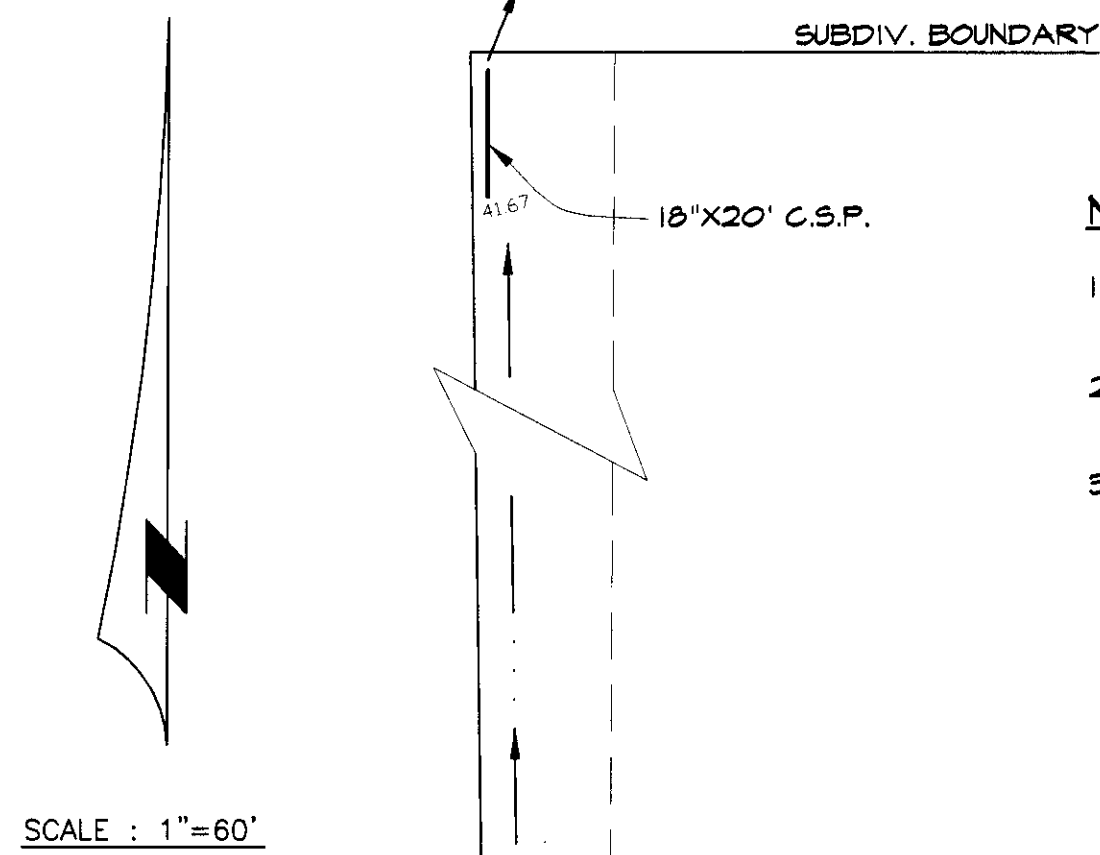
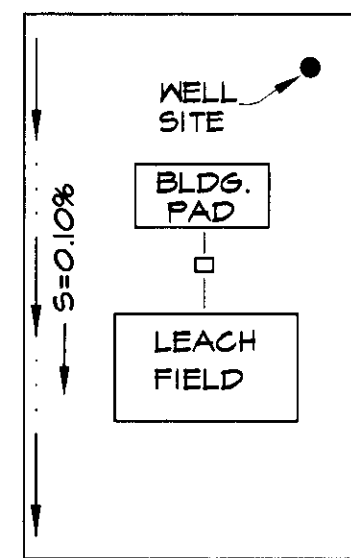


