

CONSTRUCTION PLANS FOR

WALLACE LAKE ESTATES

UNIT NO. 1

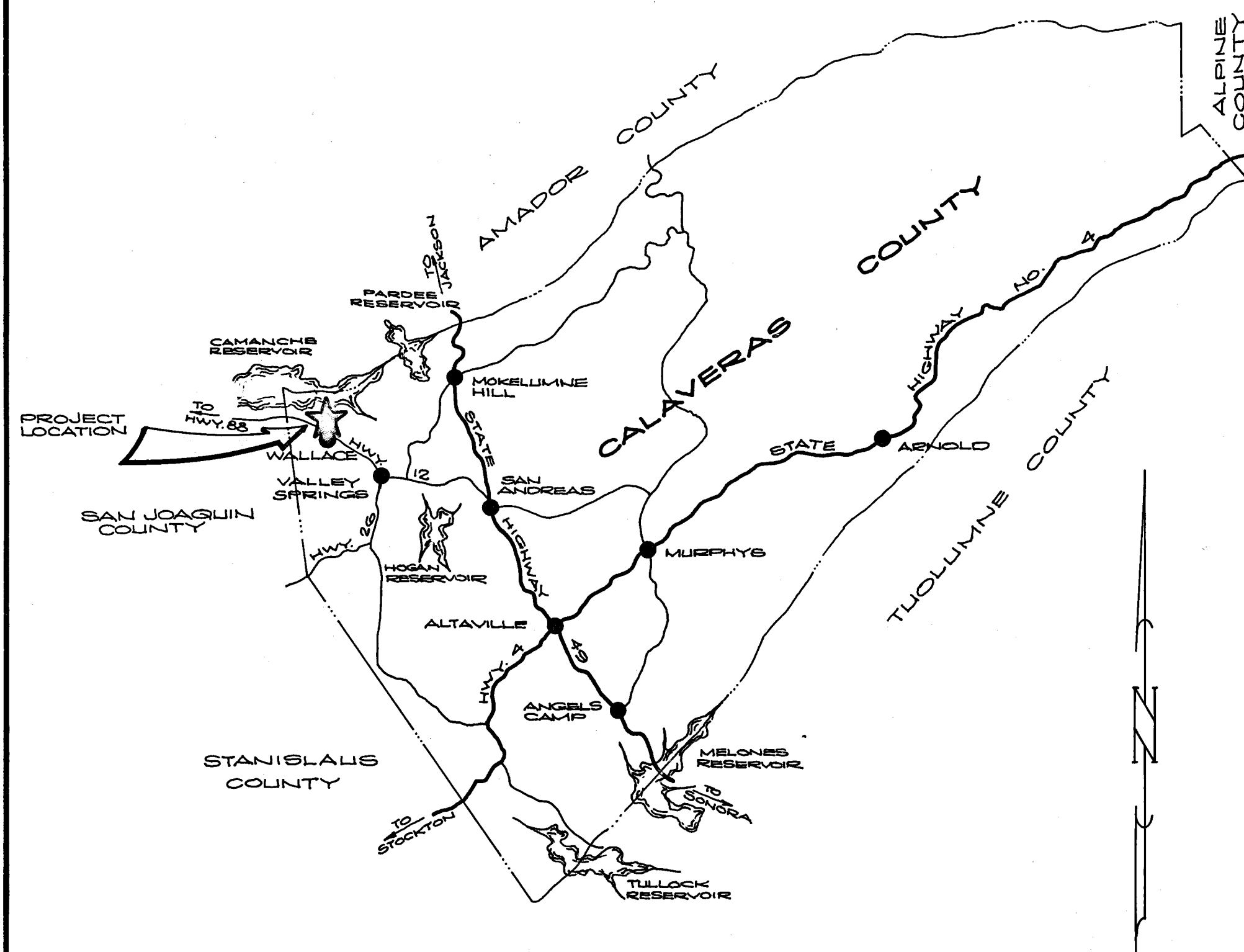
IMPROVEMENTS

OWNER ~ DEVELOPER

G. M. WINCHELL & SONS, INC.

INDEX OF SHEETS

- | | |
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| 1 COVER SHEET | X-1
THRU
X-10 |
| 2 KEY PLAN | |
| 3 STATE HIGHWAY 12 | |
| 4 CAMANCHE PARKWAY | S-1
THRU
S-8 |
| 5 WALLACE LAKE DRIVE NORTH | TREATMENT & PUMP STATION
UNDER SEPARATE COVER |
| 6 WALLACE LAKE DRIVE | |
| 7 GOSHAWK COURT ~ WILLET COURT | W-1
THRU
W-4 |
| 8 W.L.D. SO. ~ TEAL COURT ~ CHUKAR COURT | WATER IMPROVEMENTS |
| 9 WALLACE LAKE DRIVE | FLUTURE PLANT UNDER
SEPARATE COVER |
| 10 CORMORANT ~ VERDIN ~ TURNSTONE | D-1 DRAINAGE PLAN |
| 11 PROFILES | |
| 12 WALLACE LAKE DRIVE SOUTH | |
| 13 ROAD DETAILS | |



LOCATION MAP

AS CONSTRUCTED

WALLACE LAKE ESTATES
UNIT NO. 1
CALAVERAS COUNTY, CALIFORNIA
COVER SHEET

DITCHER POST NUMBER NO. 03114

DRAWN BY: R.S.	CHECKED: [Signature]	NO. 14774	1	8/88	CK CHENG	R.H.
SUBMITTED BY: [Signature]	EXPIRES: 3-31-89	C. E. NO. 1474	REVISION	DATE	DESCRIPTION	BY APPD.

WEATHERBY ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
206 Peek Street, Jackson, CA. 95642
209-223-0381 209-714-1137

SCALE: NONE	DATE: 2-18-88
FILE NO. D-3345	SHEET: 1 OF 13

UNIT NO. 1 PROJECT SUMMARY

159.2 ACRES

- 101 R-1 LOTS (LOTS 1-22, 26-97, 99-105)
- 2 R-3 (LOTS 23 & 24)
- 2 COMMERCIAL (LOT 6 & 107)
- 6 OPEN SPACE AREAS
- 1 DEDICATED LOT
- 1 PUBLIC SERVICE LOT
- 2 FUTURE SUB'D.
- 115

STREET SIGNS AS INDICATED ON PLAN-PROFILE SHEETS.

- (A) STOP
- (B) STREET NAME
- (C) NOT A THRU STREET
- (D) SPEED LIMIT

LEGEND

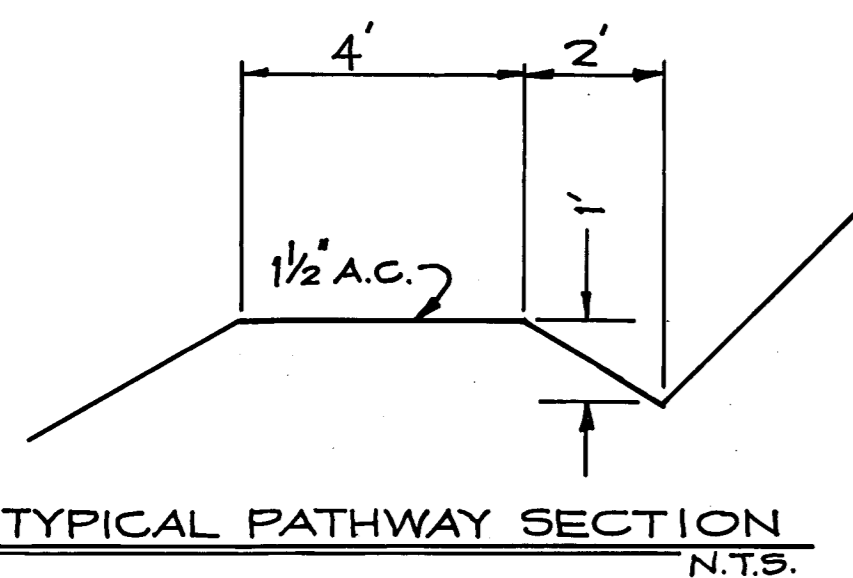
INDICATES PEDESTRIAN PATHWAY

OWNER/DEVELOPER:

G.M. WINCHELL & SONS, INC.
P.O. BOX 5523
STOCKTON, CA. 95205
(209) 462-7663

ASSESSOR'S PARCEL NOS:

48-018-141
48-018-143
48-019-18
BEING A PORTION OF SECTION 15, T.4 N., R.9 E., M.D.M.

