

NEW CONVENIENCE STORE

ARCO BRANDED FACILITY #T.B.D.

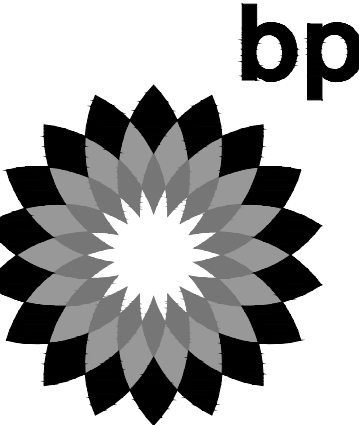
SEC OF WEST LATHROP ROAD & CRESTWOOD AVENUE MANTECA, CA. 95336

SHEET INDEX

ARCHITECTURAL	
CVR	COVER SHEET
1 of 1	TOPOGRAPHIC SURVEY
1 of 1	PHOTOMETRIC
SP1	PROPOSED SITE PLAN
1	PROPOSED C-STORE AND QSR FLOOR PLAN
2	PROPOSED EXTERIOR ELEVATIONS (COLORED)
3	PROPOSED CAR WASH ELEVATIONS (COLORED)
4	PROPOSED CANOPY ELEVATIONS (COLORED)
5	BUILDING SECTIONS
6	ACCESSORY STRUCTURES PLAN AND ELEVATION
CIVIL	
C1	PRELIMINARY GRADING AND DRAINAGE
C1.01	PRELIMINARY STORMWATER TREATMENT EXHIBIT
C1.02	PRELIMINARY UTILITY PLAN
C1.03	BMP DETAILS
C1.04	OVERLAND RELEASE EXHIBIT
LANDSCAPING	
L1	PRELIMINARY LANDSCAPE PLAN



2455 Bennett Valley Rd, Suite A-102
Santa Rosa, CA. 95404



SCOPE OF WORK

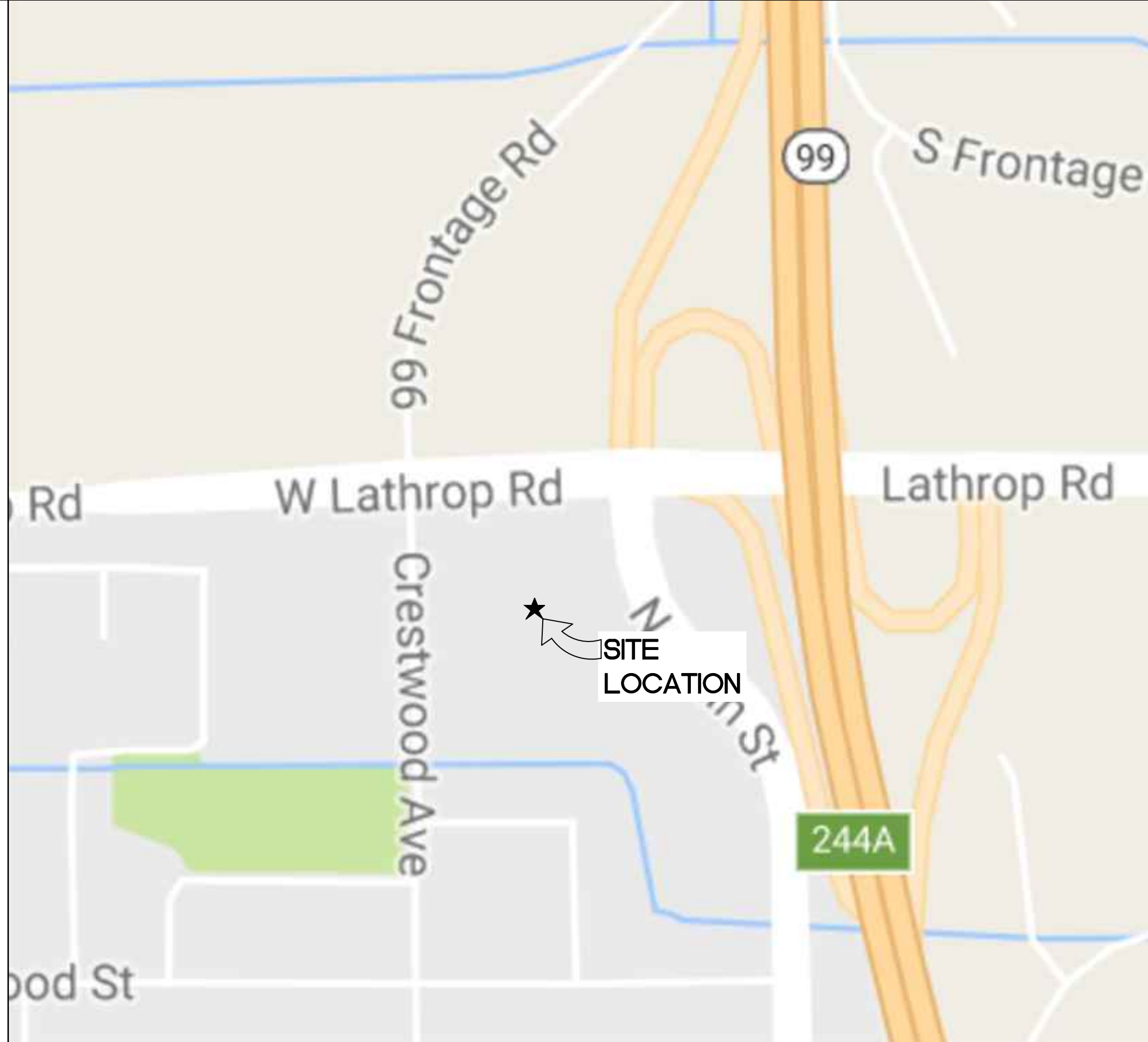
PROPOSED (N) 3,180 S.F. CONVENIENCE STORE AND 2,000 S.F. QSR BUILDING WITH DRIVE-THRU, (N) 80 FEET LONG CAR WASH BUILDING, (N) 10 MFD'S (DISPENSERS) FUELING CANOPY, (N) 17'X121' VACUUM CANOPY (N) TRASH ENCLOSURE, (N) CONCRETE AND ASPHALT PARKING YARD, (N) BUILDING SIGNAGE.

DATE	REVISION
04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
06/30/17	ISSUED FOR SPR SUBMITTAL
10/23/17	ISSUED FOR SPR RE-SUBMITTAL

ABBREVIATIONS

<p>& = AND ∠ = ANGLE @ = AT C = CENTERLINE φ = DIAMETER OF ROUND # = POUND OR NUMBER (E) = EXISTING (R) = RELOCATED (N) = NEW</p> <p>A.B. = ANCHOR BOLT A.F.F. = ABOVE FINISH FLOOR AGGR. = AGGREGATE AL. = ALUMINUM APPROX. = APPROXIMATE ARCH. = ARCHITECTURAL ASPH. = ASPHALT</p> <p>BD. = BOARD BITUM. = BITUMINOUS BLDG. = BUILDING BLKG. = BLOCKING BM. = BEAM BOT. = BOTTOM BW = BACK OF WALK</p> <p>CAB. = CABINET CEM. = CEMENT CER. = CERAMIC CH = CEILING HEIGHT C.I. = CAST IRON C.J. = CONTROL JOINT CLG. = CEILING CLR./CL. = CLEAR COL. = COLUMN CONC. = CONCRETE CONSTR. = CONSTRUCTION CONT. = CONTINUOUS CTSK. = COUNTERSUNK CNTR. = COUNTER CTR. = CENTER</p> <p>DEPT. = DEPARTMENT DET. = DETAIL D.G. = DOLLAR GENERAL DIA. = DIAMETER DIM. = DIMENSION DISP. = DISPENSER DN. = DOWN DR. = DOOR D.S. = DOWNSPOUT DWG. = DRAWING</p> <p>E = EAST EA. = EACH EL. = ELEVATION ELEC. = ELECTRICAL EQ. = EQUAL EXP. = EXPANSION EXT. = EXTERIOR</p> <p>F.D. = FLOOR DRAIN F.F. = FLOOR FINISH FDN. = FOUNDATION FG = FINISH GRADE FIN. = FINISH FL. = FLOOR FLASHG. = FLASHING FLUOR. = FLUORESCENT F.O.C. = FACE OF CONCRETE F.O.F. = FACE OF FINISH F.O.S. = FACE OF STUDS F.R.P. = FIBERGLASS REINFORCED PANEL F.S. = FLOOR SINK FT. = FOOT OR FEET FTG. = FOOTING FURR. = FURRING FUT. = FUTURE</p>	<p>G.A. = GAUGE GALV. = GALVANIZED GC = GENERAL CONTRACTOR GL. = GLASS GR. = GRADE GB = GRADE BREAK GSM = GALVANIZED SHEET METAL GYP. = GYPSUM</p> <p>H.B. = HOSE BIBB HDWE. = HARDWARE H.M. = HOLLOW METAL HORIZ. = HORIZONTAL HR. = HOUR HGT. = HEIGHT</p> <p>IE = INVERT ELEVATION I.D. = INSIDE DIAMETER INSUL. = INSULATION INT. = INTERIOR</p> <p>JT. = JOINT</p> <p>LAM. = LAMINATE LAV. = LAVATORY LIP = EDGE OF SWALE OR GUTTER</p> <p>MAX. = MAXIMUM MECH. = MECHANICAL MEMB. = MEMBRANE MFR. = MANUFACTURER MIN. = MINIMUM MISC. = MISCELLANEOUS M.O. = MASONRY OPENING MTD. = MOUNTED MUL. = MULLION</p> <p>N. = NORTH N.I.C. = NOT IN CONTRACT NO. OR # = NUMBER NOM. = NOMINAL N.T.S. = NOT TO SCALE N.W.D. = NEW WALL TO DECK</p> <p>O.C. = ON CENTER O.D. = OUTSIDE DIAMETER OPNG. = OPENING OPP. = OPPOSITE</p> <p>PB = LEVEL PAVEMENT AT DISPENSER PIT BOX</p> <p>PL. = PLATE P.LAM. = PLASTIC LAMINATE PLYWD. = PLYWOOD PM = DOLLAR GENERAL PROJECT MANAGER P.O.C. = POINT OF CURVATURE P.O.S. = POINT OF SALE</p> <p>R OR RAD. = RADIUS R.D. = ROOF DRAIN REF. = REFERENCE REIN. = REINFORCED REQ'D = REQUIRED RM. = ROOM R.O. = ROUGH OPENING R.O.W. = RIGHT OF WAY</p> <p>SCHED. = SCHEDULE SECT. = SECTION SHT. = SHEET SIM. = SIMILAR S.O.W. = SCOPE OF WORK SPEC. = SPECIFICATION SQ. = SQUARE S.S.T. = STAINLESS STEEL STD. = STANDARD STL. = STEEL STOR. = STORAGE STRLL. = STRUCTURAL SYM. = SYMMETRICAL</p>	<p>T.C. = TOP OF CURB TG = TOP OF GRATE T.&G. = TONGUE & GROOVE THK. = THICK TI = TOP OF ISLAND T.O. = TOP OF TOW = TOP OF WALL TP = TOP OF PAVEMENT TS = TOP OF SLAB TW = TOP OF WALK TYP. = TYPICAL</p> <p>UNF. = UNFINISHED U.O.N. = UNLESS OTHERWISE NOTED VERT. = VERTICAL V.I.F. = VERIFY IN FIELD</p> <p>W. = WEST W/ = WITH W.C. = WATER CLOSET WO. = WOOD WH. = WATER HEATER W/O = WITHOUT WP. = WATERPROOF WSC. = WAINSCOT WT. = WEIGHT</p>
--	--	---

VICINITY MAP



SITE DATA

APN:	PORTION OF 216-060-01
EXISTING ZONING:	CG (GENERAL COMMERCIAL)
PROPOSED ZONING:	CG (GENERAL COMMERCIAL)
TOTAL PARCEL AREA:	79,230 SF. (1.82 ACRES)
TOTAL USEABLE PARCEL AREA:	75,313 SF. (1.72 ACRES)
PROPOSED LANDSCAPE AREA:	14,882 S.F. (20% LOT COVERAGE)
PROPOSED C-STORE:	3,180 S.F.
PROPOSED QSR:	2,500 S.F.
PROPOSED CAR WASH:	1,953 S.F.
PROPOSED FUELING CANOPY:	5,798 S.F.
PROPOSED VACUUM CANOPY:	2,037 S.F.
PROPOSED TRASH ENCLOSURE:	228 S.F.
TOTAL BUILDING AREAS:	15,696 S.F. (21% LOT COVERAGE)
REQUIRED SETBACKS:	
FRONT:	0'
SIDES:	0'
REAR:	0'
MAXIMUM HEIGHT ALLOWED:	35' (PER CITY ORD.)
PROPOSED HEIGHT:	24'-6"
REQUIRED PARKING:	
C-STORE:	4 SPACES MINIMUM PER 1,000 S.F. OF FLOOR AREA
RESTAURANT:	7 SPACES MINIMUM PER 1,000 S.F. OF FLOOR AREA
REQUIRED PARKING:	3,180 / 1000 * 4 = 13 2,500 / 1000 * 7 = 18 TOTAL REQ. = 31
PROVIDED PARKING:	29 STANDARD 2 ACCESSIBLE 31 SPACES
VACUUM PARKING:	11 SPACES
FUELING PARKING:	20 SPACES
AIR/WATER PARKING:	1 SPACES
TOTAL PROVIDED SPACES:	63 SPACES

PROJECT DATA

PROJECT ADDRESS:	SEC OF WEST LATHROP ROAD & CRESTWOOD AVENUE, MANTECA, CA
PROPERTY OWNER:	CONTACT: SARVJIT SINGH (209) 740-5500
BLDG OCCUPANCY:	(N) CANOPY M (N) FOODMART M (N) QSR M
NATURE OF BUSINESS:	SELF SERVE GASOLINE SALES, AND CONVENIENCE STORE, QUICKSERVE RESTAURANT, AND CAR WASH
CODES:	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE

PROJECT TEAM

CONSULTANT:	CONSULTANT INFORMATION:	PHONE NUMBER:
ARCHITECT:	PM DESIGN GROUP, INC. 6930 DESTINY DR., STE. 100 ROCKLIN, CA. 95677 ARCHITECT: ROY PEDRO EMAIL: RPEDRO@PMDGNC.COM	(916) 415-5358
PROJECT MANAGER:	PM DESIGN GROUP, INC. 2455 BENNETT VALLEY ROAD, SUITE A-102 SANTA ROSA, CA. 95404 CONTACT: CHRIS BROWN EMAIL: CBROWN@PMDGNC.COM	(707) 921-1204
CIVIL ENGINEER:	PM DESIGN GROUP, INC. 3860 BROADWAY ST., STE. 110 AMERICAN CANYON, CA. 94503 CONTACT: ANDREW YANG EMAIL: AYANG@PMDGNC.COM	(707) 656-4283
LANDSCAPE ARCHITECT:	ROD SCACCALOSI P.O. BOX 2083 PETALUMA CA. 94952 EMAIL: rscac@bcglobal.net	(707) 280-8990

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
COVER SHEET

Sheet Number
CVR

M:\INDEPENDENT PETROLIUM\SPA16002\01-DRAWINGS\01-ARCHITECTURAL\02-PLANNING\0-SPA16002_CVR.DWG 10/23/2017 11:47 AM ELL SMITH

- LEGEND:**
- BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE
 - GRADE BREAK LINE
 - WATER
 - SS SEWER
 - SD STORM DRAIN
 - E ELECTRICAL
 - FOUND MONUMENTATION
 - △ SURVEY CONTROL POINT
 - ▲ SITE BENCH MARK

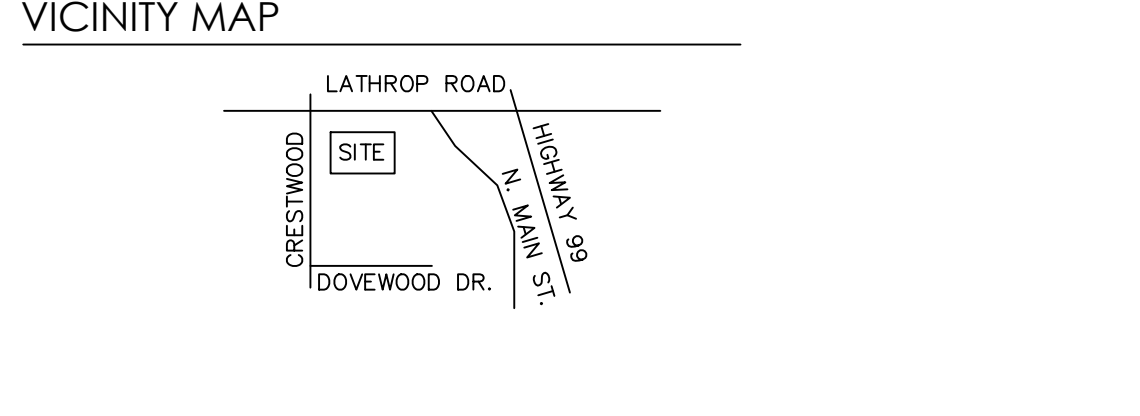
- AC ASPHALT MON SURVEY MONUMENT
- AD AREA DRAIN OH OVERHEAD UTILITY LINES
- C CONCRETE RIM MANHOLE RIM ELEVATION
- CB CATCH BASIN RSR UTILITY RISER
- CO CLEAN OUT SD STORM DRAIN
- EB ELECTRIC BOX SDMH STORM DRAIN MANHOLE
- EL ELECTRIC SS SANITARY SEWER
- FL FLOW LINE SSCO SANITARY SEWER CLEAN OUT
- G GROUND SSMH SANITARY SEWER MANHOLE
- GB GRADE BREAK TFC TOP FACE OF CURB
- GW GUY WIRE TOE TOE OF SLOPE
- ICV IRRIGATION CONTROL VALVE TOP TOP OF SLOPE
- INV INVERT ELEVATION TS TRAFFIC SIGNAL
- IP IRON PIPE UB UTILITY BOX
- JP JOINT UTILITY POLE WV WATER VALVE

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON PARCEL MAPS FILED FOR RECORD DECEMBER 24, 2015 IN BOOK 26 OF PARCEL MAPS, AT PAGE 44, SAN JOAQUIN COUNTY RECORDS.

EXCEPTIONS TO COVERAGE

- 1-3 TAXES
 NOT MAPPABLE - BLANKET IN NATURE
- 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 NOT MAPPABLE - BLANKET IN NATURE
- 5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
 REDEVELOPMENT AGENCY: MANTECA REDEVELOPMENT PROJECT NO. 1
 RECORDING DATE: DECEMBER 17, 1986
 RECORDING NO.: 86105646
 BLANKET IN NATURE
- 6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SOUTH SAN JOAQUIN IRRIGATION DISTRICT IRRIGATION SERVICE ABANDONMENT AGREEMENT DATED: JULY 23, 1991 EXECUTED BY: SOUTH SAN JOAQUIN IRRIGATION DISTRICT AND FIORE DEVELOPMENT COMPANY RECORDING DATE: AUGUST 27, 1991 RECORDING NO.: 91082674 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 BLANKET IN NATURE
- 7-9 LEASES
 NOT MAPPABLE - BLANKET IN NATURE
- 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTH SAN JOAQUIN IRRIGATION DISTRICT PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: SEPTEMBER 18, 2015 RECORDING NO.: 2015-113297 AFFECTS: THE SOUTHERLY 30' OF PARCEL 4, AS SHOWN AND DELINEATED ON SAID PARCEL MAP REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 DOES NOT AFFECT
- 11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF EASEMENT EXECUTED BY: FIORE DEVELOPMENT CO., A CALIFORNIA CORPORATION AND SOUTH SAN JOAQUIN IRRIGATION DISTRICT RECORDING DATE: SEPTEMBER 18, 2015 RECORDING NO.: 2015-113297 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 DOES NOT AFFECT
- 12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ENCROACHMENT AGREEMENT DATED: SEPTEMBER 8, 2015 EXECUTED BY: SOUTH SAN JOAQUIN IRRIGATION DISTRICT AND FIORE DEVELOPMENT CO., A CALIFORNIA CORPORATION RECORDING DATE: SEPTEMBER 18, 2015 RECORDING NO.: 2015-113298 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 DOES NOT AFFECT
- 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: VARIABLE-WIDTH RECIPROCAL UTILITY AND ACCESS EASEMENT ACROSS PARCELS 1 THRU 5 FOR THE BENEFIT OF PARCELS 1 THRU 5 SHALL BE PROVIDED UPON CONVEYANCE OF ANY OR ALL PARCELS TO ANOTHER PARTY AFFECTS: AS SHOWN AND DELINEATED ON SAID MAP RECORDING NO.: BOOK 26 OF PARCEL MAPS, AT PAGE 44 *MAPPED AND SHOWN HEREON*
- 14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF MINOR SUBDIVISION RESTRICTION DATED: DECEMBER 9, 2015 EXECUTED BY: THE CITY OF MANTECA DEPARTMENT OF PUBLIC WORKS RECORDING DATE: DECEMBER 24, 2015 RECORDING NO.: 2015-154696 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 MAPPED AND SHOWN HEREON
- 15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- 16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.



BENCH MARK
 CITY OF MANTECA BENCH MARK NO. 16
 ELEVATION: 33.00 FEET (NAVD88)
 DESCRIPTION: BRASS DISK SET IN TOP OF CURB AT THE WEST RETURN OF THE NORTHWEST CORNER OF THE INTERSECTION NORTHGATE DRIVE AND MAIN STREET.

BASIS OF BEARINGS
 THE BEARING NORTH 89°59'57" WEST BEING THE SOUTHERLY LINES OF PARCEL 1 AND PARCEL 2, AS PARCELS ARE SHOWN ON THE PARCEL MAP FILED IN BOOK 26 OF PARCEL MAPS AT PAGE 44, SAN JOAQUIN COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

FLOOD ZONE
 ZONE: X
 DEFINITION: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN
 MAP NUMBER: 060770630F
 COMMUNITY: CITY OF MANTECA
 NUMBER: 060706
 PANEL: 0630
 SUFFIX: F
 EFFECTIVE DATE: OCTOBER 16, 2009
 REVISION DATE: FEBRUARY 19, 2014

REFERENCED TITLE REPORT
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 30 NORTH LASALLE STREET, SUITE 2700
 CHICAGO, IL 60602

ORDER NO: NCS-834984-CH12
 TITLE REPORT DATE: FEBRUARY 02, 2017 AT 7:30 A.M.
 TITLE VESTED IN: BP WEST COAST PRODUCTS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

ASSESSOR'S PARCEL NO.: 088-36-002

- SURVEY NOTES**
- NO EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THIS SURVEY.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED DURING THIS SURVEY.
 - NO WETLANDS WERE OBSERVED DURING THIS SURVEY.

- UTILITY NOTE:**
- THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE AND ARE BASED ON OBSERVED SURFACE EVIDENCE.
 - ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
 - SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
 - CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

COPYRIGHT NOTE:
 COPYRIGHT © CHAPPELL SURVEYING SERVICES ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF CHAPPELL SURVEYING SERVICES. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND STAMP ARE NOT VALID.

- TOPOGRAPHIC SURVEY NOTE:**
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY.
 - CONTOUR INTERVAL = 1'

ZONING
 THE FOLLOWING ZONING INFORMATION WAS TAKEN FROM THE SITE RESEARCH REPORT PREPARED BY:

PM DESIGN GROUP, INC.
 19401 40TH AVE. W.#300
 LYNNWOOD, WA 98036
 PROJECT: BPW15001.0

ZONING: CG - GENERAL COMMERCIAL
 BUILDING SETBACKS: 0' ALL SIDES
 CANOPY SETBACKS: CANOPIES CAN ENROACH INTO SETBACK BY 2' AS LONG AS THE CANOPY IS SETBACK 3' FROM PROPERTY LINES.

