

ADDENDUM NO. 3 – February 24, 2025

**Request for Proposals
For
Multi-Purpose Community Center Complex**

This addendum amends the Request for Proposals (RFP) for this project as follows:

Proposals Due: March 3, 2025 @ 3:00pm

Consultant Fees shall be submitted as a project lump sum with attached hourly rate schedule.

Survey and construction staking not needed for this phase of the project.

DELIVERABLES:

1. Site Assessment

- a. Conduct a thorough assessment of the physical attributes of the proposed development site.
- b. Identify any possible limitations or obstacles.
- c. Identify potential entry points, road connections, and traffic flow patterns.
- d. Pinpoint potential pedestrian access points.
- e. Identify potential sources of noise and develop strategies to mitigate them based on the placement of amenities.
- ~~f. Perform Topographic Surveys to gather elevation data.~~
- g. Recommend a comprehensive facility assessment.
- h. Organize and facilitate meetings, as well as provide detailed meeting notes.

References and Experience: Provide a list of two projects completed within the last **5 10 years** in which you have provided similar services. Preference should be given to projects of similar scope and size. Project references shall be no less than ~~\$50~~ **\$25 million** for construction, no exceptions. For each project include the following: size, contact person for each project reference, project name and address, your firm's role and cost of services, year completed and construction cost, contact person (name, position, phone and e-mail). Provide images of work completed by your firm applicable to this project that demonstrates your company's design, aesthetic and proficiency. Describe what makes your firm uniquely qualified for this project (1-2 pages).

I. PROPOSED SCHEDULE

The anticipated schedule for the consultant selection process is as follows:

Release Request for Proposals	January 22, 2025
RFP Response Deadline	February 27, 2025 @ 3:00 pm
Review and Rank Proposals	March 10, 2025
Negotiate Scope, Contract & interview	Week of March 17, 2025
City Council Approves Agreement	April 14, 2025
Notice to Proceed Given to Consultant	May 2025
1 st submittal of Conceptual Designs	July/August 2025
City Council Presentation	October 2025

Link to recording:

<https://www.zoomgov.com/rec/share/hJ0FPOKSpzcFYcCy4TwuhK7A-CWtFsLmSsUP6mWe5JXPJslUmP2DyFyHD2hHljSP.7mecf3TkNHMrRWx1?startTime=1740001865000>

Passcode: 2WtGd!@5

Q&A

This addendum amends the Request for Proposals (RFP) for this project as follows:

Q 1: What is the total construction budget for the project? Is there a targeted building cost vs site cost?

A1: We have an estimated budget of \$80-\$90 million for total project.

Q 2: Is the project fully funded? If so, what are the funding sources?

A2: The project design is fully funded, and we have most of the funding in place through development fees for Construction. We anticipate that as the construction estimate progresses, there may be a need for additional funding.

Q 3: Regarding References and Experience: would the City accept projects that began design within the last five years or are currently in construction?

A3: Yes, that will be acceptable.

Q 4: It is uncommon and likely uninsurable for the architect to carry geotechnical services. Would the City consider directly contracting with their chosen geotechnical consultant?

A4: N/A per addendum #2

Q 5: Can the City please expand on if you have any existing as-built improvement plans or topographic survey information that can be used to supplement topographic survey work? If survey work was completed in the past, can we please have the name of the firm that did that work?

A5: The City does not have any as-built improvement plans nor topographic survey work for the site. We have had a surveyor out for the roadway being built adjacent to the project site, Stanford Crossing, however it is survey work that is outside of the project site.

Q 6: Is funding in place? If not, will the City go out for a bond and is there a specific bond date you are hoping to target?

A6: Most funding is in place through Developer fees, however as construction estimate progresses, there may be a need to bond for additional money that may not be accounted for, at this time.

Q 7: Does the City anticipate any public outreach as part of the process? If any has already been conducted, can you please share the meeting summaries of those efforts?

A7: No public outreach anticipated at this time.

Q 8: Can you please provide the construction budget for the project?

A8: Approx \$80-\$90 million

Q 9: Architectural fees are often based on the construction budget and square footage of a proposed building. For the purposes of evaluating proposed fees on an apples-to-apples basis, what preliminary construction budget number would you like consultants to use as the basis for fees?

A9: Approx \$80-\$90 million

Q 10: Is there expected to be a pause in the design process while funding is being secured?

A10: No, design is fully funded and there is no anticipation to pause the design at this time.

Q 11: What public input has been used to date to establish the suggested program (if any)? Is there an expectation for public engagement or community meetings? If so, please specify a number, if possible.

A11: No public input has been used to establish the suggested program, nor is it anticipated at this time as a scope of work through this RFP.

Q 12: Are there any city or park commission meetings and/or presentations the consultant would be expected to attend or facilitate? If so, please specify a number, if possible.

A12: Yes, see Addendum #2

Q 13: Are there any sustainability goals for the project specific to CalGreen/LEED/etc.?

A 13: No

Q 14: For the purposes of the budget proposal, what percentage of the site area should we assume is programmed landscape?

A 14: N/A, see Addendum #2

Q 15: For the purposes of the budget proposal, what would be the approx. assumed square footage for the outdoor deck space/roof top scope?

A 15: N/A, see Addendum #2

Q 16: For the purposes of the budget proposal, can you please provide further definition of the amphitheater scope?

A 16: N/A, see Addendum #2

Q 17: Should we assume any landscape scope for the field house?

A 17: N/A, see Addendum #2

Q 18: Has the project completed the process for CEQA approval? If not, are you looking for the project team to provide these services?

A 18: CEQA is complete and the City is not looking for consultant services to be provided in this regard.

Q 19: The page limit for this size of project is extremely tight, is the City able to increase the page limit for key areas such as: Project Approach and References and Experience?

A 19: While we value detailed information, we kindly ask that proposers adhere to the page limit specified in the Request for Proposals (RFP). One page will be considered as both the front and back. We recommend including supplementary information, such as references, project experience, and other pertinent details, in the form of appendices. There is no specific restriction on the number of appendices that can be included.

It is important to note that while detailed information is appreciated, we ask that general and critical information be presented concisely within the page limitation. This will ensure that all reviewers, who come from diverse backgrounds, can thoroughly evaluate each proposal.

It is our goal to provide a fair and comprehensive review of all submissions. Therefore, we believe that shorter proposals are more likely to maintain the reader's attention and ensure a thorough evaluation.

Q 20: Could you please provide a rough diagram or APN numbers for the parcels the City intends to be included in the potential development and which the City would like to have a survey of existing conditions prepared as part of the design services of the project? Would you need a boundary survey or just a topographic survey? Underground utility survey?

A 20: See attached for rough diagram provided as example during Q&A Session. The City does not have any as-built improvement plans nor topographic survey work for the site. We have had a surveyor out for the roadway being built adjacent to the project site, Stanford Crossing, however it is survey work that is outside of the project site.

Q 21: Typically construction staking surveys are the responsibility of the general contractor. Please confirm the requirement to have the design team provide staking surveying.

A 21: Surveying, not needed per Addendum #3.

Q 22: There could be significant savings if the City were to contract directly with geotechnical engineers for the preparation of geotechnical investigations and reporting. Please confirm the City desires to have the design architects prepare the geotechnical engineer's report under their contract.

A 22: Surveying, not needed per Addendum #3.

Q 23: Does the City have an anticipated budget for construction in mind, and any initial programmatic square footages for the structures? Is the City considering multiple phases of construction?

A 23: We have an estimated budget of \$80-\$90 million for total project.

Q 24: Does the City have an anticipated schedule for the project?

A 24: Not passed Conceptual Design at this point.

Q 25: Has a target or conceptual project budget been identified by the City for the proposed scope of work? If so, are breakdowns available for site improvements, and building scope?

A 25: No

Q 26: Has the City identified a target project completion date, or important schedule milestones for incorporation?

A 26: No

Q 27: Section V: References and Experience states, 'Provide a list of two projects completed within the last five years in which you have provided similar services... Project references shall be no less than \$50 million for construction, no exceptions.' Can you confirm whether this is an absolute requirement for proposal eligibility, or will firms that do not meet this threshold simply receive a lower evaluation score?"

A 27: See Addendum #3

Q 28: Will a list of interested consultants be available?

A 28: Yes, See list below.

Q 29: Is the client aware of any Zoning or General Plan amendments necessary to realize the project?

A 29: No, all zoning and planning requirements have been addressed.

Q 30: Have CEQA requirements been discussed with the County?

A 30: All environmental is complete.

Q 31: Should a security consultant be included as part of the scope of work?

A 31: No

Q 32: Are there LEED or sustainability performance goals for this project?

A 32: No goals for LEED or sustainability performance.

Q 33: Section III: General states, 'Provide surveying for design and construction staking' and 'Include geotechnical study as needed.' Since these tasks are typically conducted during the initial site assessment, would it be acceptable to include them in the site assessment phase instead?

A 33: See Addendum #3

Q 34: Does the City desire to have cost estimates conducted at 35% plan submittal?

A 34: N/A

Q 35: What is the proposed Construction Budget?

A 35: \$80-\$90 million estimated total project cost.

Q 36: What is the proposed Substantial Completion date?

A 36: See proposed schedule for this phase.

Q 37: Please confirm the boundaries of the project construction site.

A37: See attached

Q 38: Per the RFP, Section II: "Background," the project Construction site is described as between Lathrop and Dos Reis Roads, east of Land Park Drive. It appears that Land Park Drive becomes Stanford Crossing after crossing Lathrop Road. Please confirm.

A 38: See attached

Q 39: Does the project construction site have the necessary, CEQA Approvals or should CEQA services be included in the Design Team Fee Proposal?

A 39: CEQA is complete and the City is not looking for consultant services to be provided in this regard.

Q 40: Per the RFP, Section III: “Anticipated Scope of Services,” please confirm that construction staking surveying may be removed from architect/engineer’s scope of work and added to general contractor’s scope of work. It will be challenging for the architect to contain costs for this service when it is being directed by the general contractor and not the architect.

A 40: Can be removed from the scope of work.

Q 41: Per the RFP, Section III: “Deliverables,” please confirm that the reference, “35% plan submittal of final design” is the same as the traditional, 100% Schematic Design Phase.

A 41: N/A

Q 42: Per the RFP, Section III: “Deliverables,” please confirm that the reference, “65% submittal PS&E of final design” is the same as the traditional, 100% Design Development Phase. How often should we assume meetings during this phase?

A 42: N/A

Q 43: Per the RFP, Section III: “Deliverables,” please confirm that the reference, “90% submittal PS&E of final design” is the same as the traditional, 90% Construction Documents Phase. How often should we assume meetings during this phase?

A 43: N/A

Q 44: Per the RFP, Section III: “Deliverables,” please confirm that the reference, “100% PS&E ready for Construction Bidding” is the same as the traditional, 100% Construction Documents Phase. How often should we assume meetings during this phase?

A 44: N/A

Q 45: Per the RFP, Section III: “Deliverables,” office furnishings, exercise equipment, etc. are referenced. Please confirm that the architect/engineer is to include the selection/specification of FFE in our scope of work?

A 45: N/A

Q 46: Per the RFP, Section III: “Anticipated Scope of Services,” should we assume that these meetings thru “35% plan submittal of final design” shall be in-person?

A 46: N/A

Q 47: How often should we assume meetings during the Bidding Assistance and Construction Management Assistance phases?

A 47: N/A

Q 48: Per the RFP, “Key Community Center Goals,” terms such as “sustainable building,” “green architecture,” and “resilient building” are referenced. Does the City of Lathrop expect to achieve any sustainability certifications such as, but not limited to LEED or NetZero?

A 48: N/A

Q 49: Will there be any provision to suggest or request modifications to the Agreement for Professional Services?

A 49: All requested modifications will need to be reviewed by our legal team.

Q 50: Per the RFP, Section V: “RFP Content,” Consultants are instructed to provide references no less than \$50M for construction. Accounting for what assume to be the intent of this instruction, there may be

several projects of a similar scale and program which may not have fallen shy of \$50M. Are they to be excluded regardless of significance?

A 50: See addendum #3

Q 51: Per the RFP, Section VII: "Evaluation Criteria," and Section IX: "Selection Process, fees are not referenced as a criteria in either evaluation nor selection. Please confirm.

A 51: Fees will not be scored in the evaluation sheet.

Q 52: Per the RFP, Section X: "Proposed Schedule," the week of March 17, 2025, is described as the week of interviews, if any. How much notification will short-listed firms be provided prior to a potential interview?

A 52: Very little, however if chosen to be interviewed, we will accommodate zoom and/or team meetings if need be.

Q 53: Per the RFP, Section IV: "Big Vision," "...a 200+ capacity theater with stage and prop area" is referenced. Does that intend to include the full accompaniment of theatrical equipment, such as, rigging, theatrical lighting, AV (separate from what's included for the remainder of the building), etc.?

A 53: N/A

Q 54: Related to the above question: would the Electrical Engineering scope be expected to include additional power for sound racks, stage lighting racks/panels, data outlets for sound racks (to connect to network), power to projectors, etc.?

A 54: N/A

Q 55: Per the RFP, Section IV: "Big Vision," "...a commercial size kitchen" is referenced. Is this kitchen envisioned to provide the following functions: 1) storage (including cold food, pantry and equipment); 2) food prep; 3) cooking; 4) plating and serving; 5) dish return, and; 6) cleaning (dishes and equipment)?

A 55: N/A

Q 56: "Confirmation of Receipt of the Addenda" page to our final proposal, will the confirmation pages be included in the total page count of the RFP?

A 56: No, not considered in page count.

Q 57: Per the RFP, Section IV: "Key Community Center Goals," there is no reference to the existing, Lathrop Senior Center. Is there an intention to relocate the Senior Center programming/activities to the New Multi-Purpose Community Center?

A 57: Yes

Q 58: Per the RFP, Section V: "RFP Content," proposals are expected to, "Provide a list of two projects completed within the last 5 years in which you have provided similar services." Is two projects expected to be the *maximum* number of projects listed or the *minimum* number of projects listed?

A58: See Addendum #3

Q 59: Per the RFP, Section V: "RFP Content," given that size parameters are not provided, may RFP responses be printed as 8.5"x11" booklets or may they be printed as 11"x17" booklets?

a) If RFP responses may only be printed as 8.5"x11" booklets, would a fold-out 11"x17" page be considered non-responsive?

A59: either is ok and we will accept booklets as well.

List of current RFP recipients:

1. Group 4 Architecture, Research + Planning, Inc.
2. DAHLIN ARCHITECTURE | PLANNING | INTERIORS
3. WESTWOOD
4. RIOS
5. NJA Architecture
6. ELS Architecture+Urban Design
7. FDI Consulting
8. LPA Design Studios
9. Kuth Ranieri Architects
10. SVA Architects
11. BARKER RINKER SEACAT ARCHITECTURE
12. GRIFFIN STRUCTURES
13. NOLL & TAM ARCHITECTS
14. HMC ARCHITECTS

Enclosed:

- 1) Site plan used for environmental clearance
- 2) Stanford Crossing Road Plan

End of Addendum #3

Proposer Acknowledgment of Addendum #3:

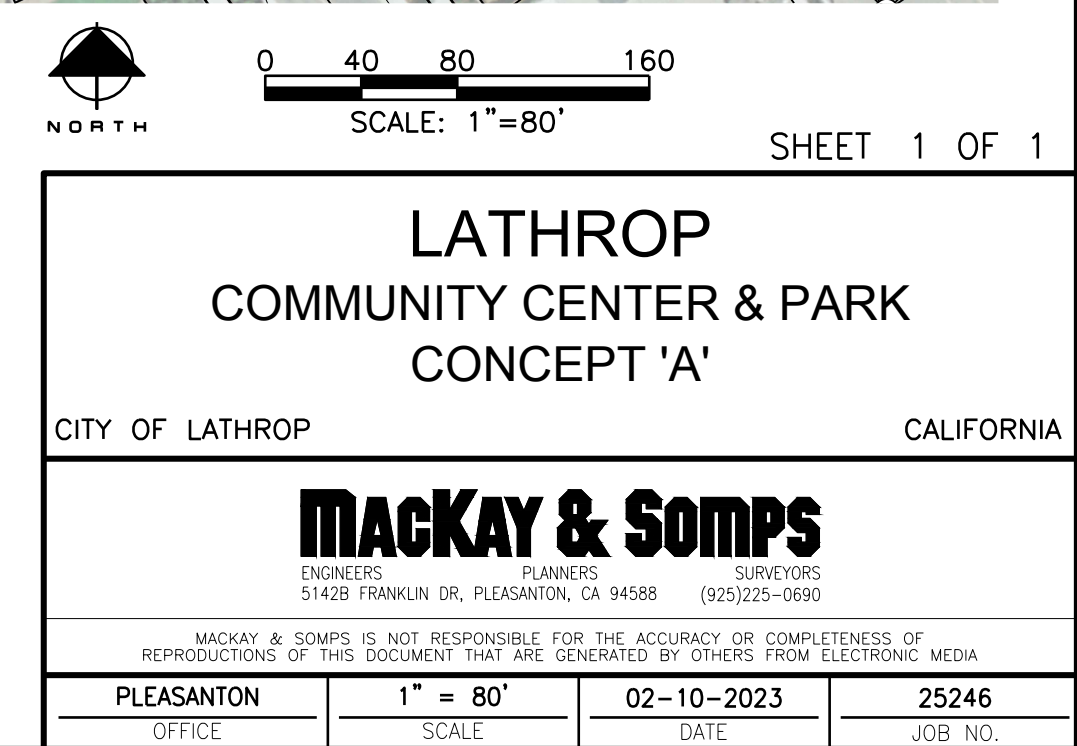
Company Name

Date

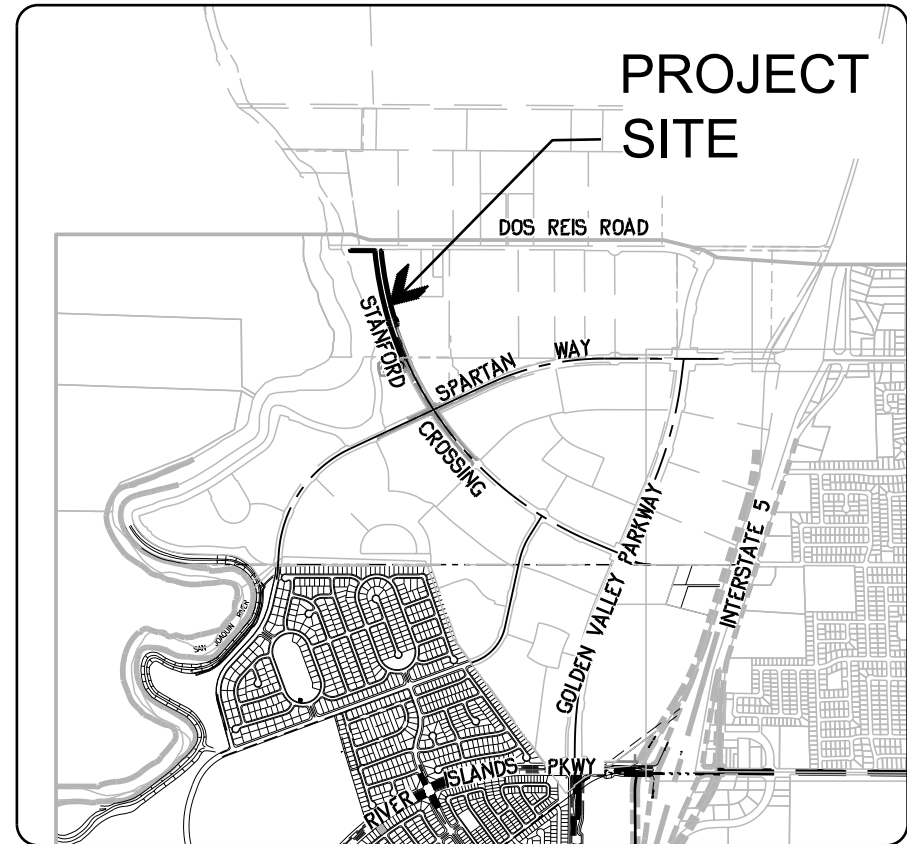
Consultant Name & Title

Consultant's Signature

*Signed Addendum must be submitted along with the proposal



IMPROVEMENT PLANS
STANFORD CROSSING EXTENSION
LATHROP, CALIFORNIA
SEPTEMBER 2024



VICINITY MAP
NOT TO SCALE

LEGEND:

EXISTING OR BY OTHERS	PROPOSED	
		SUBDIVISION BOUNDARY
		RIGHT OF WAY / LOT LINE
		CENTERLINE
		CONTOUR LINE
		FACE OF CURB
		AC BERM
		SANITARY SEWER & MANHOLE
		STORM DRAIN & INLET
		POTABLE WATER LINE & VALVE
		STORM DRAIN MANHOLE
		RECYCLED WATER & VALVE
		SEWER FORCE MAIN & CLEANOUT
		STORM DRAIN FORCE MAIN
		FIRE HYDRANT & VALVE
		BLOWOFF VALVE
		ELECTROLIER
		SURVEY MONUMENT
		AIR RELIEF VALVE
		BARRICADE
		SIDEWALK
		HANDICAP RAMP
		WATER SERVICE

BENCHMARK:

SAN JOAQUIN CO. BRASS DISK IN CURB, STAMPED "CITY OF LATHROP BENCH MARK NO. 5," 1.3 FEET EAST OF THE SOUTHEAST CURB RETURN OF LOUISE AVENUE AND HARLAN ROAD, ELEVATION = 14.77

ABBREVIATIONS

AB	AGGREGATE BASE	FO	FINISH GRADE	PVI	POINT OF VERTICAL INTERSECTION
AC	ASPHALT CONCRETE	GH	GAS	PUE	PUBLIC UTILITY EASEMENT
AD	AREA DRAIN	GR	GRADE BREAK	PVMT	PAVEMENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	HP	HIGH POINT	Q	FLOW RATE (CUBIC FEET PER SECOND)
APPROX	APPROXIMATE	HP	HIGH POINT	R	RESISTANCE
ARV	AIR RELIEF VALVE	INV	INVERT	RCP	REINFORCED CONCRETE PIPE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	IRR	IRRIGATION	RP	RADIUS POINT
AVE	AVENUE	LF	LINEAR FEET	RT	RIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP	LOW POINT	RWD HDR	REDWOOD HEADER BOARD
BC	BEGINNING OF CURB	LT	LEFT	R/W	RIGHT OF WAY
BEG.	BEGINNING	MCB	MODIFIED CATCH BASIN	RW	RECYCLED WATER
BFV	BUTTERFLY VALVE	MH	MANHOLE	S	SANITARY SEWER LATERAL
BLVD	BOULEVARD	MIN	MINIMUM	(S)	SOUTH
BNVD	BOUNDARY	MID PT	MIDPOINT	SD	STORM DRAIN
BO	BLOWOFF	MTC	MEDIAN TOP OF CURB	SDMH	STORM DRAIN MANHOLE
BVC	BEGIN VERTICAL CURVE	MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES	SDFM	STORM DRAIN FORCE MAIN
CB	CATCH BASIN	(N)	NORTH	SJVPD	SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
CL	CENTERLINE	NAP	NOT A PART	SNS	STREET NAME SIGN
CFS	CUBIC FEET PER SECOND	NTS	NOT TO SCALE	SS	SANITARY SEWER
CONT	CONTINUOUS	P	PAD	SSMH	SANITARY SEWER MANHOLE
CR	CROWN	PBO	PERMANENT BLOW-OFF	SSFM	SANITARY SEWER FORCE MAIN
CY	CUBIC YARD	PCC	PORTLAND CEMENT CONCRETE	STD	STANDARD
DI	DRAIN INLET	PKWY	PARKWAY	STA	STATION
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	STLT	STREET LIGHT
DR	DRAIN	PP	POWER POLE	SVC	SERVICE
DW	DRAINAGE	PRC	POINT OF REVERSE CURVATURE	SW, S/W	SIDEWALK
(E)	EAST	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	TB	TOP OF BERM
EC	END OF CURVE	PVC	POLYVINYL CHLORIDE	TBO	TEMPORARY BLOWOFF
ELEV	ELEVATION			TG	TOP OF GRATE
EP	EDGE OF PAVEMENT			TOP	TOP OF PIPE
ER	END OF RETURN			TYP	TYPICAL
EVA	EMERGENCY VEHICLE ACCESS			(W)	WEST
EVC	END VERTICAL CURVE			WM	WATER METER
EX	EXISTING			VG	VALLEY GUTTER
FC	FACE OF CURB			±	PLUS OR MINUS

ELECTRONIC VERSIONS OF THE LINWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

WARNING • CAUTION
EXISTING UNDERGROUND UTILITIES
CONTACT: UNDERGROUND SERVICE ALERT
PHONE: (800) 227-2600
FOR MARKING PRIOR TO DIGGING

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.



RECORD DRAWING
THESE ARE THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR.

CHRISTIAN T. RAGAN
RCE #60473



PLANS PREPARED UNDER THE DIRECTION OF:

BY: CHRISTIAN T. RAGAN RCE No. 60473

Mackay & Somp
ENGINEERS
PLEASANTON, CA

PLANNERS
SURVEYORS
(925)225-0690

NO.	DESCRIPTION	CHECKED BY	CITY APPROVAL
			APPROVED BY DATE

SHEET INDEX	
SHEET	DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES
C3	STREET SECTIONS & DETAILS
C4	PROJECT SPECIFICATIONS
C5	STANFORD CROSSING - STA 42+16 TO STA 52+00
C6	STANFORD CROSSING - STA 52+00 TO STA 63+00
C7	DOS REIS ROAD WIDENING
C8	EROSION CONTROL PLAN

AGENCIES:

CITY:
CITY OF LATHROP
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
(209) 941-7438

FIRE DEPARTMENT:
19001 SOMERSTON PARKWAY
LATHROP, CA 95330
(209) 941-5100

POLICE DEPARTMENT:
940 RIVER ISLANDS PARKWAY
LATHROP, CA 95330
(209) 647-6400

CONSULTANTS:

ENGINEER:
MACKAY & SOMPS CIVIL ENGINEERS
5142 FRANKLIN DRIVE, SUITE B
PLEASANTON, CA 94588-3368
CONTACT: JEFF MATSON
JMATSON@MCSCE.COM
(925) 225-0690

SOILS ENGINEER:
ENGEO INCORPORATED
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
CONTACT: CONNER DUNN
(209) 835-0610

JOINT TRENCH:
GIACALONE DESIGN SERVICES, INC.
8080 SANTA TERESA BLVD, STE 240
GILROY, CA 95020
CONTACT: ARNOLD SAENZ
(925) 989-4382

LANDSCAPE ARCHITECT:
SAM HARNED LANDSCAPE ARCHITECT
PO BOX 22275
OAKDALE, CA 95361
CONTACT: SAM HARNED
(209) 380-7376

TRAFFIC ENGINEER:
TJCM
4305 HACIENDA DRIVE, STE 550
PLEASANTON, CA 94588
(925) 463-0611

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ASPECTS OF THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE STANFORD CROSSING, LATHROP CA GEOTECHNICAL EXPLORATION REPORT NO. 5747.003.003, DATED OCTOBER 27, 2017

ENGEO, INC
LATHROP, CALIFORNIA

LATHROP-MANTECA FIRE DISTRICT

APPROVED BY: _____ DATE: _____
FIRE MARSHAL

CITY OF LATHROP
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

CITY OF LATHROP
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
CITY ENGINEER

STANFORD CROSSING EXTENSION

COVER SHEET

DEPARTMENT OF PUBLIC WORKS
CITY OF LATHROP, CALIFORNIA

DATE: SEPTEMBER 2024	RECOMMENDED FOR APPROVAL BY: _____ DATE: _____	PROJECT NO. 25257.0
SCALE: AS SHOWN		SHEET NO. C1
DRAWN BY: EN		
DESIGNED BY: RC		
CHECKED BY: JM	CITY OF LATHROP	SHEET 1 OF 8

EARTHWORK SUMMARY:

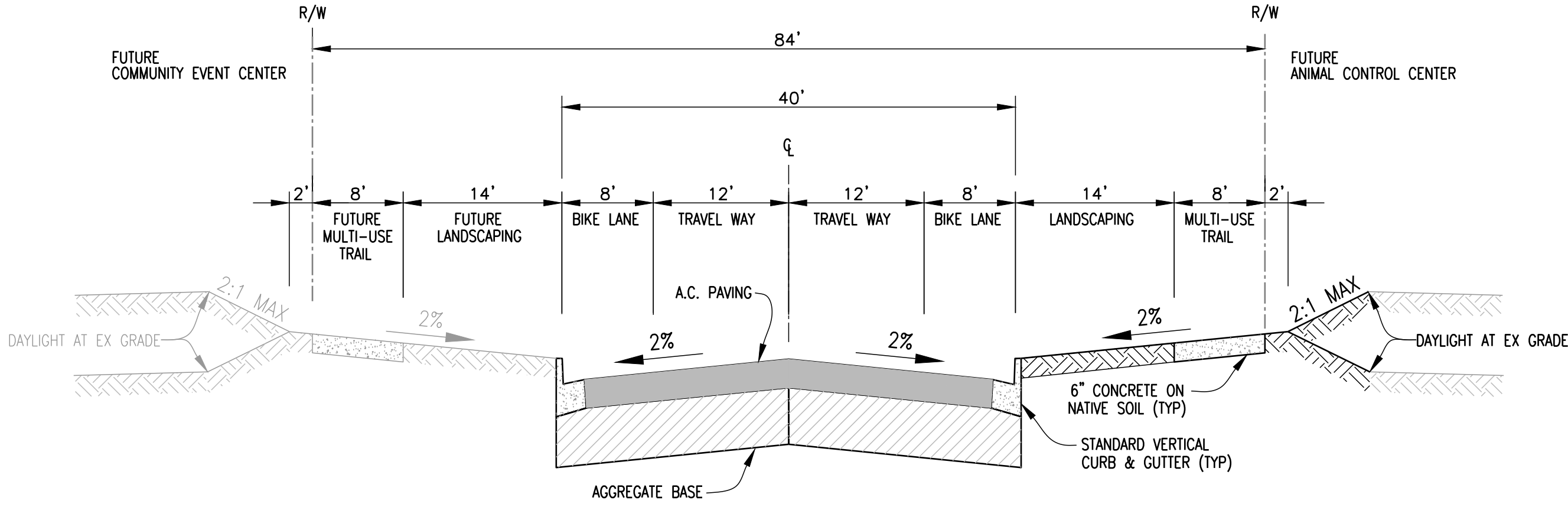
THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. THE EXCESSES OR SHORTAGES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, 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. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY REQUIRED TO DETERMINE FOR THEMSELVES THE QUANTITY OF EARTHMOVING THAT WILL BE REQUIRED TO ROUGH GRADE THIS JOB. IT IS UNDERSTOOD THAT THE CONTRACTOR'S BID PRICE FOR ROUGH GRADING THIS JOB IS BASED ON THE CONTRACTOR'S OWN EARTHWORK ESTIMATE AND INCLUDES PROVISION FOR ANY GRADE ADJUSTMENTS REQUIRED TO BRING THE JOB TO THE ROUGH GRADE, AS DEFINED ON THE PLANS.

AREA	ESTIMATED CUT (CY)	ESTIMATED FILL (CY)
RAW COMPUTER RESULTS	3,842	363
SHRINKAGE (SEE NOTE 1)	-1,152	0
TRENCH SPOILS (SEE NOTE 2)	3,210	0
OFFHAUL	5,537	0
TOTALS	363	363
	BALANCE	

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORT / OFFHAUL TO BALANCE THE SITE.

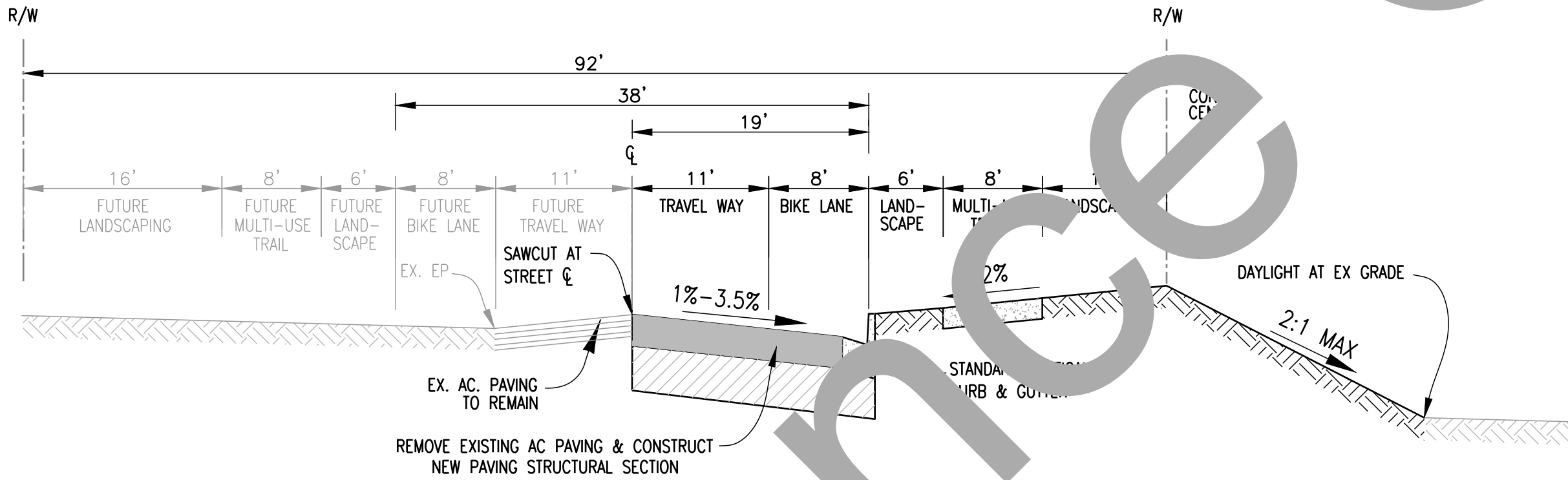
NOTES:

- BASED ON SIMILAR PROJECTS IN THE VICINITY OF THIS SITE, A SHINKAGE OF 30% IS ANTICIPATED.
- TRENCH SPOILS ARE CALCULATED FOR GRAVITY PIPES ONLY AND ANTICIPATE A TRENCH SECTION OF THE PIPE DIAMETER PLUS 6" ON EITHER SIDE. NON-NATIVE BACKFILL TO THE PIPE CROWN.
- UNSUITABLE MATERIAL AS IDENTIFIED IN THE GEOTECHNICAL REPORT IS ASSUMED TO BE OFFHAULED PRIOR TO THE EARTHWORK OPERATION. OR, THE DEVELOPER HAS IDENTIFIED MATERIAL FROM ANOTHER JOBSITE THAT IS ANTICIPATED TO BE UTILIZED AT THIS SITE. THIS MATERIAL IS ASSUMED TO BE STOCKPILED ONSITE PRIOR TO THE GRADING OPERATION.



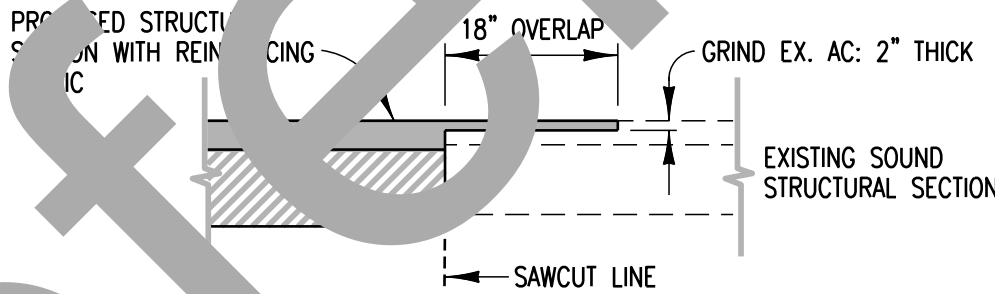
STANFORD CROSSING - 84' R/W
STA. 43+08 TO STA. 57+63 (LOOKING SOUTH)

N.T.S.



DOS REIS ROAD
(LOOKING EAST)

N.T.S.



AC LAP JOINT

N.T.S.