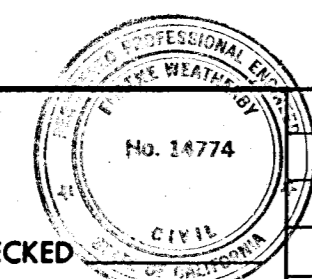


UNIT NO. 1
FUTURE UNIT

AS CONSTRUCTED

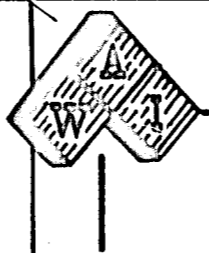
**WALLACE LAKE ESTATES
UNIT NO. 1
CALAVERAS COUNTY, CALIFORNIA
KEY PLAN**

DIETRICH POST REORDER NO. 10318



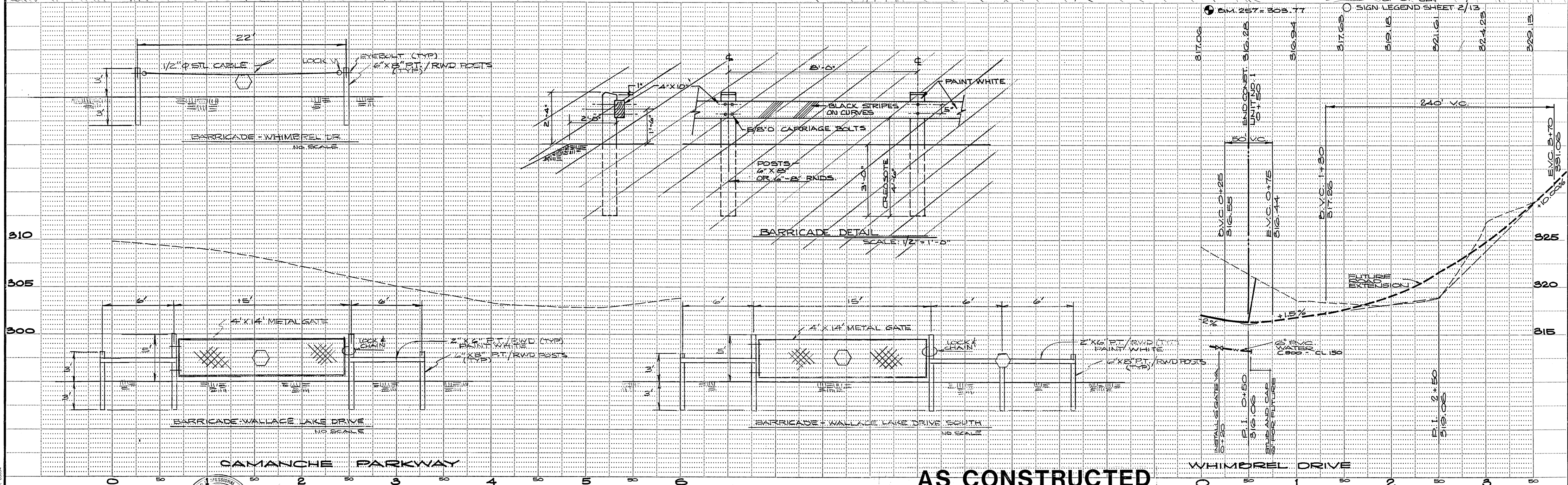
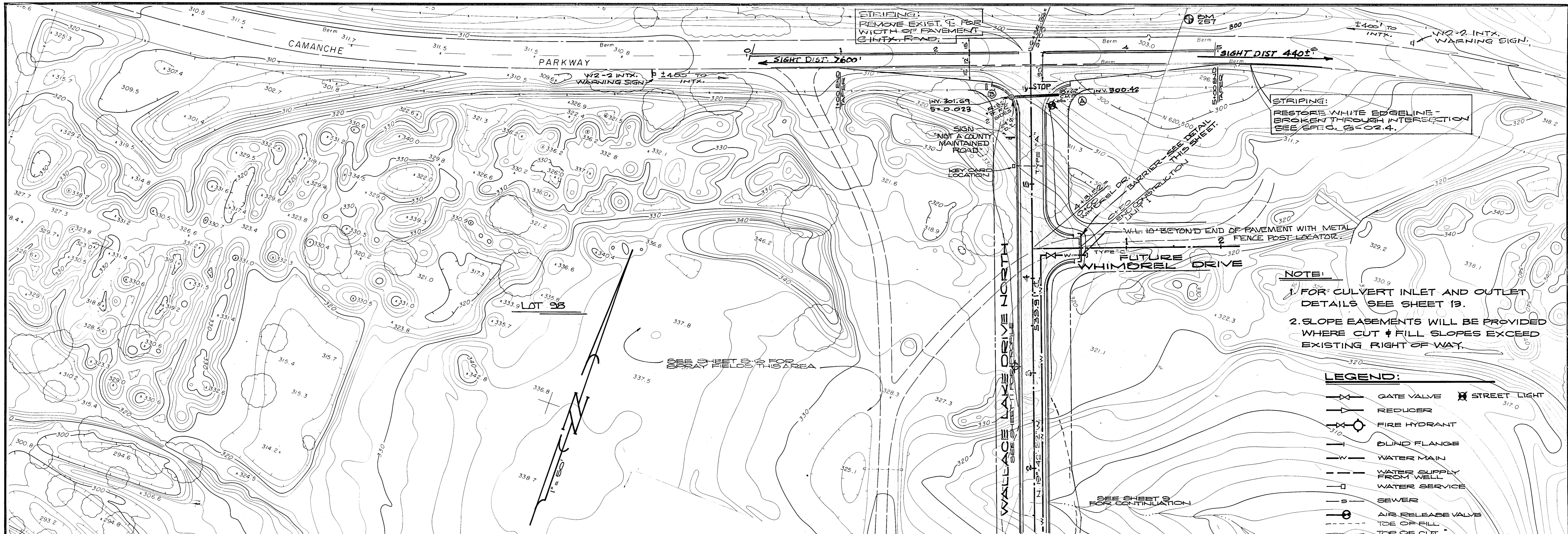
DRAWN BY: R.S. CHECKED: [Signature]
SUBMITTED BY: [Signature] C.E. NO. 14774 EXPIRES 3-31-89

REVISION	DATE	DESCRIPTION	BY	APPD.
1	4/3/81	LOT NOS - UNIT 1 UPDATE	[Signature]	



WEATEERBY ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
206 Peek Street, Jackson, CA. 95642
209-223-0381 209-754-1137

DATE	2-18-83
SHEET	2
FILE NO.	D-3345
OF 13	



AS CONSTRUCTED

WALLACE LAKE ESTATES UNIT NO. 1
CALAVERAS COUNTY, CALIFORNIA
WALLACE LAKE DRIVE NORTH

PREPARED BY: _____

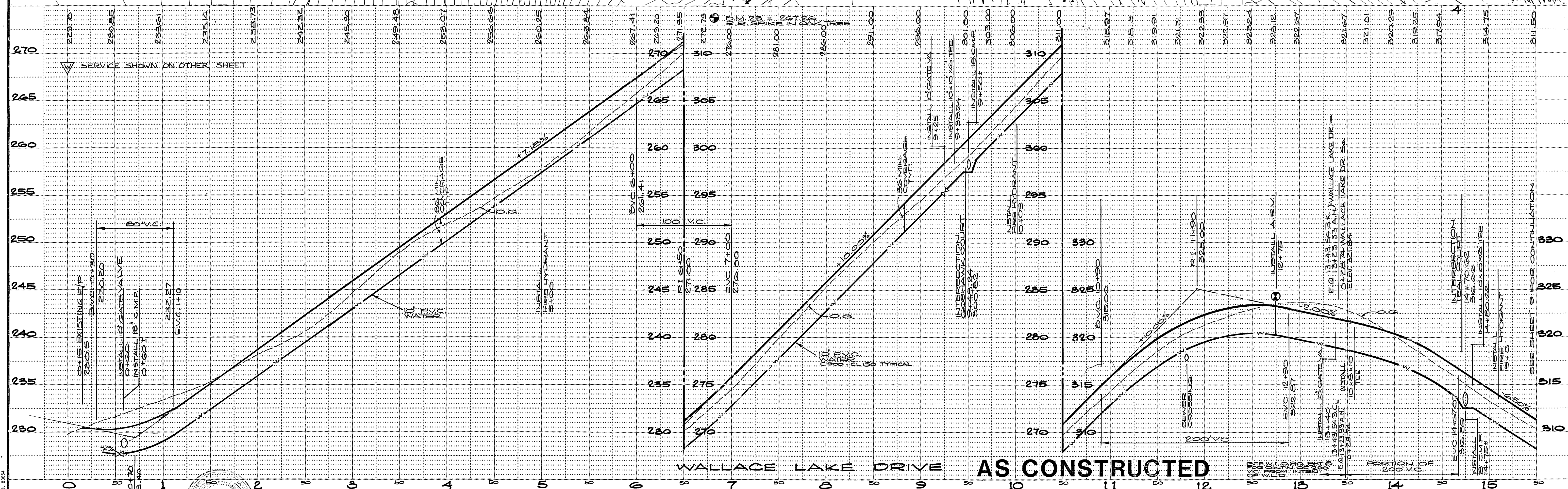
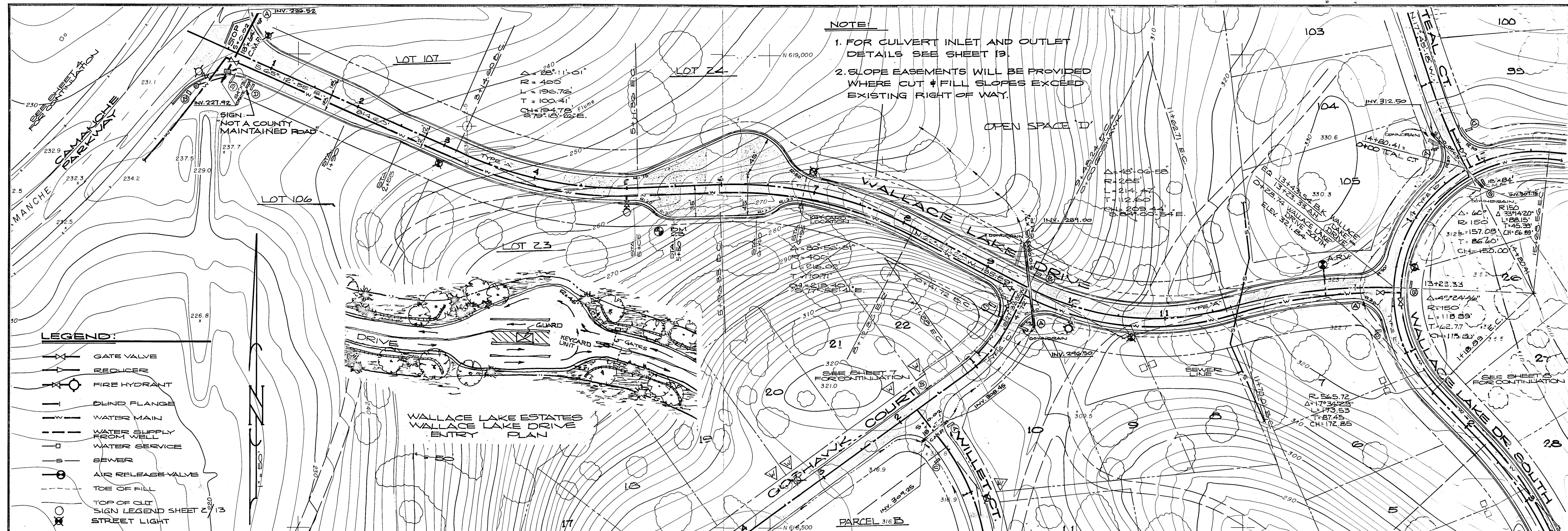
DRAWN BY: R.S. CHECKED: _____