MEASUREMENT NOTES

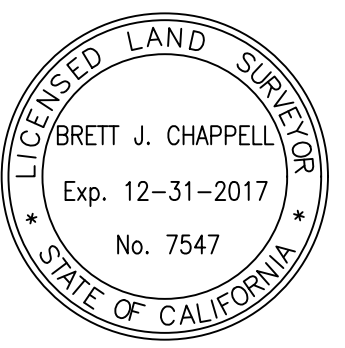
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
- "IN" OR "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY AND EASEMENT LINE.

SURVEYOR'S CERTIFICATE

TO: FIORE DEVELOPMENT, CO., A CALIFORNIA CORPORATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(c), 8, 9, 10, 11, 13, 14, 15, 16, 17, 19 THE FIELDWORK WAS COMPLETED ON FEBRUARY 22, 2017.

DATE OF PLAT OR MAP: 2/21/2017

Brett Chappell
 BRETT J. CHAPPELL
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER: 7547



PARKING COUNT:
 NO PARKING EXISTS ON SITE



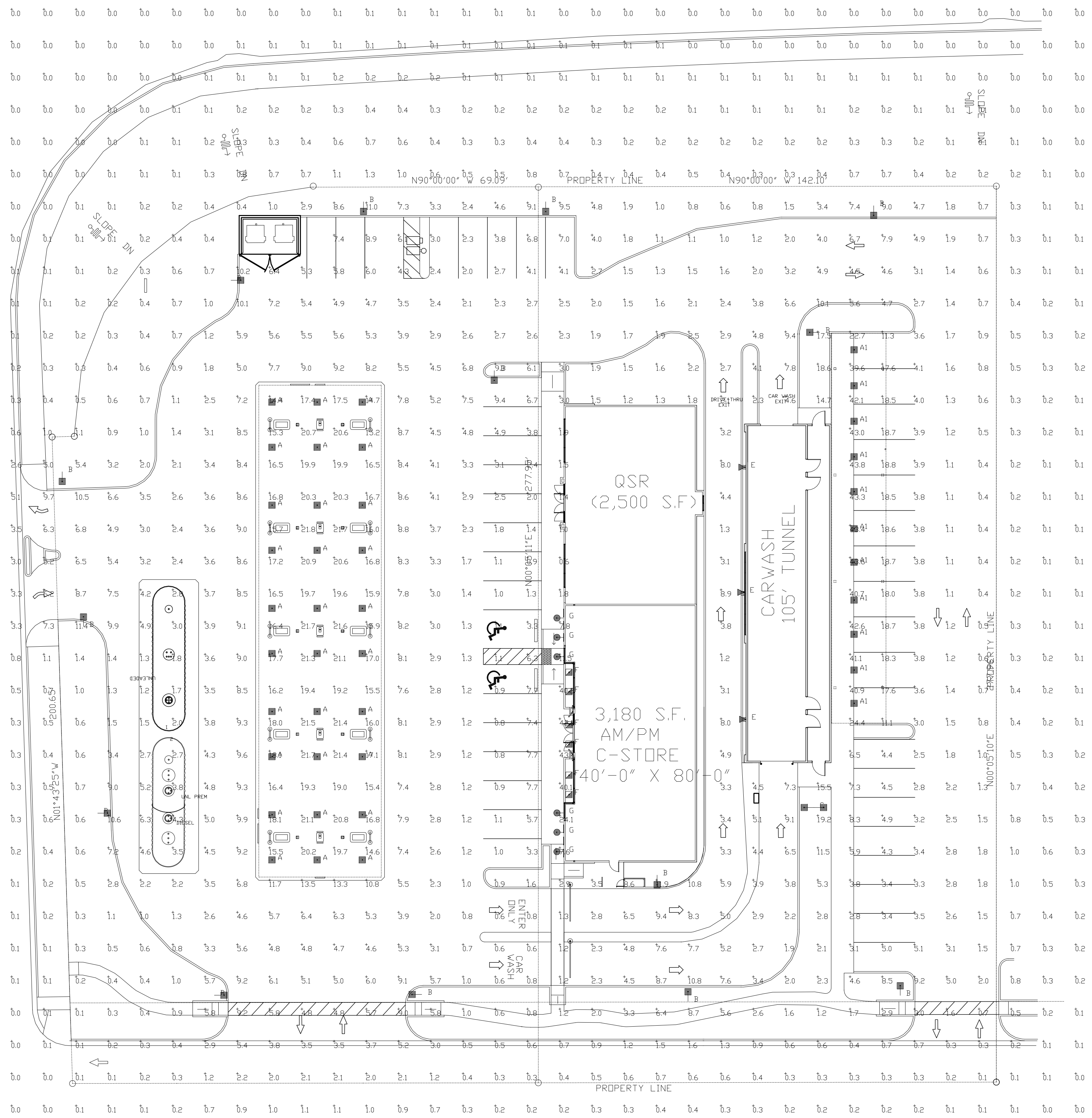
CHAPPELL SURVEYING SERVICES
 680 ESTHER WAY OAKDALE, CA, 95361
 PHONE: (209) 845 9694 FAX: (209) 845 9654
 survey@garlic.com

LAND SURVEYING • GEOGRAPHIC INFORMATION SYSTEMS

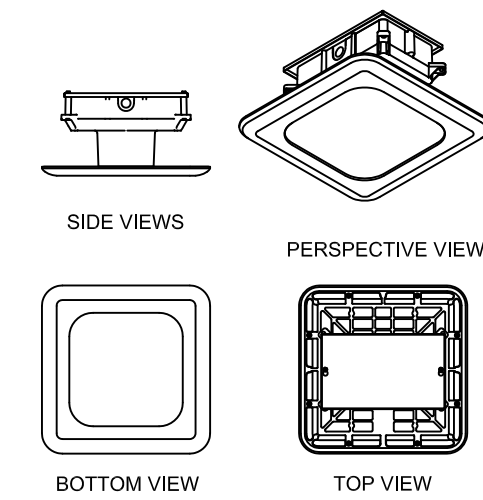
ALTA/NSPS LAND TITLE SURVEY
 PORTION OF A.P.N.: 216-060-014

COUNTY OF SAN JOAQUIN
 CITY OF MANTECA

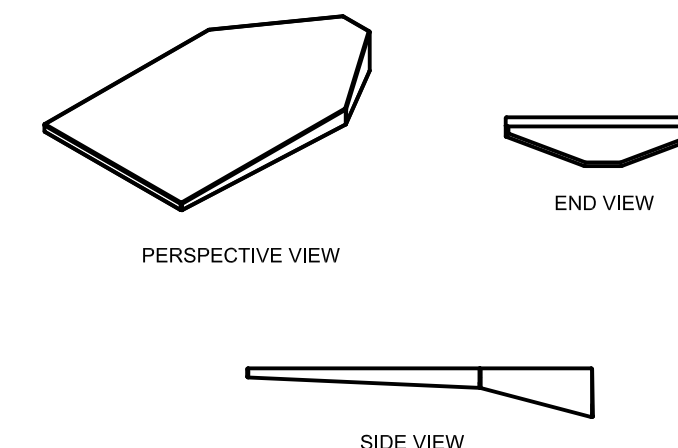
Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
	1-20	3/6/2017		BAC	BAC	BAC	2016072
				Drawn	Approved	BAC	



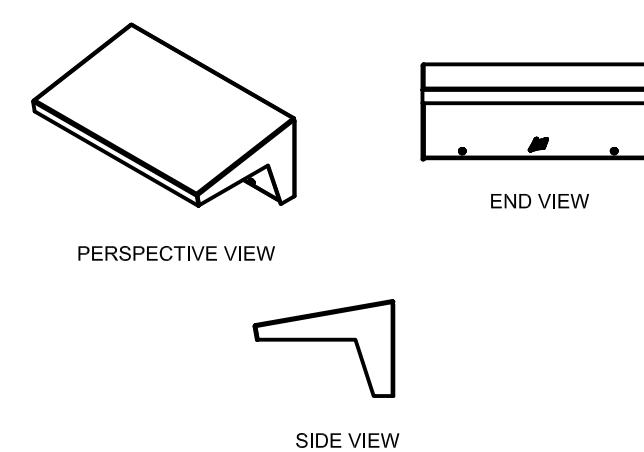
**CRUS-SC-LED
LED CANOPY LIGHT - LEGACY**



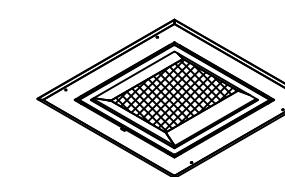
**XLCS
LED Area Light**



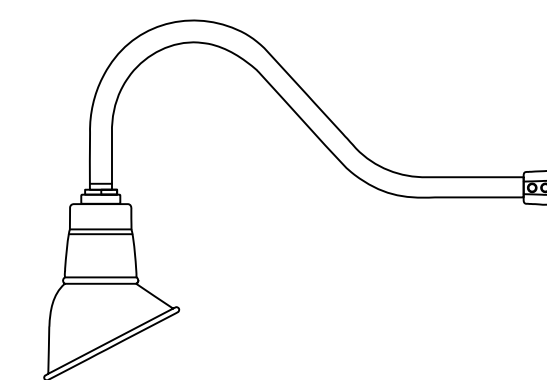
**XLCW
LED Wall Sconce**



**XSL2-S-50
LED Soffit**



**RLM ANGLED
REFLECTOR**



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.04	43.8	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	17.96	21.8	10.8	1.66	2.02
INSIDE CURB	Illuminance	Fc	4.05	10.8	0.4	10.13	27.00
VACUUM CANOPY	Illuminance	Fc	29.23	43.8	11.1	2.63	3.95

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol A]	30	A	SINGLE	CRUS-SC-LED-VLW-50 MTD @ 15' GAS DIMMED 40%	0.600	N.A.	9055	60.9
[Symbol A1]	11	A1	SINGLE	CRUS-SC-LED-VLW-50 MTD @ 10' VACUUM	1.000	N.A.	9055	60.9
[Symbol B]	14	B	SINGLE	XLCS-FT-LED-SS-CW-SINGLE-18"POLE+2"BASE	1.000	N.A.	11383	96.2
[Symbol C]	1	C	D180	XLCS-FT-LED-SS-CW-D180-18"POLE+2"BASE	1.000	N.A.	22766	192.4
[Symbol E]	3	E	SINGLE	XLCW-S-LED-HO-CW-UE	1.000	N.A.	5251	56.1
[Symbol F]	6	F	SINGLE	XSL2-S-LED-50-SS-CW MTD @ 10'	1.000	N.A.	6193	59.9
[Symbol G]	6	G	SINGLE	AD150-10-CW-LED MTD @ 10'	1.000	N.A.	905	11.4

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 4632198

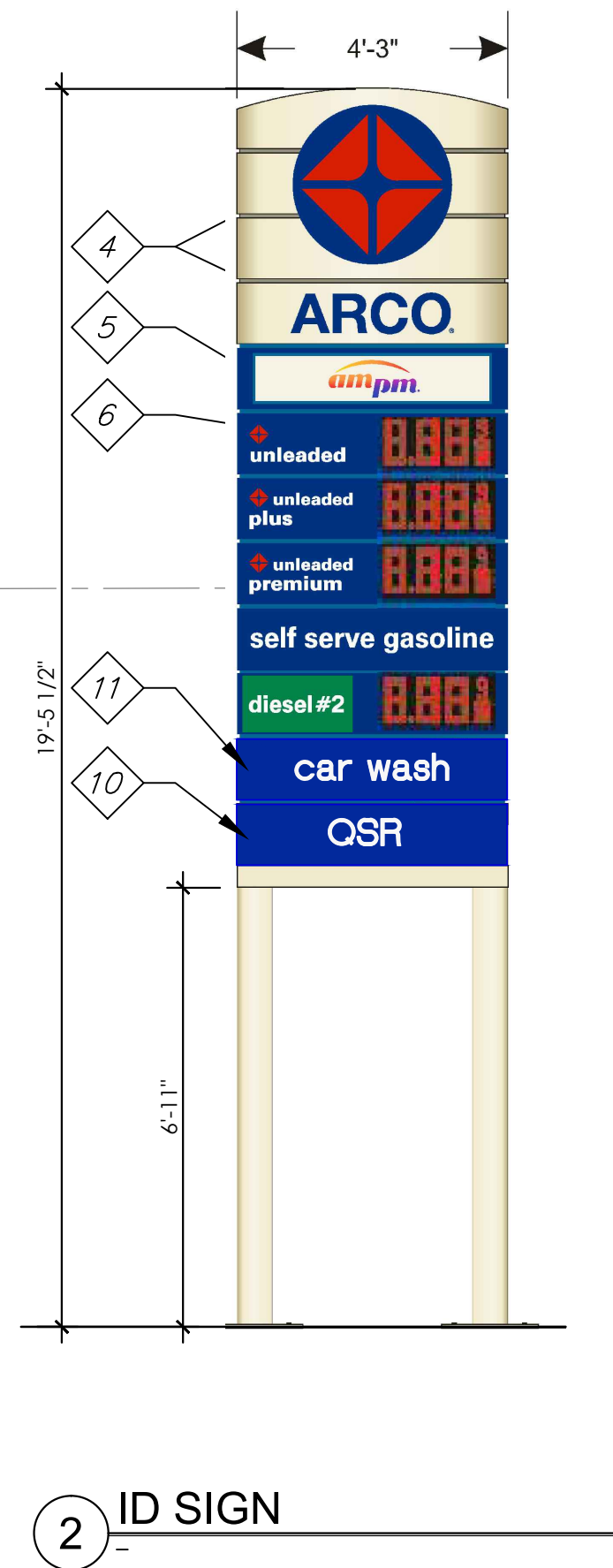
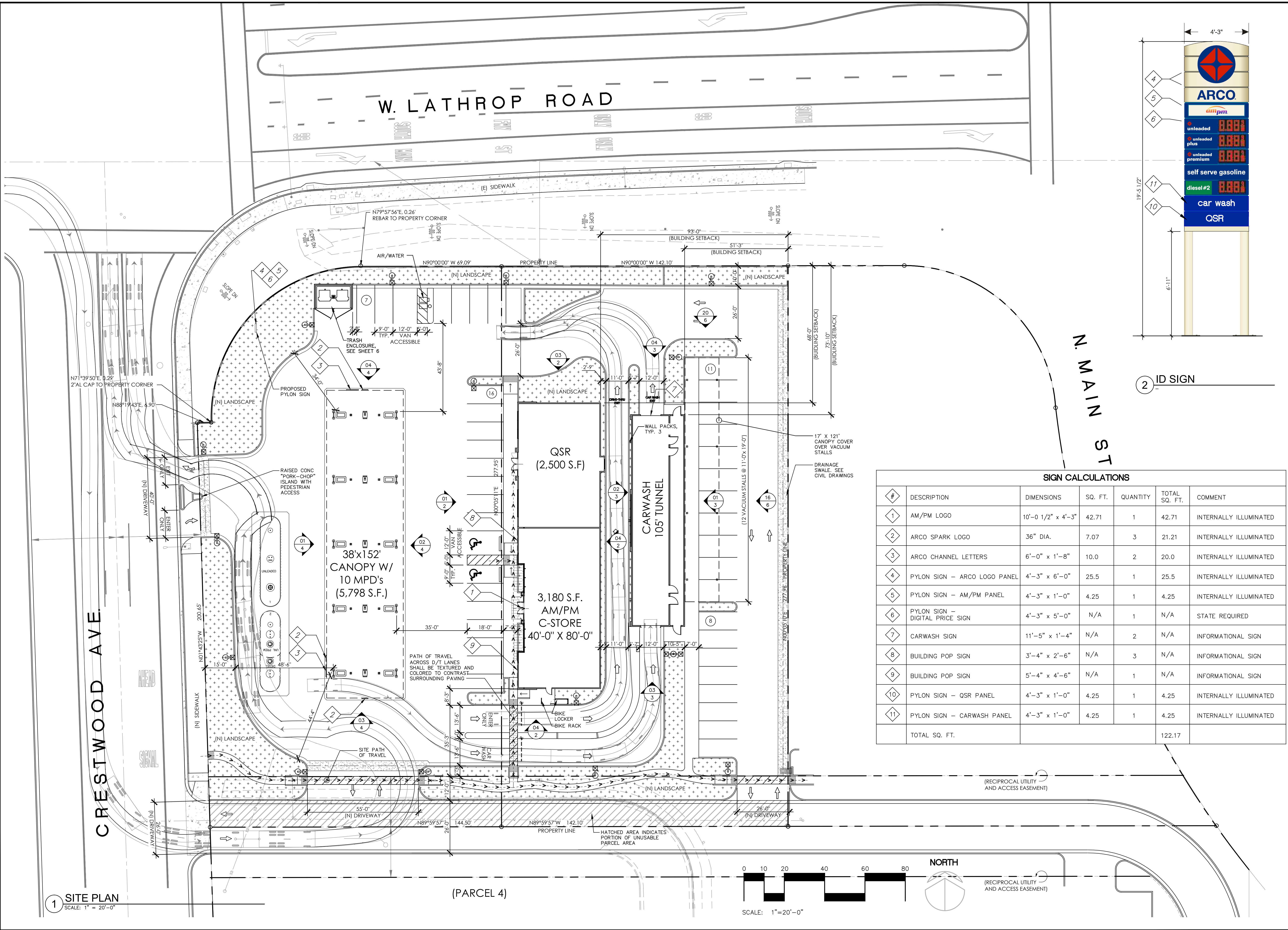
ARC'D
WEST LATHROP RD & CRESTWOOD AVE
MANTECA, CA

LIGHTING PROPOSAL LD-139402-1

DATE: 8-17-17 REV: 10-20-17 SHEET 1 OF 1

SCALE: 1"=20'

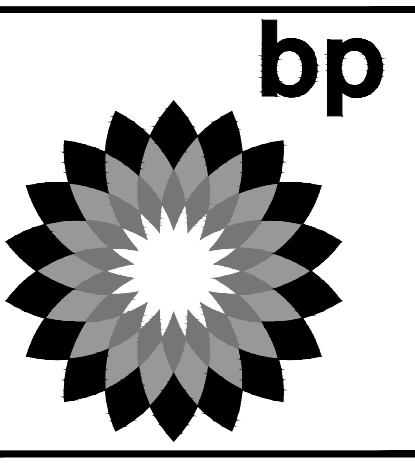
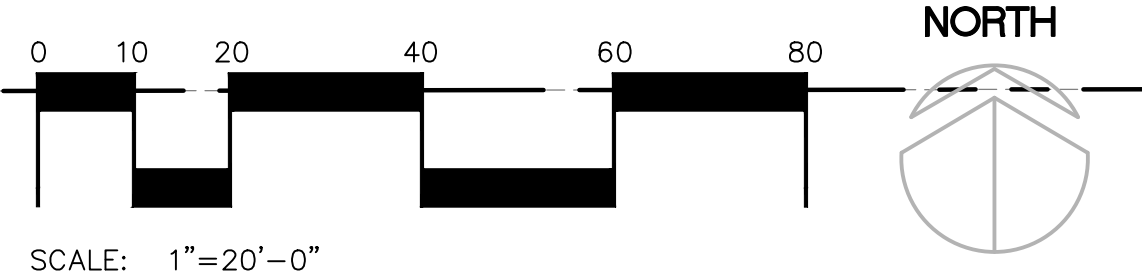
M:\INDEPENDENT PETROLEUM\SPA16002_0_MANTECA\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\1-SPA16002_0_SPL.DWG 10/23/2017 11:58 AM E.LI SMITH



2 ID SIGN

SIGN CALCULATIONS						
#	DESCRIPTION	DIMENSIONS	SQ. FT.	QUANTITY	TOTAL SQ. FT.	COMMENT
1	AM/PM LOGO	10'-0 1/2" x 4'-3"	42.71	1	42.71	INTERNALLY ILLUMINATED
2	ARCO SPARK LOGO	36" DIA.	7.07	3	21.21	INTERNALLY ILLUMINATED
3	ARCO CHANNEL LETTERS	6'-0" x 1'-8"	10.0	2	20.0	INTERNALLY ILLUMINATED
4	PYLON SIGN - ARCO LOGO PANEL	4'-3" x 6'-0"	25.5	1	25.5	INTERNALLY ILLUMINATED
5	PYLON SIGN - AM/PM PANEL	4'-3" x 1'-0"	4.25	1	4.25	INTERNALLY ILLUMINATED
6	PYLON SIGN - DIGITAL PRICE SIGN	4'-3" x 5'-0"	N/A	1	N/A	STATE REQUIRED
7	CARWASH SIGN	11'-5" x 1'-4"	N/A	2	N/A	INFORMATIONAL SIGN
8	BUILDING POP SIGN	3'-4" x 2'-6"	N/A	3	N/A	INFORMATIONAL SIGN
9	BUILDING POP SIGN	5'-4" x 4'-6"	N/A	1	N/A	INFORMATIONAL SIGN
10	PYLON SIGN - QSR PANEL	4'-3" x 1'-0"	4.25	1	4.25	INTERNALLY ILLUMINATED
11	PYLON SIGN - CARWASH PANEL	4'-3" x 1'-0"	4.25	1	4.25	INTERNALLY ILLUMINATED
TOTAL SQ. FT.					122.17	

1 SITE PLAN
SCALE: 1" = 20'-0"



MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL

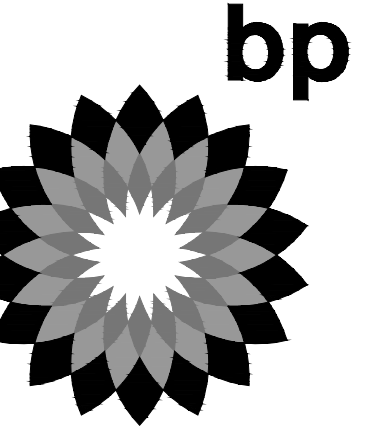
ARCO BRANDED
SITE # T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
PROPOSED
SITE
PLAN

