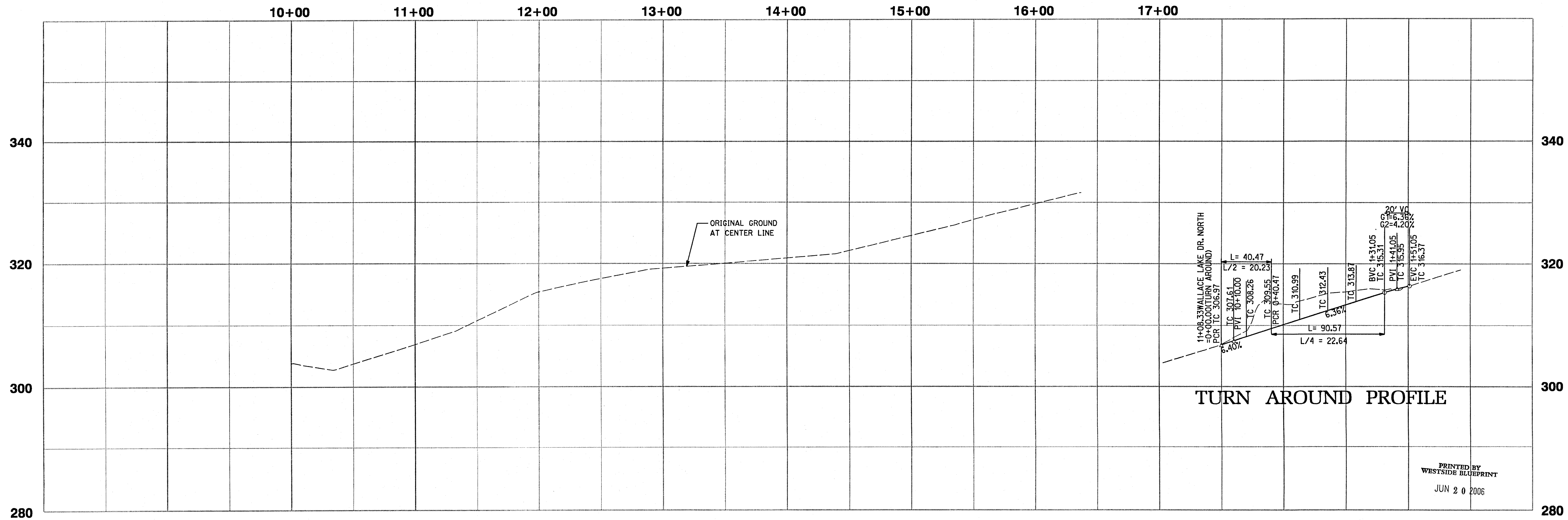


NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13

NOTE: CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF WORK OF ANY CHANGES IN THE FIELD CONDITIONS.



WALLACE LAKE DRIVE NORTH



TURN AROUND PROFILE

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WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
IMPROVEMENT PLAN-WALLACE LAKE DRIVE NORTH