SUBMITTED BY: [Signature] C. E. NO. 14774 EXPIRES: 2-31-20

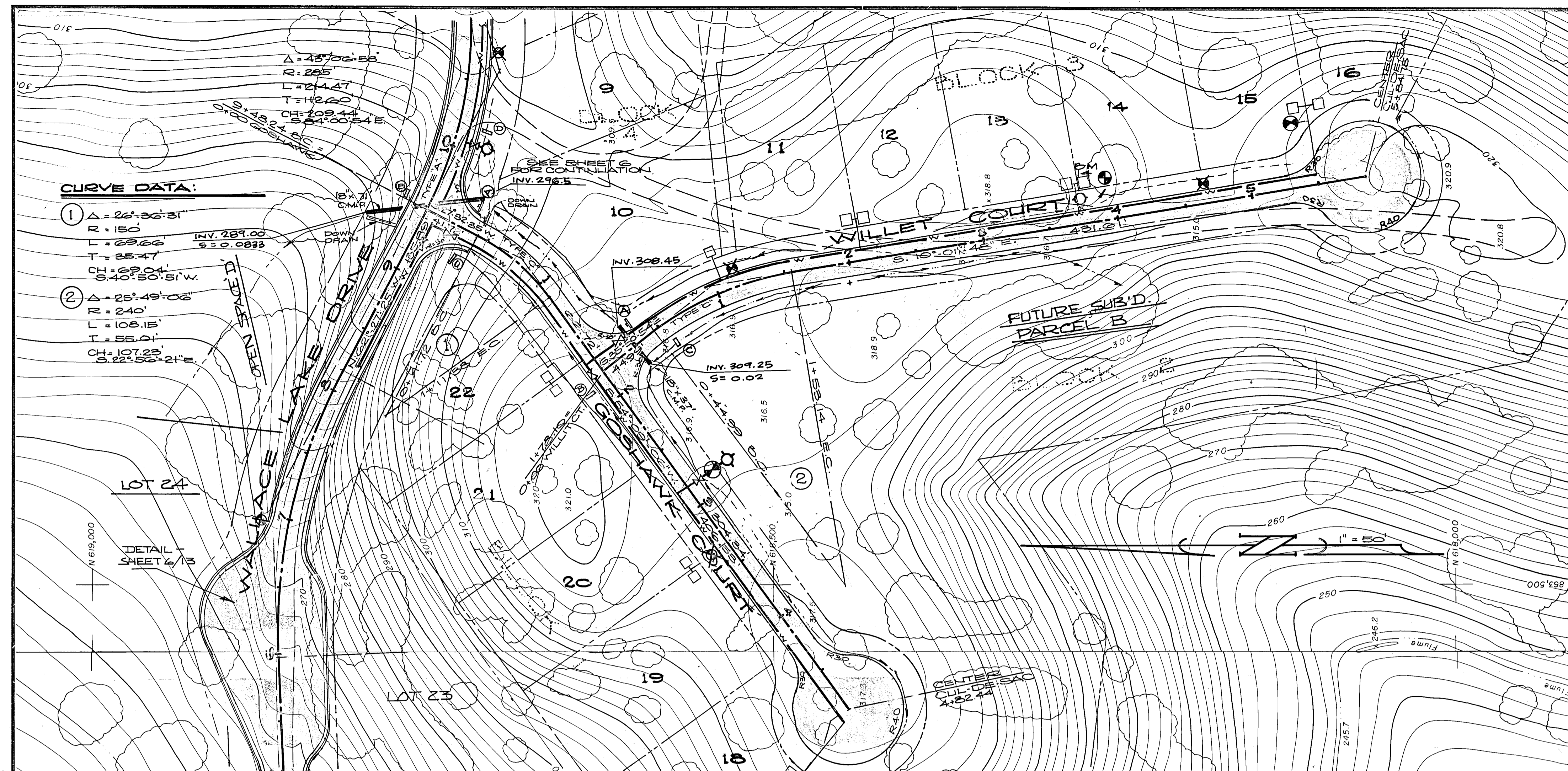
REVISION	DATE	DESCRIPTION	BY	APPD.
1	5/23/91	REV. STRIPING PER CAL. CO	GR	
2	4/8/91	AS CONSTRUCTED	RH	

WEATHERBY ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
206 Peek Street, Jackson, CA. 95642
209-223-0381 209-744-1137

DATE: 2-18-20
SHEET: 5
OF 13
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.
FILE NO. D-3345

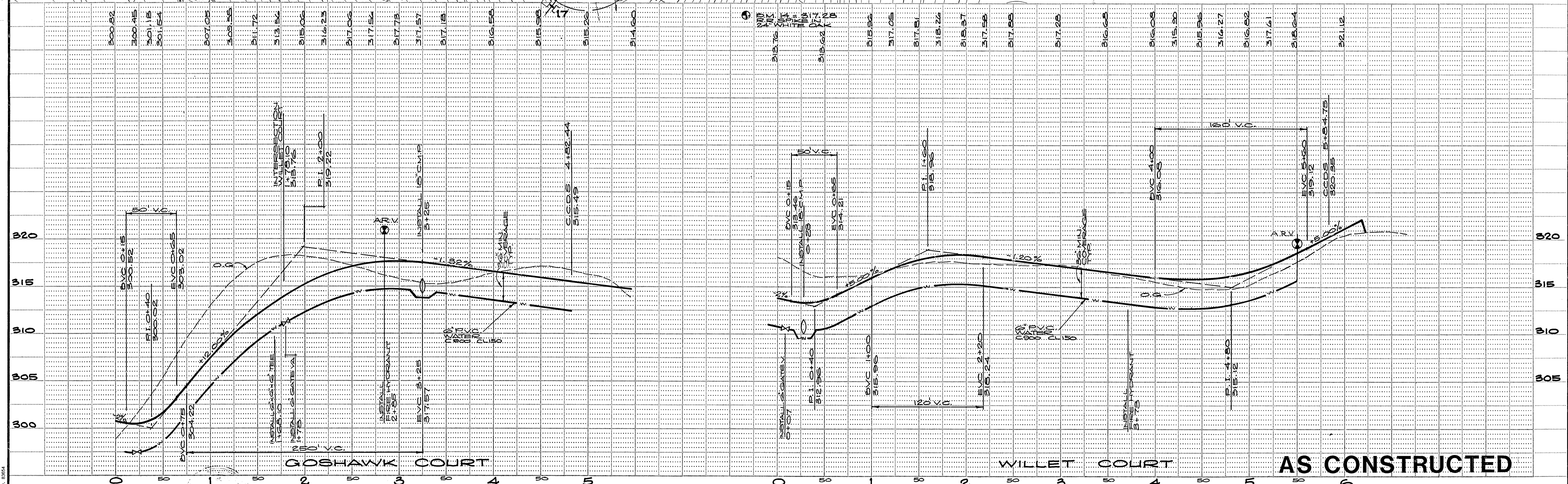


PREPARED BY: DRAWN BY: R.S. CHECKED: SUBMITTED BY: <i>[Signature]</i> C.E. NO. 14774 EXPIRES: 3-31-89	REVISION: 1/10/91 DATE: AS CONSTRUCTED DESCRIPTION: RH BY: APPD.	WEATHERBY ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 206 Peek Street, Jackson, CA. 95642 209-223-0381 209-754-1137	WALLACE LAKE ESTATES UNIT NO. 1 CALAVERAS COUNTY, CALIFORNIA WALLACE LAKE DRIVE	DATE: 2-18-88 SHEET: 6 OF 15 SCALE: 1" = 50' HORIZ. 1" = 5' VERT. FILE NO. D-3345
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- LEGEND:**
- GATE VALVE
 - REDUCER
 - FIRE HYDRANT
 - BLIND FLANGE
 - WATER MAIN
 - WATER SUPPLY FROM WELL
 - WATER SERVICE
 - SEWER
 - AIR RELEASE VALVE
 - TOE OF FILL
 - TOP OF CUT
- SIGN LEGEND SHEET 2/13
 ✕ STREET LIGHT

- NOTE:**
- FOR CULVERT INLET AND OUTLET DETAILS SEE SHEET 13.
 - SLOPE EASEMENTS WILL BE PROVIDED WHERE CUT & FILL SLOPES EXCEED EXISTING RIGHT OF WAY.



