

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

STATE HIGHWAY ROUTE No. 99

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2022CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2022CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH NO AUTOMATIC SPRINKLER SYSTEM).

PERMITTED OCCUPANCY TYPE:
a) OFFICE AREA; TYPE "B" OCCUPANCY RATING FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

ACTUAL FLOOR AREA: 2,100SF.
ALLOWABLE AREA: 23,000SF.

BUILDING #1 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE PROJECT'S BUILDING IS DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2022CFC).
b) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
c) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) MANUFACTURING / STORAGE AREA; TYPE "H2" OCCUPANCY RATING FOR MATERIALS THAT POSE A DEFLAGRATION HAZARD OR A HAZARD FROM ACCELERATED BURNING (FLAMMABLE GAS).

ACTUAL FLOOR AREA: 6,890SF.
ALLOWABLE AREA: 7,000SF.

BUILDING #2 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2022CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2022CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: V (B) (ONE STORY, WOOD CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) MANUFACTURING AREA; TYPE "F-1" OCCUPANCY RATING FOR MODERATE-HAZARD FACTORY AND INDUSTRIAL OPERATIONS.

ACTUAL FLOOR AREA: 270SF.
ALLOWABLE AREA: 34,000SF.

BUILDING #3 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2022CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2022CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) STORAGE AREA; TYPE "S-1" OCCUPANCY RATING FOR MODERATE-HAZARD STORAGE OF COMBUSTIBLE MATERIALS.

ACTUAL FLOOR AREA: 7,200SF.
ALLOWABLE AREA: 17,500SF.

BUILDING #4 ANALYSIS

THE PROPOSED LOT COVERAGE IS AS FOLLOWS;

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE	23,223 SF	17.31%
LANDSCAPING COVERAGE	5,802 SF	4.32%
PAVEMENT COVERAGE	77,507 SF	57.76%
HOLDING BASIN	10,547 SF	7.86%
UNDEVELOPED COVERAGE	17,110 SF	12.75%

CONSTRUCTION SCHEDULE IS TO BE AS FOLLOWS;

BUILDING #1;	2025.
BUILDING #2;	2025.
BUILDING #3;	2025.
BUILDING #4;	2028.
BUILDING #5;	2032.

LEGEND

	DESIGNATES AN 8" HIGH DECORATIVE STEEL TUBE FENCE.
	DESIGNATES AN EXISTING CALTRANS WOVEN WIRE FENCE.
	DESIGNATES A 6' HIGH WOVEN WIRE FENCE WITH 3-BARB DETERRENT.

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE PROJECT'S BUILDING IS DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2022CFC).
b) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
c) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

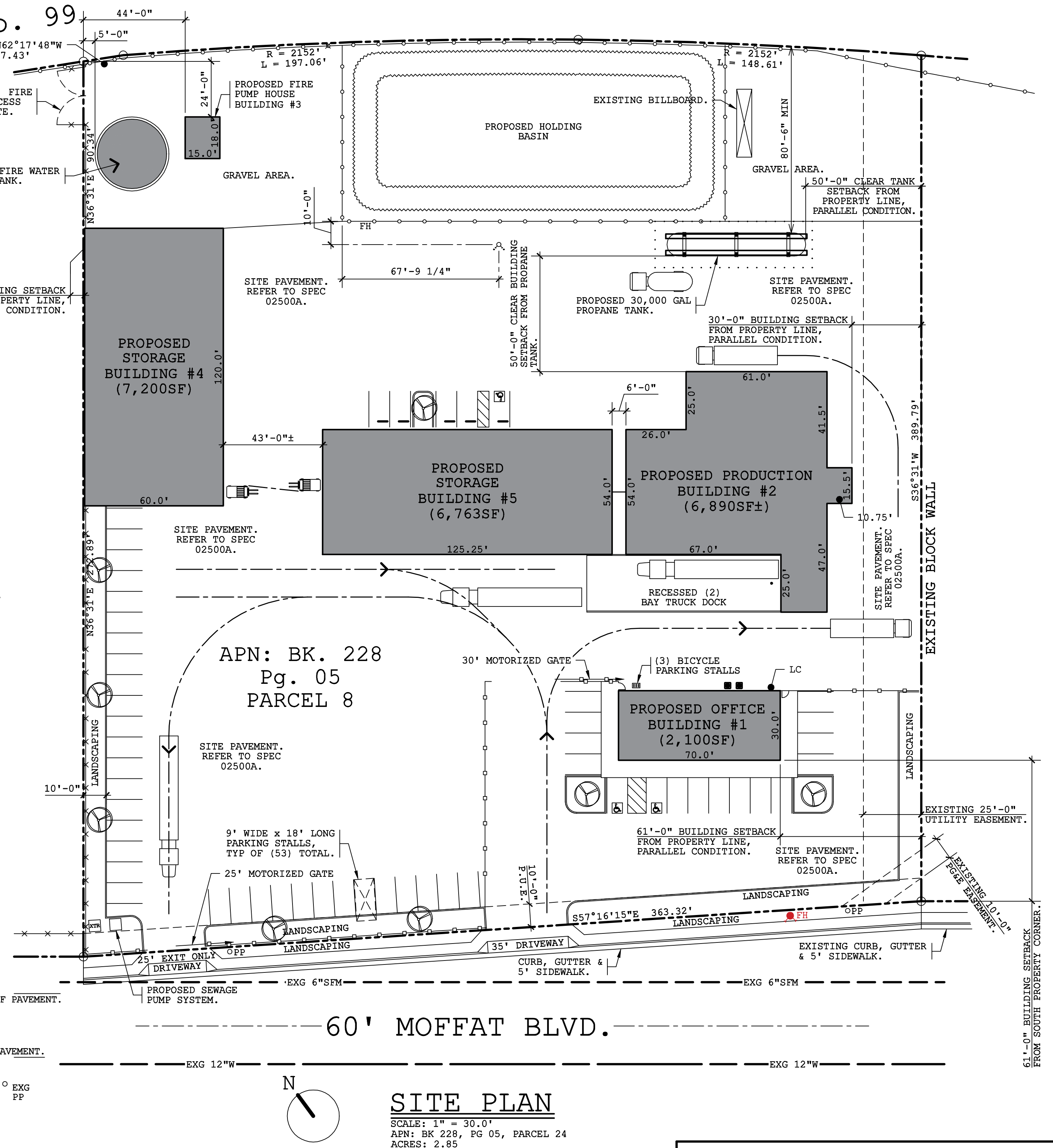
CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) STORAGE AREA; TYPE "H2" OCCUPANCY RATING FOR MATERIALS THAT POSE A DEFLAGRATION HAZARD OR A HAZARD FROM ACCELERATED BURNING (FLAMMABLE GAS).

ACTUAL FLOOR AREA: 6,763SF.
ALLOWABLE AREA: 7,000SF.

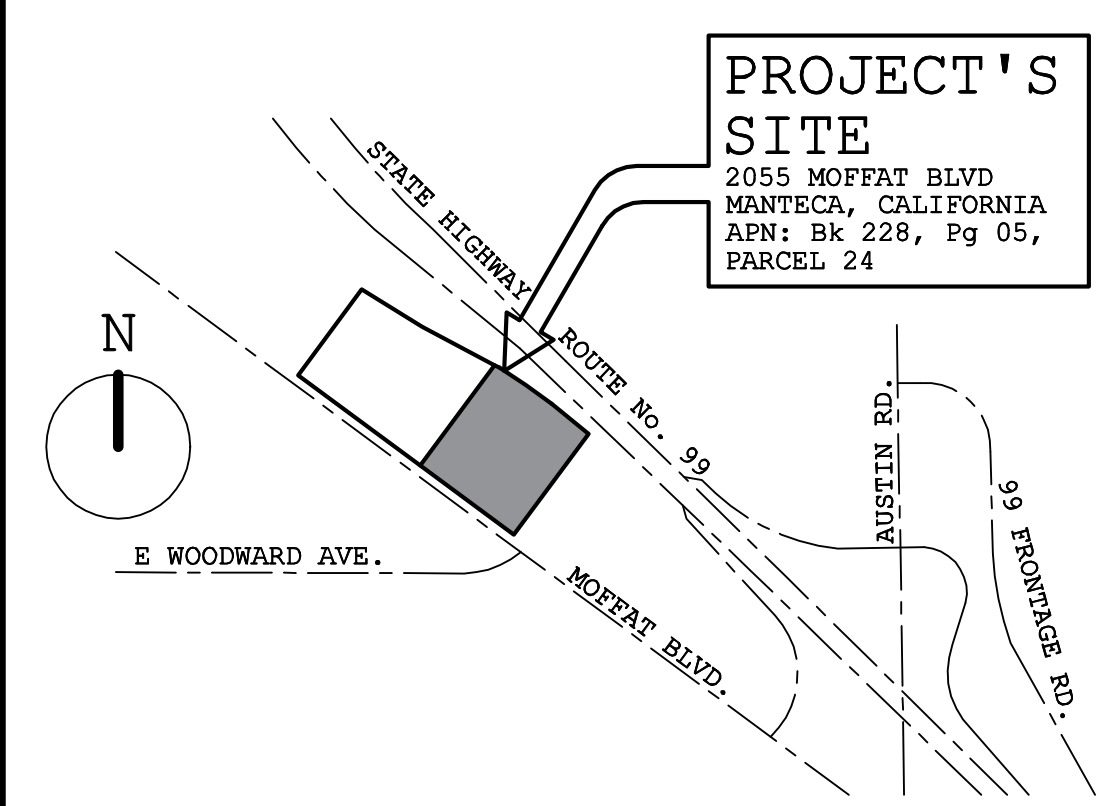
PARKING REQUIREMENTS PER THE CITY OF MANTECA'S ZONING ORDINANCE IS AS FOLLOWS:

BUILDING #1;	2,100SF (OFFICE)/250SF =	8.40 STALLS.
BUILDING #2;	1,525SF (MFR)/500SF =	3.05 STALLS.
BUILDING #3;	5,365SF (STORAGE)/500SF =	10.73 STALLS.
BUILDING #4;	270SF (MFR)/500SF =	0.54 STALLS.
BUILDING #5;	7,200SF (STORAGE)/500SF =	14.40 STALLS.
BUILDING #5;	6,763SF (STORAGE)/500SF =	13.53 STALLS.
		TOTAL REQUIRED = 50.65 STALLS.
TOTAL PARKING SPACES PROVIDED;		
1. STANDARD STALLS;	50	
2. ACCESSIBLE STALLS;	3	
3. SMALL CAR STALLS;	0	
		TOTAL SPACES = 53



SITE PLAN

SCALE: 1" = 30.0'
APN: BK 228, PG 05, PARCEL 24
ACRES: 2.85



ADVANCED DESIGN GROUP, INC.'S DRAWINGS;

SHEET	DESCRIPTION
1	SITE PLAN, CONSTRUCTION SCHEDULE, VICINITY MAP, BUILDING ANALYSIS & PARKING ANALYSIS.
2	OFFICE BUILDING #1 FLOOR PLAN.
2a	BUILDING #1'S BUILDING ELEVATIONS.
3	BUILDING #2'S FLOOR PLAN.
3a	BUILDING #2'S BUILDING ELEVATIONS.
4	BUILDING #3'S FLOOR PLAN & BUILDING #3'S BUILDING ELEVATIONS.
5	BUILDING #4'S FLOOR PLAN.
5a	BUILDING #4'S BUILDING ELEVATIONS.
6	BUILDING #5'S FLOOR PLAN.
6a	BUILDING #5'S BUILDING ELEVATIONS.