DATE: 06/19/06
PROJECT NO:
14861

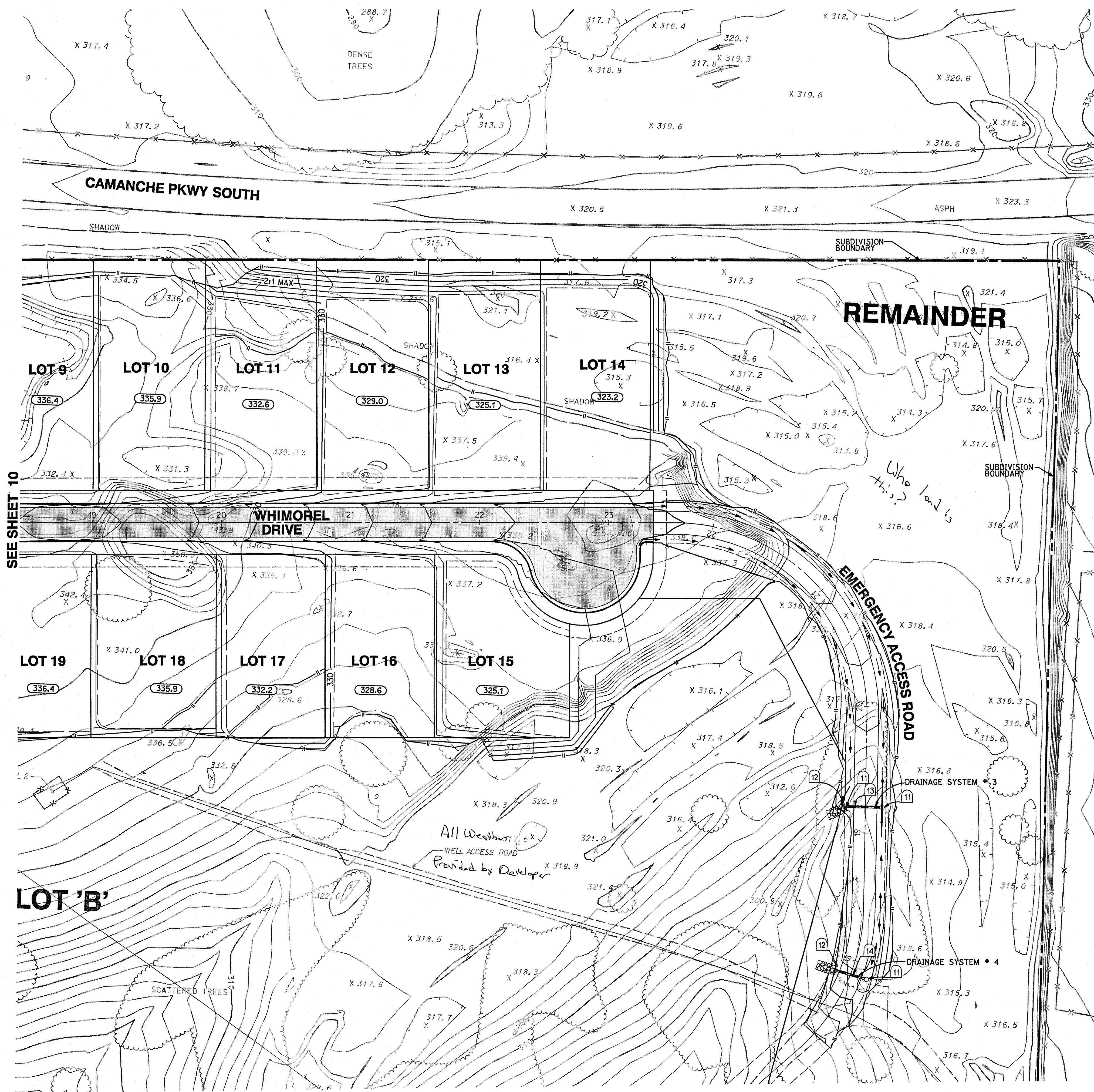
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STORM DRAIN DATA

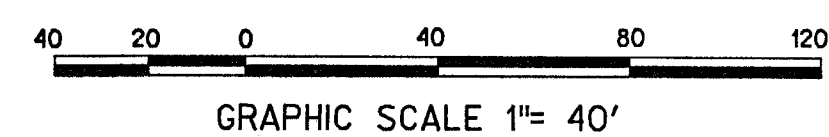
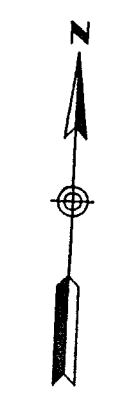
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- (12) STANDARD STRAIGHT HEADWALL PER CALTRANS D-89 PROVIDE RIPRAP AT THE OUTFALL AS PER DETAIL 1, SHEET 12.

NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13

NOTE: CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF WORK OF ANY CHANGES IN THE FIELD CONDITIONS.



