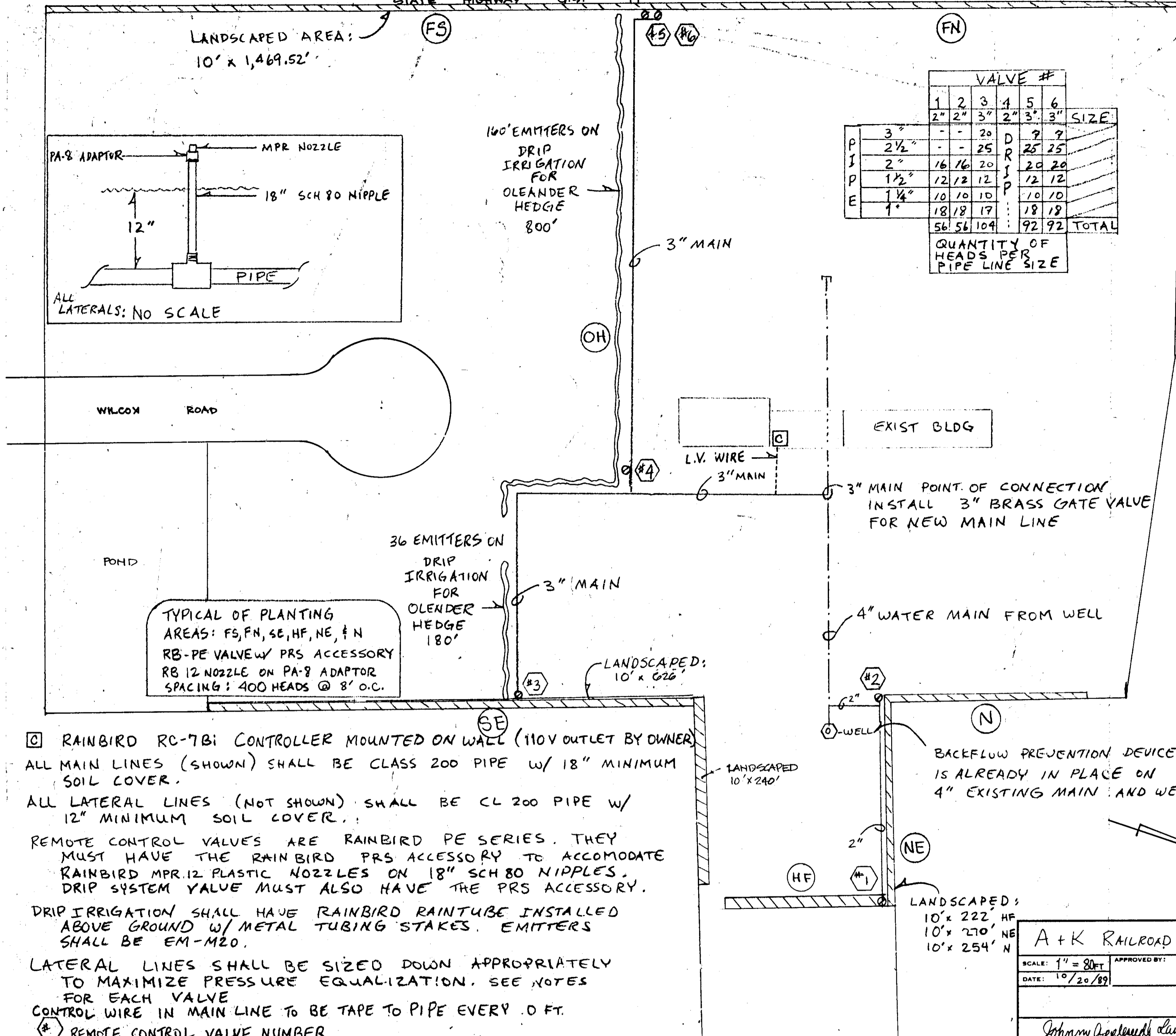


(N) (NE): TYPICAL
 PLANTING AREAS HAVE ESTABLISHED OLEANDER SCREENING. CONTINUE SCREENING WITH OLEANDER SHRUBS AT 5' CENTERS FOR FAST RESULTS. GROUND COVER SHALL BE WALDERI FIRE THORN PLANTED AT 5' CENTERS.
 (OH): AREA SHALL BE ONE CONTINUOUS OLEANDER HEDGE PLANTED AT 5' O.C.



		VALVE #						
		1	2	3	4	5	6	SIZE
P I P E	3"	-	-	20	D	9	9	
	2 1/2"	-	-	25	R	25	25	
	2"	16	16	20	J	20	20	
	1 1/2"	12	12	12	S	12	12	
	1 1/4"	10	10	10	P	10	10	
	1"	18	18	17	:	18	18	
		56	56	104	:	92	92	TOTAL

QUANTITY OF HEADS PER PIPE LINE SIZE

(C) RAINBIRD RC-7Bi CONTROLLER MOUNTED ON WALL (110V OUTLET BY OWNER)
 ALL MAIN LINES (SHOWN) SHALL BE CLASS 200 PIPE W/ 18" MINIMUM SOIL COVER.
 ALL LATERAL LINES (NOT SHOWN) SHALL BE CL 200 PIPE W/ 12" MINIMUM SOIL COVER.
 REMOTE CONTROL VALVES ARE RAINBIRD PE SERIES. THEY MUST HAVE THE RAINBIRD PRS ACCESSORY TO ACCOMMODATE RAINBIRD MPR.12 PLASTIC NOZZLES ON 18" SCH 80 NIPPLES. DRIP SYSTEM VALVE MUST ALSO HAVE THE PRS ACCESSORY.
 DRIP IRRIGATION SHALL HAVE RAINBIRD RAINTUBE INSTALLED ABOVE GROUND W/ METAL TUBING STAKES. EMITTERS SHALL BE EM-M20.
 LATERAL LINES SHALL BE SIZED DOWN APPROPRIATELY TO MAXIMIZE PRESSURE EQUALIZATION. SEE NOTES FOR EACH VALVE
 CONTROL WIRE IN MAIN LINE TO BE TAPE TO PIPE EVERY .0 FT.
 (#) REMOTE CONTROL VALVE NUMBER

The following landscaping is required in the open auto employee parking areas:

- A minimum five percent of the area must be landscaped.
- One tree is required for each 10 parking stalls, or portion thereof. Trees must be selected from the County's Approved Tree List.
- Planters which abut parking stalls shall be a minimum of five feet wide. A minimum 18-inch-wide paved strip shall be added to the adjacent parking stall to allow access to and from vehicles.