SHOUP LAND SURVEYING'S DRAWINGS;

SHEET	DESCRIPTION
C1	TOPOGRAPHIC SURVEY MAP

HCS ENGINEERING'S DRAWINGS;

SHEET	DESCRIPTION
E1.1	ELECTRICAL SITE PLAN AND DETAILS.
E1.2	PHOTOMETRIC STUDY.

RON L. SMITH LANDSCAPE ARCHITECT'S DRAWINGS;

SHEET	DESCRIPTION
L-2	PLANTING PLAN.

BUILDING #4 ANALYSIS

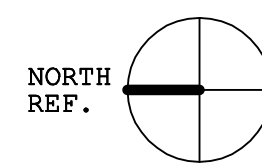
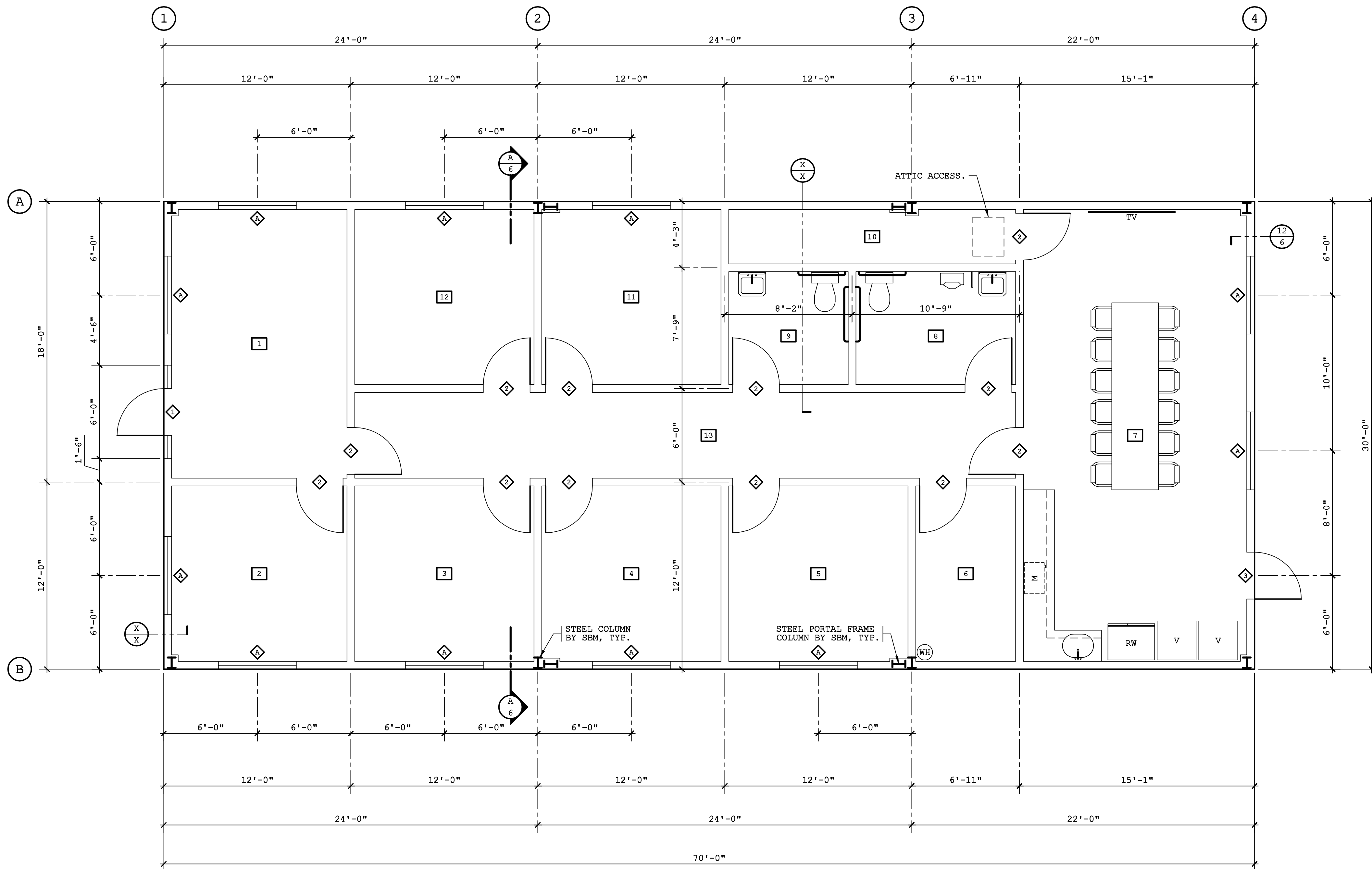
BUILDING #5 ANALYSIS

PARKING ANALYSIS

VICINITY MAP

SHEET INDEX

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



OFFICE BUILDING #1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR & WINDOW SCHEDULE

- ◇ DESIGNATES A 7'-0" HIGH ALUMINUM FRAMED STOREFRONT DOUBLE PANE TINTED GLAZED WINDOW SYSTEM. REFER TO FLOOR PLAN FOR LENGTH OF STORE FRONT.
- ◇ DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME.
- ◇ DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH.
- ◇ DESIGNATES A 5'-0" x 4'-0" ALUMINUM BRONZE ANODIZE FRAME GLASS WINDOW WITH TINTED DOUBLE PANE GLAZING.

ROOM NO.	ROOM NAME
1	GATE KEEPER
2	OFFICE
3	OFFICE
4	OFFICE
5	OFFICE
6	STORAGE ROOM
7	EMPLOYEES' BREAKROOM
8	MEN'S RESTROOM
9	WOMEN'S RESTROOM
10	UTILITY ROOM
11	OFFICE
12	OFFICE
13	HALLWAY

ROOM SCHEDULE

PROJECT 2a
advanced
 DESIGN GROUP, INC.
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 PHONE: (209) 577-3108
 EMAIL: adg@art.net



PROJECT: LITTLE KAMPER PROPANE FACILITY
 OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
 LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

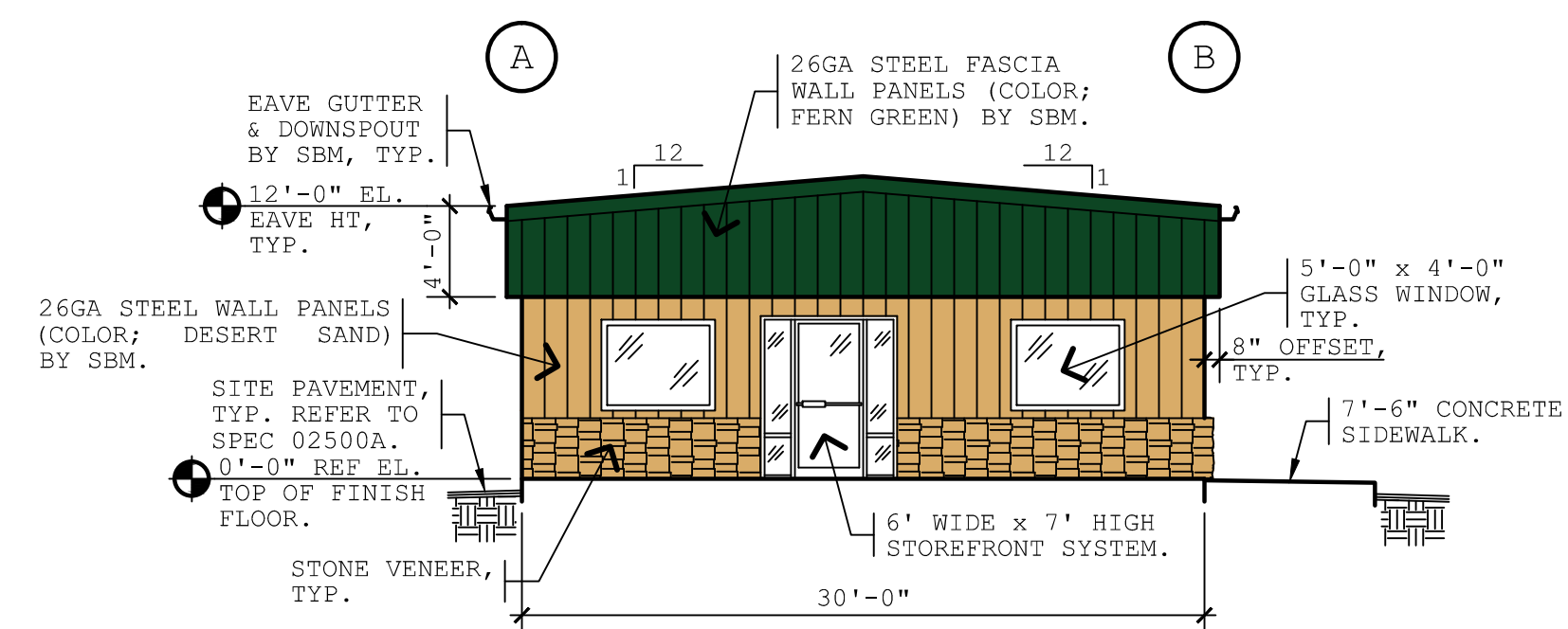
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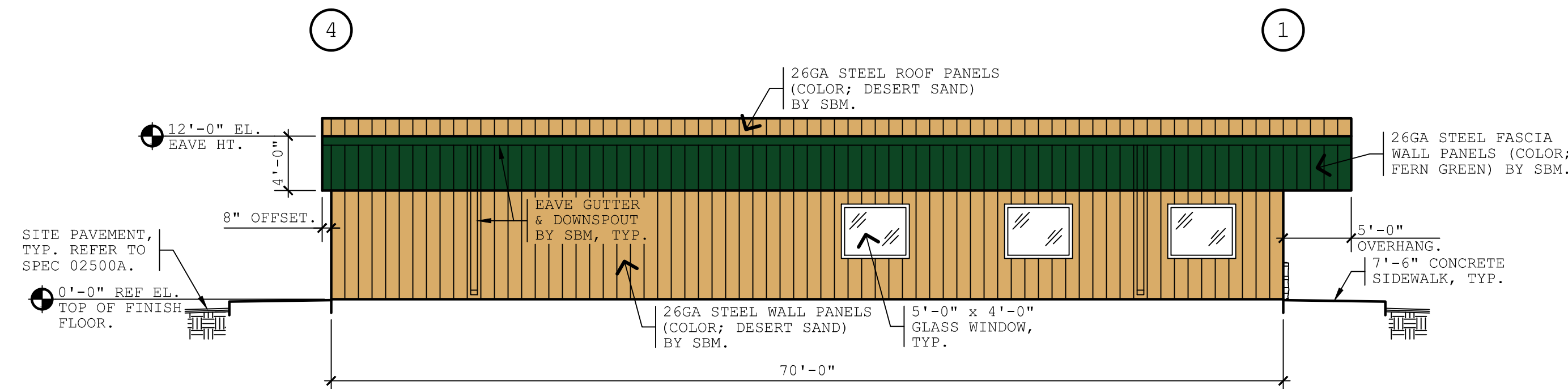
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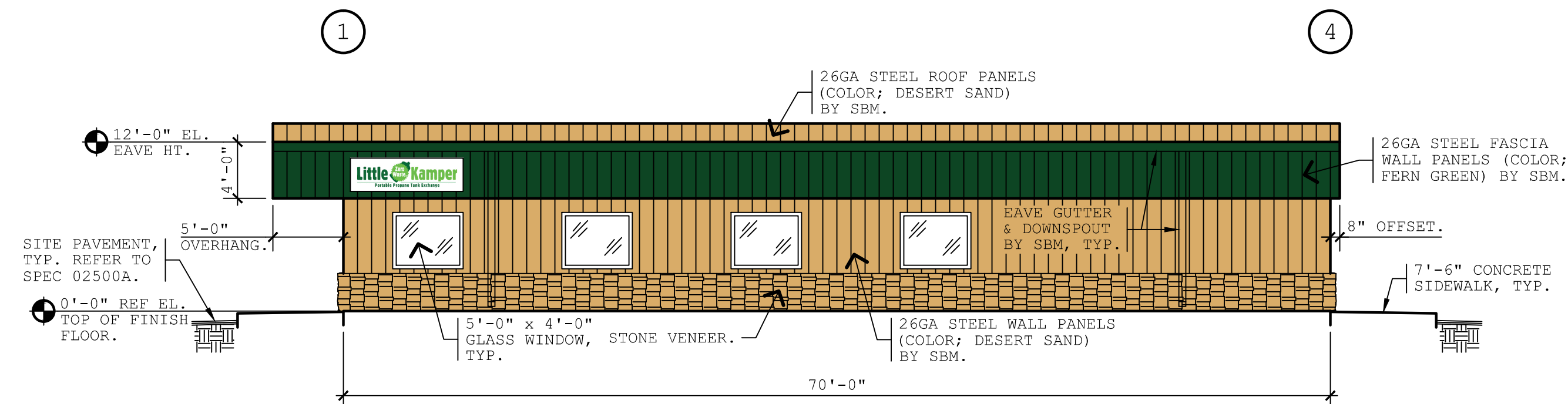
BUILDING #1'S NORTH ELEVATION AT LINE 1

