

MARK	DATE	DESCRIPTION
SD	8/9/22	SCHEMATIC DESIGN

RG&A PROJECT NO:	21147.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21147.00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT:	RG&A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	SITE PLAN

PROJECT DATA

SITE AREA:	
GROSS SITE AREA:	1,009,291 SF / 23.17 AC
NET SITE AREA:	1,009,291 SF / 23.17 AC
BUILDING AREA:	
FOOTPRINT:	448,904 SF
FIRE PUMP HOUSE:	00 SF
MEZZANINE:	5,000 SF
GUARD HOUSE:	00 SF
TOTAL:	453,904 SF
TOTAL INCLUDED PLANNED OFFICE AREA: 12,000 SF	
LOT COVERAGE: 44.47 %	
FAR COVERAGE: 44.97 %	
AUTO PARKING REQUIRED: (40% MAX COMPACT STALLS)	
12,000 OFFICE PARKING @ 1/400 SF	30 STALLS
WAREHOUSE PARKING @ 1/2000 SF	221 STALLS
TOTAL	251 STALLS
AUTO PARKING PROVIDED	
ACCESSIBLE STALLS	8 STALLS
STANDARD STALLS	243 STALLS
TOTAL PROVIDED	251 STALLS
REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING): 13 BIKE LOCATIONS	
TRUCK DOCK POSITIONS: 50 DOCKS	
GRADE DOORS PROVIDED: 2 DOOR	
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE: 131,389 SF / 13.01 %	

ASSESSOR'S PARCEL NUMBERS

198-130-540-000, 198-130-550-000, 198-130-560-000, 198-130-570-000 AND 198-130-058-000

APPLICATION TYPE

SITE PLAN REVIEW: SPR-22-64
GENERAL PLAN DESIGNATION: GENERAL INDUSTRIAL (GI)
ZONING DESIGNATION: GENERAL INDUSTRIAL (GI)
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

PROJECT DESCRIPTION

NEW INDUSTRIAL WAREHOUSE BUILDING WITH OFFICE AND MEZZANINE AREA. ALSO PROVIDED WILL BE AUTO AND TRAILER PARKING AREAS.

LAND OWNER

THE CITY OF LATHROP
380 TONNE CENTRE DRIVE
LATHROP, CA 95330-935

APPLICANT

RICHLAND COMMUNITIES, INC
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825
PH: 916-367-6866
CONTACT: JULIEANN MARTIN
EMAIL: JMARTIN@RICHLANDCOMMUNITIES.COM

PLAN PREPARER

RG&A, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

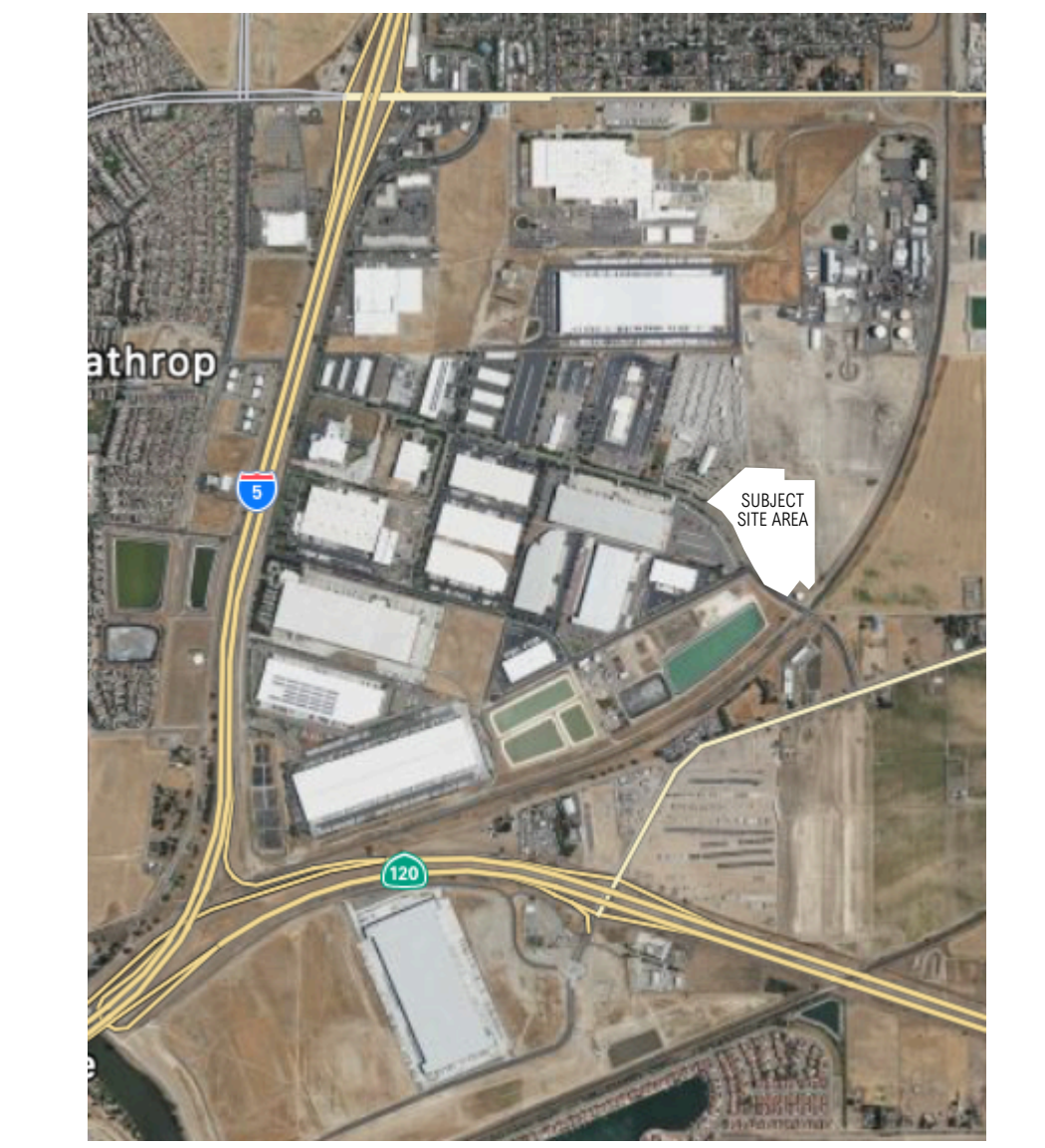
UTILITIES & SERVICES

SEE CIVIL DRAWINGS

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS 7 THROUGH 10, INCLUSIVE AS SHOWN ON THE MAP ENTITLED "PARCEL MAP 03-01-19-M" FILED JULY 28, 2004 IN BOOK 23 OF PARCEL MAPS, AT PAGE 47, CITY OF LATHROP, SAN JOAQUIN COUNTY RECORDS.

VICINITY MAP

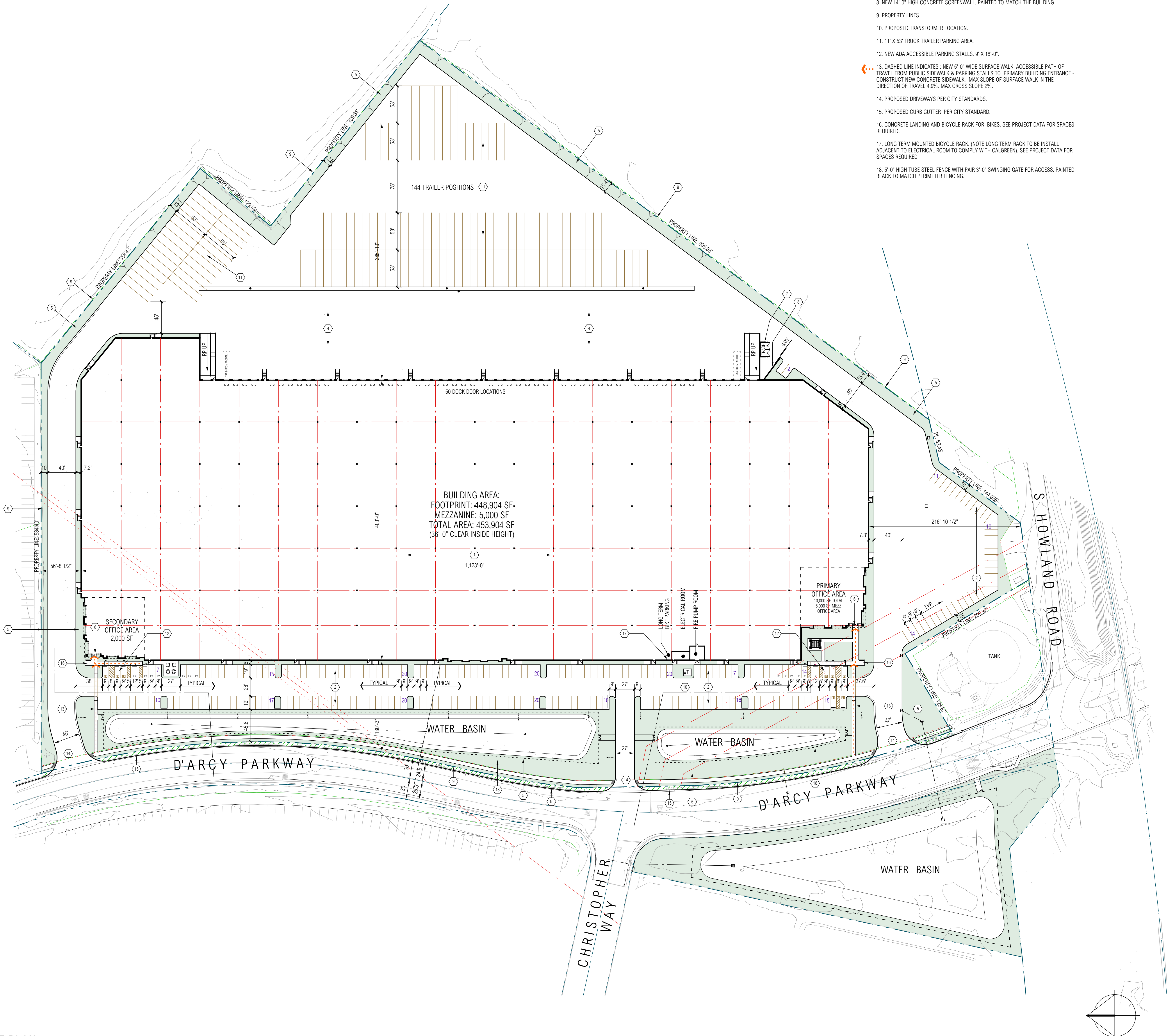


SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

- ### KEYNOTES:
- PROPOSED PAINTED CONCRETE TILT-UP 30' CLEAR INDUSTRIAL BUILDING.
 - TYPICAL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
 - TYPICAL CARPOOL/VANPOOL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
 - CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.
 - FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
 - PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.
 - LOCATION OF TRASH ENCLOSURE.
 - NEW 14'-0" HIGH CONCRETE SCREENWALL, PAINTED TO MATCH THE BUILDING.
 - PROPERTY LINES.
 - PROPOSED TRANSFORMER LOCATION.
 - 11' X 53' TRUCK TRAILER PARKING AREA.
 - NEW ADA ACCESSIBLE PARKING STALLS: 9' X 18'-0".
 - DASHED LINE INDICATES: NEW 5'-0" WIDE SURFACE WALK ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL: 4.0% MAX CROSS SLOPE 2%.
 - PROPOSED DRIVEWAYS PER CITY STANDARDS.
 - PROPOSED CURB GUTTER PER CITY STANDARD.
 - CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.
 - LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.
 - 5'-0" HIGH TUBE STEEL FENCE WITH PAIR 3'-0" SWINGING GATE FOR ACCESS. PAINTED BLACK TO MATCH PERIMETER FENCING.

- ### GENERAL NOTES:
- EXISTING CONSTRUCTION SITE DEBRIS TO BE REMOVED.
 - THE SITE CURRENTLY SLOPES +/- 2%.
 - NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE.
 - ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUND.
 - DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
 - DAMAGED SECTIONS OF CURB & GUTTER ALONG PUBLIC RIGHT OF WAY SHALL BE REPAIRED.
 - "SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS".
 - ALL EXTERIOR LIGHT SHALL BE A 1 FC MIN.
 - ALL BACKFLOW DEVICES SHALL HAVE A SECURE LOCKABLE CAGE AROUND IT.
 - SLOPES GREATER THAN 3:1 WILL REQUIRE JUTE NETTING WITH GROUND COVER.



SITE PLAN
SCALE: 1" = 60'-0"

Received by
Community Development
Nov. 2, 2022

SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

PROJECT DATA

SITE AREA:	
GROSS SITE AREA:	1,009,291 SF / 23.17 AC
NET SITE AREA:	1,009,291 SF / 23.17 AC
BUILDING AREA:	
FOOTPRINT:	386,179 SF
FIRE PUMP HOUSE:	00 SF
MEZZANINE:	10,000 SF
GUARD HOUSE:	00 SF
TOTAL:	396,179 SF
TOTAL INCLUDED PLANNED OFFICE AREA: 20,000 SF	
LOT COVERAGE: 38.26 %	
FAR COVERAGE: 39.25 %	
AUTO PARKING REQUIRED:	
20,000 OFFICE PARKING @ 1/400 SF:	50 STALLS
WAREHOUSE PARKING @ 1/2000 SF:	188 STALLS
TOTAL:	238 STALLS
AUTO PARKING PROVIDED:	
ACCESSIBLE STALLS:	12 STALLS
STANDARD STALLS:	411 STALLS
TOTAL PROVIDED:	423 STALLS
REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING): 13 BIKE LOCATIONS	
TRUCK DOCK POSITIONS: 74 DOCKS	
GRADE DOORS PROVIDED: 5 DOOR	
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE: 165,126 SF / 16.37 %	

ASSESSOR'S PARCEL NUMBERS

198-130-540-000, 198-130-550-000, 198-130-560-000 AND 198-130-570-000

APPLICATION TYPE

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CONSULTANT

PROFESSIONAL SEALS

LATHROP CROSSROADS DEVELOPMENT

1101 D'ARCY PARKWAY
CITY OF LATHROP, CA

RICHLAND COMMUNITIES, INC
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VICINITY MAP



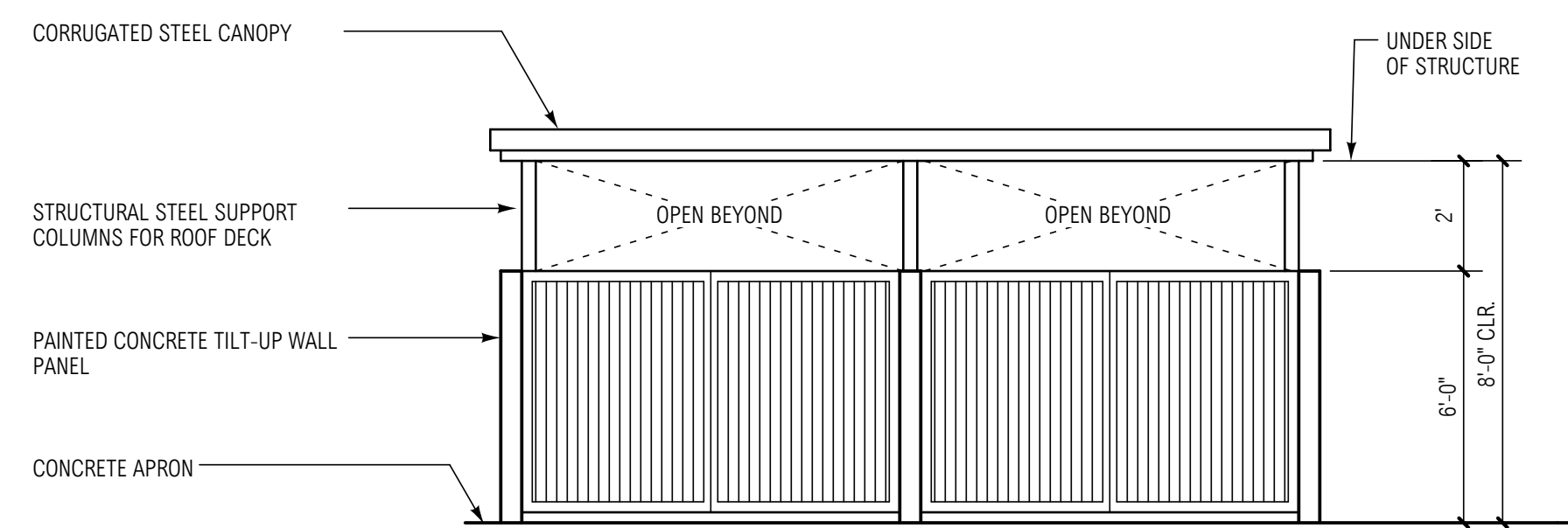
ALTERNATE SITE PLAN
SCALE: 1" = 80'-0"

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	6/8/22	SCHEMATIC DESIGN

RG, PROJECT NO:	21147.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21147.00-A1-2P
DRAWN BY:	MG
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COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	ALTERNATE SITE PLAN

