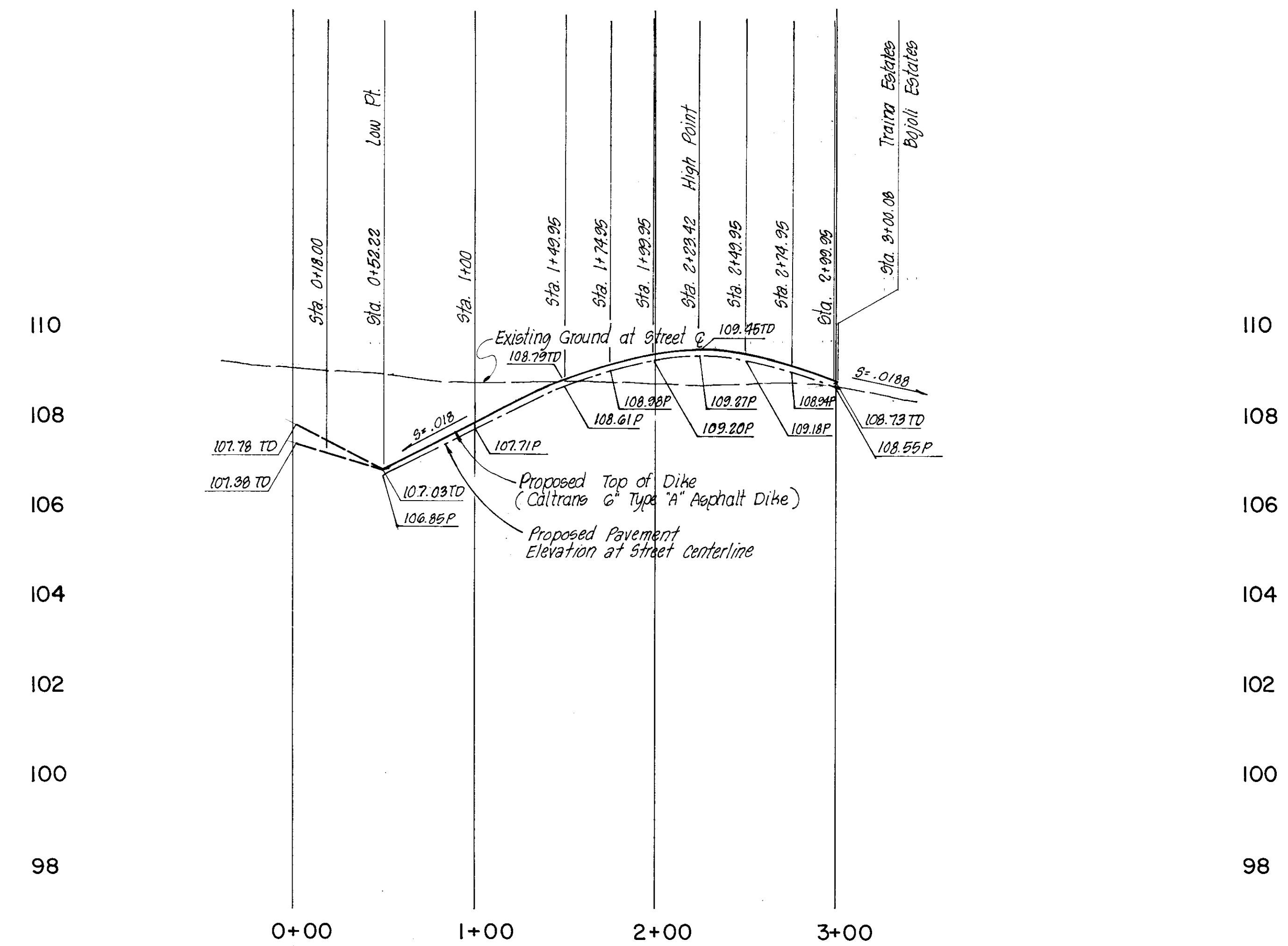


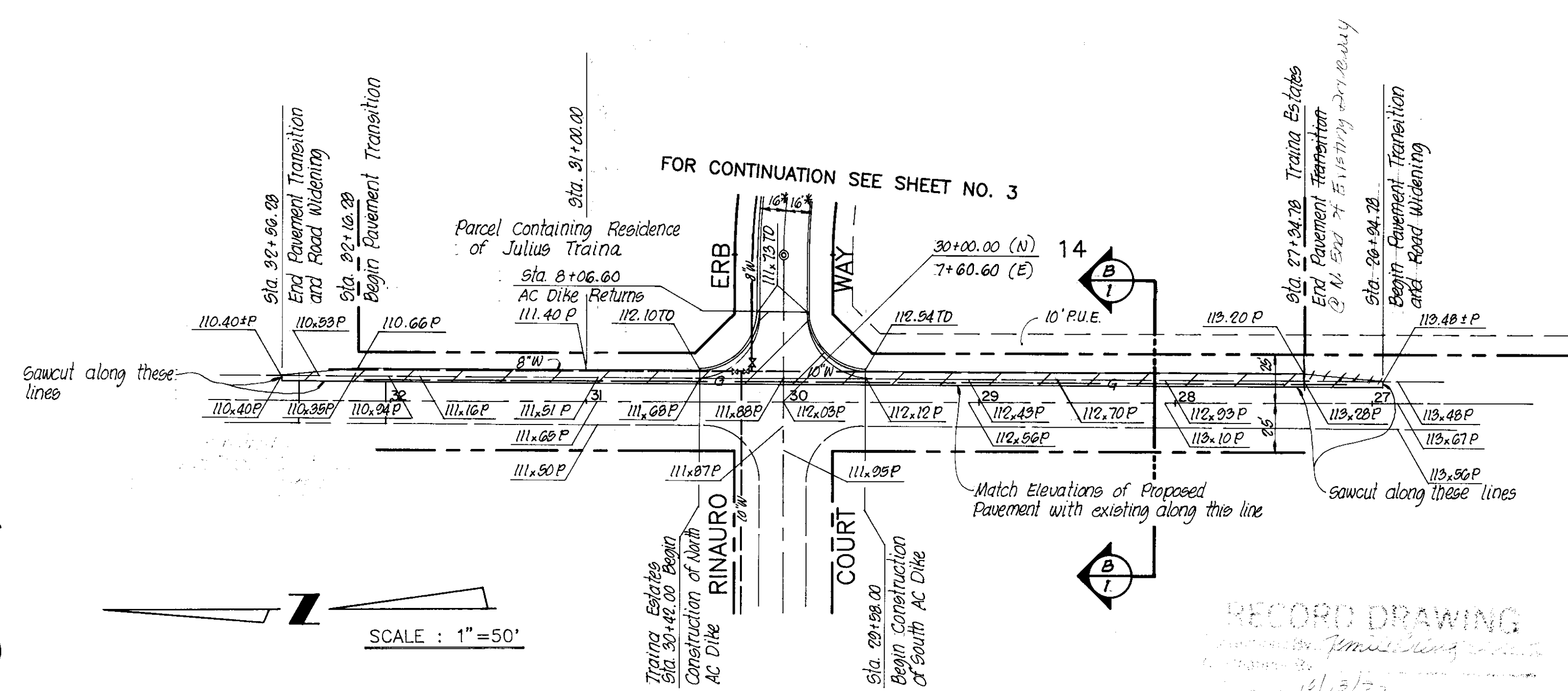
**FAIROAKS ROAD**

Scale: 1" = 50' Horizontal  
1" = 2' Vertical