CITY STANDARD DETAILS (REFERENCE VERSION 2022)

R-5	CONCRETE CURB, GUTTER AND SIDEWALK CONSTRUCTION SPECIFICATIONS
R-7	VERTICAL CURB, GUTTER AND SIDEWALK
R-14	CURB RAMP DETAILS
R-20	EXPANSION JOINTS WEAKENED PLANE JOINTS AND SCORE LINES
R-22	TYPICAL COMMERCIAL AND INDUSTRIAL DRIVEWAY
R-23	DRIVEWAY STREET-LEVEL INDUSTRIAL/COMMERCIAL RADIUS CORNERS
R-39	STOP AND YIELD STRIPING DETAILS
R-47	STANDARD STREET SIGN DETAILS
R-51	BENCH MARK & SURVEY MONUMENT
R-52	TRENCH BEDDING AND SHADING
R-53	TRENCH BACKFILL EXISTING OR FUTURE PAVED AREAS
E-4	ELECTROLIER
E-6	ELECTROLIER BASE
D-2	STORM WATER QUALITY DROP INLET CONCRETE STAMP
D-5	CURB INLET TYPE II (COMMERCIAL/INDUSTRIAL)
D-8	TYPE I MANHOLE
D-9	TYPE II MANHOLE
D-10	TYPE III MANHOLE
D-21	MANHOLE FRAME AND COVER
S-1	SANITARY SEWER TYPE I MANHOLE
S-3	MANHOLE FRAME AND COVER
W-2	THRUST BLOCK CHART
W-3	LOCATOR WIRE INSTALLATION
W-4	WATER AND RECYCLED WATER TURNOUTS
W-5	FIRE SERVICE SCHEMATIC DIAGRAMS
W-9	WATER SYSTEM BLOW-OFF
W-12	VALVE BOX
W-18	FIRE HYDRANT LOCATIONS
W-19	FIRE HYDRANT ASSEMBLY

PAVEMENT SECTIONS

STREET NAME	T.I.	A.C.	A.B.	S.B.	*L.F.A.
STANFORD CROSSING	6	3	4	10	
DOS REIS ROAD	6	3	4	10	

THE SOILS ENGR. SHALL PERFORM R-VALUE TESTS AT LOCATIONS SPECIFIED BY THE CITY OF LATHROP PRIOR TO COMPLETION OF THE SUBGRADE IN ORDER TO VERIFY PAVEMENT SECTION DESIGN. (AN R-VALUE OF 20 IS SPECIFIED IN THE ENGEO REPORT FOR THE ABOVE TABLE)

AB SHALL BE CLASS 2 (R=78) PER CALTRANS STANDARD SPECIFICATIONS.
ASB SHALL BE CLASS 2 (R=50) PER CALTRANS STANDARD SPECIFICATIONS.
*LFA-LIME FLYASH SUBGRADE TO BE MIXED PER ENGEO REPORT.

STORM DRAINAGE STRUCTURE SCHEDULE
CITY OF LATHROP STANDARD DETAILS (FEBRUARY 2022)

DESCRIPTIONS	STRUCTURE NUMBER
TYPE II MANHOLE (FOR PIPES UP TO & EQUAL TO 48") PER CITY OF LATHROP STANDARD DETAIL D-9	SDMH 106, SDMH 107
TYPE III MANHOLE (FOR 54" - 96" PIPE) PER CITY OF LATHROP STANDARD DETAIL D-10	SDMH 108, SDMH 109, SDMH 110, SDMH 111, SDMH 112, SDMH 113, SDMH 114
CURB INLET TYPE II PER CITY OF LATHROP STANDARD DETAIL D-5	CB 107A, CB 109A, CB109B, CB 110A, CB 110B, CB 112A, CB 112B
24"x24" STORM DRAIN CATCH BASIN PER CITY OF LATHROP STANDARD DETAIL D-23	CB 106A, CB 107B



RECORD DRAWING

THESE ARE THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR.

CHRISTIAN T. RAGAN
RCE #60473



STANFORD CROSSING EXTENSION

STREET SECTIONS & DETAILS

DEPARTMENT OF PUBLIC WORKS
CITY OF LATHROP, CALIFORNIA

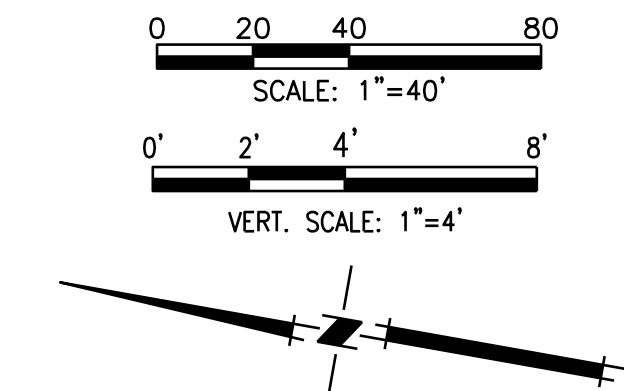
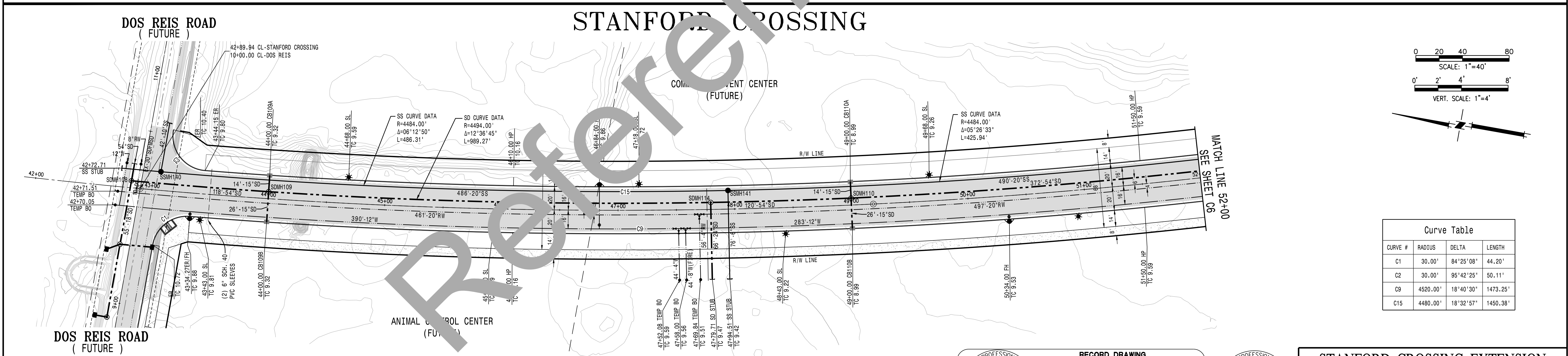
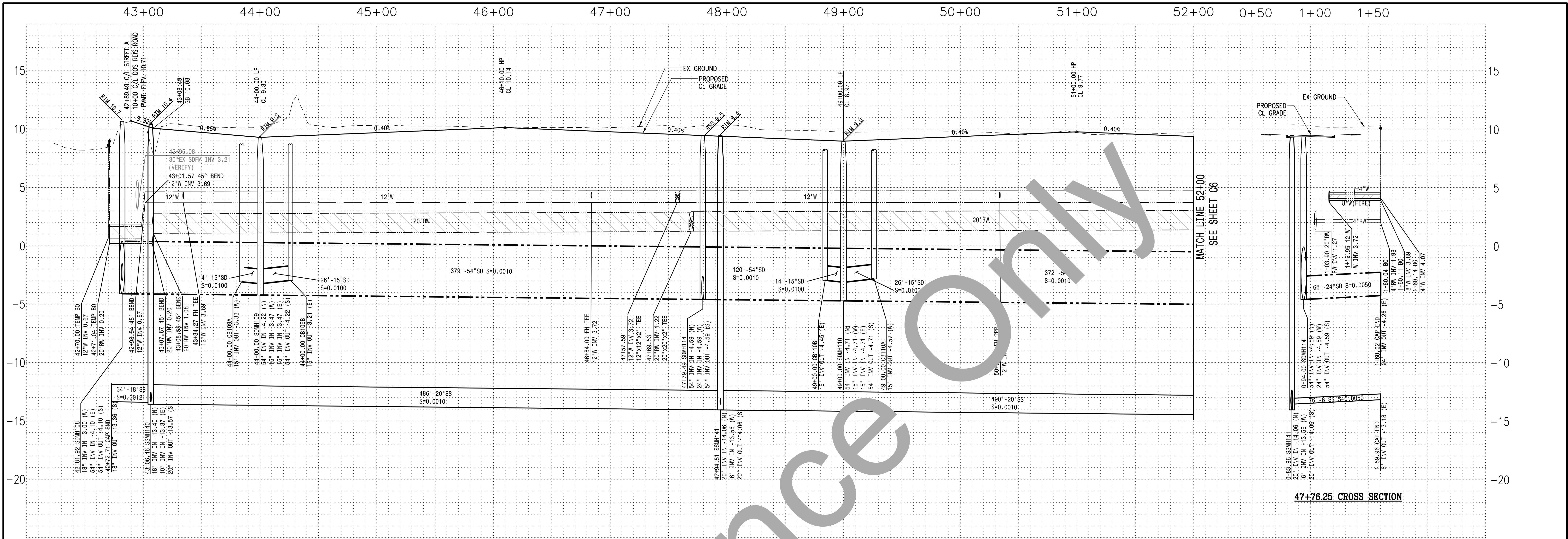
DATE: SEPTEMBER 2024	RECOMMENDED FOR APPROVAL BY: DATE: _____	PROJECT NO. 25257.D
SCALE: AS SHOWN		SHEET NO. C3
DRAWN BY: EN		
DESIGNED BY: RC		
CHECKED BY: JM	CITY OF LATHROP	SHEET 3 OF 8



PLANS PREPARED UNDER THE DIRECTION OF:

BY: CHRISTIAN T. RAGAN RCE No. 60473

NO.	DESCRIPTION	CHECKED BY	CITY APPROVAL
			APPROVED BY DATE



Curve Table			
CURVE #	RADIUS	DELTA	LENGTH
C1	30.00'	84°25'08"	44.20'
C2	30.00'	95°42'25"	50.11'
C9	4520.00'	18°40'30"	1473.25'
C15	4480.00'	18°32'57"	1450.38'



ELECTRONIC VERSIONS OF THE LINWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

NO.	DESCRIPTION	CHECKED BY	CITY APPROVAL	
			APPROVED BY	DATE

Mackay & Somp
ENGINEERS
PLACENTIA, CA

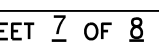
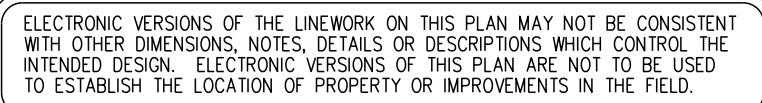
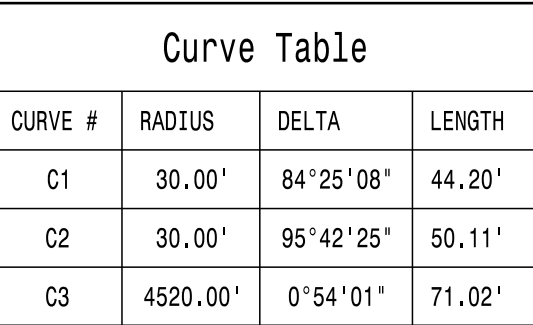
PLANS PREPARED UNDER THE DIRECTION OF:
BY: CHRISTIAN T. RAGAN RCE No. 60473

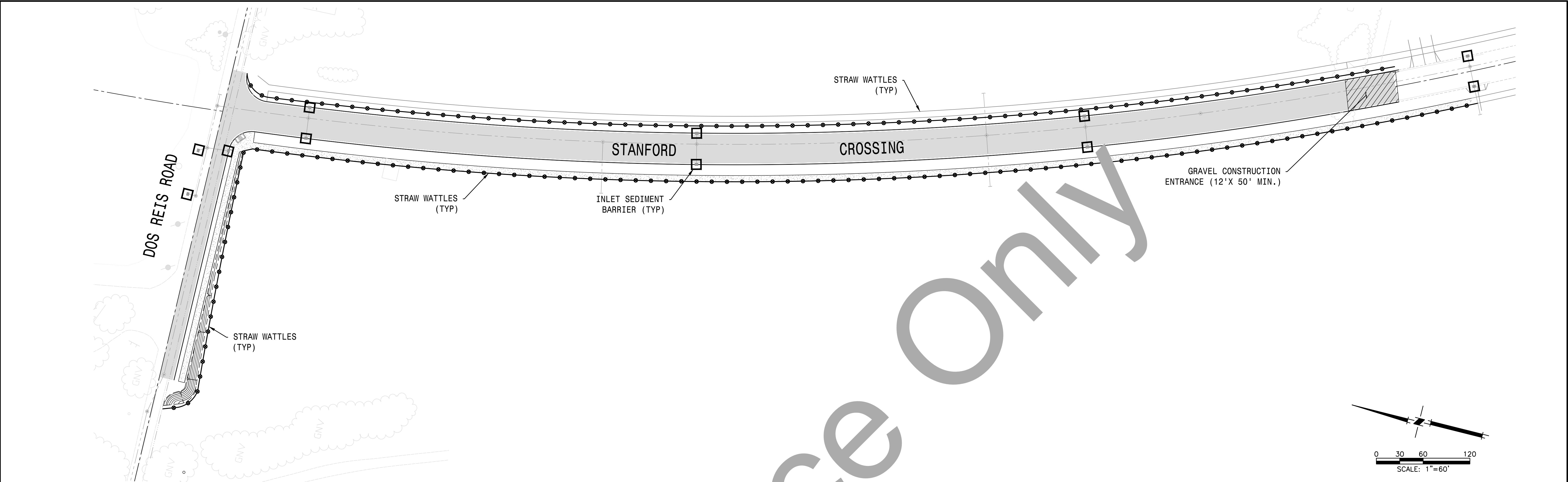
STANFORD CROSSING EXTENSION
PLAN AND PROFILE STA. 43+08+/- TO STA. 52+00
STANFORD CROSSING
DEPARTMENT OF PUBLIC WORKS
CITY OF LATHROP, CALIFORNIA