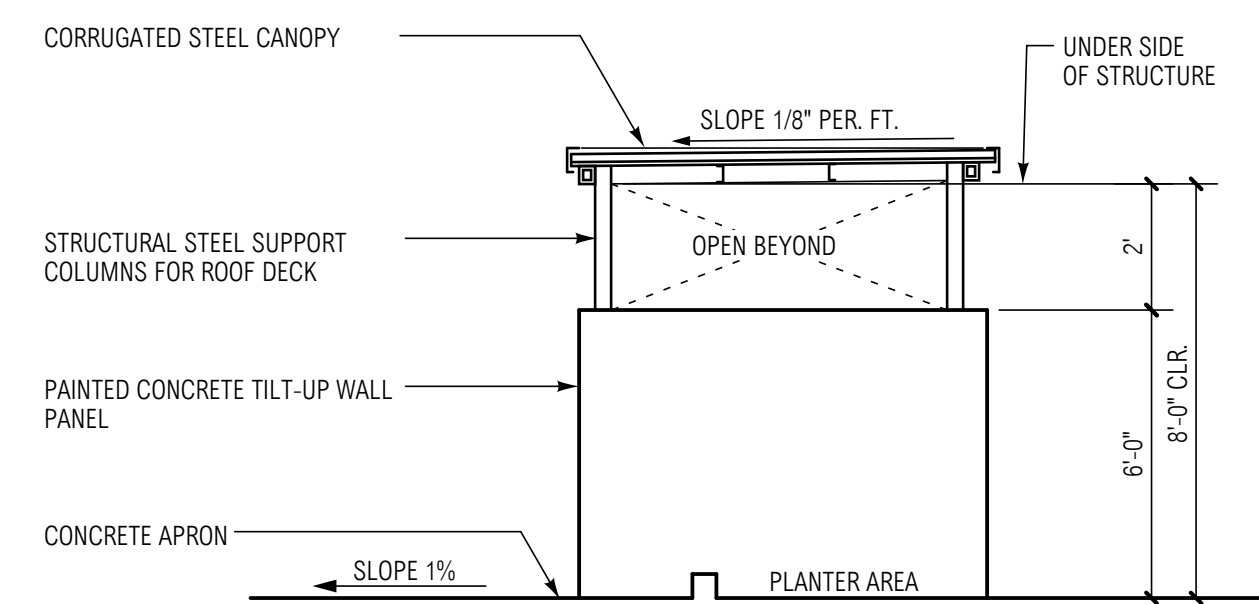
CD		
BID		
FC		
DD		
SD	3/16/22	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RG	PROJECT NO:	21147.00
OW	OWNER PROJECT NO:	00000.00
CA	FILE NAME:	21147.00-A2-1P
DR	BY:	MG
CHK	D BY:	CS
CO	PIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SH	EET TITLE:	FLOOR PLAN



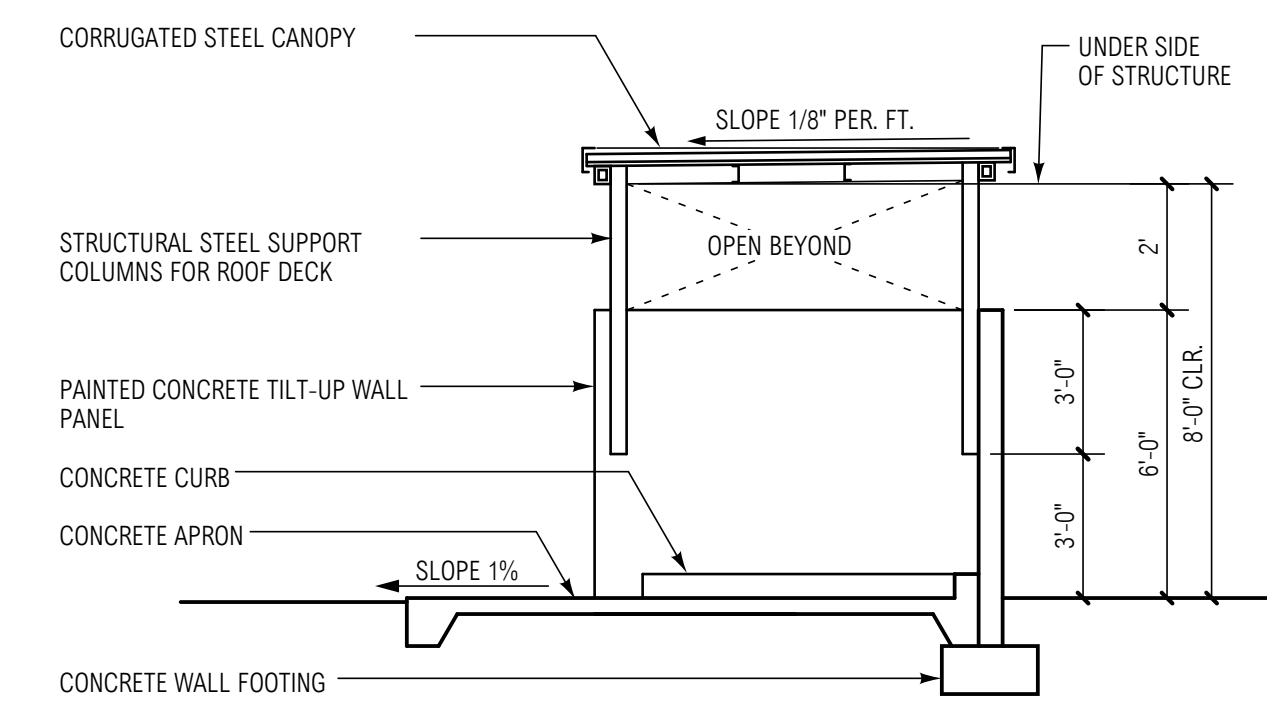
TRASH ENCLOSURE FRONT ELEVATIONS

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



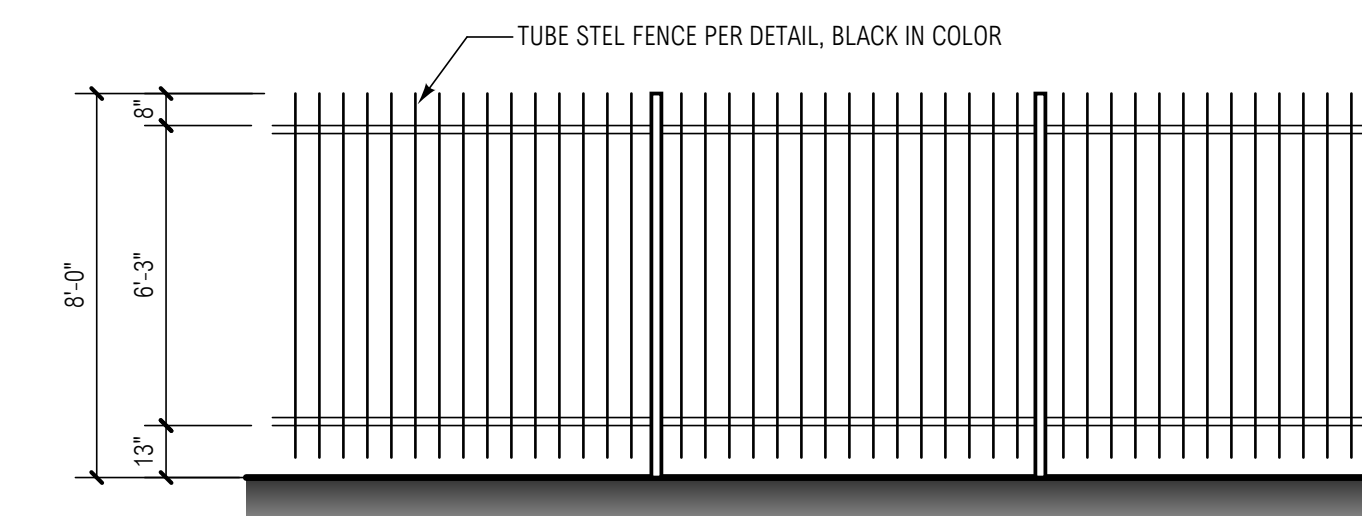
TRASH ENCLOSURE SIDE ELEVATIONS

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



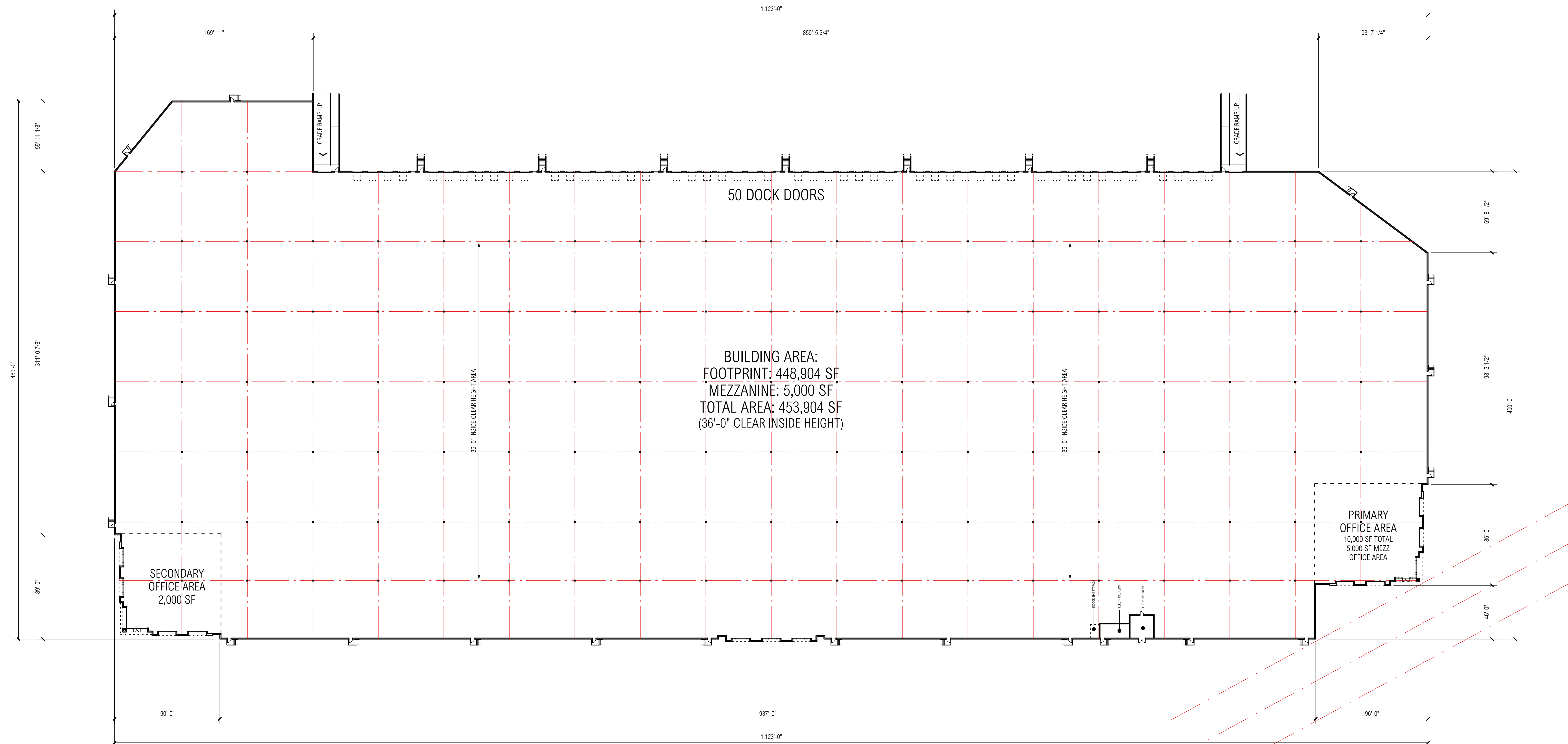
TYPICAL TRASH ENCLOSURE SECTION

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



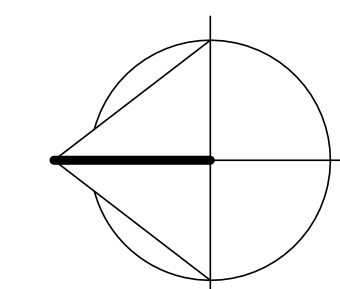
TYPICAL TUBE STEEL FENCE ELEVATION

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



FLOOR PLAN

SCALE: 1" = 40'-0"



LATHROP CROSSROADS DEVELOPMENT

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EMAIL: jmartin@richlandcommunities.com

CD	BID	FC	DD	SD	MARK	DATE	DESCRIPTION
				6/8/22			SCHEMATIC DESIGN

RG A PROJECT NO:	21147-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21147-00-A3-1P
DRAWN BY:	MG
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SHEET TITLE:	EXTERIOR ELEVATION

KEYNOTES

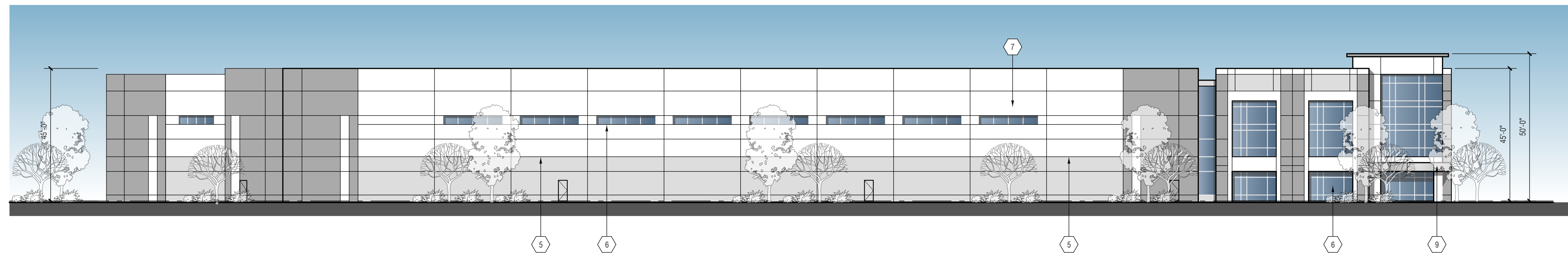
1. PRIMARY ENTRANCE.
2. PAINTED 12" WIDE X 14" HIGH LEVEL VERTICAL LIFT TRUCK DOOR, FACTORY PAINTED WHITE.
3. PAINTED 9" WIDE X 10" HIGH VERTICAL LIFT TRUCK DOOR, FACTORY PAINTED WHITE.
4. 3' X 7' PAINTED METAL MAN DOOR.
5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
6. BLUE GLASS IN ANODIZED ALUMINUM STOREFRONT FRAME SYSTEM.
7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.
9. ALUM. ENTRY TRELLIS CANOPY

NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

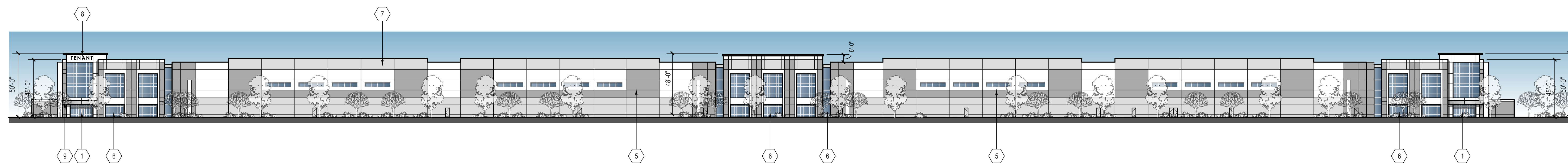
FINISH SCHEDULE:

- | | |
|--|---|
| | 1. FIELD COLOR
SW-7063 NEBULOUS WHITE |
| | 2. MEDIUM ACCENT COLOR
SW-7072 ONLINE |
| | 3. DARK ACCENT COLOR
SW-7664 STEELY GRAY |
| | 4. TRELLISES -
BRUSHED STAINLESS |
| | 5. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA |



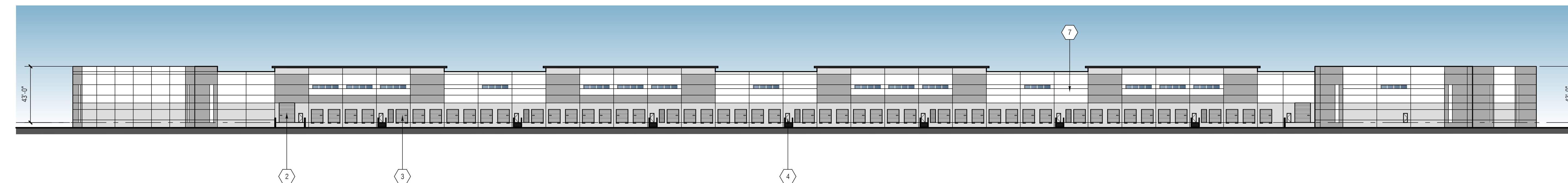
NORTH ELEVATION

SCALE: 1" = 20'-0"



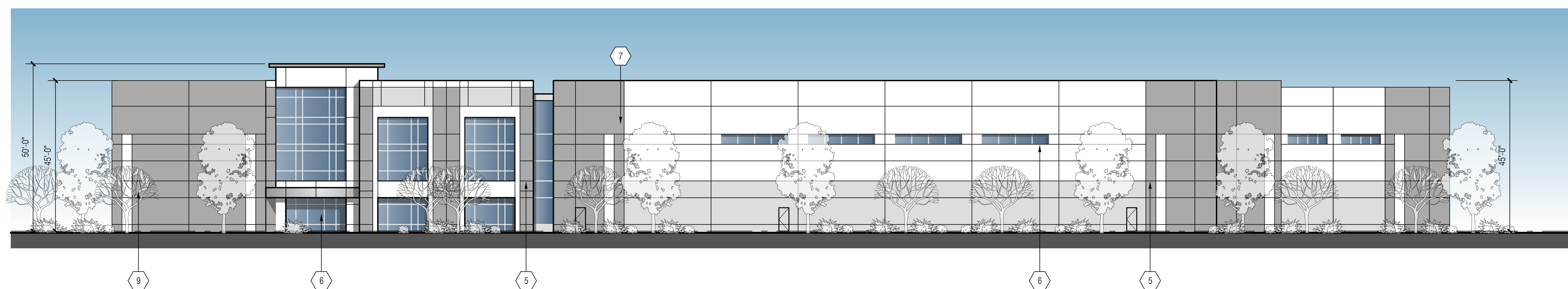
WEST ELEVATION

SCALE: 1" = 40'-0"



EAST ELEVATION

SCALE: 1" = 40'-0"

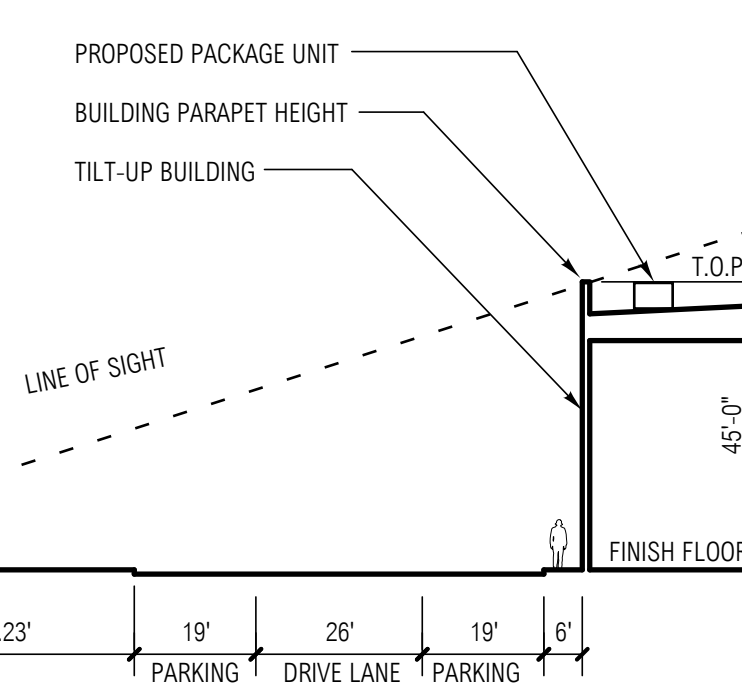


SOUTH ELEVATION

SCALE: 1" = 20'-0"