SCALE: 1/8" = 1'-0"



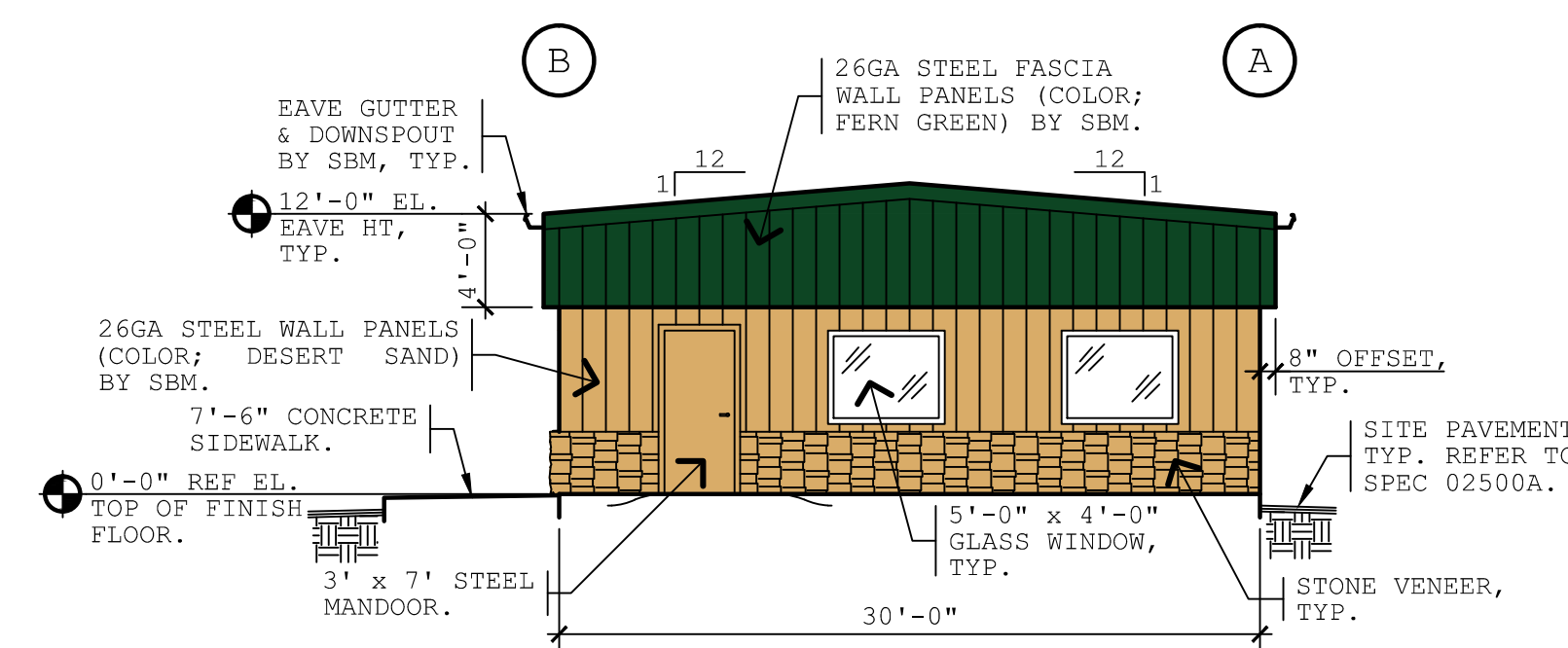
BUILDING #1'S EAST ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"



BUILDING #1'S WEST ELEVATION AT LINE "B"

SCALE: 1/8" = 1'-0"



BUILDING #1'S SOUTH ELEVATION AT LINE 4

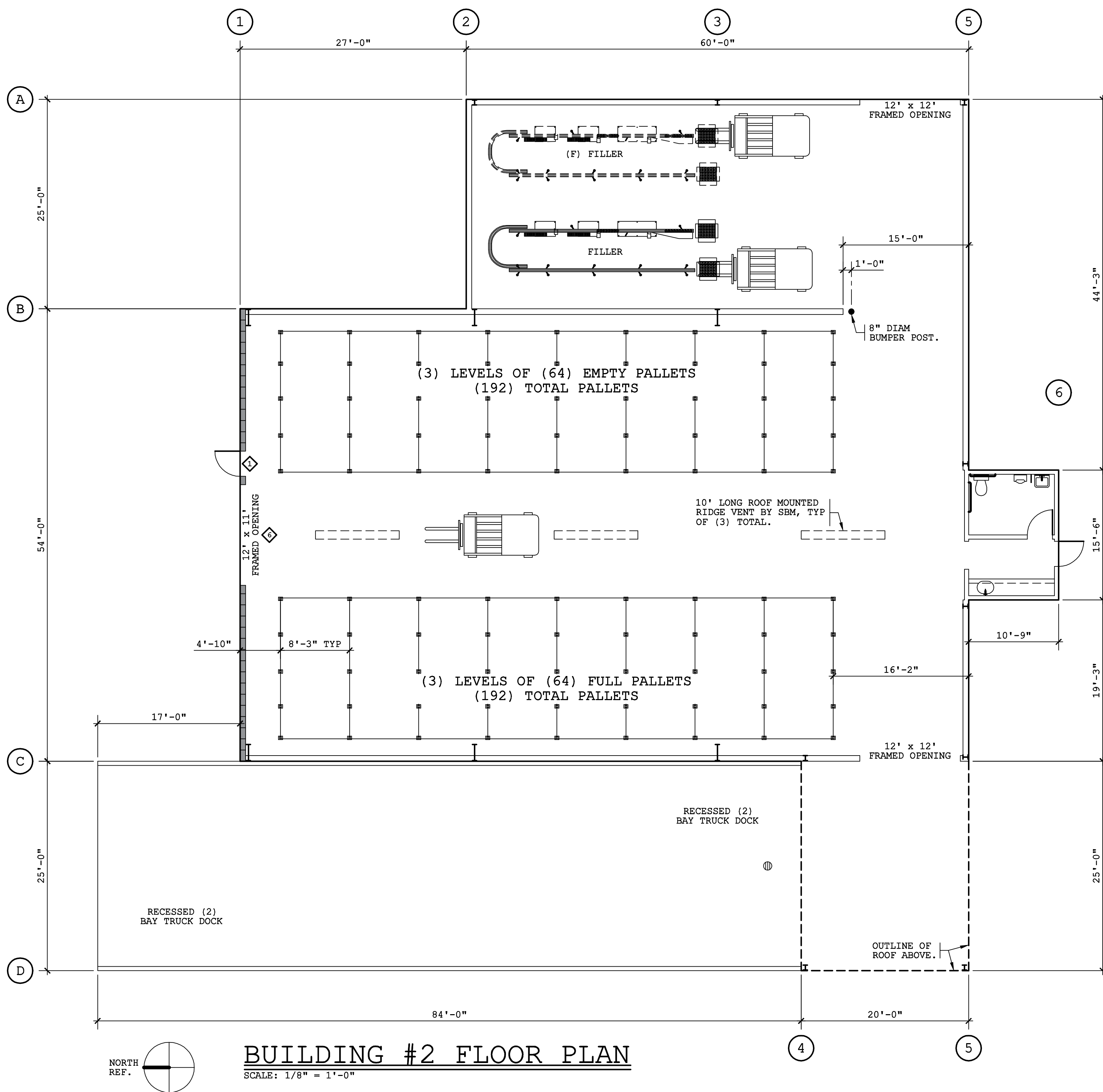
SCALE: 1/8" = 1'-0"

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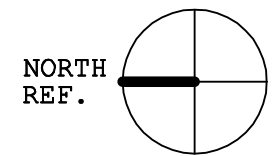
PROJECT: LITTLE KAMPER PROPANE FACILITY
 OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
 LOCATION: 2055 MOFFAT BLVD., MANTECA, CA


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NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



BUILDING #2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND
 DESIGNATES AN 8" CMU WALL SYSTEM WITH A 3 HOUR FIRE RATING.