DATE: SEPTEMBER 2024
SCALE: AS SHOWN
DRAWN BY: EN
DESIGNED BY: RC
CHECKED BY: JM

RECOMMENDED FOR APPROVAL BY: DATE: CITY OF LATHROP

PROJECT NO. 25257.0
SHEET NO. C5
SHEET 5 OF 8

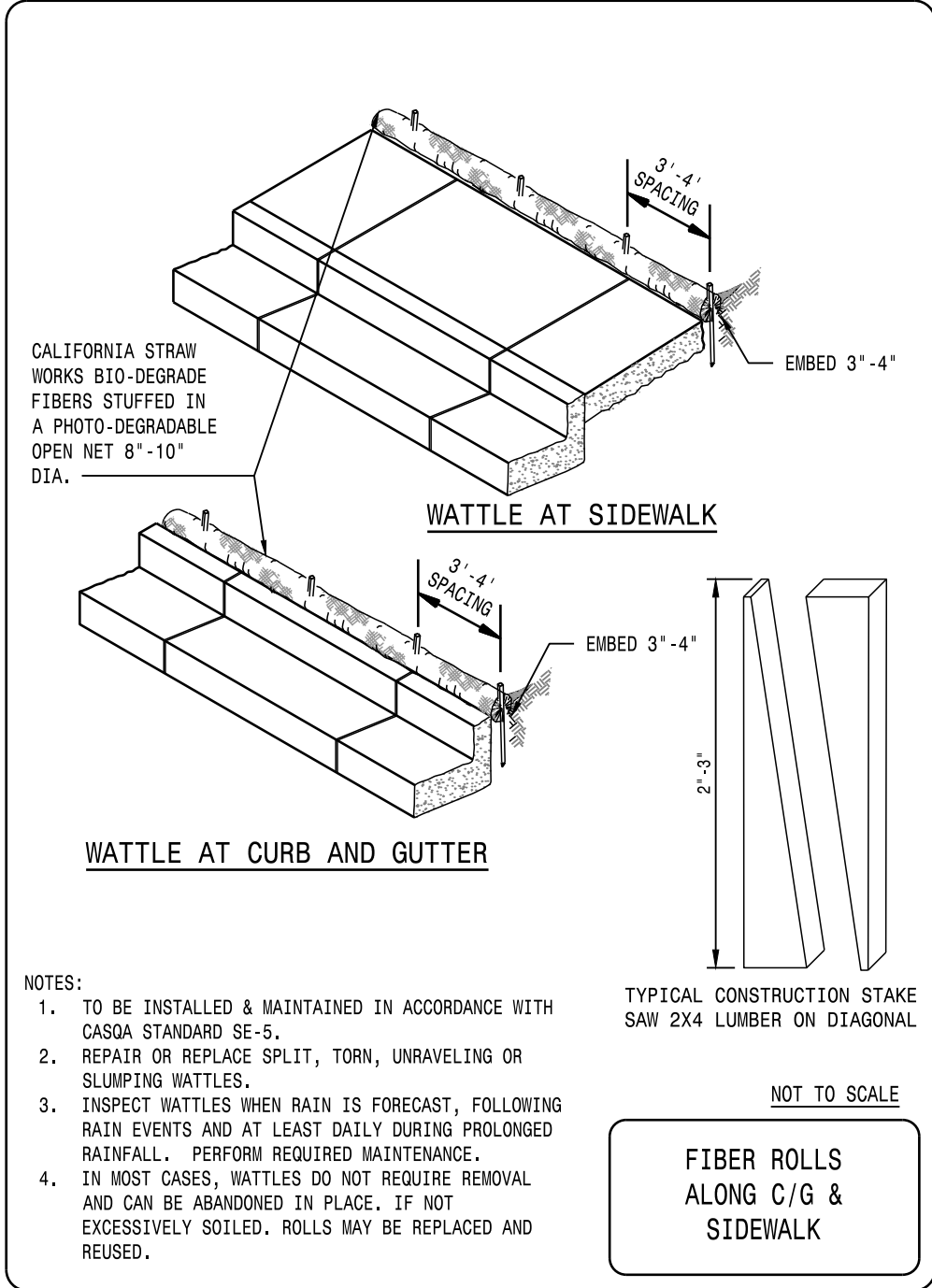
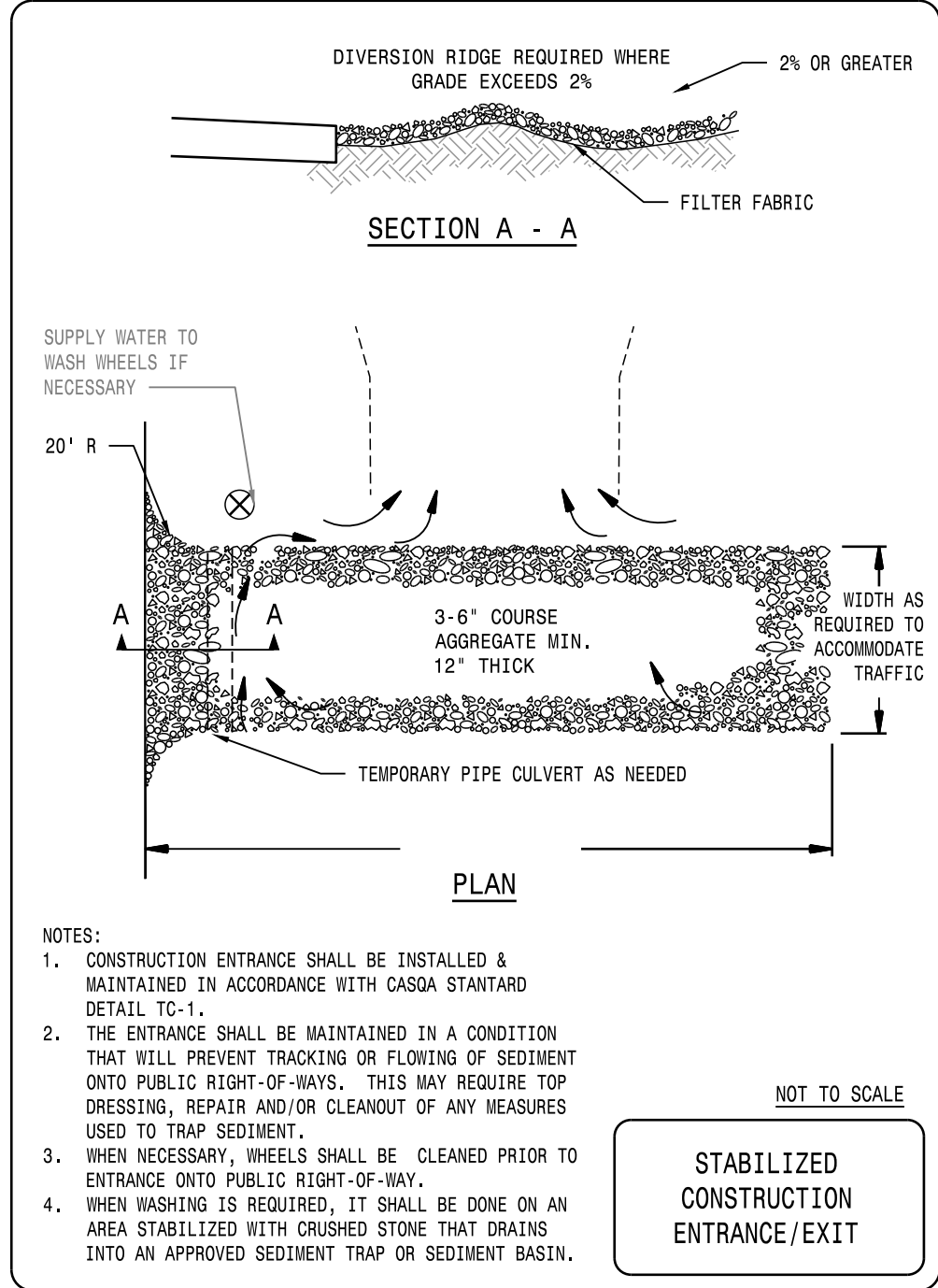
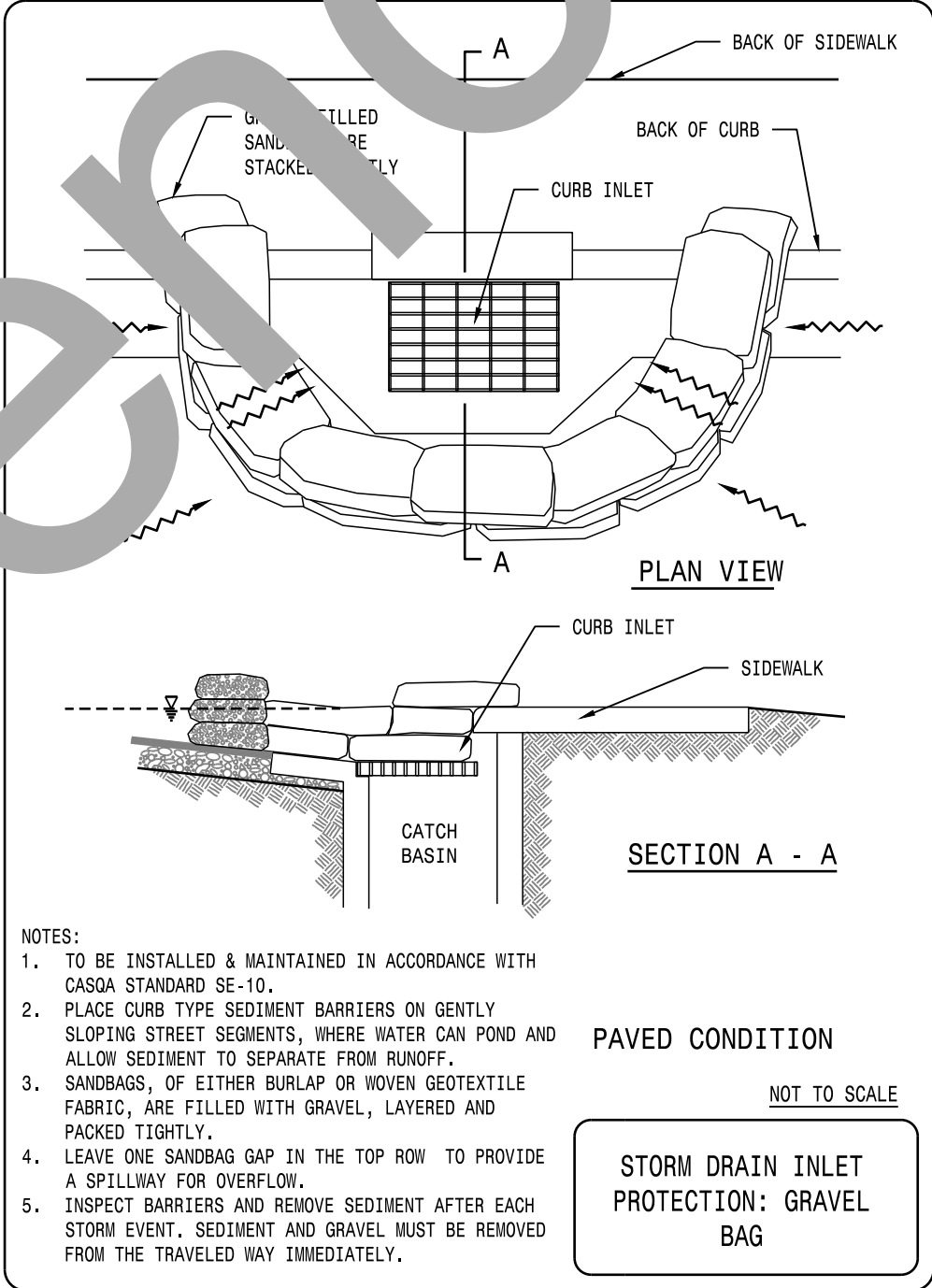




EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE CITY INSPECTOR/OWNER AND QUALIFIED SWPPP PRACTITIONER (OSP) SHOULD BE DIRECTING/APPROVING THE EROSION CONTROL WORK AS NEEDED AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR/OWNER AND QUALIFIED SWPPP PRACTITIONER (OSP).
3. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT INTERVALS OF TWO FT OF VERTICAL CHANGE IN ELEVATION. VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF STAKED STRAW BALES, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES SHALL NOT BE USED AS VELOCITY CHECK DAMS.
4. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS-FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
5. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40%.
6. ALL BASINS AND CHECK DAMS SHALL HAVE BEEN PUMPED DRY, AND ALL DEBRIS AND SILT REMOVED WITHIN 24 HOURS AFTER EACH STORM.
7. HYDROSEED ALL FILL AND CUT SLOPES AS APPROVED BY CITY GUIDELINES AND / OR ORDINANCES, OR AS SHOWN ON THESE PLANS.
8. STRAW BALES SHALL BE STOCKPILED ADJACENT TO EACH POINT OF USE AS SHOWN ON THE EROSION CONTROL PLAN, READY TO BE PLACED IN POSITION WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
9. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE YEAR-ROUND.
10. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY INSPECTOR/OWNER AND QUALIFIED SWPPP PRACTITIONER (OSP).
11. ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT - LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
12. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY STRAW BALE SILT BARRIER PER DETAIL. IN AREAS WHERE GRADING OCCURS BUT INLETS ARE NOT CONSTRUCTED, STRAW BALE CHECK DAMS ARE TO BE PLACED AT FUTURE INLET LOCATIONS.
13. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
14. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
15. FOR EROSION CONTROL PURPOSES, THIS PLAN ASSUMES ALL HYDROSEEDING WILL BE COMPLETED PRIOR TO THE START OF THE RAINY SEASON (OCTOBER 1 TO APRIL 15).

16. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - a. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - b. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
 - c. SILT FENCES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - d. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF OUTLET ELEVATION.
 - e. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
17. CONSTRUCTION ENTRANCE CONSISTING OF AN 8" THICK LAYER OF 2"-3" COARSE DRAINROCK FOR A DISTANCE OF 50 FEET IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT FROM UNPAVED ROADS TO EXISTING PAVED STREETS.
18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE INSPECTOR/OWNER AND QUALIFIED SWPPP PRACTITIONER (OSP).
19. THE CONTRACTOR SHALL MEET AND FOLLOW ALL CITY REQUIREMENTS FOR EROSION CONTROL EFFECT AT THE TIME OF CONSTRUCTION.
20. HYDROSEED AND/OR BLOWN STRAW SHALL BE APPLIED TO ALL GRADED AREAS PRIOR TO OCTOBER 1ST. HYDROSEED SHALL BE APPLIED TO AREAS GRADED AT 5:1 OR STEEPER. BLOWN STRAW SHALL BE APPLIED ON ALL STRAIGHT GRADED PAD AREAS LESS THAN 5:1 SLOPE. HYDROSEED AREAS SHALL BE WATERED UNTIL VEGETATION IS ESTABLISHED.
21. HYDROSEED SHALL BE APPLIED TO ALL SLOPES WHILE SOIL REMAINS EXPOSED AND WEATHER-FREE.
22. ANY RELATED STANDARD FOR GRADING, EROSION CONTROL AND LANDSCAPING MUST BE FOLLOWED.
23. FIELD CONDITIONS MAY VARY AND ALTERNATIVE BMP'S MAY BE REQUIRED. THIS PLAN SHALL BE MODIFIED BY THE CONTRACTOR/ EROSION CONTROL SPECIALIST OR QUALIFIED SWPPP DEVELOPER OR PRACTITIONER TO ACCOUNT FOR ACTUAL FIELD CONDITIONS.
24. THIS EROSION CONTROL PLAN HAS BEEN PREPARED TO MEET CITY OF LATHROP STANDARDS. IT REQUIRES A PROJECT SWPPP BE PREPARED BY A QUALIFIED SWPPP DEVELOPER (QSD) WHO WILL ASSUME RESPONSIBILITY FOR PROJECT COMPLIANCE WITH THE STATE GENERAL CONSTRUCTION PERMIT AND WHOSE RECOMMENDATIONS WILL SUPERCEDE THIS PLAN ACCORDINGLY.
25. ANY REVISIONS TO THE APPROVED PLANS SUBMITTED TO THE STATE BOARD SHALL BE DOWNLOADED ONTO THE STATE REGIONAL WATER BOARD SMARTS DATABASE BY THE LEGAL RESPONSIBLE PARTY OR THEIR DESIGNEE.



RECORD DRAWING

THESE ARE THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR.

CHRISTIAN T. RAGAN
RCE #60473



PLANS PREPARED UNDER THE DIRECTION OF:

BY: CHRISTIAN T. RAGAN RCE No. 60473

STANFORD CROSSING EXTENSION

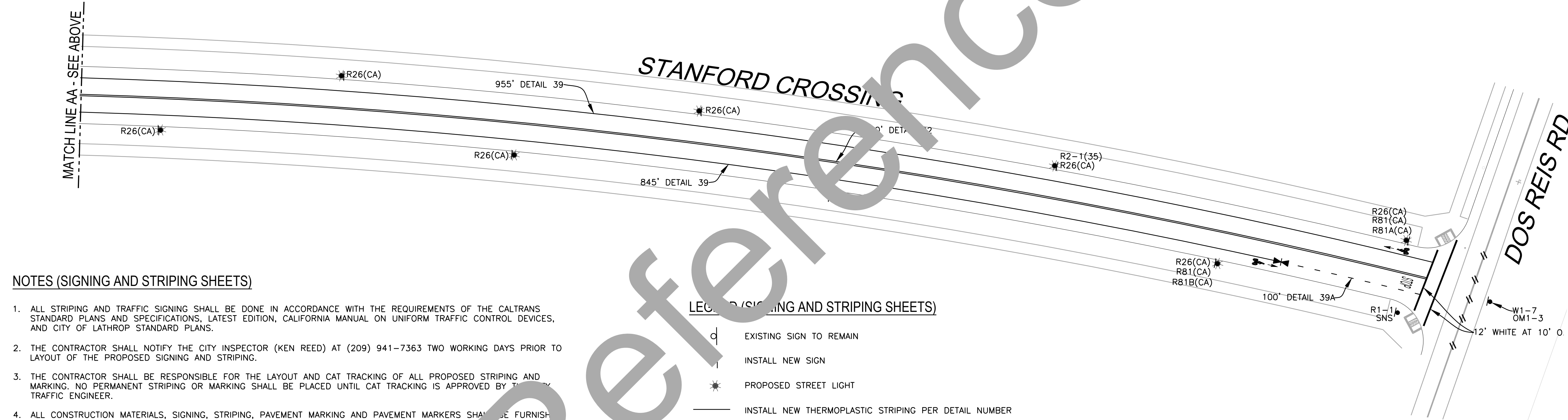
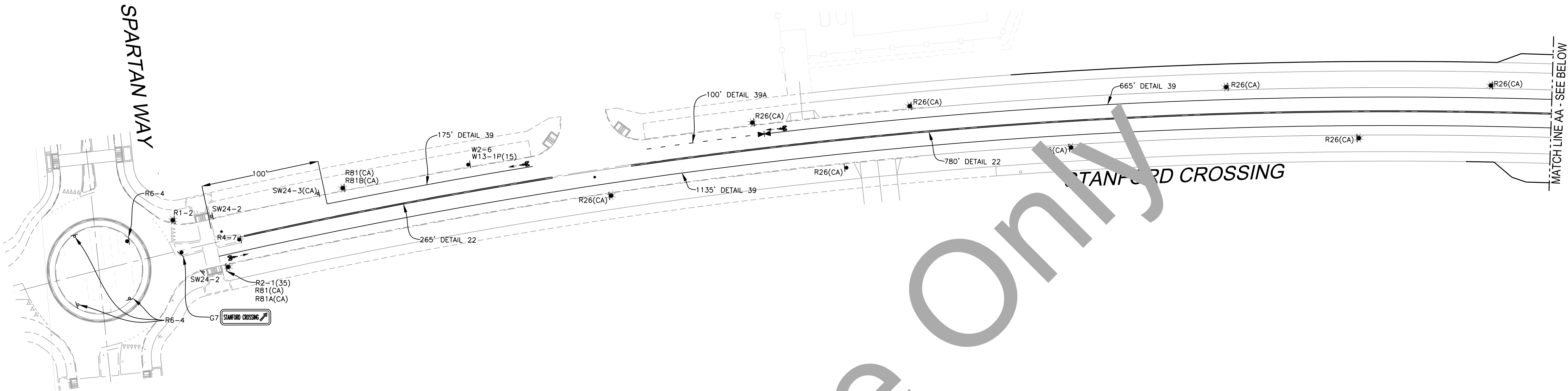
EROSION CONTROL PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF LATHROP, CALIFORNIA

DATE: SEPTEMBER 2024
SCALE: AS SHOWN
DRAWN BY: EN
DESIGNED BY: RC
CHECKED BY: JM

RECOMMENDED FOR
APPROVAL BY: DATE:
CITY OF LATHROP

PROJECT NO.
25257.D
SHEET NO.
C8
SHEET 8 OF 8

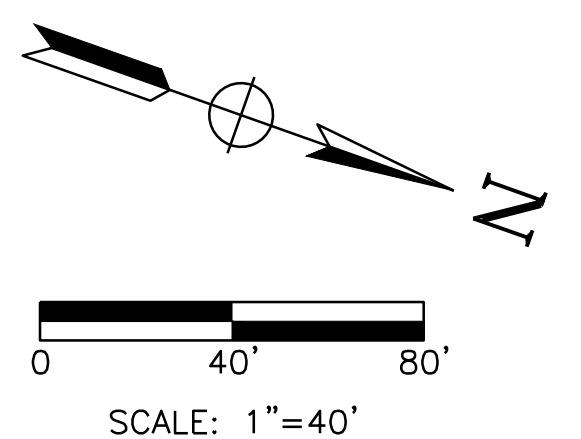


NOTES (SIGNING AND STRIPING SHEETS)

- ALL STRIPING AND TRAFFIC SIGNING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND CITY OF LATHROP STANDARD PLANS.
- THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR (KEN REED) AT (209) 941-7363 TWO WORKING DAYS PRIOR TO LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL CAT TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
- ALL CONSTRUCTION MATERIALS, SIGNING, STRIPING, PAVEMENT MARKING AND PAVEMENT MARKERS SHALL BE FURNISH AND INSTALL BY THE CONTRACTOR.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO CALTRANS PLAN A24. ALL PAVMENT STRIPING SHALL CONFORM TO CALTRANS STANDARD PLAN A20.
- ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.
- CONTRACTOR SHALL USE THERMOPLASTIC FOR ALL PAVEMENT STRIPING. CAT TRACKING SHALL BE APPROVED BY CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ANY PERMANENT MARKINGS (MIN. 48 HRS ADVANCE NOTICE).
- CONTRACTOR SHALL REMOVE EXISTING STRIPING THAT IS IN CONFLICT WITH PROPOSED STRIPING.
- CONTRACTOR SHALL SLURRY SEAL ANY DAMAGED PAVEMENT AREAS PRIOR TO INSTALLING THERMOPLASTIC STRIPING.
- ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE SAFE AND ORDERLY MOVEMENT OF VEHICLES AND PEDESTRIANS WITHIN AND THROUGH THE DEVELOPMENT SHALL BE IN PLACE PRIOR TO OCCUPANCY OF ANY UNITS.
 - PRIOR TO ACCEPTANCE OF STREET IMPROVEMENTS BY THE CITY, THE DEVELOPER SHALL INSTALL ANY ADDITIONAL TRAFFIC SIGNS, STRIPING, AND PAVEMENT MARKINGS DETERMINED NECESSARY BY THE CITY'S TRAFFIC ENGINEER AFTER INSPECTION OF THE FINAL PHYSICAL IMPROVEMENTS FOR ALIGNMENT AND PROFILE TO INSURE SAFE OPERATION OF ALL INTERSECTIONS AND SEGMENTS OF STREETS.
- CONTRACTOR SHALL INSTALL NEW BLUE FIRE HYDRANT MARKER AT ALL FIRE HYDRANTS.