SU 3473

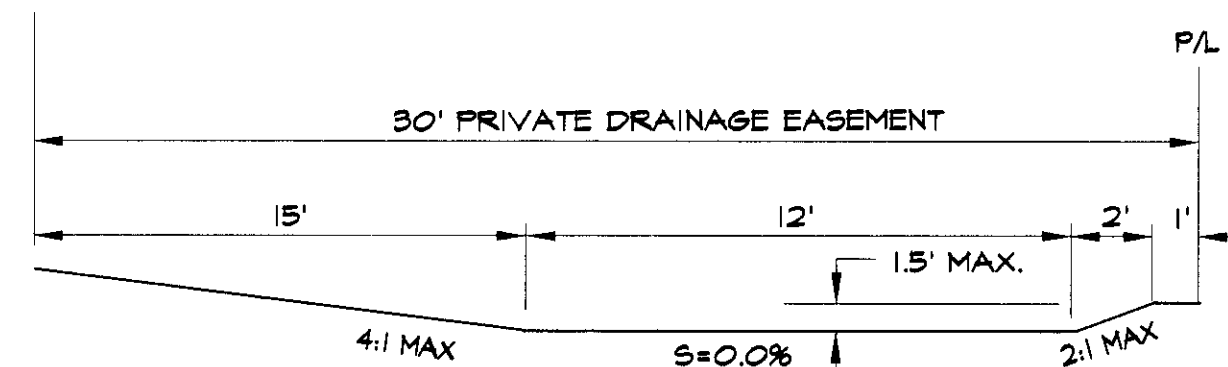


**NOTES:**

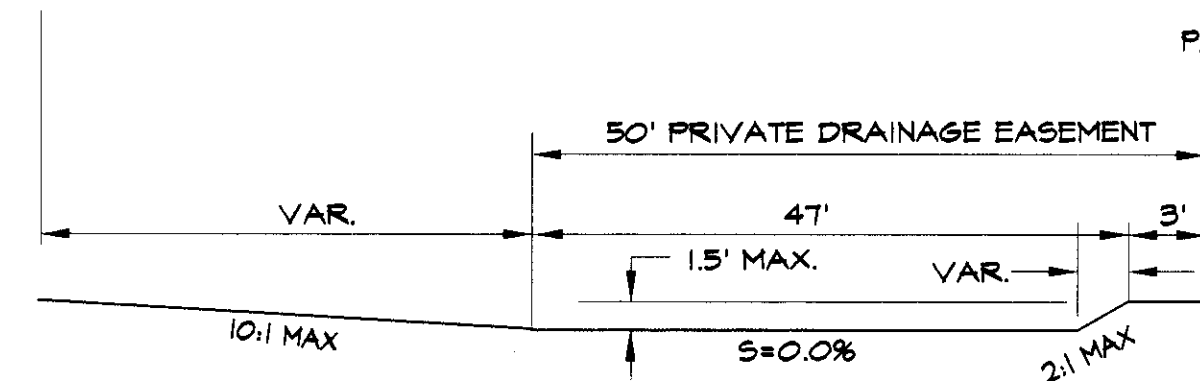
- 1) ALL GRADING SHALL COMPLY WITH 1994 U.B.C. CHAPTER 24 AND APPENDIX CHAPTER 10.
- 2) NO SLOPE SHALL BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- 3) REFER TO GEOTECHNICAL INVESTIGATION REPORT BY NEIL O. ANDERSON & ASSOCIATES INC. (6-16-95) TO DETERMINE LOT GRADING, SITE PREPARATION & FOUNDATION RECOMMENDATION.