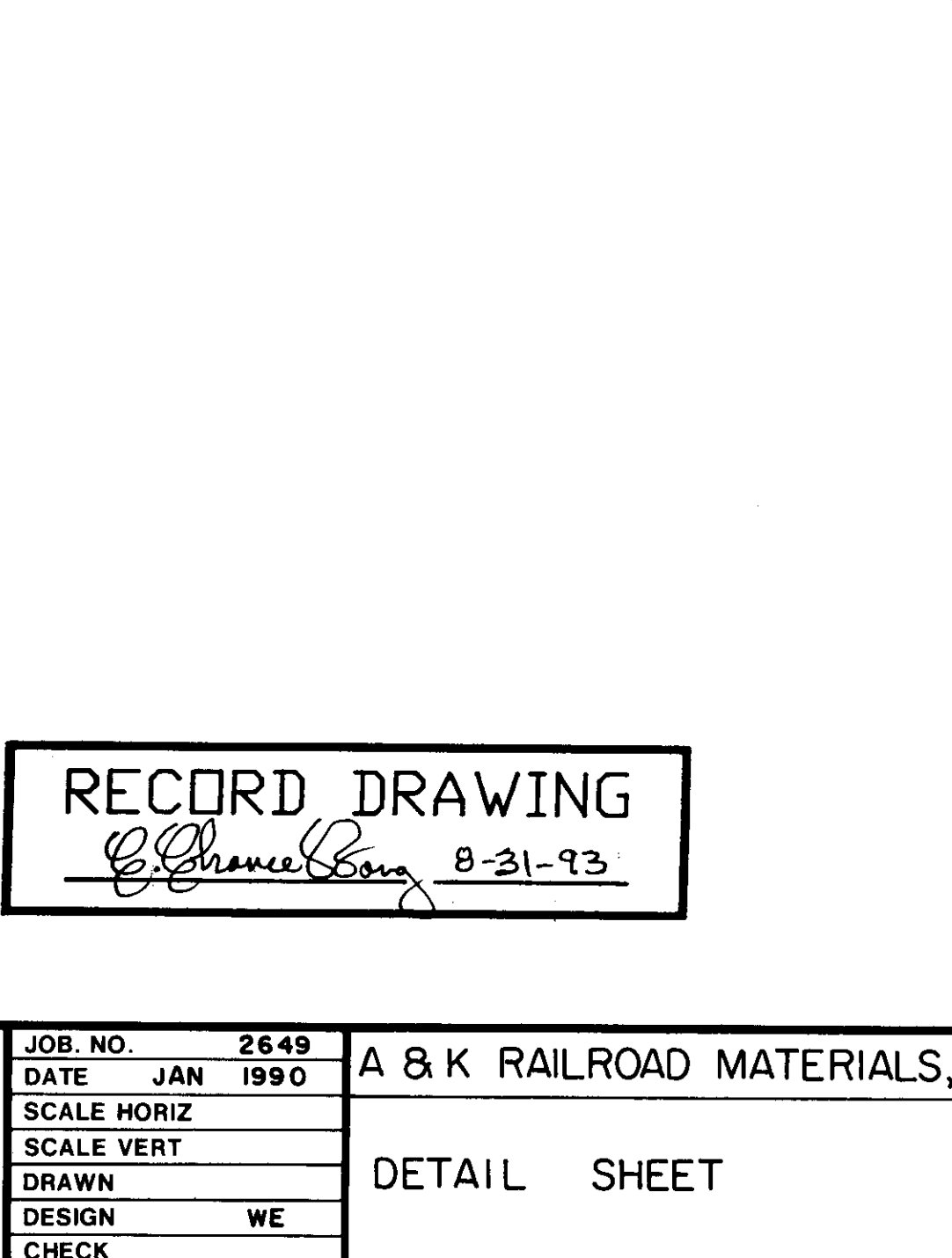
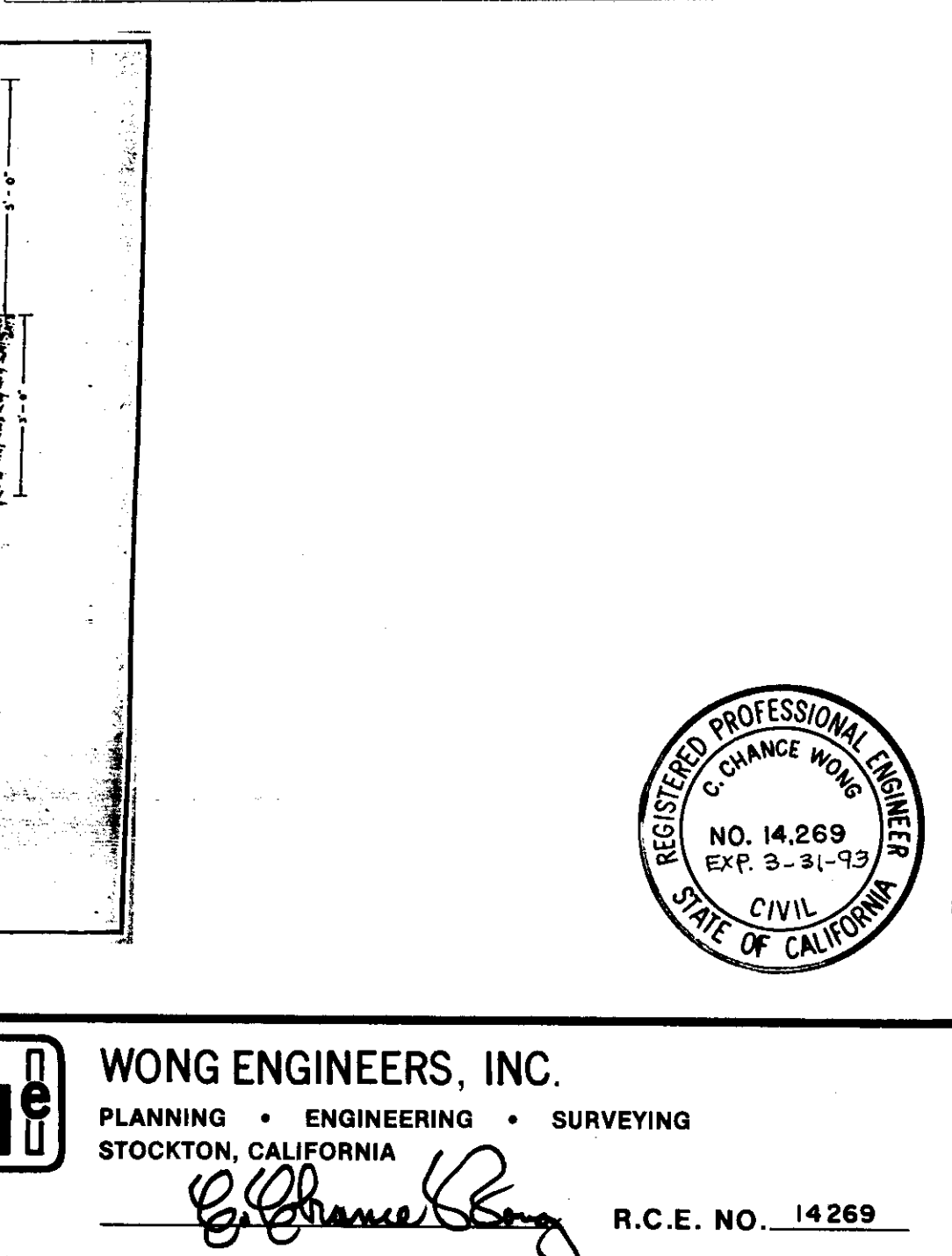
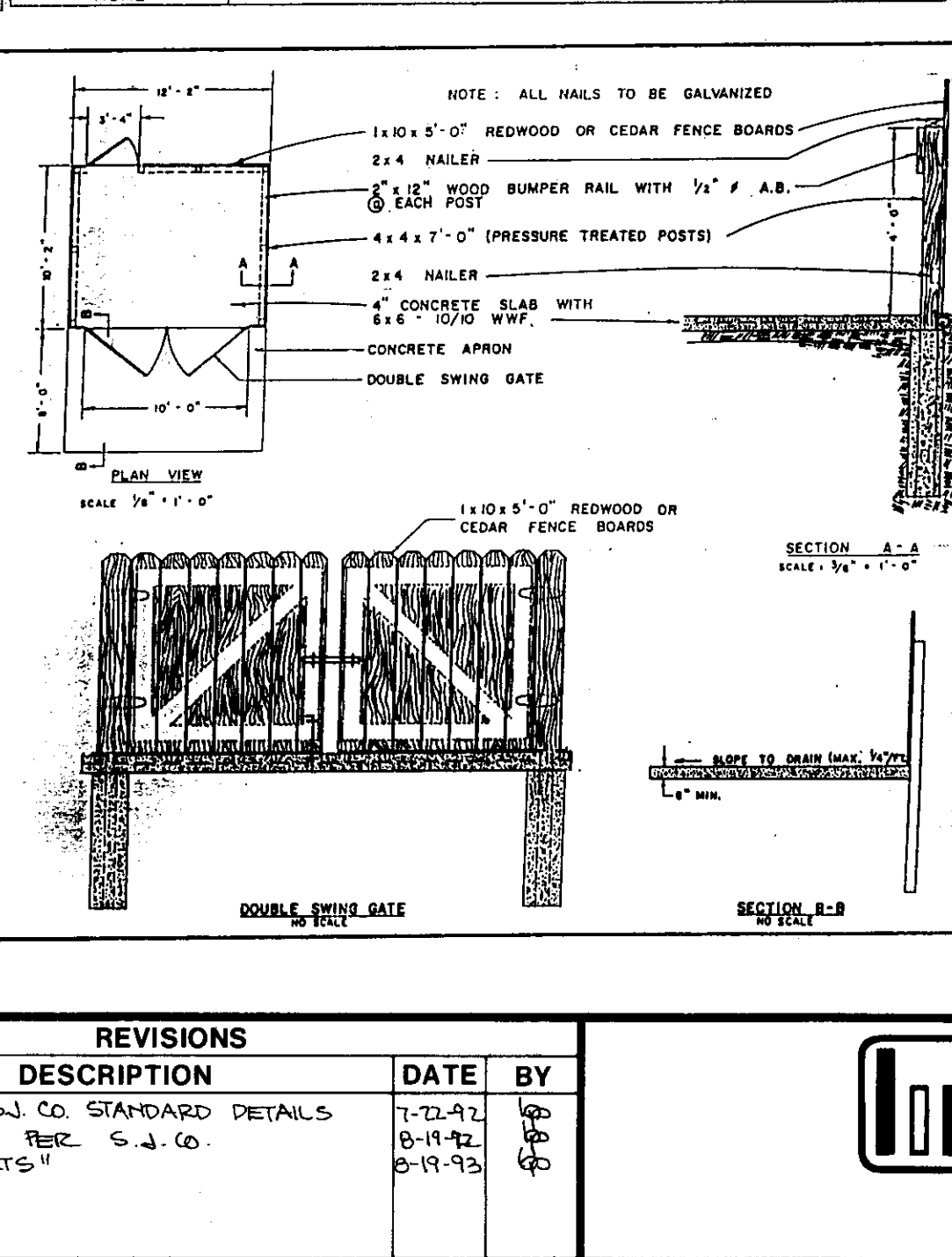
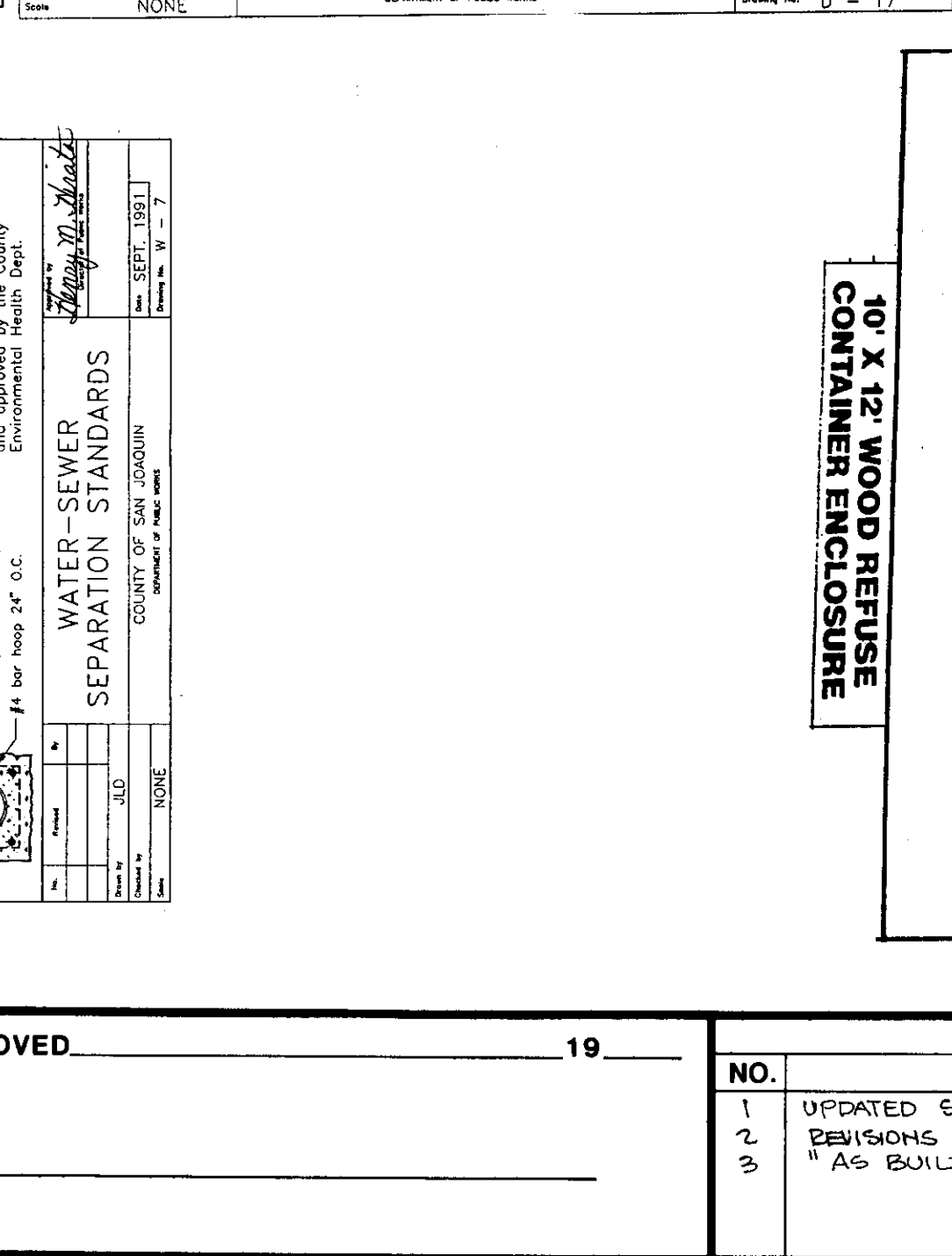