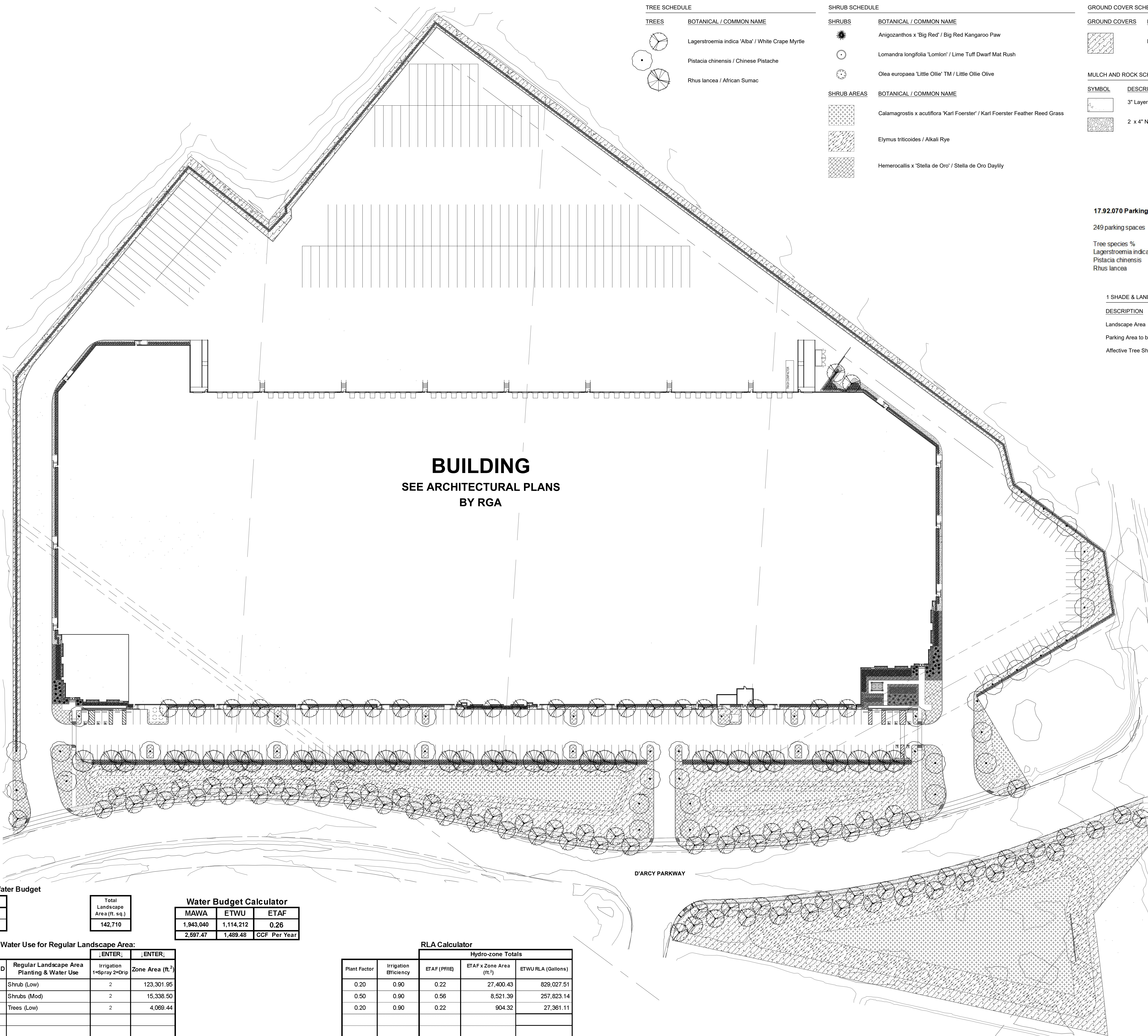
SIMILAR SITE LIGHTING STYLE
SCALE: N.T.S.



TYPICAL EQUIPMENT SCREEN LINE OF SIGHT

SCALE: 1" = 30'-0"

NOTE: LINE OF SIGHT TAKEN FROM 6'-0" ABOVE FINISH GRADE



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Lagerstroemia indica 'Alba' / White Crape Myrtle
	Pistacia chinensis / Chinese Pistache
	Rhus lancea / African Sumac

SHRUB SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw
	Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush
	Olea europaea 'Little Ollie' TM / Little Ollie Olive
SHRUB AREAS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Kari Foerster' / Kari Foerster Feather Reed Grass
	Elymus triticoides / Alkali Rye
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily

GROUND COVER SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Myoporum parvifolium 'Fine Leaf Form' / Fine Leaf Trailing Myoporum

MULCH AND ROCK SCHEDULE

SYMBOL	DESCRIPTION
	3" Layer bark mulch
	2 x 4" Noiya Cobble

17.92.070 Parking, noise attenuation, and screening Matrix

249 parking spaces	41.5	trees required	145	trees provided
Tree species %				
Lagerstroemia indica 'Alba'	74	50%		
Pistacia chinensis	40	27%		
Rhus lancea	33	22%		
	147			

1 SHADE & LANDSCAPE AREA CALCULATION SCHEDULE

DESCRIPTION	QTY
Landscape Area	131,389 sf
Parking Area to be Shaded	42,091 sf (50% =21,045.5 sf)
Affective Tree Shade	21,352 sf (50%)

MWEL Water Budget

Sample ET _c	48.8
Total Landscape Area (ft. sq.)	142,710

Water Budget Calculator

MAWA	ETWU	ETAF
1,943,040	1,114,212	0.26
2,597.47	1,489.48	CCF Per Year

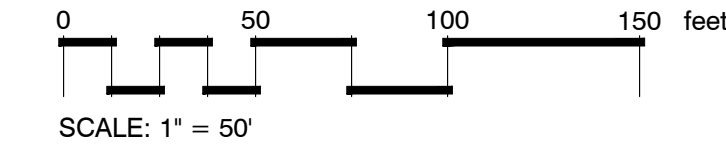
Estimated Water Use for Regular Landscape Area:

Hydro-Zone ID	Regular Landscape Area Planting & Water Use	Irrigation 1=Spray 2=Drop	Zone Area (ft. ²)
1	Shrub (Low)	2	123,301.95
2	Shrubs (Mod)	2	15,338.50
3	Trees (Low)	2	4,069.44
4			
5			
6			
7			
8			

RLA Calculator

Plant Factor	Irrigation Efficiency	Hydro-zone Totals		
		ETAF (PFIIE)	ETAF x Zone Area (ft. ²)	ETWU RLA (Gallons)
0.20	0.90	0.22	27,400.43	829,027.51
0.50	0.90	0.56	8,521.39	257,823.14
0.20	0.90	0.22	904.32	27,361.11
			Total ETAF x RLA Area	Total RLA Gallons
			36,826.14	1,114,212

Total Reg. Land. Area (ft. ²)	ETWU Reg. Land. Area Gallons	1000 Gal. Per Year	Cubic Ft. Per Year	CCF Per Year	Per Acre Ft. Per Year
142,710	1,114,212	1,114	148,948	1,489.48	3.42



PROJECT DATA

SITE AREA:	1,009,528 SF / 23 AC
LANDSCAPE AREA PROVIDED:	131,389 SF / 13 %

CONSULTANT



PROFESSIONAL SEALS
PROJECT NAME

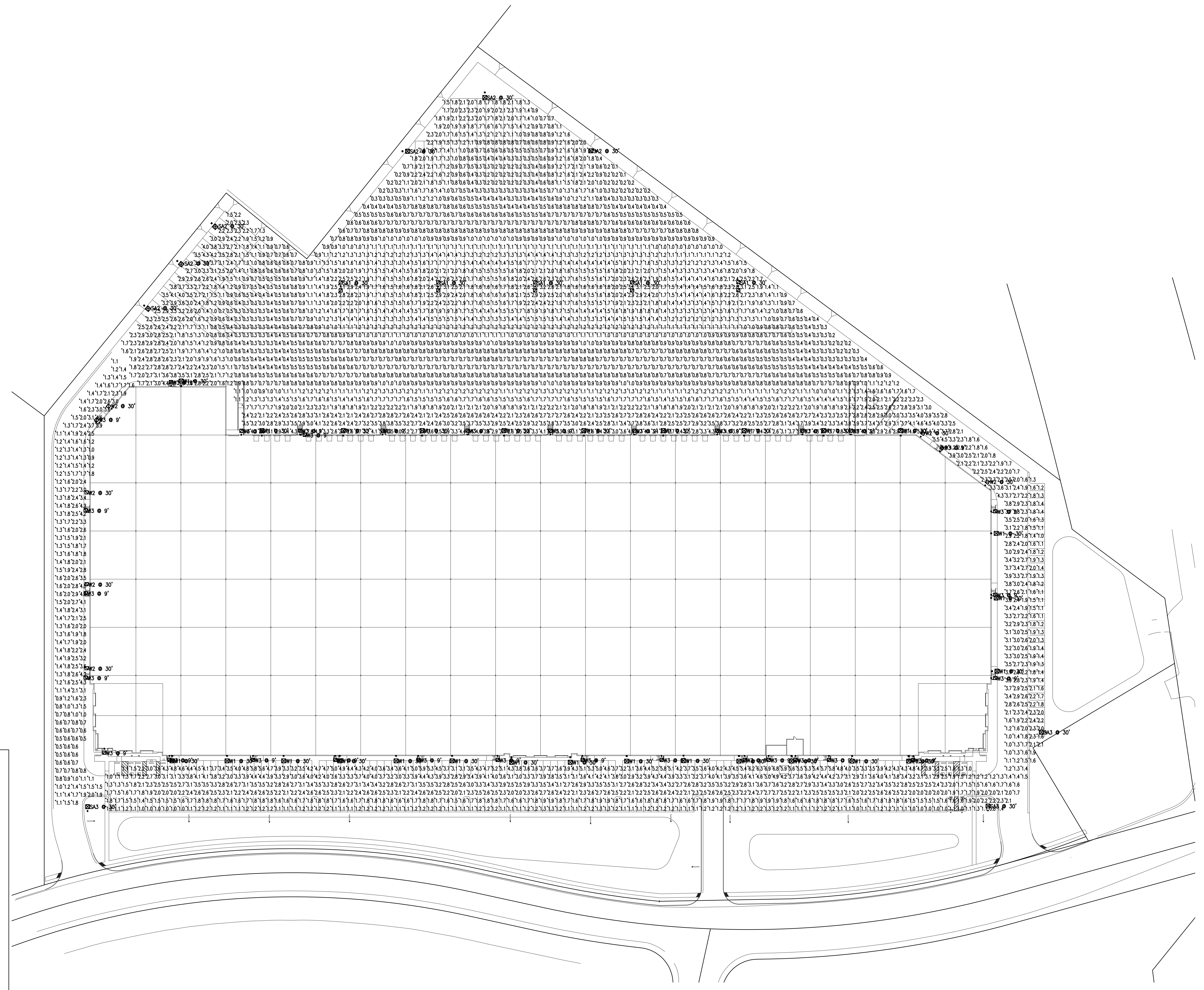
LATHROP CROSRoadS DEVELOPMENT

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SUITE 125
SACRAMENTO, CA 95825
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CONTACT: JULIEANN MARTIN
EMAIL: jmartin@richlandcommunities.com

Table with columns: SD, MARK, DATE, DESCRIPTION, RGA PROJECT NO., OWNER PROJECT NO., CAD FILE NAME, DRAWN BY, CHKD BY, COPYRIGHT, RPM, SHEET TITLE

ELECTRICAL PHOTOMETRIC SITE PLAN



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=60'-0"

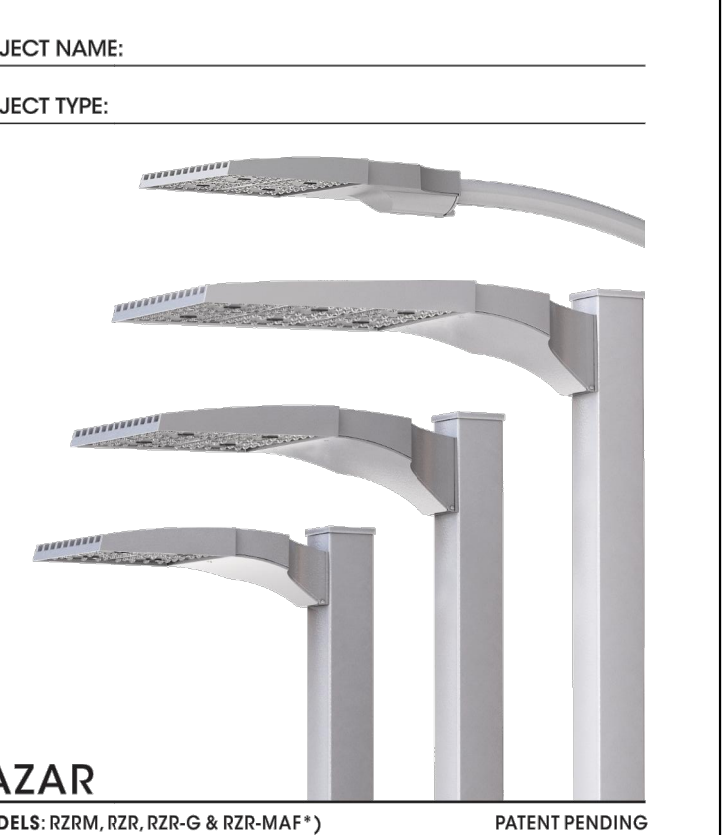
1

Schedule table with columns: Symbol, Label, Quantity, Manufacturer, Catalog Number, Description, Lamp, Number Lamps, Lumens Per Lamp, Light Loss Factor, Wattage

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min

SOLID STATE AREA LIGHTING
RAZAR SERIES-LED
SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The optical panel mounting surface is milled flat (surface variance <= .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".



ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photometric receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

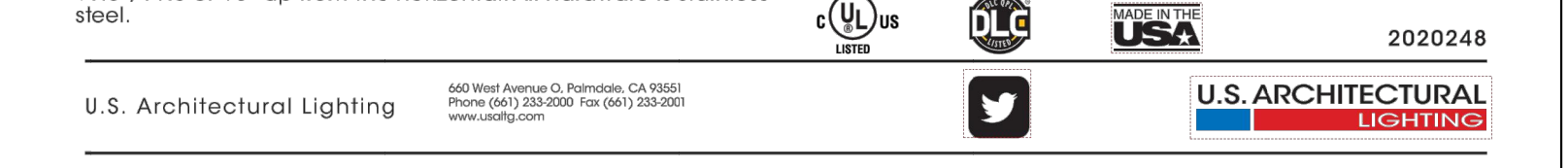
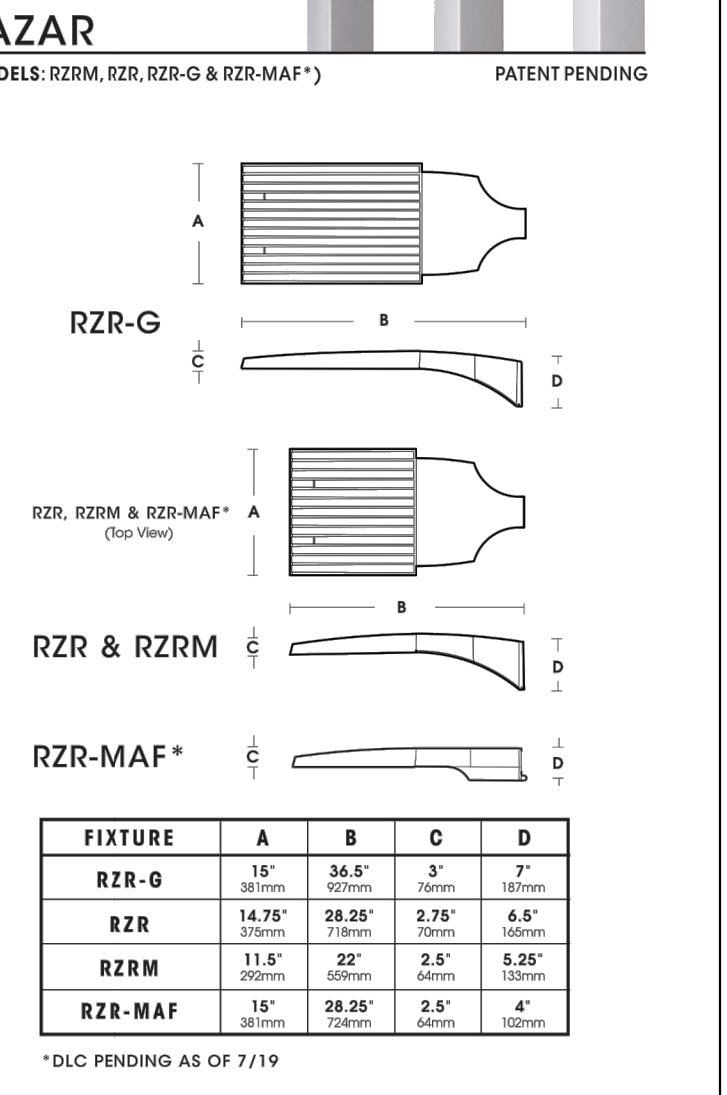
LED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely shield individual emitters to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are refracted by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F (-40°C). Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaires supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CBI Minimum. LED's are available in standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