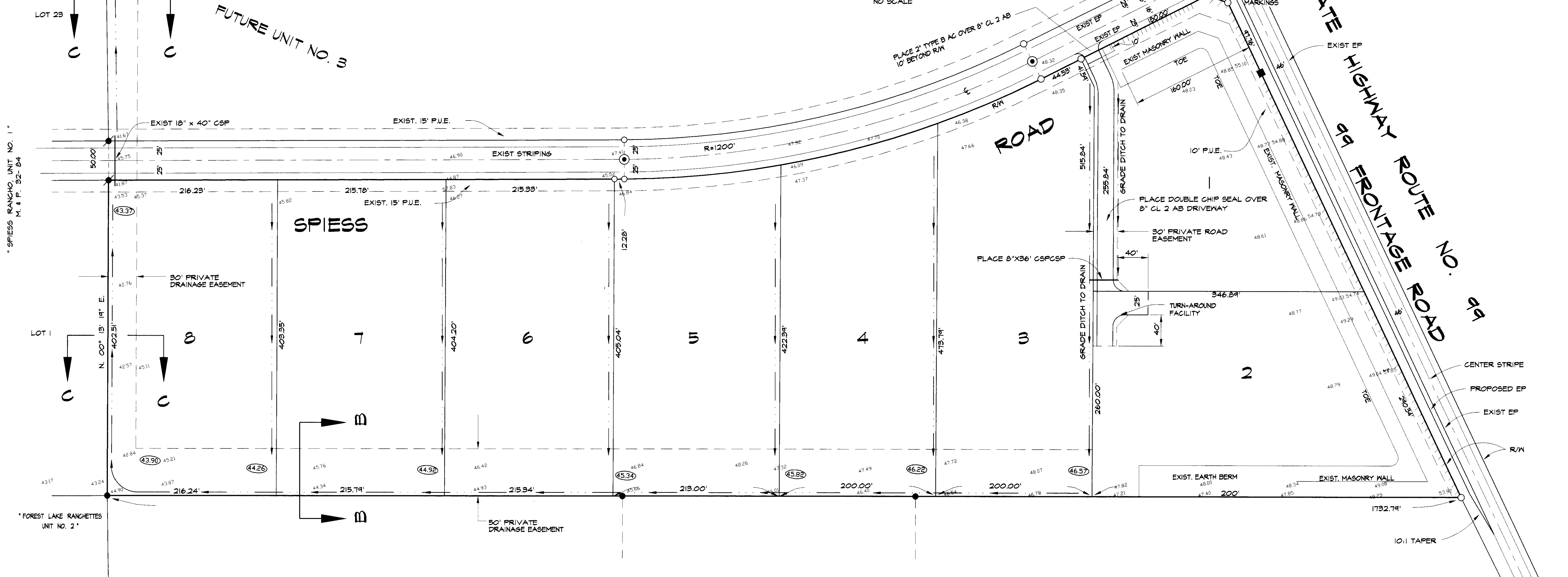
TYPICAL LOT GRADING



SECTION C-C  
NO SCALE

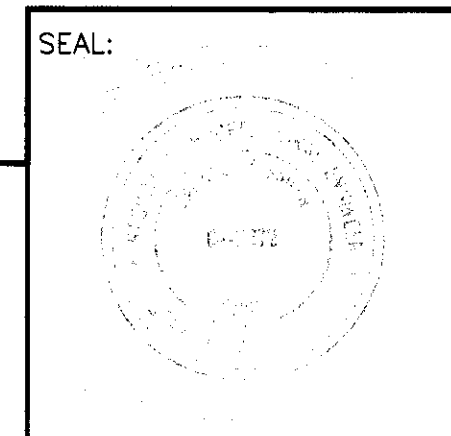


SECTION B-B  
NO SCALE



RECORD DRAWING  
1-6-04

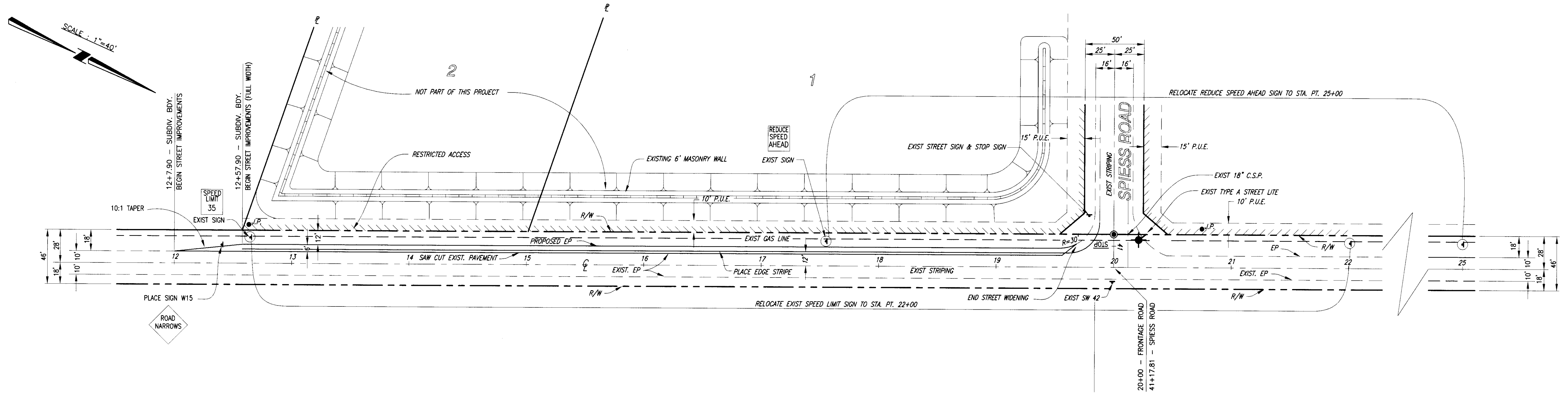
REVISIONS			
NO.	DESCRIPTION	DATE	BY



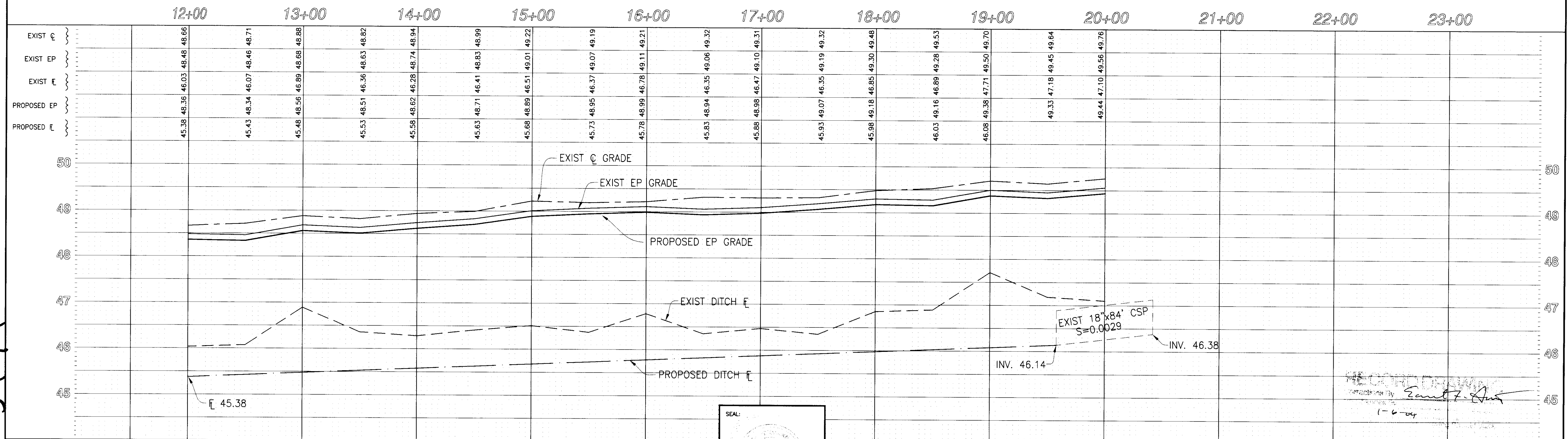
**EARNEST F. SMITH-CIVIL ENGINEER**  
5355 SOLARI RANCH ROAD  
STOCKTON, CALIFORNIA 95215  
PHONE (209) 931-1375  
DATE: \_\_\_\_\_  
R.C.E. NO.: \_\_\_\_\_  