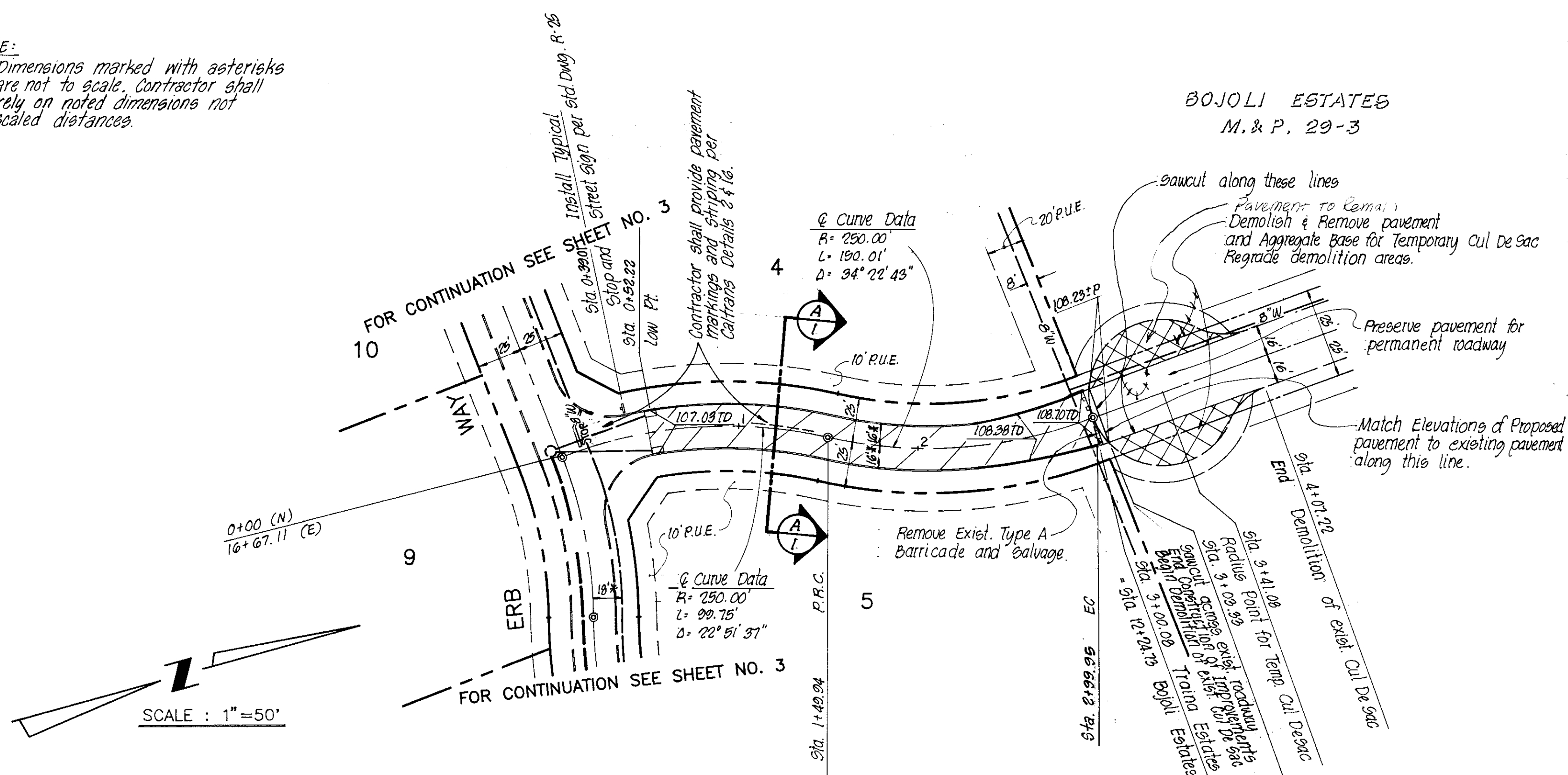


**LEEWARD WAY**

NOTE:  
\* Dimensions marked with asterisks are not to scale. Contractor shall rely on noted dimensions not scaled distances.