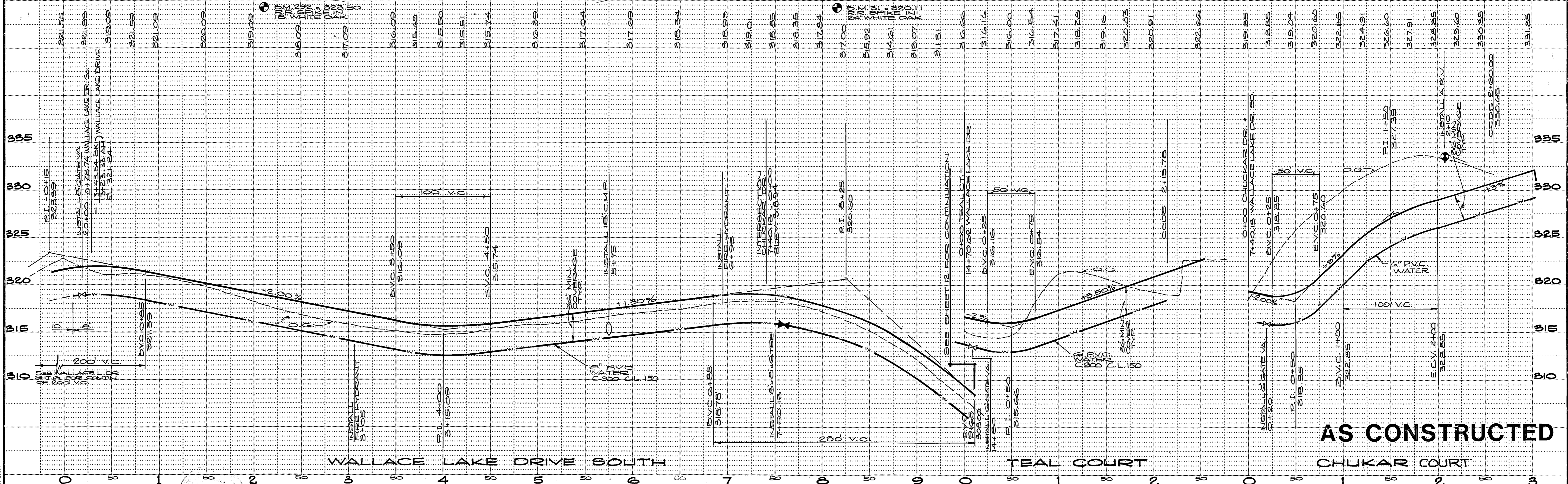
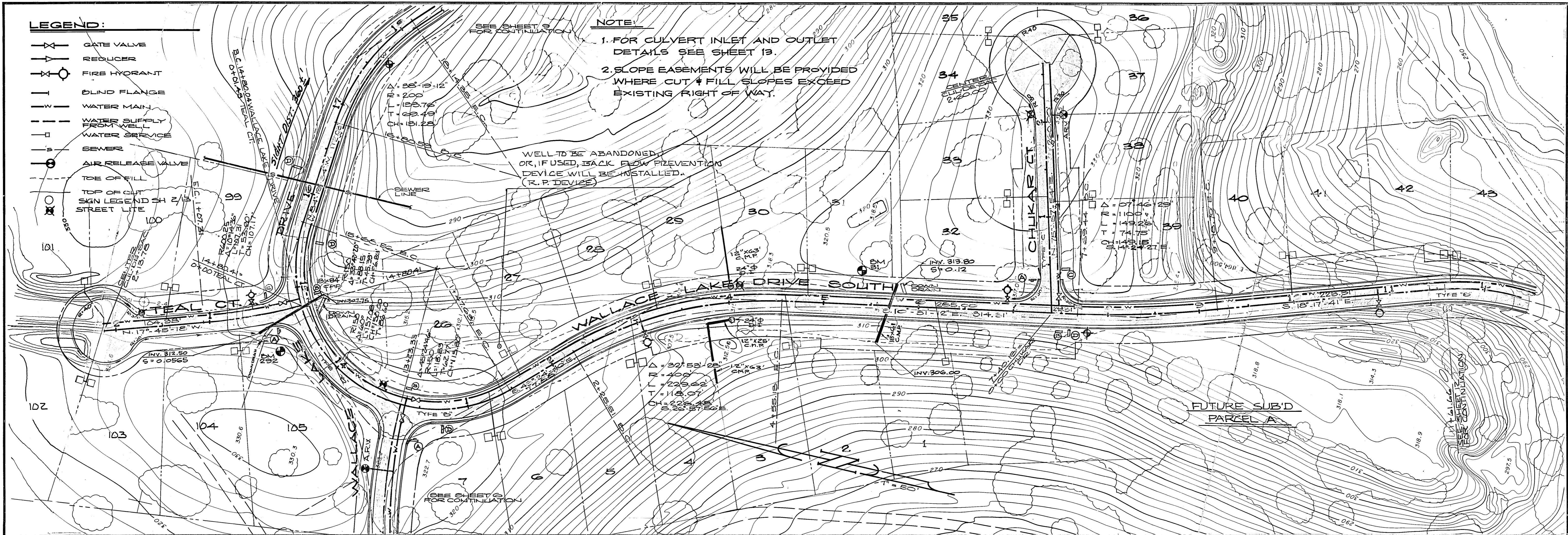
PREPARED BY: DRAWN BY: <u>R.S.</u> CHECKED: _____ SUBMITTED BY: <u>[Signature]</u> C.E. NO. <u>14774</u> EXPIRES: <u>3-31-83</u>	REVISION: _____ DATE: <u>4/10/81</u> DESCRIPTION: <u>AS CONSTRUCTED</u> BY: _____ APPD.: _____	WEATHERBY ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 206 Peek Street, Jackson, CA. 95642 209-223-0381 209-754-1137	WALLACE LAKE ESTATES UNIT NO. 1 CALAVERAS COUNTY, CALIFORNIA GOSHAWK COURT - WILLET COURT	DATE: <u>2.10.83</u> SHEET: <u>7</u> OF 13 SCALE: 1" = 50' HORIZ. 1" = 5' VERT. FILE NO. <u>D-3345</u>
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- LEGEND:**
- GATE VALVE
 - REDUCER
 - FIRE HYDRANT
 - BLIND FLANGE
 - WATER MAIN
 - WATER SUPPLY FROM WELL
 - WATER SERVICE
 - SEWER
 - AIR RELEASE VALVE
 - TDE OF FILL
 - TOP OF CUT SIGN LEGEND SH 2/3
 - STREET LIGHT

NOTE:

- FOR CULVERT INLET AND OUTLET DETAILS SEE SHEET 13.
- SLOPE EASEMENTS WILL BE PROVIDED WHERE CUT & FILL SLOPES EXCEED EXISTING RIGHT OF WAY.

WELL TO BE ABANDONED, OR, IF USED, BACK FLOW PREVENTION DEVICE WILL BE INSTALLED. (R.P. DEVICE)



AS CONSTRUCTED

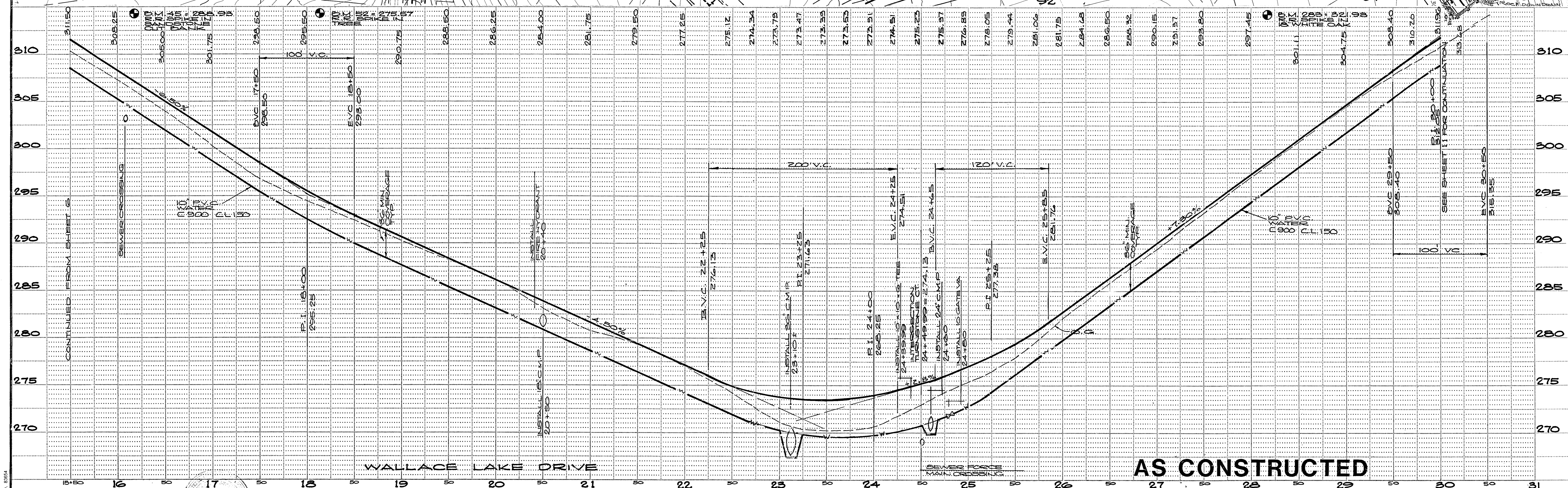
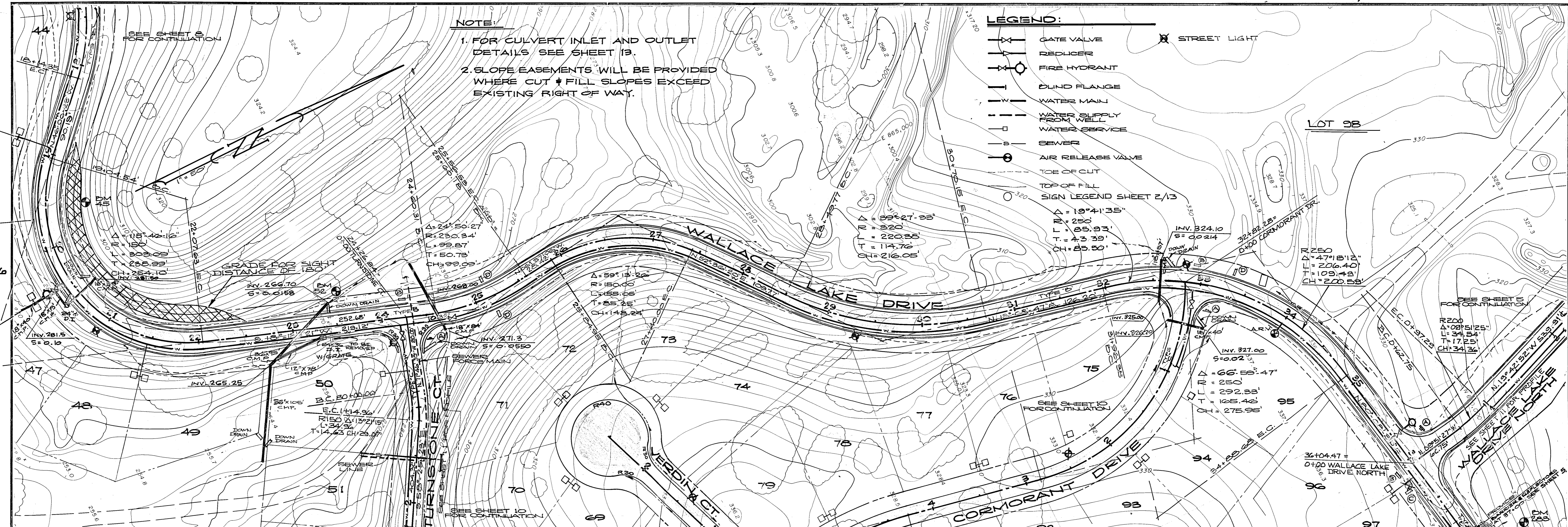
PREPARED BY: _____
 DRAWN BY: R.S. CHECKED: _____
 SUBMITTED BY: [Signature] C.E. NO. 14774
 EXPIRES: 3-31-99

REVISION	DATE	DESCRIPTION	BY	APPD.
1	4/8/91	AS CONSTRUCTED	RH	

WEATHERBY ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 206 Peck Street, Jackson, CA. 95642
 209-223-0381 209-754-1137