Sheet Number
SP1

Seal



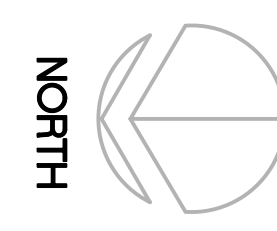
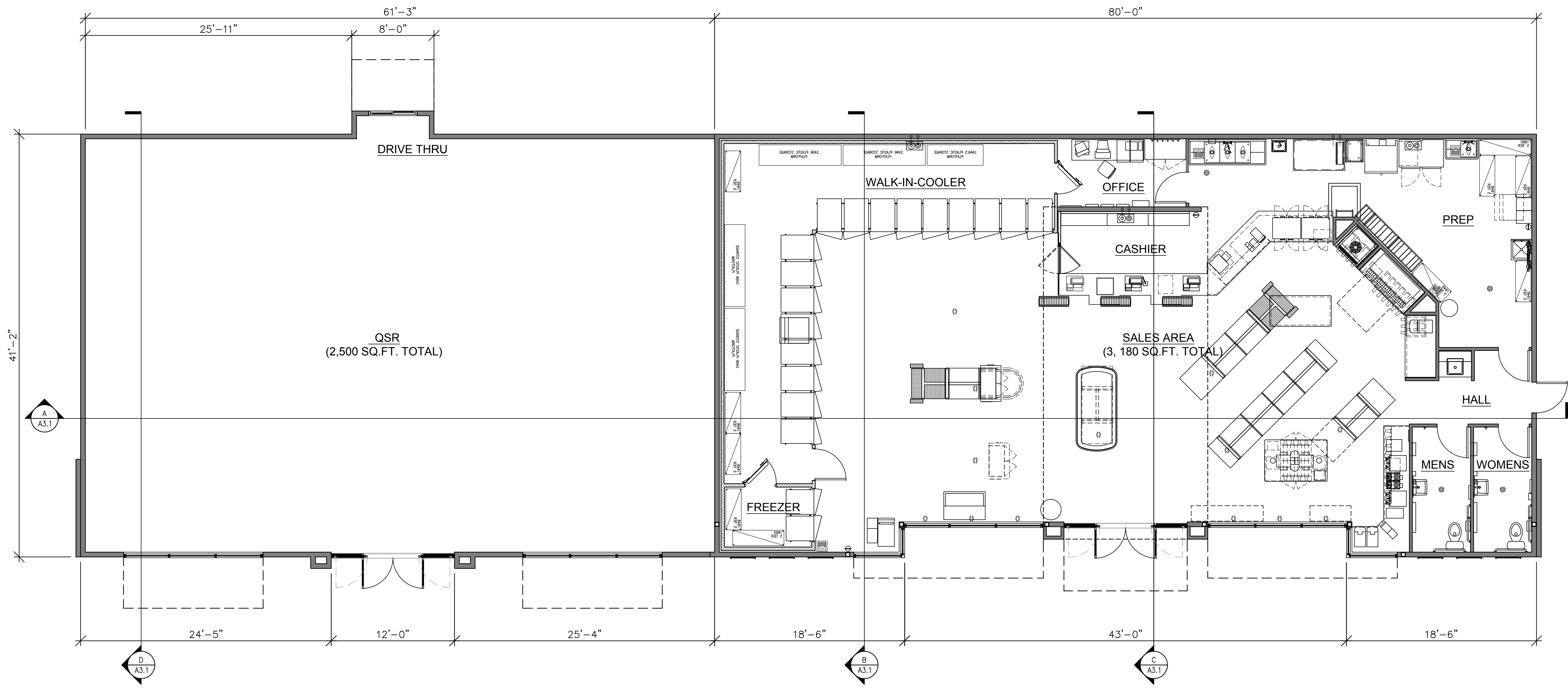
MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL
△		
△		
△		

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
PROPOSED
C-STORE
AND QSR
FLOOR PLAN

Sheet Number
1



1 C-STORE AND QSR FLOOR PLAN
SCALE: 3/16" = 1'-0"

M:\INDEPENDENT PETROLEUM\SPA16002.0\MANTECA\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\2-SPA16002.0_1.DWG 10/23/2017 11:47 AM ELLI SMITH

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

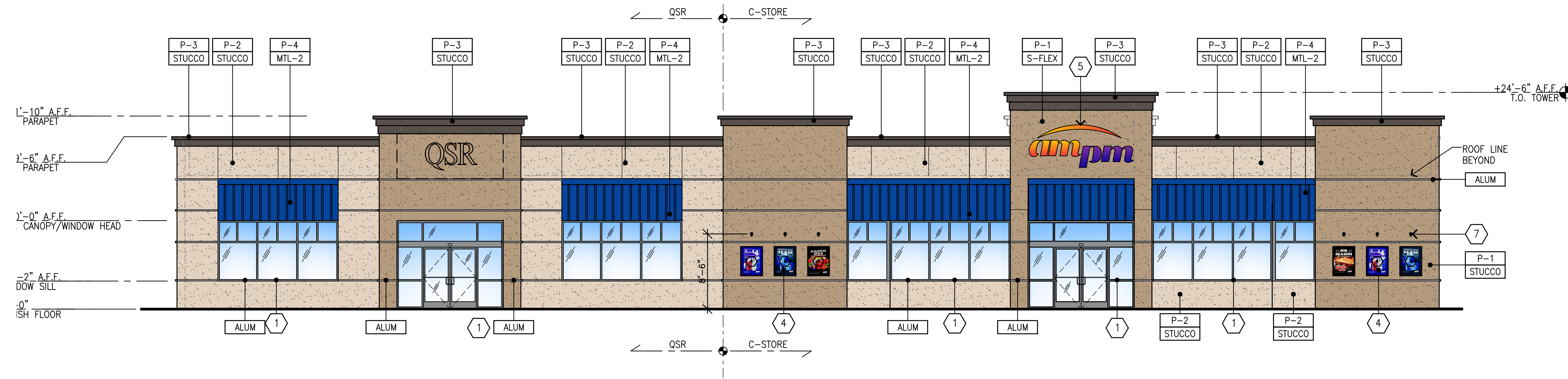
- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL AWNING
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND

MATERIAL LEGEND

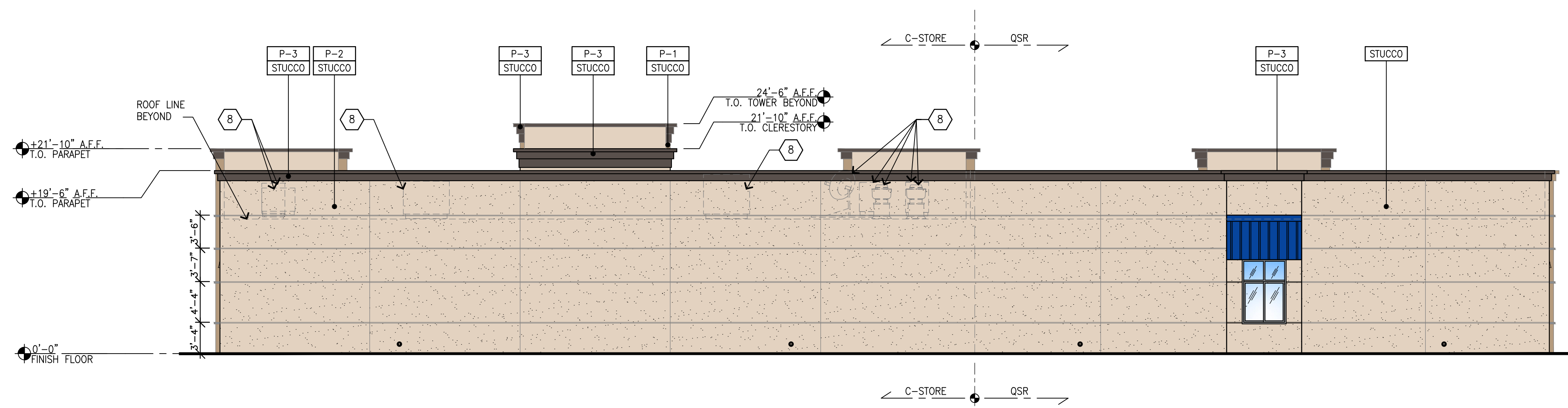
- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- MTL-2 METAL AWNING - TO MATCH ADJACENT "CENTER APPLIANCE" AWNING

COLOR LEGEND

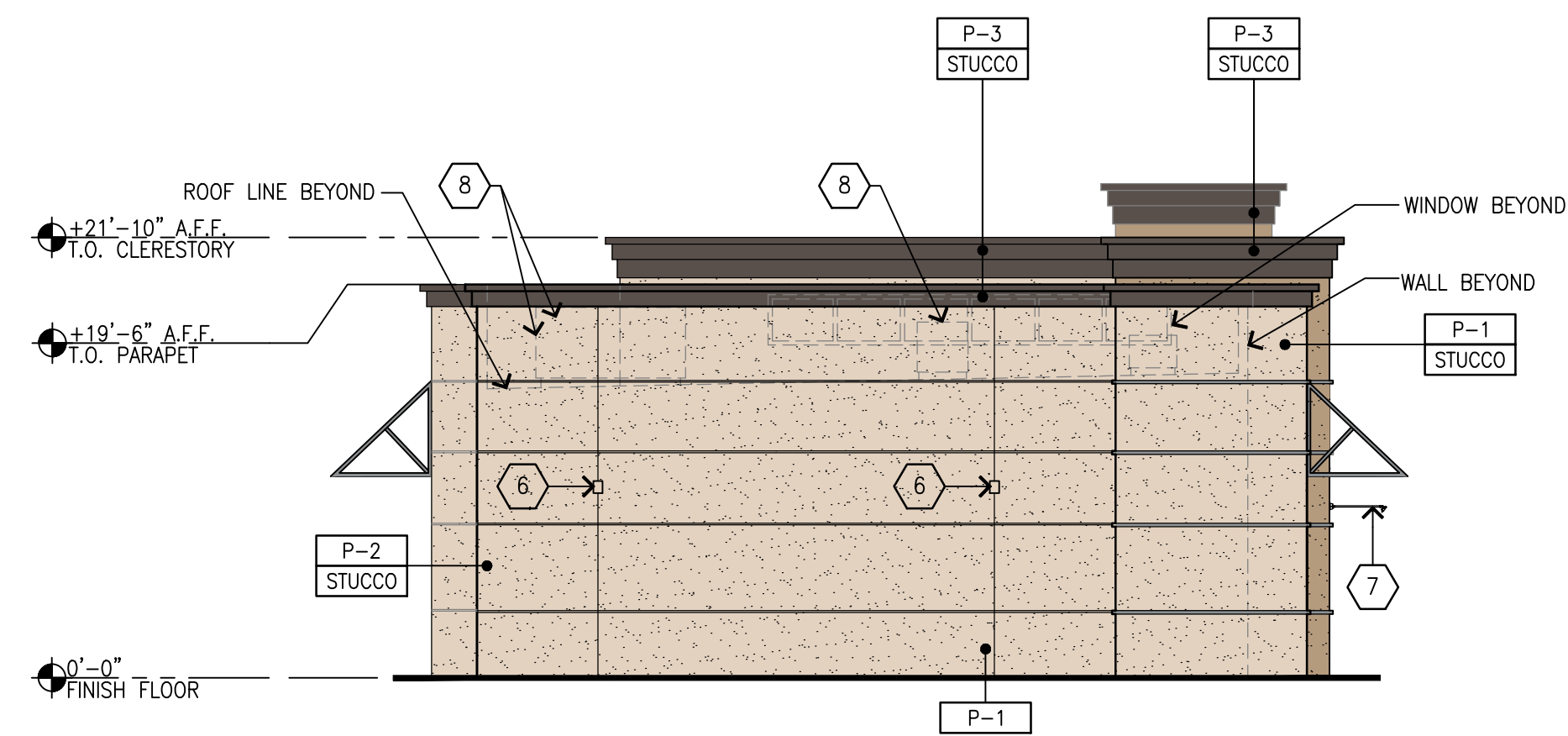
- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS
- P-4 BLUE - TO MATCH ADJACENT "CENTER APPLIANCE" AWNING COLOR



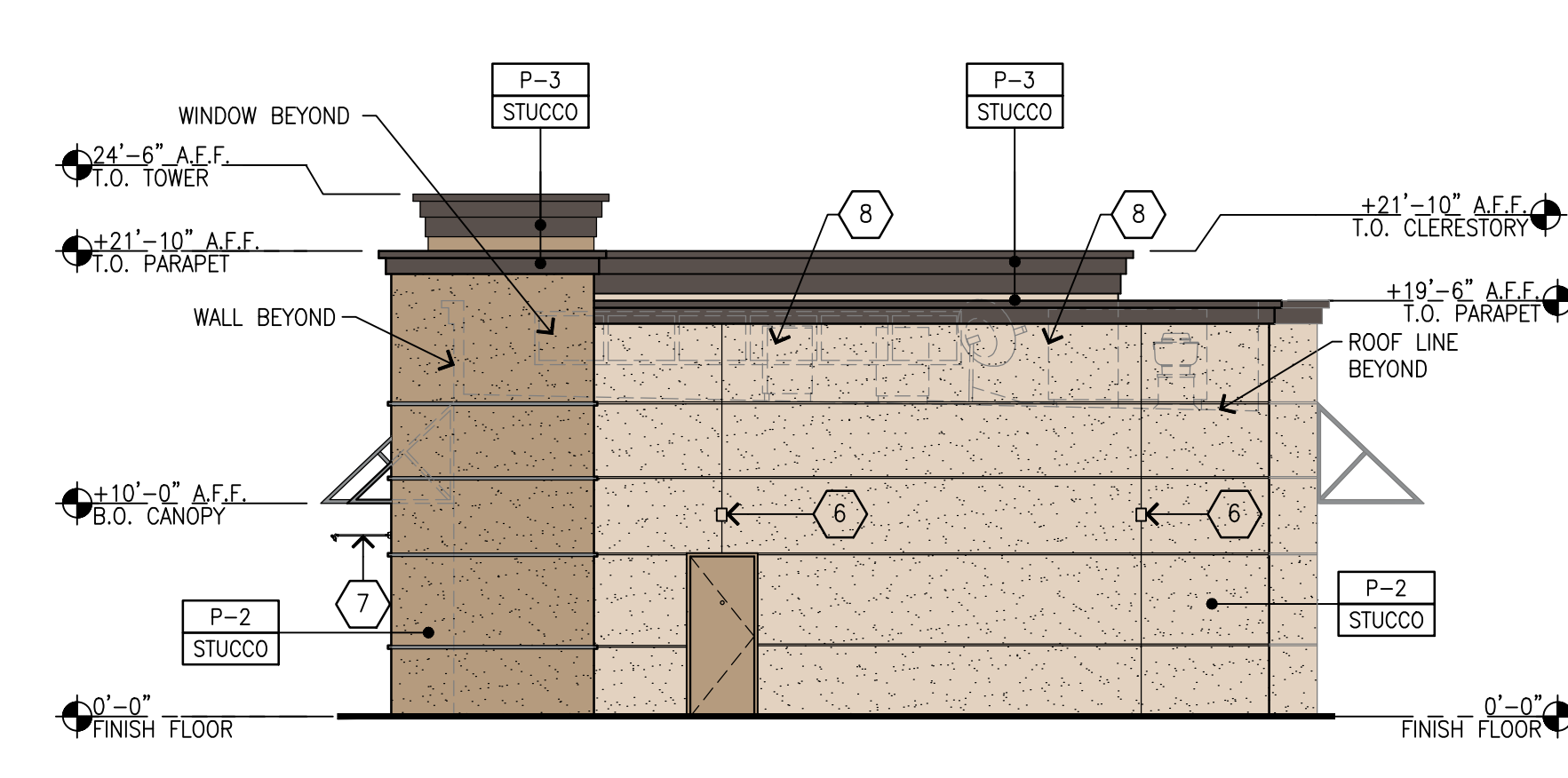
01 WEST ELEVATION
SCALE: 1/8"=1'-0"



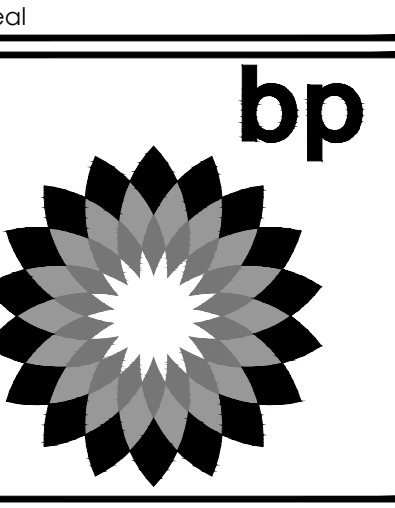
02 EAST ELEVATION
SCALE: 1/8"=1'-0"



03 NORTH ELEVATION
SCALE: 1/8"=1'-0"



04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL
△		
△		
△		

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
PROPOSED EXTERIOR ELEVATIONS

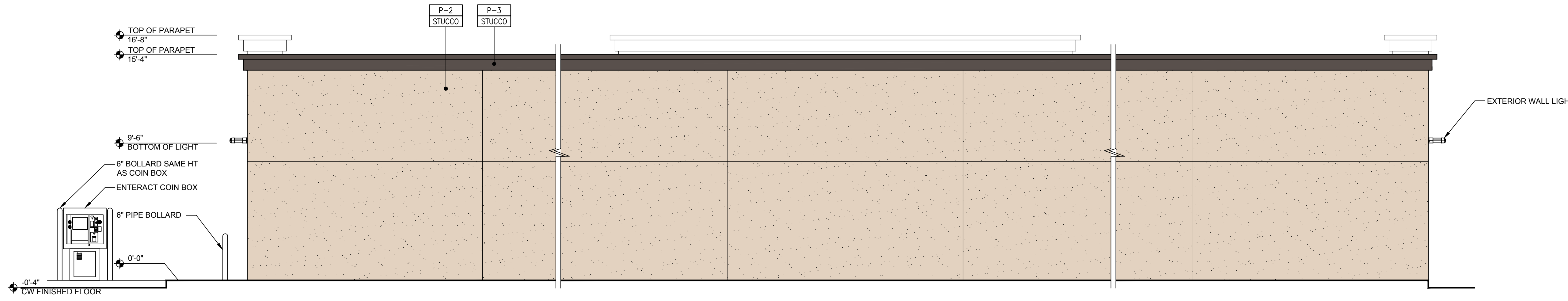
Sheet Number
2

COLOR LEGEND

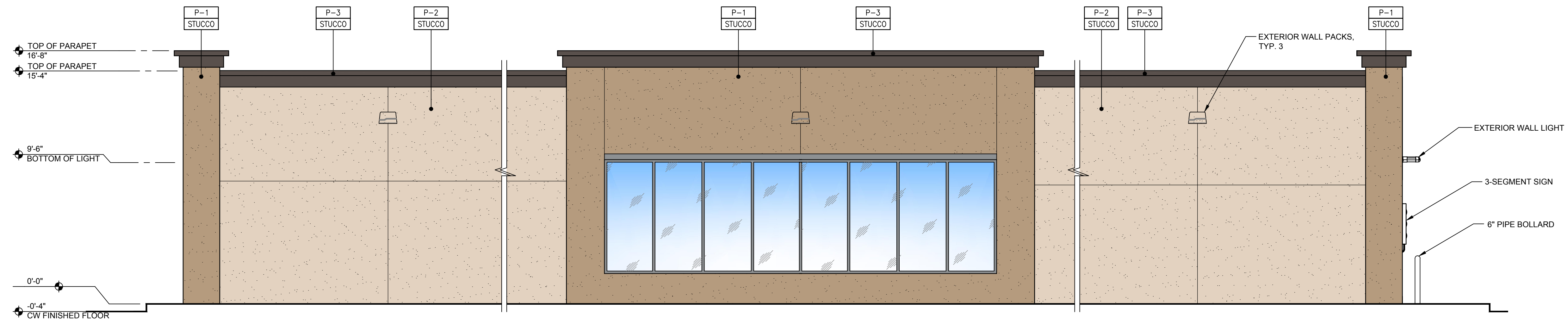
- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

MATERIAL LEGEND

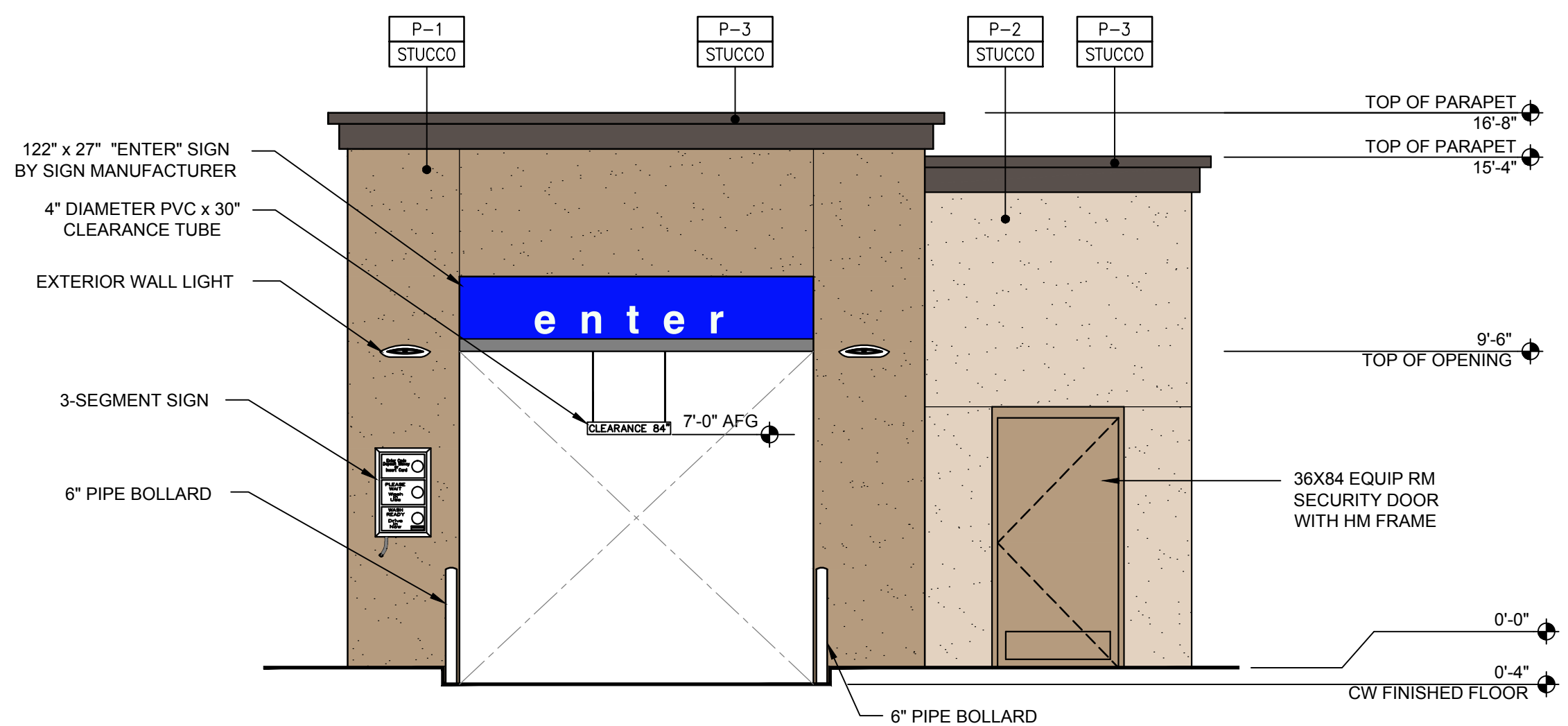
- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM



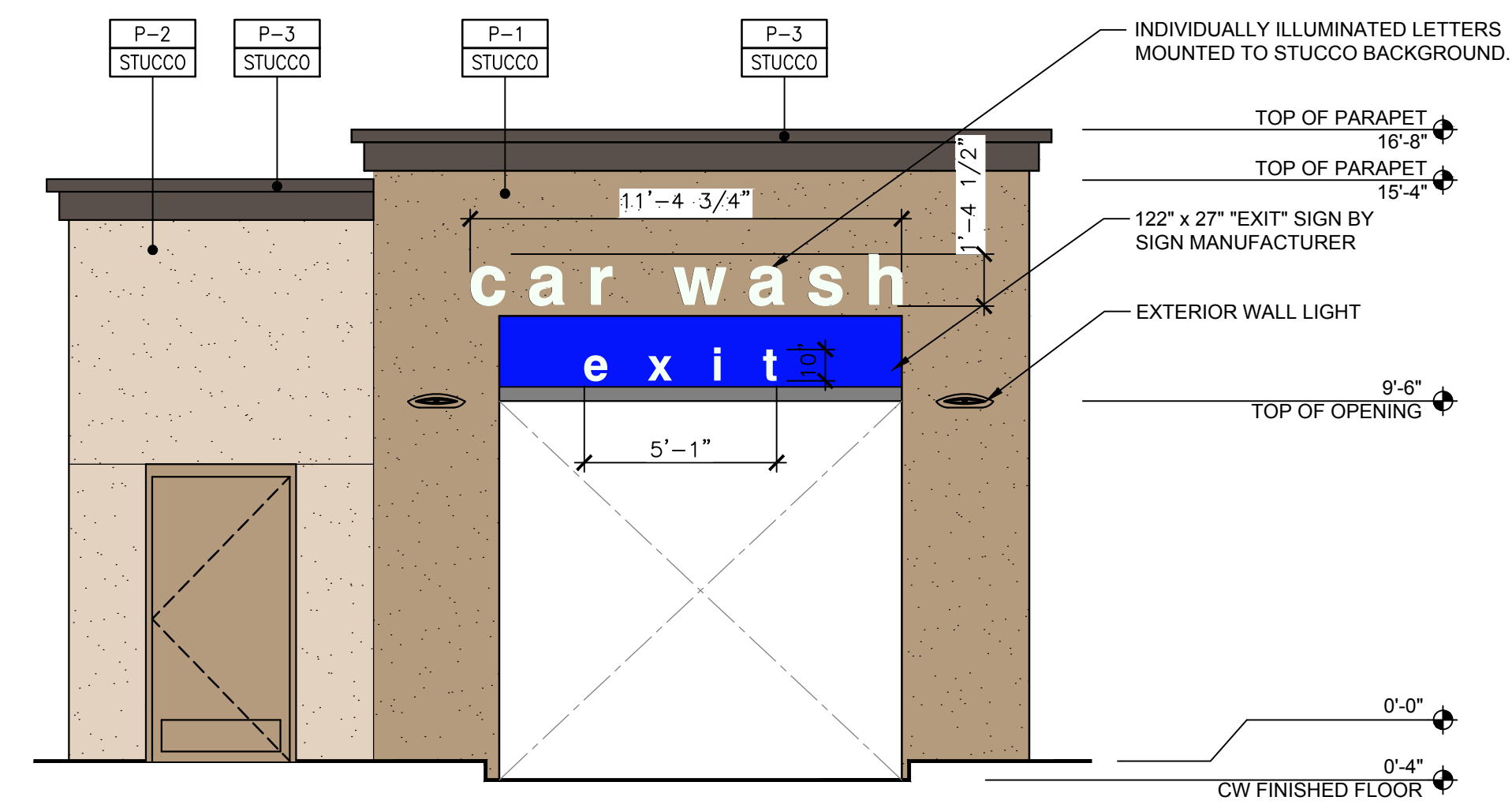
01 EAST ELEVATION
SCALE: 1/4"=1'-0"



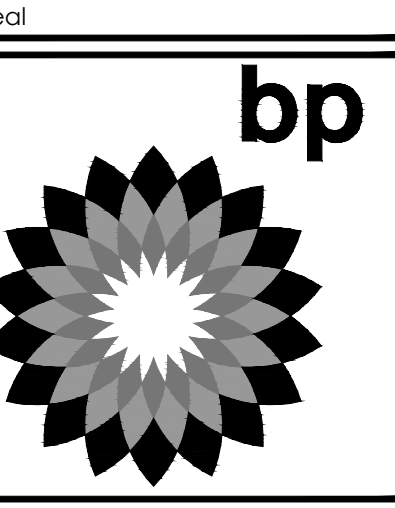
02 WEST ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



04 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL
△		
△		
△		
△		

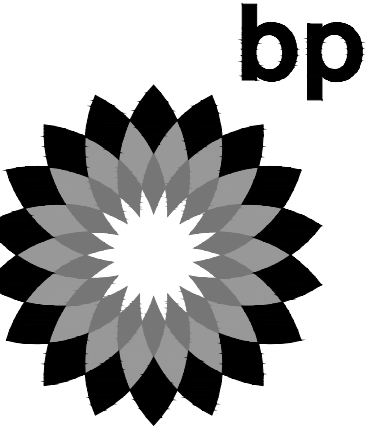
ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
PROPOSED
CAR WASH
ELEVATIONS

Sheet Number
3

Seal



MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL
△		
△		
△		

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

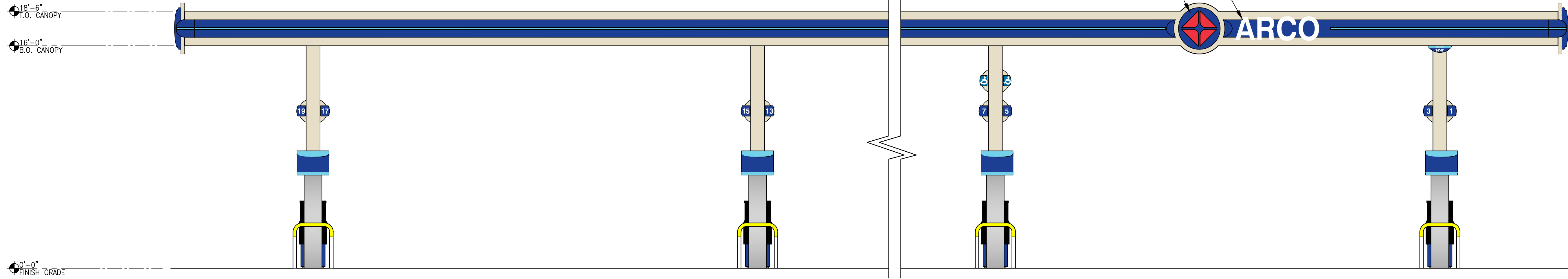
Project Number
SPA16002.0

Sheet Name
PROPOSED
CANOPY
ELEVATIONS

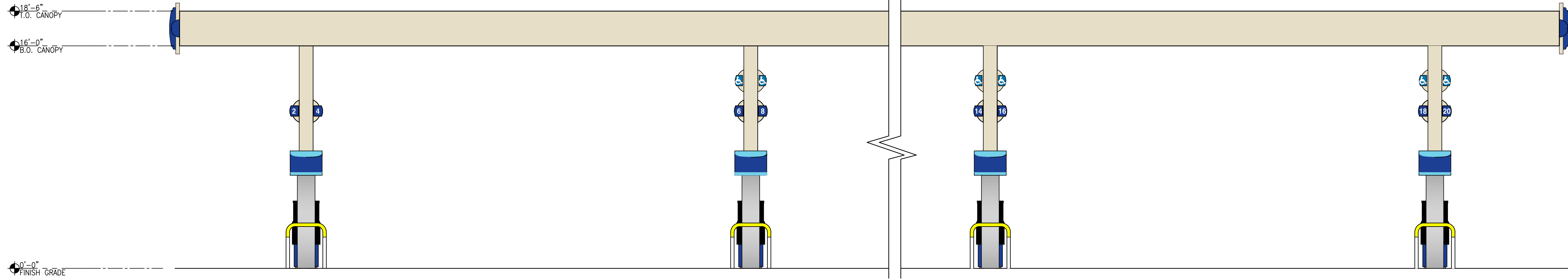
Sheet Number
4

ILLUMINATED ARCO SIGN (10 S.F.)

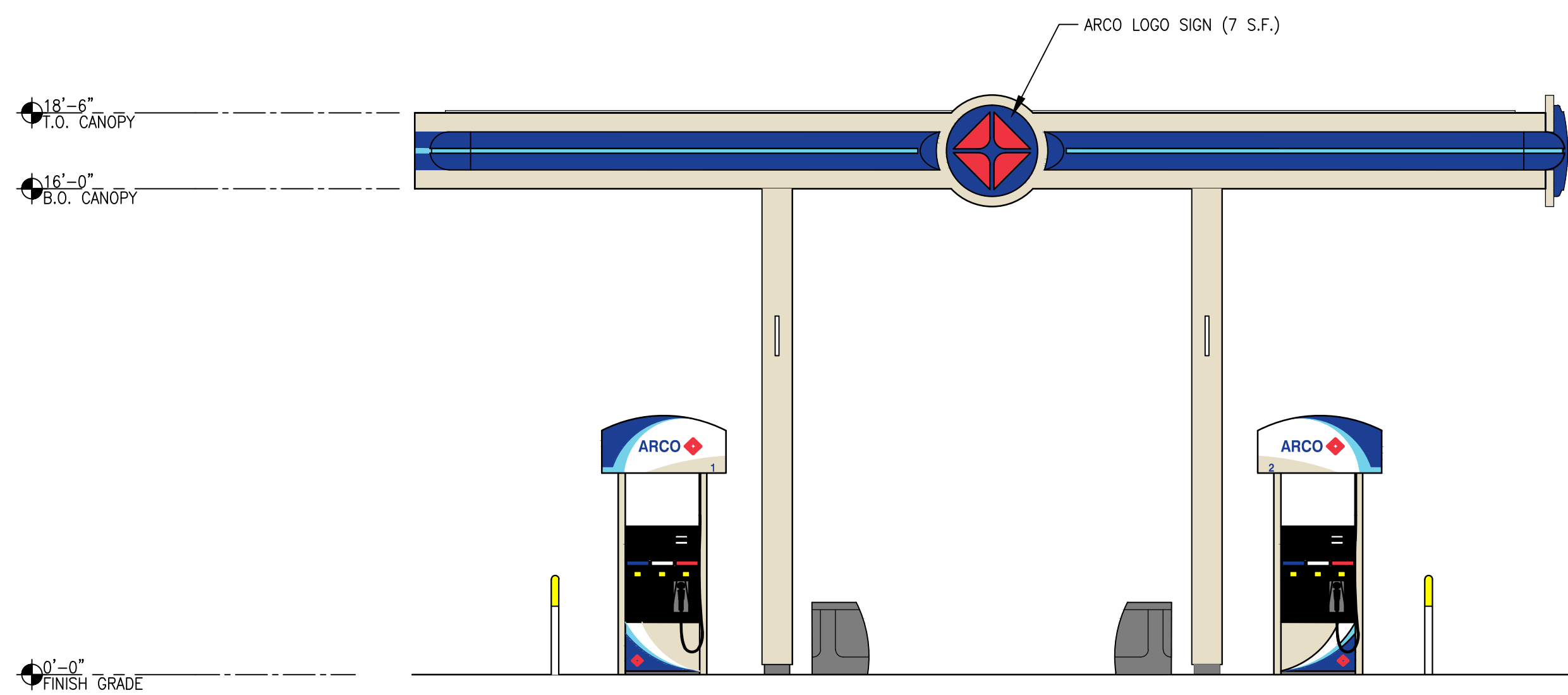
ARCO LOGO SIGN (7 S.F.)



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

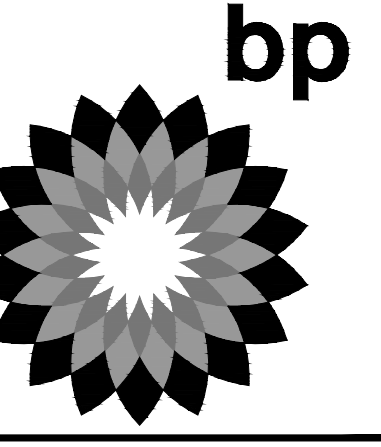


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Seal



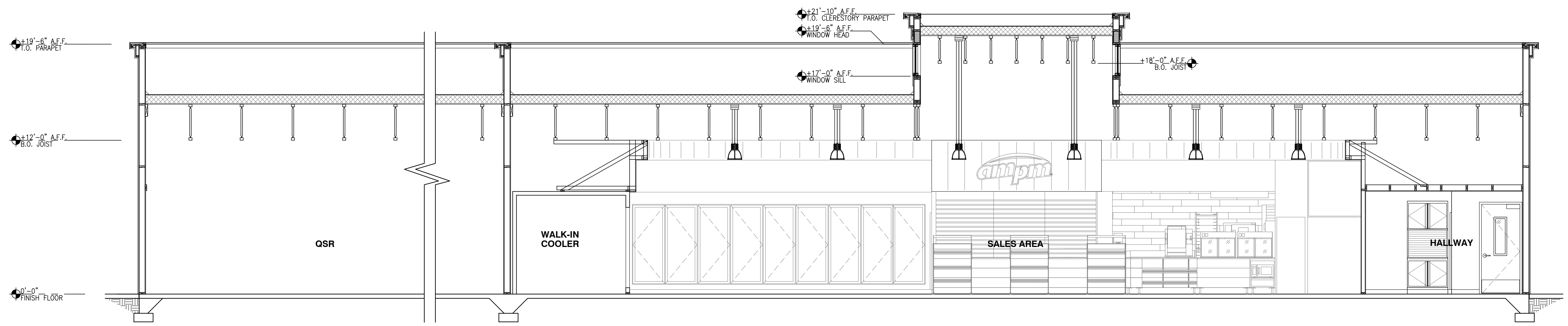
MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL

ARCO BRANDED
SITE # T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

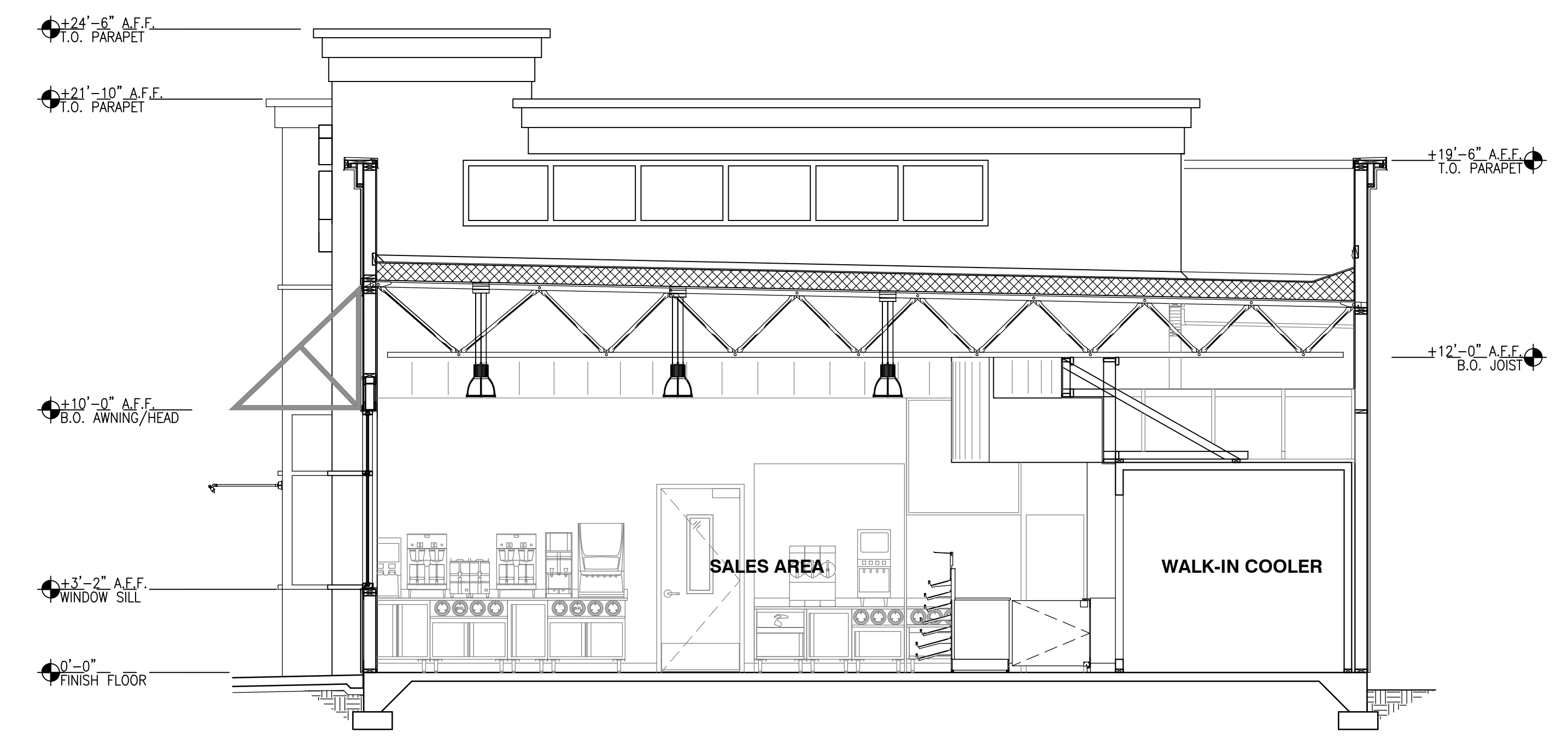
Project Number
SPA16002.0

Sheet Name
BUILDING SECTIONS

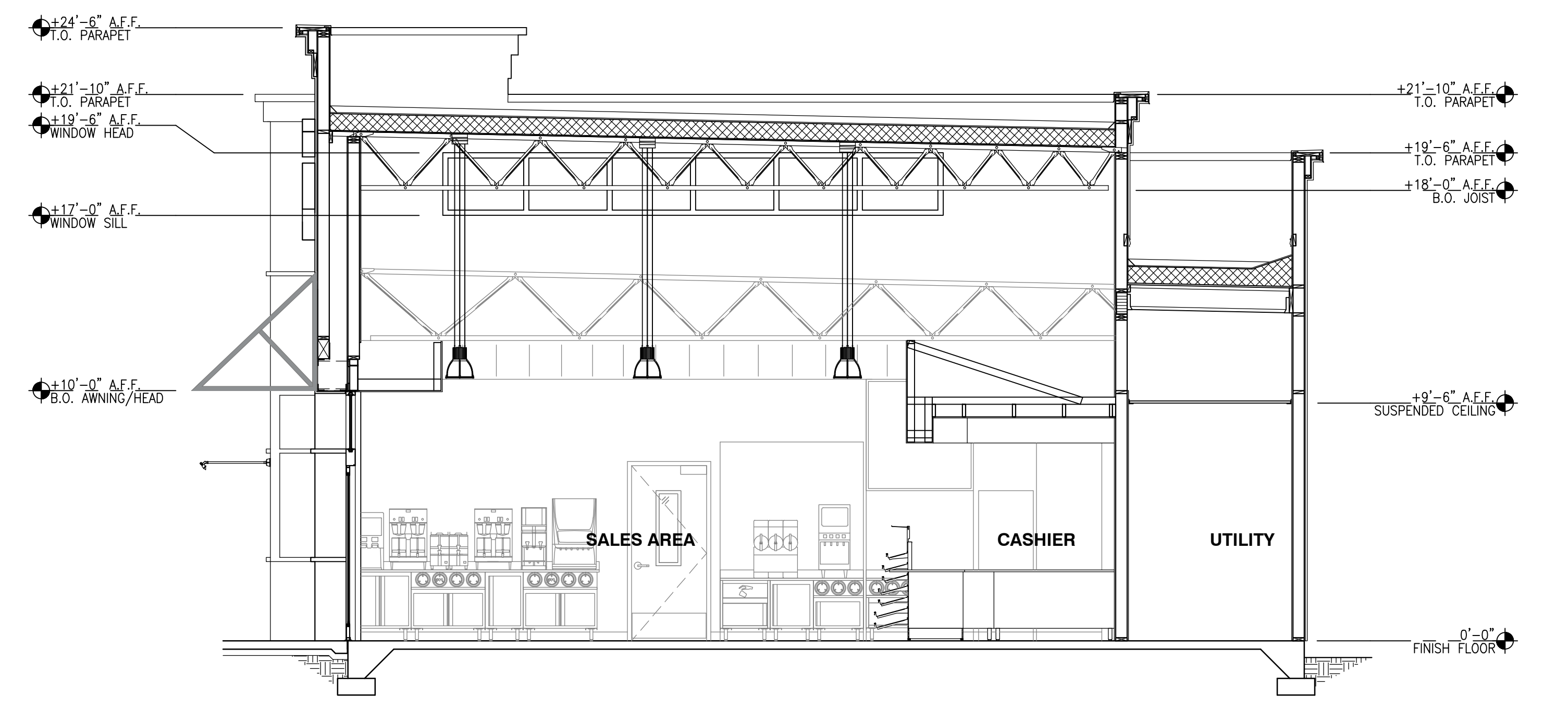
Sheet Number
5



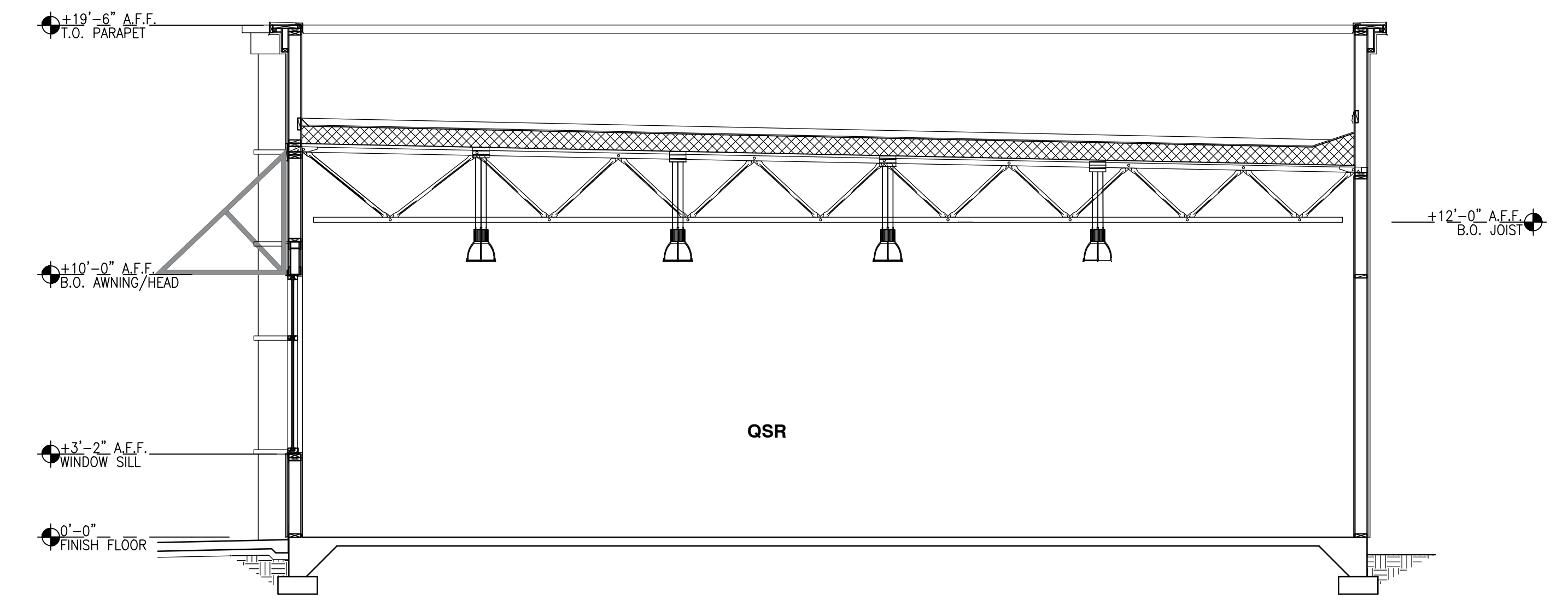
A BUILDING SECTION
SCALE: 1/4"=1'-0"



B BUILDING SECTION
SCALE: 1/4"=1'-0"

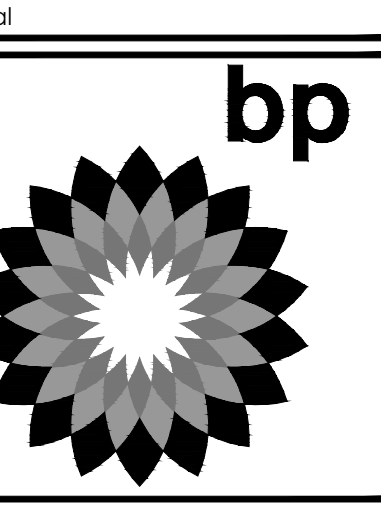


C BUILDING SECTION
SCALE: 1/4"=1'-0"



D BUILDING SECTION
SCALE: 1/4"=1'-0"

M:\INDEPENDENT PETROLEUM\SPA16002.0\MANTECA\01-ARCHITECTURAL\02-PLANNING\6-SPA16002.0_S.DWG 10/23/2017 11:48 AM ELI SMITH