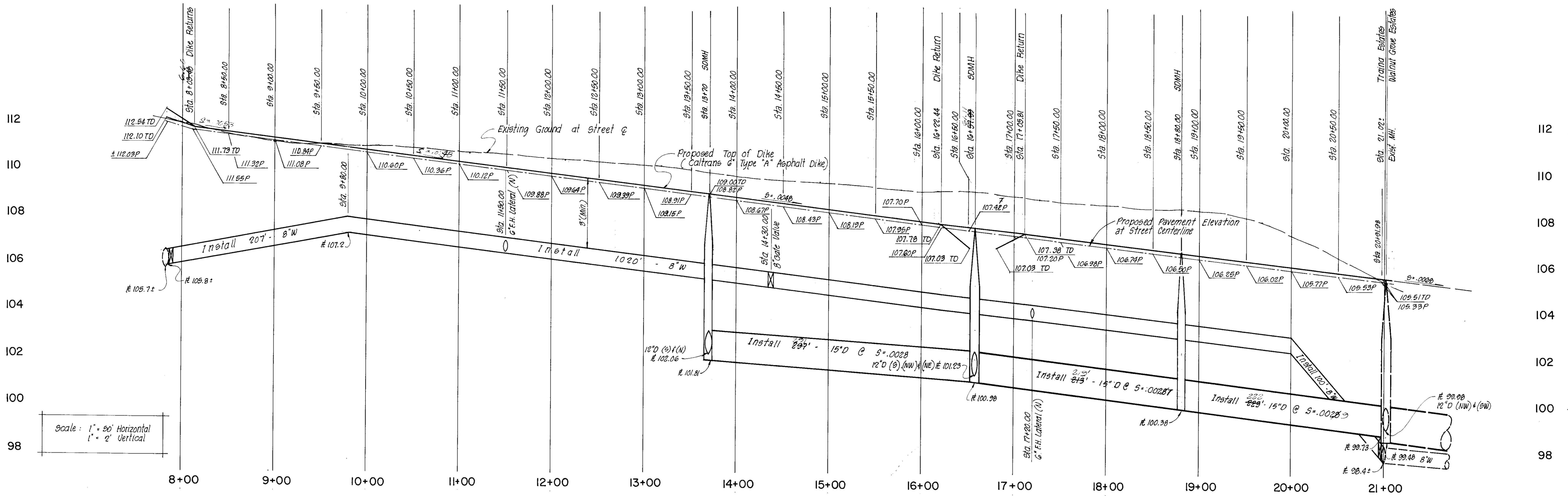
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102691

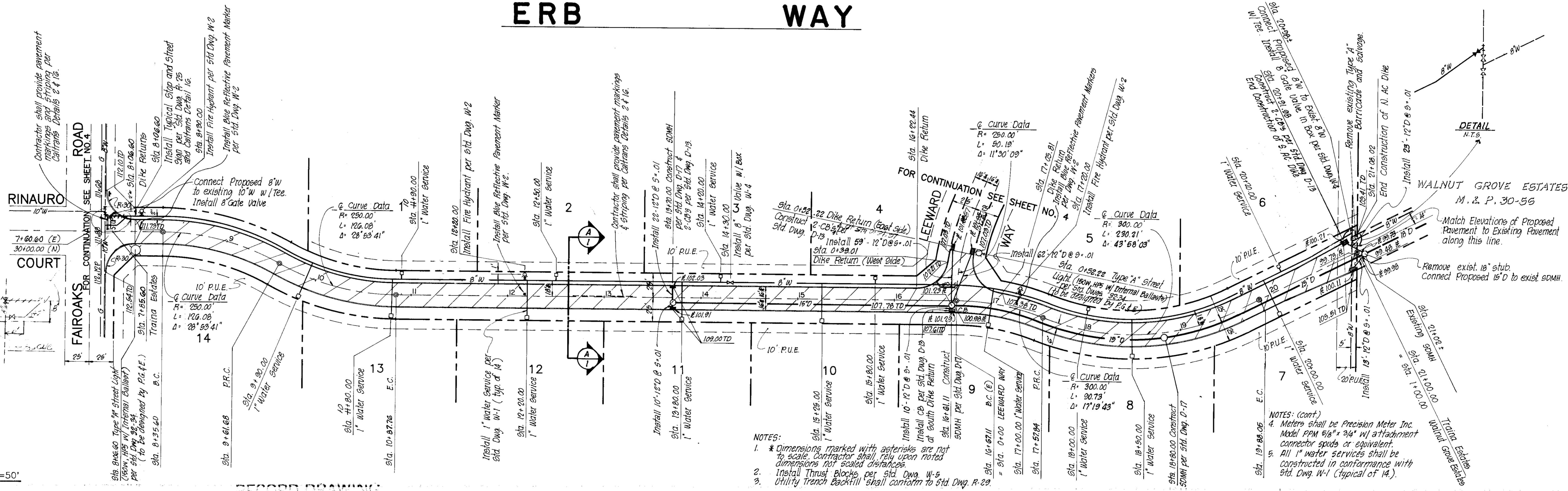
7401  
July '92  
KYL  
JAB  
RGC

TRAINA ESTATES  
FAIROAKS ROAD STA. 26+94.78 TO STA. 32+56.28  
LEEWARD WAY STA. 0+50.19 TO STA. 4+07.22



Scale: 1" = 50' Horizontal  
1" = 2' Vertical

# ERB WAY



- NOTES:
- \* Dimensions marked with asterisks are not to scale. Contractor shall rely upon noted dimensions not scaled distances.
  - Install Thrust Blocks per std. Dwg. W-5.
  - Utility Trench Backfill shall conform to std. Dwg. R-29.

NOTES: (Cont)  
4. Meters shall be Precision Meter Inc. Model PPM 9/8" x 3/4" w/ attachment connector spuds or equivalent.  
5. All 1" water services shall be constructed in conformance with std. Dwg. W-1 (Typical of 14).

Stamps

SCALE: 1" = 50'