EXP. DATE: \_\_\_\_\_  
E.F. SMITH, DESIGN ENGINEER

**SPIESS RANCHO, UNIT NO. 2**  
SUBDIVISION IMPROVEMENTS  
**GRADING PLAN**

SHEET  
**3**  
OF 3  
FILE NO.  
99570P6

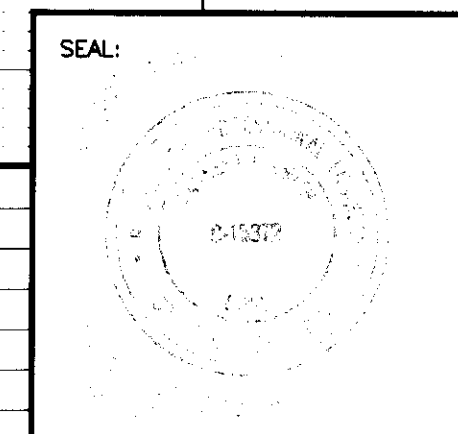


# NORTH HIGHWAY 99 FRONTAGE ROAD



REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK: ELEV.: _____	JOB NO.: 99570P2
DATE: _____	DATE: _____
SCALE HORIZ.: 1"=40'	SCALE VERT.: 1"=1'
DRAWN: _____	DESIGN: _____
CHECK: _____	