LEGEND (SIGNING AND STRIPING SHEETS)

- | | |
|----------|--|
| | EXISTING SIGN TO REMAIN |
| | INSTALL NEW SIGN |
| | PROPOSED STREET LIGHT |
| | INSTALL NEW THERMOPLASTIC STRIPING PER DETAIL NUMBER |
| | EXISTING STRIPING TO REMAIN |
| | CONFORM/END/CHANGE DETAILS |
| | PROPOSED FIRE HYDRANT BLUE MARKER (TYP) |
| | INSTALL NEW BIKE LANE MARKING PER CALTRANS STANDARD PLANS A24A AND A24C. |
| OM1-3 | OBJECT MARKER |
| R1-1 | STOP |
| R1-2 | YIELD |
| R2-1 | SPEED LIMIT |
| R4-7 | KEEP RIGHT |
| R26(CA) | NO PARKING ANYTIME |
| R81(CA) | BIKE LANE |
| R81A(CA) | BEGIN |
| R81B(CA) | END |
| SW24-2 | SCHOOL CROSSWALK WITH ARROW |
| SW24-3 | SCHOOL CROSSWALK AHEAD |
| W1-7 | 2 DIRECTIONAL ARROW |
| W3-2 | YIELD AHEAD |
| W2-6 | ROUNDABOUT |
| W13-1P | ADVISORY SPEED |



 TJKM 4305 Hacienda Drive, Suite 550 Pleasanton, CA 94588 tjkm@tjkm.com R.C.E. 73840	CITY OF LATHROP	
	STANFORD CROSSING EXTENTION	
	SIGNING AND STRIPING PLANS	
	DESIGNED: ESB DRAWN: AM CHECKED: ESB	DRAWING NO. DATE: SEPT. 2024 SCALE: 1"=40'

**Sam Harned
Landscape
Architecture**
P.O. Box 2275
Oakdale, CA 95361
209 - 380 - 7376
www.harnedla.com

Seal:

Seal of R. Thomas Horned, Lic. #1881, Licensed Landscape Architect, State of California. The seal includes fields for Signature, Expiration Date (12/31/24), and Date.

nybrook Fund Advisors,
C

STANFORD CROSSING
ROAD EXTENSION
LATHROP, CA

AB	AGGREGATE BASE OR ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACP	ASPHALTIC CONCRETE PAVING/PAVEMENT
ADJ	ADJACENT
ALT	ALTERNATE
AP	ANGLE POINT
APPROX	APPROXIMATE
BLDG	BUILDING
CB	CATCH BASIN
CF	CUBIC FOOT
C/L , CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CENTER
DI	DRAIN INLET
DIA	DIAMETER
DWG	DRAWING
EA	EACH
EJ, EX JT	EXPANSION JOINT
ELECT	ELECTRICAL
EP	EDGE OF PAVEMENT
EQ	EQUAL
EX	EXISTING
EXIST	EXISTING
(E)	EXISTING
FD	FRENCH DRAIN
FES	FLARED END SECTION
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
FUT	FUTURE
GB	GRADE BREAK
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRATE
HP	HIGH POINT
ID	INSIDE DIAMETER

IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
L	LENGTH
LH	LEFT HAND
LP	LOW POINT
LT	LEFT
MAT'L	MATERIAL
MAX	MAXIMUM
MED	MEDIUM
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MAINLINE
(N)	NEW
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
OPT	OPTIONAL
PA, PLTR	PLANTER AREA
PC	POINT OF CURVE
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT, POINT OF TANGENCY
¼PT	QUARTER POINT ON ARC
½PT	HALF POINT ON ARC
¾PT	THREE-QUARTER POINT ON ARC
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
RAD	RADIUS
REBAR	REINFORCING BAR

REC	RECOMMENDED OR RECOMMENDATION
REF	REFERENCE
REM	REMOVE
REQ, REC'D	REQUIRED
REV	REVISION(S), REVISED
RH	RIGHT HAND
ROW	RIGHTOFWAY
RT	RIGHT
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SG	SUB-GRADE
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SF	SQUARE FEET
SS	SANITARY SEWER
STD	STANDARD
SURF	SURFACE
SW	SWITCHWEST
SWCL	SIDELINE CENTER LINE
SYS	SYSTEM
TBC	TOP BACK CURB
TC	TOP OF CURB
TS	TOP OF SLOPE
TS	TOP OF SLOPE
TW	TOP OF WALL
TYR	TYPICAL
	UNLESS OTHERWISE NOTED
VAR	VARIES
W	WATER
W/	WITH
W/O	WITHOUT

1. The Landscape drawings are a part of and intended to be complementary to the drawings of the civil engineer and of other disciplines. Prior to start of Work, review all drawings, documents, and reports associated with this project and coordinate the work of the landscape drawings with the work of the other disciplines as necessary to ensure a fully complete and coordinated installation.
2. Prior to start of work, thoroughly review all Contract Documents and become thoroughly familiar with the requirements and the intent of these documents including all contract requirements.
3. Prior to start of any work, obtain all necessary permits from the City, State and all other agencies having jurisdiction over the work.
4. Prior to start of construction and as necessary throughout the progress of the Work, contact the Underground Service Alert with minimum 48 hours notice, and have all underground utilities and facilities marked in the field and verify by pot holing, the types, locations, sizes and/or depth of existing utilities within the work area. In the event existing utilities are discovered to be in conflict with the work required of the Contract Documents, immediately notify the Owner and the affected utility company in the most expeditious means available and later confirm in writing. Determine exact locations of all utilities and facilities and implement appropriate and effective measures to protect them.
5. Protect all existing monuments and other survey markers on the project site. Record the location of all monuments and other survey markers prior to the start of work. All such monuments or markers disturbed or destroyed during construction shall be replaced by a licensed surveyor at the Contractor's expense.
6. If during the course of any excavation evidence of archaeological resources including but not limited to artifacts and human remains are encountered, immediately stop all work and activities that may damage or destroy such resources and notify the Owner. Do not re-start affected work and activities until the Owner has provided direction to do so.
7. All work shall conform to applicable governing codes. At commencement of construction Owner and Contractor shall be responsible to consult with applicable agencies to determine if applicable codes, regulations, or governing ordinances have changed and determine if changes to the plans are required to comply with requirements. Changes to plans for updating due to these changes shall be solely

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-
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-
-
8. All traffic controls shall be in conformance with Caltrans Manual of Traffic Controls and these Contract Documents.
9. Verify all work described in the Drawings for dimension, grade, extent, and compatibility with existing site conditions. Any discrepancies and unexpected conditions that affect or change the work described in the contract documents shall be brought to the Landscape Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. Proceeding with affected work prior to acceptable resolution will be at Contractor's own risk and may require the Contractor to remove and replace work and execute extra work at no additional cost to the Owner.
10. Omissions from the Drawings or Specifications or the misdescription of any work, which is manifestly necessary to carry out the intent of the Drawings and Specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or described details of the work. Contractor shall perform such work as if fully and completely set forth and described in the drawings and specifications.
11. Written dimensions shall take precedence over drawing scale or proportion. Larger scale drawings shall take precedence over small scale drawings.
12. Removal and replacement limits of any existing feature shown on the Drawings are for general reference only. Actual limits shall be as required by the new work and shall be verified in the field with Owner.
13. RECORD DRAWINGS: Maintain one set of Contract Documents on site for use in documenting current progress of work and all changes. Document progress and changes with red, indelible ink. Make documents available to Landscape Architect for review at all site visits and as requested. Draft all changes in CAD files copy and note changes to specifications on copies of the original specifications using indelible black or red ink as directed. Unless otherwise specified, these shall serve as the Record Documents that must be submitted prior to final payment.
14. The Owner may have other work within this project area being executed under separate contracts by other contractors ("others") concurrently with the execution of work covered by these documents. Contractor shall coordinate work of this contract with work of others as necessary to ensure the proper interface of this work with work of others and by such means, methods, and timing that the work of others is not impeded.

- L1.1 - COVER SHEET
- L2.1 - PLANTING PLAN
- L2.2 - PLANTING PLAN
- L2.3 - PLANTING PLAN
- L3.1 - IRRIGATION PLAN
- L3.2 - IRRIGATION PLAN
- L3.3 - IRRIGATION PLAN
- L4.1 - PLANTING DETAILS
- L5.1 - IRRIGATION DETAILS
- L5.2 - IRRIGATION DETAILS
- L6.1 - WELO NOTES AND CALCULATIONS
- L7.1 - LANDSCAPE SPECIFICATIONS
- L7.2 - LANDSCAPE SPECIFICATIONS

Project Name: Stanford Crossing
Project Applicant: Saybrook Funds Advisors, LLC
Project Address: Lathrop, CA
Total Landscape Area: 27,621 sf
Project Type: Public Streetscape
Water Supply: Municipal Potable
Owner Information:
Saybrook Fund Advisors, LLC
303 Twin Dolphin Drive
Redwood Shores, Ca 94065
(650) 632-4522
Contact: Jeffrey Wilson

Q. Desc.	Date
----------	------

awn: RSH

Project No.: 24-28

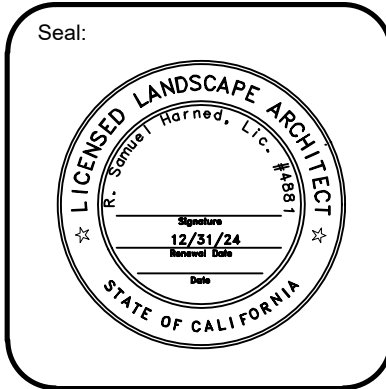
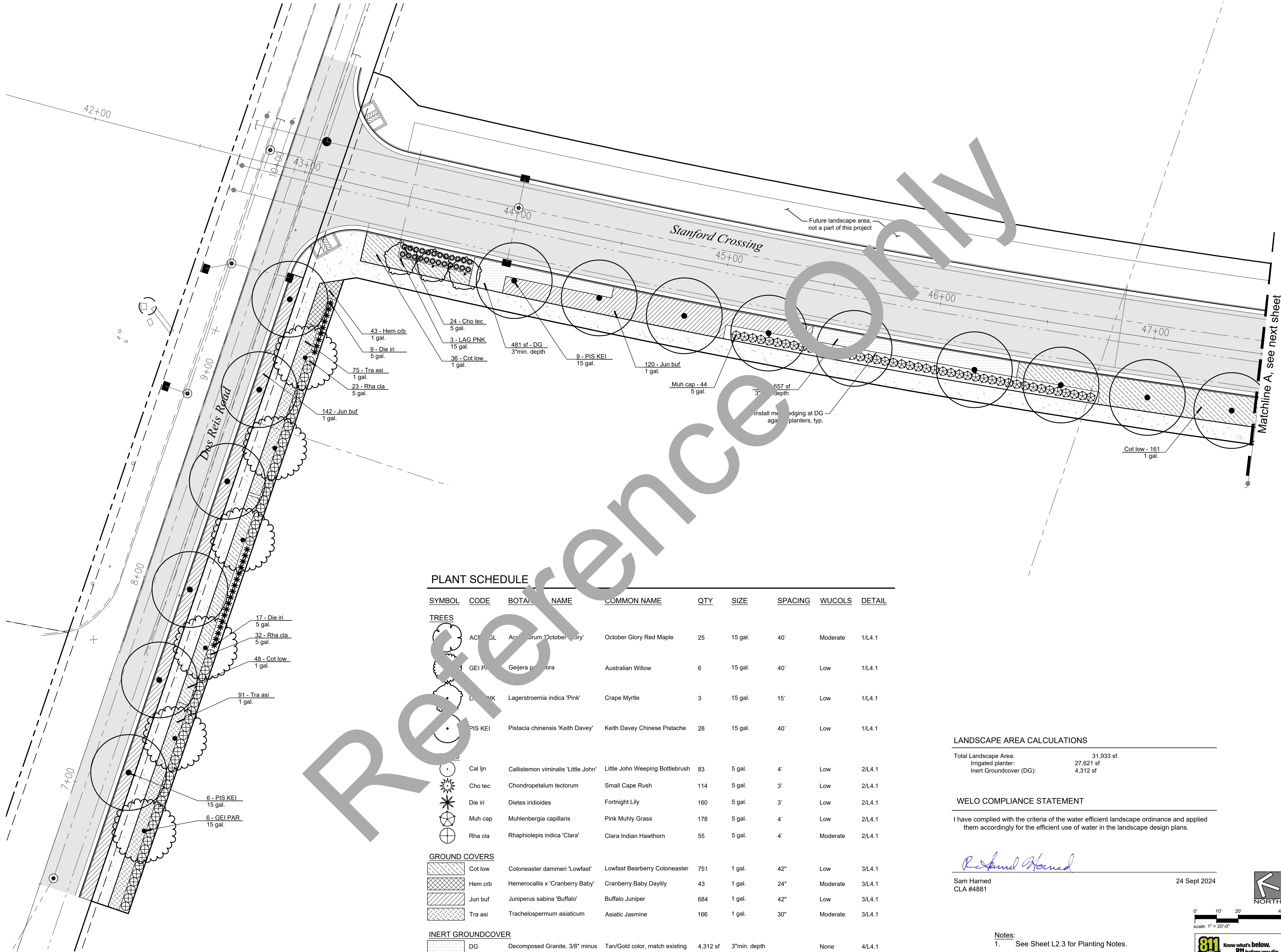
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Cover Sheet

0.1



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Saybrook Fund Advisors, LLC

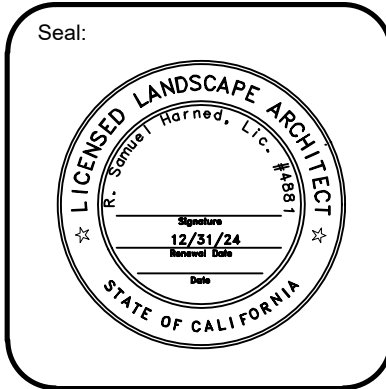
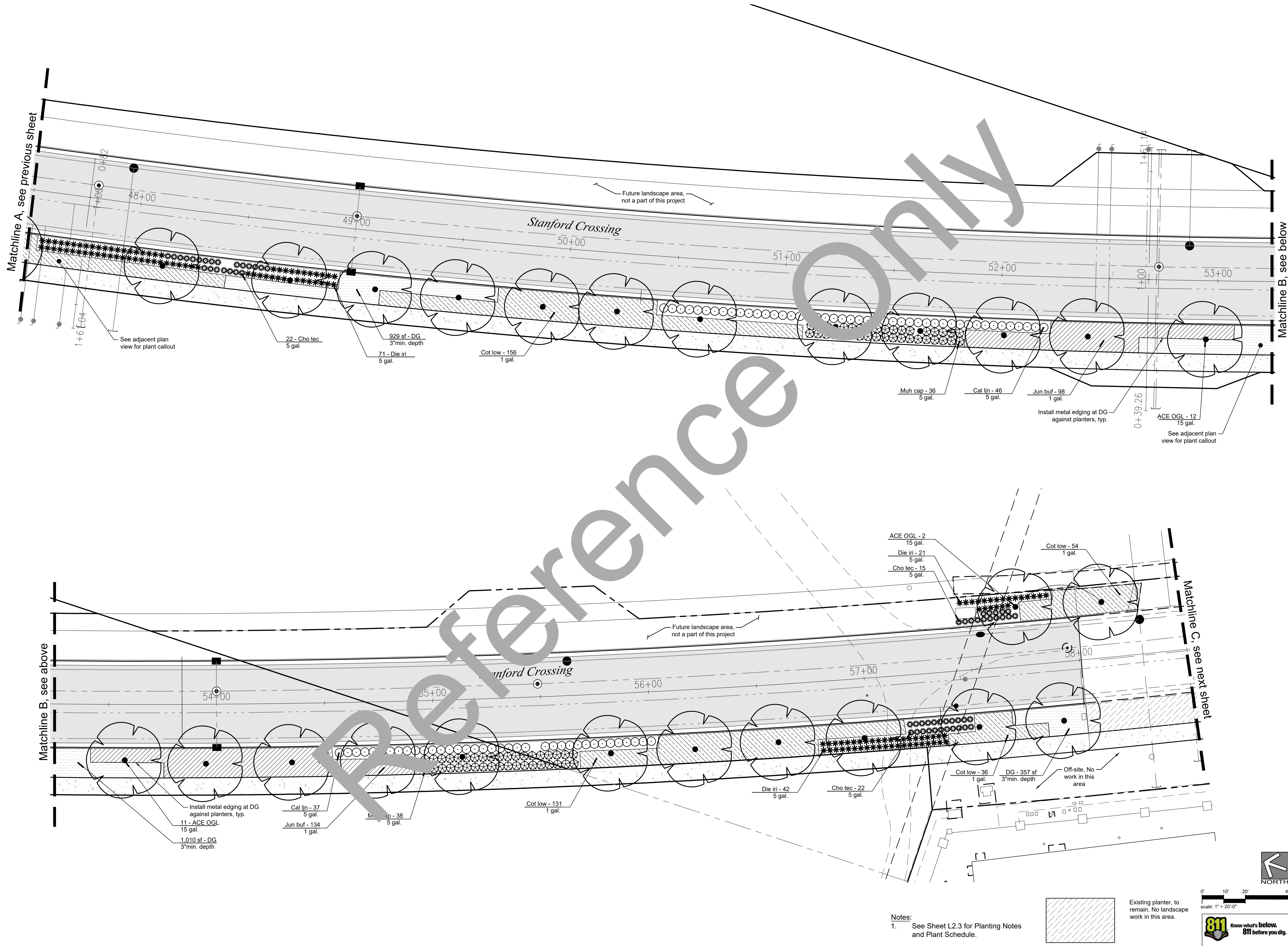
Project:
STANFORD CROSSING ROAD EXTENSION
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