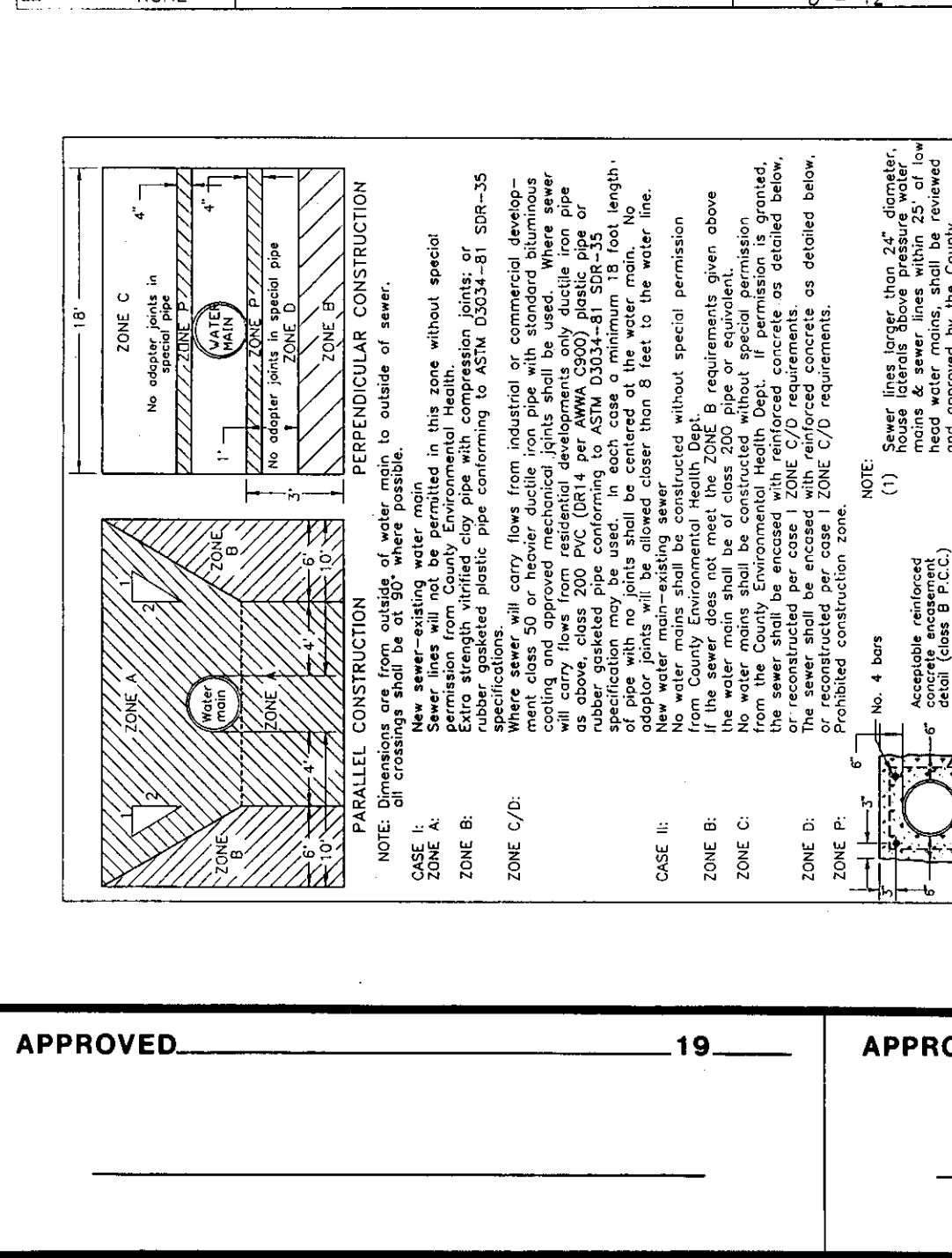
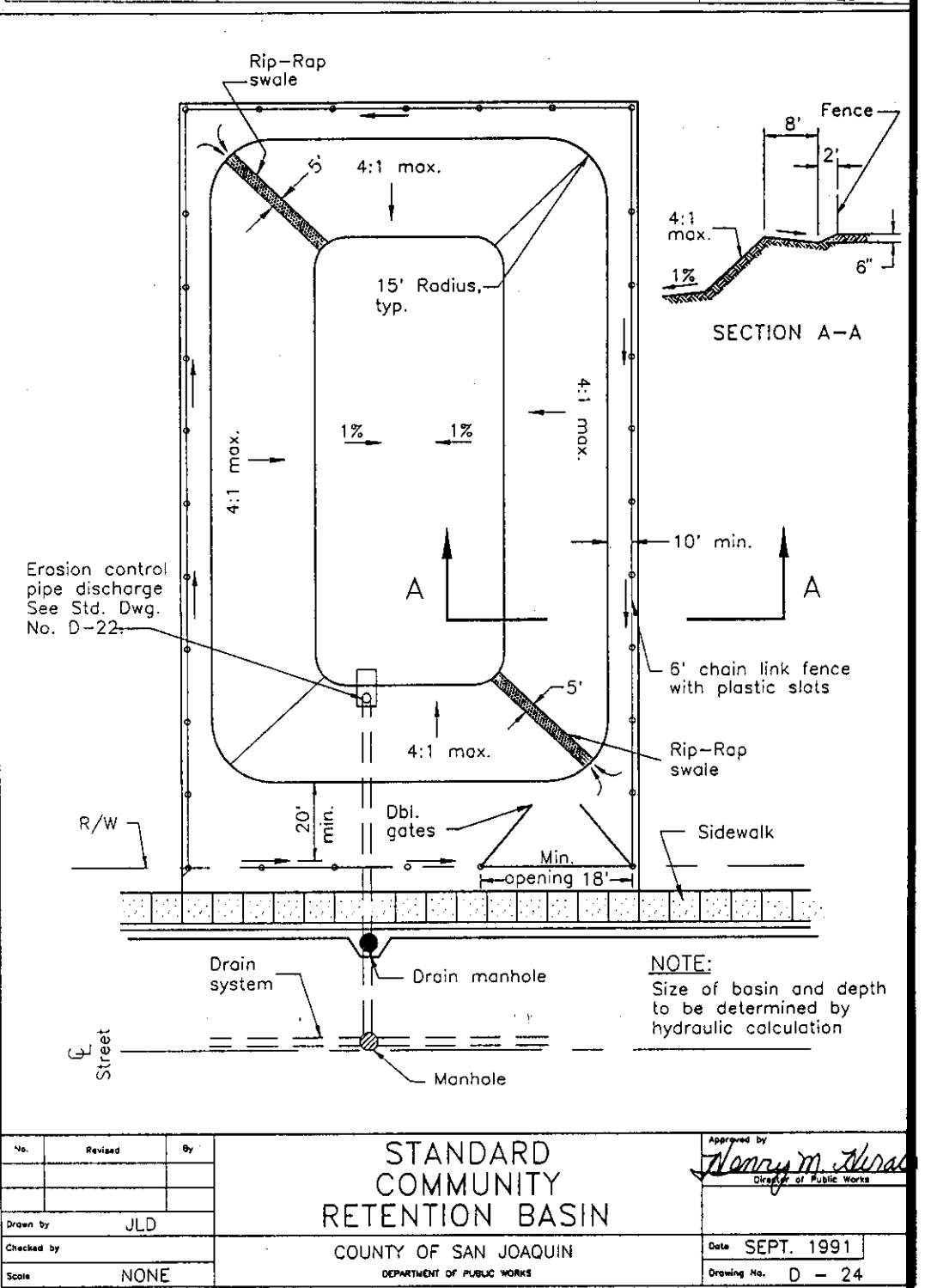
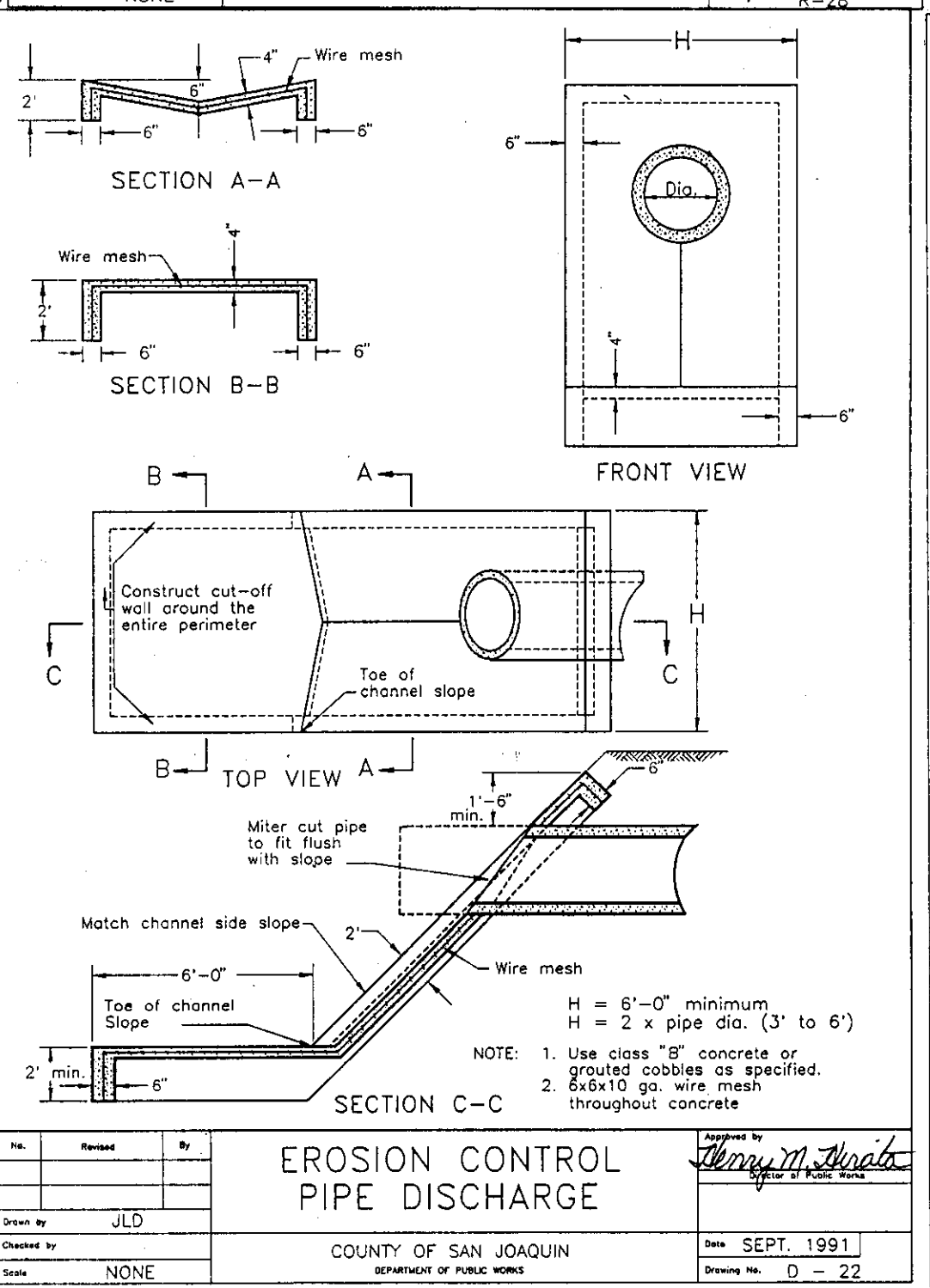
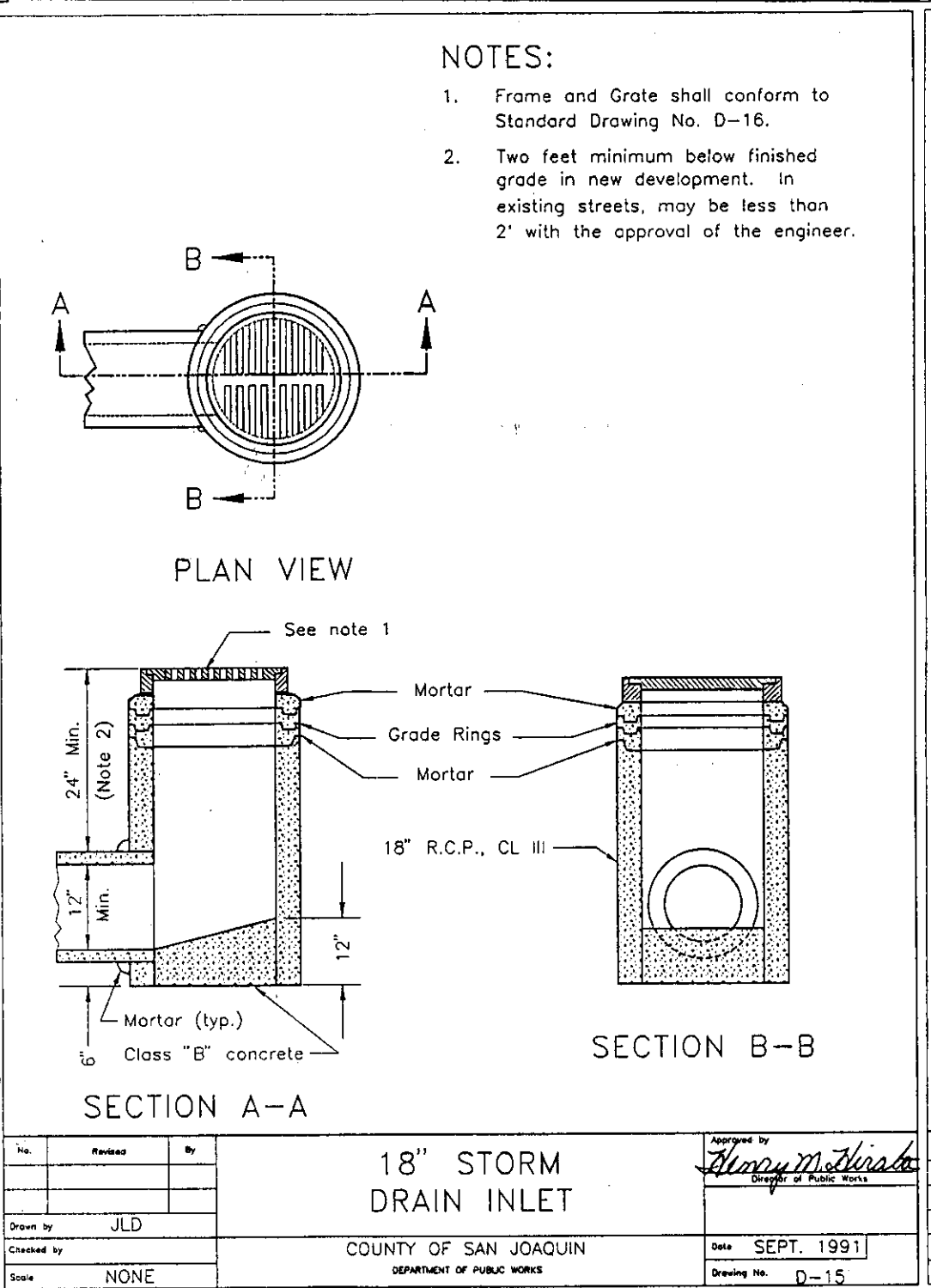
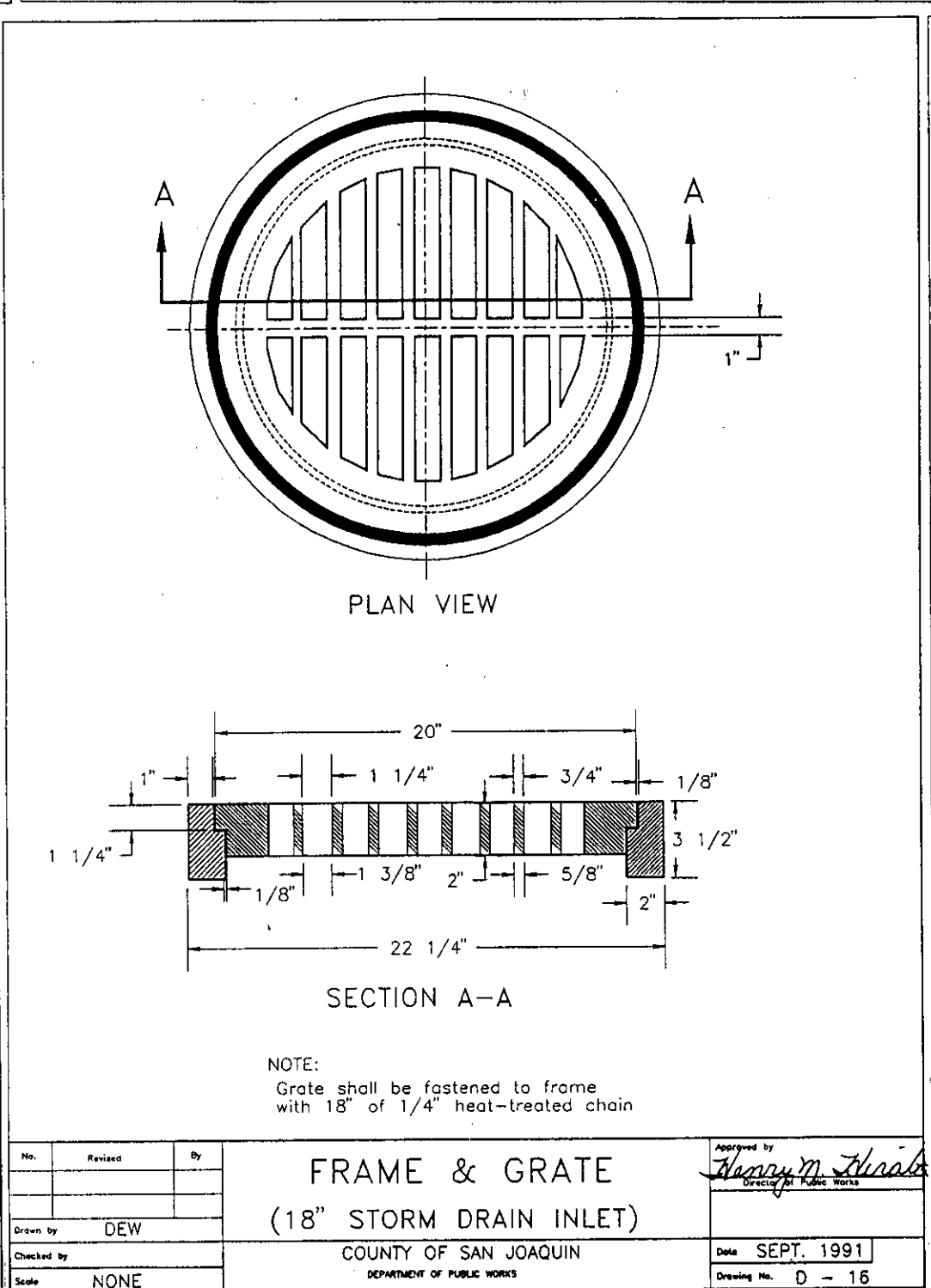