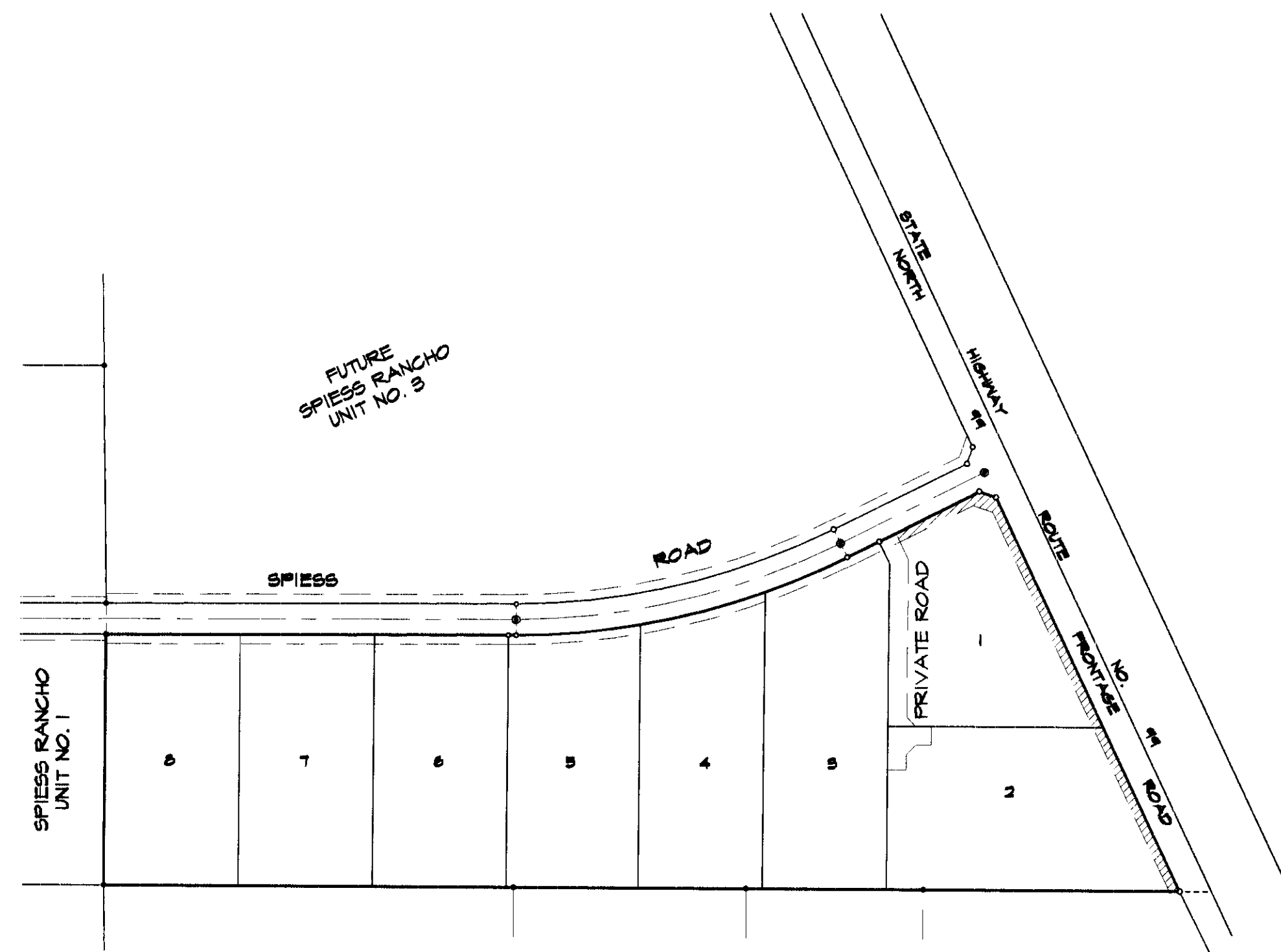


**EARNEST F. SMITH - CIVIL ENGINEER**  
 5355 SOLARI RANCH ROAD  
 STOCKTON, CALIFORNIA 95215  
 PHONE (209) 931-1375  
 DATE: \_\_\_\_\_  
 R.C.E. NO.: 15372  
 EXP. DATE: 3-31-01  
 E. F. SMITH, DESIGN ENGINEER