Sheet:
Planting Plan
Sta. 43+00 - 47+50
L2.1

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Prepared for:
Saybrook Fund Advisors,
LLC

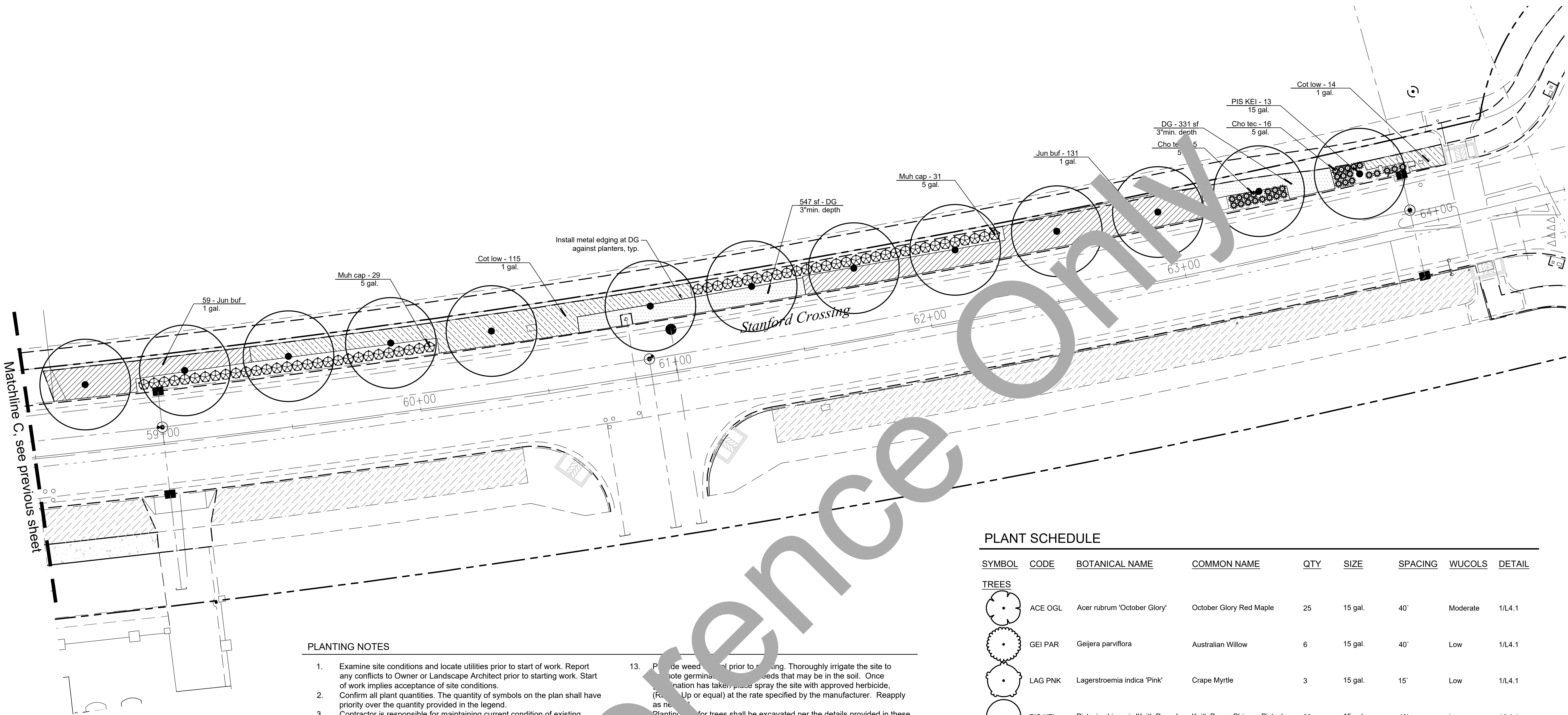
Project:
**STANFORD CROSSING
ROAD EXTENSION**
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

Sheet:
Planting Plan
Sta. 47+50 -
58+50

L2.2



PLANTING NOTES

- Examine site conditions and locate utilities prior to start of work. Report any conflicts to Owner or Landscape Architect prior to starting work. Start of work implies acceptance of site conditions.
- Confirm all plant quantities. The quantity of symbols on the plan shall have priority over the quantity provided in the legend.
- Contractor is responsible for maintaining current condition of existing landscape to remain. Any damage that occurs to landscape after start of work shall be repaired or replaced at no additional expense to the Owner.
- The contractor shall be responsible for the purchasing of all material to provide a complete installation per the intent of the contract documents.
- The contractor is responsible for the protection of all material on site. The project has been completely turned over to the owner.
- Landscape Architect reserves the right to review plant material prior to planting. Plant material may be rejected at any time due to condition, form, or damage, before or after planting. Installed and then rejected material shall be replaced by the contractor at owner's expense.
- All plant material to be nursery grown in a climate similar to that of the project site. All plant material shall:
 - Be vigorous and of normal habit of growth.
 - Be pest and disease free, including insects, eggs and larvae.
 - Be free of girdling, sunscald, abrasions, and disease.
- Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.
- The landscape contractor shall provide installation of any plant material, provide for a Soils Agronomy Report (WELQ) from an approved soils laboratory that include recommendations for amending and preparing soil. Provide planting shall conform to minimum distances away from lights or other utilities, as published in the local jurisdictions standards or guidelines.
- Groundcover shall be installed continuous under all shrub masses, U.O.N.
- Install vines with runners securely attached to the adjacent wall or trellis. Remove nursery stakes prior to completion of plant establishment period, unless otherwise directed by owner or landscape architect.
- Prior to placing mulch, apply pre-emergent weed control, (Ronstar, or approved equal) in the amounts specified by the manufacturer.
- Uniformly place a minimum 3" depth of recycled, organic mulch (3/4" - 1-1/2" chip size) over all shrub areas. Do not install mulch at turf areas. Color: Brown (un-dyed).
1. "Gorilla Hair" is not acceptable unless specifically noted.
- Do not install bark mulch in areas of inundation (e.g. - bio-swale or basin). Place min. 3" layer of crushed aggregate mulch (3") in these areas in place of the bark mulch. Transition back to bark mulch at top of slope, U.O.N. Submit sample for approval.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS	DETAIL
TREES								
	ACE OGL	Acer rubrum 'October Glory'	October Glory Red Maple	25	15 gal.	40'	Moderate	1/L4.1
	GEI PAR	Geijera parviflora	Australian Willow	6	15 gal.	40'	Low	1/L4.1
	LAG PNK	Lagerstroemia indica 'Pink'	Crape Myrtle	3	15 gal.	15'	Low	1/L4.1
	PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	28	15 gal.	40'	Low	1/L4.1
SHRUBS								
	Cal ljn	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	83	5 gal.	4'	Low	2/L4.1
	Cho tec	Chondropetalum tectorum	Small Cape Rush	114	5 gal.	3'	Low	2/L4.1
	Die iri	Diets iridioides	Fortnight Lily	160	5 gal.	3'	Low	2/L4.1
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass	178	5 gal.	4'	Low	2/L4.1
	Rha cla	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	55	5 gal.	4'	Moderate	2/L4.1
GROUND COVERS								
	Cot low	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	751	1 gal.	42"	Low	3/L4.1
	Hem crb	Hemerocallis x 'Cranberry Baby'	Cranberry Baby Daylily	43	1 gal.	24"	Moderate	3/L4.1
	Jun buf	Juniperus sabina 'Buffalo'	Buffalo Juniper	684	1 gal.	42"	Low	3/L4.1
	Tra asi	Trachelospermum asiaticum	Asiatic Jasmine	166	1 gal.	30"	Moderate	3/L4.1
INERT GROUND COVER								
	DG	Decomposed Granite, 3/8" minus	Tan/Gold color, match existing	4,312 sf	3"min. depth		None	4/L4.1

Existing planter, to remain. No landscape work in this area.

0' 10' 20' 40'
scale: 1" = 20'-0"



STANFORD CROSSING
ROAD EXTENSION
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

Sheet:
Planting Plan
Sta. 58+50 -
64+50(End)

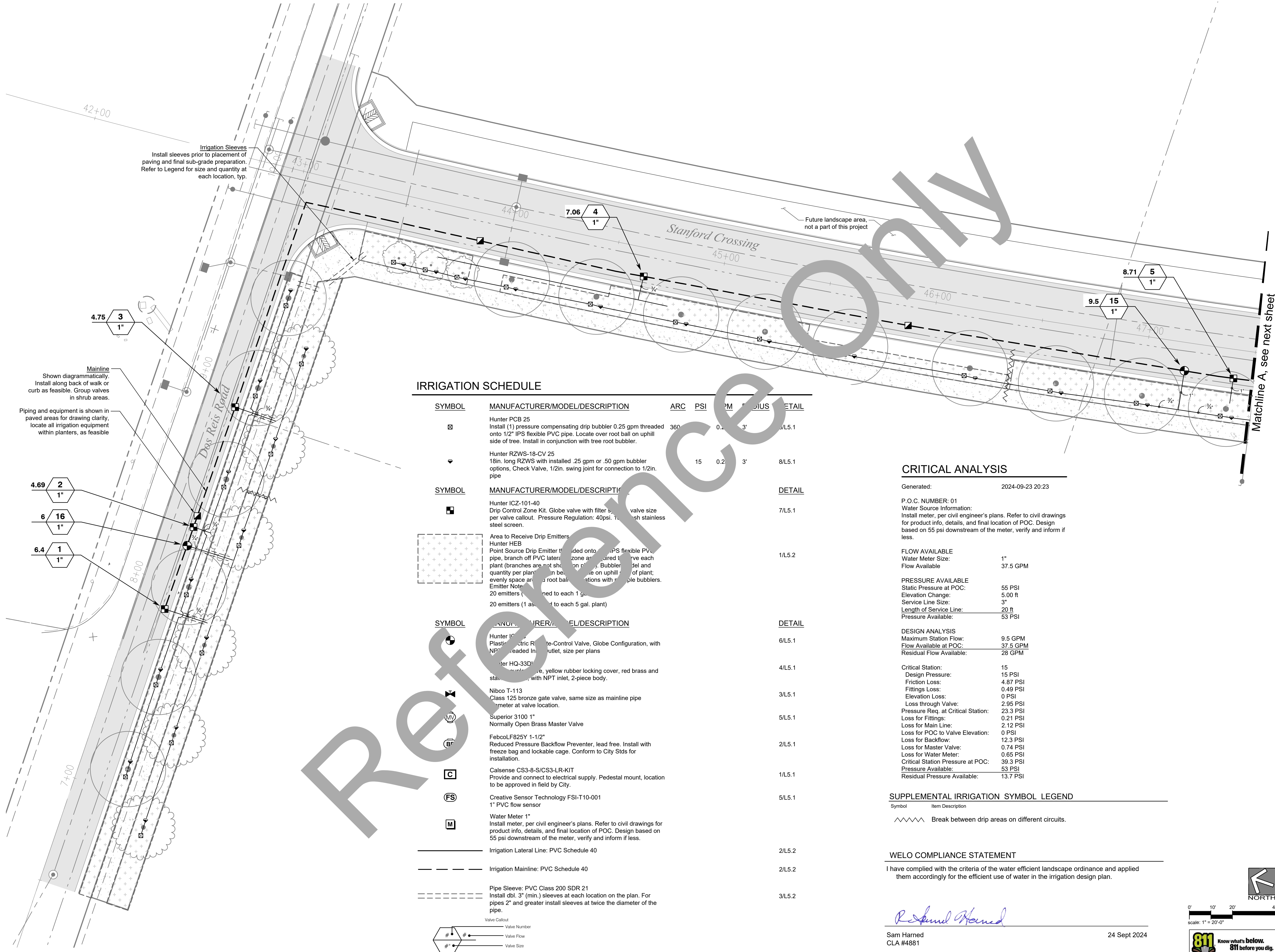
L2.3



Prepared for:
Saybrook Fund Advisors,
LLC

Project:

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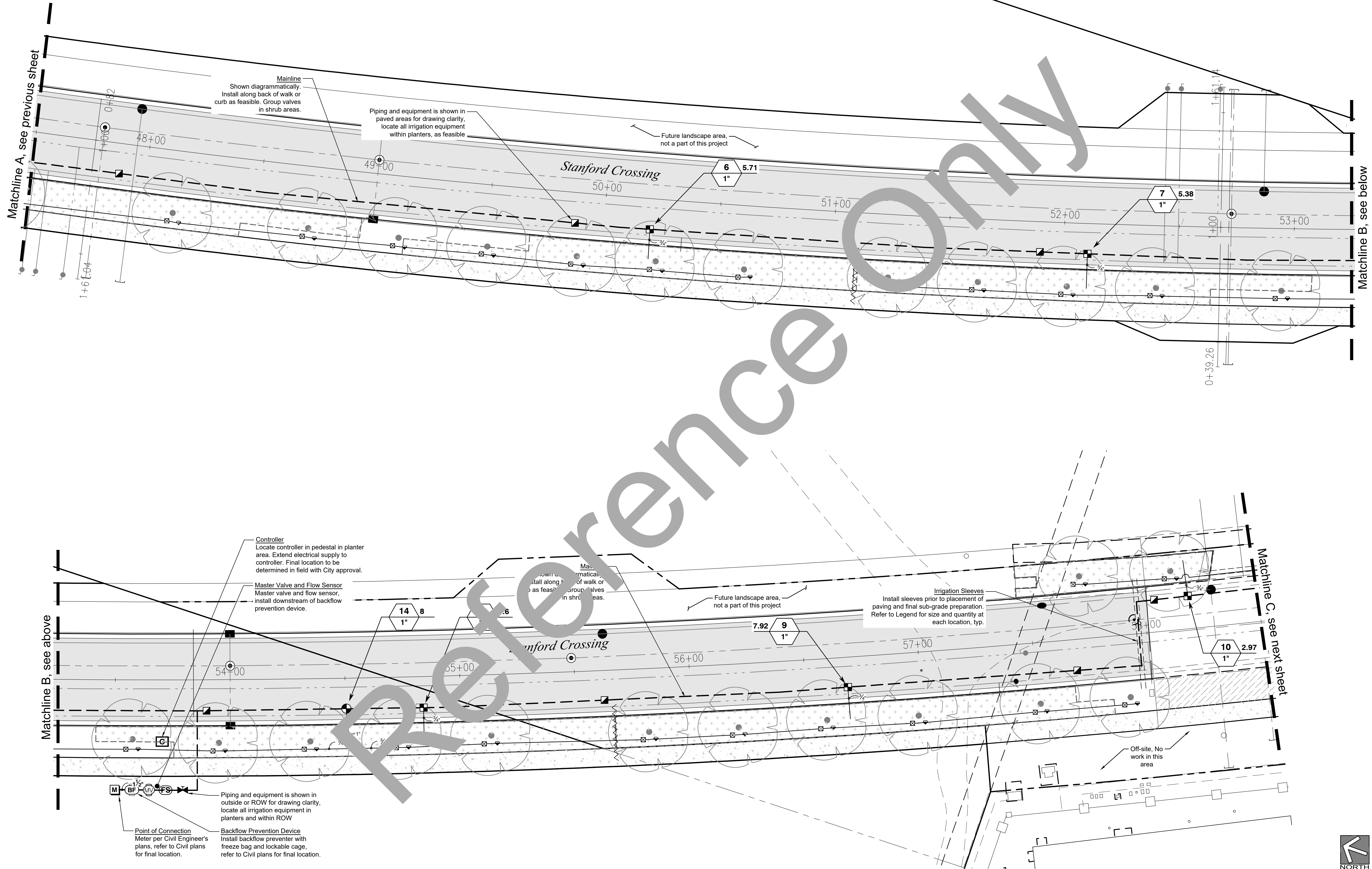
Project:
STANFORD CROSSING
ROAD EXTENSION
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

Sheet:
Irrigation Plan
Sta. 43+00 - 47+50
L3.1

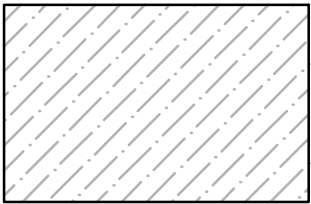
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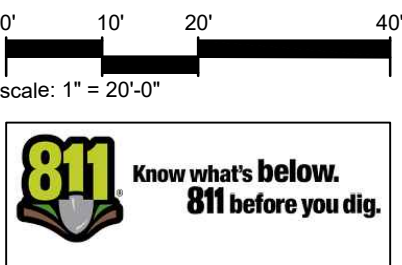
SUPPLEMENTAL IRRIGATION SYMBOL LEGEND

Symbol	Item Description
	Break between drip areas on different circuits.

Notes:
1. See Sheet L3.3 for Irrigation Notes and Irrigation Schedule.



Existing planter, to remain. No landscape work in this area.