DOOR & WINDOW SCHEDULE

- ◊ DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH AND 90 MINUTE FIRE RATING. REFER TO SPEC. 10000A & 08300 FOR RATING REQ.
- ◊ DESIGNATES A 12'-0" x 11'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM AND 90 MINUTE FIRE RATING. REFER TO SPEC. 10000A FOR RATING REQ.

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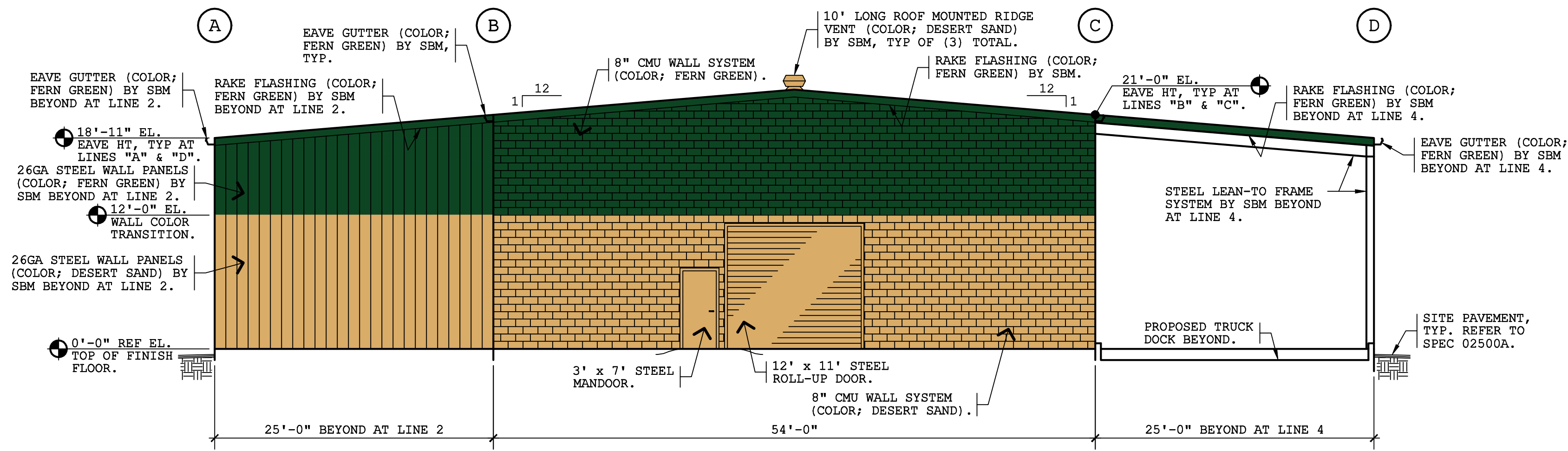
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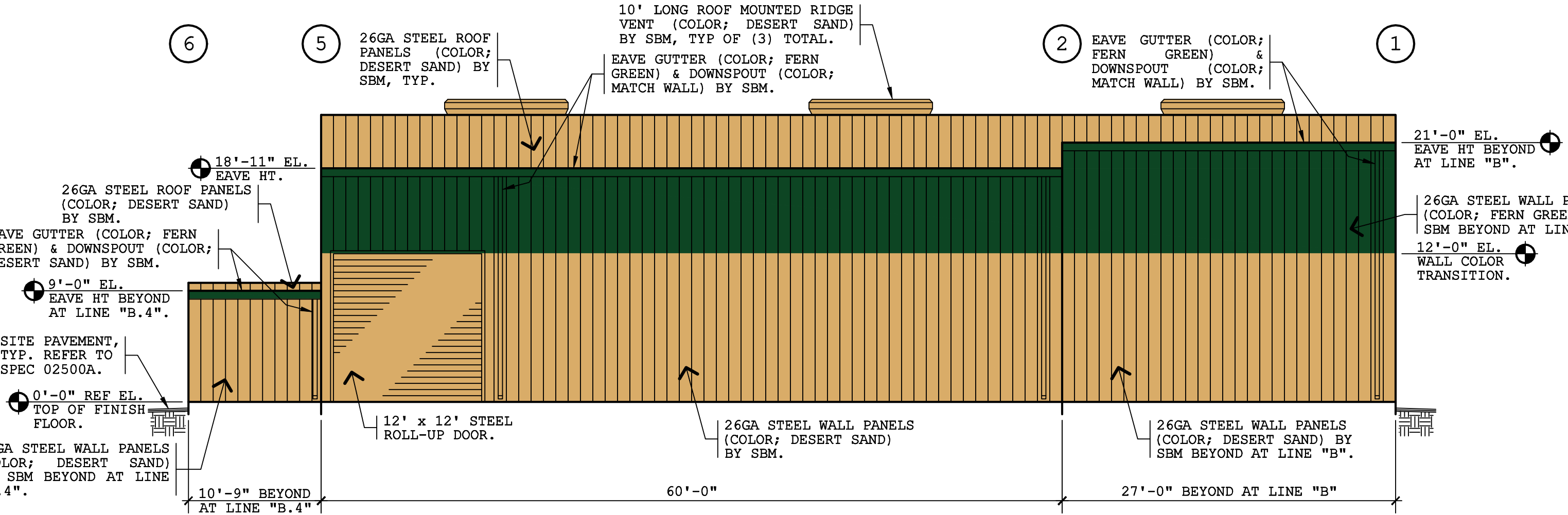
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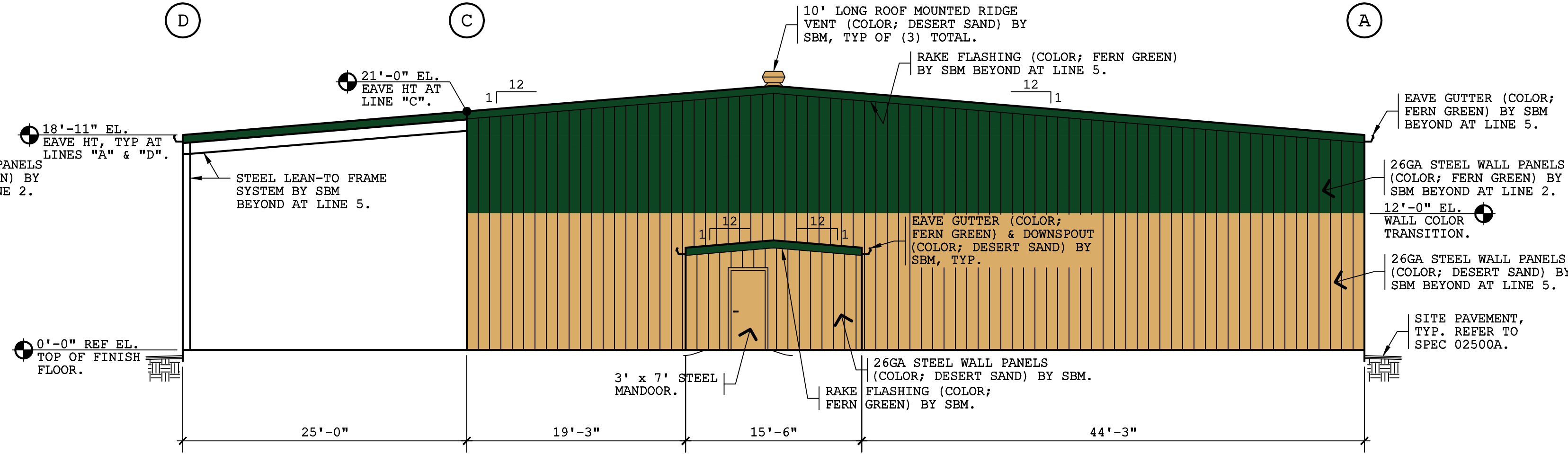
BUILDING #2'S NORTH ELEVATION AT LINE 1

SCALE: 1/8" = 1'-0"



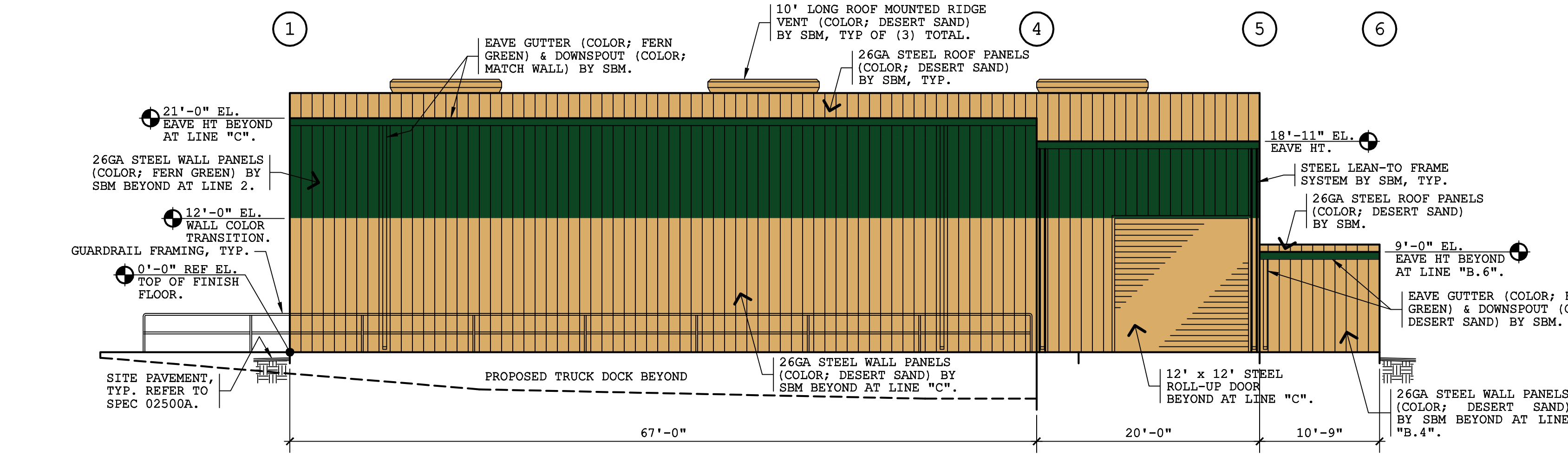
BUILDING #2'S EAST ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"