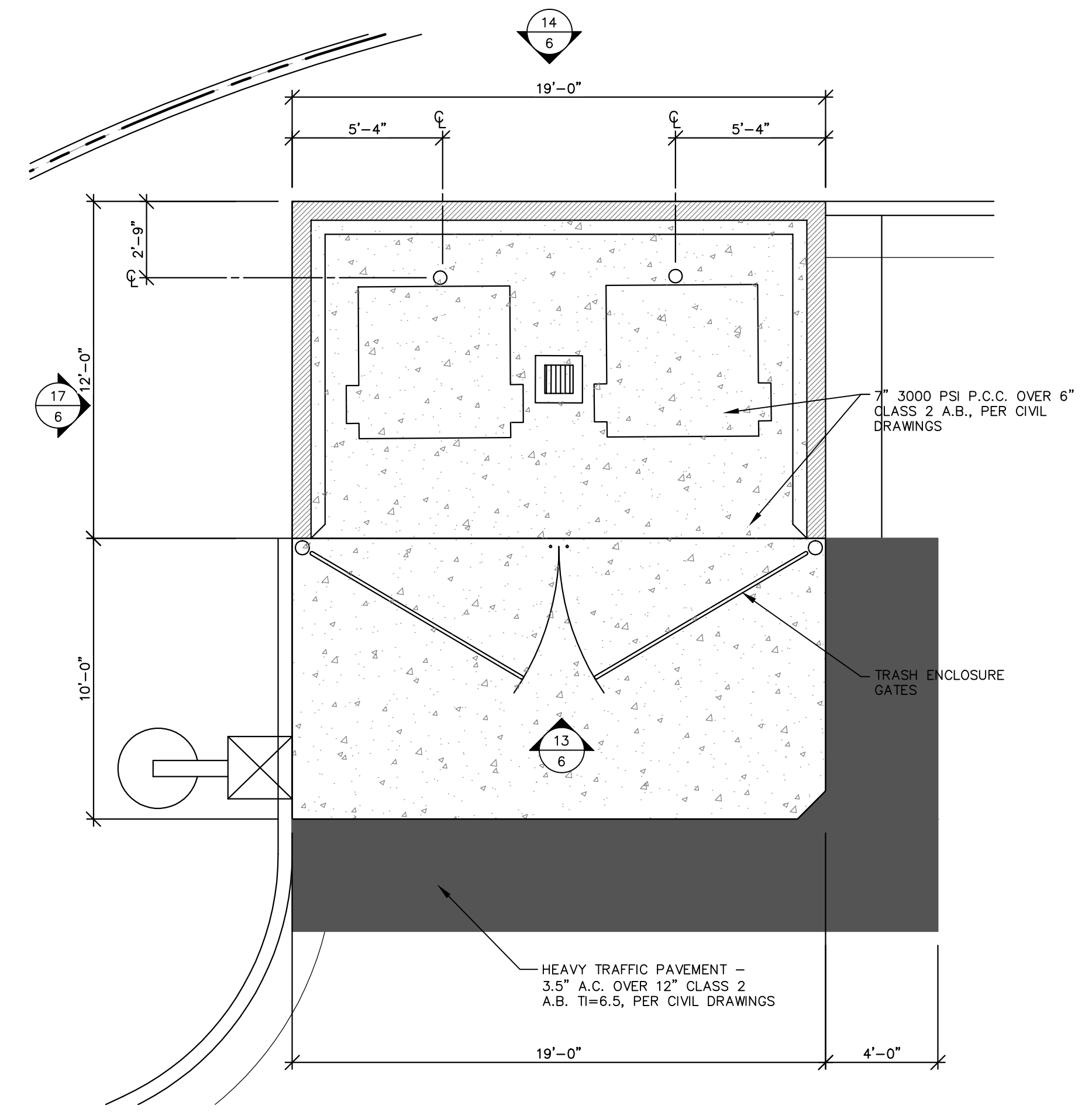
MARK	DATE	REVISION
△	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	06/30/17	ISSUED FOR SPR SUBMITTAL
△	10/23/17	ISSUED FOR SPR RE-SUBMITTAL
△		
△		
△		

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

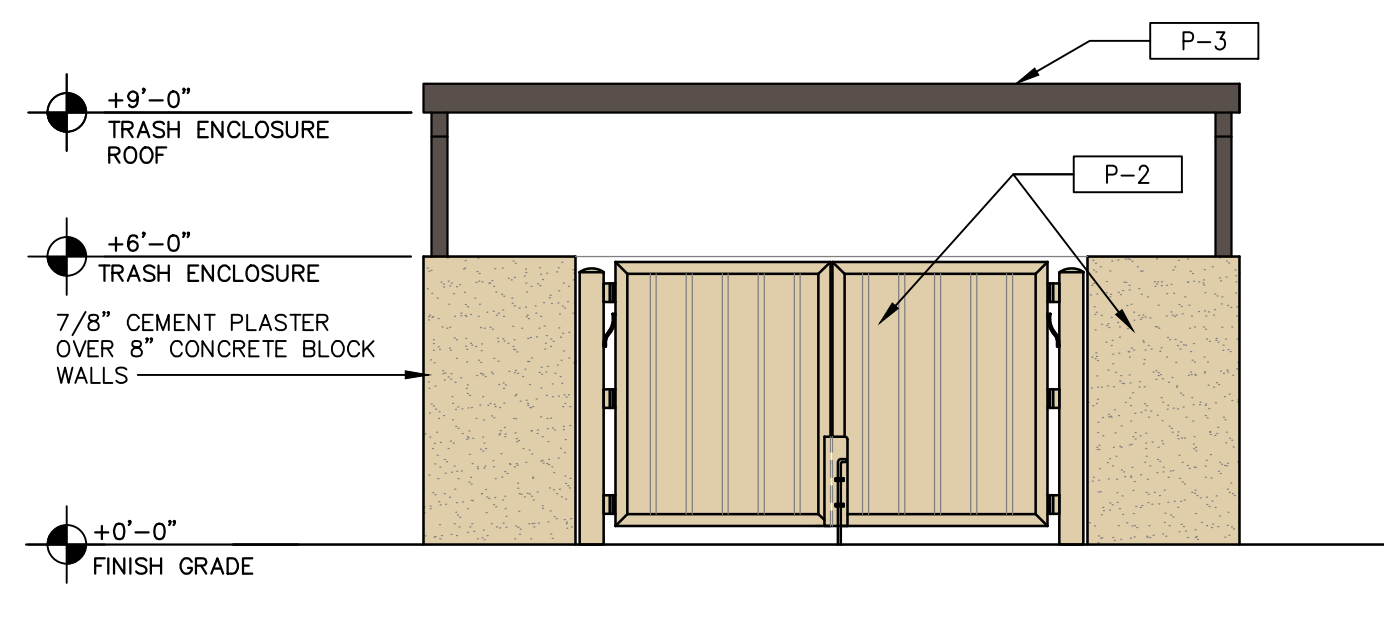
Project Number
SPA16002.0

Sheet Name
ACCESSORY STRUCTURES PLAN AND ELEVATION

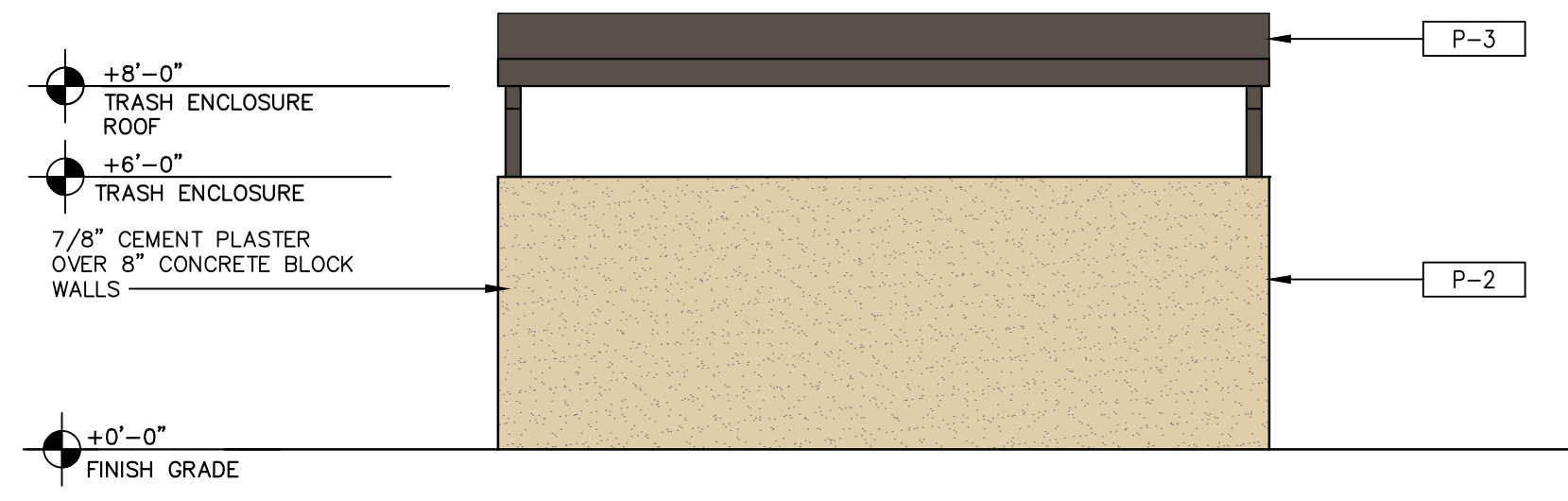
Sheet Number
6



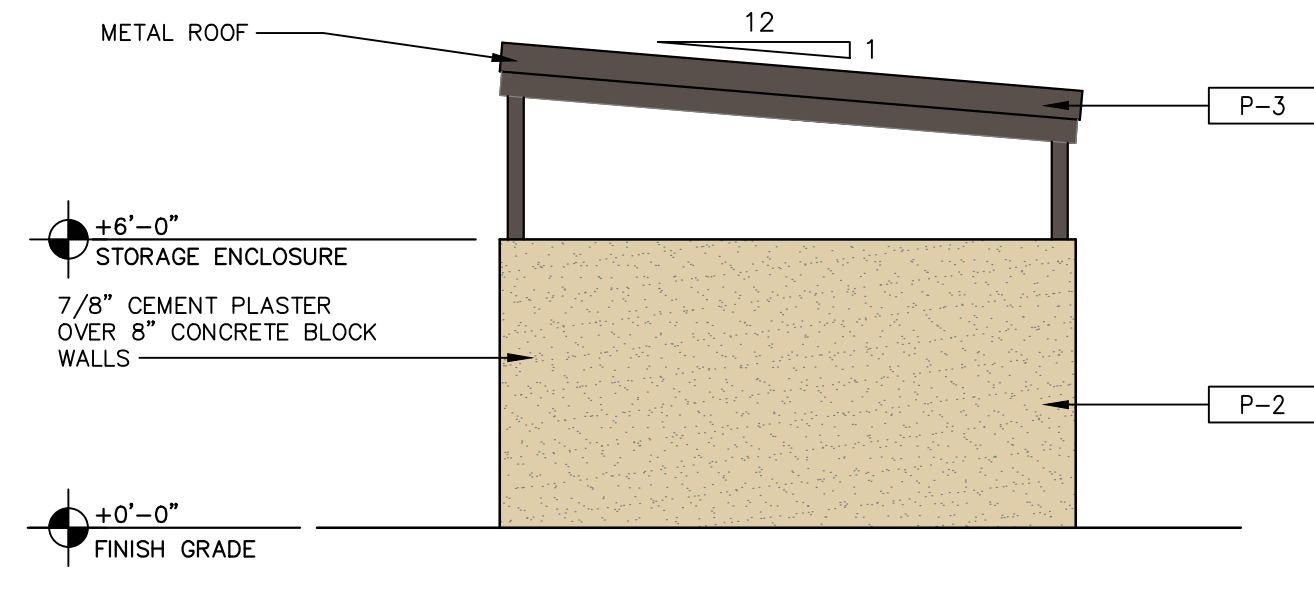
6 TRASH ENCLOSURE PLAN
1/4"=1'-0"



13 FRONT ELEVATION
1/4"=1'-0"



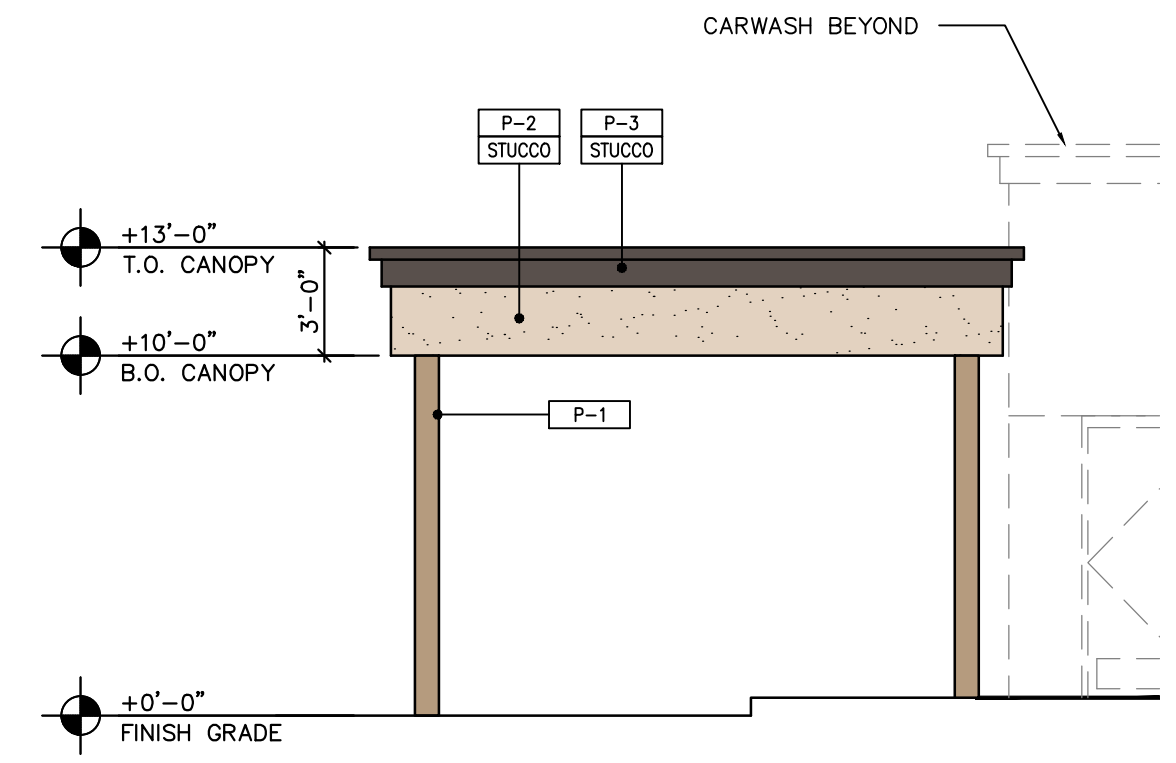
14 REAR ELEVATION
1/4"=1'-0"



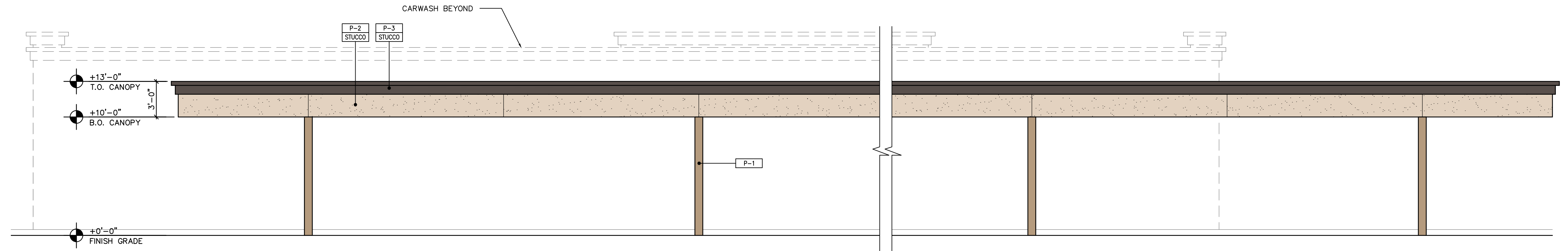
17 SIDE ELEVATION
1/4"=1'-0"

COLOR LEGEND

	P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
	P-2 DUNN EDWARDS DE6128, "SAND DUNE"
	P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

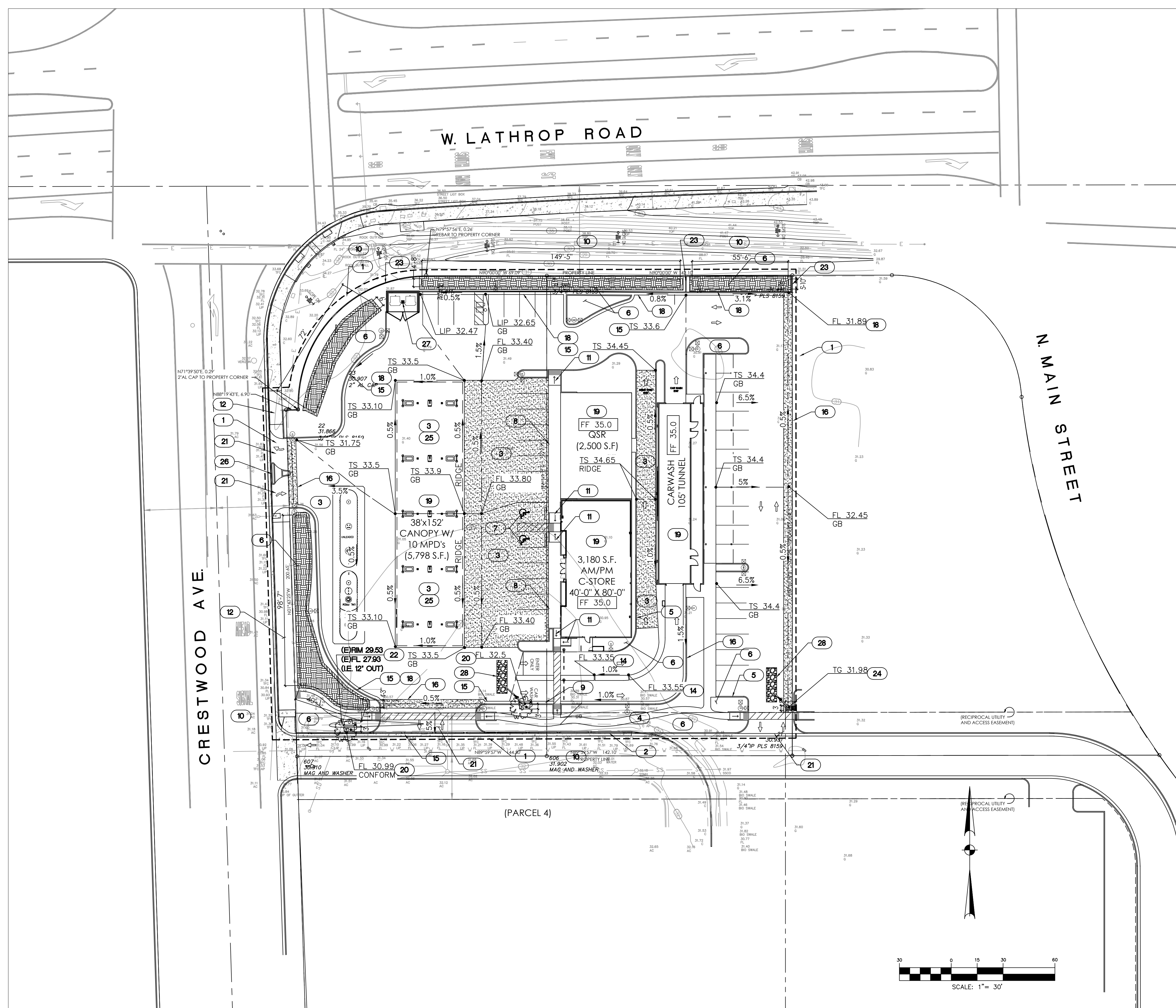


20 VACUUM CANOPY ELEVATION - SIDE
3/16"=1'-0"



16 VACUUM CANOPY ELEVATION - FRONT
3/16"=1'-0"

M:\INDEPENDENT PETROLEUM\SPA16002.0_MANTECA\01-DRAWINGS\CURRENT\01-ARCHITECTURAL\02-PLANNING\SPA16002.0_L6.DWG 10/23/2017 11:48 AM ELI SMITH



GRADING LEGEND:

- 0.00 (E) OR 0.00 (E) EXISTING SPOT ELEVATION
- 0.00 PROPOSED ELEVATION
- DIRECTION OF DRAINAGE FLOW
- LIMIT OF PROPOSED WORK/CONFORM
- GRADE BREAK
- SD STORM DRAIN LINE
- CONCRETE PAVING
- AC PAVING
- TOP OF PLANTER
- BACK OF WALK
- FINISHED SURFACE
- FLOW LINE
- GRADE BREAK
- EDGE OF SWALE OR GUTTER
- TOP OF RAISED PLANTER CURB
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- FF FINISHED FLOOR
- TP TOP OF PAVEMENT
- TS TOP OF SLAB
- (E) EXISTING
- R RIDGE

KEY NOTES

1. APPROXIMATE LIMIT OF WORK LINE.
2. SAWCUT EXISTING AC OR CONCRETE TO FACILITATE NEW CONSTRUCTION. (CONFORM PROPOSED NEW WORK TO EXISTING IMPROVEMENTS).
3. CONCRETE PAVEMENT.
4. CONCRETE SIDEWALK.
5. 6" HIGH CONCRETE PLANTER CURB.
6. LANDSCAPE AREA. REFER TO STORMWATER MANAGEMENT EXHIBIT FOR BIORETENTION AREA, AND LANDSCAPE PLANS FOR PLANTINGS.
7. ADA COMPLIANT ACCESSIBLE PARKING STALLS AND UNLOADING ZONE. SLOPE SHALL BE 2% MAX. IN ANY DIRECTION. SEE ARCHITECTURAL DRAWINGS FOR SIGNAGE AND STRIPING, AS WELL AS SPECIFICATIONS AND DETAILS.
8. RAISED CONCRETE SIDEWALK AND CURB.
9. ADA ACCESSIBLE CURB AND GUTTER.
10. EXISTING CONDITIONS TO REMAIN.
11. ADA COMPLIANT RAMP. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
12. SIDEWALK IN PUBLIC RIGHT-OF-WAY PER AGENCY STANDARDS.
13. NOT USED
14. THRU CURB DRAIN.
15. CURB AND GUTTER.
16. SWALE
17. BIORETENTION AREA IN LARGE STORMS OVERFLOWS INTO PAVED AREA.
18. 12" WIDE CURB OPENING, WITH 45 DEGREE CHAMFER ON EACH SIDE. EXACT LOCATION OF OPENINGS ALONG CURB AND GUTTER WILL BE DEFINED DURING CD PHASE (10' TO 20' SPACING). REFER TO SHEET C1.03 FOR DETAIL.
19. CANOPY AND OR BUILDINGS. SEE ARCHITECTURAL DRAWINGS. BUILDINGS DRAIN TO FACE OF CURB, SIDEWALK OR BUILDING, CANOPY DRAINS UNDERGROUND TO BMP AREA.
20. FILTERRA BIORETENTION SYSTEM BY CONTECH. REFER TO DETAIL ON STORMWATER MANAGEMENT EXHIBIT AND SIZING CHART, SHEET C1.01. OVERFLOW DRAINS TO UNDERGROUND STORAGE, SEE SHEET C1.01.
21. (N) DRIVEWAY, SEE ARCHITECTURAL PLANS.
22. EXISTING AREA DRAIN/STORM DRAIN CONNECTION POINT.
23. RETAINING CURB AT PROPERTY LINE.
24. OLDCASTLE STORM SOLUTION FILTER, SEE SHEET C1.02. OVERFLOW DRAINS TO UNDERGROUND STORAGE.
25. FUELING AREA TO HAVE SWALES ON LOW SIDE OF FUELING SLAB TO CAPTURE POTENTIAL RUNOFF FROM A FUEL SPILL. LOW END OF SWALE TO HAVE AN INLET WITH A "SAFEDRAIN" SYSTEM INSTALLED PER MANUFACTURERS REQUIREMENTS. SAFEDRAIN CONTACT: 1-800-764-5220.
26. DOGBONE ISLAND WITH ACCESSIBLE PATH/SIDEWALK.
27. TRASH ENCLOSURE WITH INTERIOR DRAIN, SEE UTILITY PLAN FOR UTILITY LINE CONNECTION, ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE DETAIL.
28. UNDERGROUND CHAMBER FOR HYDROMODIFICATION, SEE DETAILS ON SHEET C1.03.