RECORD DRAWING

ERB WAY STA. 8+03.48 TO STA. 21+00.00  
LEEWARD WAY STA. 0+00.00 TO STA. 0+50.19

7401  
July '92  
573  
MYL  
JAB  
RGC

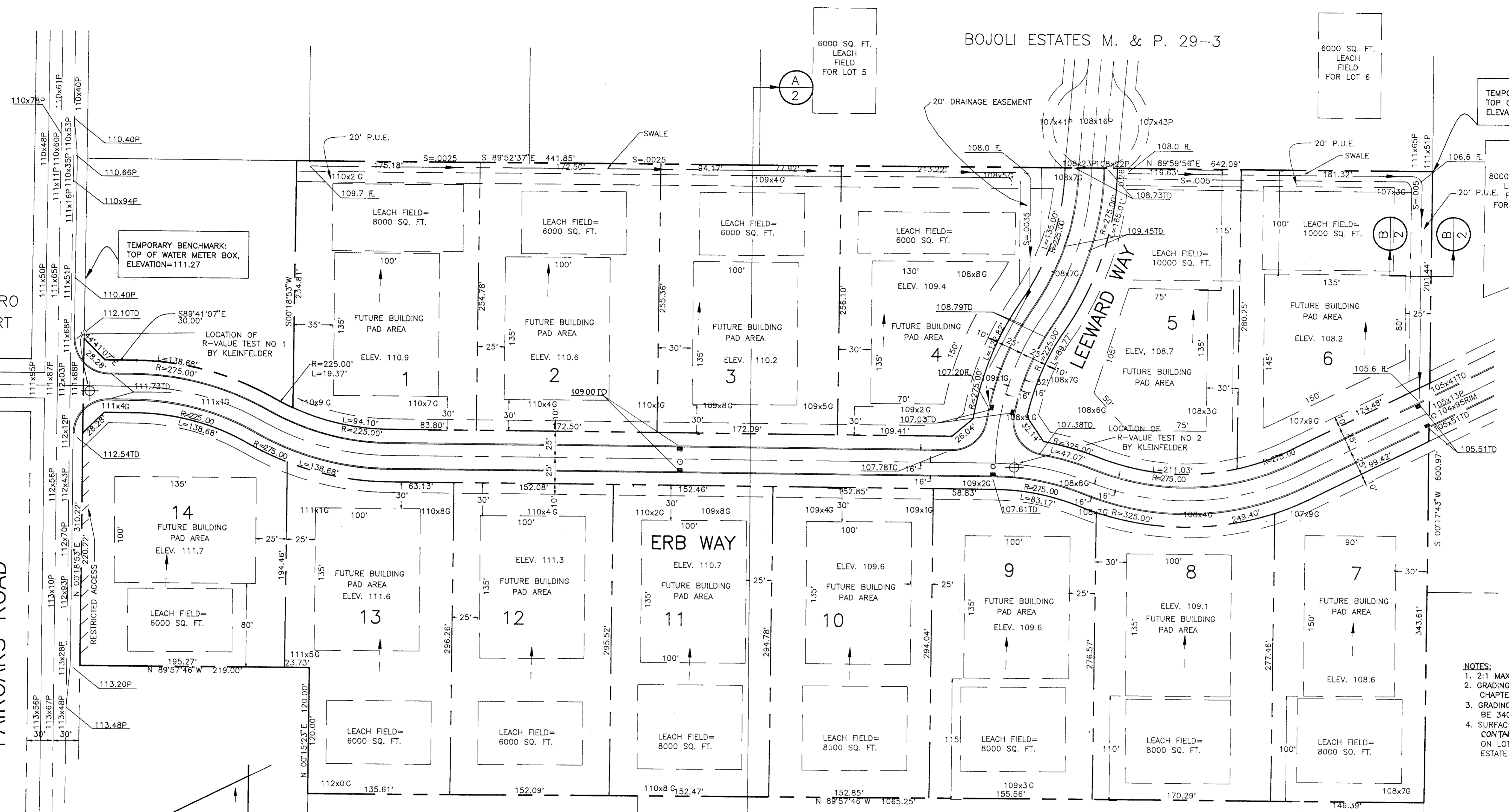
BOJOLI ESTATES M. & P. 29-3

GLOVER ESTATES M. & P. 25-58

RINAURO COURT

FAIROAKS ROAD

WALNUT GROVE ESTATES M. & P. 30-56

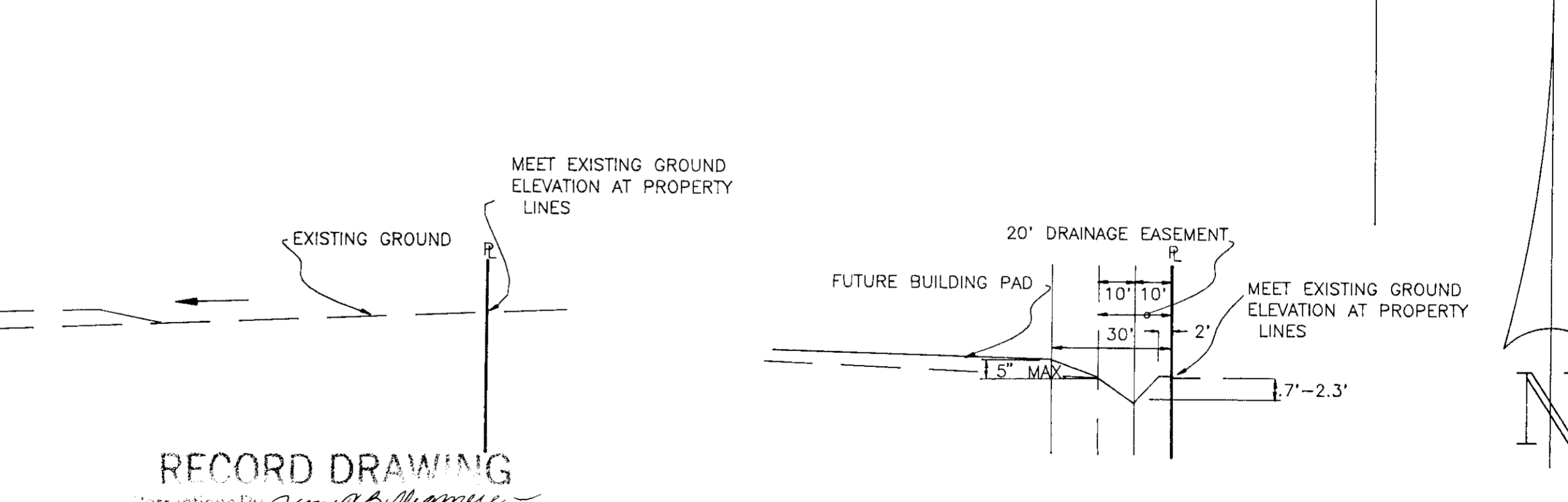
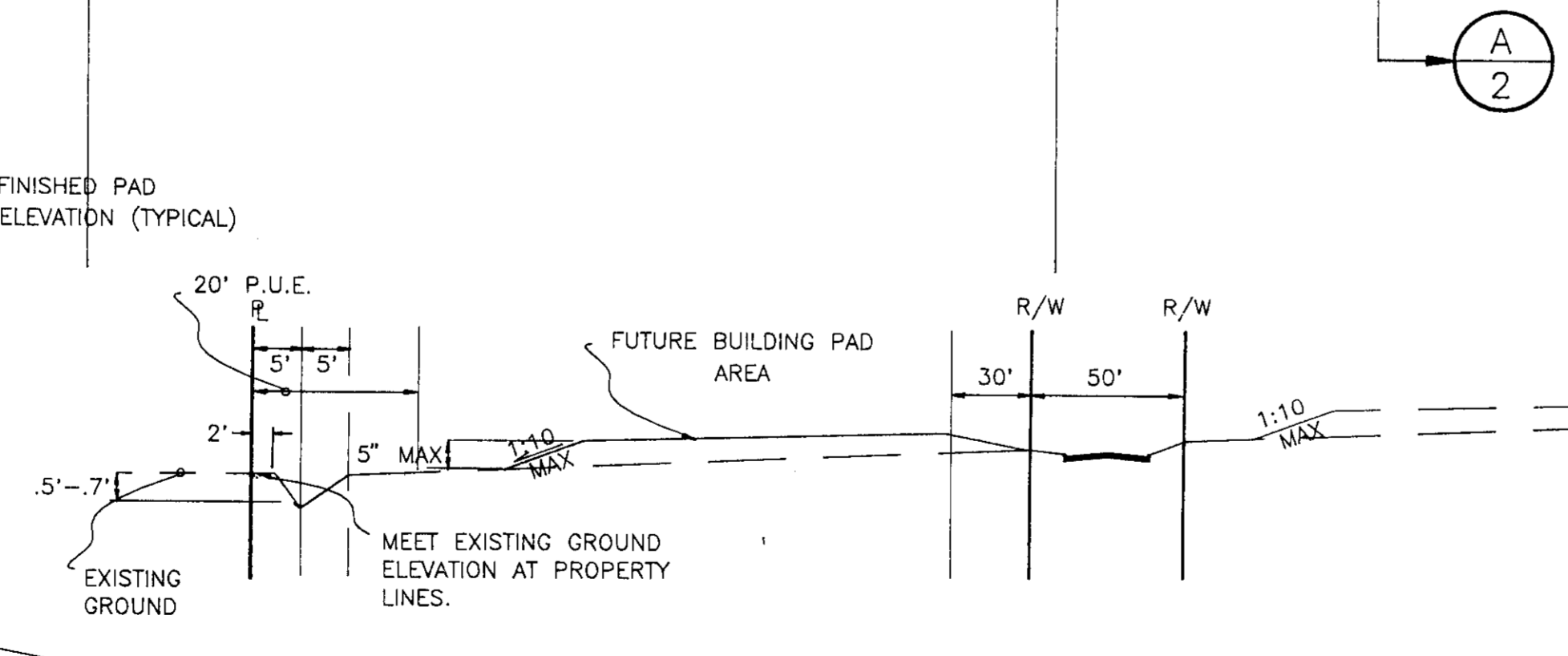
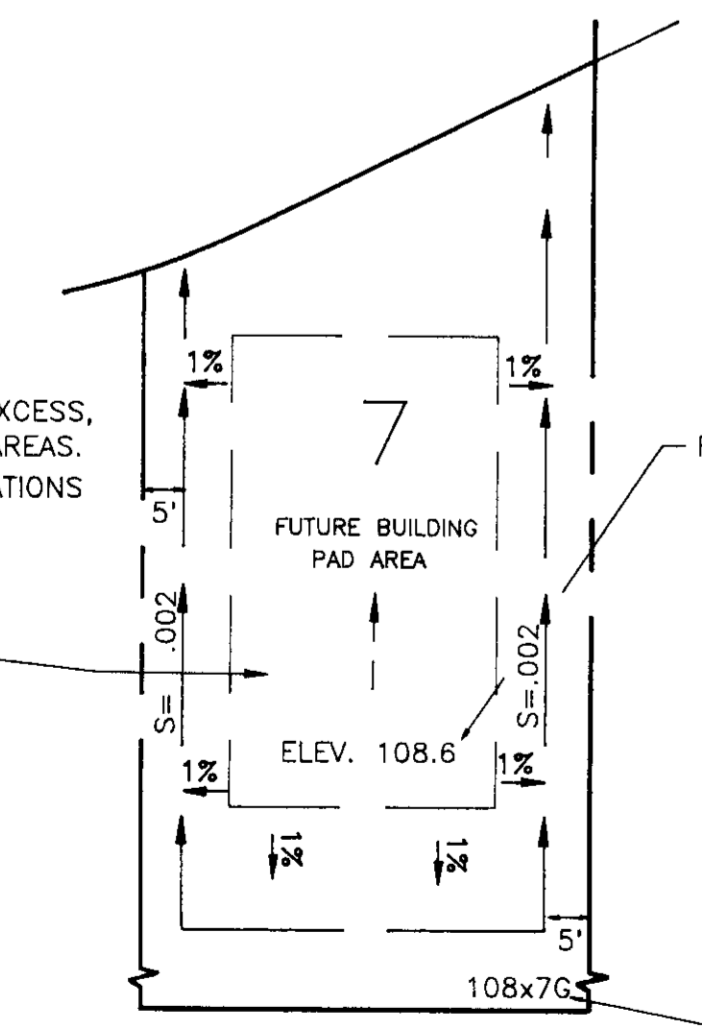


- NOTES:
- 2:1 MAXIMUM CUT AND FILL SLOPES
  - GRADING SHALL COMPLY WITH CHAPTER 70 OF THE 1991 UBC.
  - GRADING VOLUME ESTIMATED TO BE 3400 CUBIC YARDS.
  - SURFACE RUNOFF SHALL BE CONTAINED AT THE EXISTING POND ON LOT A OF WALNUT GROVE ESTATE SUBDIVISION.

CONTRACTOR SHALL EVENLY DISPOSE OF EXCESS, EXCAVATED MATERIAL WITHIN FUTURE PAD AREAS. SEE PLAN VIEW FOR ELEVATIONS AND LOCATIONS OF FUTURE PAD AREAS.

NOTE: STORM RUNOFF FROM EACH LOT SHALL BE COLLECTED IN THE SWALE SYSTEM AS SHOWN ON THE TYPICAL GRADING DETAIL AND SHALL BE DIRECTED INTO THE RIGHT-OF-WAY OR INTO THE DRAINAGE EASEMENT. NO STORM RUNOFF SHALL BE ALLOWED TO CROSS LOT LINES UNLESS STORM WATER IS WITHIN THE DITCH SYSTEM LYING IN DRAINAGE OR PUBLIC UTILITY EASEMENTS.

Individual swale systems for each lot shall be constructed at the time of building construction and shall be required prior to issuance of a building permit.