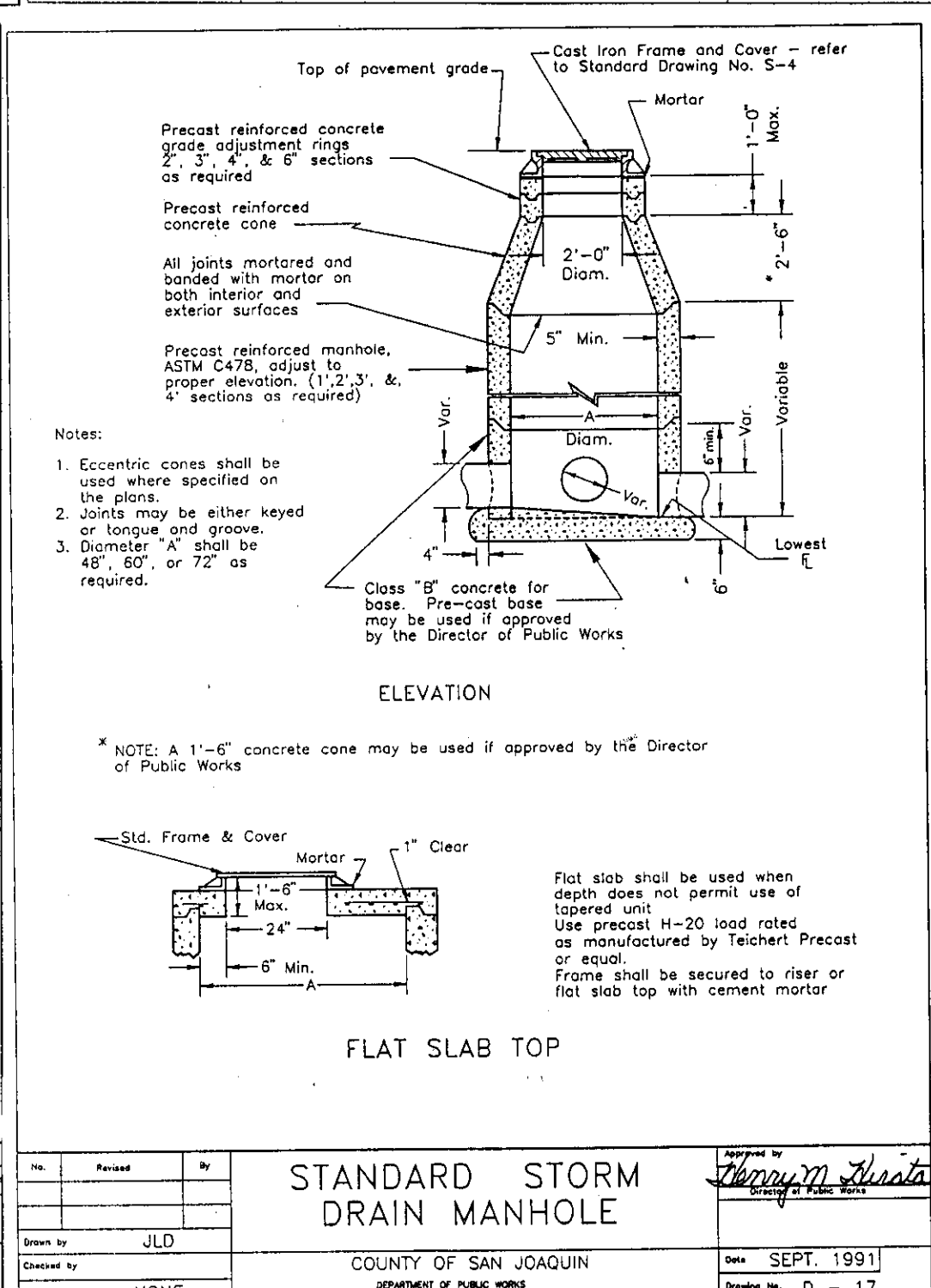
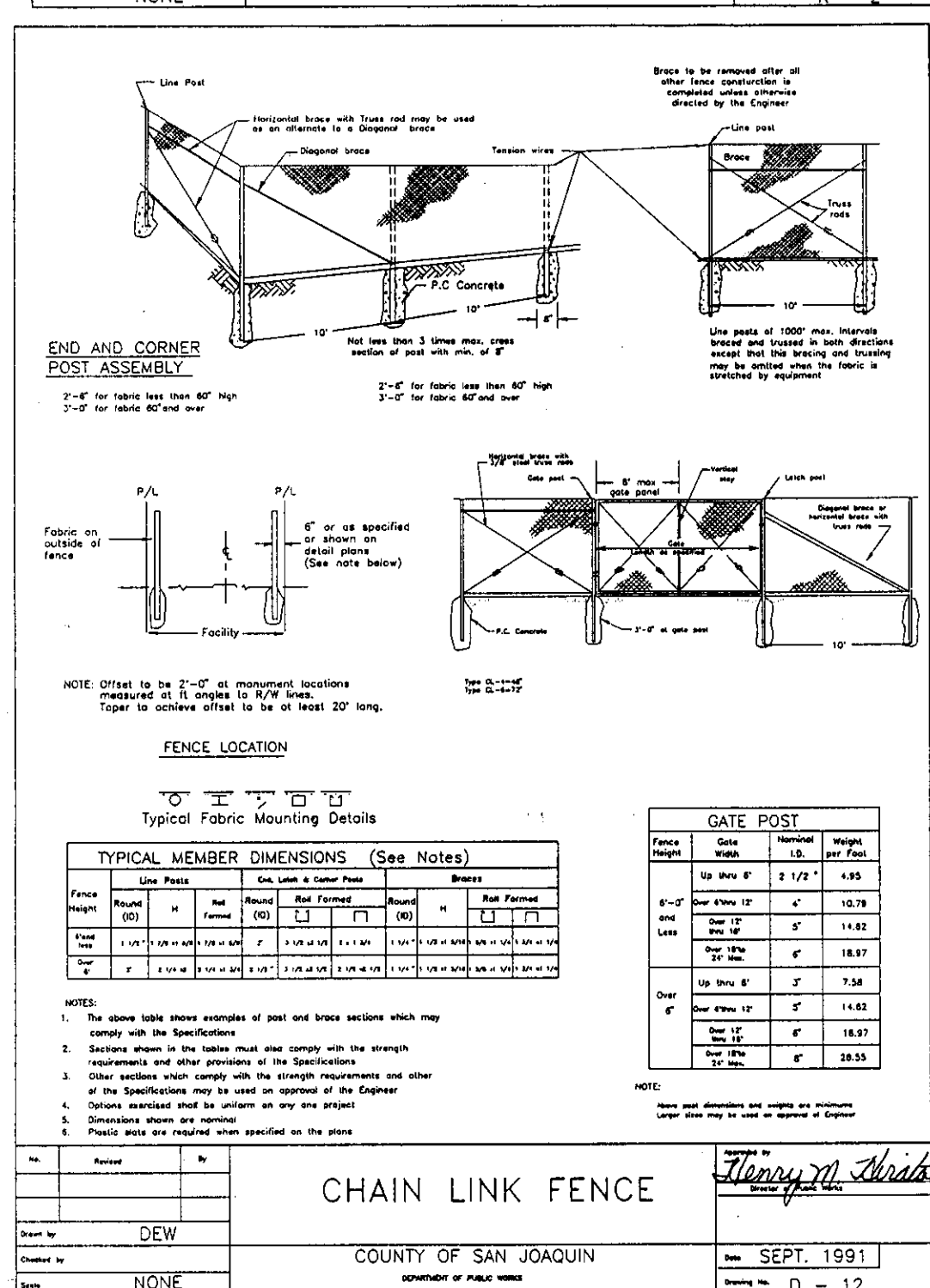
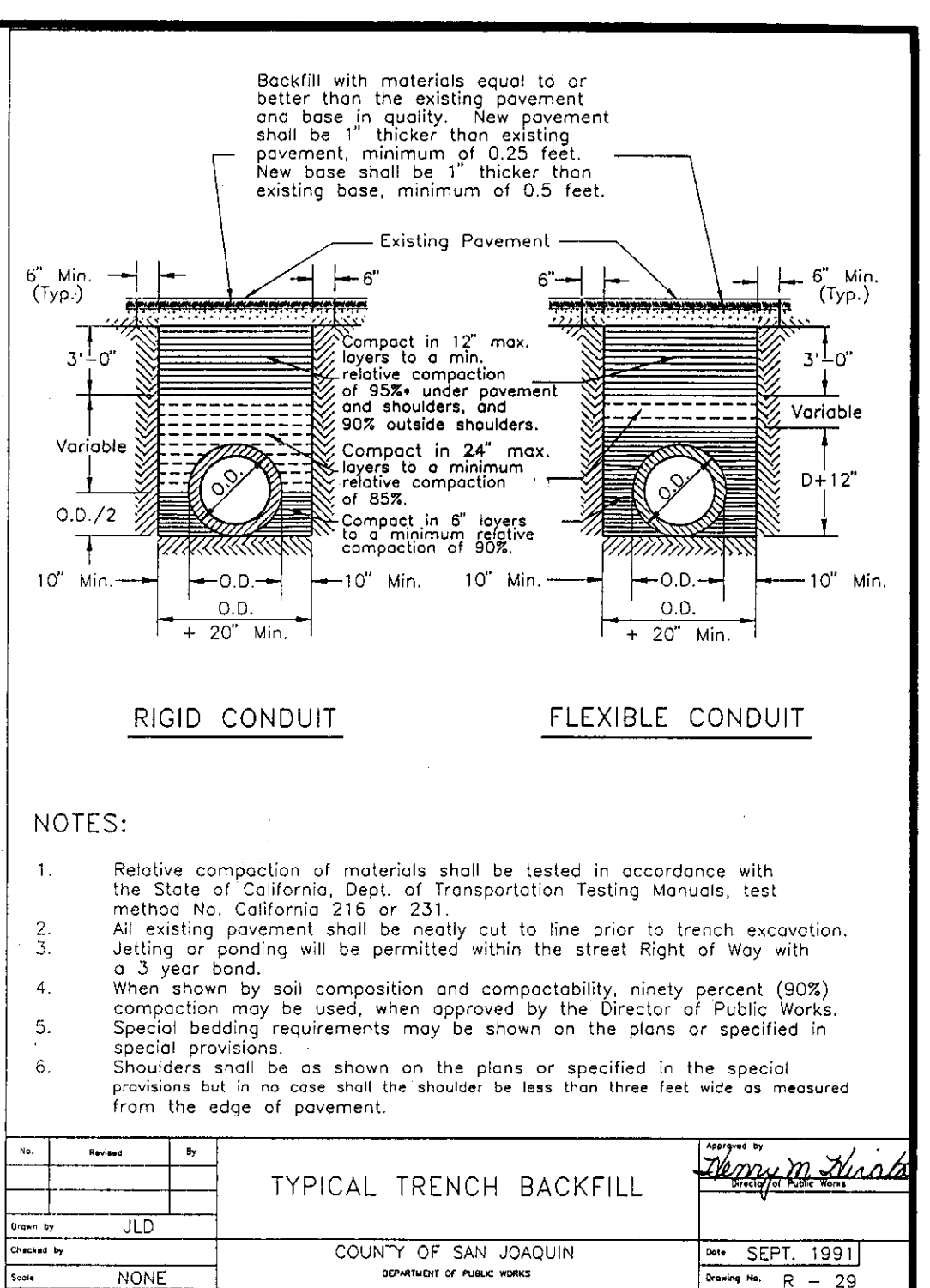
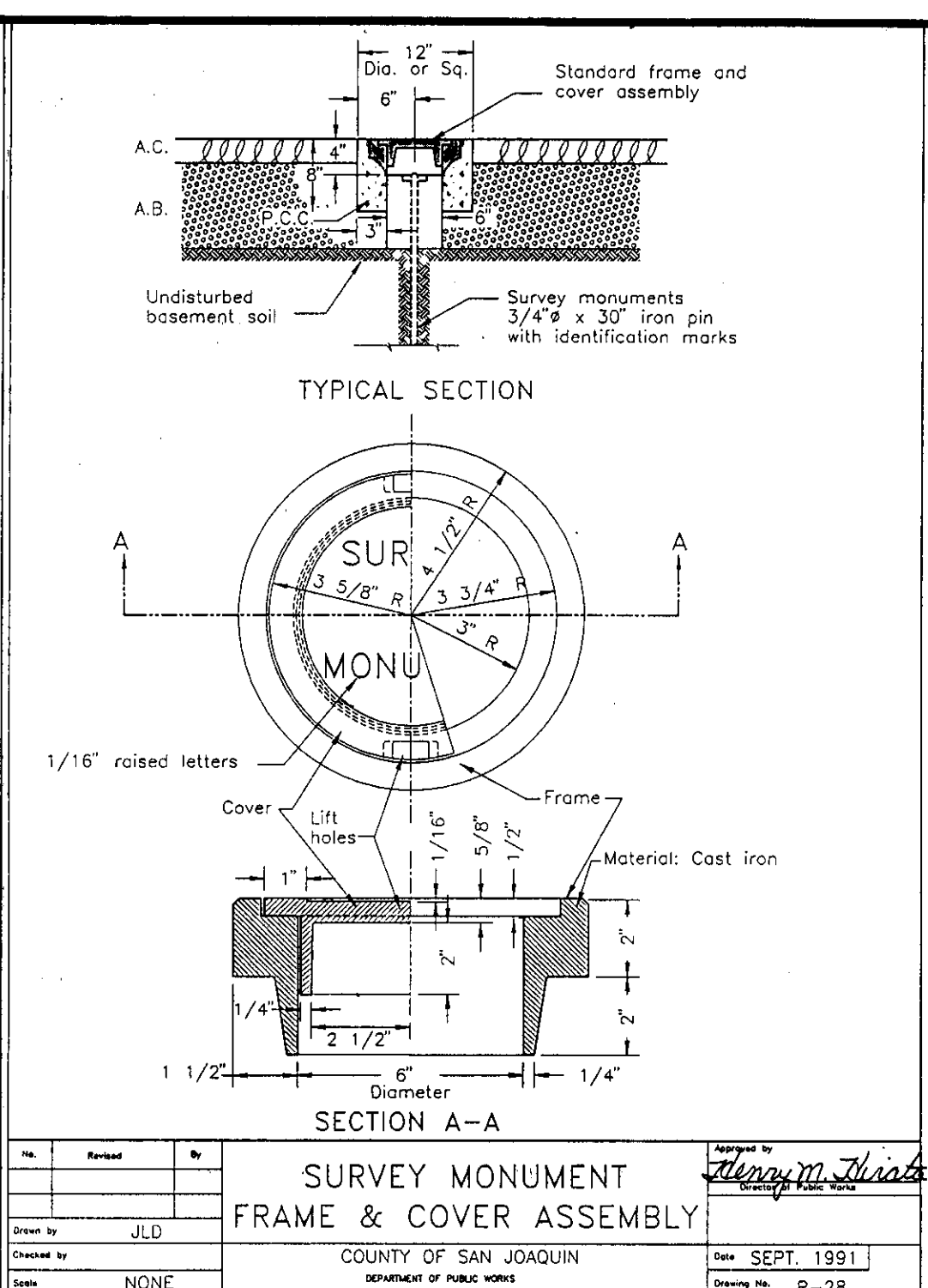