TOPOGRAPHIC AND BOUNDARY INFORMATION

BENCHMARK AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE SURVEY INFORMATION AS SHOWN ON THE TOPOGRAPHIC SURVEY PREPARED BY CHAPPELL SURVEYING DATED JULY 31, 2017.

BASIS OF BEARINGS

SEE SURVEY FOR DESCRIPTION

BENCHMARK

BENCH MARK = 33.00 FEET (SEE SURVEY)

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd. Suite A-102
Santa Rosa, CA. 95404

REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. BURGESS
No. 0418525
Exp. 3/18
CIVIL
STATE OF CALIFORNIA

bp

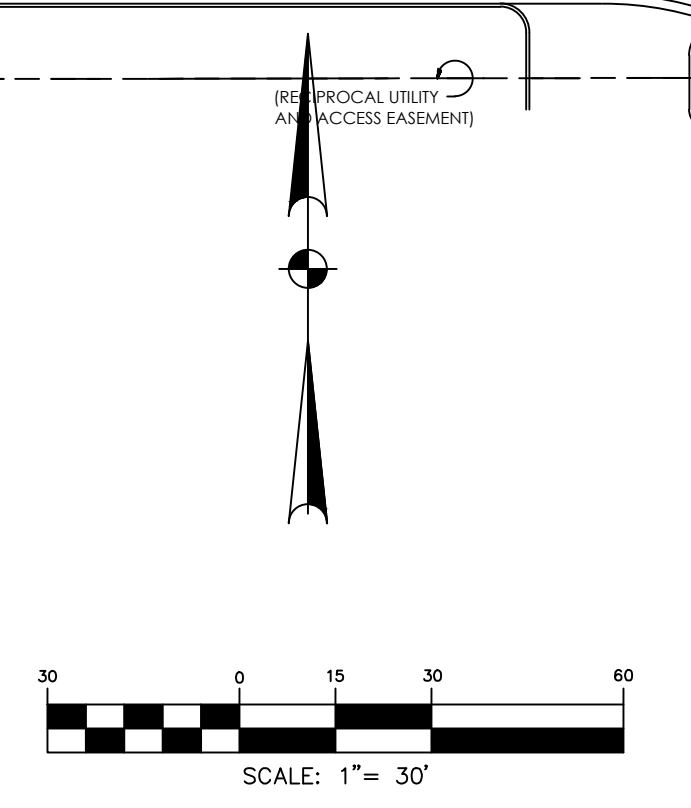
MARK	DATE	REVISION
	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
	08/23/17	UPDATED SITE PLAN
	08/31/17	ISSUED FOR PLANNING

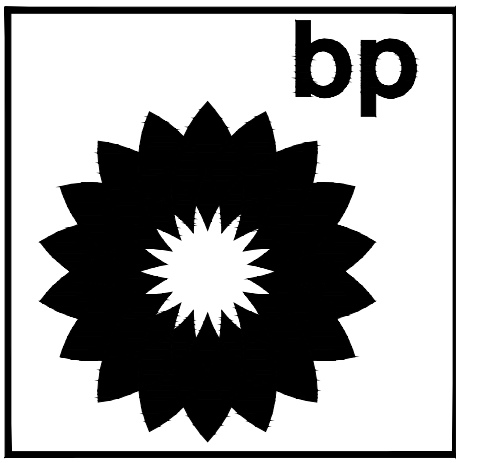
ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number
C1





REVISION	
DATE	04/03/17 ISSUED FOR PRE-PLANNING SUBMITTAL
DATE	08/23/17 UPDATED SITE PLAN
DATE	08/31/17 ISSUED FOR PLANNING

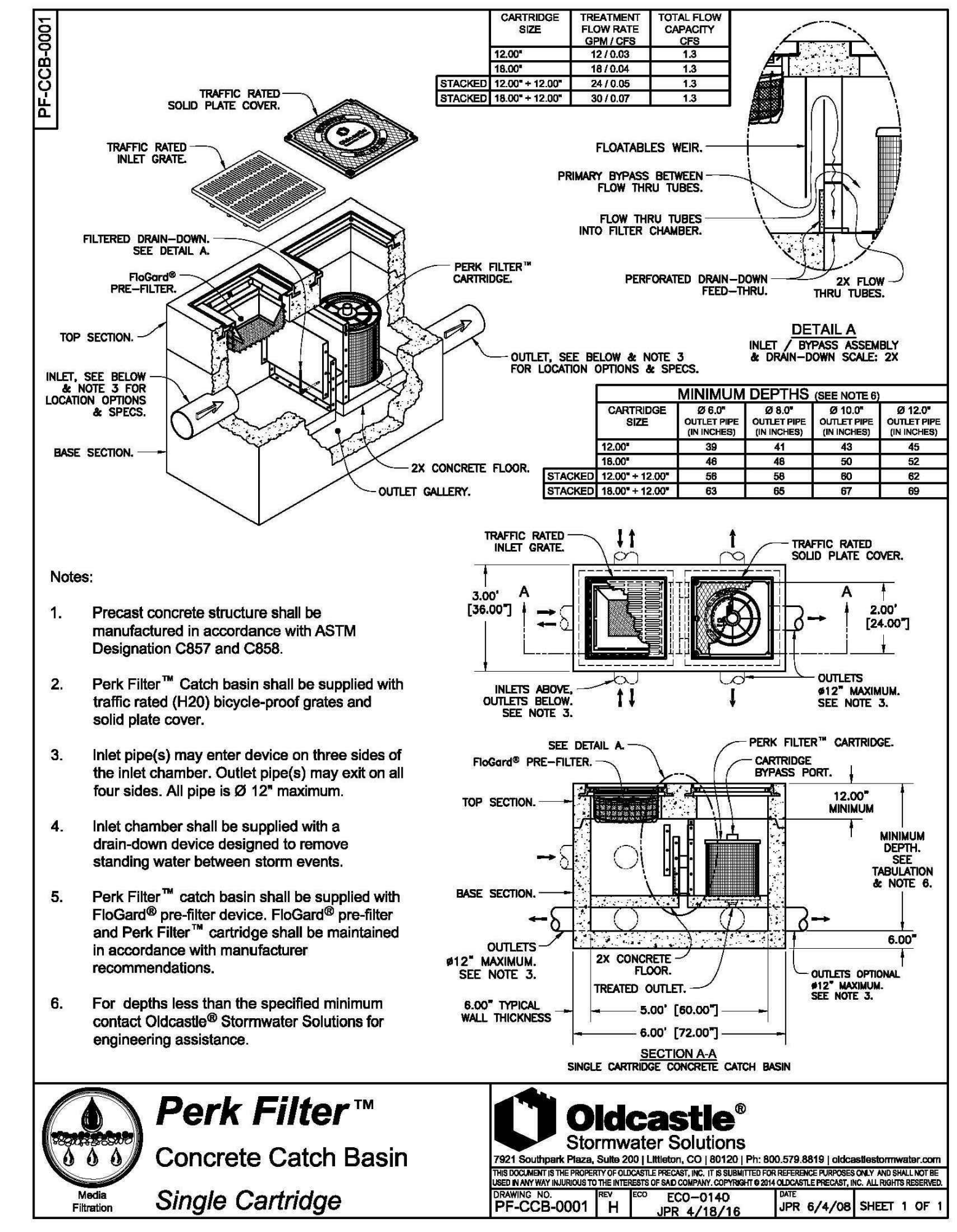
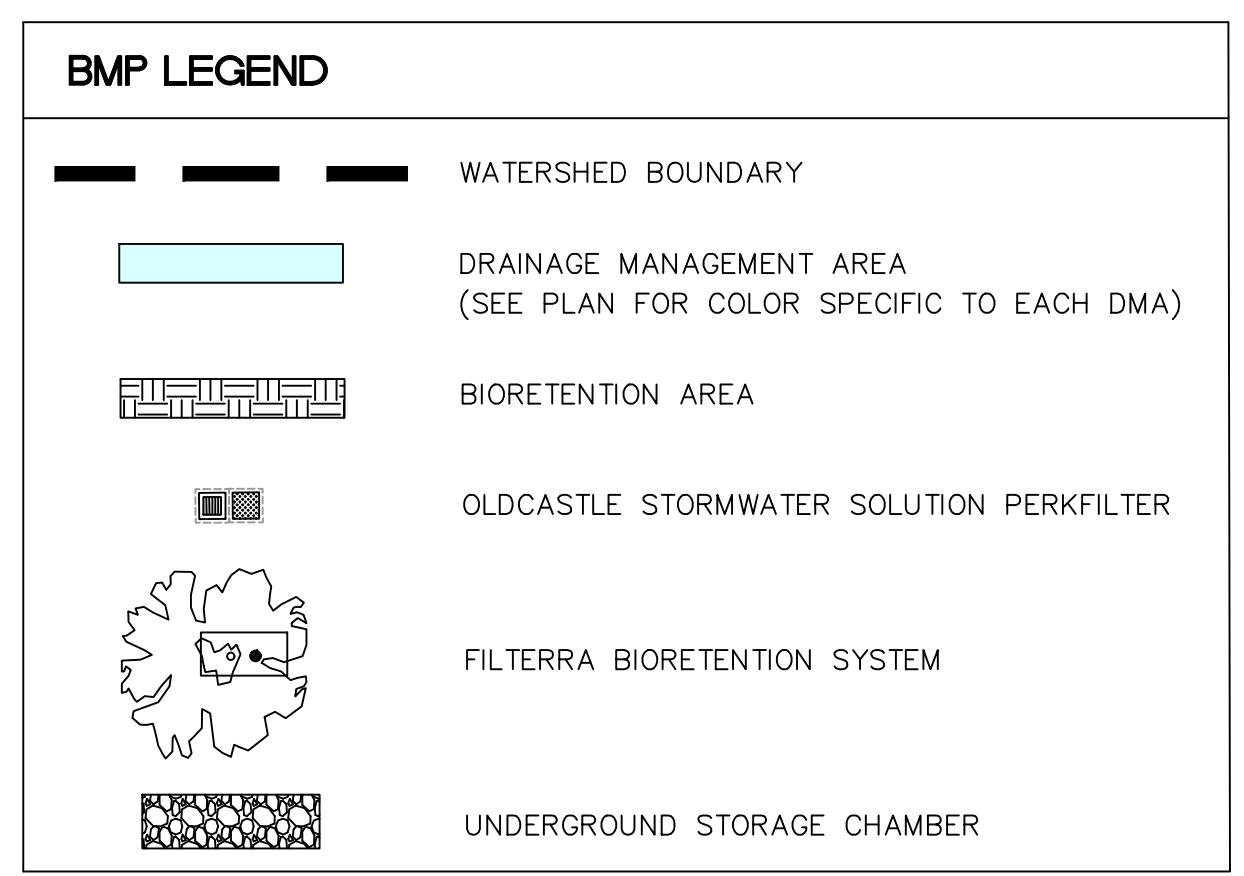
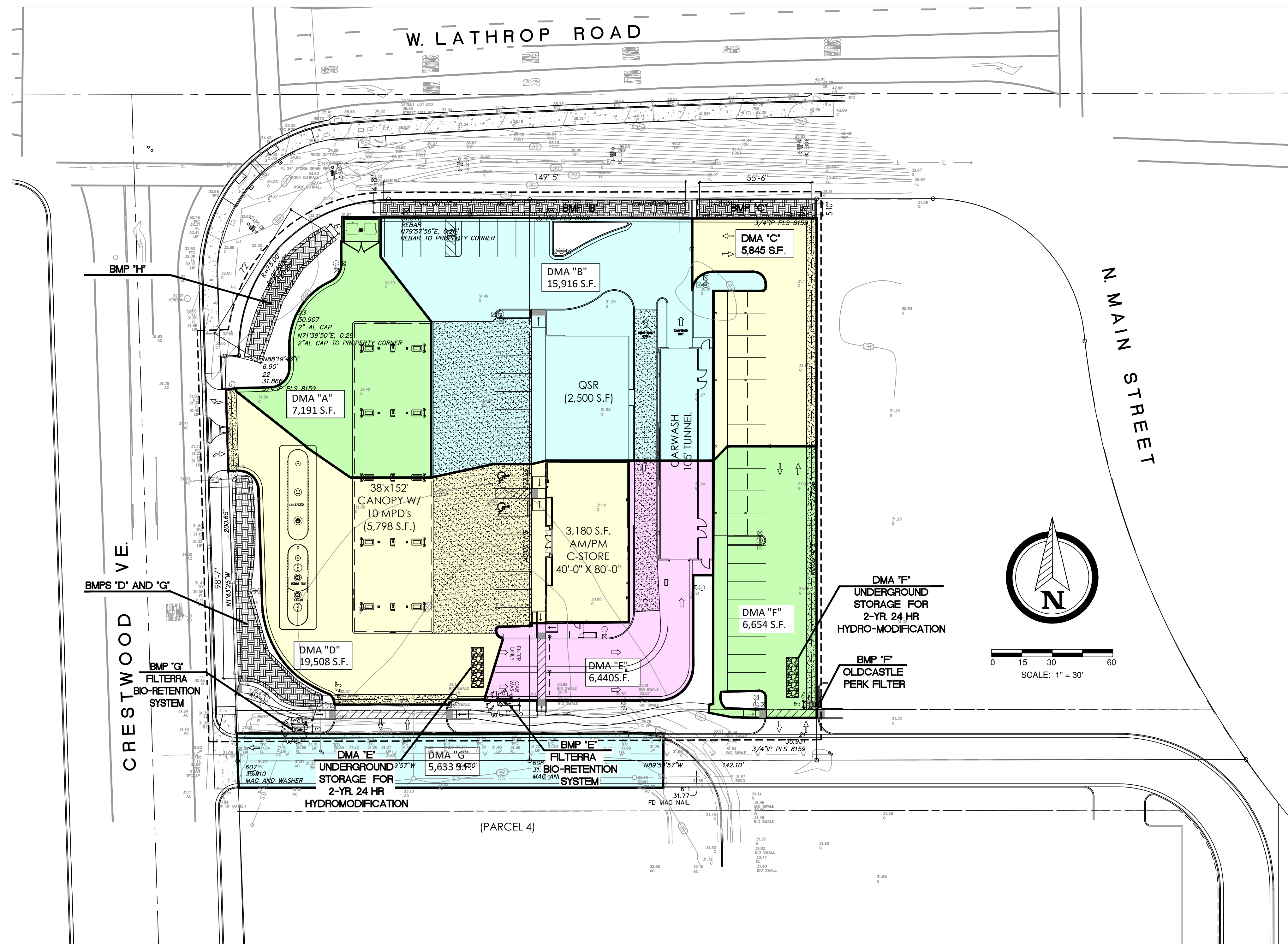
MARK	
------	--

ARCO BRANDED
SITE # T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
C-SPA16002.0

Sheet Name
PRELIMINARY STORMWATER TREATMENT EXHIBIT

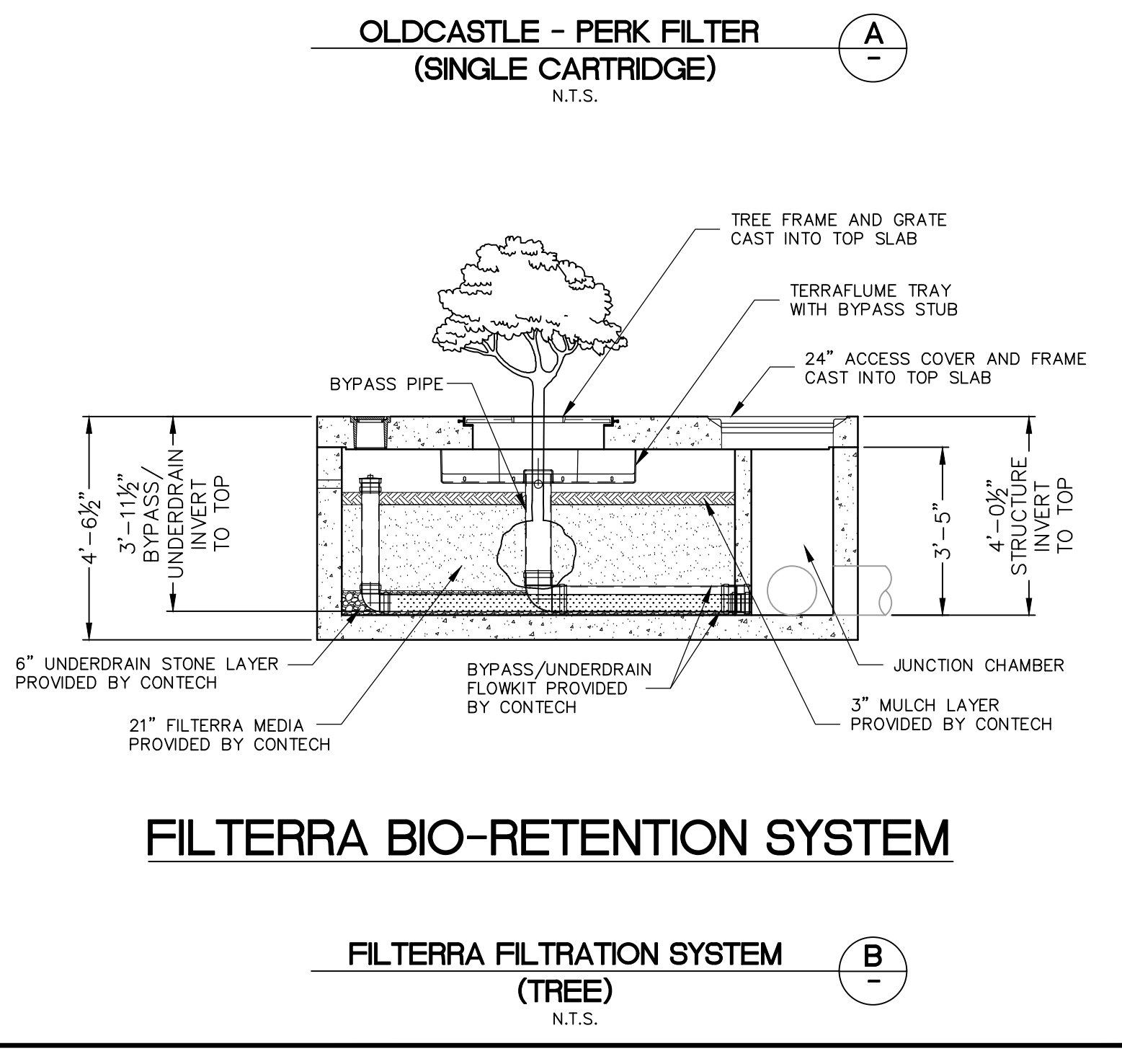
Sheet Number
C1.01



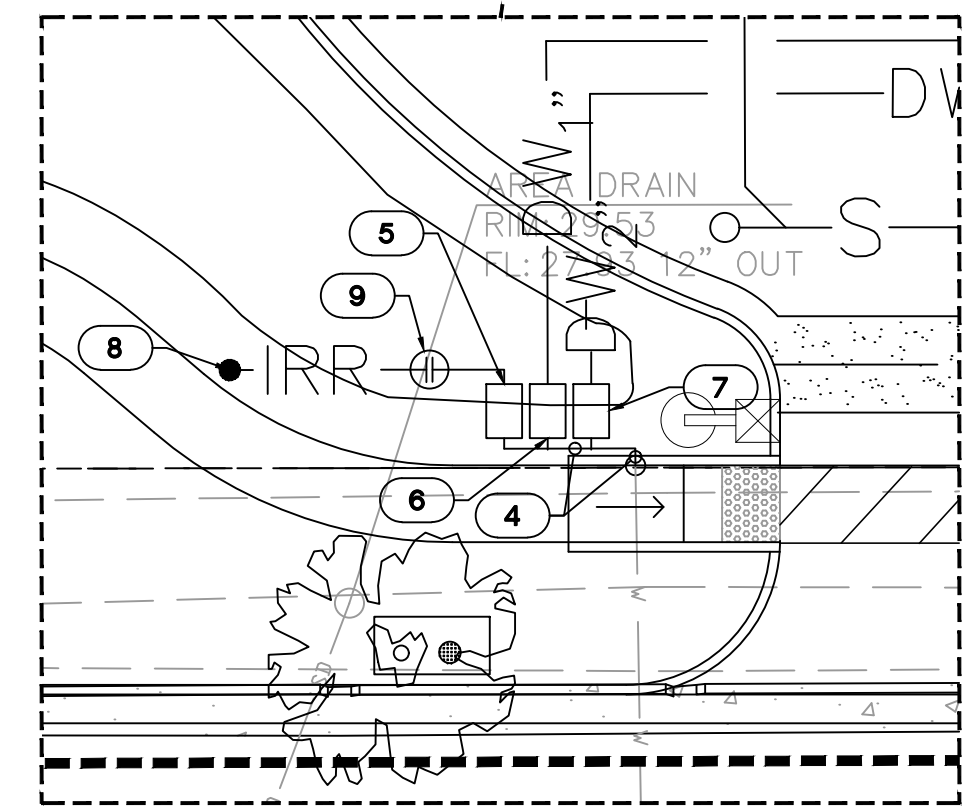
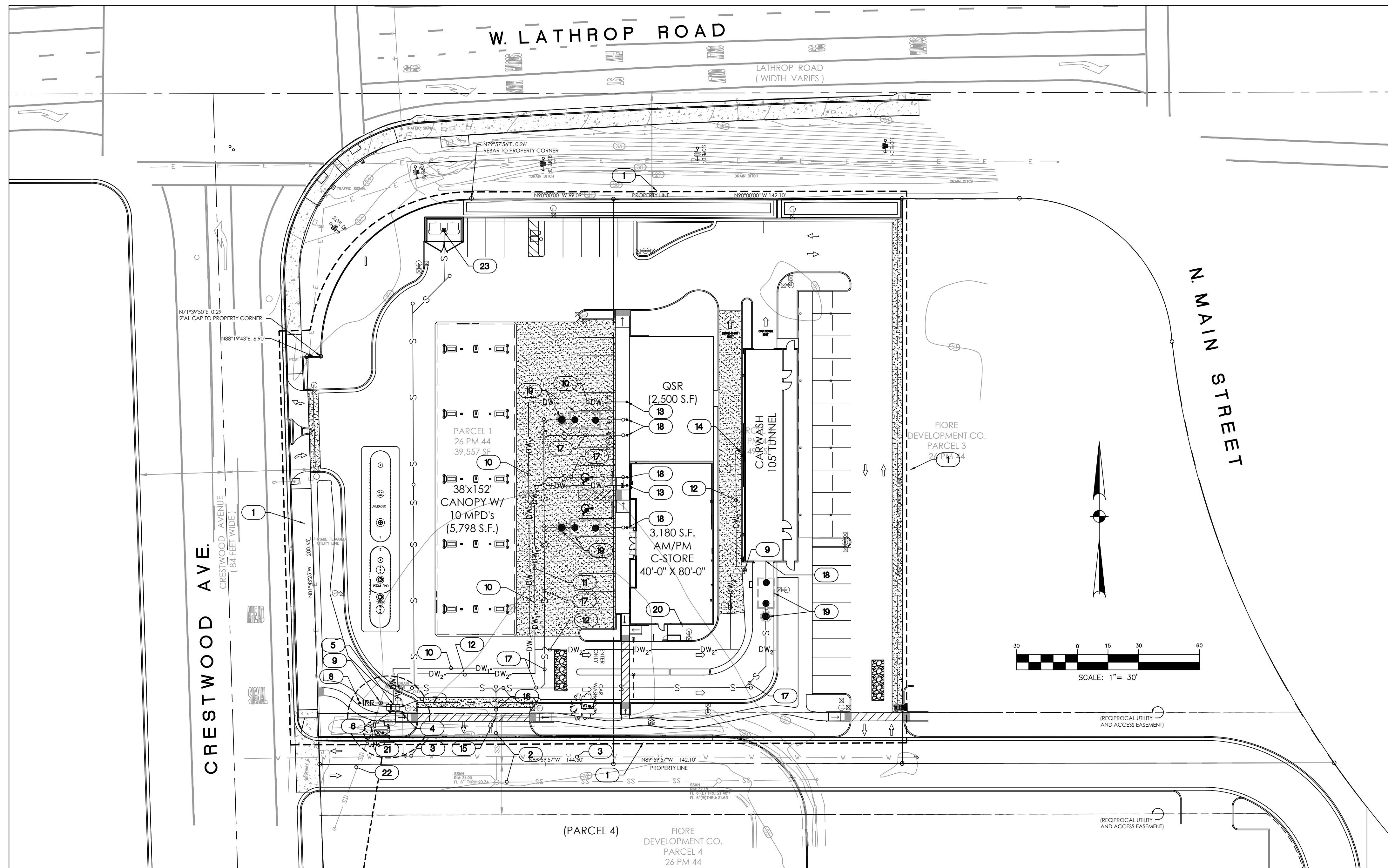
BMP NUMERIC SIZING CALCULATION

AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	BMP ID	DESIGN FACTOR (Po/12)	TREATMENT AREA REQUIRED (C.F.)	TREATMENT AREA PROVIDED (C.F.) SEE NOTES BELOW
DMA A	CANOPY, PAVEMENT	7,191	BIO-RETENTION	BMP A	0.05	389.5	1,011
DMA B	SIDEWALK, ROOF, CANOPY, PAVEMENT	15,916	BIO-RETENTION	BMP B	0.05	862.2	1,364
DMA C	PAVEMENT	5,845	BIO-RETENTION	BMP C	0.05	316.6	624
DMA D	SIDEWALK, ROOF, CANOPY, PAVEMENT	19,508	BIO-RETENTION	BMP D	0.05	1056.7	2,023
TOTAL		48,460				2,625.1	5,022
AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	BMP ID	DESIGN FACTOR (Po/12)	TREATMENT AREA REQUIRED (C.F.S)	TREATMENT AREA PROVIDED (C.F.S)
DMA E	ROOF, PAVEMENT	6,440	PERK FILTER™	BMP E	0.191520	0.028315	0.03
DMA F	PAVEMENT	6,654	FILTERRA®	BMP F	0.191520	0.029256	0.037
DMA G	PAVEMENT	5,633	FILTERRA®	BMP G	0.191520	0.024767	0.037
TOTAL		18,727				0.1	0.104000

NOTES:
TOTAL C.F. OF STORAGE REQUIRED IS REQUIRED STORAGE VOLUME FOR LID REQUIREMENT. TREATMENT AREA PROVIDED (S.F.) IS THE INNER DIMENSIONS OF THE BIORETENTION WITH INCREASED DEPTHS FOR HYDROMODIFICATION CALCULATED AS S.F. x 2'3" (DEPTH PER DETAIL), THUS TREATMENT AREA PROVIDED (S.F.) EXCEEDS TREATMENT AREA REQUIRED (C.F.).



Z:\SHARED\CIVIL PROJECTS\01 - COMMERCIAL\INDEPENDENT PETROLEUM\C-SPA16002.0 - MANTECA, CA\01 - DRAWINGS CURRENT\PRELIMINARY UTILITY\PLAN\DWG 10/20/2017 5:16 PM MARK EXTER



WATER CONNECTION ENLARGEMENT
NOT TO SCALE

UTILITY LEGEND

	N 0' 0" 00" W	PROPERTY LINE
	--- ---	LIMIT OF WORK LINE
	DW _n	DOMESTIC WATER LINE AND PROPOSED SIZE
	IRR	IRRIGATION WATER
	S	SANITARY SEWER, SDR-35 PVC. SIZE AS NOTED.
	G	NATURAL GAS SERVICE TO BUILDING
	T	TELEPHONE SERVICE TO BUILDING
	E	ELECTRICAL SERVICE TO BUILDING
	SD	STORM DRAIN (SOLID PIPE)
	IE	INVERT ELEVATION
	JT	JOINT UTILITY TRENCH
	S.D.J.S.	STORM DRAIN JUNCTION STRUCTURE
	UGT	UNDERGROUND TELEPHONE SERVICE
	CO	CLEAN OUT TO GRADE
	DS	DOWN SPOUT
	P.O.C.	POINT OF CONNECTION
	GAS METER	EXISTING WATER METER
	SHUT-OFF VALVE	BACKFLOW PREVENTER
	DROP INLET (D.I.)	EXISTING FIRE HYDRANT
	TURNING STRUCTURE	

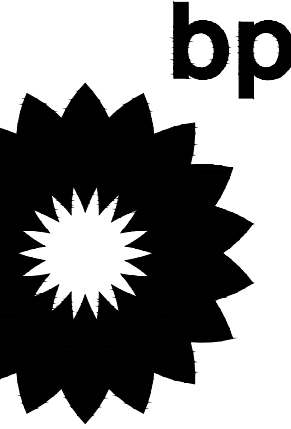
KEY NOTES

1. LIMIT OF WORK.
2. EXISTING SANITARY SEWER TO REMAIN.
3. EXISTING WATER MAIN AND SERVICE TO REMAIN. (BY OTHERS)
4. P.O.C. NEW 4" WATER SERVICE MANIFOLD (CLASS C-900 PVC) TO EXISTING SERVICE STUB (BY OTHERS).
5. NEW 1" LANDSCAPE IRRIGATION METER.
6. NEW 1" DOMESTIC WATER METER.
7. NEW 2" DOMESTIC WATER METER.
8. P.O.C. LANDSCAPE IRRIGATION TO 1" STUB.
9. REDUCED PRESSURE PRINCIPAL BACKFLOW DEVICE.
10. 1" DOMESTIC WATER SERVICE TO PROPOSED 'QSR' BUILDING.
11. 1" DOMESTIC WATER SERVICE TO AM/PM STORE.
12. 2" DOMESTIC WATER SERVICE TO CARWASH.
13. P.O.C 1" DOMESTIC WATER AT BUILDING.
14. P.O.C 2" DOMESTIC WATER AT CARWASH BUILDING.
15. P.O.C. NEW 6" SEWER LATERAL TO SEWER LATERAL STUB. (BY OTHERS)
16. NEW 6" SEWER LATERAL.
17. NEW 4" SANITARY SEWER LATERAL.
18. P.O.C. 4" SANITARY SEWER LATERAL AT BUILDING.
19. GREASE INTERCEPTOR AND SAMPLE BOX (IF REQUIRED).
20. PROPOSED GAS METER LOCATION.
21. EXISTING 2" CATCH BASIN TO REMAIN.
22. EXISTING 12" STORM DRAIN TO REMAIN.
23. COVERED TRASH ENCLOSURE WITH INTERIOR DRAIN, DRAINS TO SANITARY SEWER.



Architectural Solutions Group

2455 Bennett Valley Rd. Suite A-102
Santa Rosa, CA. 95404



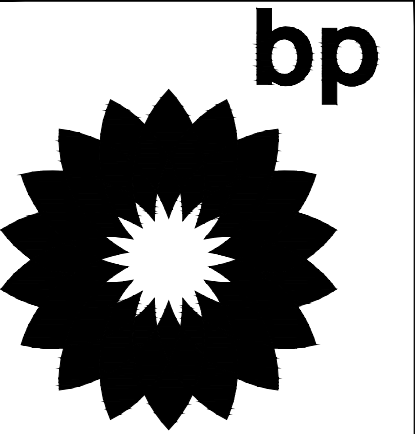
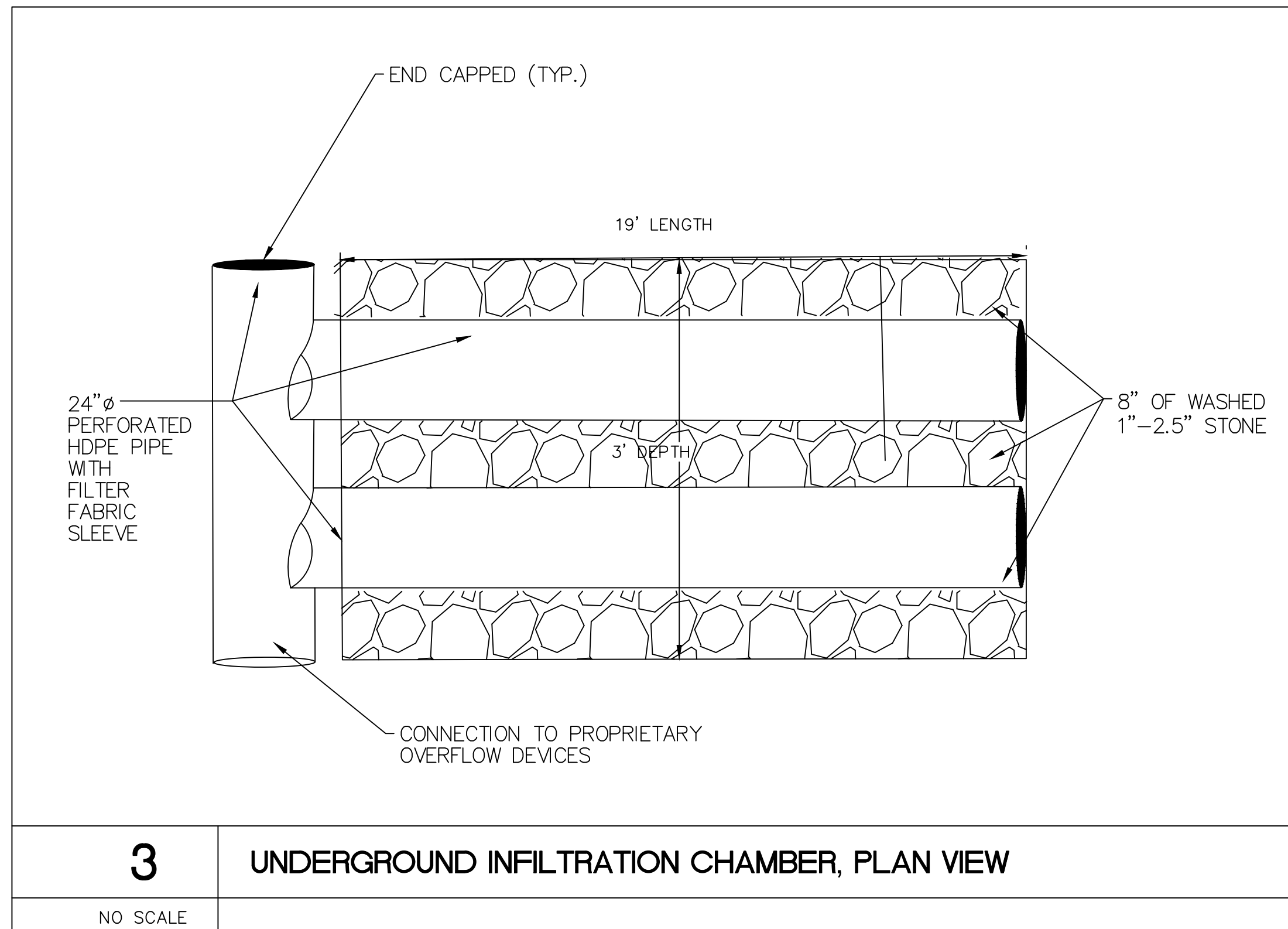
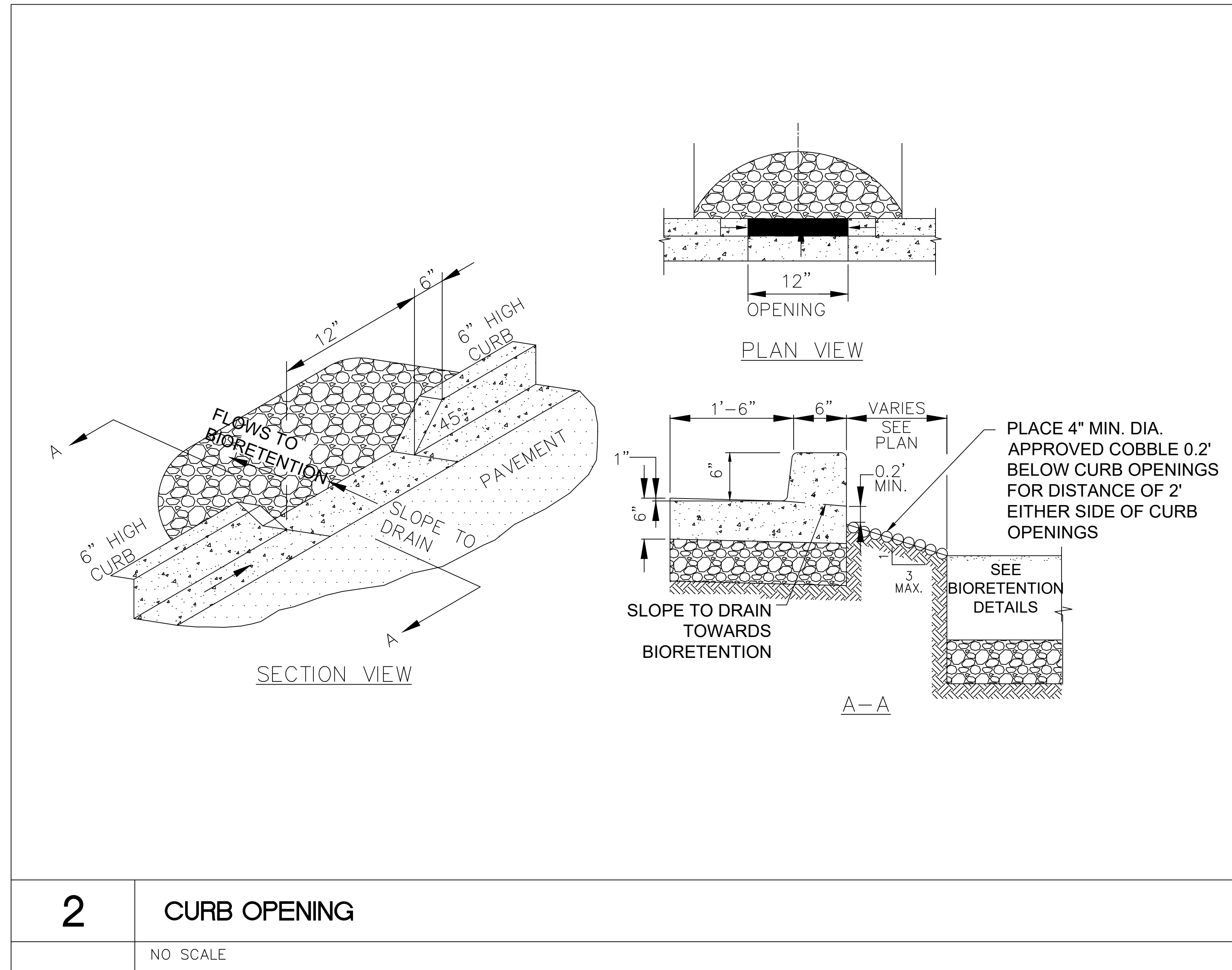
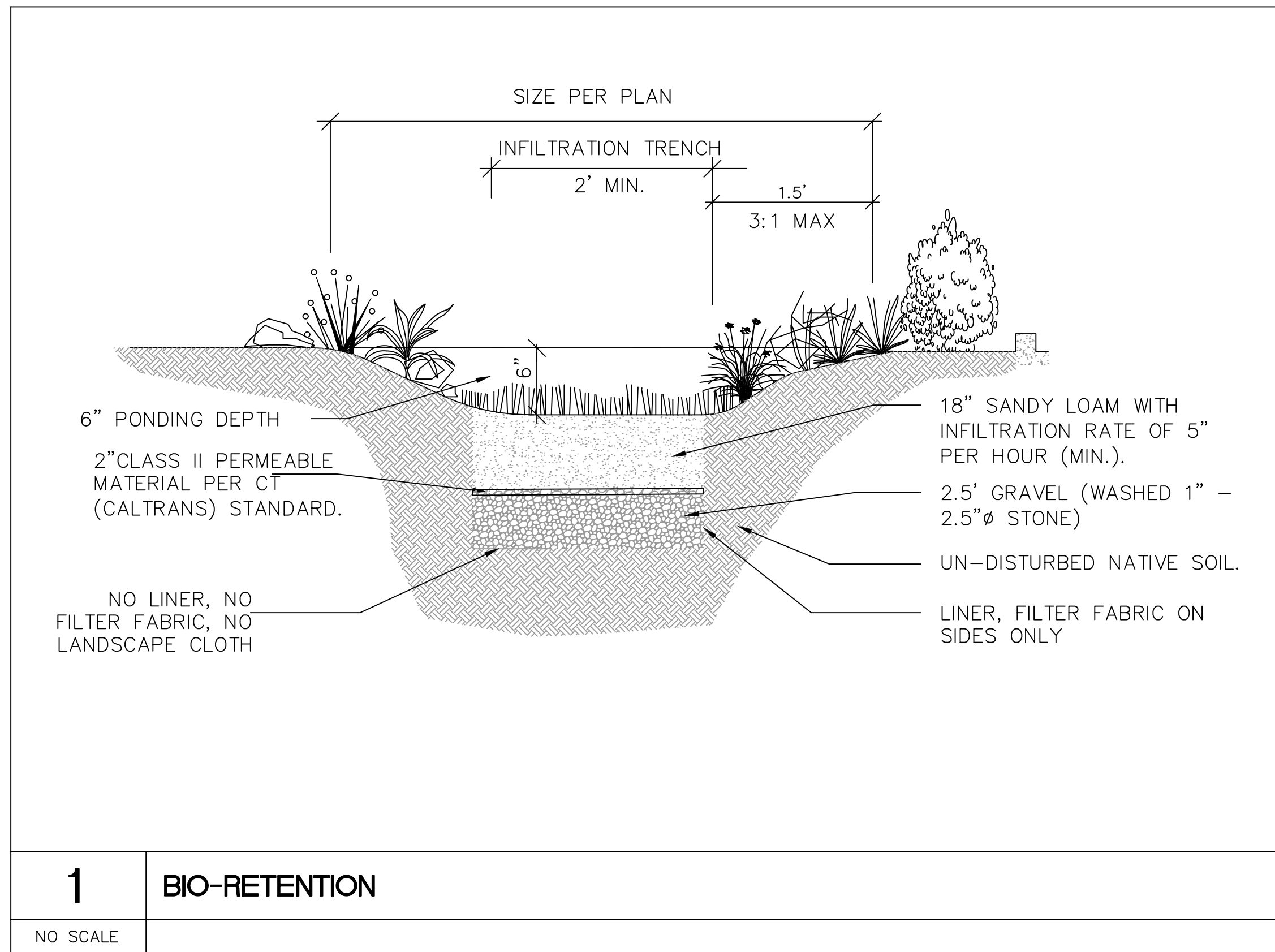
MARK	DATE	REVISION
	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
	08/23/17	UPDATED SITE PLAN
	08/31/17	ISSUED FOR PLANNING

**ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336**

Project Number
SPA16002.0

Sheet Name
**PRELIMINARY
UTILITY PLAN
PLAN**

Sheet Number
C1.02



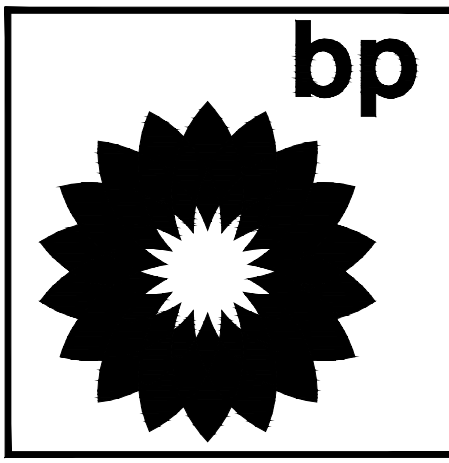
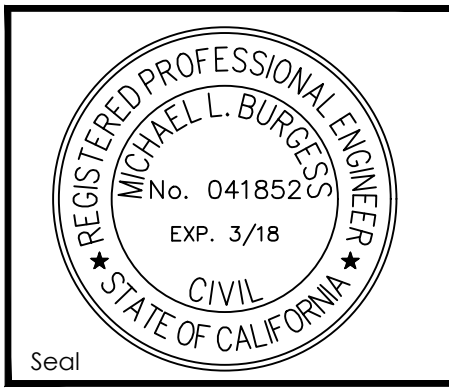
MARK	DATE	REVISION
	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
	08/23/17	UPDATED SITE PLAN