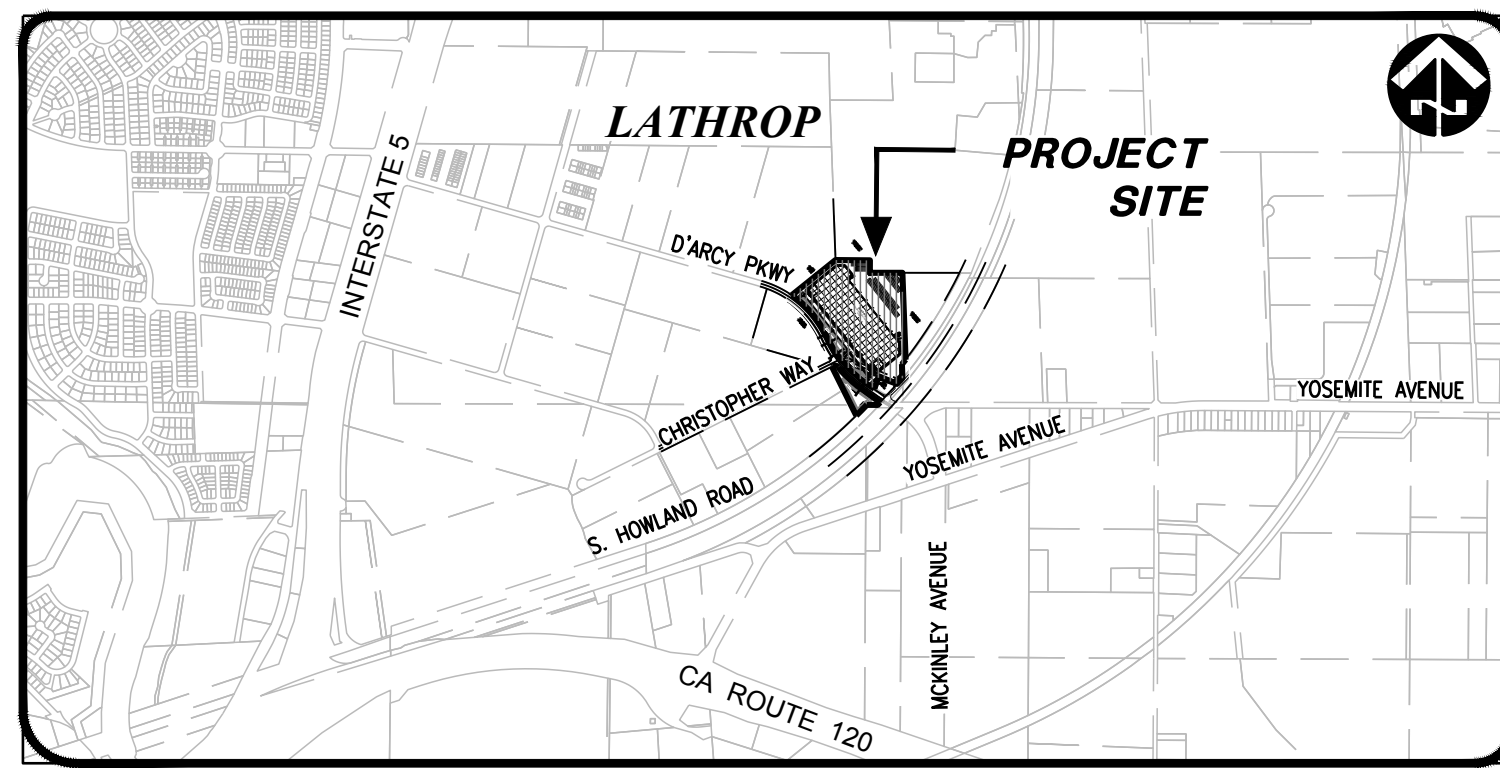
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 50 PSI power wash at 140°F. Four media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2.3/8" O.D. horizontal fender. Two (2) slots with two (2) bolts each anchor the lower half of the fender. Upper half of the fender rests on self-centering clips that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.



LATHROP CROSSROADS DEVELOPMENT SITE PLAN REVIEW

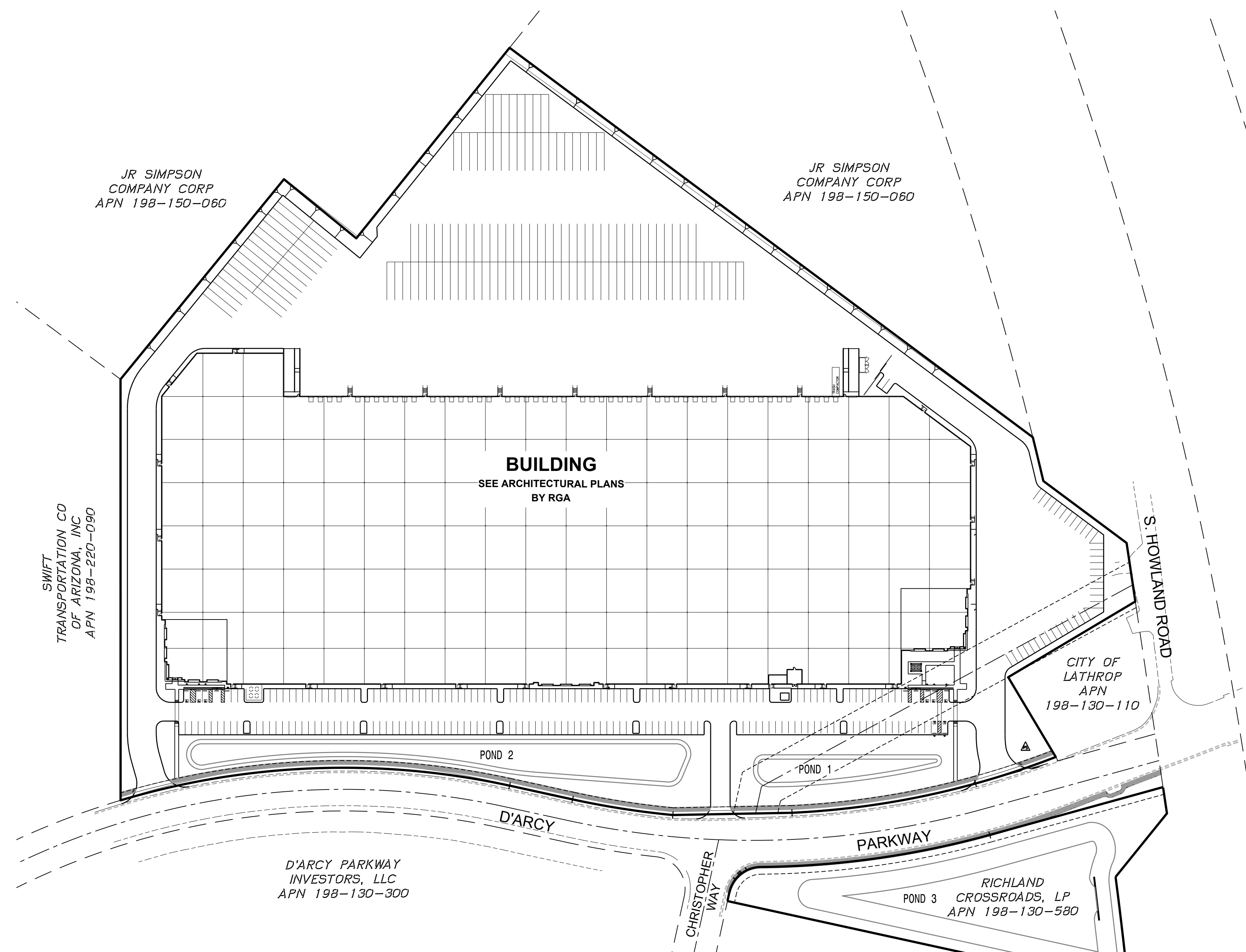
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST 2022



VICINITY MAP
1" = 2000'

GENERAL NOTES:

- OWNERS: CITY OF LATHROP
390 TOWNE CENTRE DRIVE
LATHROP, CA
CONTACT: BRAD TAYLOR
BTAYLOR@CI.LATHROP.CA.US
- APPLICANT: RICHLAND DEVELOPERS, INC.
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825
CONTACT: JULIEANN MARTIN
JMARTIN@RICHLANDCOMMUNITIES.COM.COM
- CIVIL ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC
5142 FRANKLIN DRIVE, STE B
PLEASANTON, CA 94588
CONTACT: JEFF MATSON
JMATSON@MSCE.COM
(925) 225-0690
- GEOTECHNICAL: ENGO INC. ENGINEER
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
(209) 835-0610
- ASSESSOR'S PARCEL NUMBERS: 198-040-540 THRU 198-130-580
- TOTAL AREA: 25.01± ACRES.
- TOTAL NUMBER OF LOTS: 4 EXISTING ONSITE LOTS TO BE MERGED INTO 1 LOT
1 OFFSITE LOT TO REMAIN
- SUBJECT PROPERTY SHOWN TO BE IN ZONE 'X' ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 06077C0620F (AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), EFFECTIVE DATE
OCTOBER 16, 2009. REVISED TO REFLECT LOMR EFFECTIVE SEPTEMBER 2, 2011.
- UTILITIES:
POTABLE WATER DISTRIBUTION: CONNECTION TO CITY OF LATHROP WATER SYSTEM.
SANITARY SEWER CONVEYANCE: CONNECTION TO CITY OF LATHROP SEWER SYSTEM.
STORM DRAIN: CONNECTION TO CITY OF LATHROP STORM DRAIN SYSTEM. DETENTION
BASINS TO BE SIZED IN ACCORDANCE WITH CROSS ROADS STORM DRAIN MASTER
PLAN AND THE CITY OF LATHROP DESIGN & CONSTRUCTION STANDARDS.
STORMWATER QUALITY: STORMWATER QUALITY REQUIREMENTS TO BE MET THROUGH
BIORETENTION AREAS AND/OR INFILTRATION BASINS. BASINS TO BE SIZED IN
ACCORDANCE WITH THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER
STANDARDS MANUAL.
- GAS AND ELECTRIC SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC.
INSTALLATION SHALL BE UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS.
- EXISTING DISTRIBUTION POWER POLES AND OVERHEAD POWER LINES THAT ARE AND
UNDER 35KV OR CONFLICT WITH IMPROVEMENTS SHALL BE RELOCATED, REMOVED
OR UNDERGROUNDED IN ACCORDANCE WITH CITY REQUIREMENTS.
- TELEPHONE SERVICE TO BE PROVIDED BY VERIZON. INSTALLATION SHALL BE
UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS.
- PUBLIC UTILITY EASEMENTS, SHALL BE PROVIDED ALONG D'ARCY PARKWAY.
- EXISTING AND PROPOSED GENERAL PLAN DESIGNATION / ZONING: GENERAL
INDUSTRIAL (GI) / GENERAL INDUSTRIAL (IG).
- EXISTING USE: RECYCLED WATER INFILTRATION PONDS.
- PROPOSED USE: GENERAL INDUSTRIAL, (WAREHOUSES)
- UTILITY LOCATIONS, UTILITY SIZES, AND GRADING ARE PRELIMINARY AND SUBJECT TO
FINAL ENGINEERING DESIGN.
- NO PHASING IS ANTICIPATED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY COMPLETED BY
MACKAY & SOMPS DATED NOVEMBER 2021.
- CONTOUR INTERVAL IS AS SHOWN. THE ELEVATION DATUM IS PER THE CITY OF
LATHROP BENCHMARKS (NGVD 29).



OVERALL SITE PLAN

SCALE: 1"=100'

LEGEND

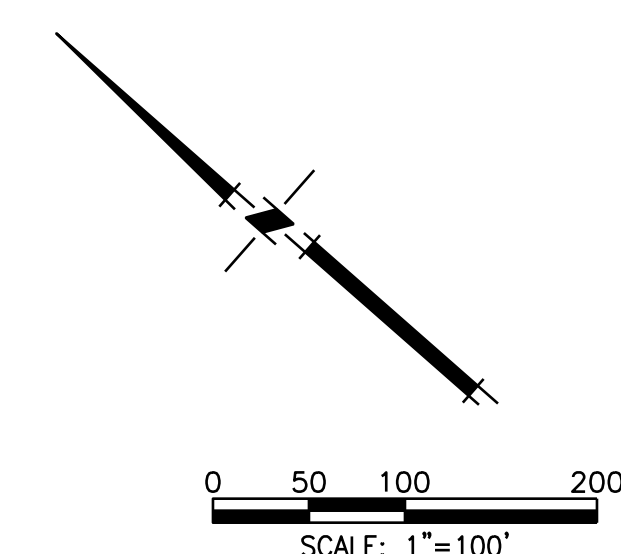
EXISTING	DESCRIPTION	PROPOSED
---	PROJECT BOUNDARY	---
---	RIGHT-OF-WAY	---
---	PROPERTY LINE	---
---	CENTERLINE	---
---	EASEMENT	---
---	WATER PIPE	---
---	FIRE WATER PIPE	---
---	POTABLE WATER PIPE	---
---	RECYCLED WATER PIPE	---
---	SEWER PIPE (GRAVITY)	---
---	SEWER PIPE (FORCEMAIN)	---
---	STORM DRAIN PIPE (GRAVITY)	---
---	STORM DRAIN PUMP STATION	---

SHEET INDEX

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	BOUNDARY / AND EXISTING CONDITIONS
C-3	PARCEL / LOT MERGER
C-4	HORIZONTAL CONTROL PLAN
C-5	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6	PRELIMINARY UTILITY
C-7	PRELIMINARY UTILITY AND STORMWATER QUALITY PLAN
C-8A	INDUSTRIAL TRUCK ACCESS PLAN
C-8B	FIRE TRUCK ACCESS PLAN
C-9C	REFUSE TRUCK ACCESS PLAN

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BNDY	BOUNDARY
DDCV	DOUBLE DETECTOR CHECK VALVE
EG	EXISTING GROUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FW	FIRE WATER
GW	GROUNDWATER
IRBX	IRRIGATION BOX
IRCV	IRRIGATION CONTROL VALVE
LS	LANDSCAPE
MIN	MINIMUM
MH	MANHOLE
P	PAVEMENT GRADE
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PW	POTABLE WATER
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDE	STORM DRAIN EASEMENT
SDFI	STORM DRAIN FIELD INLET
SDFM	STORM DRAIN FORCE MAIN
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSFM	SANITARY SEWER FORCE MAIN
TC	TOP OF CURB
WM	WATER METER
WS	WATER SURFACE ELEVATION
WV	WATER VALVE



THIS SITE PLAN WAS APPROVED
WITH CONDITIONS ON _____

DATE: AUGUST 2022
SCALE: 1"=100'
DRAWN BY: JR
DESIGNED BY: JF / JM
CHECKED BY: CTR

MACKAY & SOMPS
ENGINEERS AND ARCHITECTS
5142 FRANKLIN DRIVE, PLEASANTON, CA 94588
(925) 225-0690
MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF
INFORMATION IN THIS DOCUMENT THAT WAS OBTAINED FROM OTHER SOURCES.

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTIAN T. RAGAN, RCE # 060473
EXPIRES: MARCH 31, 2024

LATHROP CROSSROADS DEVELOPMENT
SITE PLAN REVIEW
COVER SHEET
SAN JOAQUIN COUNTY
CITY OF LATHROP, CALIFORNIA

PROJECT NO.
25238.000.P

SHT
C-1
OF 10

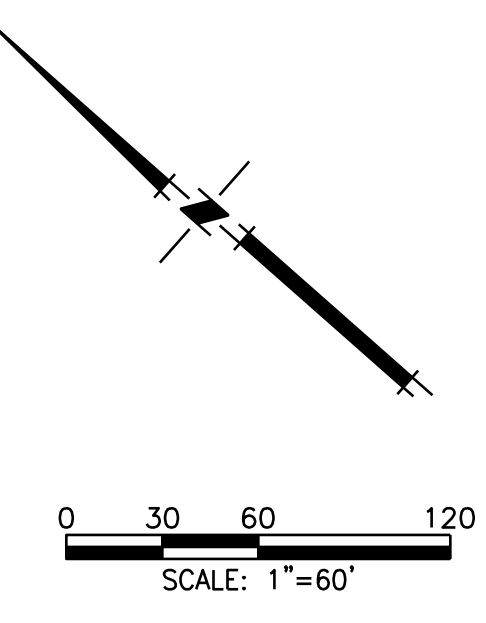
JR SIMPSON COMPANY
CORP
APN 198-150-060

JR SIMPSON COMPANY
CORP
APN 198-150-060

SWIFT
TRANSPORTATION CO
OF ARIZONA, INC
APN 198-220-090

D'ARCY PARKWAY
INVESTORS, LLC
APN 198-130-300

FIRST AMERICAN TITLE CO.
ORDER NO. NCS 6700746-(TC)
PARCELS 7 THROUGH 10
PARCEL MAP 03-01-P.M.
FILED JULY 28, 2004 BK 23 OF PARCEL
MAPS AT PG 47, CITY OF LATHROP, SAN
JOAQUIN COUNTY RECORDS



- NOTES:**
- TOPOGRAPHIC, PLANIMETRICS, AND BOUNDARY INFORMATION WAS COMPILED FROM:
 - PRELIMINARY TITLE REPORT BY FIRST AMERICAN COMPANY, ORDER NO.: NCS-6700746-(TC), EFFECTIVE DATE: NOVEMBER 3, 2021.
 - RECORD INFORMATION PROVIDED BY THE CITY OF LATHROP
 - ALTA SURVEY AND OBSERVATIONS BY MACKAY & SOMPS DATED 11/23/2021
 - AERIAL SURVEY DATED 11/09/2021 (NGVD 29)
 - ALL EXISTING INFILTRATION BASIN FACILITIES TO BE REMOVED
 - ANY EXISTING GROUND WATER WELLS TO BE REMOVED

- KEY NOTES:**
- 1 TO REMAIN & BE PROTECTED IN PLACE
 - 2 TO BE REMOVED

DATE:	AUGUST 2022
SCALE:	AS SHOWN
DRAWN BY:	MM
DESIGNED BY:	MM
CHECKED BY:	CTF
REVISION:	
DATE:	

PLANS PREPARED UNDER THE DIRECTION OF:

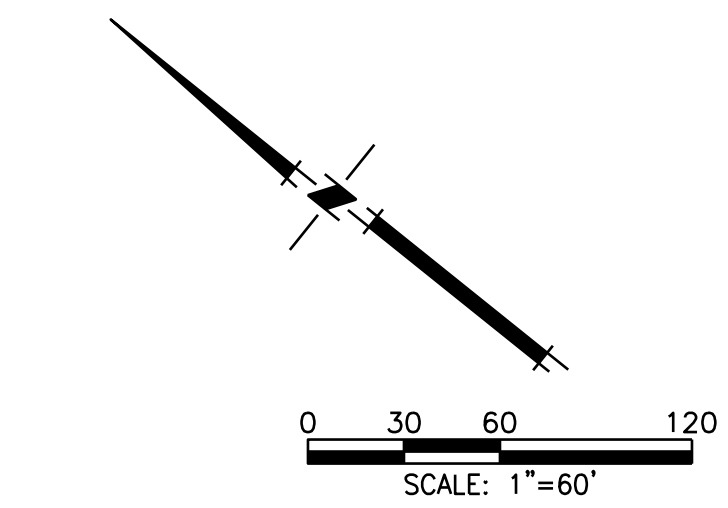
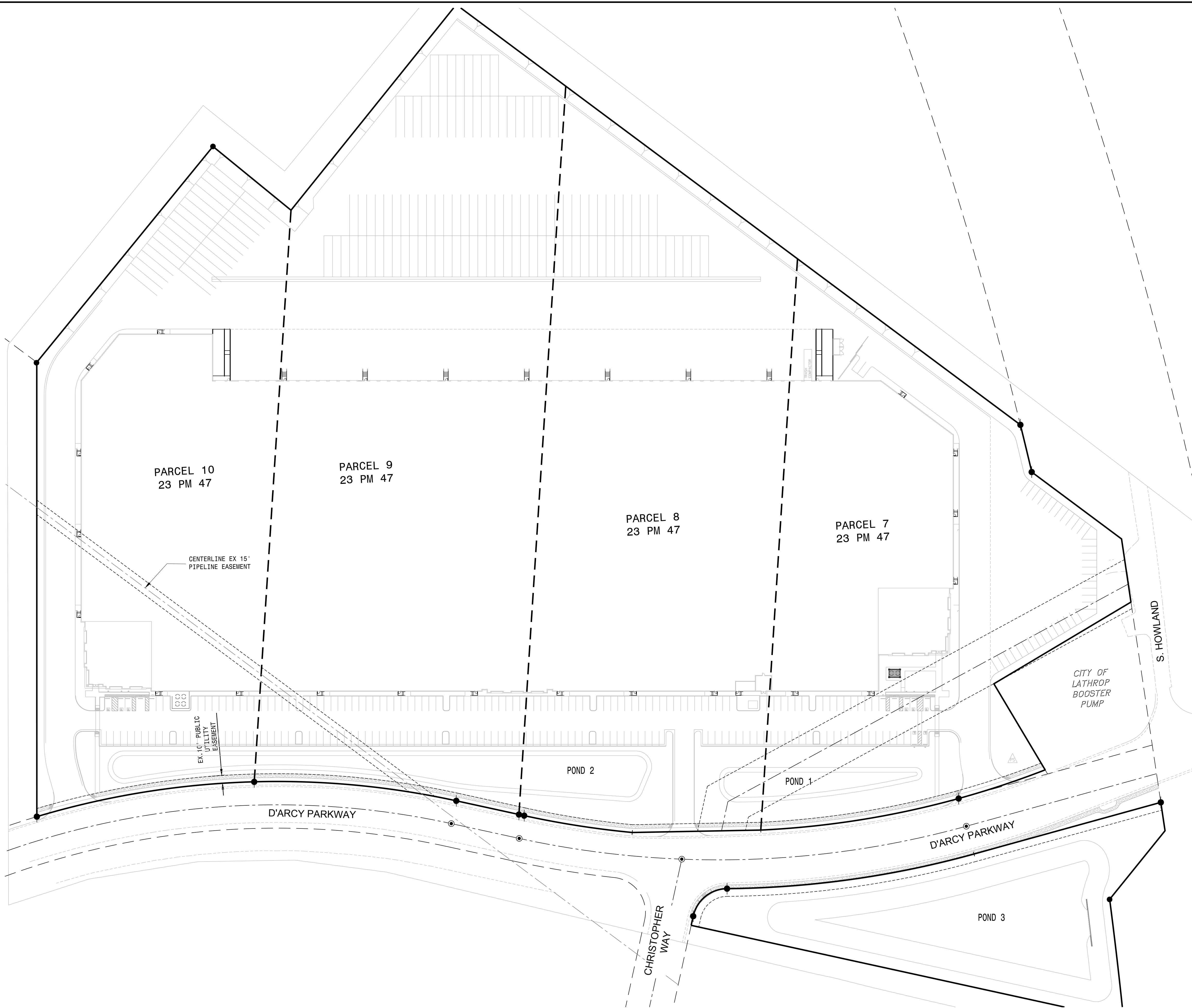
MACKAY & SOMPS
MACKAY & SOMPS ENGINEERS, INC.
1508 FRANKLIN DR., PLEASANTON, CA 94588
(925)222-2000
MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION ON THIS DOCUMENT THAT WAS OBTAINED FROM THIRD PARTY SOURCES.

PROJECT NO. 25238.000.P

SHT C-2 OF 10

LATHROP CROSSROADS DEVELOPMENT
SITE PLAN REVIEW
BOUNDARY AND EXISTING CONDITIONS
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

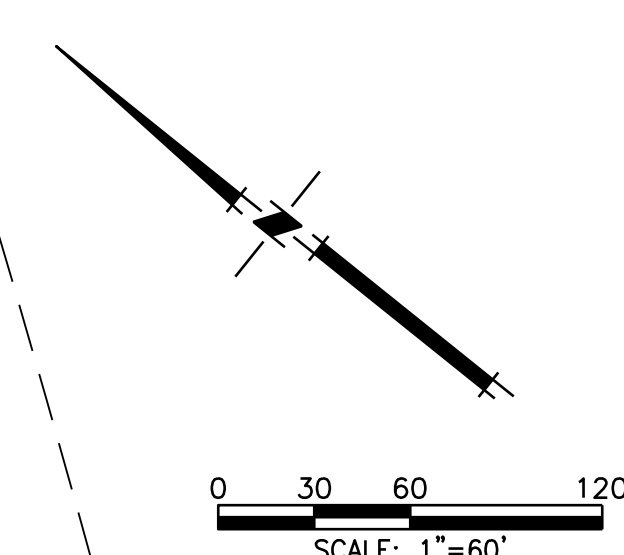
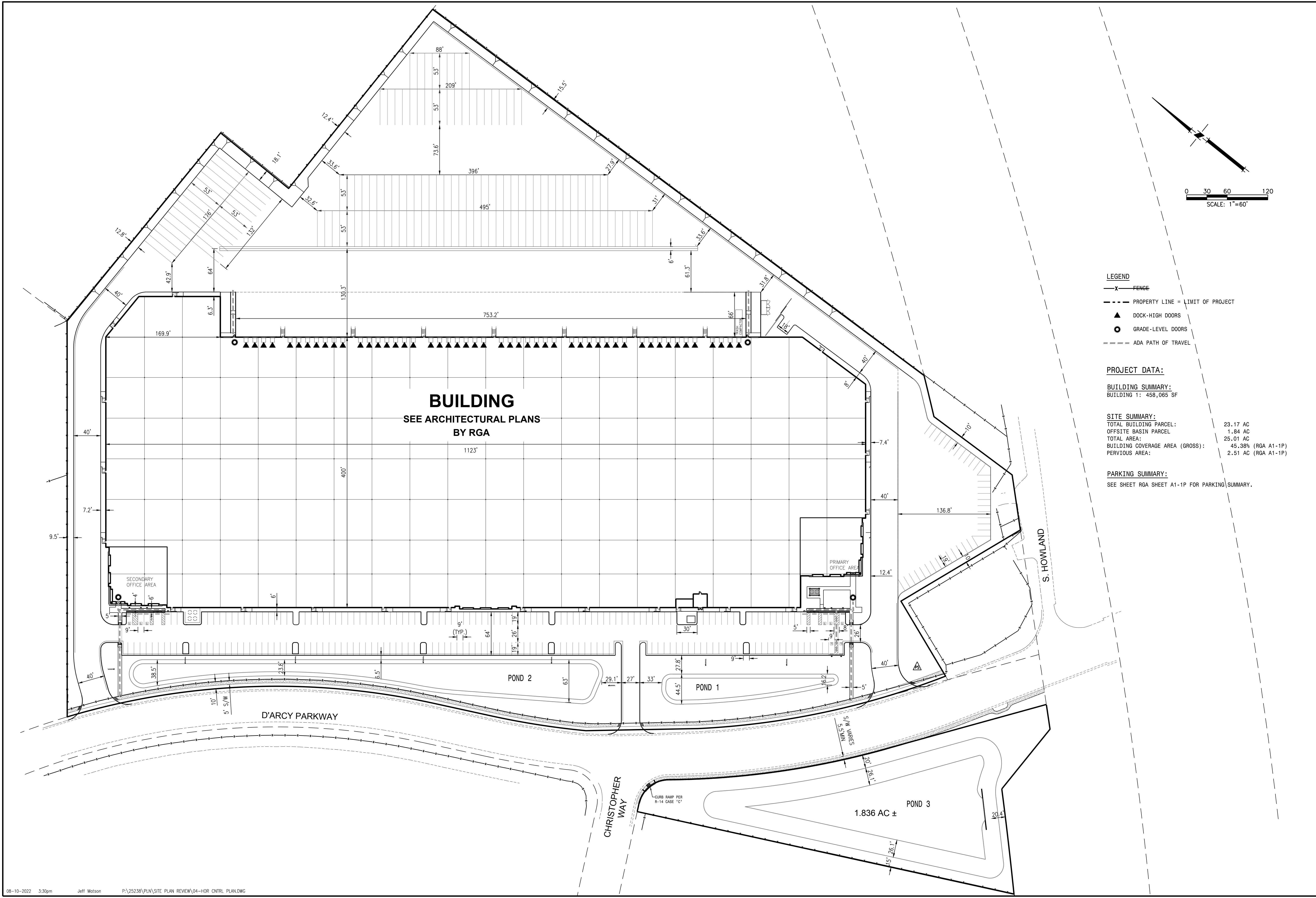
CHRISTIAN T. RAGAN RCE # 060473
EXPIRES: MARCH 31, 2024



- LEGEND:**
- FOUND 5/8" REBAR
 - FOUND 2" IRON PIPE

NOTE:
 THE SINGLE BUILDING CONFIGURATION AS SHOWN ON THIS SHEET WILL REQUIRE A LOT MERGER OF PARCELS 7 THRU 10 PRIOR TO THE ISSUING OF A BUILDING PERMIT.

DATE: AUGUST 2022		NO.	REVISION	DATE
SCALE: 1" = 60'		MM	MM	MM
DRAWN BY: MM		MM	MM	MM
DESIGNED BY: MM		MM	MM	MM
CHECKED BY: CTR		CTR	CTR	CTR
MACKAY & SOMPS				
<small> ENGINEERS ARCHITECTS AND PLANNERS 2100 FRANKLIN DR. PLEASANTON, CA 94588 (925) 222-2000 MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OF THIS DOCUMENT THAT WAS OBTAINED FROM THIRD PARTY SOURCES. </small>				
PLANS PREPARED UNDER THE DIRECTION OF:				
CHRISTIAN T. RAGAN RCE # 060473				
EXPIRES: MARCH 31, 2024				
LATHROP CROSSROADS DEVELOPMENT		CALIFORNIA		
SITE PLAN REVIEW		PARCEL AND LOT MERGER		
CITY OF LATHROP		SAN JOAQUIN COUNTY		
PROJECT NO. 25238.000.P				
SHT C-3				
OF 10				



LEGEND

- X — FENCE
- - - - - PROPERTY LINE = LIMIT OF PROJECT
- ▲ DOCK-HIGH DOORS
- GRADE-LEVEL DOORS
- - - - - ADA PATH OF TRAVEL

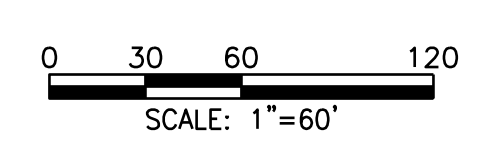
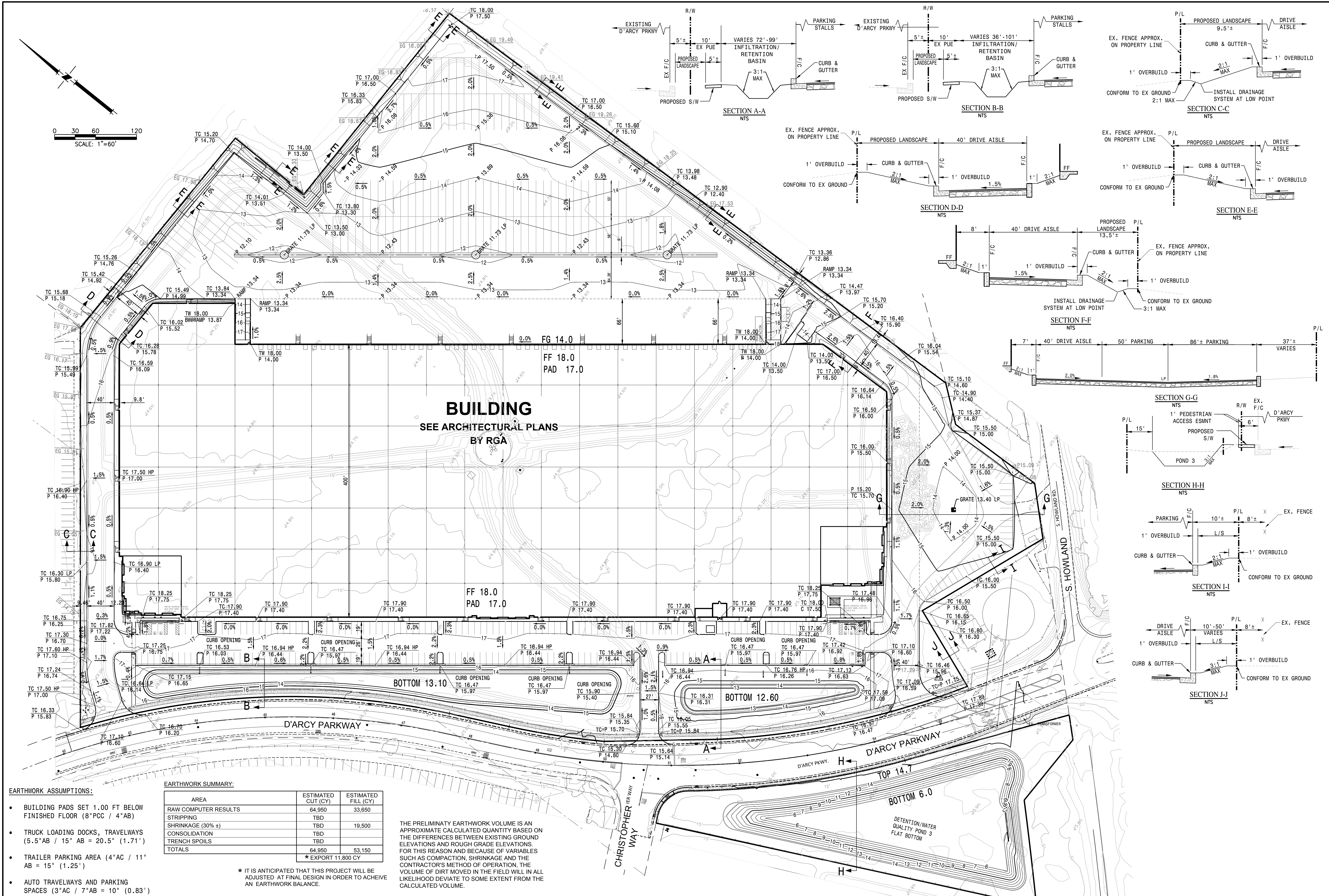
PROJECT DATA:

BUILDING SUMMARY:
 BUILDING 1: 458,065 SF

SITE SUMMARY:
 TOTAL BUILDING PARCEL: 23.17 AC
 OFFSITE BASIN PARCEL: 1.84 AC
 TOTAL AREA: 25.01 AC
 BUILDING COVERAGE AREA (GROSS): 45.38% (RGA A1-1P)
 PAVEMENT AREA: 2.51 AC (RGA A1-1P)

PARKING SUMMARY:
 SEE SHEET RGA SHEET A1-1P FOR PARKING SUMMARY.