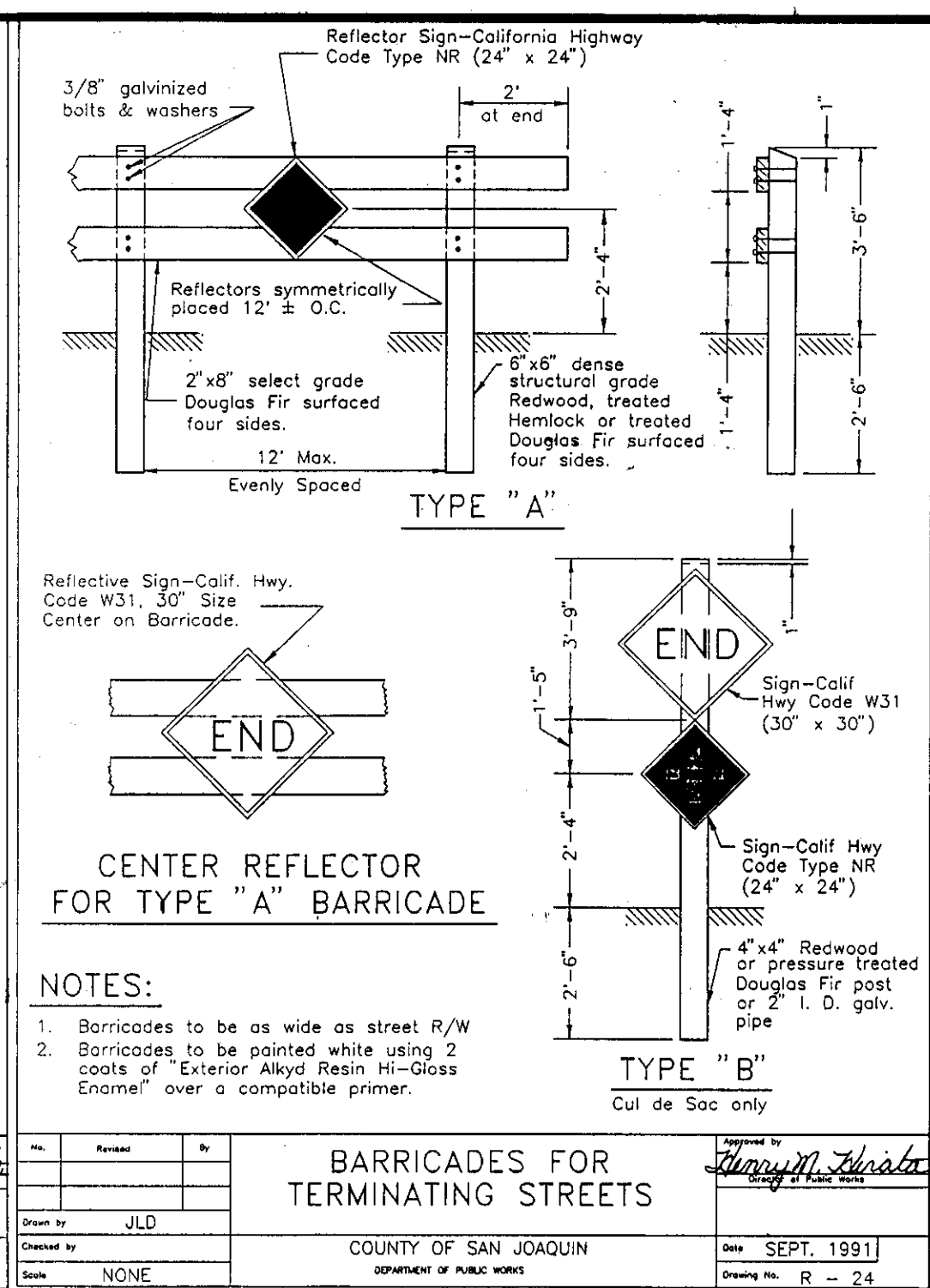
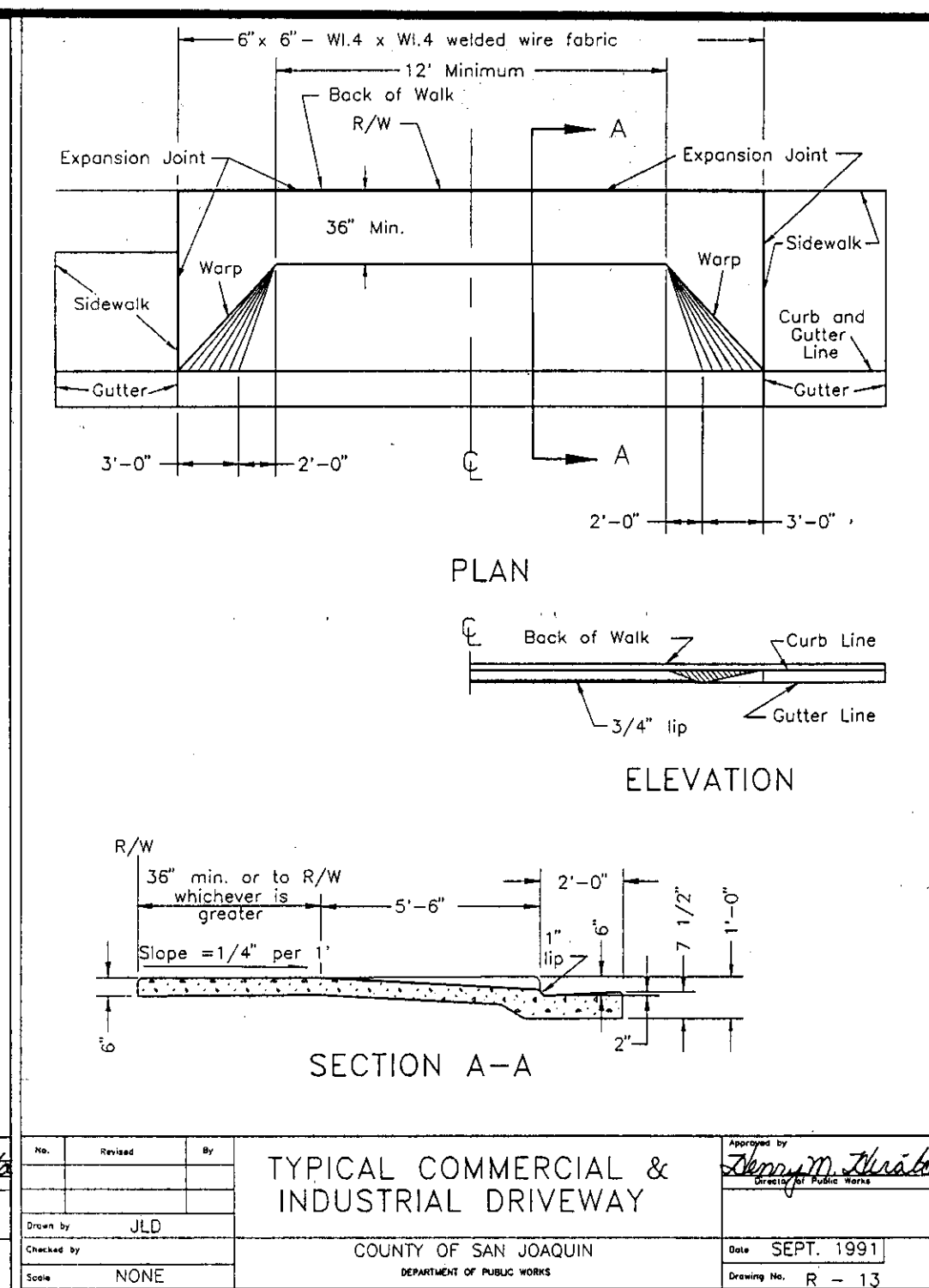
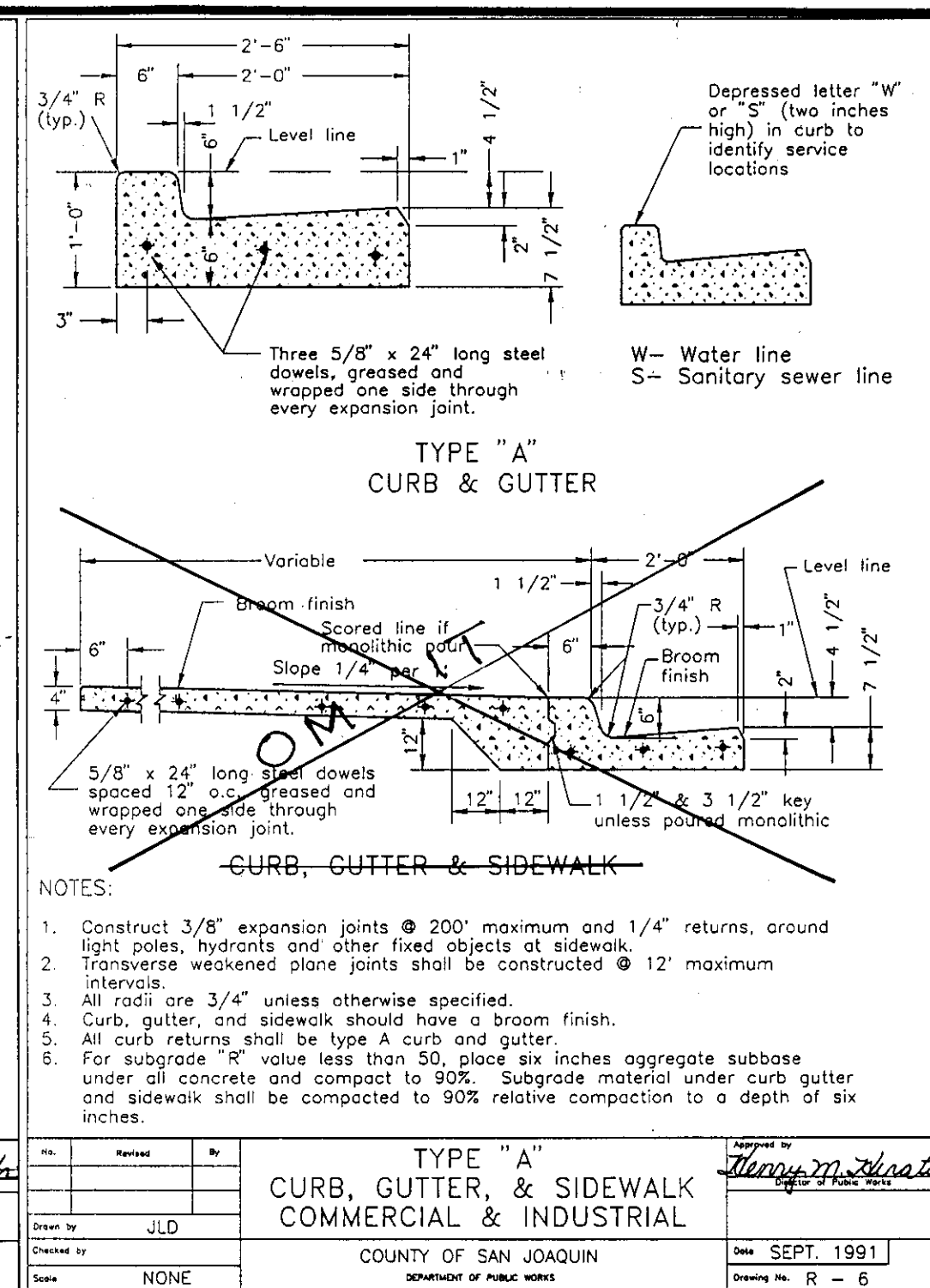
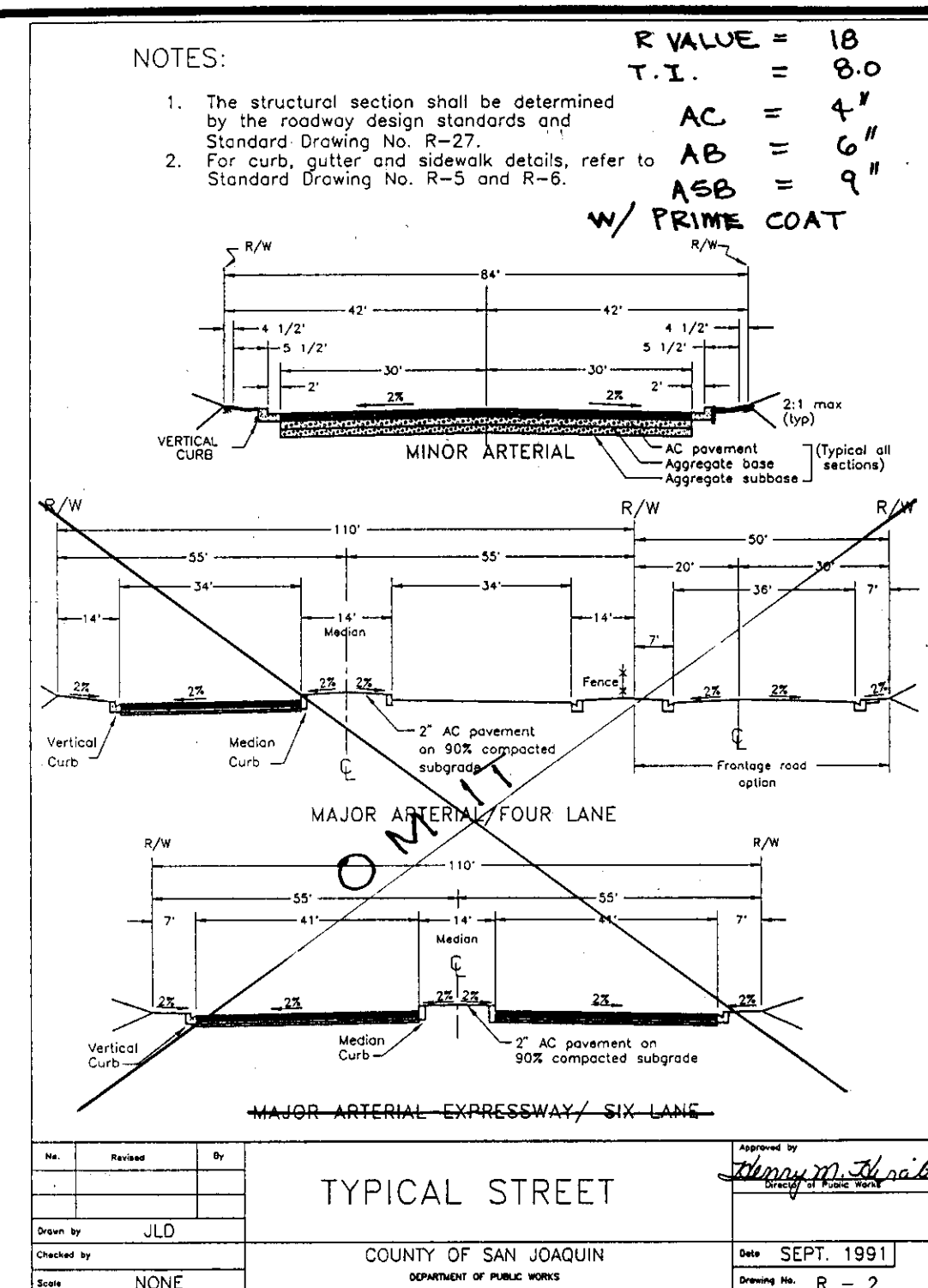
RECORD DRAWING