BUILDING #2'S SOUTH ELEVATION AT LINE 6

SCALE: 1/8" = 1'-0"

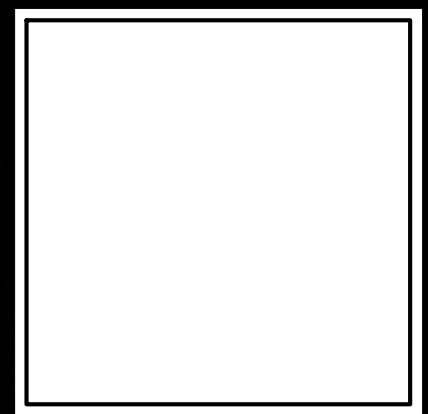


BUILDING #2'S WEST ELEVATION AT LINE "D"

SCALE: 1/8" = 1'-0"

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 OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
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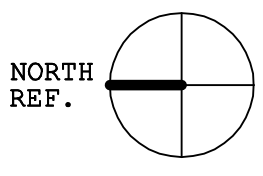
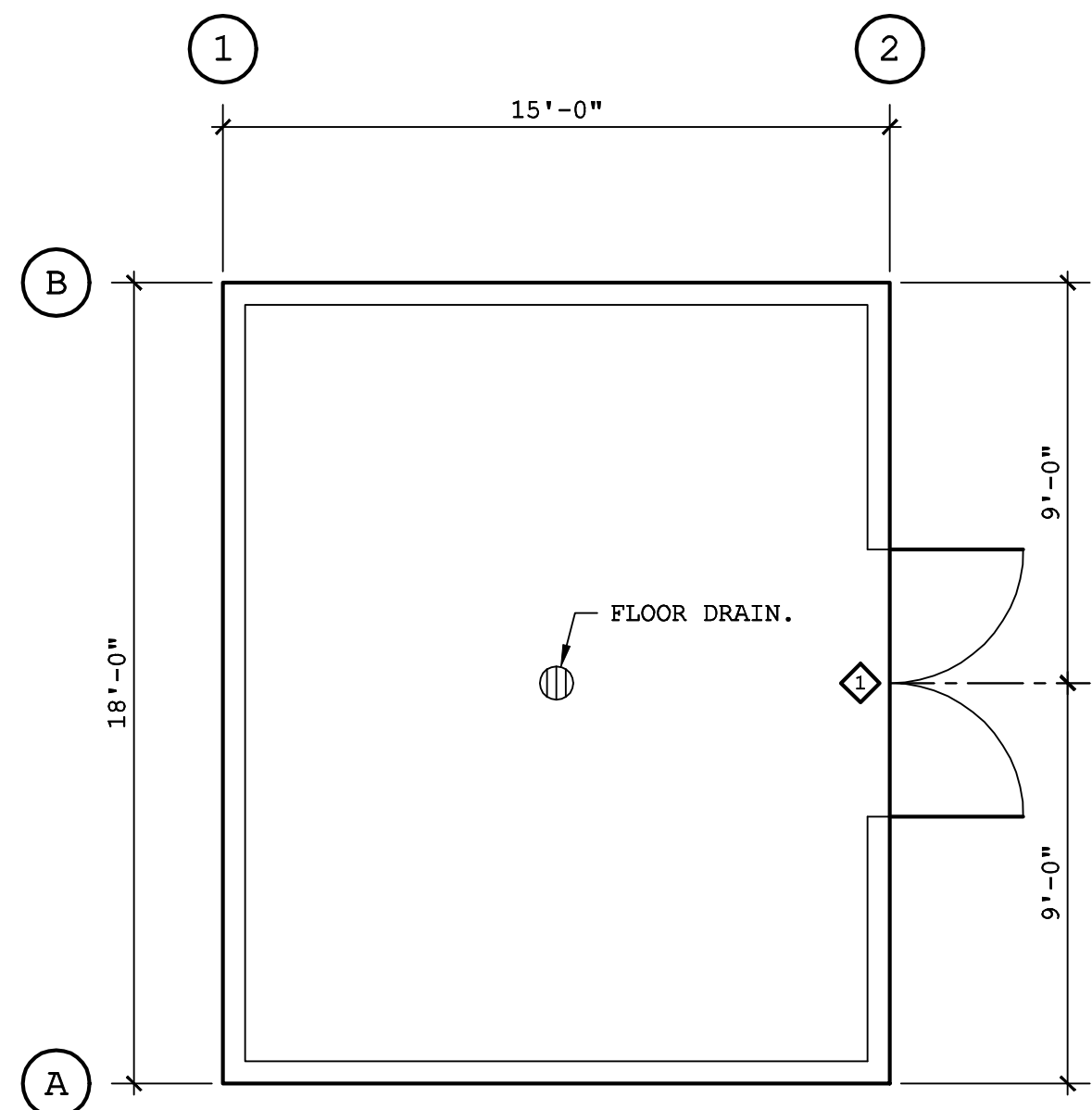