DATE: AUGUST 2022	SCALE: 1" = 60'	DRAWN BY: MM	DESIGNED BY: MM	CHECKED BY: CTR	NO.	REVISION	DATE
MACKAY & SOMPS							
<small>PLANS PREPARED UNDER THE DIRECTION OF: CHRISTIAN T. RAGAN, RCE # 060473 EXPIRES: MARCH 31, 2024</small>							
LATHROP CROSSROADS DEVELOPMENT SITE PLAN REVIEW HORIZONTAL CONTROL PLAN SAN JOAQUIN COUNTY CALIFORNIA							
PROJECT NO. 25238.000.P							
SHT C-4							
OF 10							



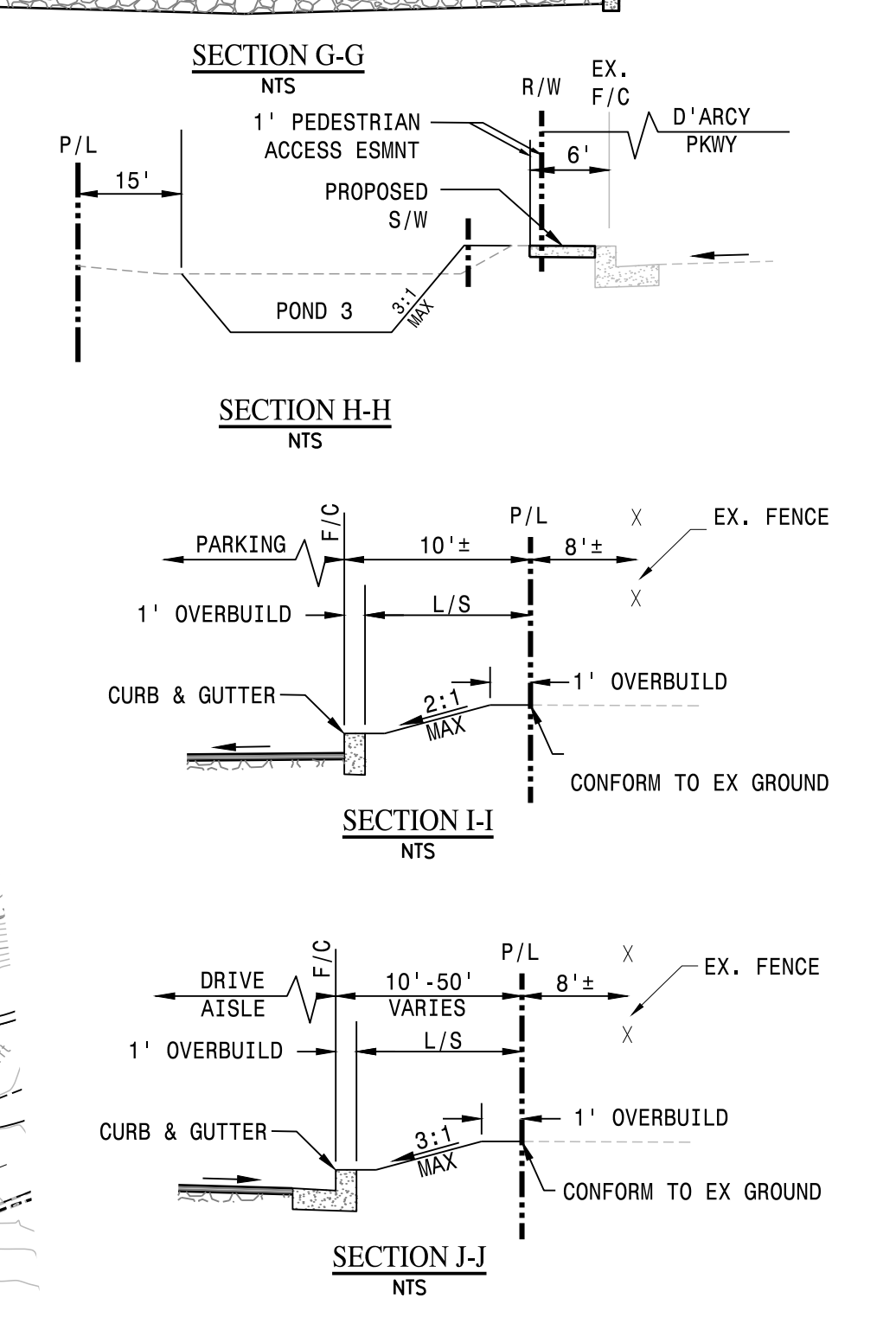
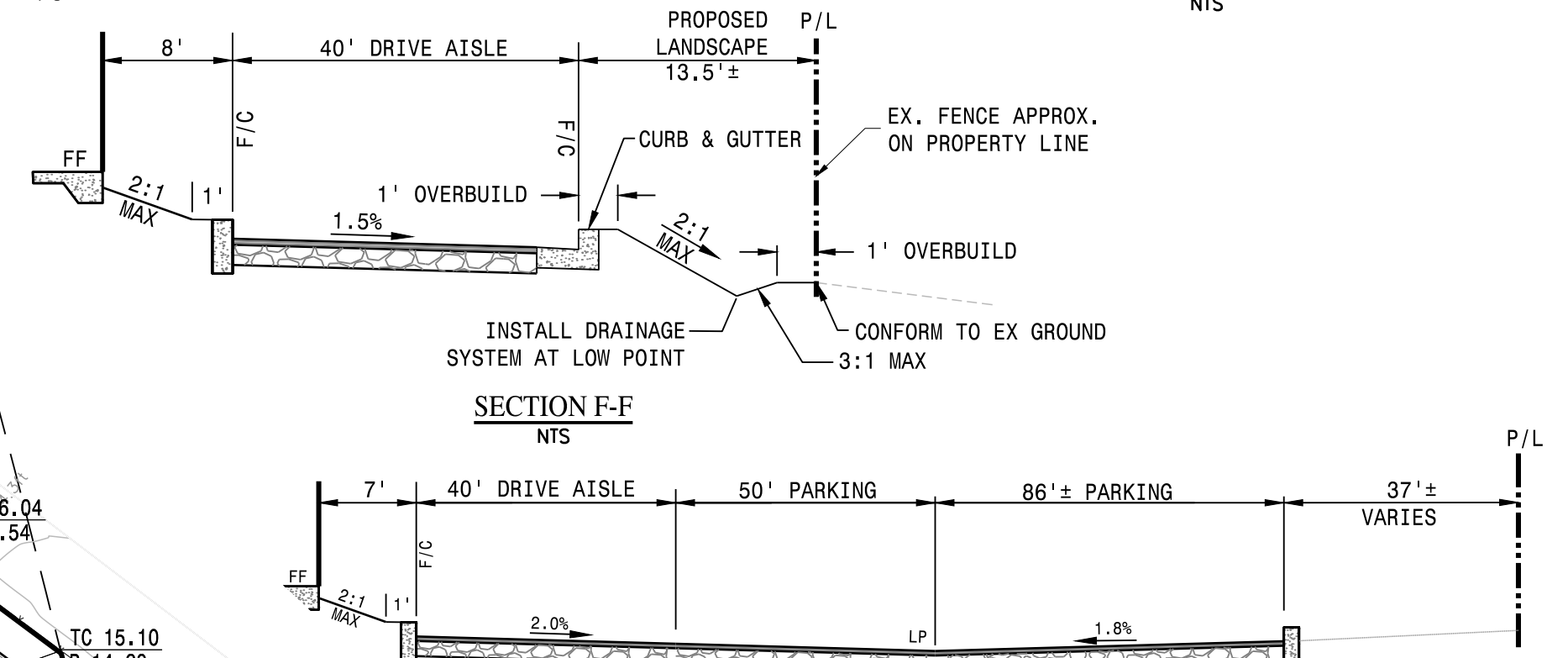
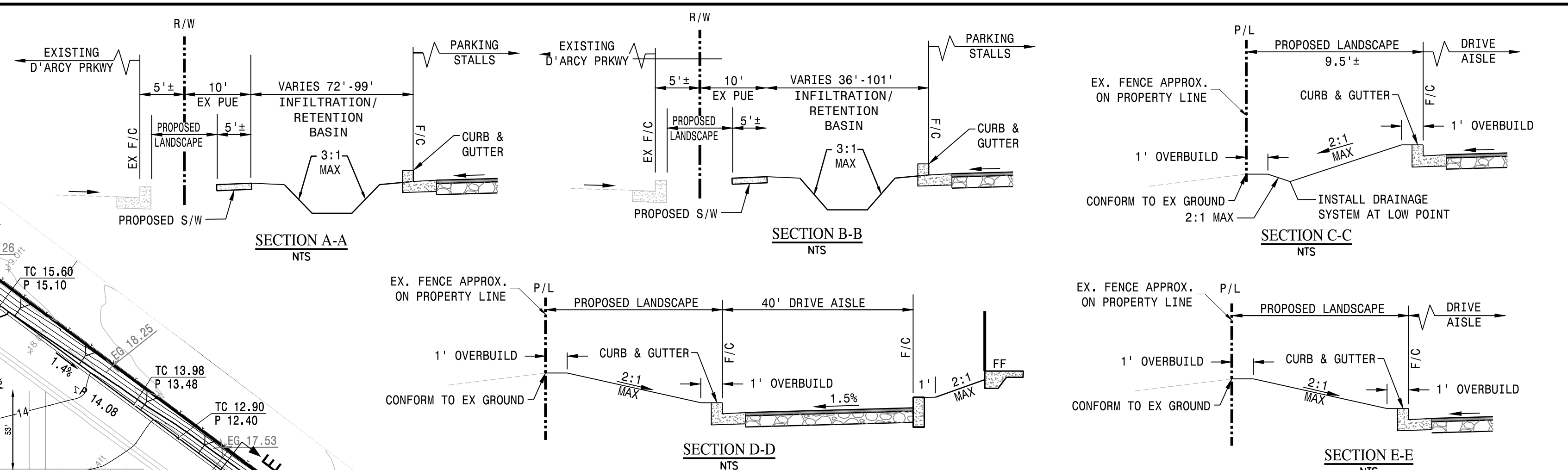
- EARTHWORK ASSUMPTIONS:**
- BUILDING PADS SET 1.00 FT BELOW FINISHED FLOOR (8" PCC / 4" AB)
 - TRUCK LOADING DOCKS, TRAVELWAYS (5.5" AB / 15" AB = 20.5" (1.71'))
 - TRAILER PARKING AREA (4" AC / 11" AB = 15" (1.25'))
 - AUTO TRAVELWAYS AND PARKING SPACES (3" AC / 7" AB = 10" (0.83'))

EARTHWORK SUMMARY:

AREA	ESTIMATED CUT (CY)	ESTIMATED FILL (CY)
RAW COMPUTER RESULTS	64,950	33,650
STRIPPING	TBD	
SHRINKAGE (30% ±)	TBD	19,500
CONSOLIDATION	TBD	
TRENCH SPOILS	TBD	
TOTALS	64,950	53,150
	* EXPORT 11,800 CY	

THE PRELIMINARY EARTHWORK VOLUME IS AN APPROXIMATE CALCULATED QUANTITY BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME.

* IT IS ANTICIPATED THAT THIS PROJECT WILL BE ADJUSTED AT FINAL DESIGN IN ORDER TO ACHIEVE AN EARTHWORK BALANCE.

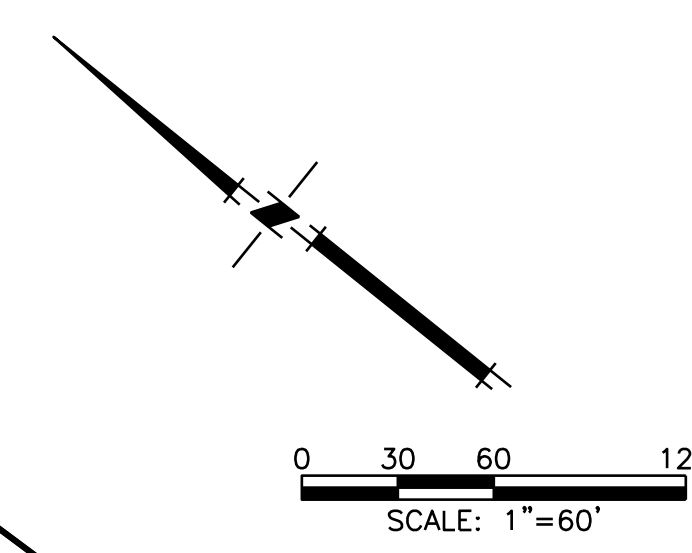
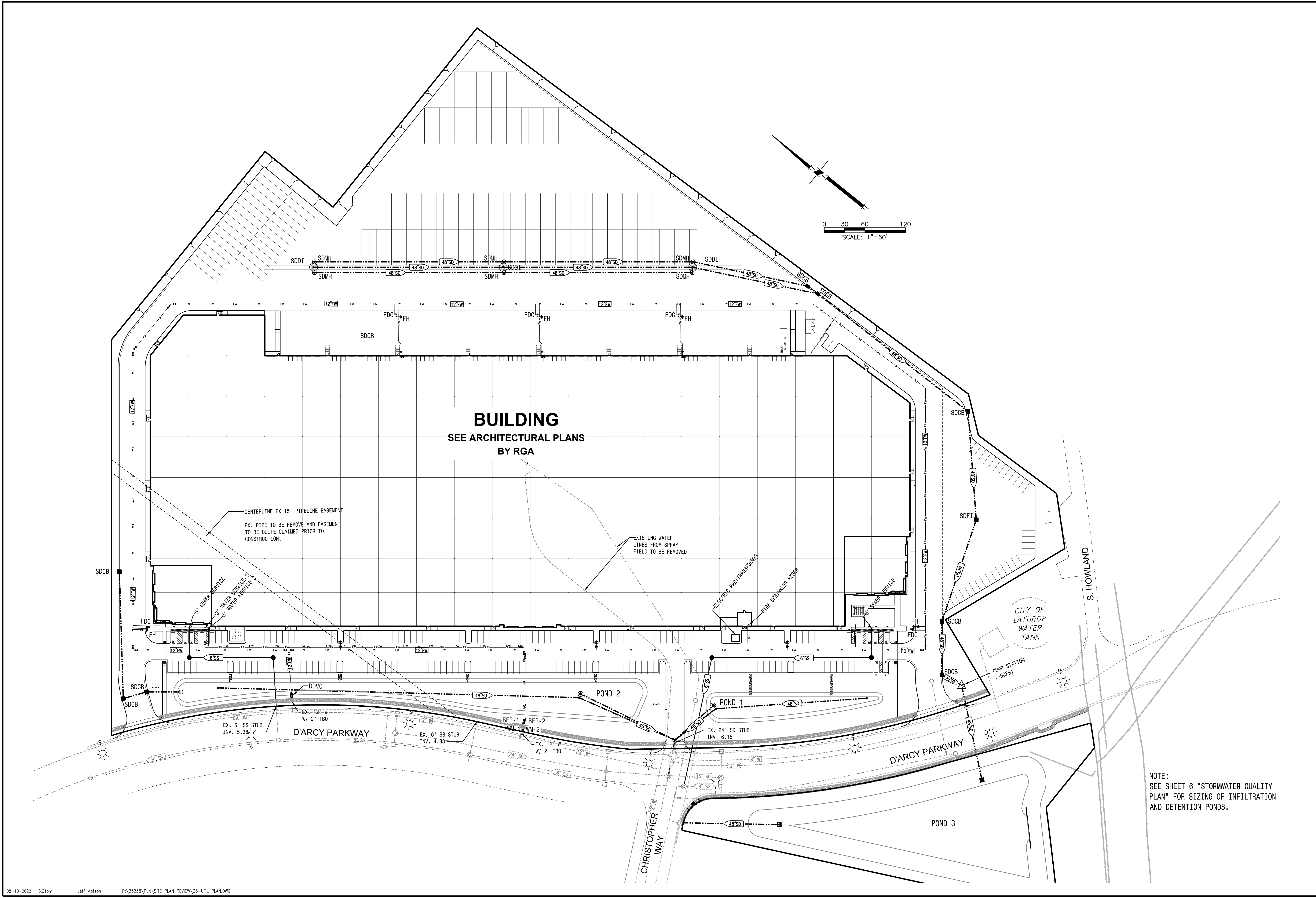


DATE: AUGUST 2022
 SCALE: AS SHOWN
 DRAWN BY: MM
 DESIGNED BY: MM
 CHECKED BY: CTR

PLANS PREPARED UNDER THE DIRECTION OF:
 CHRISTIAN T. RAGAN, RCE # 060473
 EXPIRES: MARCH 31, 2024

LATHROP CROSSROADS DEVELOPMENT
 SITE PLAN REVIEW
 PRELIMINARY GRADING AND DRAINAGE PLAN
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

PROJECT NO. 25238.000.P
 SHT C-5
 OF 10

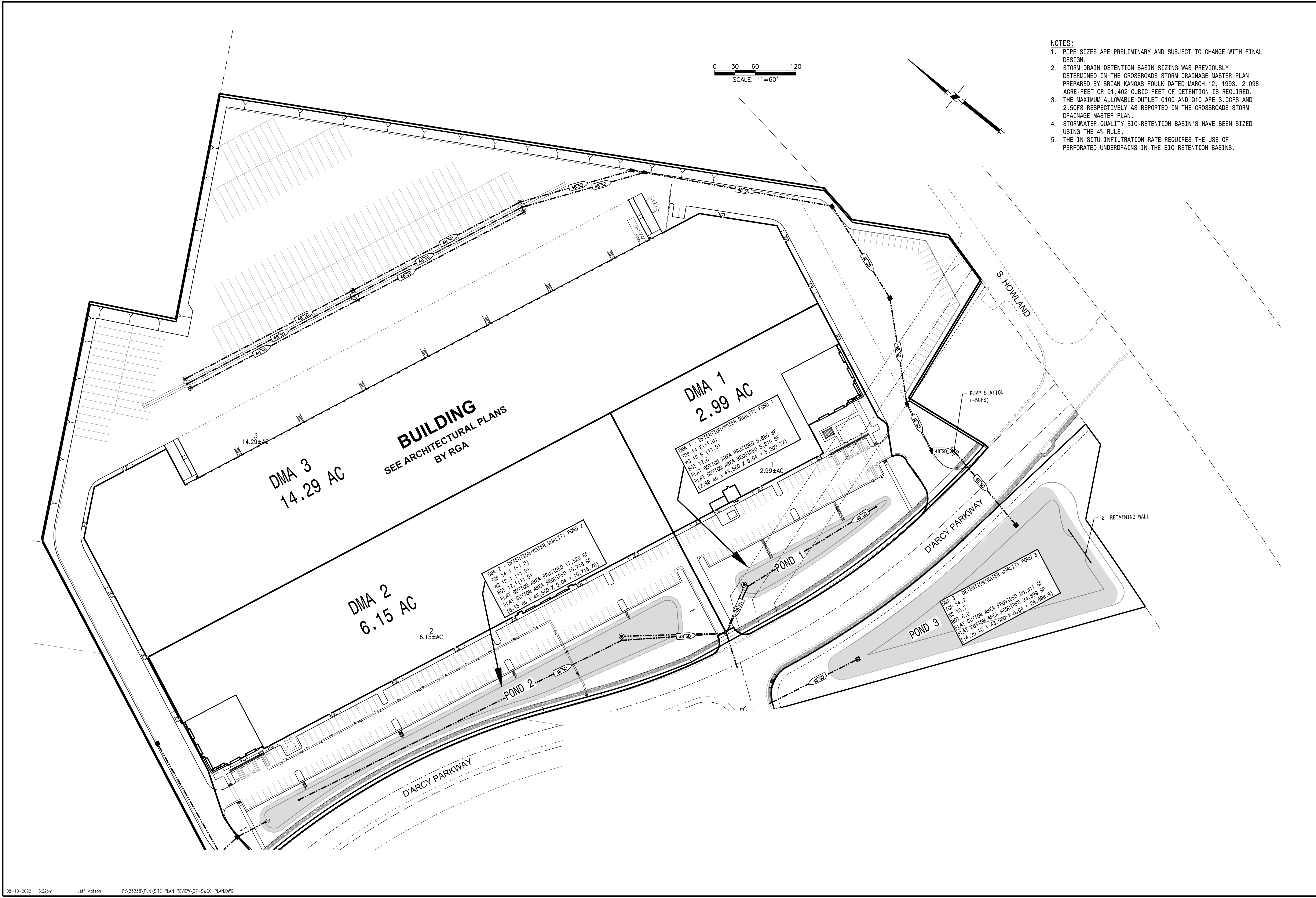


CENTERLINE EX 15' PIPELINE EASEMENT
 EX. PIPE TO BE REMOVE AND EASEMENT
 TO BE QUITE CLAIMED PRIOR TO
 CONSTRUCTION.