A + K RAILROAD SUPPLIES

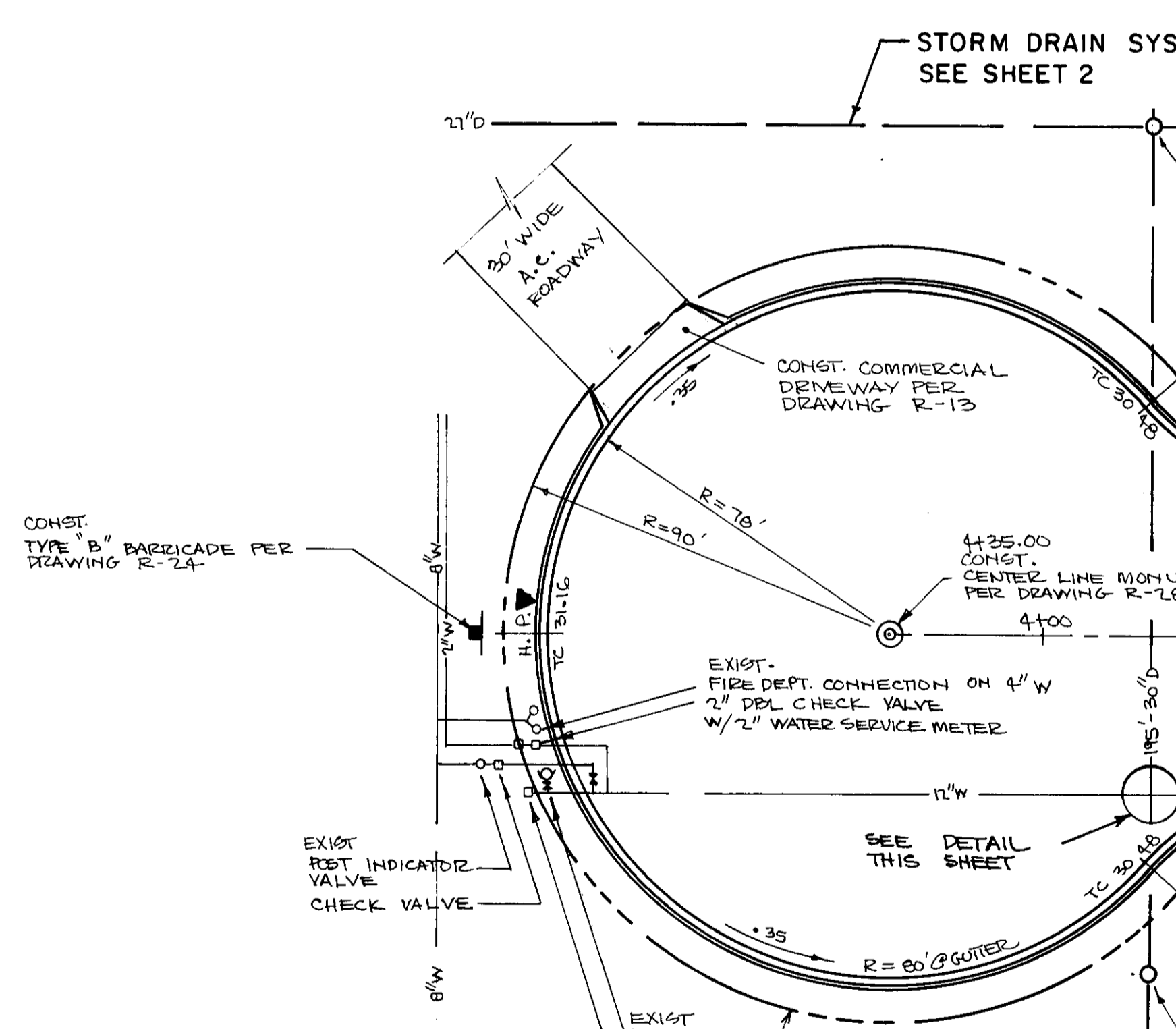
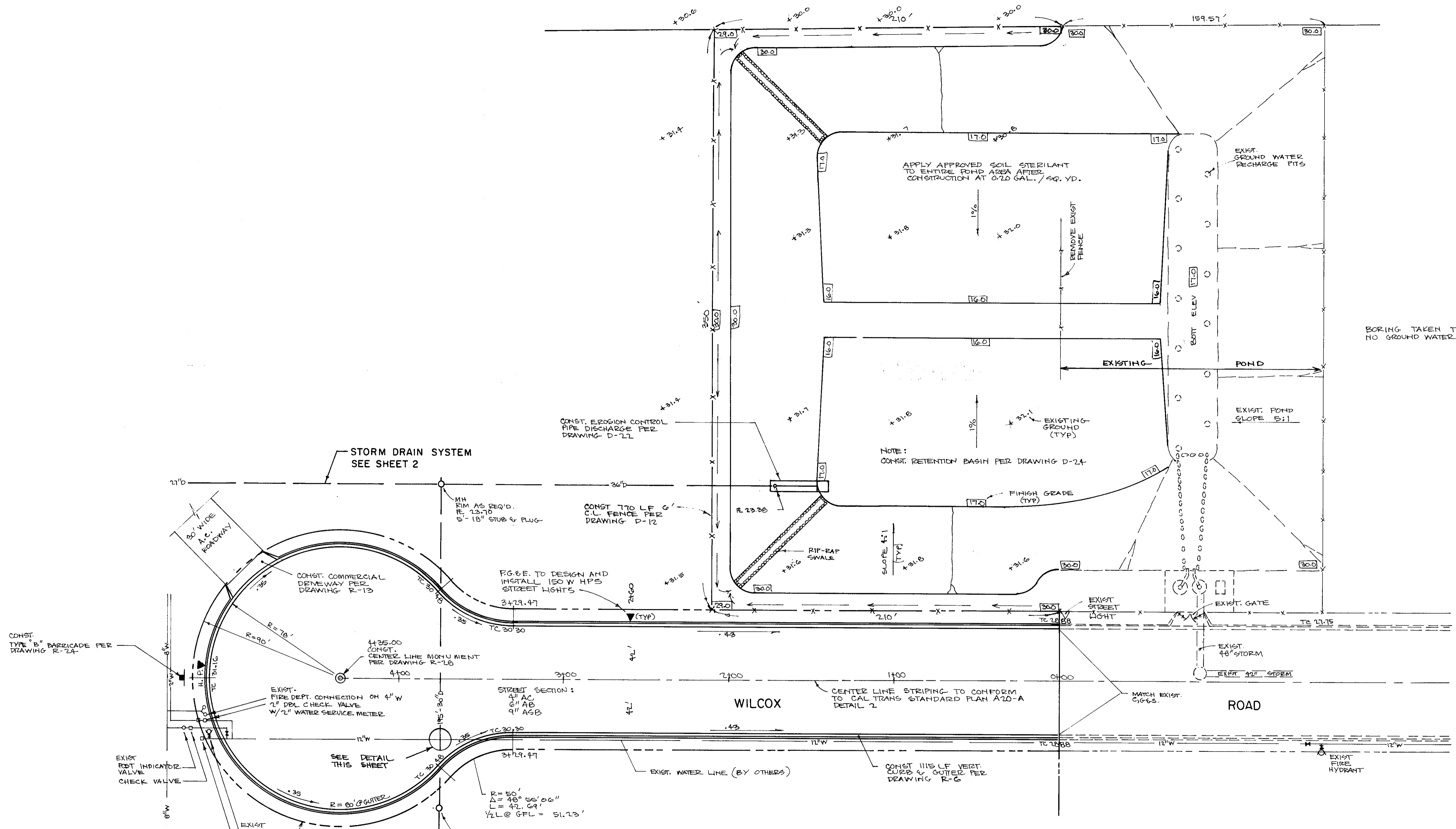
SCALE: 1" = 80' APPROVED BY: _____ DRAWN BY: jls

DATE: 10/20/89 REVISED: _____

Johnny Appleseed Landscaping DRAWING NUMBER: _____



NO.	DESCRIPTION	DATE	BY
1	UPDATED S.J. CO. STANDARD DETAILS	1-12-92	JLD
2	REVISIONS PER S.J. CO.	8-19-92	JLD
3	"AS BUILTS"	8-19-93	JLD



STORM RETENTION BASIN IMPROVEMENT DETAIL
SCALE 1" = 20'



RECORD DRAWING
G. Chance Wong 8-31-93

APPROVED _____ 19 _____	APPROVED _____ 19 _____
-------------------------	-------------------------

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
1	REVISIONS PER S.J.C.O.	8-19-92	JP	
2	"AS BUILT"	8-19-93	JP	

WONG ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
STOCKTON, CALIFORNIA
G. Chance Wong R.C.E. NO. 14269

JOB NO. 2849	DATE JULY 1992	SCALE HORIZ AS SHOWN	SCALE VERT	DRAWN JP	DESIGN WE	CHECK
A & K RAILROAD MATERIALS, INC. SAN JOAQUIN COUNTY, CALIFORNIA				STORM RETENTION BASIN IMPROVEMENT PLANS AND WILCOX ROAD IMPROVEMENT PLANS		
				SHEET 3 OF 5 FILE		