**WALLACE LAKE ESTATES
 UNIT NO. 1**
 CALAVERAS COUNTY, CALIFORNIA
 W.L.D.S.O. ~ TEAL COURT ~ CHUKAR DR.

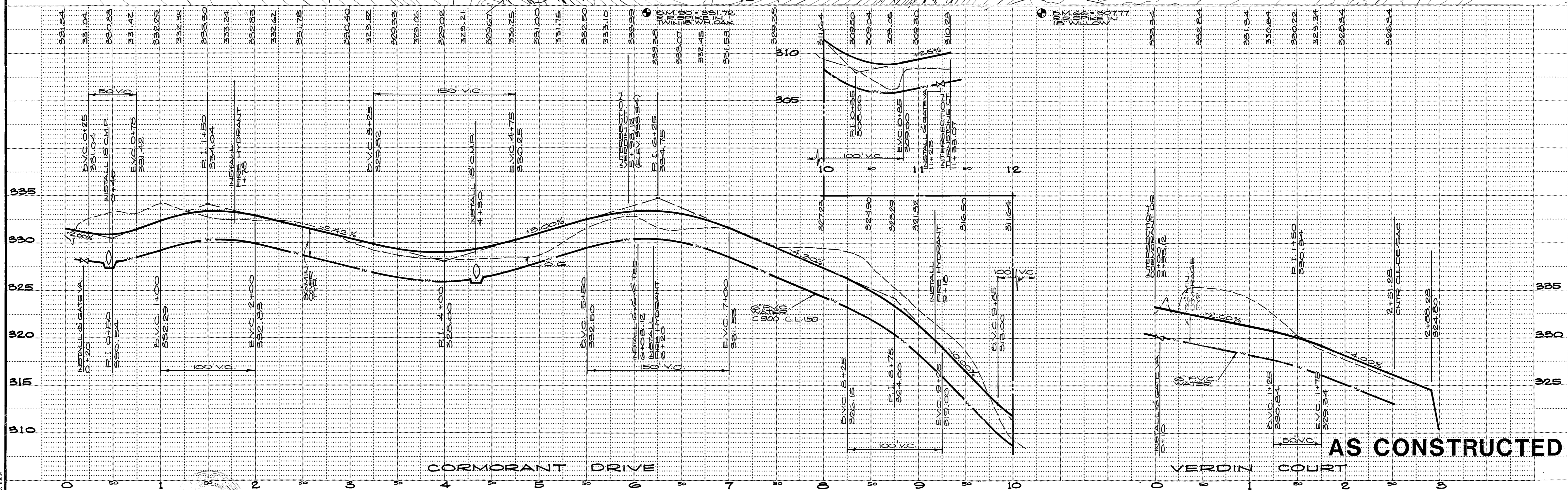
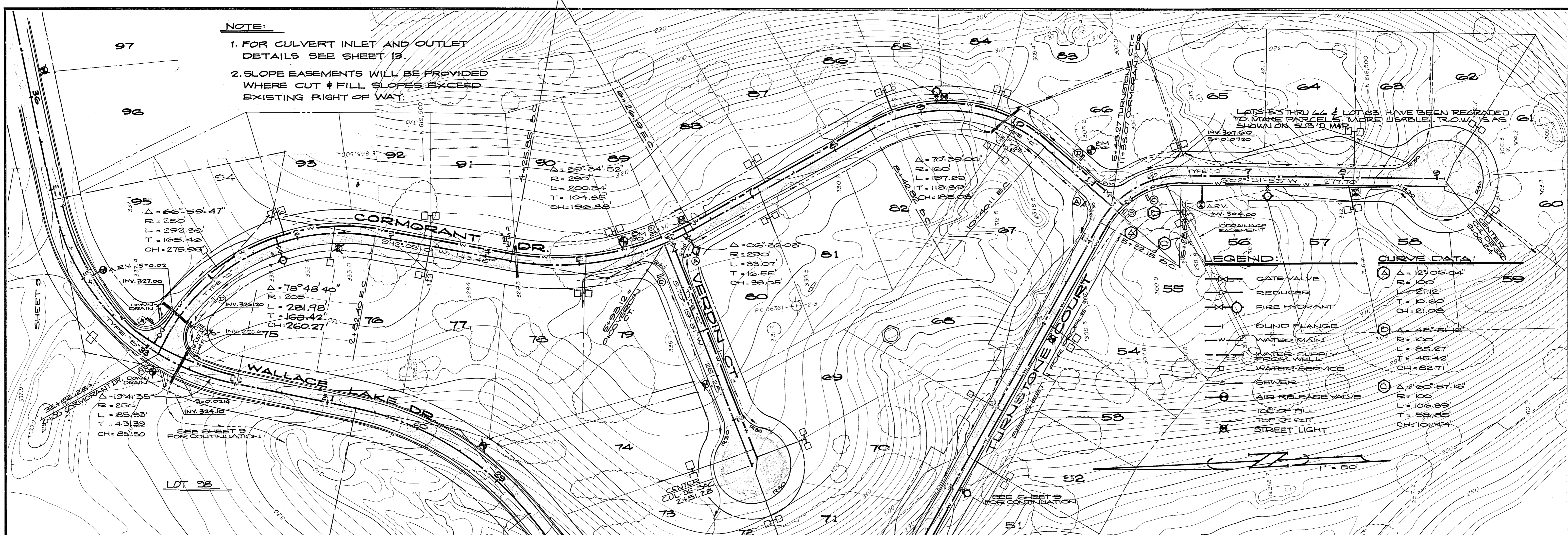
DATE: 2-18-88
 SHEET: 8 OF 12
 SCALE: 1" = 50' HORIZ.
 1" = 5' VERT.
 FILE NO. D-3345



PREPARED BY: DRAWN BY: R.S. CHECKED: SUBMITTED BY: <i>[Signature]</i> C. E. NO. 14774 EXPIRES: 3-31-89	REVISION DATE DESCRIPTION BY APPD. 1/8/89 AS CONSTRUCTED 2/1/89	WEATHERBY ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 206 Peek Street, Jackson, CA. 95642 209-223-0381 209-754-1137	WALLACE LAKE ESTATES UNIT NO. 1 CALAVERAS COUNTY, CALIFORNIA WALLACE LAKE DRIVE	DATE: 2-18-88 SHEET: 9 OF 15 SCALE: 1" = 50' HORIZ. 1" = 5' VERT. FILE NO. D-3345
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NOTE:

1. FOR CULVERT INLET AND OUTLET DETAILS SEE SHEET 13.
2. SLOPE EASEMENTS WILL BE PROVIDED WHERE CUT & FILL SLOPES EXCEED EXISTING RIGHT OF WAY.



AS CONSTRUCTED

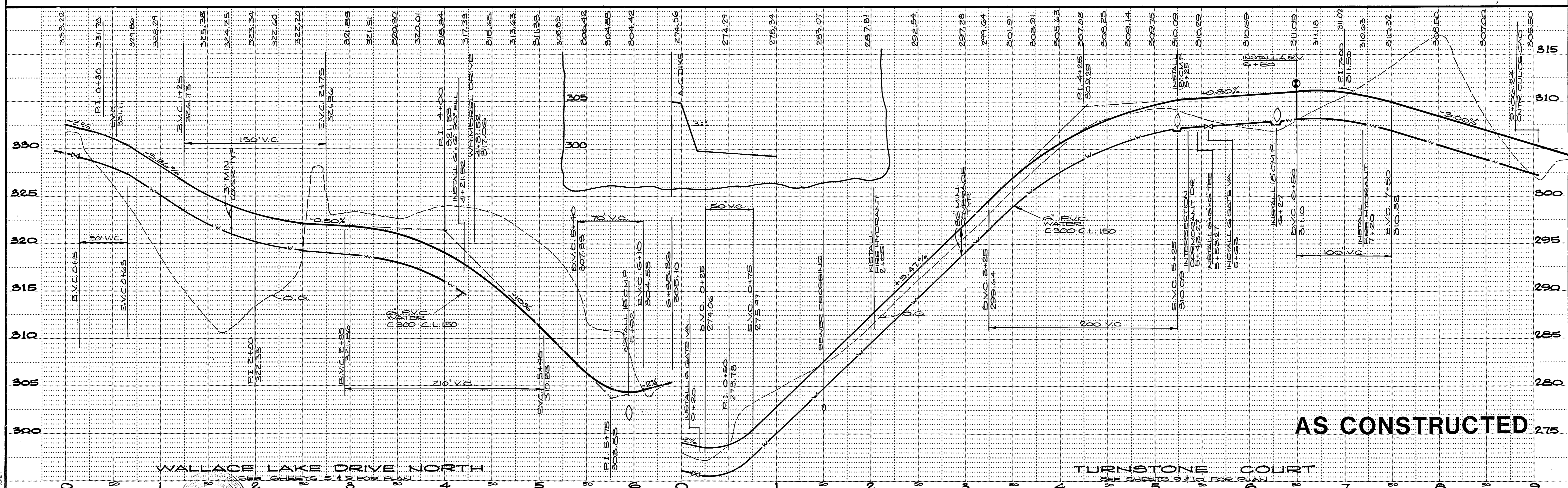
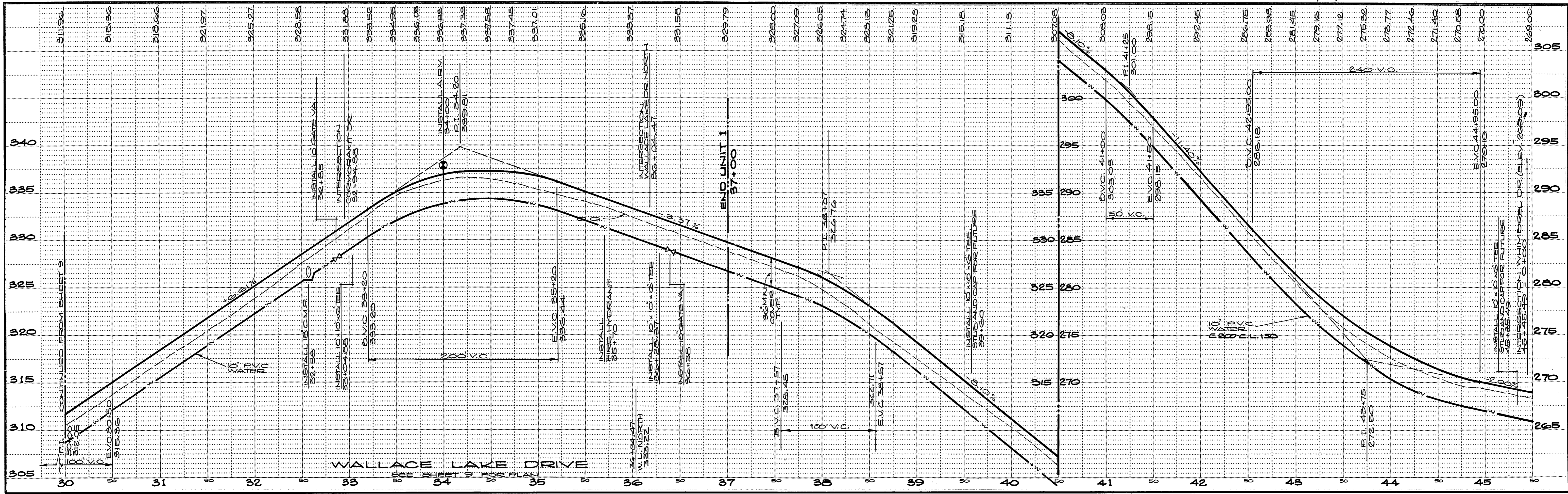
PREPARED BY: [Signature]
 DRAWN BY: R.G.
 CHECKED: [Signature]
 SUBMITTED BY: [Signature]
 C. E. NO. 14714
 EXPIRES 3-31-85