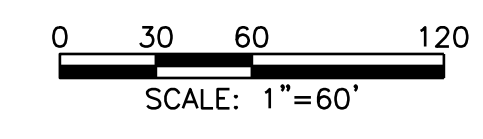
EXISTING WATER
 LINES FROM SPRAY
 FIELD TO BE REMOVED

NOTE:
 SEE SHEET 6 "STORMWATER QUALITY
 PLAN" FOR SIZING OF INFILTRATION
 AND DETENTION PONDS.

DATE: AUGUST 2022	SCALE: 1"=60'	DRAWN BY: J.R.	DESIGNED BY: J.F. / J.M.	CHECKED BY: C.T.F.
PLANS PREPARED UNDER THE DIRECTION OF: CHRISTIAN T. RAGAN, RCE # C60473 EXPIRES: MARCH 31, 2024				
LATHROP CROSSROADS DEVELOPMENT SITE PLAN REVIEW PRELIMINARY UTILITY PLAN SAN JOAQUIN COUNTY CALIFORNIA				
PROJECT NO. 25238.000.P				
SHT C-6 OF 10				



- NOTES:
1. PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
 2. STORM DRAIN DETENTION BASIN SIZING WAS PREVIOUSLY DETERMINED IN THE CROSSROADS STORM DRAINAGE MASTER PLAN PREPARED BY BRIAN KANGAS FOULK DATED MARCH 12, 1993. 2.098 ACRE-FEET OR 91,402 CUBIC FEET OF DETENTION IS REQUIRED.
 3. THE MAXIMUM ALLOWABLE OUTLET Q100 AND Q10 ARE 3.0CFS AND 2.5CFS RESPECTIVELY AS REPORTED IN THE CROSSROADS STORM DRAINAGE MASTER PLAN.
 4. STORMWATER QUALITY BIO-RETENTION BASIN'S HAVE BEEN SIZED USING THE 4% RULE.
 5. THE IN-SITU INFILTRATION RATE REQUIRES THE USE OF PERFORATED UNDERDRAINS IN THE BIO-RETENTION BASINS.



BUILDING
SEE ARCHITECTURAL PLANS
BY RGA

DMA 3
14.29 AC

DMA 2
6.15 AC

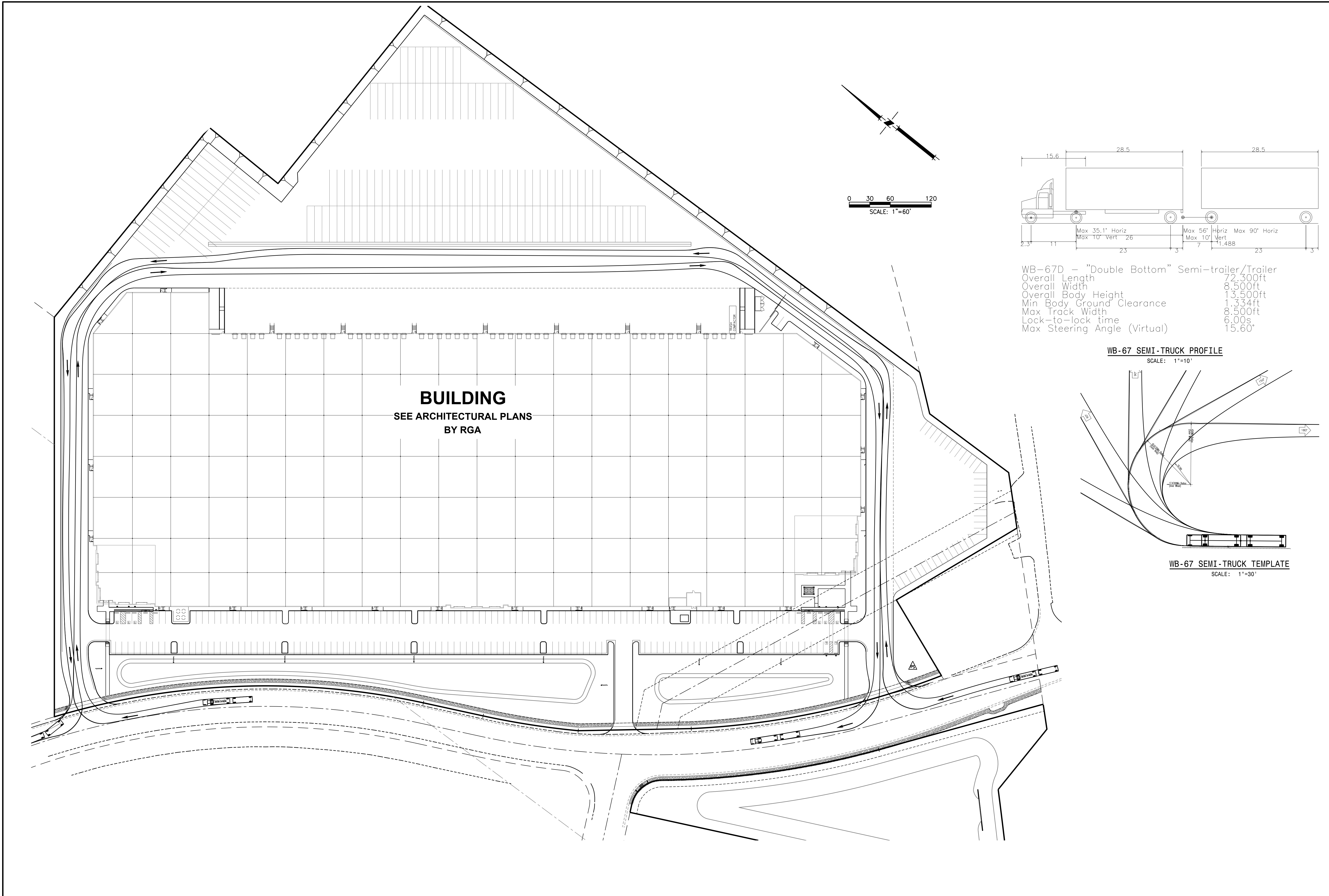
DMA 1
2.99 AC

DMA 2 - DETENTION/WATER QUALITY POND 2
TOP 14.1 (+1.0)
HS 13.2 (+1.0)
BOT 12.1(+1.0)
FLAT BOTTOM AREA PROVIDED 17,520 SF
FLAT BOTTOM AREA REQUIRED 10,716 SF
(6.15 ac x 43,560 x 0.04 = 10,716.76)

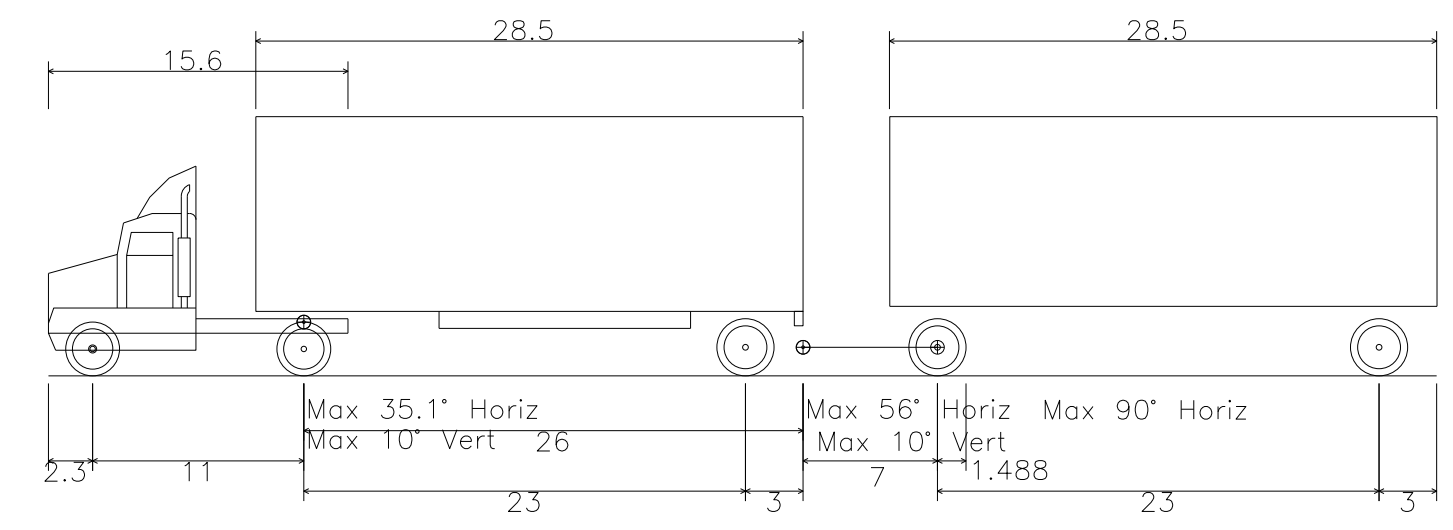
DMA 1 - DETENTION/WATER QUALITY POND 1
TOP 14.6(+1.0)
HS 13.6 (+1.0)
BOT 12.6
FLAT BOTTOM AREA PROVIDED 5,680 SF
FLAT BOTTOM AREA REQUIRED 5,210 SF
(2.99 ac x 43,560 x 0.04 = 5,209.77)

DMA 3 - DETENTION/WATER QUALITY POND 3
TOP 14.7
HS 13.7
BOT 6.0
FLAT BOTTOM AREA PROVIDED 24,911 SF
FLAT BOTTOM AREA REQUIRED 24,899 SF
(14.29 ac x 43,560 x 0.04 = 24,899.6)

DATE: AUGUST 2022	NO.
SCALE: 1"=60'	NO.
DRAWN BY: JLR	NO.
DESIGNED BY: JLF / JLM	NO.
CHECKED BY: CTR	NO.
MACKAY & SOMPS	
<small>ENGINEERS ARCHITECTS</small> <small>1500 FRANKLIN DR. PLEASANTON, CA 94588</small> <small>PH: 925.224.2000</small> <small>MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA PROVIDED BY OTHERS OR FOR OMISSIONS THEREFROM.</small>	
PLANS PREPARED UNDER THE DIRECTION OF:	
CHRISTIAN T. RAGAN RCE # 060473	
EXPIRES: MARCH 31, 2024	
LATHROP CROSSROADS DEVELOPMENT	CALIFORNIA
SITE PLAN REVIEW	
PRELIMINARY STORMWATER QUALITY PLAN	
CITY OF LATHROP	SAN JOAQUIN COUNTY
PROJECT NO. 25238.000.P	
SHT C-7	
OF 10	

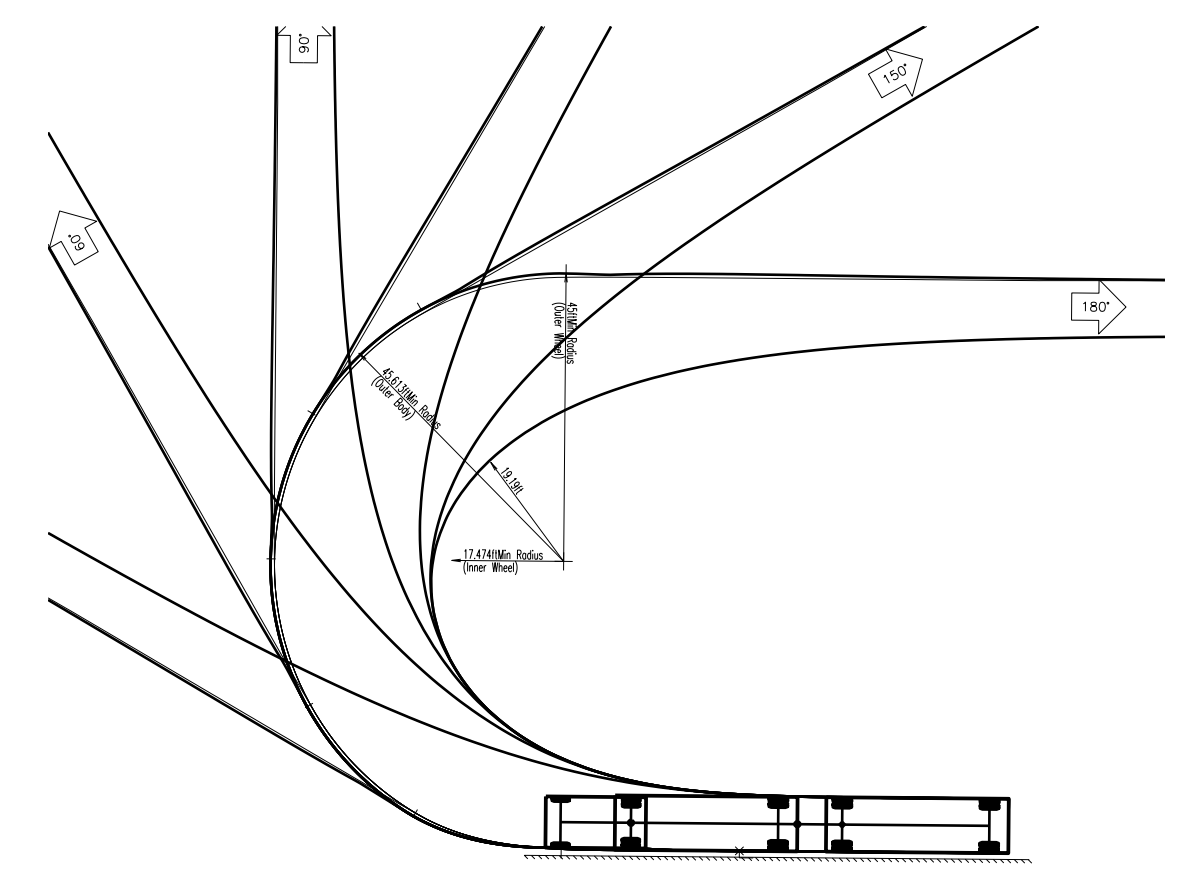


BUILDING
SEE ARCHITECTURAL PLANS
BY RGA



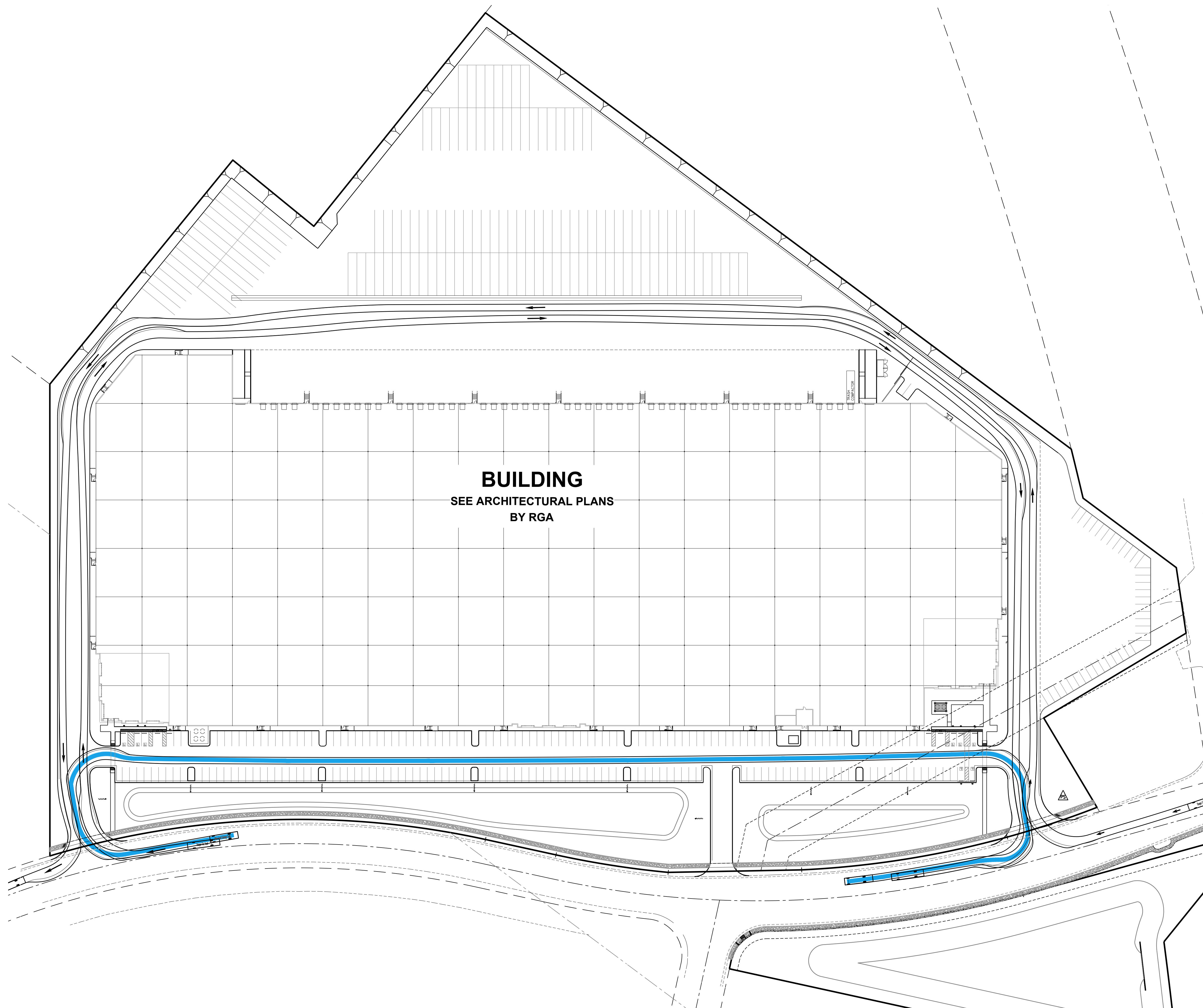
WB-67D - "Double Bottom" Semi-trailer/Trailer
 Overall Length 72.300ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 15.60°