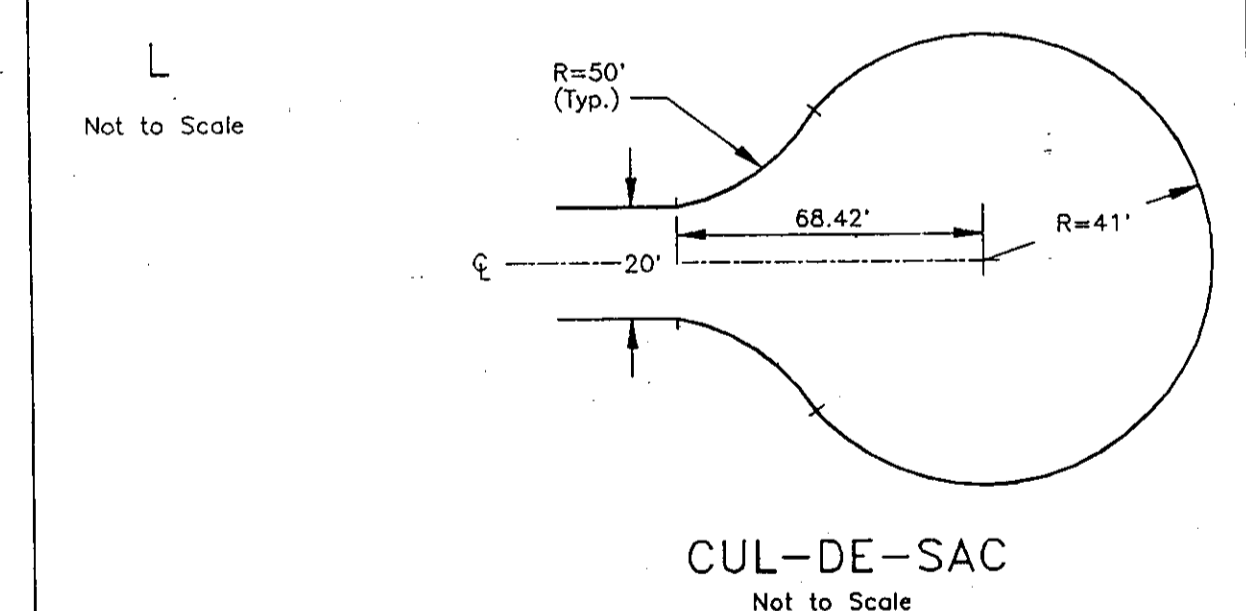
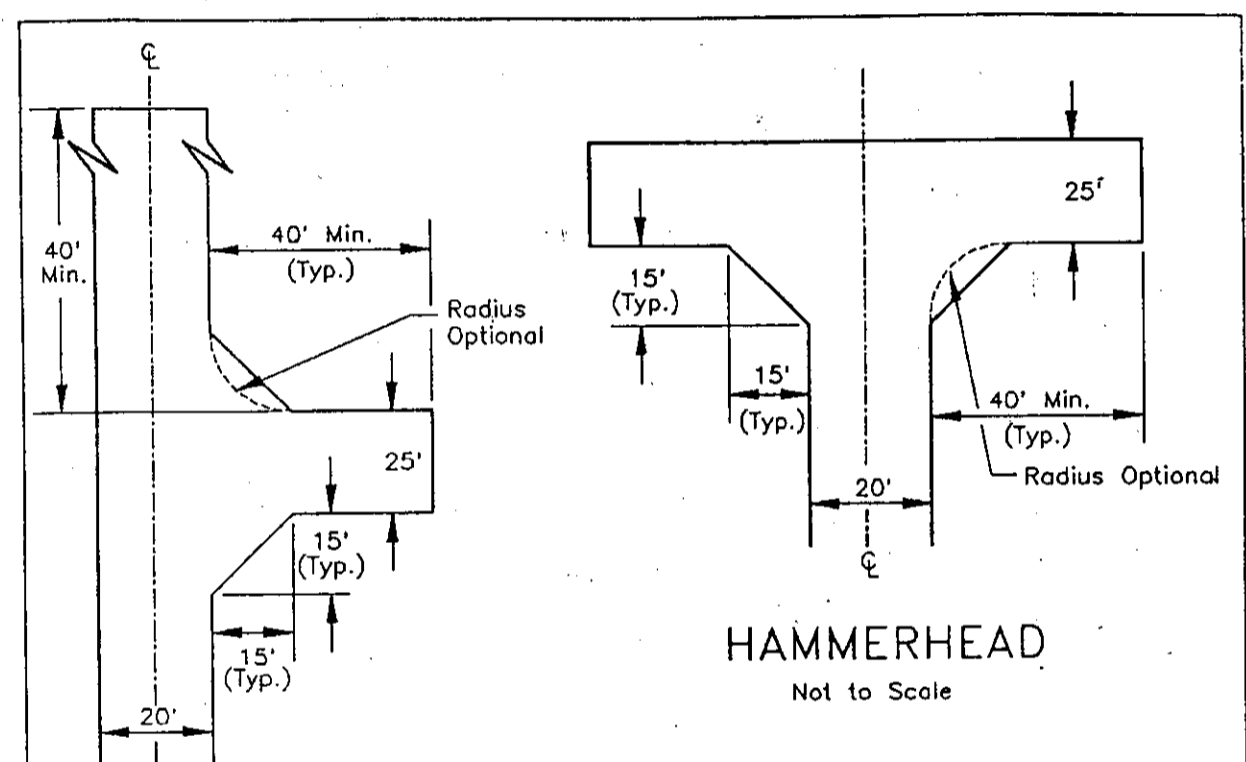
SUSPENSE

PRINTED ON DESKO NO. 1000N CLEARPRINT

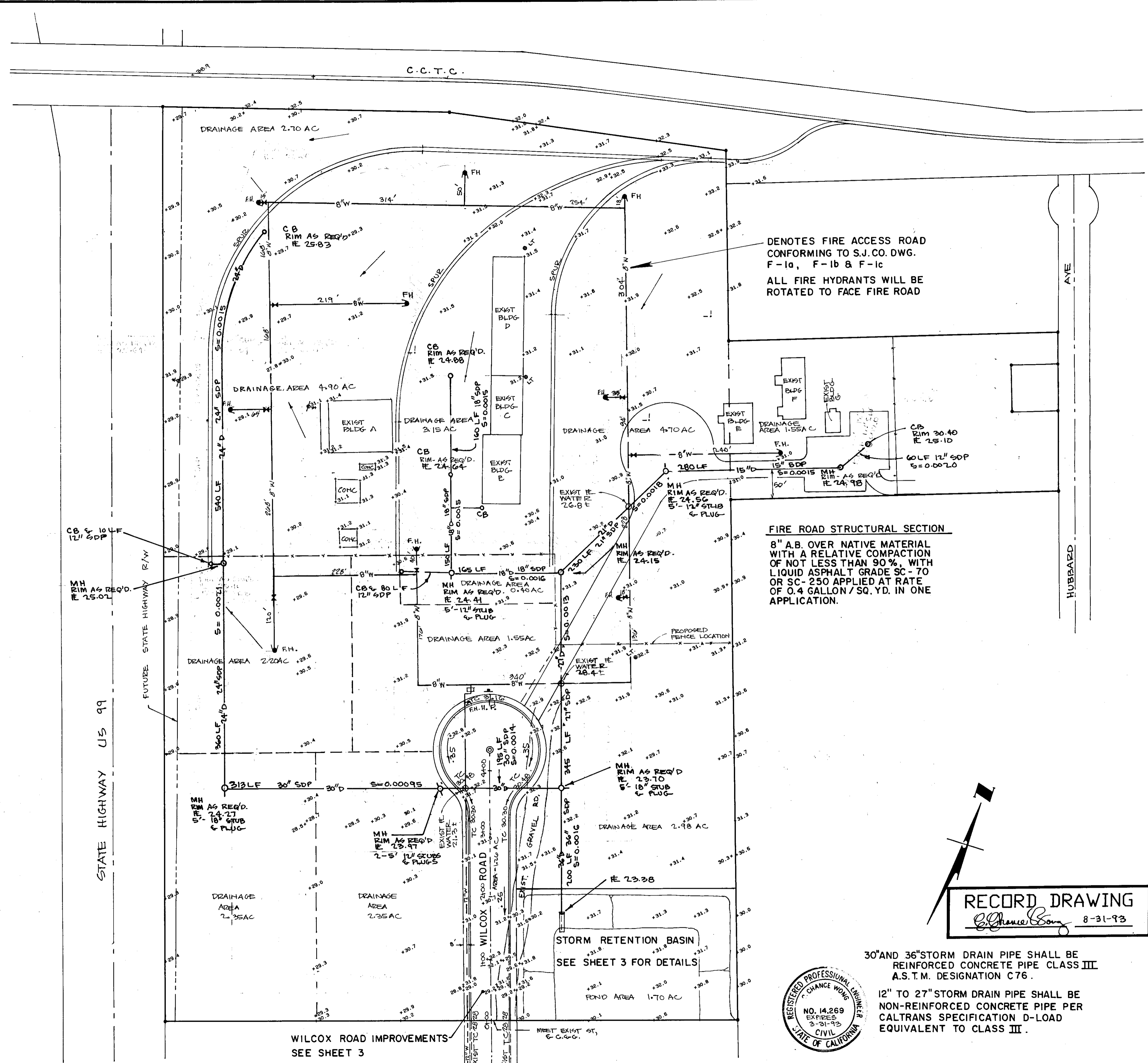
ACCESS ROADS REQUIREMENTS
BY SAN JOAQUIN COUNTY FIRE CHIEFS ASSOCIATION
(For Fire Road and Driveway greater than 150 feet)

- Notes:
- 1) Refer to Standard No. F-1c (Driveway and Fire Road Zone Map) for structural section.
 - 2) All roads to have 20' minimum width with all weather surfacing.
 - 3) 13'-6" minimum vertical clearance over all roadway surfaces.
 - 4) Bridges, box culverts, or low water crossings shall be designed for HS20-44 loading by a civil or structural engineer.
 - 5) Adequate drainage shall be provided and be shown on the roadway plan.
 - 6) All roadways to have a minimum 150' centerline curve radius.
 - 7) All parking is PROHIBITED on all fire access roadways. The local fire district may require that signs be posted.
 - 8) All materials shall be as specified for public roads in the public works Improved Standards.
 - 9) The turning radius on dead end roads may be greater than 41' and need to be designed to handle the turning radius of the largest fire apparatus. This shall be determined by the fire chief.
 - 10) Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus with a relative compaction of not less than ninety (90) percent and shall provided with a surface as to provide all weather driving capabilities. If aggregate base surfacing is used, liquid asphalt grade SC-70 or SC-250 shall be applied at the approximate total rate of 0.4 gallon per square yard in one application.
 - 11) Definition:
 - a) Fire Road - A vehicular access that serves more than one parcel.
 - b) Driveway - A vehicular access that serves a building on a single parcel.
 - 12) Turnaround shall be provided no further than 150 feet from the dead-end, fire road and driveway, and no closer than 40 feet to any structure.

FIRE ROADS AND DRIVEWAYS GENERAL NOTES	
Drawn by: JLD	Checked by: [Signature]
County of San Joaquin	Department of Public Works
Date: NONE	Scale: F-1g



FIRE ROADS AND DRIVEWAYS OVER 150 FEET LONG	
Drawn by: JLD	Checked by: [Signature]
County of San Joaquin	Department of Public Works
Date: NONE	Scale: F-1g



DENOTES FIRE ACCESS ROAD
CONFORMING TO S.J. CO. DWG.
F-1a, F-1b & F-1c
ALL FIRE HYDRANTS WILL BE
ROTATED TO FACE FIRE ROAD

FIRE ROAD STRUCTURAL SECTION
8" A.B. OVER NATIVE MATERIAL
WITH A RELATIVE COMPACTION
OF NOT LESS THAN 90%, WITH
LIQUID ASPHALT GRADE SC-70
OR SC-250 APPLIED AT RATE
OF 0.4 GALLON / SQ. YD. IN ONE
APPLICATION.

RECORD DRAWING
8-31-93



30" AND 36" STORM DRAIN PIPE SHALL BE
REINFORCED CONCRETE PIPE CLASS III
A.S.T.M. DESIGNATION C76.

12" TO 27" STORM DRAIN PIPE SHALL BE
NON-REINFORCED CONCRETE PIPE PER
CALTRANS SPECIFICATION D-LOAD
EQUIVALENT TO CLASS III.

APPROVED _____ 19 _____

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ADD FIRE HYDRANT SYSTEM	8-7-91	C.C.W.
2	REVISE STORM DRAIN SYSTEM	7-12-91	[Signature]
3	ADD FIRE ACCESS ROAD	8-26-92	[Signature]
4	"AS BUILT"	8-19-93	[Signature]

WONG ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
STOCKTON, CALIFORNIA
R.C.E. NO. 14269

JOB NO.	2649
DATE	SEPT 1989
SCALE HORIZ	1" = 80'
SCALE VERT	
DRAWN	HAL
DESIGN	WE
CHECK	C.C.W.

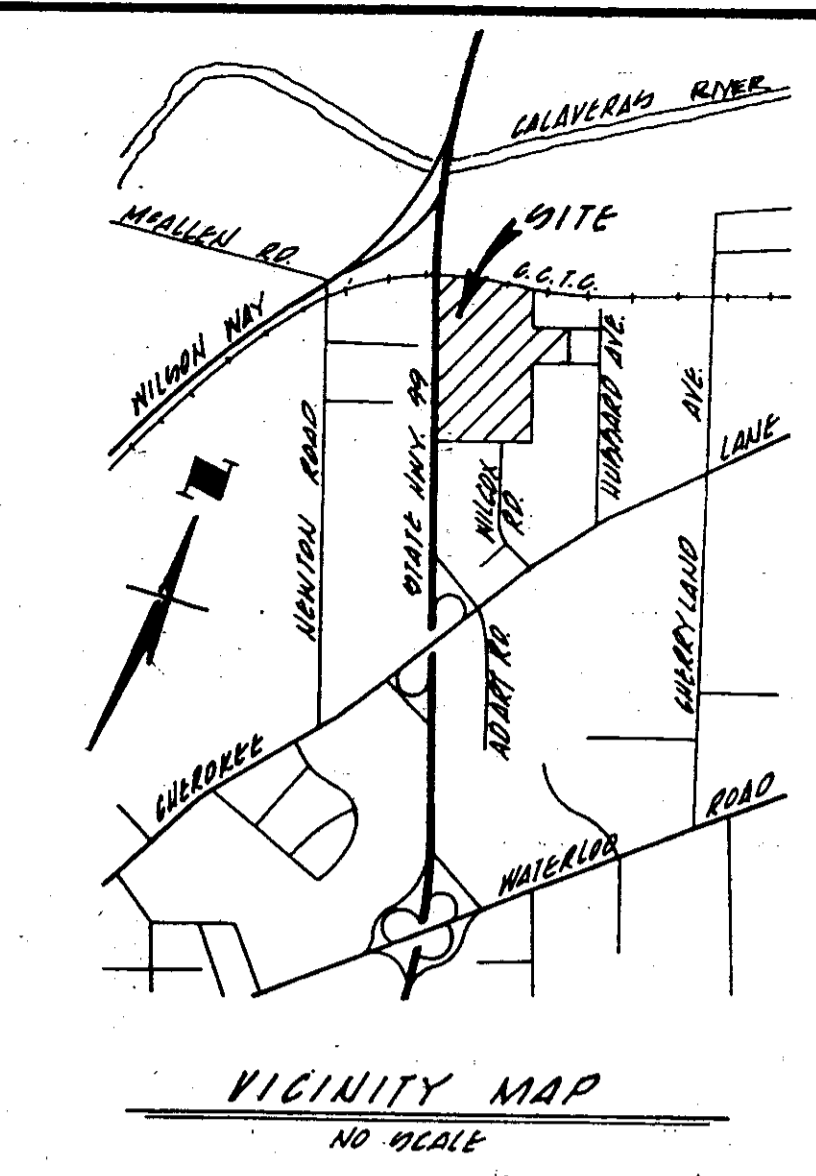
A & K RAILROAD MATERIALS, INC. SAN JOAQUIN COUNTY, CALIFORNIA

SITE DEVELOPMENT PLAN

SHEET **2** OF **5** FILE

SU 2051

CENTRAL CALIFORNIA AGRICULTURE TRACTION COMPANY



APPROVED BY: SAN JOAQUIN PUBLIC HEALTH SERVICES ENVIRONMENTAL HEALTH DIVISION
 ALAN M. BIEDERMANN DATE 8-21-92

APPROVED BY: SAN JOAQUIN COUNTY FIRE WARDEN
 GEORGE WELLS DATE 9-1-92

APPROVED BY: WATERLOO-MORADA FIRE DISTRICT
 STEPHEN CROSBY DATE 9-14-92

APPROVED BY: CALIFORNIA WATER SERVICE COMPANY
 MIKE STEVENS DATE 8/24/92

BUILDING SCHEDULE

EXIST. BLDG.	USE	ST. FT.	# OF FLOORS
A	WAREHOUSE	8500	1
B	LEASED TO STAR OLIVE PACKERS	6896	1
C	PROPOSED WELDING SHOP	4750	1
D	PROPOSED FASTENER STORAGE	9500	1
E	PROPOSED MAINTENANCE STORAGE	2925	1
F	PROPOSED STORAGE	3800	1
G	PROPOSED OFFICE	616	1