Prepared for:
Saybrook Fund Advisors, LLC

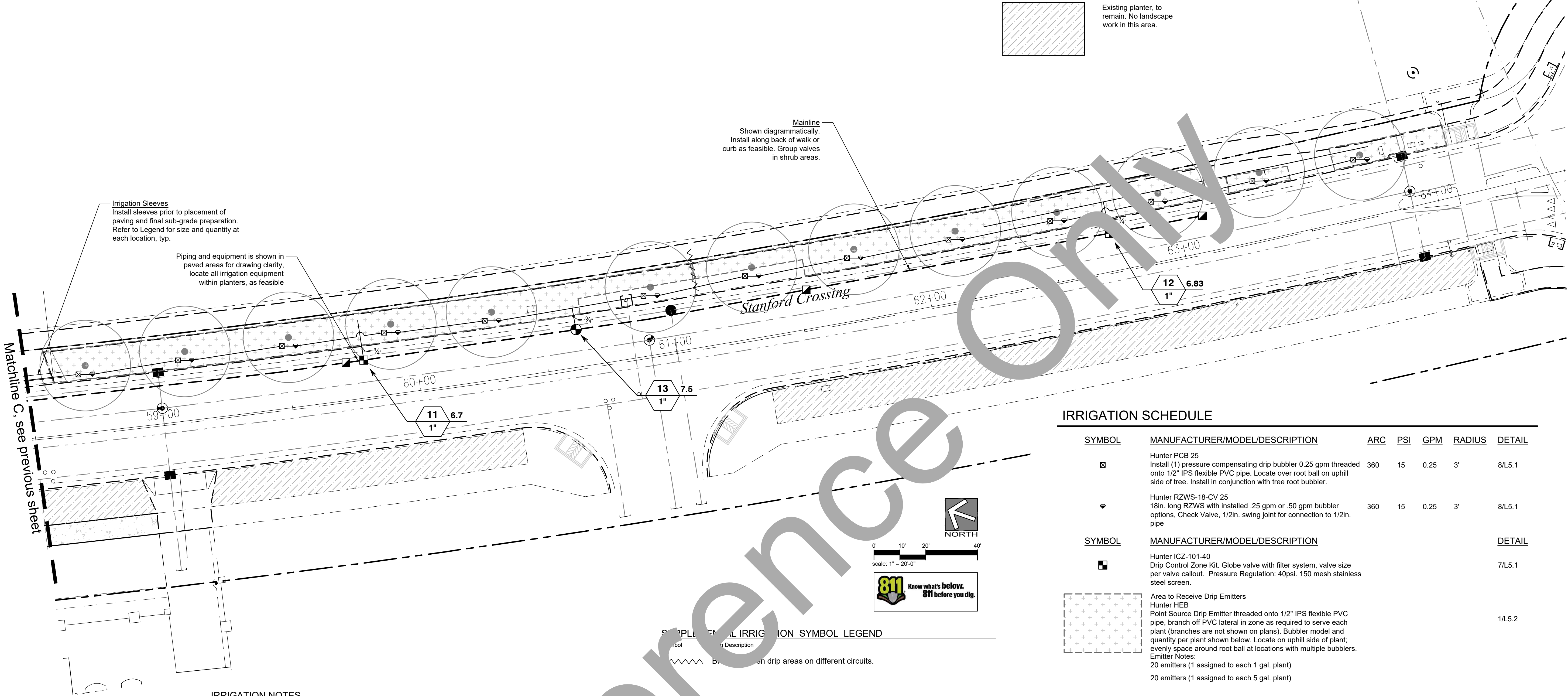
Project:
**STANFORD CROSSING
ROAD EXTENSION**
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

Sheet:
Irrigation Plan
Sta. 47+50 - 58+50

L3.2



SYMBOLS FOR IRRIGATION SYMBOL LEGEND

Symbol	Description
	Branch drip areas on different circuits.

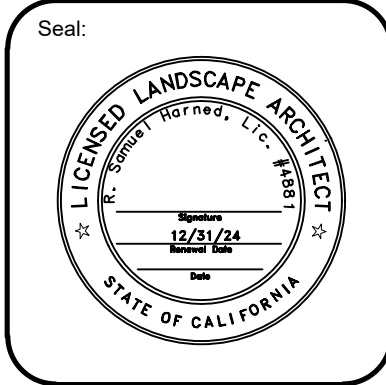
IRRIGATION NOTES

- Contractor shall become familiar with the drawings, specifications, and site conditions prior to beginning work. Should conflicting information be found in these documents or between these documents and site conditions, notify the Landscape Architect before proceeding with the work in question.
- All existing utilities, water lines, and fire hydrants shall remain connected and in full continuous operation unless specifically directed otherwise.
- Irrigation design is based on a minimum 55 psi and maximum 70 psi static water pressure at the point of connection after the meter. Verify prior to ordering materials or starting work. Notify the Landscape Architect if water pressure differs from pressure on which the design is based. Variation from design pressure may require changes and additions to the equipment specifications.
 - Booster Pump: If verified static pressure is less than minimum required design pressure, provide a booster pump as appropriate to yield the required minimum pressure based on anticipated maximum and minimum flows required for system to operate within water wind requirements.
 - Pressure Regulator: If verified static pressure is more than maximum design pressure, provide a pressure regulator as appropriate to yield the required pressure based on anticipated maximum and minimum flows required for system to operate within water wind requirements.
- Irrigation plan is diagrammatic. Actual routing, size, and location of irrigation equipment shall be determined based on field conditions and as directed by the Landscape Architect. Install irrigation equipment in landscape areas wherever possible unless specifically directed otherwise. Stake layout of mainline and primary laterals for field review and approval prior to trenching. Field adjust existing irrigation system as necessary.
- Pipe Sizing:
 - Minimum pipe size shall be 3/4".
 - Unlabeled pipe segments shall be equal to the size of the segment immediately upstream.
 - In making adjustments to irrigation zone layouts Contractor shall be responsible to determine pipe sizes as required to deliver water pressure required for each outlet device considering flow rate, elevation changes, length of run, and other factors affecting pressure loss. Maximum flows in various pipe sizes shall not exceed the following guidelines. Flows may need to be significantly less than the maximums stated below to off-set other factors affecting pressure loss:
 - 3/4": up to 8 gpm.
 - 1": 8-12 gpm.
 - 1-1/4": 12-22 gpm.
 - 1-1/2": 22-30 gpm.
 - 2": 30-50 gpm.

- Mainline pipe sizes shall not be changed without written approval of the Landscape Architect.
- Laterals: Laterals shall be installed in a straight line. Laterals of lengths greater than the typical distance between outlet devices shall not be installed without written approval of the Landscape Architect.
- Do not install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been indicated in the engineering. Notify the Landscape Architect of all such conditions immediately upon discovery. In the event this notification is not provided, the Contractor shall assume full responsibility for all revisions necessary in response to field conditions with no additional compensation.
- Controller(s):
 - Locate as directed. Extend electrical service to controllers and dedicate one breaker of proper size for each controller. Provide one additional duplex outlet at each controller location.
 - Electrical service to controllers shall be completed by a licensed electrical contractor in accordance with all applicable codes.
- Sleeves:
 - All pipe under existing and proposed paving shall be installed in sleeves.
 - Sleeves are shown for contractor's convenience. Contractor shall be responsible to coordinate irrigation sleeve locations and installation with other trades.
 - Extend all sleeves 18 inches beyond paving, cap and clearly mark by approved means to facilitate recovery.
 - Install sleeves to accommodate future paving where indicated or as may be needed.
- Spray Heads and Rotors:
 - Install perpendicular to grade unless otherwise noted in plans.
- Drip Emitters:
 - Install drip supply lines minimum 3" below grade.
 - Located emitters 3"-6" from main trunk or stem.
 - Include bug-guard and galvanized stake(s) for each emitter.
- Contractor to flush entire system and adjust all delivery devices and assemblies for complete coverage and reduced over-spray, prior to project completion.
- An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor in conformance with the Jurisdictional Water Efficient Landscape Ordinance (WELO or MWVELO). The audit shall be provided to the jurisdictional agency for review and approval.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS	DETAIL
	Hunter PCB 25 Install (1) pressure compensating drip bubbler 0.25 gpm threaded onto 1/2" IPS flexible PVC pipe. Locate over root ball on uphill side of tree. Install in conjunction with tree root bubbler.	360	15	0.25	3'	8/L5.1
	Hunter RZWS-18-CV 25 18in. long RZWS with installed .25 gpm or .50 gpm bubbler options. Check Valve, 1/2in. swing joint for connection to 1/2in. pipe	360	15	0.25	3'	8/L5.1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	Hunter ICZ-101-40 Drip Control Zone Kit. Globe valve with filter system, valve size per valve callout. Pressure Regulation: 40psi. 150 mesh stainless steel screen.					7/L5.1
	Area to Receive Drip Emitters Hunter HEB Point Source Drip Emitter threaded onto 1/2" IPS flexible PVC pipe, branch off PVC lateral in zone as required to serve each plant (branches are not shown on plans). Bubbler model and quantity per plant shown below. Locate on uphill side of plant; evenly space around root ball at locations with multiple bubblers. Emitter Notes: 20 emitters (1 assigned to each 1 gal. plant) 20 emitters (1 assigned to each 5 gal. plant)					1/L5.2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	Hunter ICV-G Plastic Electric Remote-Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, size per plans					6/L5.1
	Hunter HQ-33DLRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with NPT inlet, 2-piece body.					4/L5.1
	Nibco T-113 Class 125 bronze gate valve, same size as mainline pipe diameter at valve location.					3/L5.1
	Superior 3100 1" Normally Open Brass Master Valve					5/L5.1
	Febco LF825V 1-1/2" Reduced Pressure Backflow Preventer, lead free. Install with freeze bag and lockable cage. Conform to City Stds for installation.					2/L5.1
	Calsense CS3-8-S/CS3-LR-KIT Provide and connect to electrical supply. Pedestal mount, location to be approved in field by City.					1/L5.1
	Creative Sensor Technology FSI-T10-001 1" PVC flow sensor					5/L5.1
	Water Meter 1" Install meter, per civil engineer's plans. Refer to civil drawings for product info, details, and final location of POC. Design based on 55 psi downstream of the meter, verify and inform if less.					
	Irrigation Lateral Line: PVC Schedule 40					2/L5.2
	Irrigation Mainline: PVC Schedule 40					2/L5.2
	Pipe Sleeve: PVC Class 200 SDR 21 Install dbl. 3" (min.) sleeves at each location on the plan. For pipes 2" and greater install sleeves at twice the diameter of the pipe.					3/L5.2
	Valve Callout # Valve Number # Valve Flow # Valve Size					



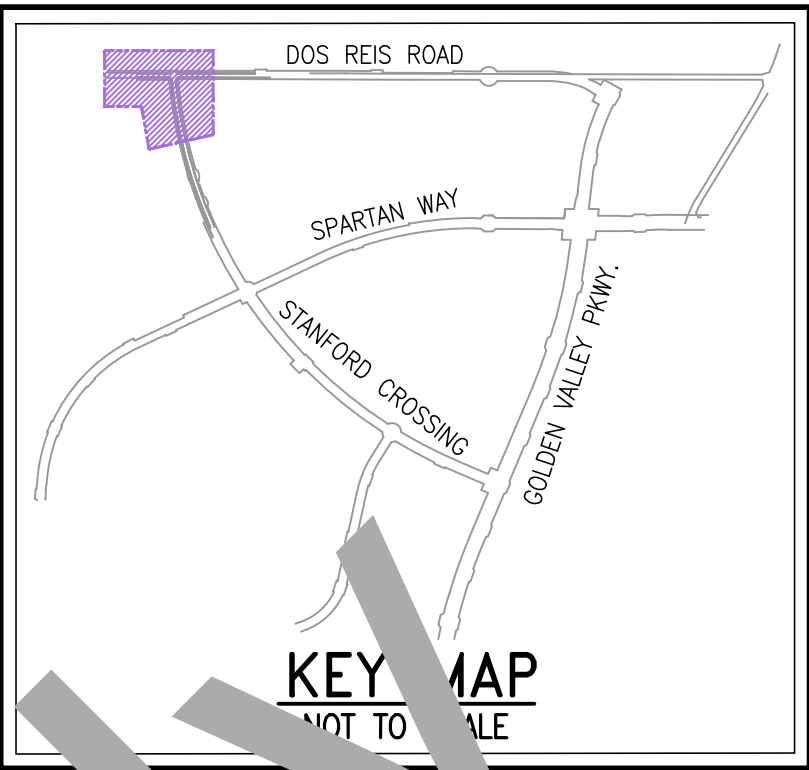
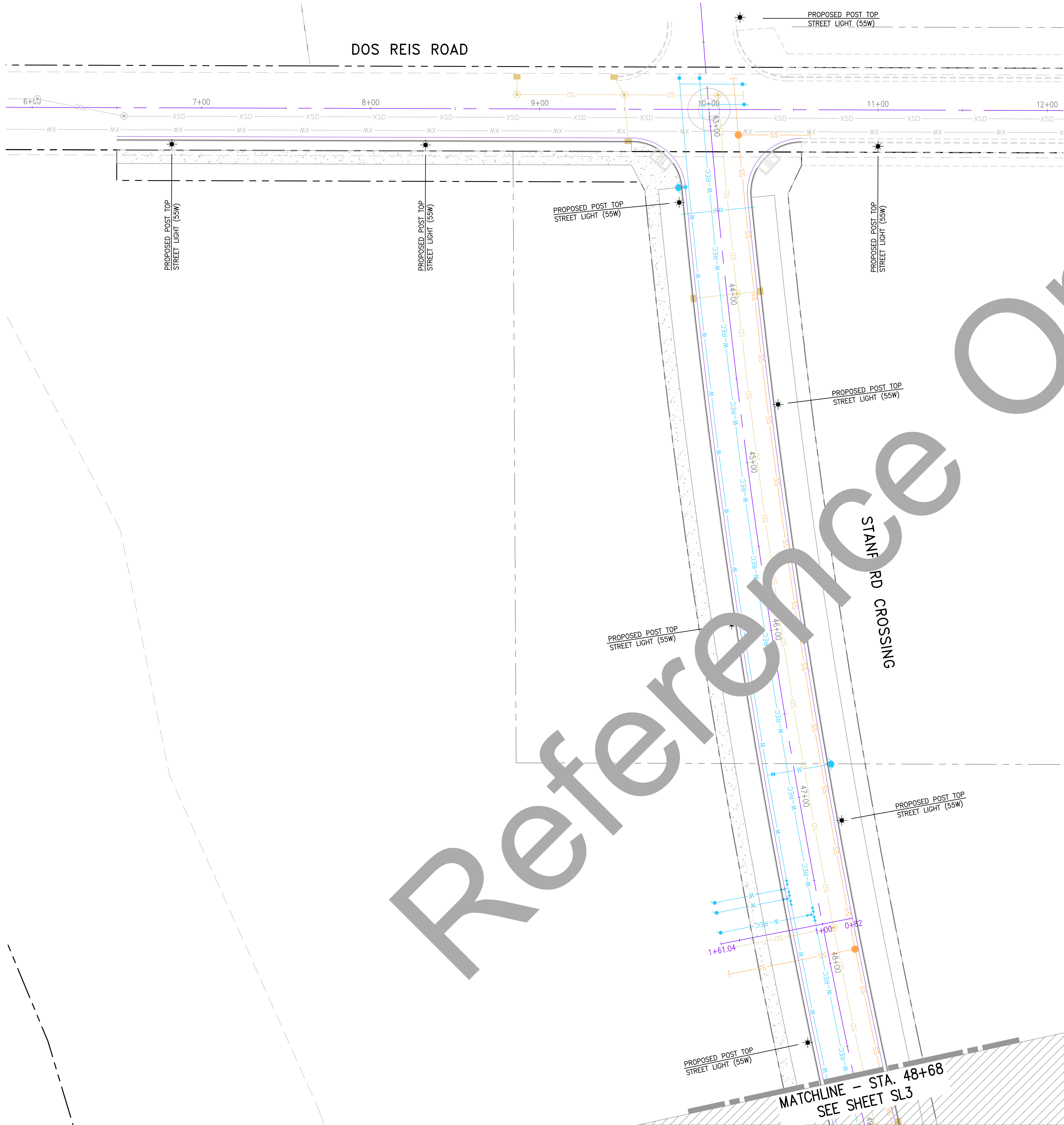
Prepared for:
Saybrook Fund Advisors, LLC

Project:
STANFORD CROSSING ROAD EXTENSION
LATHROP, CA

Revision:
No. Desc. Date

Date: 09/23/2024
Drawn: RSH
Checked: RSH
Project No.: 24-28
Scale: 1" = 20'-0"

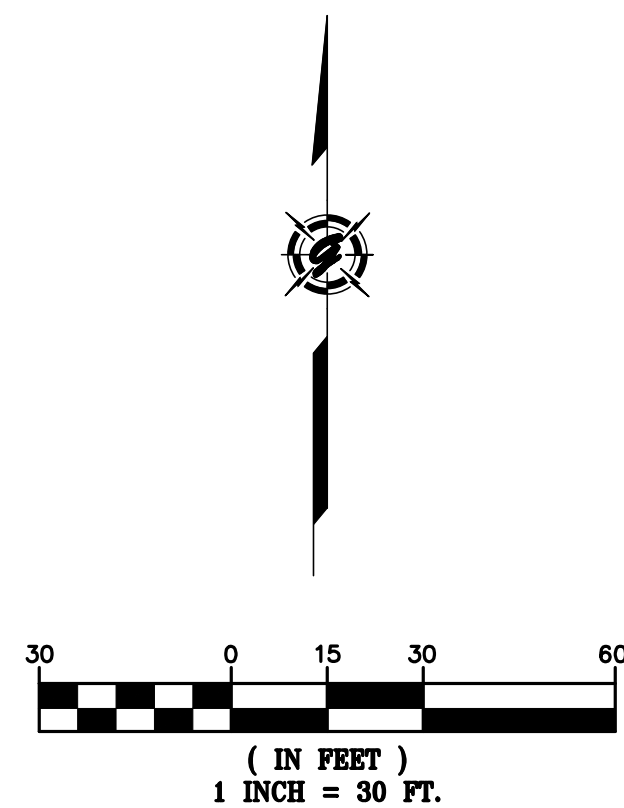
Sheet:
Irrigation Plan
Sta. 58+50 - 64+50(End)
L3.3



LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED 1 1/2" SCH. 40 PVC CONDUIT
- EXISTING STREET LIGHT SPLICE BOX
- ELECTRIC SERVICE POINT (SECONDARY BOX)
- PROPOSED POST TOP STREET LIGHT (55W)
- PROPOSED POST TOP STREET LIGHT (70W)
- EXISTING STREET LIGHT
- EXISTING DOUBLE ARM STREET LIGHT
- STREET LIGHT POLE NUMBER

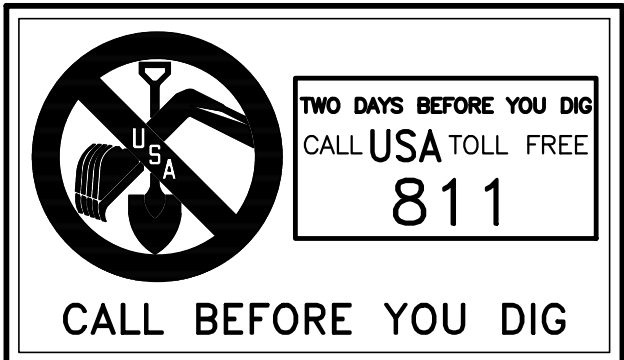
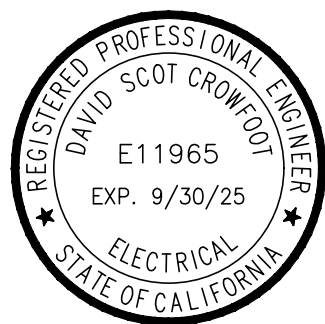
123456



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NOTE:
CONDUIT SHOWN SCHEMATICALLY. REFER TO JOINT TRENCH COMPOSITE PLAN FOR EXACT TRENCH AND BOX LOCATIONS.