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
C-SPA16002.0

Sheet Name
BMP DETAILS

Sheet Number
C1.03



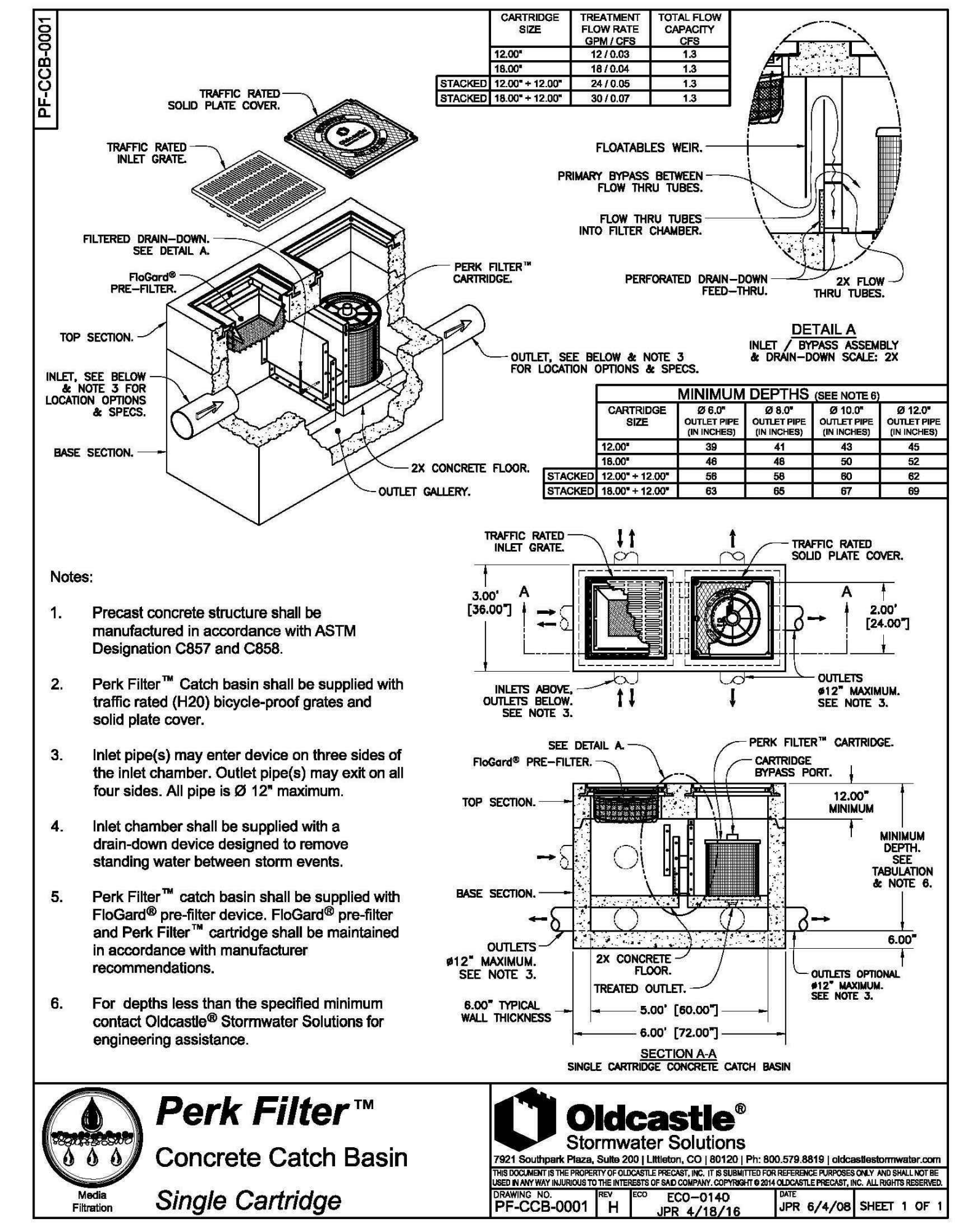
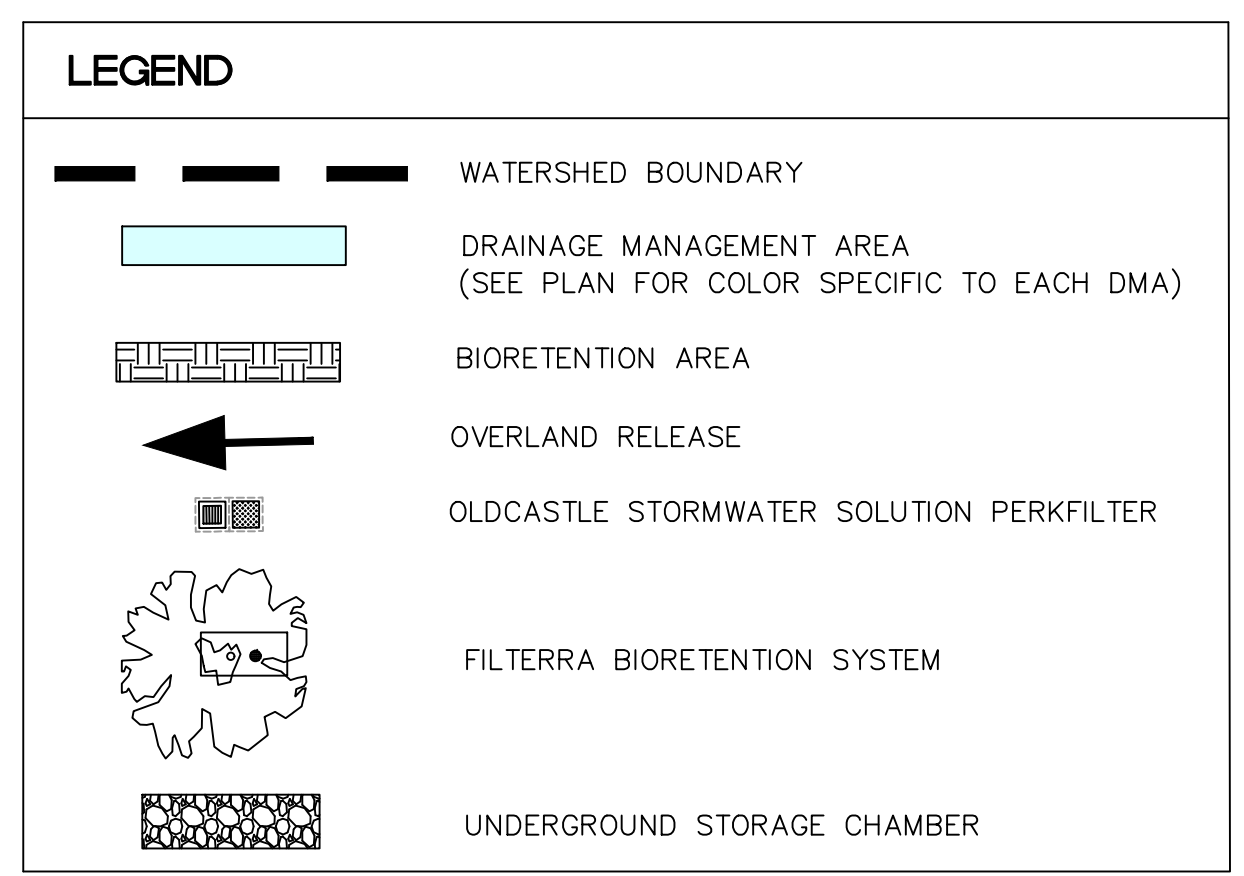
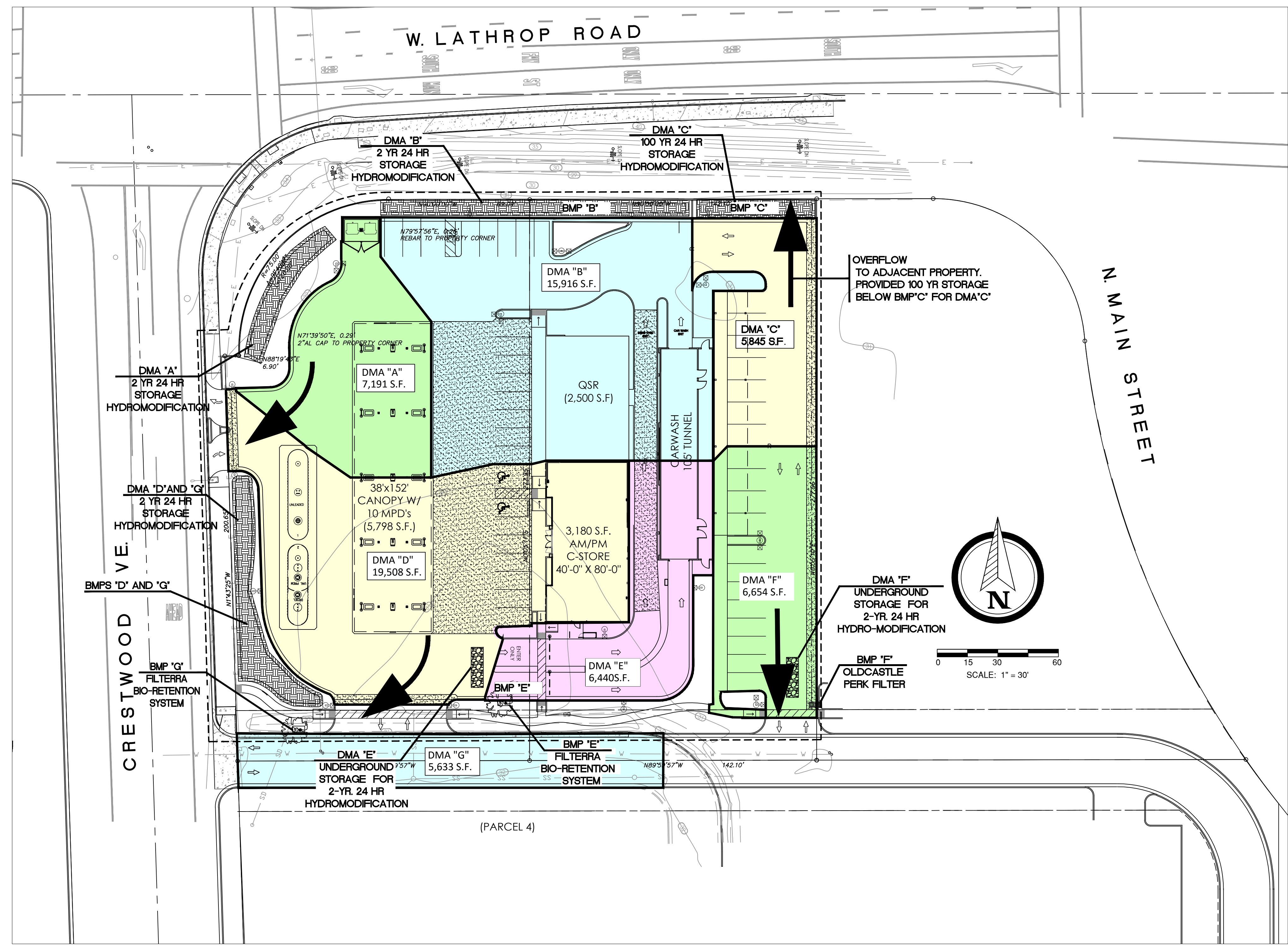
MARK	DATE	REVISION
	04/03/17	ISSUED FOR PRE-PLANNING SUBMITTAL
	08/23/17	UPDATED SITE PLAN
	08/31/17	ISSUED FOR PLANNING

ARCO BRANDED
SITE # T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
C-SPA16002.0

Sheet Name
OVERLAND RELEASE EXHIBIT

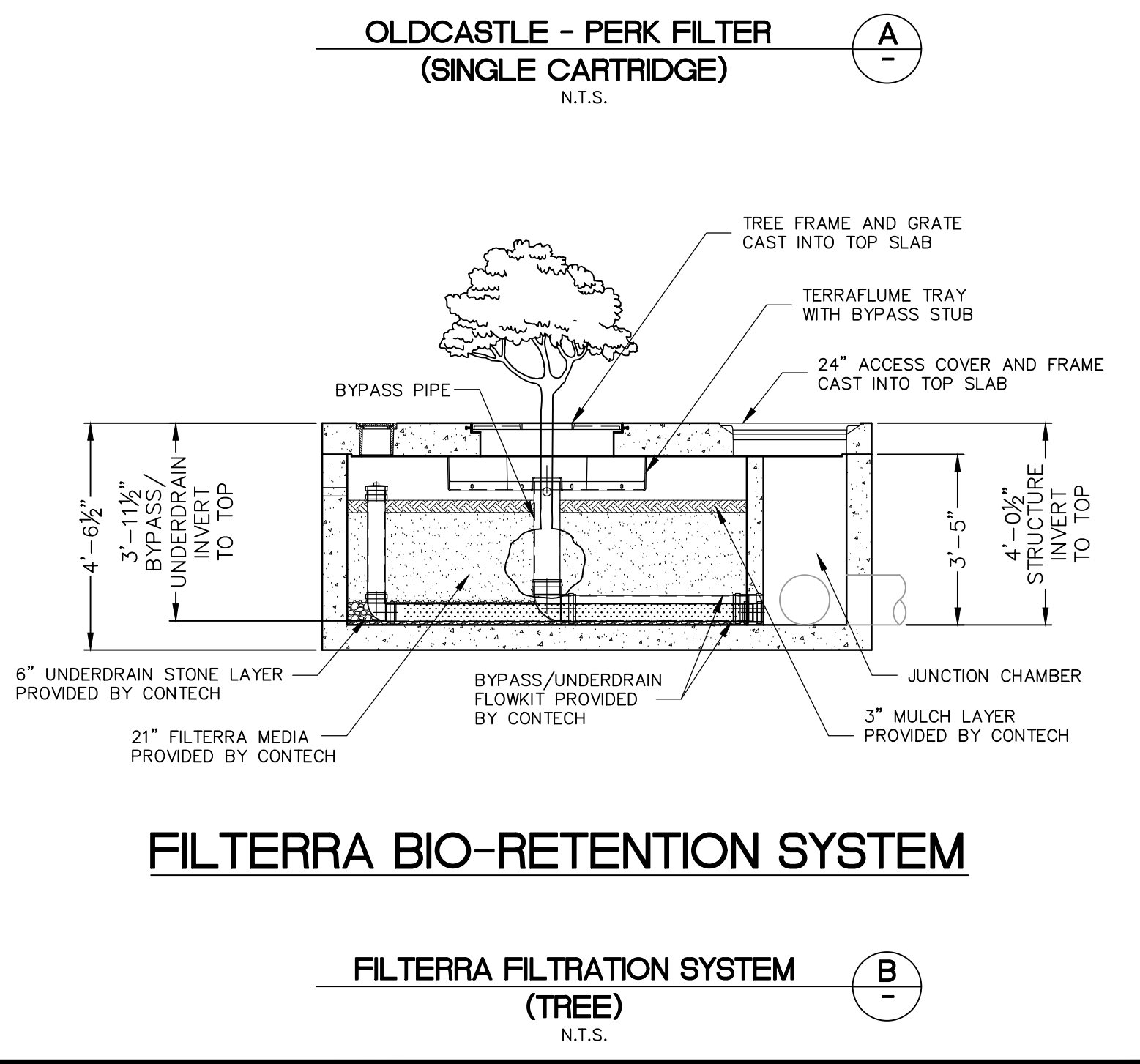
Sheet Number
C1.04

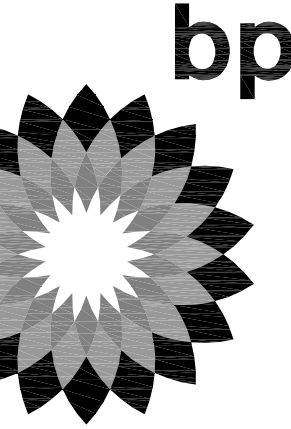
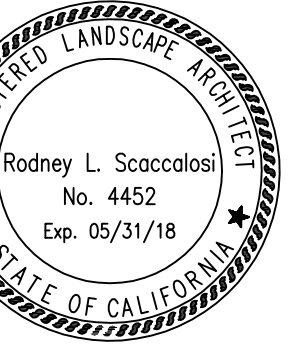


BMP NUMERIC SIZING CALCULATION

AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	BMP ID	DESIGN FACTOR (Po/12)	TREATMENT AREA REQUIRED (C.F.)	TREATMENT AREA PROVIDED (C.F.) SEE NOTES BELOW
DMA A	CANOPY, PAVEMENT	7,191	BIO-RETENTION	BMP A	0.05	389.5	1,011
DMA B	SIDEWALK, ROOF, CANOPY, PAVEMENT	15,916	BIO-RETENTION	BMP B	0.05	862.2	1,364
DMA C	PAVEMENT	5,845	BIO-RETENTION	BMP C	0.05	316.6	624
DMA D	SIDEWALK, ROOF, CANOPY, PAVEMENT	19,508	BIO-RETENTION	BMP D	0.05	1056.7	2,023
TOTAL		48,460				2,625.1	5,022
AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	BMP ID	DESIGN FACTOR (Po/12)	TREATMENT AREA REQUIRED (C.F.S)	TREATMENT AREA PROVIDED (C.F.S)
DMA E	ROOF, PAVEMENT	6,440	PERK FILTER™	BMP E	0.191520	0.028315	0.03
DMA F	PAVEMENT	6,654	FILTERRA®	BMP F	0.191520	0.029256	0.037
DMA G	PAVEMENT	5,633	FILTERRA®	BMP G	0.191520	0.024767	0.037
TOTAL		18,727				0.1	0.104000

NOTES:
TOTAL C.F. OF STORAGE REQUIRED IS REQUIRED STORAGE VOLUME FOR LID REQUIREMENT. TREATMENT AREA PROVIDED (S.F.) IS THE INNER DIMENSIONS OF THE BIORETENTION WITH INCREASED DEPTHS FOR HYDROMODIFICATION CALCULATED AS: S.F. x 23' (DEPTH PER DETAIL), THUS TREATMENT AREA PROVIDED (S.F.) EXCEEDS TREATMENT AREA REQUIRED (C.F.).





MARK	DATE	REVISION
△	08/23/17	ISSUED FOR PRE-PLANNING SUBMITTAL
△	10/24/17	PLANNING SUBMITTAL

ARCO BRANDED
SITE #T.B.D.
SEC OF WEST LATHROP ROAD,
AND CRESTWOOD AVENUE
MANTECA, CA. 95336

Project Number
SPA16002.0

Sheet Name
**PRELIMINARY
LANDSCAPE
PLAN**

Sheet Number
L1

PLANT SCHEDULE

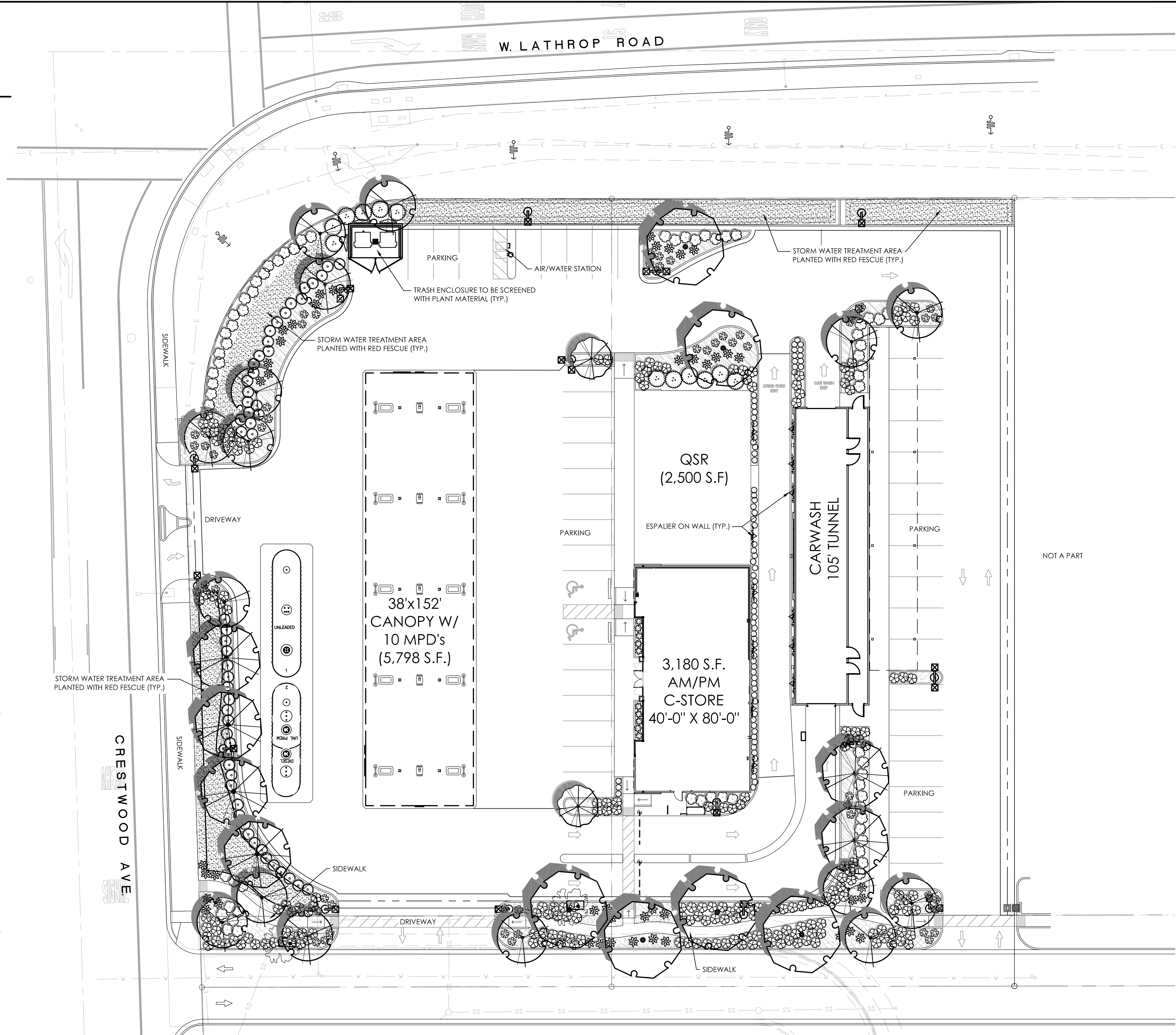
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	2	Cercis canadensis	Eastern Redbud	24"box	Low
	16	Lagerstroemia indica 'Red Rocket'	Crape Myrtle	15 gal	Low
	6	Quercus agrifolia	Coast Live Oak	15 gal	Low
	6	Ulmus x 'Frontier'	American Elm	24"box	Moderate

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	10	Agave x 'Blue Glow'	Blue Glow Agave	5 gal	Low
	198	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	Low
	72	Dietes x 'Lemon Drop'	Fortnight Lily	1 gal	Low
	44	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	Low
	12	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	5 gal	Low
	65	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	Low
	53	Rhaphiolepis umbellata 'Eleanor Tabor'	Yedda Hawthorn	5 gal	Low
	53	Yucca x 'Bright Star'	Variegated Spanish Dagger	5 gal	Low

VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	3	Ficus pumila	Creeping Fig	5 gal	moderate
	12	Magnolia grandiflora 'Little Gem' Espalier	Dwarf Southern Magnolia	5 gal	moderate

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	375	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	4"pot	Low	16" o.c.
	21	Helictotrichon sempervirens	Blue Oat Grass	1 gal	Low	30" o.c.
	51	Myoporum parvifolium	Trailing Myoporum	1 gal	Low	60" o.c.
	32	Pelargonium peltatum 'Dark Red'	Dark Red Ivy Geranium	4"pot	Moderate	18" o.c.
	92	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	Low	36" o.c.

BIO-RETENTION	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	3,805 sf	Festuca rubra 'Malate'	Malate Fescue	sod	Moderate	



LANDSCAPE/ PLANTING NOTES

- All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
- Irrigation system shall be fully automated with a smart Controller, weather sensor and drip/point source irrigation for all plant material.
- After Finish Grading had been completed, soil sample(s) shall be collected and forwarded to certified Soil Analysis laboratory, for testing and recommendations for soil amendment.
- All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Manteca Water Conservation Standards.

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	10,760	3,981	126,373 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	4,122	2,556	81,138 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					(A)14,882	(B) 6,537	

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 6,537
Total Area	(A) 14,882
Average ETAF	(B / A) .44

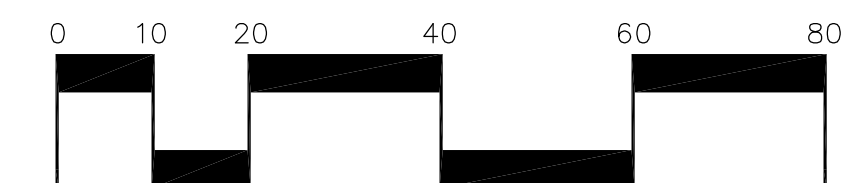
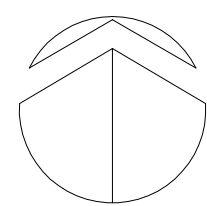
Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

ETWU Total 207,511 GAL.

Maximum Applied Water Allowance (MAWA), MAWA= $\frac{[Eto]}{[51.2]} \times \frac{[Conversion\ factor]}{[.62]} \times ([ETAF][Landscape\ Area]) + ([1-ETAF] \times SLA)$
 $\frac{[6.537]}{[51.2]} \times \frac{[.44]}{[.62]} \times ([.44] \times [14,882]) + ([1-.44] \times [0]) = 212,586 \text{ GALLONS}$

Estimated Total Water use (ETWU), ETWU= $\frac{[Eto]}{[51.2]} \times \frac{[Conversion\ factor]}{[.62]} \times ([ETAF] [Area])$
 $\frac{[6.537]}{[51.2]} \times \frac{[.44]}{[.62]} \times ([.44] [14,882]) = 207,511 \text{ GALLONS}$

NORTH



SCALE: 1"=20'-0"