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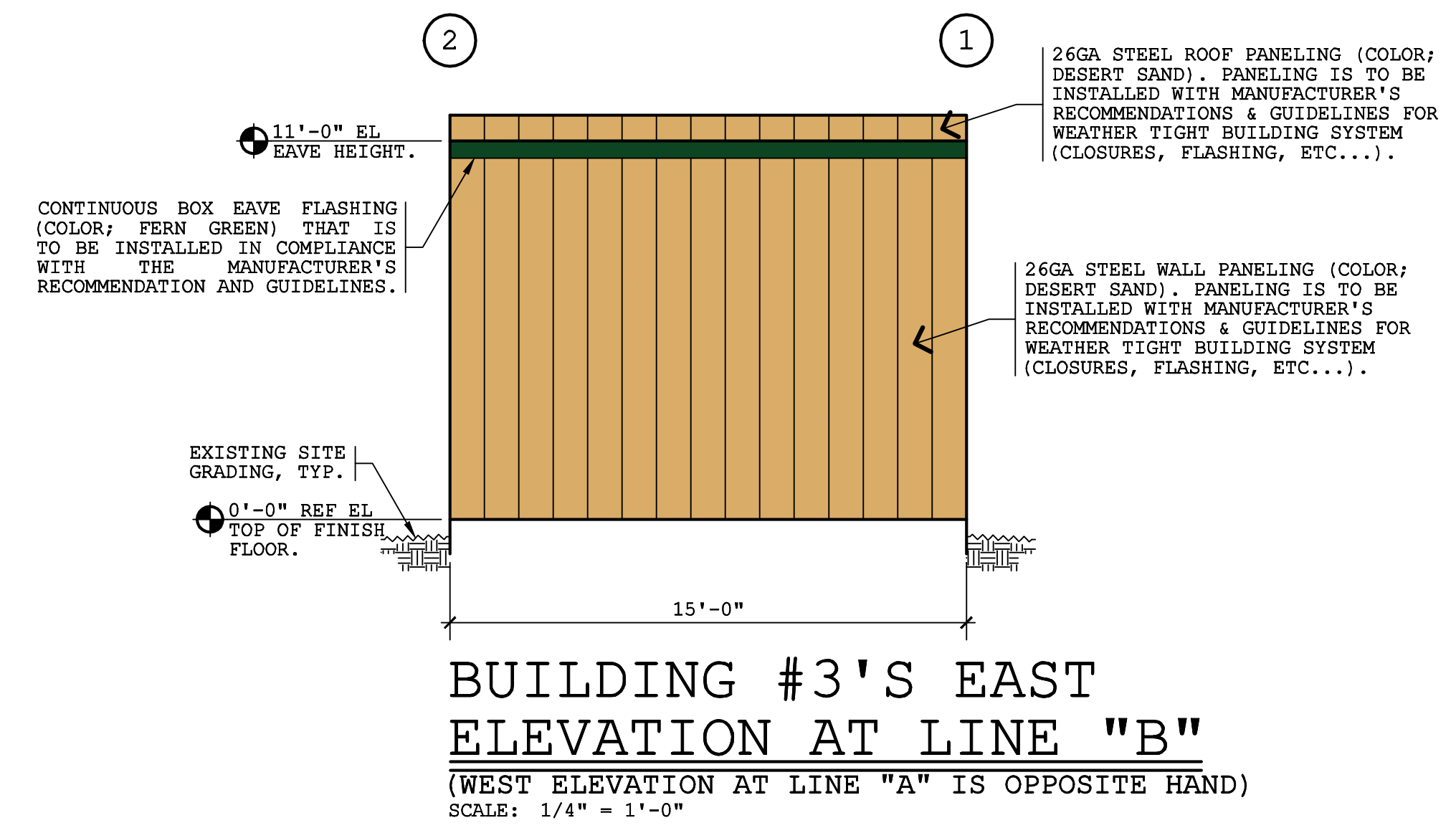
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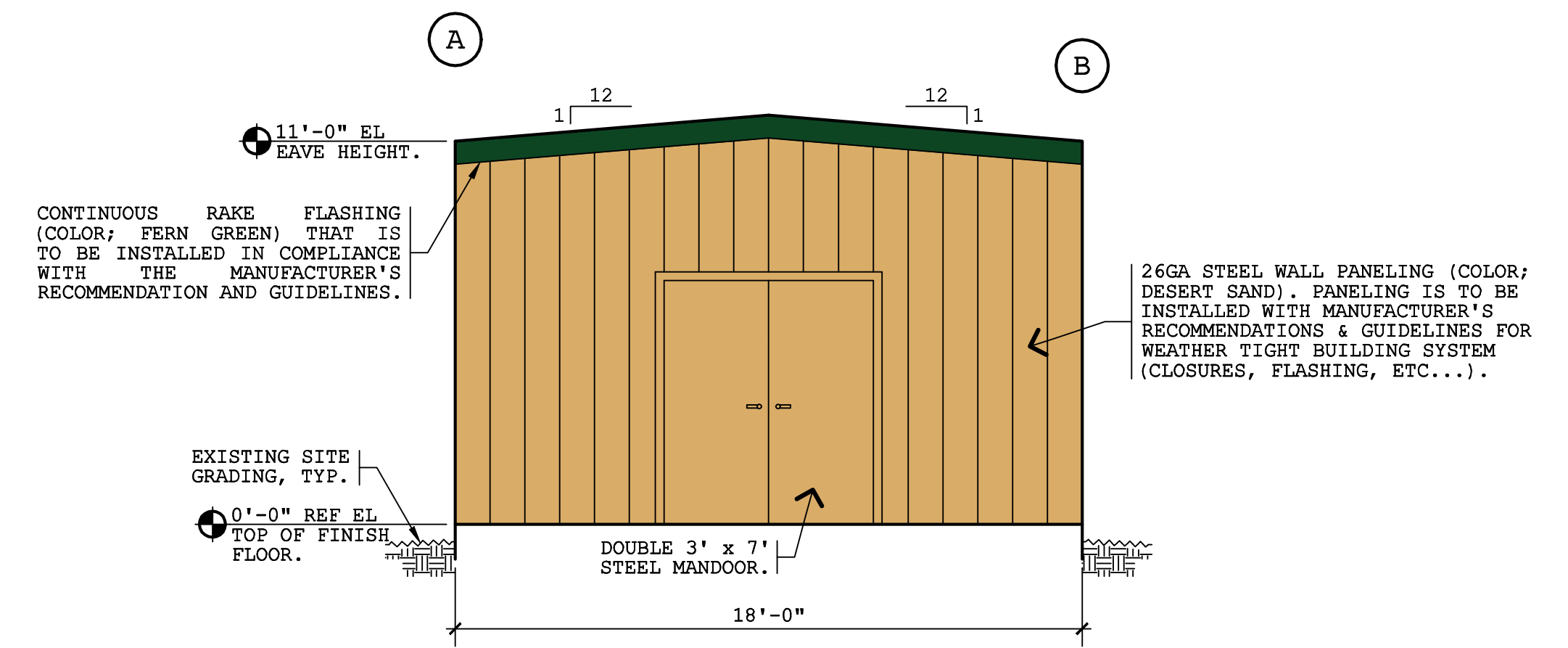
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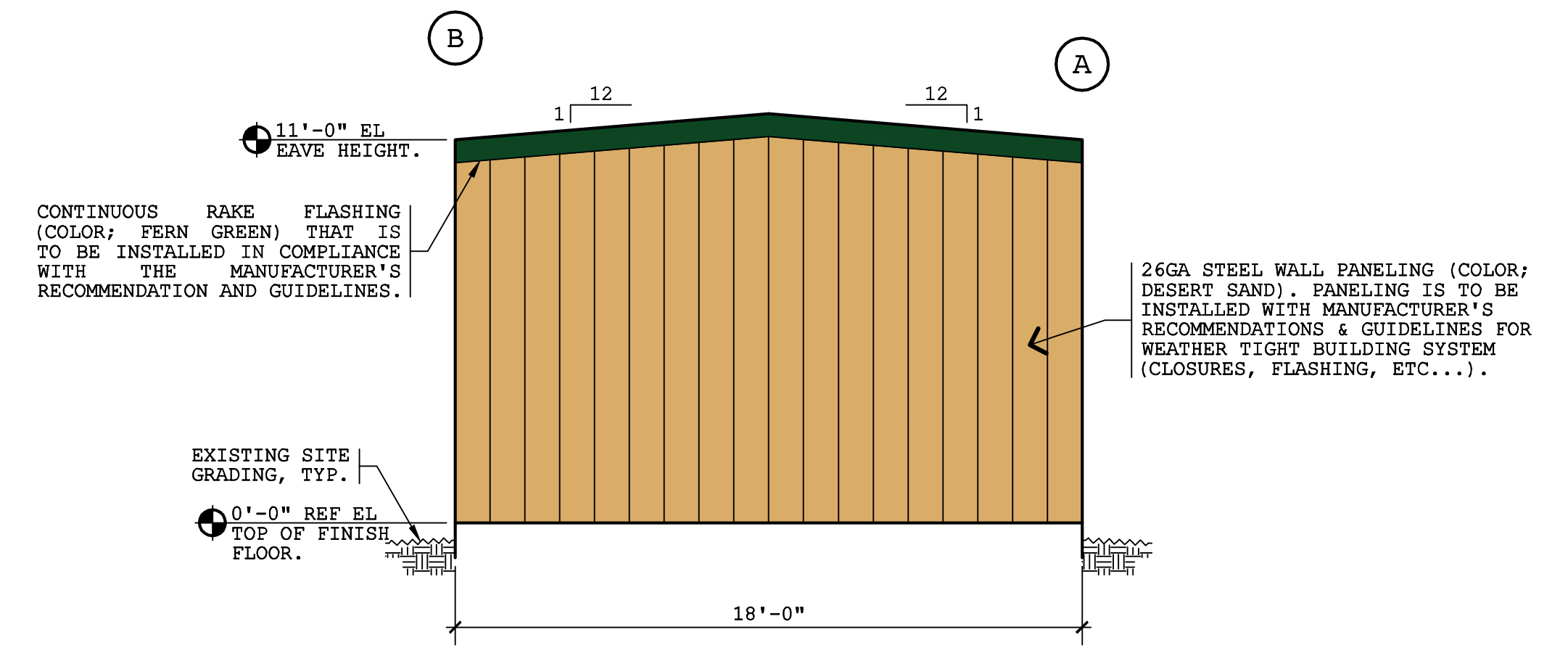
BUILDING #3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING #3'S EAST ELEVATION AT LINE "B"
(WEST ELEVATION AT LINE "A" IS OPPOSITE HAND)
SCALE: 1/4" = 1'-0"



BUILDING #3'S SOUTH ELEVATION AT LINE 2
SCALE: 1/4" = 1'-0"



BUILDING #3'S NORTH ELEVATION AT LINE 1
SCALE: 1/4" = 1'-0"



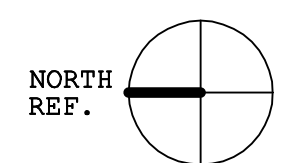
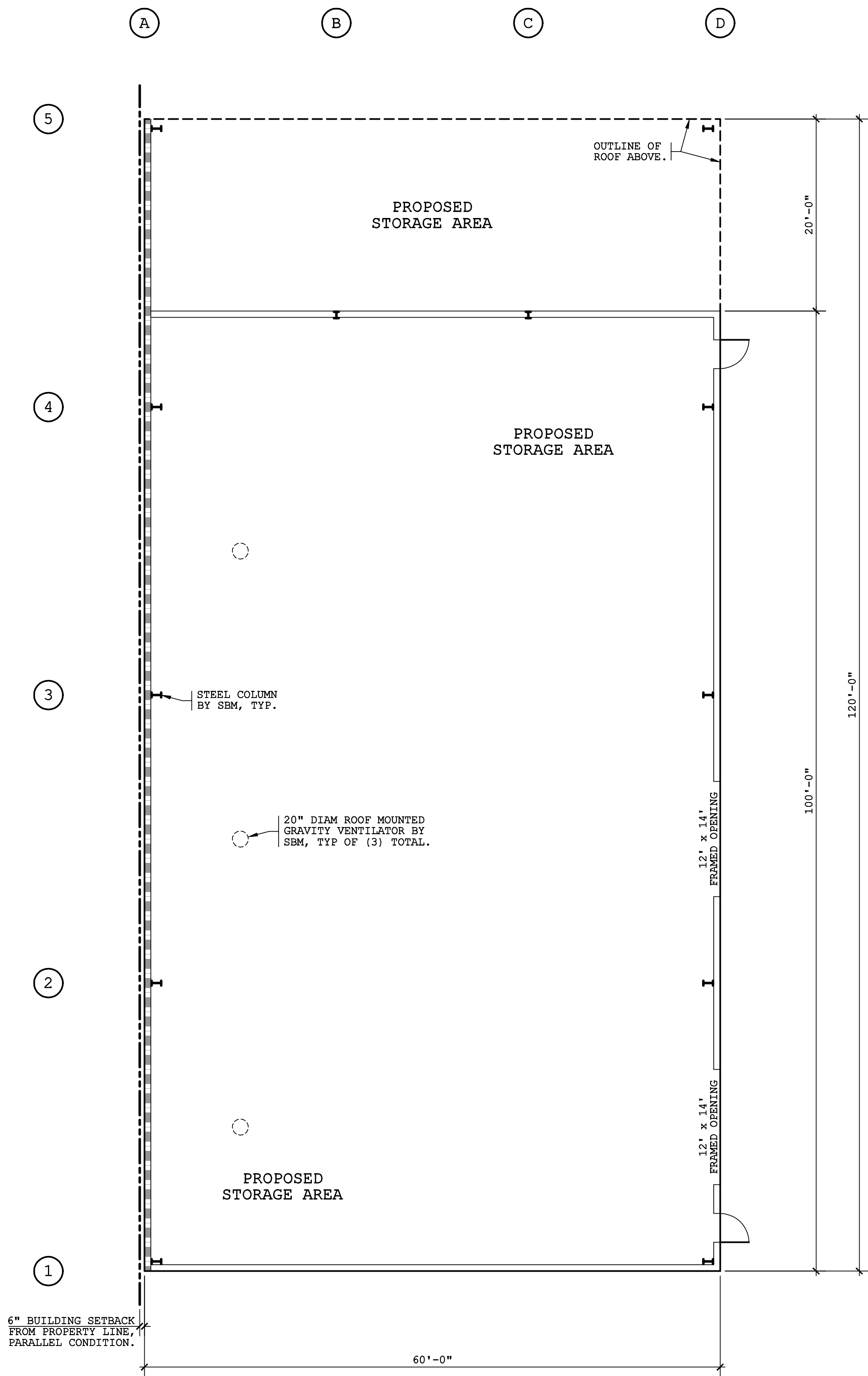
PROJECT: LITTLE KAMPER PROPANE FACILITY
OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

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SHEET NUMBER
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NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



BUILDING #4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND
 DESIGNATES A 2 HOUR FIRE RATED WALL.