REVISION	DATE	DESCRIPTION	BY	APPD.
1	4/8/91	AS CONSTRUCTED	RH	

WEATHERBY ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 206 Peek Street, Jackson, CA. 95642
 209-223-0381 209-714-1137

**WALLACE LAKE ESTATES
 UNIT NO. 1**
 CALAVERAS COUNTY, CALIFORNIA
CORMORANT - VERDIN - TURNSTONE

DATE 2-13-88
 SHEET 10 OF 13
 SCALE: 1" = 50' HORIZ, 1" = 5' VERT.
 FILE NO. D-3345



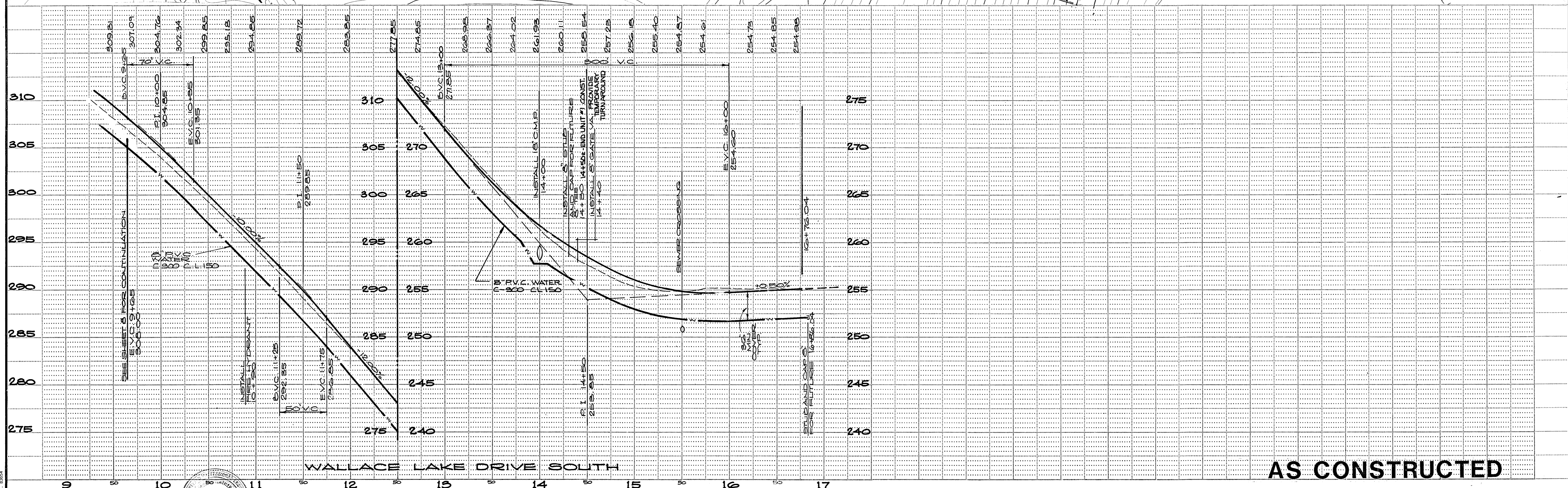
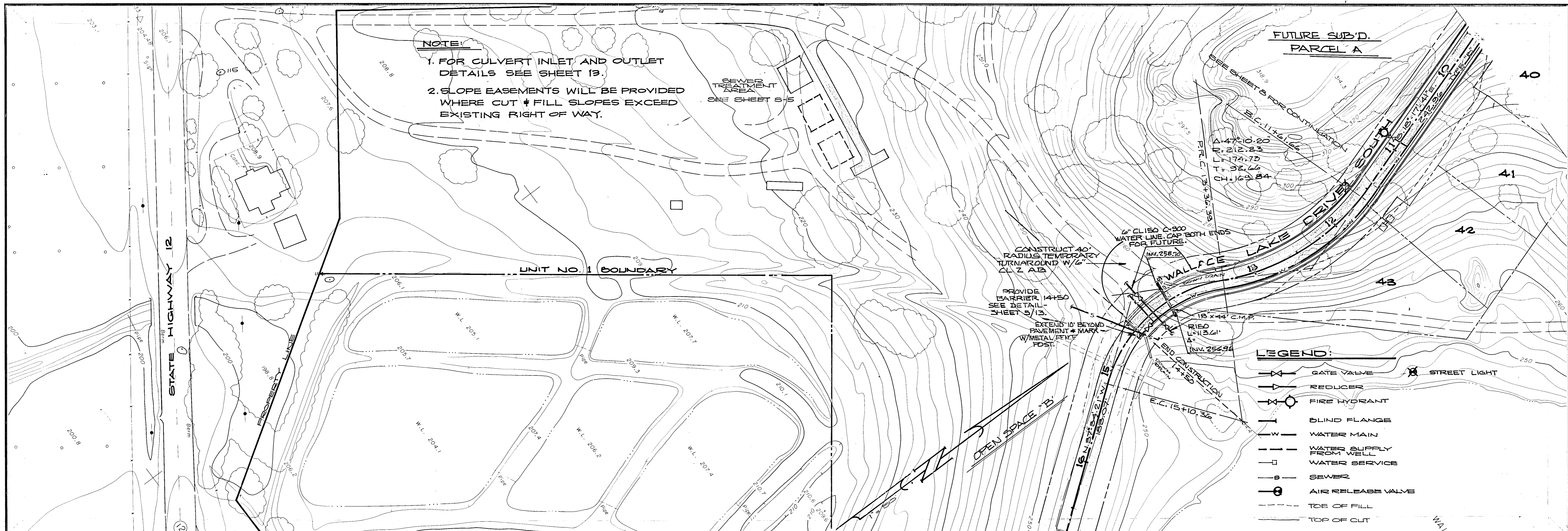
AS CONSTRUCTED

PREPARED BY:	
DRAWN BY:	R.S.
CHECKED:	
SUBMITTED BY:	<i>[Signature]</i>
EXPIRES:	3.31.89
NO. 14774	
DATE:	4/8/91
DESCRIPTION:	AS CONSTRUCTED
BY:	
APPD.:	

WEATHERBY ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 206 Peck Street, Jackson, CA. 95642
 209-223-0381 209-714-1137