RECORD DRAWING

Corrections by *Gerald Billegrove*  
No Changes By  
Date: 10/13/93  
Any Person Using This Drawing Should Verify All Information with the Original Plans

SCALE: 1"=50'

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**R. W. SIEGFRIED & ASSOCIATES**  
CONSULTING CIVIL ENGINEERS  
4045 CORONADO AVENUE, STOCKTON, CALIFORNIA 95204  
(209) 943-2021 FAX (209) 942-0214  
DATE: R.C.E. NO. 17,351 EXP. 6-30-93



JOB NO. 7401  
DATE: AUG. 1992  
F.B. NO. 573  
DRAWN: JAB  
DESIGN: JAB  
CHECKED: RGC

TRAINA ESTATES  
GRADING PLAN

SHEET **2**  
OF FOUR  
COMPUTER FILE NO.  
DRAWING FILE NO. G-4565

**GENERAL NOTES:**

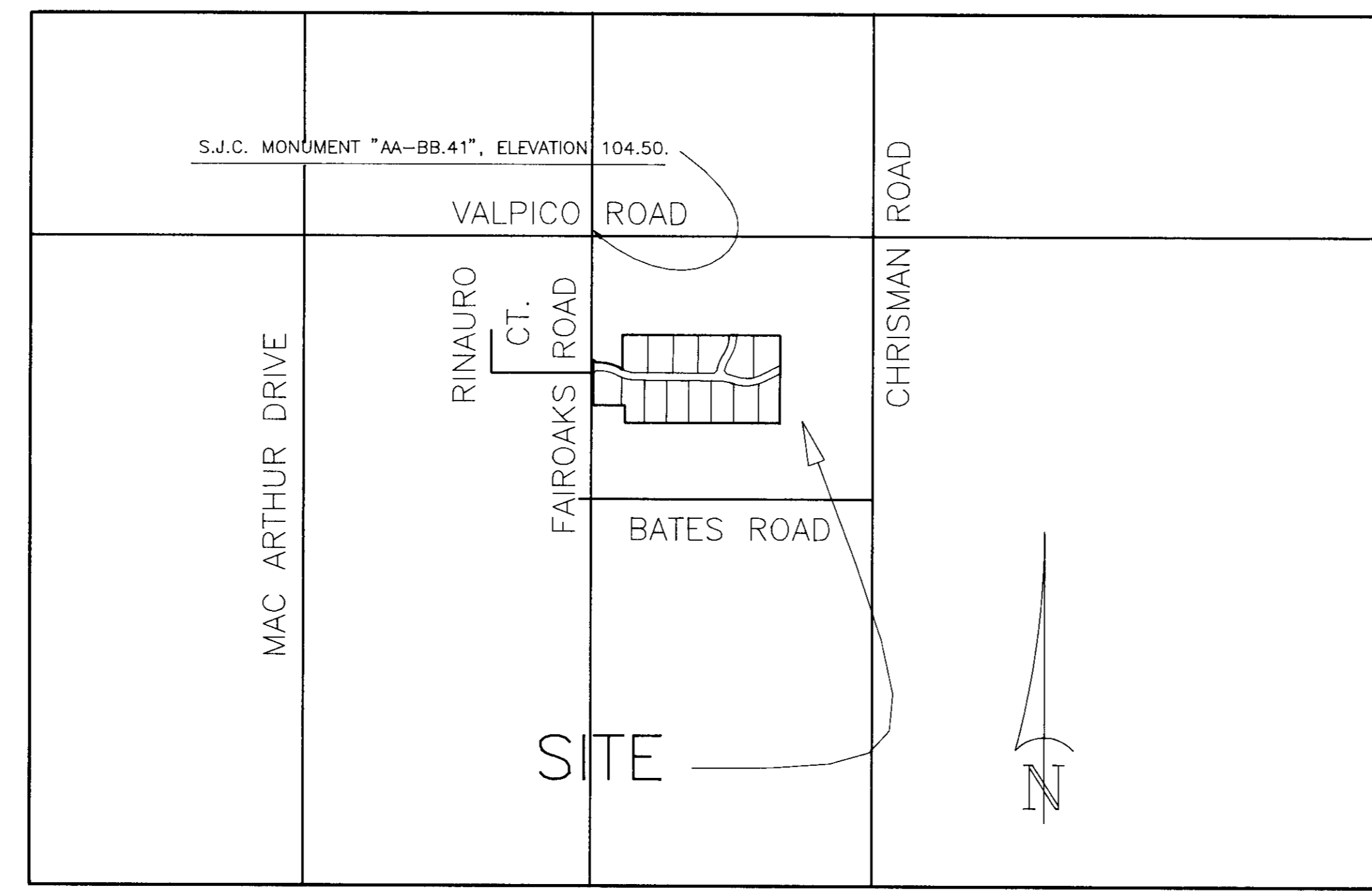
THE FOLLOWING SPECIFICATIONS ARE TO SUPPLEMENT THE LATEST EDITION OF THE SAN JOAQUIN COUNTY IMPROVEMENT STANDARDS ADOPTED BY ORDINANCE NO. 3662. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SAN JOAQUIN COUNTY IMPROVEMENT STANDARDS.