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PROJECT 2a

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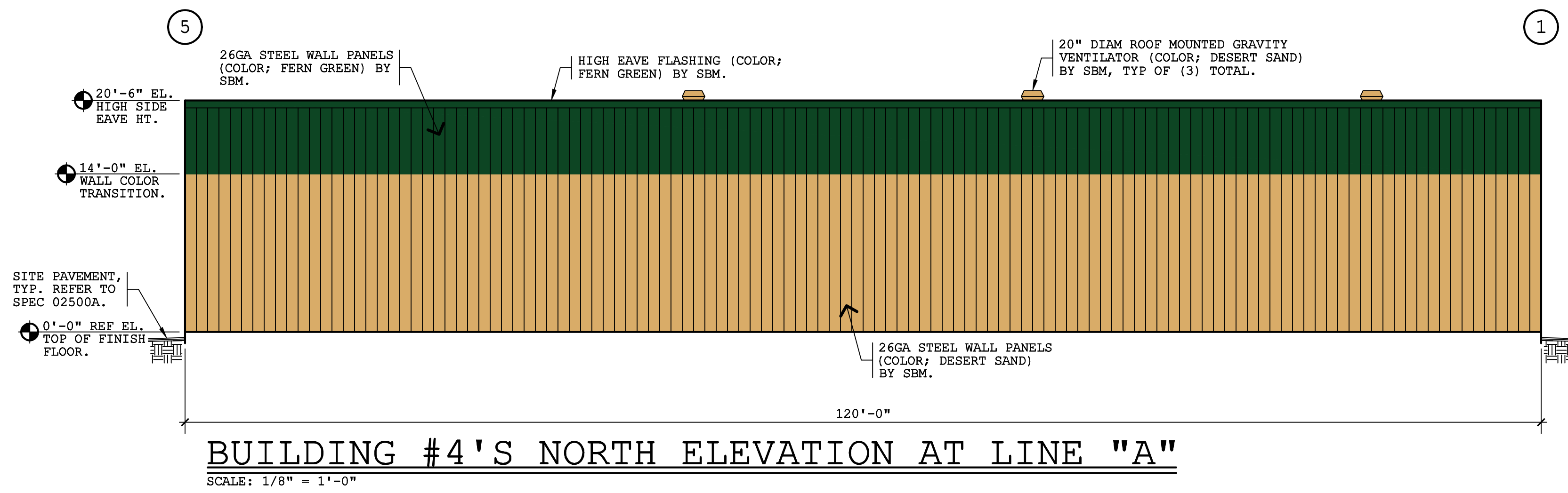
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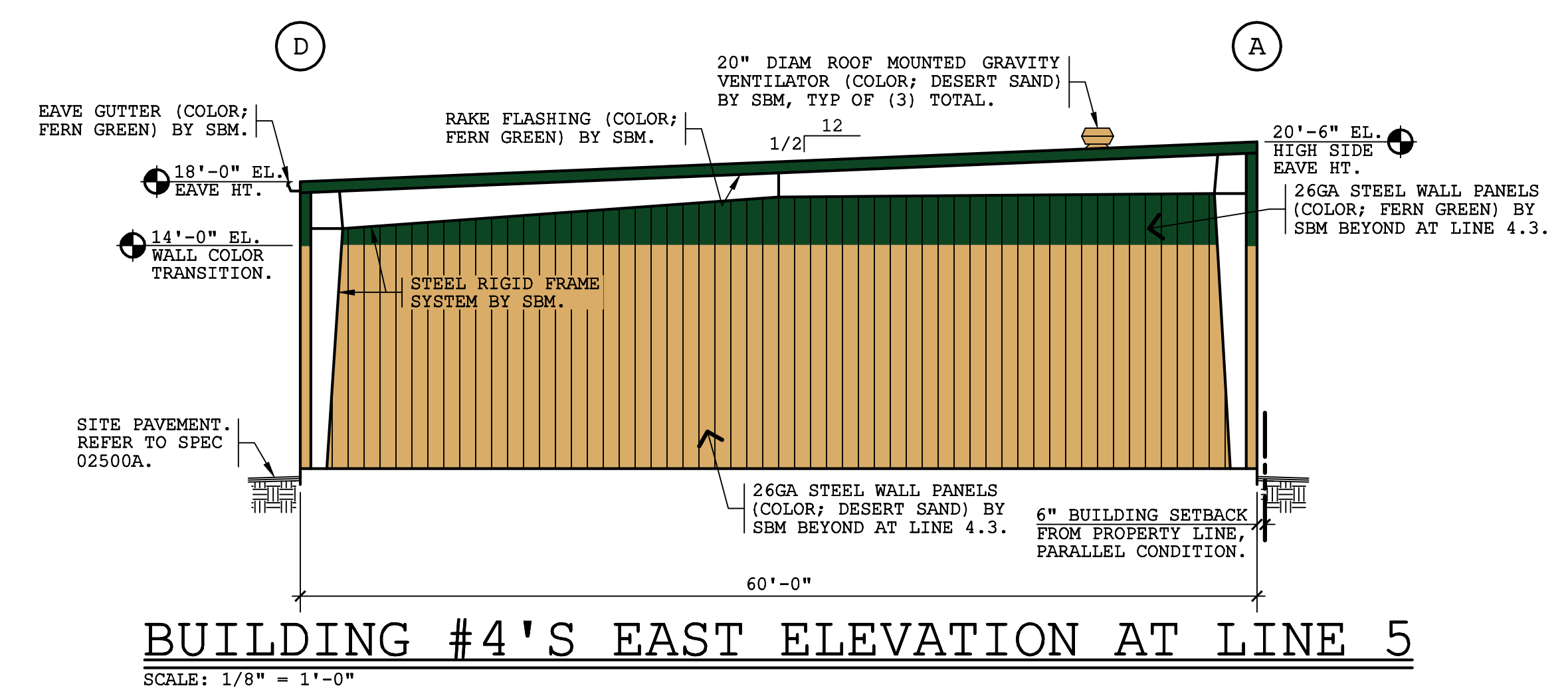
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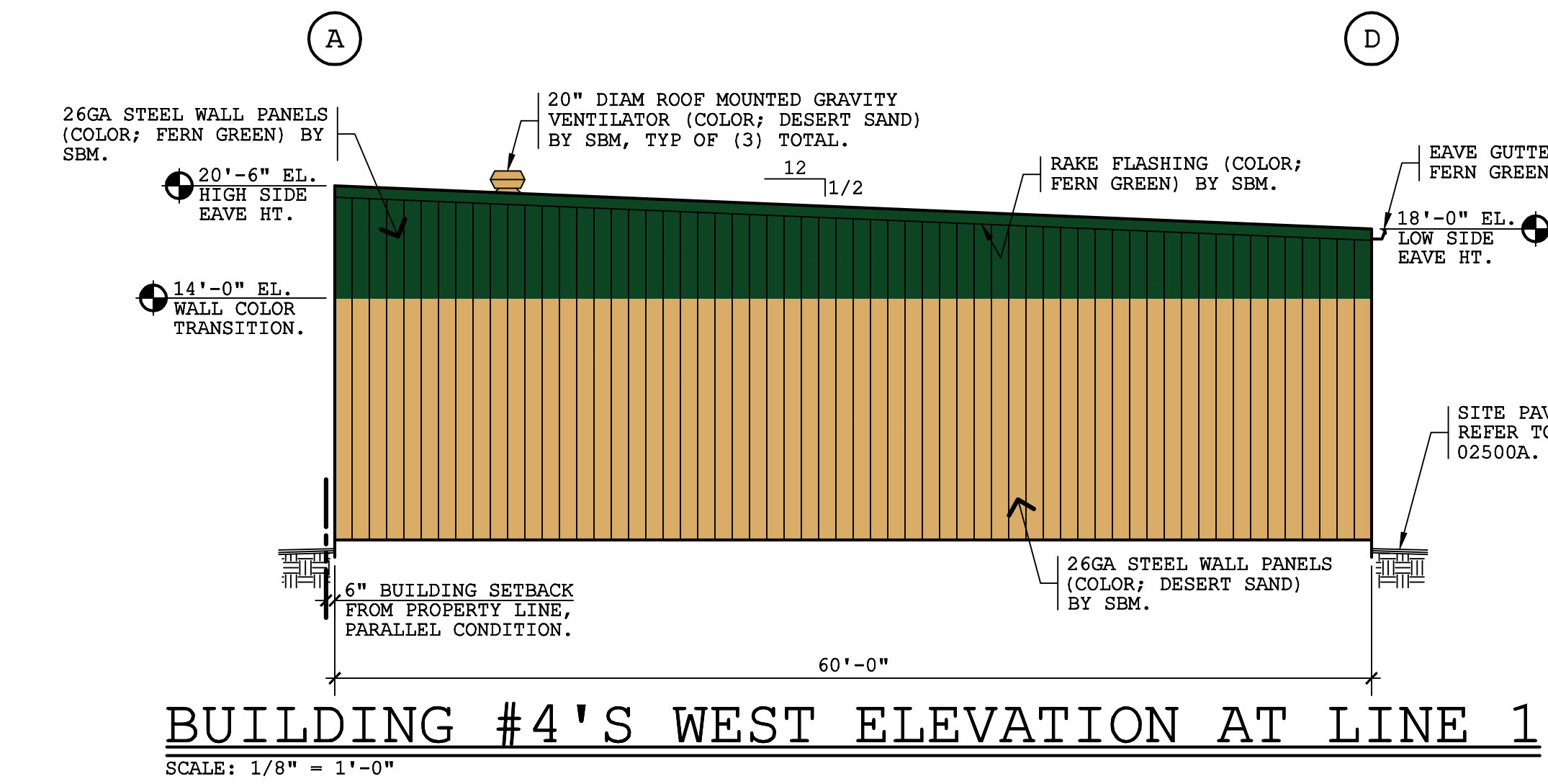
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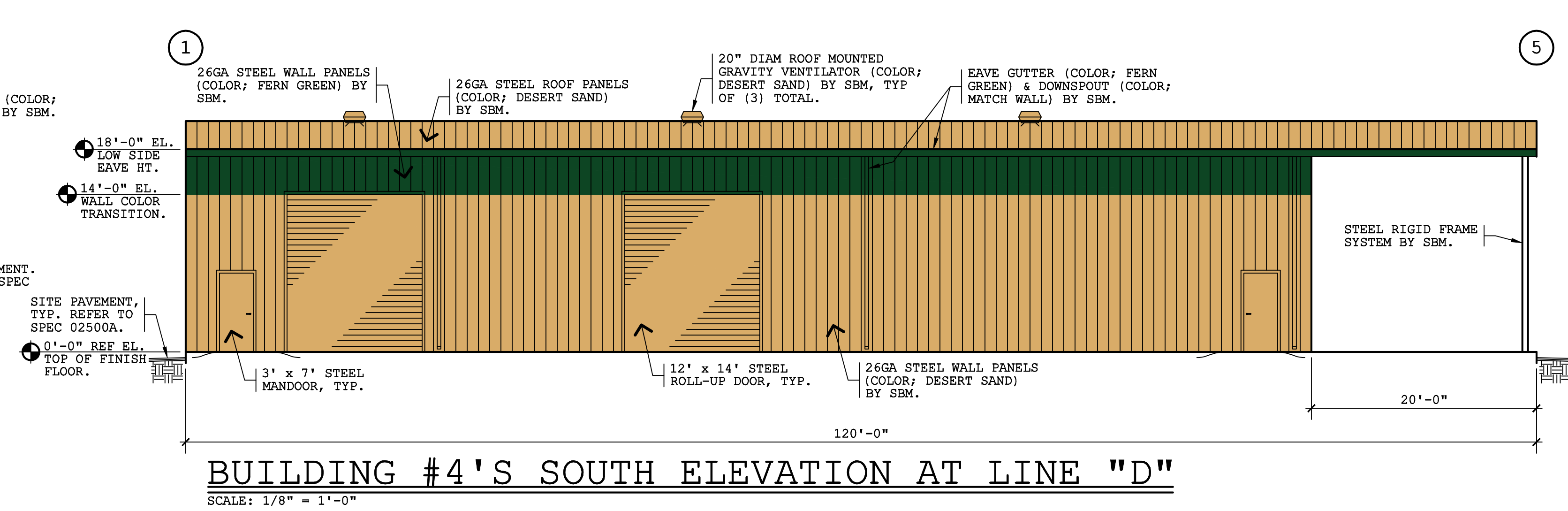
BUILDING #4'S NORTH ELEVATION AT LINE "A"
SCALE: 1/8" = 1'-0"