WALLACE LAKE ESTATES
UNIT NO. 1
 CALAVERAS COUNTY, CALIFORNIA
PROFILES

DATE:	2-18-88
SHEET:	11
OF 13	
SCALE:	1" = 50' HORIZ. 1" = 5' VERT.
FILE NO.:	D-3345



AS CONSTRUCTED

PREPARED BY: _____
 DRAWN BY: R.S. CHECKED: _____
 SUBMITTED BY: [Signature] C.E. NO. 14776
 EXPIRES: 3-31-89

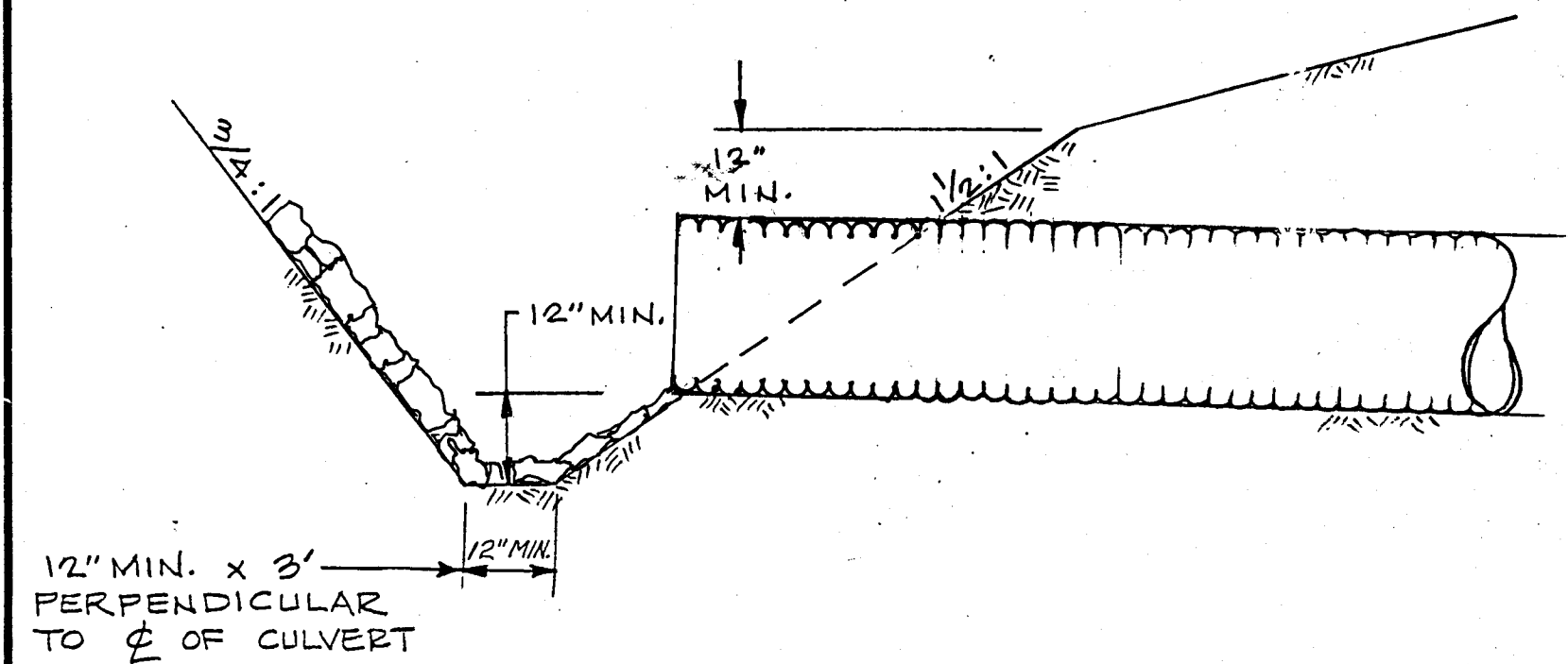
REVISION	DATE	DESCRIPTION	BY	APPD.
1	2/18/79	AS CONSTRUCTED	RH	

WEATHERBY ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 206 Peek Street, Jackson, CA. 95642
 209-223-0381 209-714-1137

WALLACE LAKE ESTATES
UNIT NO. 1
 CALAVERAS COUNTY, CALIFORNIA
W.L.D.S.O.

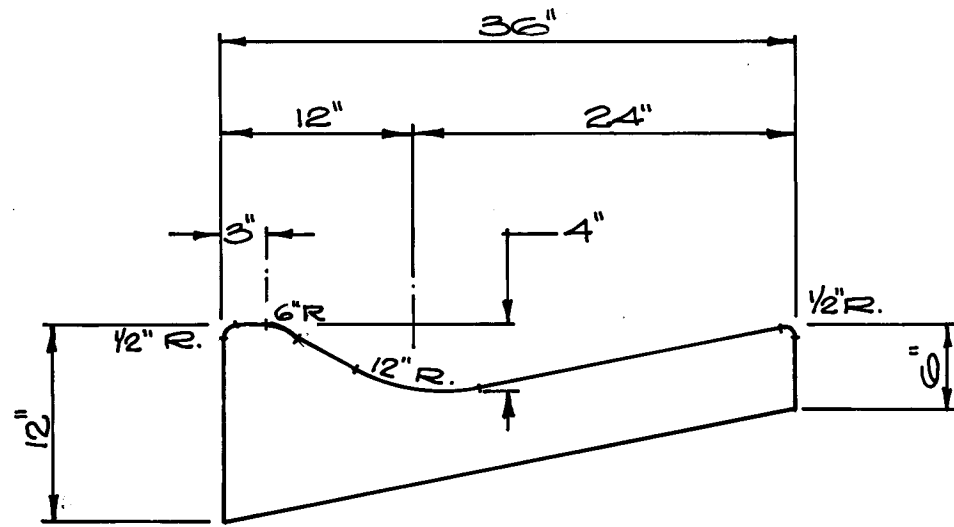
DATE: 2-18-88
 SHEET: 12 OF 15
 SCALE: 1" = 50' HORIZ., 1" = 5' VERT.
 FILE NO. **D-3345**

DIETRICH-POST REORDER NO. 8854



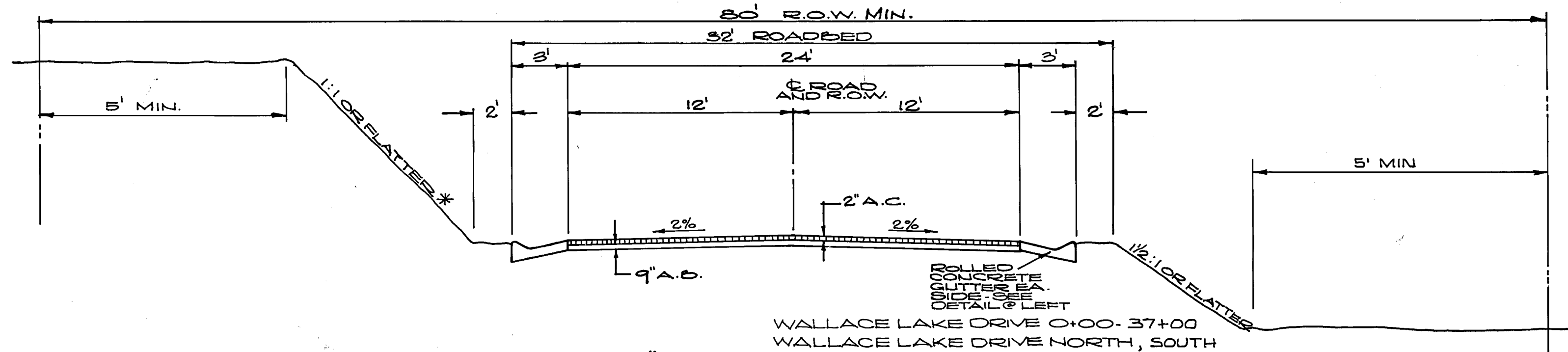
CULVERT INLET

Scale: 1" = 2'



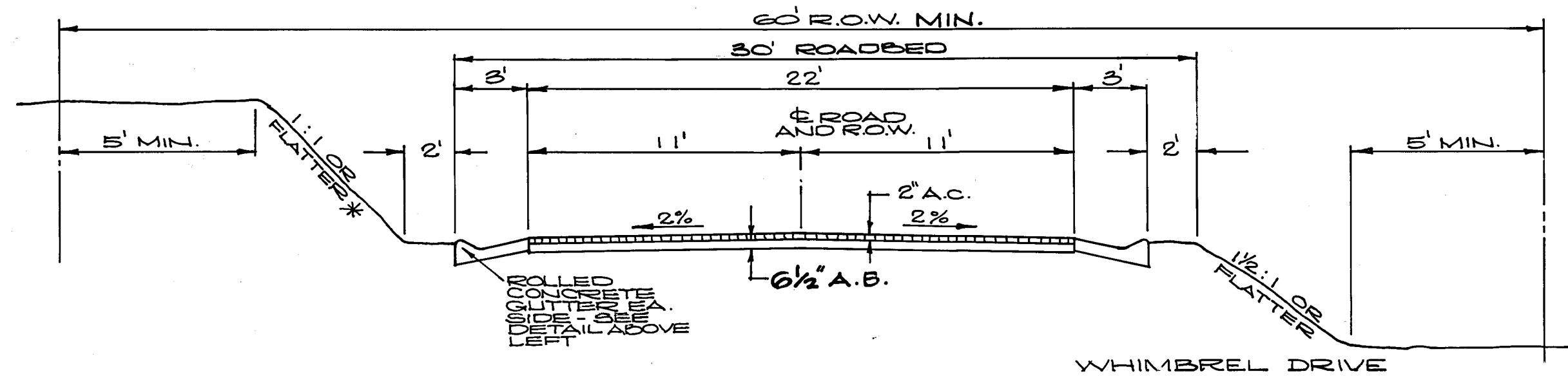
ROLLED GUTTER DETAIL

NO SCALE



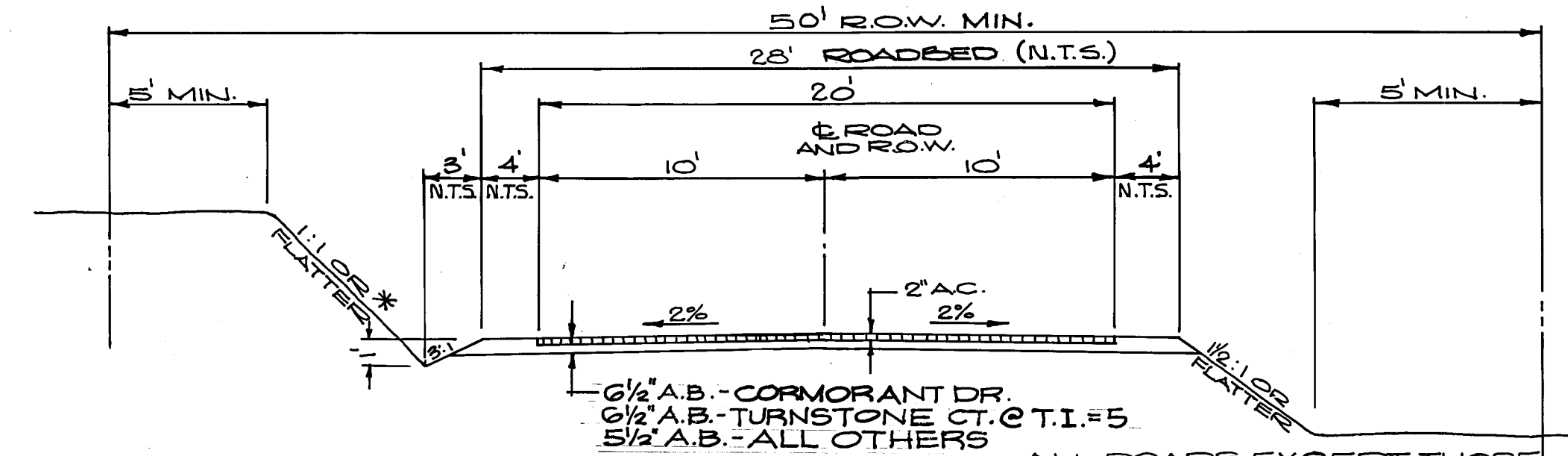
ROAD SECTION TYPE "A"

1" = 5'