- SPECIAL NOTICES AND PERMITS
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION THE FOLLOWING PERMITS AND PLANS:
    - CONTRACTOR SHALL HAVE RECEIVED COUNTY APPROVED PLANS PRIOR TO CONSTRUCTION.
    - CONTRACTOR SHALL HAVE NOTIFIED ALL UTILITY COMPANIES AFFECTED BY THE DEVELOPMENT PRIOR TO BEGINNING OF WORK.
    - CONTRACTOR SHALL HAVE NOTIFIED "UNDERGROUND SERVICE ALERT" (PHONE 800-642-2444) 48 HOURS IN ADVANCE BEFORE ANY DIGGING.
    - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND/OR OTHER SURVEY MONUMENTS AND SHALL NOTIFY SAN JOAQUIN COUNTY SURVEYOR OF ANY DAMAGED OR REMOVED COUNTY, STATE OR FEDERAL MONUMENTS.
    - THE CONTRACTOR SHALL HAVE VERIFIED ALL STREET NAMES WITH COMMUNITY DEVELOPMENT DEPARTMENT BEFORE ORDERING STREET SIGNS.
- EXCAVATION OF 5 FEET, OR MORE, IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- CONTRACTOR SHALL NOTIFY SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS 24 HOURS IN ADVANCE OF PERFORMING ANY WORK REQUIRED IN THE PLANS. PHONE (209) 468-3022.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF SAN JOAQUIN COUNTY.
- TEMPORARY BENCHMARKS ARE SHOWN ON SHEET 2.
- ELEVATIONS ARE REFERRED TO U.S.G.S. DATUM AND ARE BASED ON SAN JOAQUIN COUNTY CO MONUMENT "AA-BB.41", ELEVATION 104.50.
- ALL STATIONS REFER TO DISTANCES ALONG STREET CENTERLINE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND REPLACEMENT OF EXISTING IMPROVEMENTS.
- WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THE SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BACKFILLING WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING.
- DRAWING NUMBERS SHOWN ON PLANS REFER TO SAN JOAQUIN COUNTY STANDARD DETAILS.
- THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURE, UTILITIES AND SERVICE FOR THE DEVELOPMENT.
- PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATION, AND WHICH LIES OUTSIDE OF THE SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE BID FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM SAN JOAQUIN COUNTY PRIOR TO PERFORMING WORK ON ANY COUNTY RIGHT-OF-WAY.
- "ENGINEER" REFERS TO R. W. SIEGFRIED & ASSOCIATES, CONSULTING CIVIL ENGINEERS
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE 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 THE OWNERS, THE COUNTY OF SAN JOAQUIN, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS, THE COUNTY OF SAN JOAQUIN OR THE ENGINEER.
- CONTRACTOR'S ATTENTION IS CALLED TO THE FOLLOWING:
  - SECTION 1540 OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973 AS AMENDED WHICH STATES:
    - "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION, I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION, BY CALLING USA @ (800)642-2444.
- WORK IN STREET RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE SAN JOAQUIN COUNTY PUBLIC WORKS DEPARTMENT.
- CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARES THE PLAN, THEREBY PERMITTING APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF R. W. SIEGFRIED & ASSOCIATES CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD R. W. SIEGFRIED & ASSOCIATES PERFORMED THE CONSTRUCTION STAKING WORK.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION AS PER SECTION 10 OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA AND PER SAN JOAQUIN COUNTY, DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
- WATER SHALL BE PROVIDED BY THE FAIROAKS WATER SYSTEM.
- TRAFFIC SIGNALS AND MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SAN JOAQUIN COUNTY STANDARDS.
- ENCROACHMENT PERMIT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN FAIROAKS ROAD.
- WATER SERVICES SHALL CONFORM TO STD. DWG. W-1.
- WATER LINES SHALL BE POLYVINYL CHLORIDE PIPE, CLASS 150 (PVC, ASTM C296, TYPE II, OR PVC, AWWA C900-81). WATER SERVICE LINES SHALL CONFORM WITH STD. DWG. W-1.
- STORM LINES SHALL BE POLYVINYL CHLORIDE PIPE, SDR 35 (PVC, ASTM D3034) OR REINFORCED CONCRETE PIPE, CLASS III (E.C.P. SHALL CONFORM TO THE REQUIREMENTS OF SECTION 16 REINFORCED CONCRETE PIPE, OF THE STANDARD SPECIFICATIONS.)

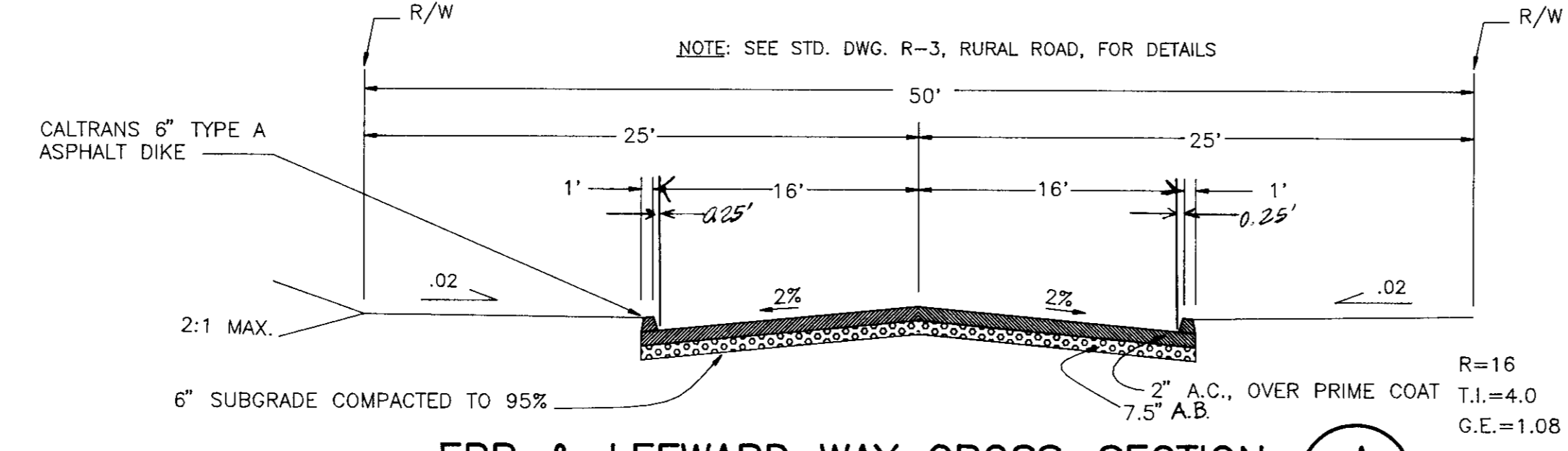
# IMPROVEMENT PLANS FOR TRAINA ESTATES (SU-91-10)