**SPIESS RANCHO UNIT NO. 2**  
 SUBDIVISION IMPROVEMENTS  
 NORTH STATE HIGHWAY 99 FRONTAGE ROAD

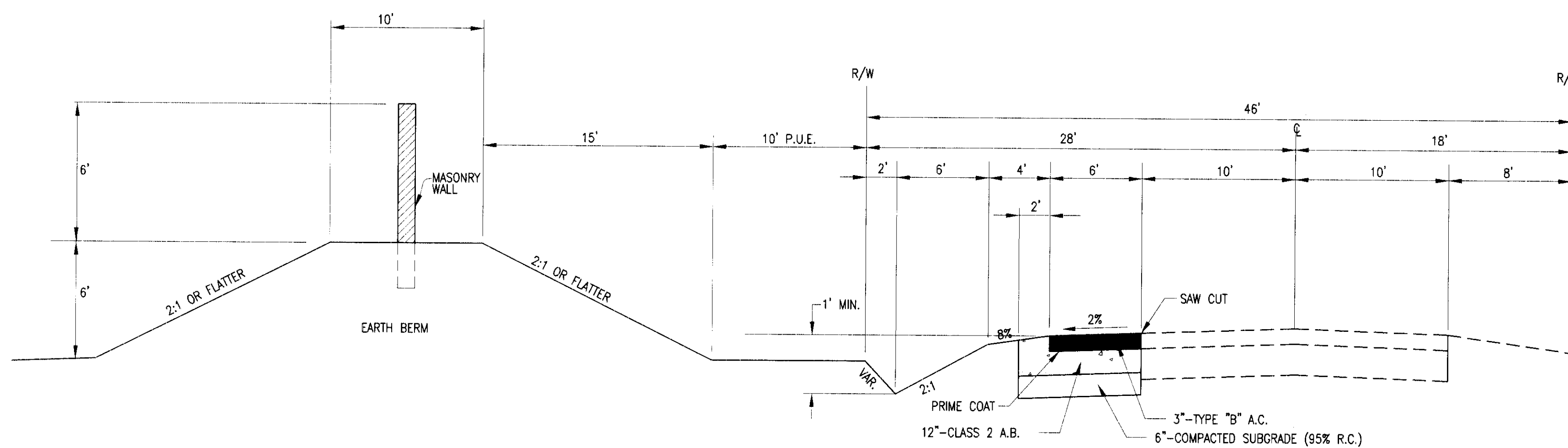
SHEET  
**2**  
 OF 3  
 FILE NO.

SU 3474



KEY MAP

SCALE: 1"=100'



NORTH STATE ROUTE 99 FRONTAGE ROAD

TYPICAL CROSS SECTION

T.I. = 6  
R-VALUE = 10  
G.E. = 1.73

STA. 12+07.90 TO STA. 19+84

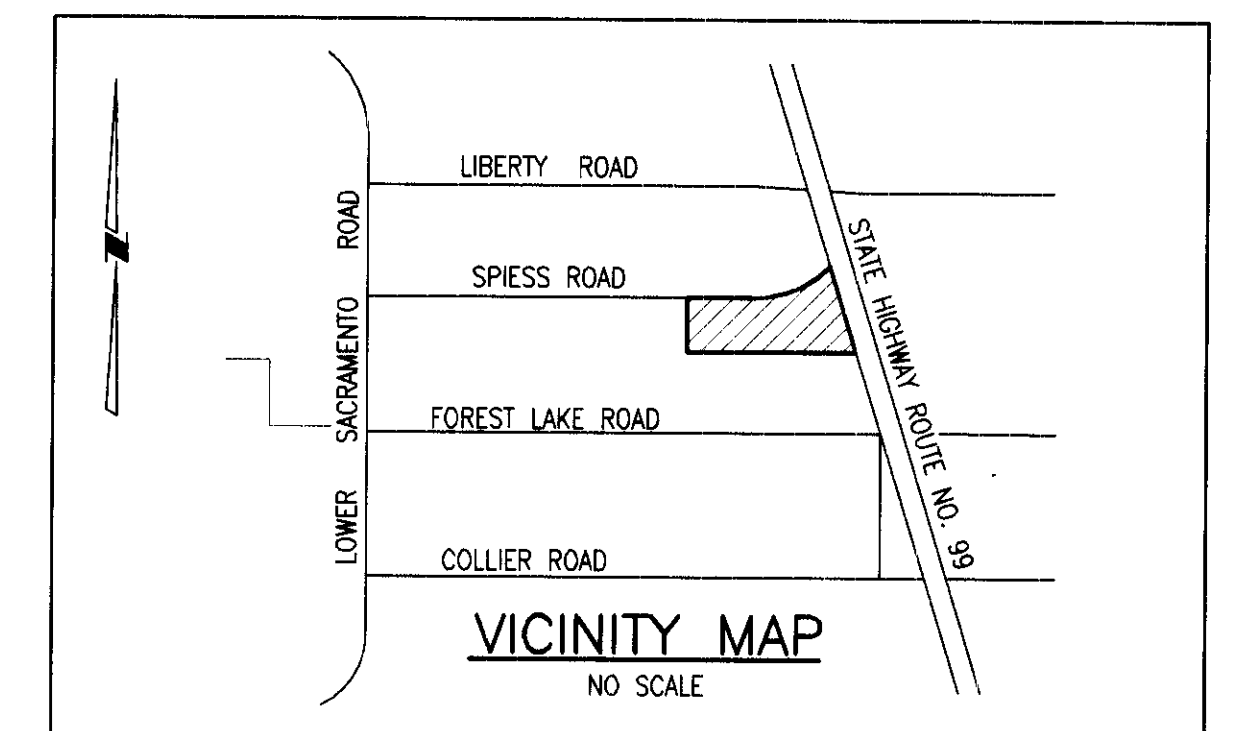
SHEET INDEX:

SHEET NO.	TITLE
1	TITLE SHEET
2	FRONTAGE ROAD
3	GRADING PLAN

GENERAL NOTES:

- CONTRACTOR 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 OWNERS, SAN JOAQUIN COUNTY AND ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- PRIOR TO PERFORMING ANY WORK WITHIN THE ROAD RIGHTS-OF-WAY OF NORTH 99 FRONTAGE ROAD WEST AND SPIESS ROAD, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS.
- A TRAFFIC CONTROL PLAN (TCP) SHALL BE SUBMITTED TO AND DEEMED ACCEPTABLE BY COUNTY PRIOR TO START OF WORK. THIS SHALL ADDRESS ALL PHASES OF WORK WHICH WILL IMPACT PUBLIC TRAFFIC. CONFORMANCE WITH THE TCP SHALL BE MAINTAINED AT ALL TIMES.
- A MINIMUM OF ONE 10' TRAFFIC LANE SHALL BE MAINTAINED AT ALL TIMES, WITH TRAFFIC DELAYS LIMITED TO A MAXIMUM OF 15 MINUTES. A MINIMUM OF TWO 10' TRAFFIC LANES SHALL BE MAINTAINED DURING NON-WORKING HOURS. TRAFFIC CONTROLS SHALL BE IN CONFORMANCE WITH SECTION 12 OF THE CALTRANS STANDARD SPECIFICATIONS.
- ALL TRAFFIC SIGNS AND MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SAN JOAQUIN COUNTY STANDARDS" AND AS SHOWN ON THE PLANS.
- ALL THE COMPACTION TESTS AND MATERIALS SAMPLING AND TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ANY CHANGES TO THE APPROVED IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE PREPARED AND CERTIFIED BY THE "CIVIL ENGINEER", AND SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION BY CALLING THE TOLL-FREE NUMBER (800) 642-2444.
- 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.
- 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.
- 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.
- DRAINAGE FACILITIES SHALL BE MAINTAINED DURING PERIODS OF INCLEMENT WEATHER, AND RESTORED TO THEIR ORIGINAL CONDITIONS UPON COMPLETION OF THE WORK.
- ALL TRAFFIC DELINEATIONS (SIGNS, STRIPING, RAISED PAVEMENT MARKERS) SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UPON COMPLETION OF THE WORK.

- ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 39, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS.
- AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS.
- LIQUID ASPHALT (PRIME COAT) SHALL CONFORM TO THE REQUIREMENTS IN SECTIONS 39, "ASPHALT CONCRETE," AND 93, "LIQUID ASPHALTS," OF THE STANDARD SPECIFICATIONS.
- MASONRY WALL SHALL BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL MAP.
- THE COUNTY OF SAN JOAQUIN, BOARD OF SUPERVISORS, THE DIRECTOR, OR HIS REPRESENTATIVES, SHALL NOT BE ANSWERABLE OR ACCOUNTABLE IN ANY MANNER FOR ANY LOSS OR DAMAGE THAT MAY HAPPEN TO THE WORK, OR ANY PART THEREOF, OR TO ANY ARTICLES OR MATERIALS USED; IN PERFORMING THE WORK, OR FOR DAMAGE OF ANY PROPERTY THAT MAY OCCUR IN THE PROSECUTION OF THE WORK. THE CONTRACTOR SHALL HAVE COMPLETE RESPONSIBILITY FOR THE SAFETY OF THE PUBLIC AND OF PROPERTY APPERTAINING TO HIS OPERATION, AND HE SHALL INDEMNIFY AND SAVE HARMLESS THE COUNTY OF SAN JOAQUIN, THE BOARD OF SUPERVISORS, THE DIRECTOR, OR HIS REPRESENTATIVES, FROM ALL CLAIMS, COSTS, SUITS OR ACTIONS RESULTING, OR CLAIMED TO HAVE RESULTED, FROM INJURIES OR DAMAGES ARISING OUT OF, OR IN CONNECTION WITH, THE OPERATIONS OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROCURE AND SHALL MAINTAIN, DURING THE LIFE OF THE CONTRACT, CONTRACTOR'S PUBLIC LIABILITY INSURANCE IN AN AMOUNT NOT LESS \$500,000.00 FOR INJURIES, INCLUDING ACCIDENTAL DEATH, TO ANY ONE PERSON, AND SUBJECT TO THE SAME LIMIT FOR EACH PERSON, IN AN AMOUNT NOT LESS THAN \$1,000,000.00 ON ACCOUNT OF ONE ACCIDENT, AND CONTRACTOR'S PROPERTY DAMAGE INSURANCE IN AN AMOUNT NOT LESS THAN \$500,000.00. THE CONTRACTOR SHALL ALSO SECURE INSURANCE COVERING OWNED, HIRED, OR NON-OWNED VEHICLES, THE LIMITS OF WHICH SHALL BE EQUAL TO THE LIMITS SPECIFIED ABOVE FOR PUBLIC LIABILITY AND PROPERTY DAMAGE.
- THE COMPLETED PROJECT, INCLUDING ALL WORK, MATERIALS, DEVICES AND EQUIPMENT, SHALL BE GUARANTEED BY THE DEVELOPER AGAINST FAULTY WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE DIRECTOR OF PUBLIC WORKS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENTS INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, DEVICES, PLANT AND OTHER ITEMS OF WORK NECESSARY. TO SECURE THIS GUARANTEE, A BOND OR OTHER SECURITY SHALL BE PROVIDED IN THE AMOUNT OF 20% OF THE VALUE OF THE WORK ESTIMATED BY THE ENGINEER. SAID BOND SHALL CONTINUE IN FULL FORCE AND EFFECT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FORMAL ACCEPTANCE OF THE WORK BY THE DIRECTOR OF PUBLIC WORKS.



UTILITY SERVICES PROVIDED BY:

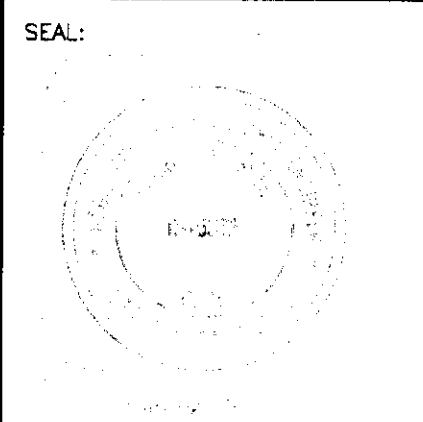
- STORM DRAINAGE: SAN JOAQUIN COUNTY SERVICE AREA NO. 29 ZONE A
- STREET LIGHTING: SAN JOAQUIN COUNTY SERVICE AREA NO. 49
- ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
- NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
- TELEPHONE: PACIFIC BELL

RESIDENCES REQUIRE CLASS C ROOFING MATERIAL, A RESIDENTIAL SPRINKLER SYSTEM, AND RESPECT A MAXIMUM 150' BUILDING SETBACK FROM A COUNTY MAINTAINED ROAD.

APPROVED

Approval of plans shall not be construed to be a permit or an approval of any violation of any section of the Uniform Fire Code, National Fire Protection Association Standards or San Joaquin County Codes or Ordinances.

Signed: Stew Dalton  
Date: 02-09-2001  
SAN JOAQUIN COUNTY BUREAU OF FIRE PREVENTION



**EARNST F. SMITH-CIVIL ENGINEER**  
5355 SOLARI RANCH ROAD  
STOCKTON, CALIFORNIA 95215  
PHONE (209) 931-1375  
DATE: 2-08-01  
R.C.E. NO.: 15378  
EXP. DATE: 2-3-01

**SPIESS RANCHO, UNIT NO. 2**  
SUBDIVISION IMPROVEMENTS  
TITLE SHEET

SHEET  
1  
OF 3  
FILE NO. 99570P1

COUNTY OF SAN JOAQUIN  
DEPARTMENT OF PUBLIC WORKS  
APPROVED: Gabriel Karam 2/13/01  
SENIOR CIVIL ENGINEER DATE  
R.C.E. NO.: 33172 EXP. DATE: 6/30/02  
Manuel Lopez 2/15/01  
DIRECTOR OF PUBLIC WORKS DATE  
COUNTY OF SAN JOAQUIN

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

APPROVED BY:  
WOODBRIDGE FIRE DISTRICT

SIGNATURE

DATE:

SU 3475