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".



REVISIONS	
SYMBOL	DATE

GIACALONE
DESIGN SERVICES, INC.
5920 STONERIDGE HILL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM

STREET LIGHTING SITE PLAN

McKAY & SOMPS
STANFORD CROSSING EXTENSION
STANFORD CROSSING
CALIFORNIA

LATHROP

PROJECT MANAGER:
A. SAENZ

DRAWN BY:
MB2

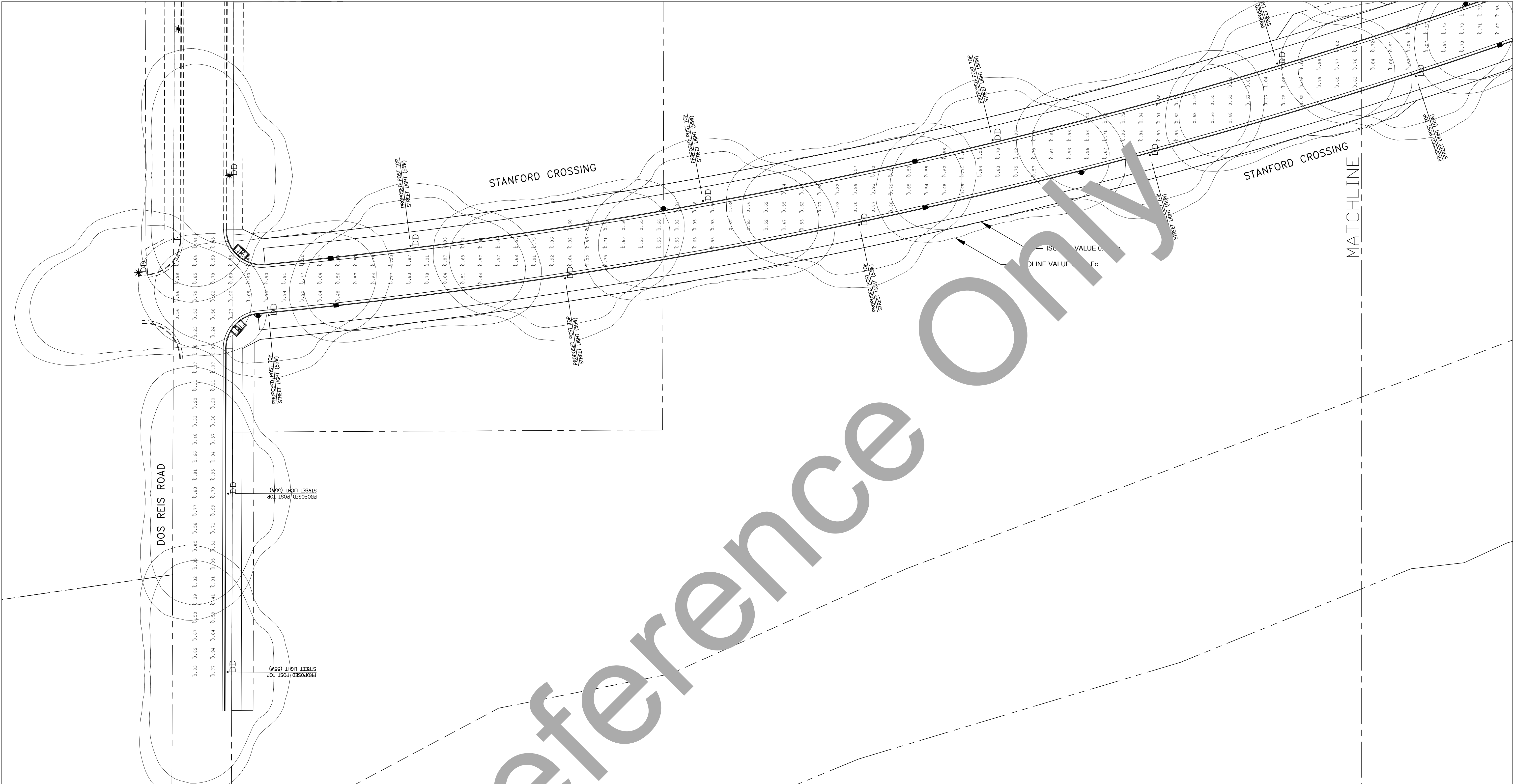
CHECKED BY:
D. CROWFOOT, PE

SCALE:
1"=30'

JOB NUMBER:
24-147

DATE LAST MODIFIED:
09-19-24

SHEET
SL2
OF 3 SHEETS



SCALE: 1" = 40'-0"

PLAN VIEW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	19	DD	Single	LUMEC S56-55W48 LED4K-G3-LE3W - 22' L.C.	0.900	6976	53.5	1016.5	S56-55W48LED4K-G3-LE3W.ies

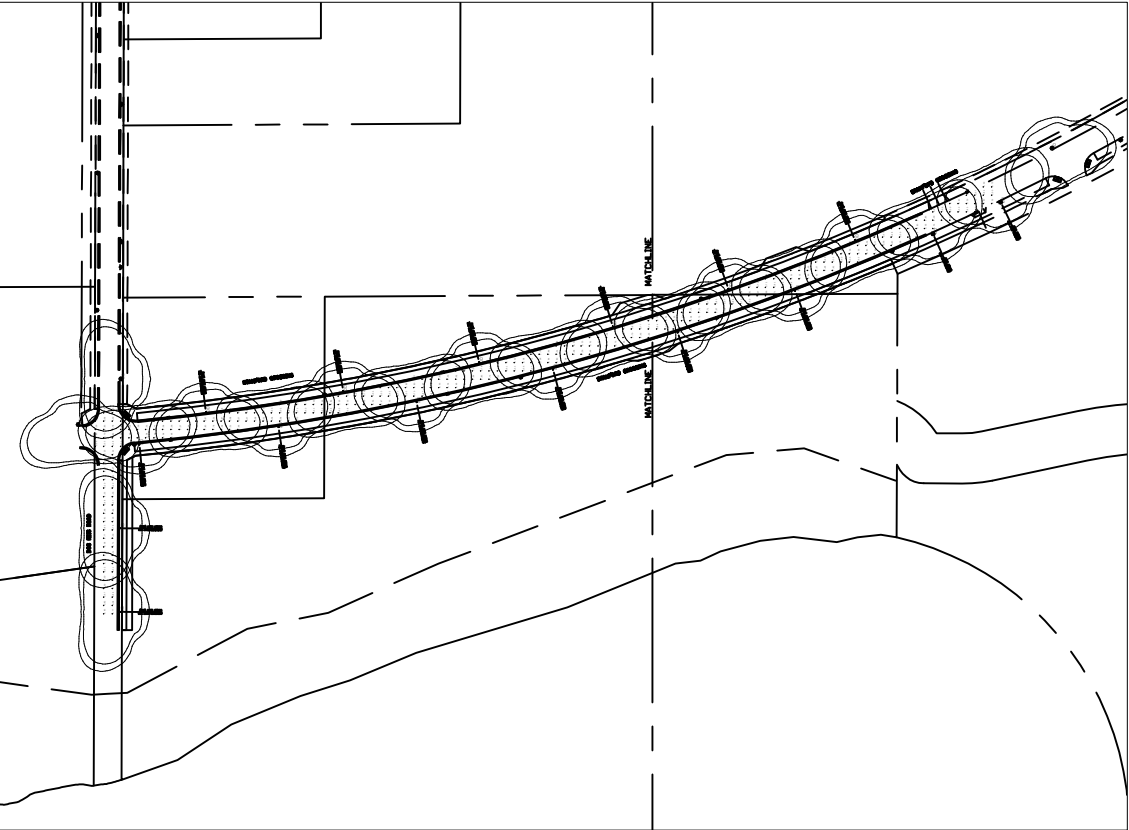
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
STANFORD CROSSING	Illuminance	Fc	0.68	1.09	0.07	9.71	15.57

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defnd factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)



PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

PROJECT DESCRIPTION
STANFORD CROSSING EXTENSION
LATHROP, CA

REPORT FOR
GIACALONE DESIGN SERVICES, INC.

DATE REVISION DATE
22/09/2024
22/09/2024

REV
0

SHEET
1 OF 2

DATE
09-20-2024

SCALE
1" = 40'-0"

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
1000 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32206
AG32, VERSION 20.0
AG32 LIGHTING ANALYSTS, INC. FROM REVALIZE SOFTWARE

Lighting Analysts
LATHROP, CA

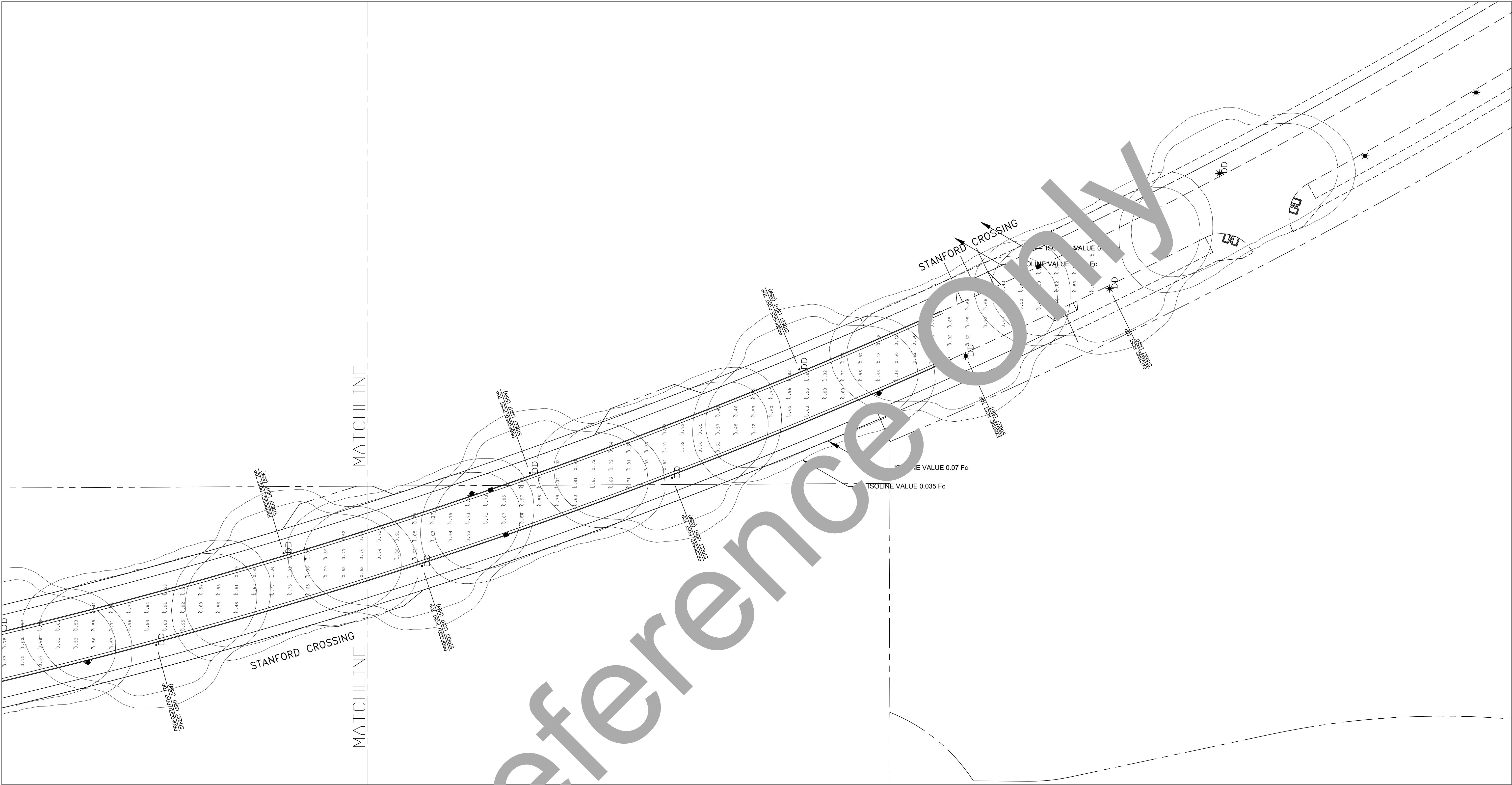
AG32

SALE REPRESENTATIVE
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEER
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

ASSOCIATED LIGHTING REPRESENTATIVES, Inc.
1000 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32206
904.444.4444
www.alr.com

AIR
Associated Lighting Representatives, Inc.
1000 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32206
904.444.4444
www.alr.com



SCALE: 1" = 40'-0"

PLAN VIEW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	19	DD	Single	LUMEC S56-55W48 LED4K-G3-LE3W - 22' L.C.	0.900	6976	53.5	1016.5	S56-55W48LED4K-G3-LE3W.ies

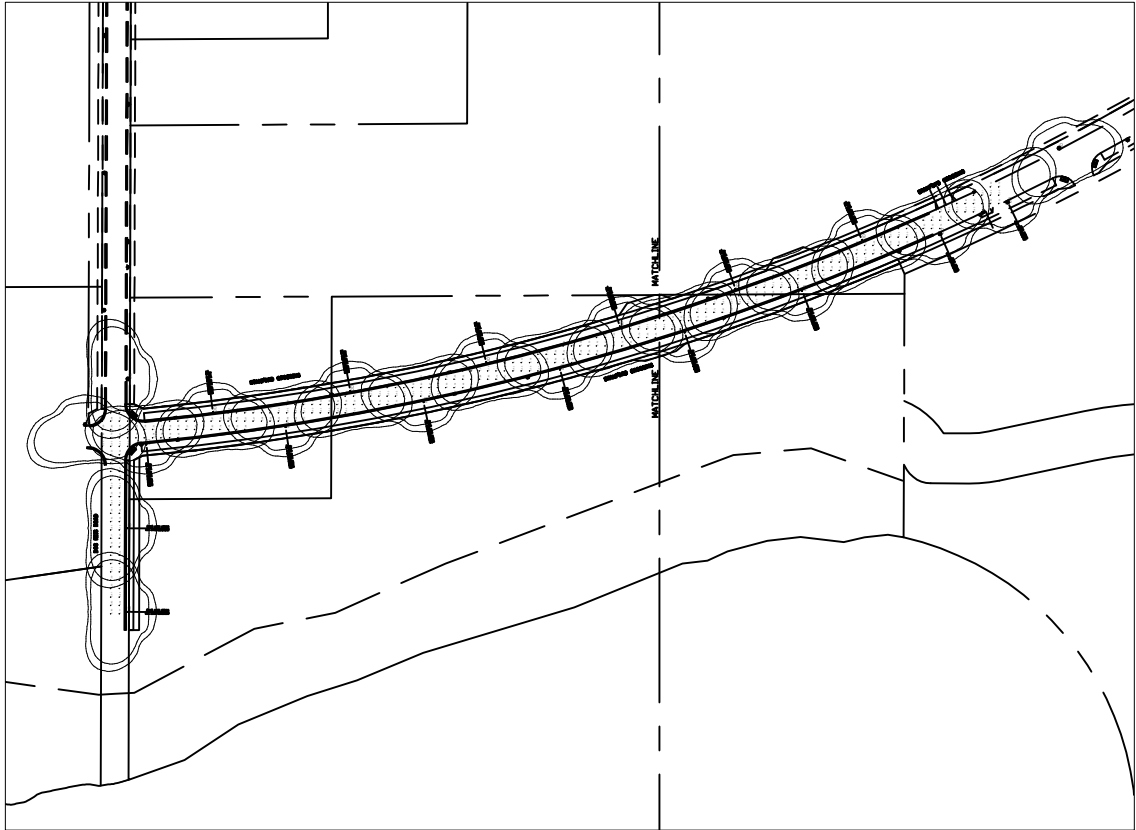
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
STANFORD CROSSING	Illuminance	Fc	0.68	1.09	0.07	9.71	15.57

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defnd factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)



PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES



PROJECT DESCRIPTION	STANFORD CROSSING EXTENSION	REPORT FOR	GIACALONE DESIGN SERVICES, INC.
LOCATION	LATHROP, CA	DATE PREPARED	2024-09-20
PROJECT NO.	22399ARE-RD DWG A32	SCALE	1" = 40'-0"
DATE	09-20-2024	SHEET	2 OF 2
REV	0	BY	HUNTER SIMMERS

SALE REPRESENTATIVE	KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.	
APPLICATION ENGINEER	HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.	

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON MANUFACTURER'S DATA. TESTING PROCEDURES AND METHODS MAY VARY FROM THOSE USED IN THE FIELD. THEREFORE, ACTUAL LAMP BALLAST ELECTRICAL AND SITE CHARACTERISTICS MAY VARY FROM THOSE USED IN THE CALCULATIONS.

Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations, reflectance, surface and atmospheric conditions. Significant differences will occur between measured values and calculated values.

AG32, VERSION 20.0
8600 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32266

AIR Associated Lighting Representatives, Inc.
1000 S. Main Street, Suite 100
San Mateo, CA 94401
Phone: 650.593.8888
Fax: 650.593.8889
Email: sales@airlighting.com
Website: www.airlighting.com