R.W. SIEGFRIED & ASSOCIATES  
STOCKTON, CALIFORNIA

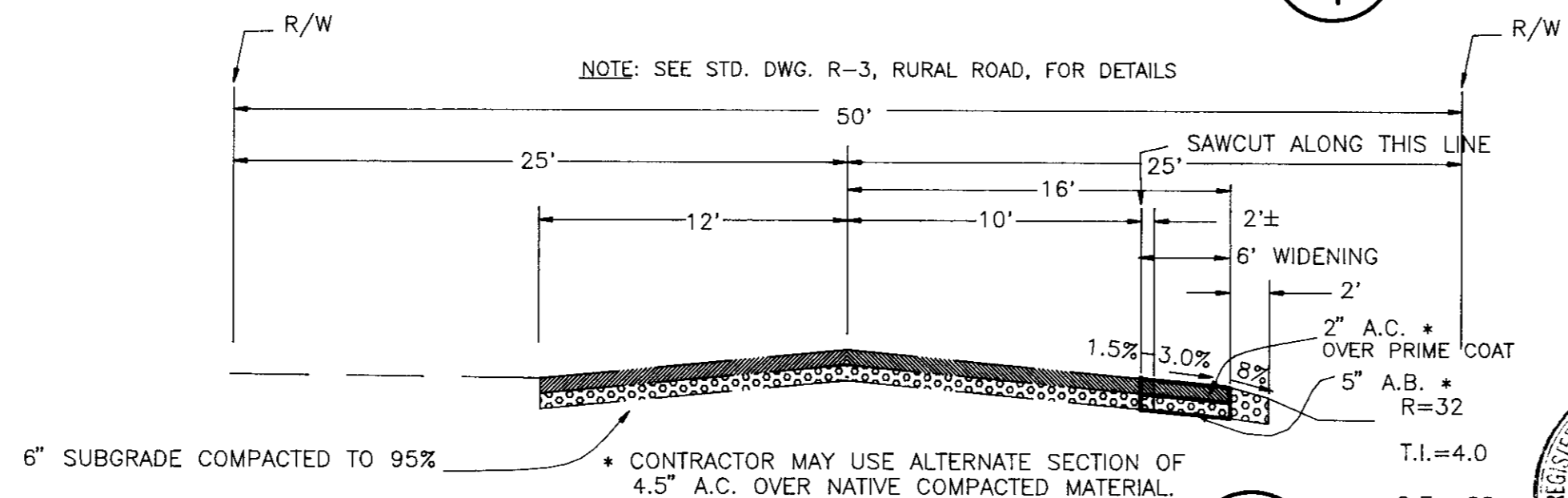
CIVIL ENGINEERS  
JULY, 1992



VICINITY MAP  
NOT TO SCALE



ERB & LEEWARD WAY CROSS-SECTION A  
NOT TO SCALE



FAIROAKS ROAD CROSS-SECTION B  
NOT TO SCALE

**LEGEND:**

DESCRIPTION	TO BE CONSTRUCTED	EXISTING
STORM SEWER	8" D	8" D
GAS LINE	4" G	4" G
WATER LINE	8" W	8" W
TELEPHONE	T	T
CABLE TELEPHONE	TV	TV
MANHOLE	○	○
CATCHBASIN	■	■
WATER METER	□	□
A.C. DIKE	=====	=====
DRIVEWAY	=====	=====
PAVEMENT	▨	▨
FIRE HYDRANT	○	○
BARRICADE	—x—x—	—x—x—
FENCE	—x—x—	—x—x—
GROUND ELEVATION	105.0G	105.0G
PAVEMENT ELEVATION	105.00P	105.00P
TOP OF DIKE ELEVATION	105.00TD	105.00TD
FLOWLINE ELEVATION	105.00FL	105.00FL
SUBDIVISION BOUNDARY	=====	=====
RIGHT-OF-WAY LINE	-----	-----
CENTERLINE	-----	-----
PUBLIC UTILITY EASEMENT	-----	-----
MONUMENT BOX	⊙	⊙
DIRECTION OF SURFACE DRAINAGE	→	→
GATE VALVE	⋈	⋈

**ABBREVIATIONS:**

A.C.	ASPHALT CONCRETE	C	CENTERLINE
A.B.	AGGREGATE BASE	P.L.	PROPERTY LINE
A.S.B.	AGGREGATE SUB BASE	F.L.	FLOWLINE
CONC.	CONCRETE	M.H.	MANHOLE
B.C.	BEGINNING OF CURVE	F.H.	FIRE HYDRANT
E.C.	END OF CURVE	P.U.E.	PUBLIC UTILITY EASEMENT
P.R.C.	POINT OF REVERSE CURVE	E.P.	EDGE OF PAVEMENT
P.O.C.	POINT ON CURVE	(N)	NORTH, ETC.
P.C.C.	POINT OF COMPOUND CURVE	C.B.	CATCHBASIN
B.V.C.	BEGINNING OF VERTICAL CURVE		
E.V.C.	END OF VERTICAL CURVE		

**INDEX:**

SHEET NO.	DESCRIPTION
1	VICINITY MAP, GENERAL NOTES, LEGEND, INDEX AND ABBREVIATIONS
2	GRADING PLAN
3	ERB WAY STA. 8+03.48 TO 21+00.00 LEEWARD WAY STA. 0+00.00 TO 0+50.19
4	FAIROAKS ROAD STA. 26+94.78 TO 32+56.28 LEEWARD WAY STA. 0+50.19 TO 4+07.22

APPROVED BY: SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC HEALTH SERVICES  
 DATE: 12-3-92  
 SIGNATURE: *Dem M. B...*

APPROVED BY: SAN JOAQUIN COUNTY BUREAU OF FIRE PREVENTION  
 DATE: 12-2-92  
 SIGNATURE: *K...*

COUNTY OF SAN JOAQUIN  
DEPARTMENT OF PUBLIC WORKS

APPROVED: *Sherry M. Salvador* DATE: 12/14/92  
 R.C.E. NO: 21258  
 DIRECTOR OF PUBLIC WORKS EXP. DATE: 9/30/93

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

**R. W. SIEGFRIED & ASSOCIATES**  
 CONSULTING CIVIL ENGINEERS  
 4045 CORONADO AVENUE, STOCKTON, CALIFORNIA 95204  
 (209) 943-2021 FAX (209) 942-0214  
 DATE 12-17-92 R.C.E. NO. 17351 EXP. 6-30-92

**RWS**

SCALE: NO SCALE  
 DATE: JULY, 1992  
 JOB NO. 7401  
 DRAWN KYL/JAB  
 DESIGN JAB  
 CHECKED RGC

TRAINA ESTATES  
 VICINITY MAP, GENERAL NOTES,  
 LEGEND, INDEX AND ABBREVIATIONS

SHEET 1  
 OF FOUR  
 COMPUTER FILE NO.  
 DRAWING FILE NO. G-4565

Sherry M. Salvador