APPLICANT / OWNER
 A & K RAILROAD MATERIALS, INC.
 PHIL POCE
 2131 SOUTH 74TH STREET
 KANSAS CITY, KANSAS 66106
 (913)375-1810
 (800)527-5278

ENGINEER:
 C. CHANCE WONG
 WONG ENGINEERS, INC.
 4578 FEATHER RIVER DR. STE-A
 STOCKTON, CALIFORNIA 95219
 476-0011

UTILITIES:
 GAS AND ELECTRIC
 P. G. & E.
 4040 N. WEST LANE
 STOCKTON, CA 95205
 466-2261

TELEPHONE
 PACIFIC BELL
 44 W. YOKUTS AVE.
 STOCKTON, CA 95207
 811-4745

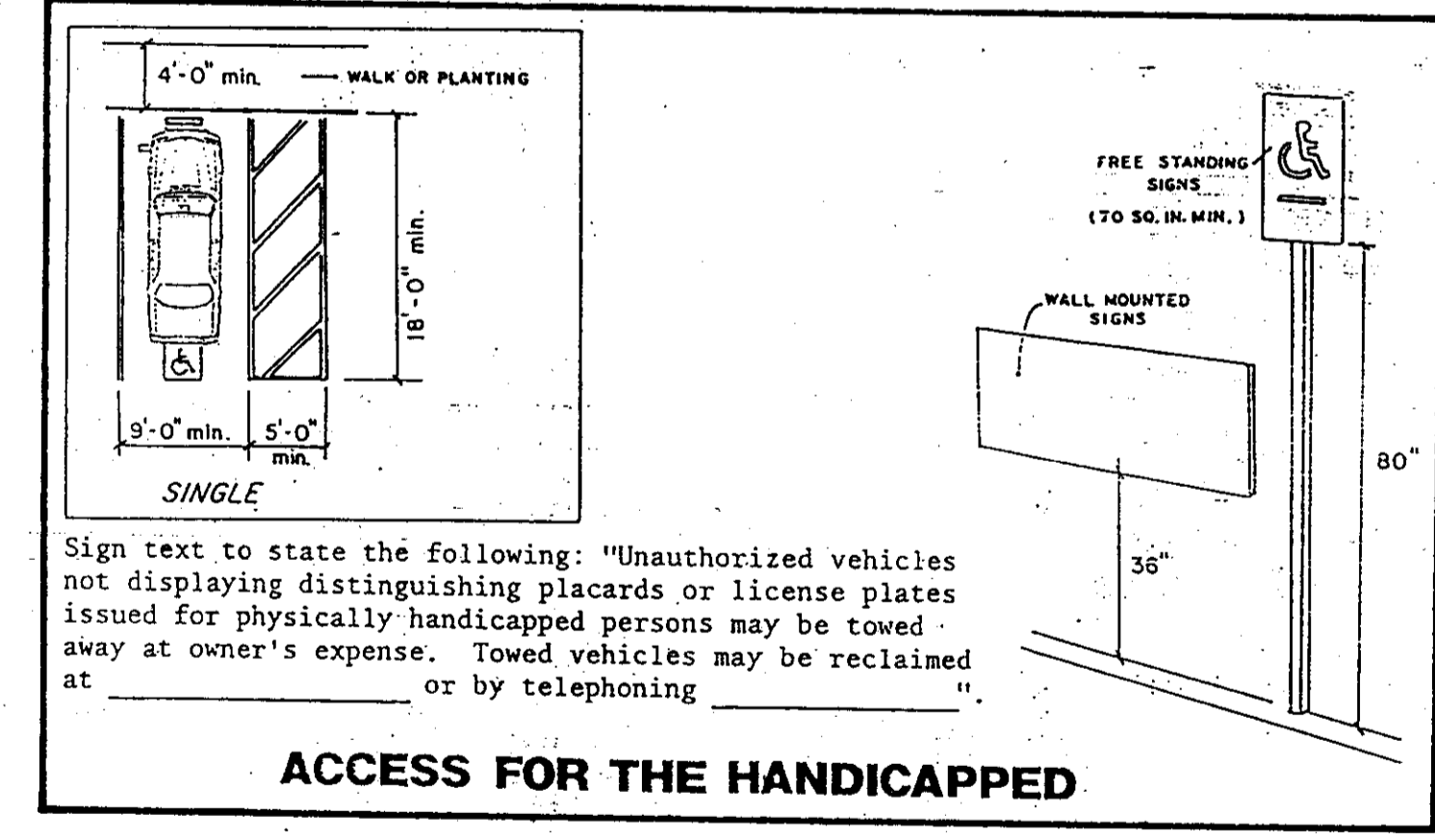
WATER
 CALIFORNIA WATER SERVICE CO.
 1111 N. EL DORADO ST.
 STOCKTON, CA 95202
 466-8971

SEWER
 SEPTIC TANKS AND LEACH FIELDS

STORM
 STORM WATER COLLECTION SYSTEM

NOTES

- THE EXTENSION OF WILCOX ROAD INTO A CUL-DE-SAC SHALL BE IMPROVED TO COUNTY STANDARDS AND DEDICATED TO THE COUNTY.
- THE CUL-DE-SAC (ROAD ONLY) WILL DRAIN INTO THE EXISTING COUNTY POND AT THE SOUTH EAST CORNER OF THE PROPERTY.
- ALL ON-SITE DRAINAGE WILL BE COLLECTED BY A DRAINAGE SYSTEM AND DEPOSITED IN A RETENTION BASIN.
- ALL STORAGE AREAS TO BE 6" GRAVEL.
- WILCOX ROAD WILL BE THE ONLY ENTRANCE TO THE PROJECT. ACCESS FROM HUBBARD ROAD WILL BE FOR EMERGENCY VEHICLES ONLY.
- A 6' SOLID FENCE AND A 10' IRRIGATED LANDSCAPED STRIP SHALL BE CONSTRUCTED FOR SCREENING PURPOSES ALONG THE EAST AND WEST PROPERTY LINES.
- STORAGE SHALL BE A MINIMUM OF 10' FROM ADJACENT PROPERTY.
- EXISTING SEPTIC TANKS AND LEACH FIELDS SHOWN PER BEST AVAILABLE RECORDS. THE EXISTING SEWAGE DISPOSAL AREAS MUST BE BARICADED SO IT CANNOT BE DRIVEN OVER, PARKED ON, OR USED AS A STORAGE AREA.
- ENCROACHMENT PERMIT REQUIRED FOR ANY WORK WITHIN EXISTING STREET RIGHT OF WAY.



LEGEND

- GRAVELED YARD
- ASPHALTIC CONCRETE ROADWAY
- LANDSCAPING
- T OPEN STORAGE OF RAILROAD TIES
- R OPEN STORAGE OF RAILROAD RAILS
- P OPEN STORAGE OF TIE PLATES
- S OPEN STORAGE OF RAIL SWITCH MATERIAL
- 1R00 RAILROAD SWITCHING TRACK
- PLAT00 SMALL RAILROAD SWITCHING TRACK
- D DRAINAGE SYSTEM

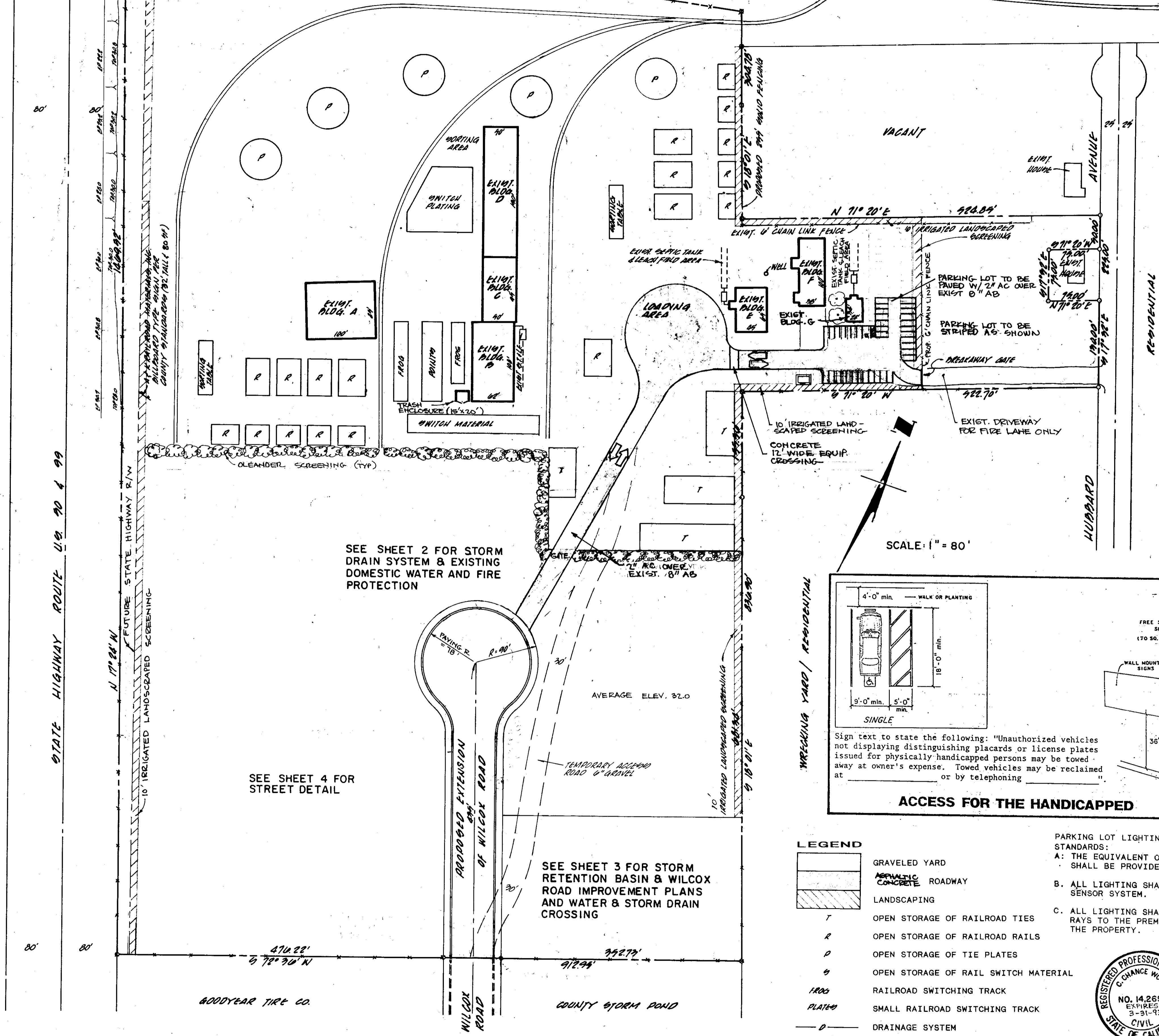
PARKING LOT LIGHTING SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 A: THE EQUIVALENT OF ONE FOOT CANDLE OF ILLUMINATION SHALL BE PROVIDED THROUGHOUT THE PARKING AREA.
 B: ALL LIGHTING SHALL BE ON A TIME CLOCK OR PHOTO-SENSOR SYSTEM.
 C: ALL LIGHTING SHALL BE DESIGNED TO CONFINE DIRECT RAYS TO THE PREMISES, WITH NO SPILLOVER BEYOND THE PROPERTY.



RECORD DRAWING
 8-31-93

SHEET INDEX:

- SHEET 1 TITLE SHEET
- SHEET 2 SITE IMPROVEMENT PLAN
- SHEET 3 STORM RETENTION BASIN IMPROVEMENT PLANS AND WILCOX ROAD IMPROVEMENT PLANS
- SHEET 4 DETAIL SHEET
- SHEET 5 LANDSCAPING PLAN



SEE SHEET 2 FOR STORM DRAIN SYSTEM & EXISTING DOMESTIC WATER AND FIRE PROTECTION

SEE SHEET 4 FOR STREET DETAIL

SEE SHEET 3 FOR STORM RETENTION BASIN & WILCOX ROAD IMPROVEMENT PLANS AND WATER & STORM DRAIN CROSSING

APPROVED 19

APPROVED September 17, 1992

NO.	DESCRIPTION	DATE	BY
1	REVISIONS PER S.J.C.O.	7-12-92	CS
2	REVISIONS PER S.J.C.O. "AS BUILTS"	8-17-92	CS
		8-19-92	CS



WONG ENGINEERS, INC.
 PLANNING • ENGINEERING • SURVEYING
 STOCKTON, CALIFORNIA

JOB NO. 2649
 DATE MAY 1989
 SCALE HORIZ 1"=80'
 SCALE VERT
 DRAWN AB
 DESIGN WE
 CHECK CCW

A & K RAILROAD MATERIALS, INC. SAN JOAQUIN COUNTY CALIFORNIA
 TITLE SHEET SA-92-4

SHEET 1 OF 5 FILE

SU 21058