SEE SHEET 10



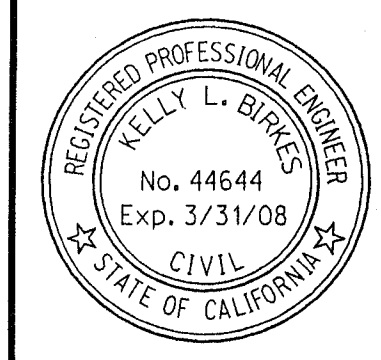
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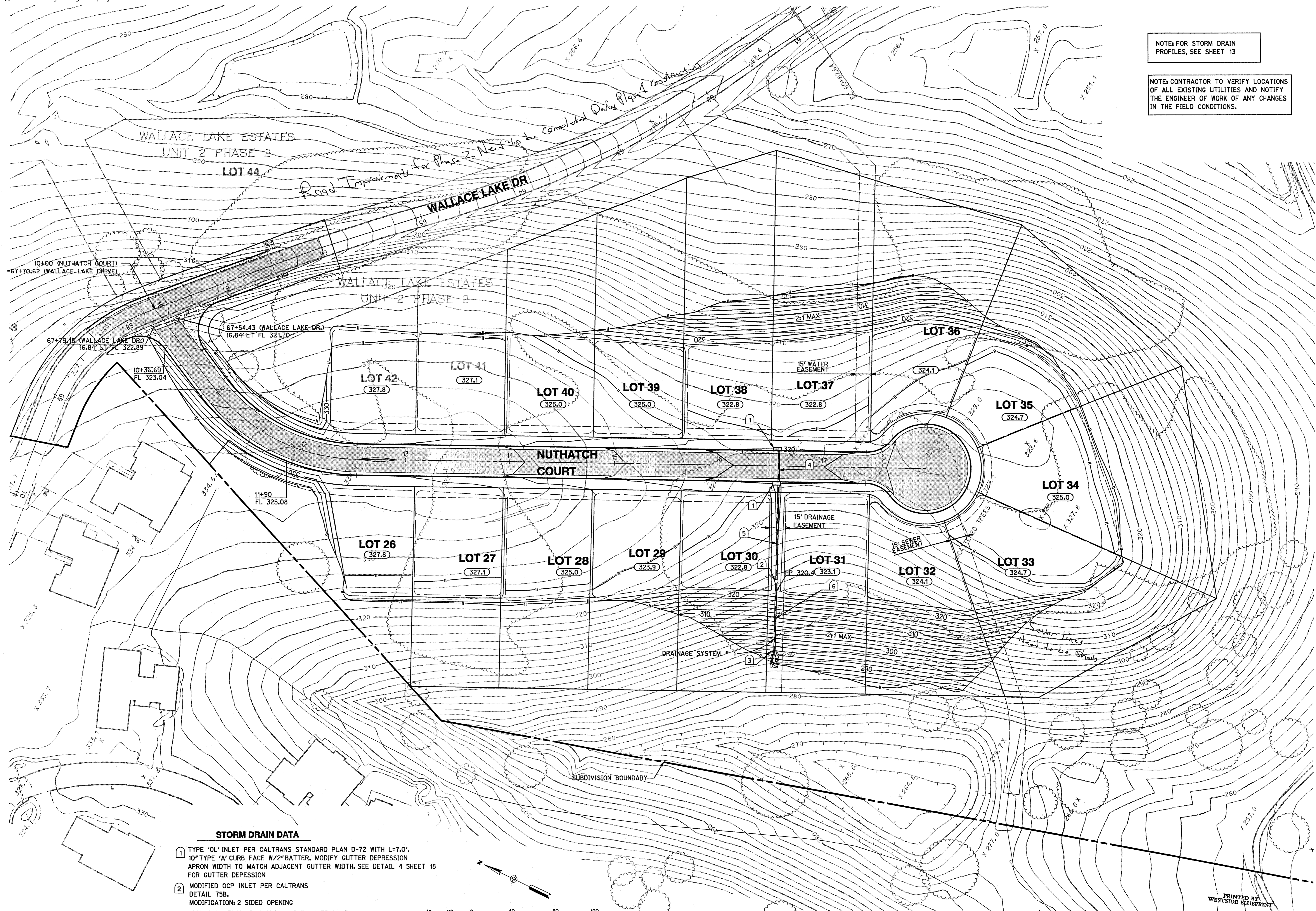
**WALLACE LAKE ESTATES
 UNIT 2 - PHASE 1
 GRADING PLAN**

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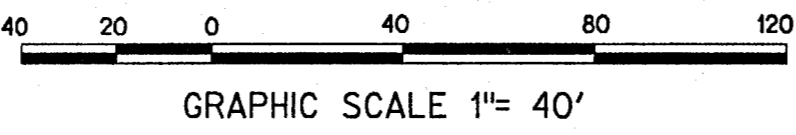
NOTE: FOR STORM DRAIN PROFILES, SEE SHEET 13

NOTE: CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF WORK OF ANY CHANGES IN THE FIELD CONDITIONS.



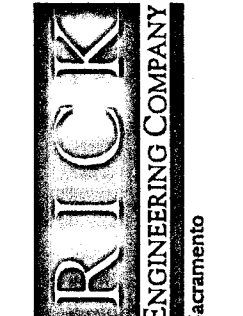
STORM DRAIN DATA

- 1 TYPE 'OL' INLET PER CALTRANS STANDARD PLAN D-72 WITH L=7.0', 10" TYPE 'A' CURB FACE W/2" BATTER. MODIFY GUTTER DEPRESSION APRON WIDTH TO MATCH ADJACENT GUTTER WIDTH. SEE DETAIL 4 SHEET 18 FOR GUTTER DEPRESSION
- 2 MODIFIED OCP INLET PER CALTRANS DETAIL 75B. MODIFICATION: 2 SIDED OPENING
- 3 STANDARD STRAIGHT HEADWALL PER CALTRANS D-89 PROVIDE RIPRAP AT THE OUTFALL AS PER DETAIL 1, SHEET 18.



NO.	DATE	REVISIONS
1.		
2.		
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7.		

2969 PROSPECT PARK DRIVE - SUITE 100
RANCHO CORDOVA, CA 95670
916.888.8200
(FAX) 916.888.8221
San Diego Riverside Orange Tustin



**WALLACE LAKE ESTATES
UNIT 2 - PHASE 1
GRADING PLAN**

DATE: 06/19/06
PROJECT NO:
14861

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