WB-67 SEMI-TRUCK PROFILE
SCALE: 1"=10'

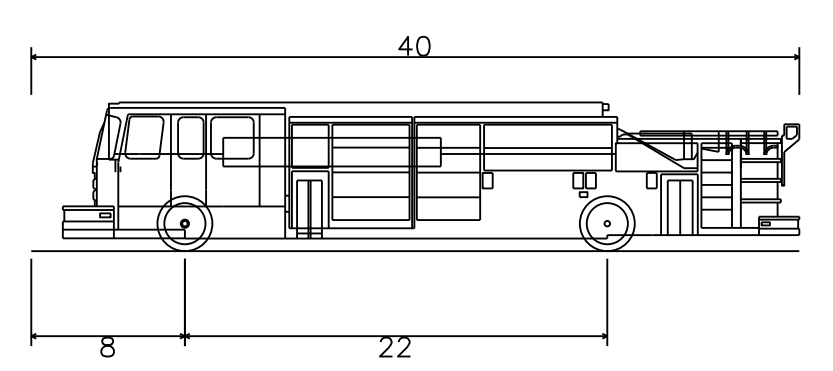
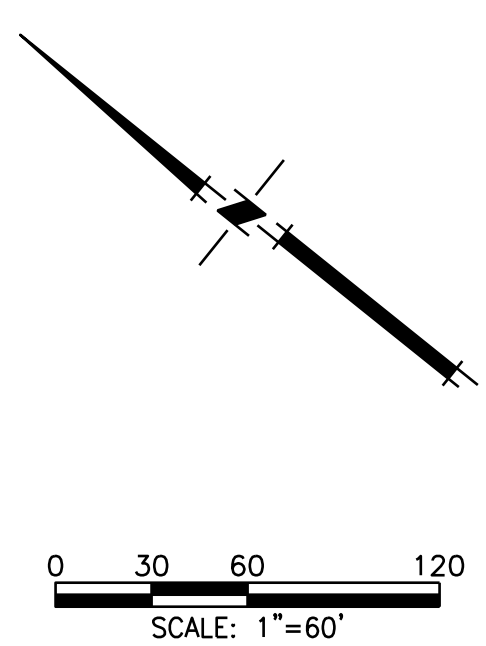


WB-67 SEMI-TRUCK TEMPLATE
SCALE: 1"=30'

DATE: AUGUST 2022	SCALE: AS SHOWN	DATE: _____
DRAWN BY: MM	DESIGNED BY: MM	REVISION: _____
CHECKED BY: CTR	NO. _____	DATE: _____
<p>MACKAY & SOMPS <small>ENGINEERS ARCHITECTS</small> 2100 FRANKLIN DR., PLEASANTON, CA 94588 (925) 222-2000 <small>MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA CONTAINED IN THIS DOCUMENT THAT WAS OBTAINED BY OTHER THAN OUR CLIENTS.</small></p>		
<p>PLANS PREPARED UNDER THE DIRECTION OF: CHRISTIAN T. RAGAN, RCE # C60473 EXPIRES: MARCH 31, 2024</p>		
<p>LATHROP CROSSROADS DEVELOPMENT SITE PLAN REVIEW INDUSTRIAL TRUCK ACCESS PLAN SAN JOAQUIN COUNTY CALIFORNIA</p>		
<p>PROJECT NO. 25238.000.P</p>		
<p>SHT C-8A OF 10</p>		

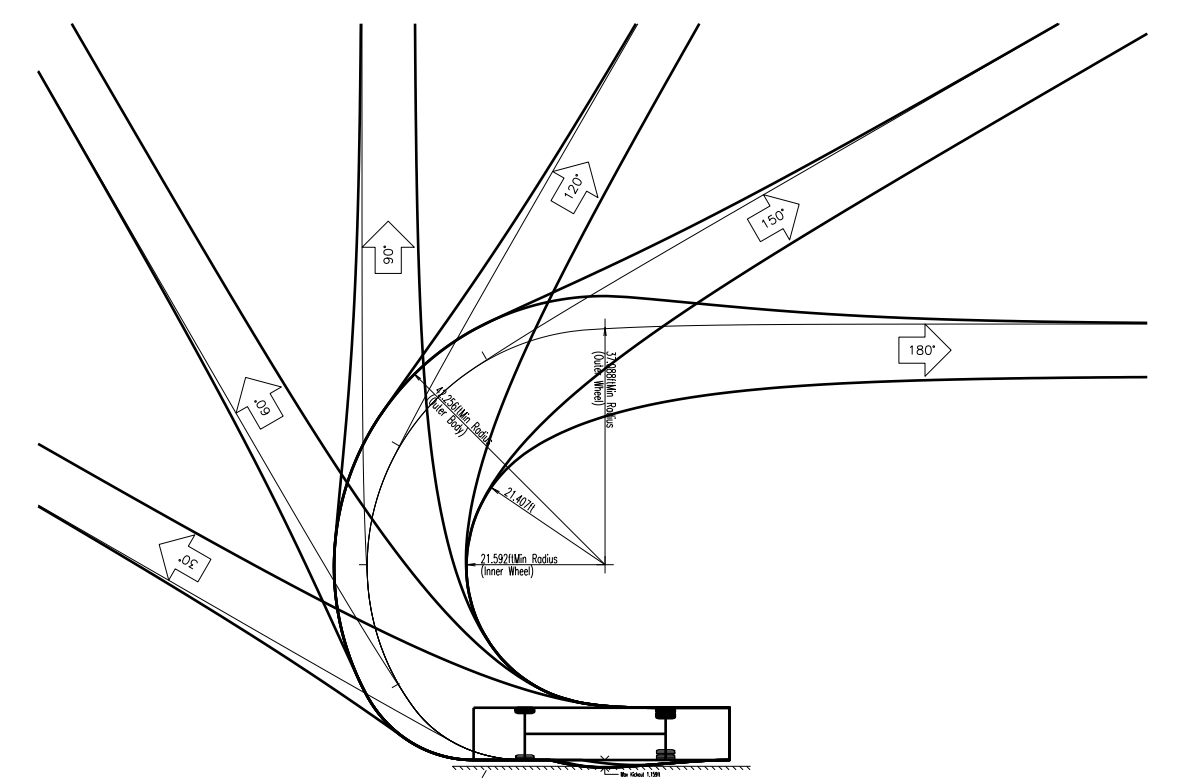


BUILDING
SEE ARCHITECTURAL PLANS
BY RGA



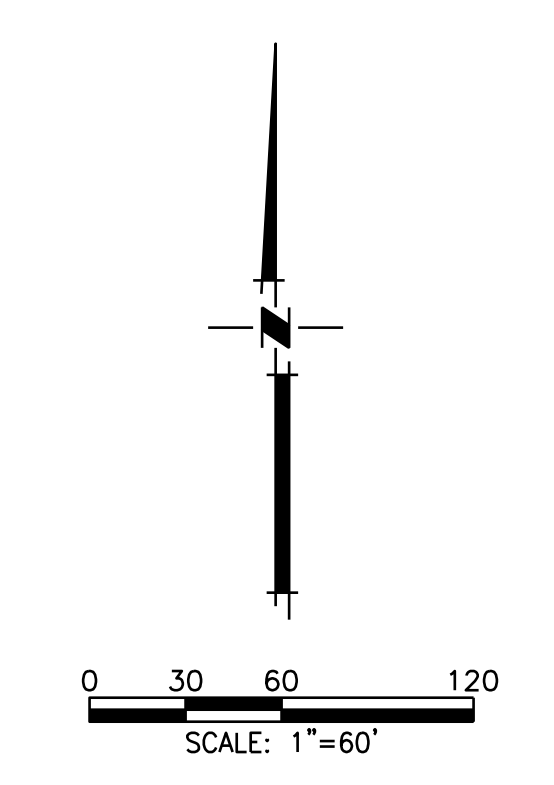
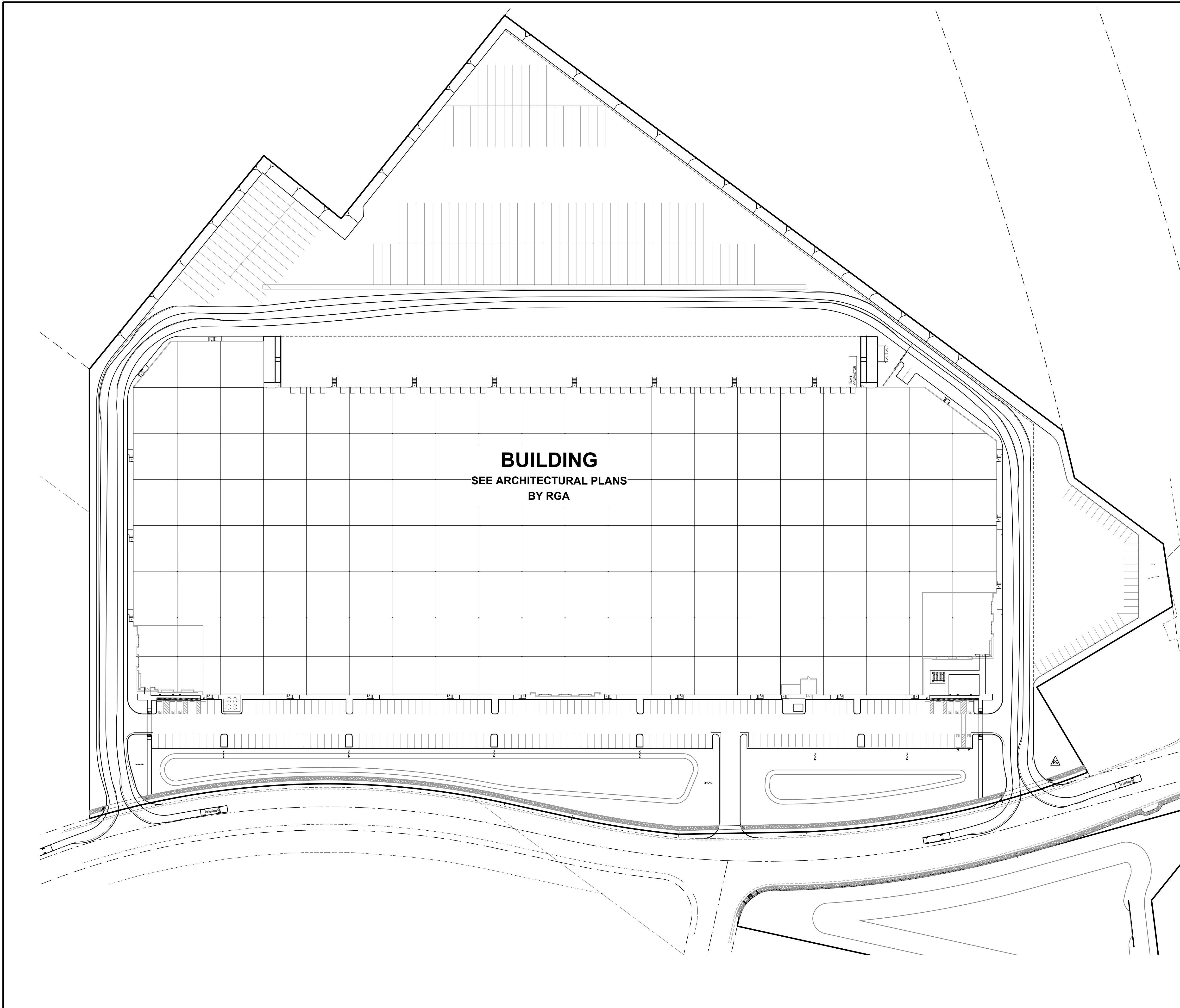
Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 0.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

PUMPER FIRE TRUCK PROFILE
SCALE: 1"=10'

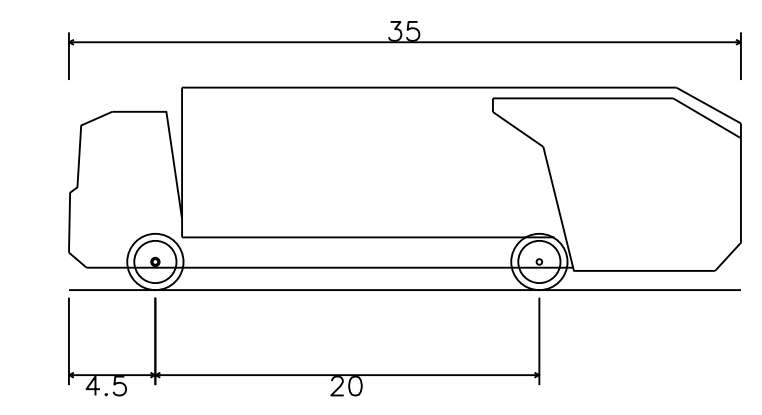


PUMPER FIRE TRUCK TEMPLATE
SCALE: 1"=30'

DATE: AUGUST 2022	SCALE: AS SHOWN	DRAWN BY: MM	DESIGNED BY: MM	CHECKED BY: CTR	NO.	REVISION	DATE
MACKAY & SOMPS							
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PLANS PREPARED UNDER THE DIRECTION OF:				CHRISTIAN T. RAGAN RCE # 060473 EXPIRES: MARCH 31, 2024			
LATHROP CROSSROADS DEVELOPMENT SITE PLAN REVIEW FIRE TRUCK CIRCULATION PLAN				CALIFORNIA SAN JOAQUIN COUNTY			
PROJECT NO. 25238.000.P				SHT C-8B			
				OF 10			

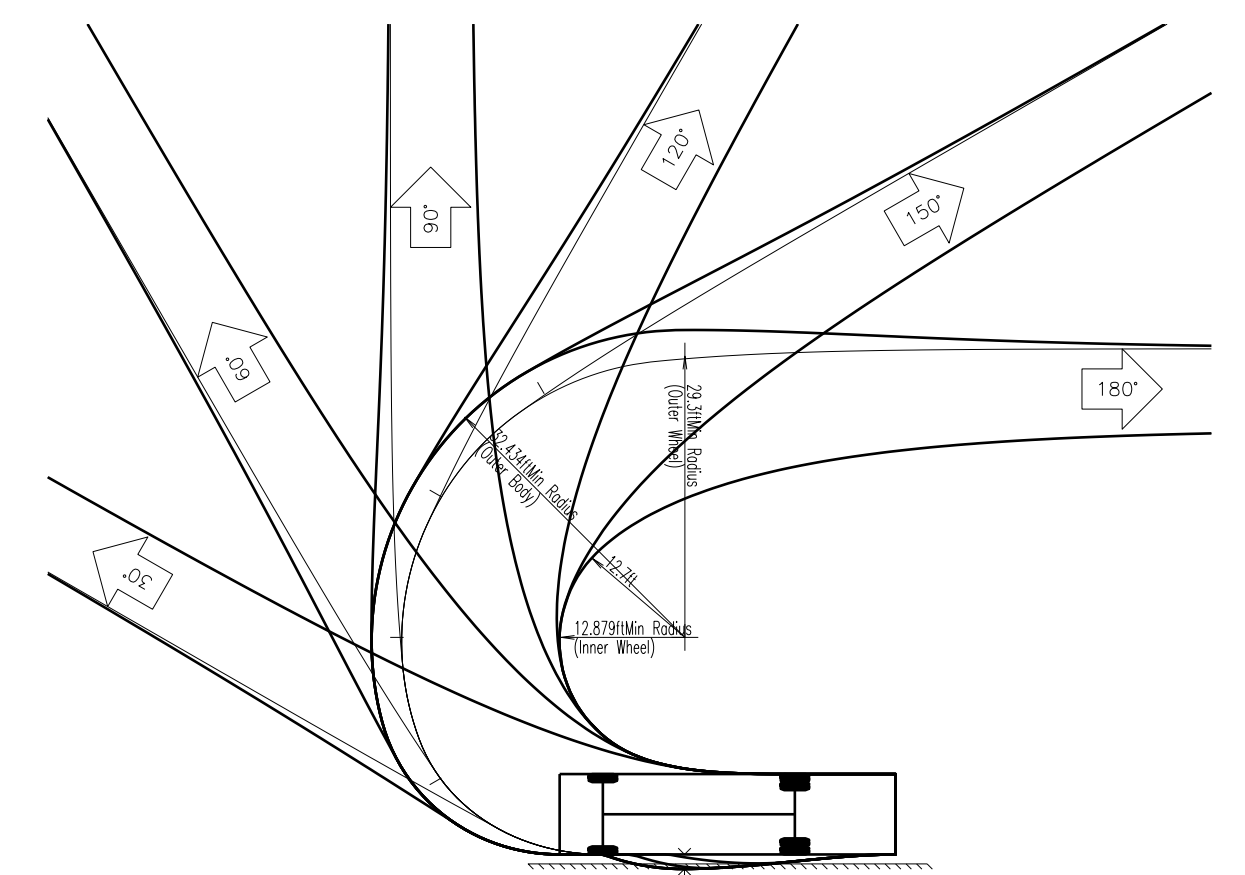


BUILDING
SEE ARCHITECTURAL PLANS
BY RGA



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

REFUSE TRUCK PROFILE
SCALE: 1"=10'



REFUSE TRUCK TEMPLATE
SCALE: 1"=20'

DATE: AUGUST 2022	SCALE: AS SHOWN	DESIGNED BY: MM	CHECKED BY: CTR
<p>MACKAY & SOMPS ENGINEERS ARCHITECTS 2100 FRANKLIN DR. PLEASANTON, CA 94588 (925) 222-2000 <small>REVISIONS OF THIS DOCUMENT THAT ARE GENERATED BY OTHER PROJECTS WILL BE INDICATED BY A SHADY BACKGROUND.</small></p>			
<p>PLANS PREPARED UNDER THE DIRECTION OF: CHRISTIAN T. RAGAN RCE # 060473 EXPIRES: MARCH 31, 2024</p>			
LATHROP CROSSROADS DEVELOPMENT		CALIFORNIA	
SITE PLAN REVIEW		SAN JOAQUIN COUNTY	
REFUSE TRUCK ACCESS PLAN		CITY OF LATHROP	
PROJECT NO.	25238.000.P		
SHT	C-8C		
OF	10		