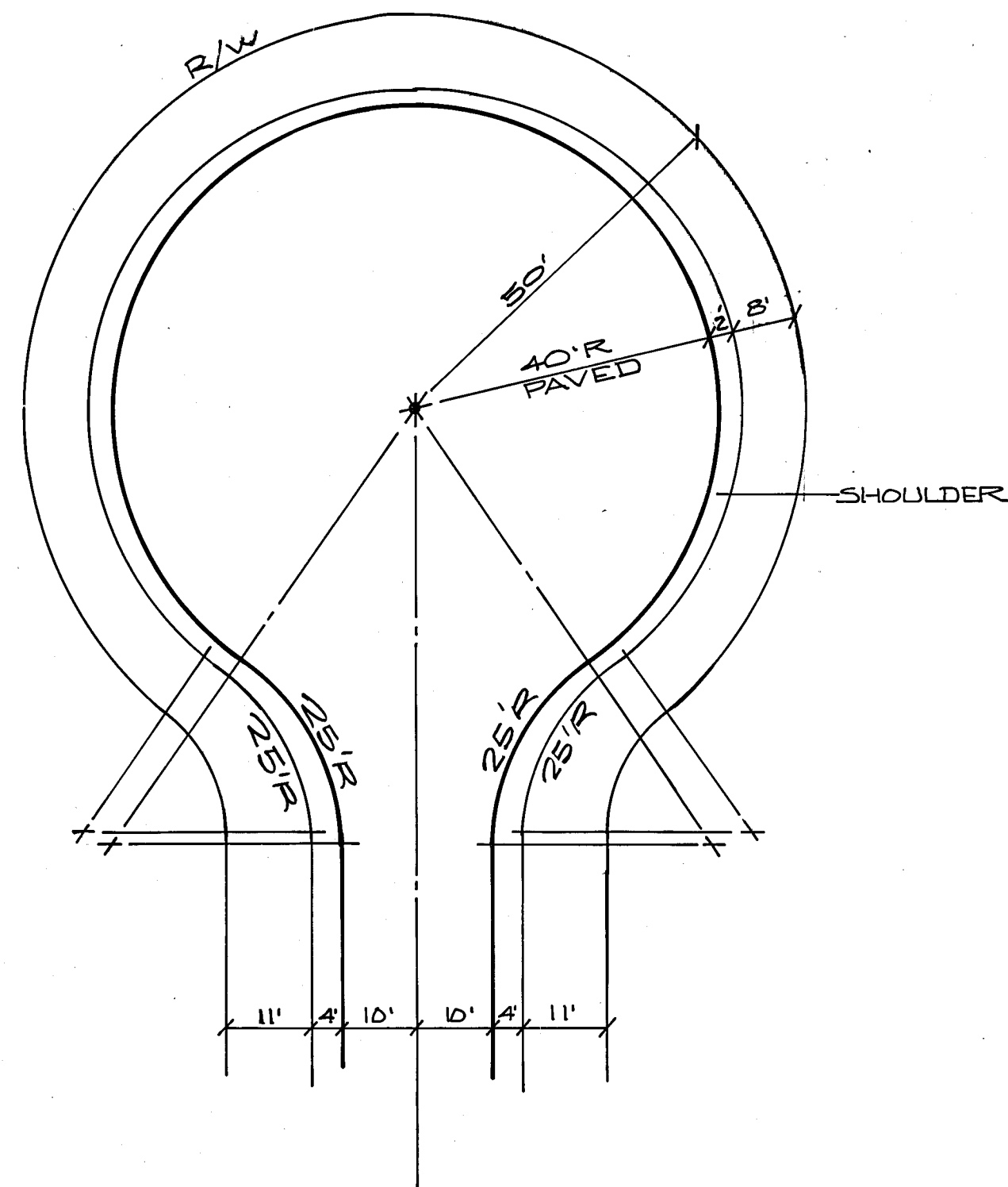
ROAD SECTION TYPE "B"

1" = 5'



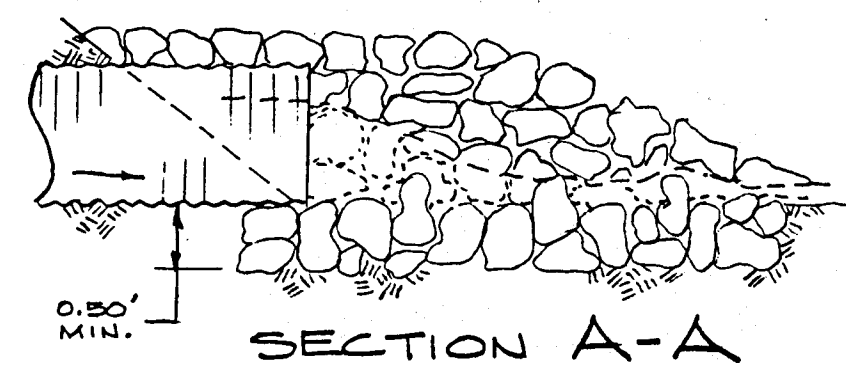
ROAD SECTION TYPE "C"

1" = 5'

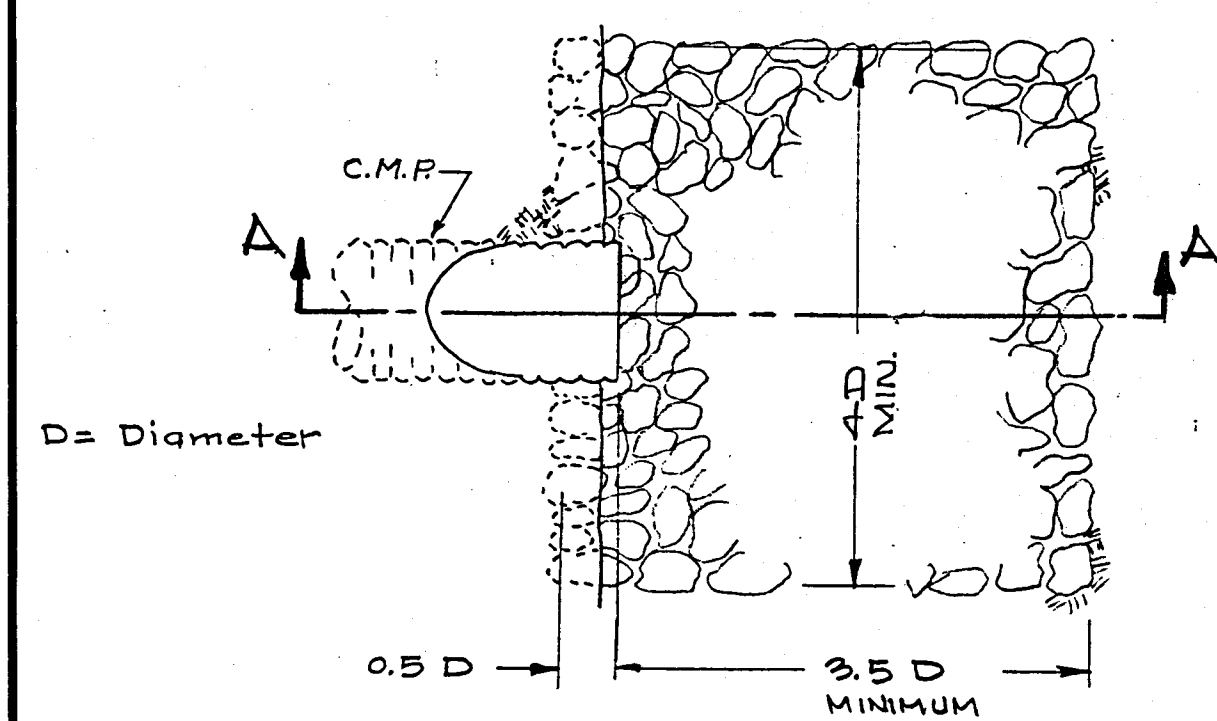


TYPICAL CUL-DE-SAC

1" = 20'



SECTION A-A



CULVERT OUTFALL

Note: - NO SCALE

50% of rock shall be larger than 0.5 D

* REFER TO SOILS REPORT BY J.H. KLEINFELDER & ASSOCIATES DATED FEBRUARY 10, 1968 AND FILED WITH THE CALAVERAS COUNTY DEPARTMENT OF PUBLIC WORKS.

NOTES:

1. PAVEMENT SECTION DESIGN SHALL BE BASED UPON R VALUE TESTS TAKEN FROM SUBGRADE PRIOR TO PLACEMENT OF AGGREGATE BASE/ROCK, CURB AND GUTTER IN ACCORDANCE WITH THE FOLLOWING TRAFFIC INDEX CHART.

ROAD NAME	T. I.
WALLACE LAKE DRIVE	6
WALLACE LAKE DRIVE NORTH	6
WALLACE LAKE DRIVE SOUTH	6
CORMORANT DRIVE	5
WIMBRELL DRIVE	5
TURNSTONE COURT (WALLACE DR. TO CORMORANT DR.)	5
GOSHAWK COURT	4.5
WILLIT COURT	4.5
TURNSTONE COURT (CORMORANT DR. TO END)	4
CHUCKER COURT	4
TEAL COURT	4

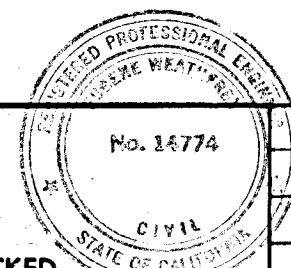
2. LOT ACCESS WHERE CUTS & FILLS EXCEED 5' IN HEIGHT SHALL BE CONSTRUCTED BY DEVELOPER AS APPROVED BY THE CALAVERAS COUNTY PUBLIC WORKS DEPARTMENT.

AS CONSTRUCTED

WALLACE LAKE ESTATES
UNIT NO. 1
CALAVERAS COUNTY, CALIFORNIA
ROAD DETAILS

DATE	2.18.68
SHEET	13
SCALE:	NOTED
FILE NO.	D-3345
OF 15	

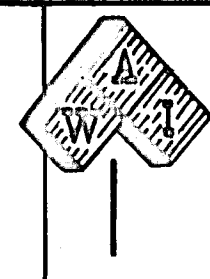
DIETRICH POST REORDER NO. 10218



DRAWN BY: R.S. CHECKED:

SUBMITTED BY: *[Signature]* C.E. NO. 14776 EXPIRES 3-31-69

REVISION	DATE	DESCRIPTION	BY	APPD.
1	2/6/61	CULVERT FLAIR DELE.		



WEATHERBY ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
206 Peek Street, Jackson, CA. 95642
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