BUILDING #4'S EAST ELEVATION AT LINE 5
SCALE: 1/8" = 1'-0"



BUILDING #4'S WEST ELEVATION AT LINE 1
SCALE: 1/8" = 1'-0"



BUILDING #4'S SOUTH ELEVATION AT LINE "D"
SCALE: 1/8" = 1'-0"

PROJECT 2a
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EMAIL: adg@art.net

PROJECT: LITTLE KAMPER PROPANE FACILITY
OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

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OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

DRAWN BY: BAO		
CHECKED BY:		
DATE: 06/30/23		
REV	DATE	BY

PROJECT
22037

SHEET NUMBER
5a

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

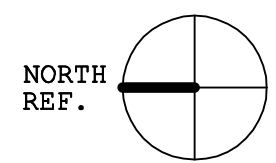
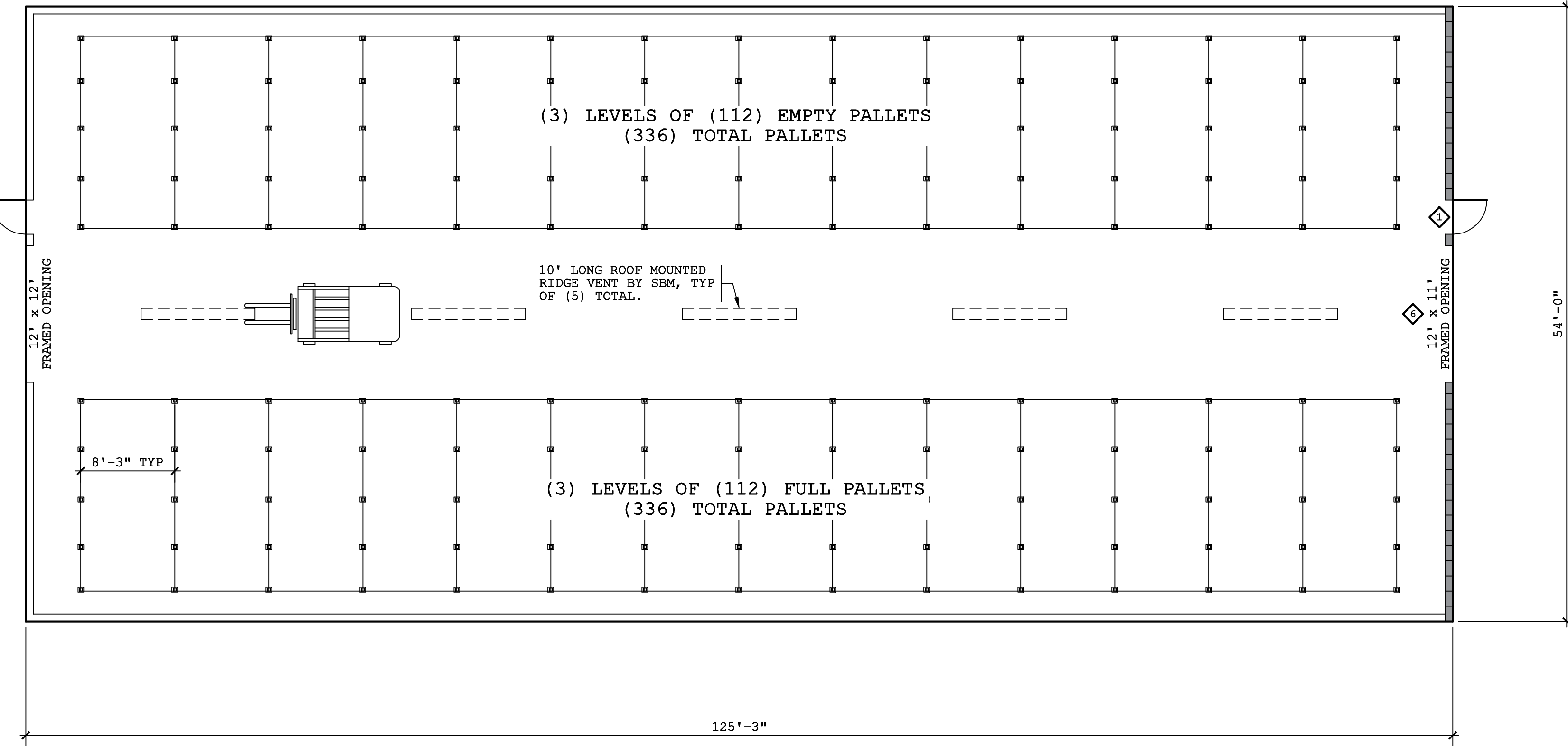
THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

1

6

A

B



BUILDING #5 FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOOR & WINDOW SCHEDULE

◇ DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH AND 90 MINUTE FIRE RATING. REFER TO SPEC. 10000A & 08300 FOR RATING REQ.

◇ DESIGNATES A 12'-0" x 11'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM AND 90 MINUTE FIRE RATING. REFER TO SPEC. 10000A FOR RATING REQ.

LEGEND

DESIGNATES A 3 HOUR FIRE RATED WALL.

PROJECT 2a

advanced

DESIGN GROUP, INC.

1128 SIXTH STREET, MODESTO, CA 95354

PHONE: (209) 577-3108

EMAIL: adg@art.net



PROJECT: LITTLE KAMPER PROPANE FACILITY

OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP

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PROJECT

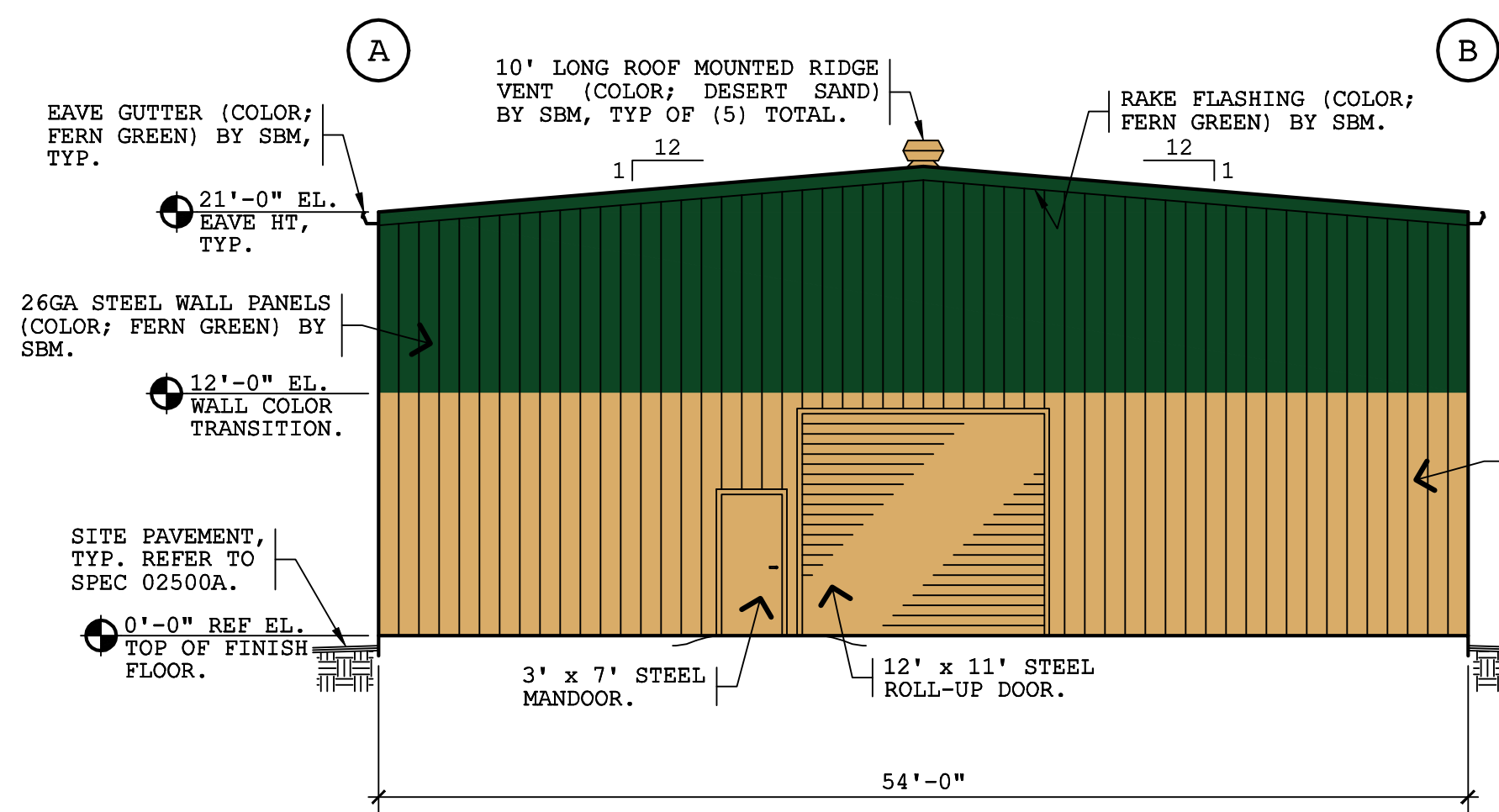
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SHEET NUMBER

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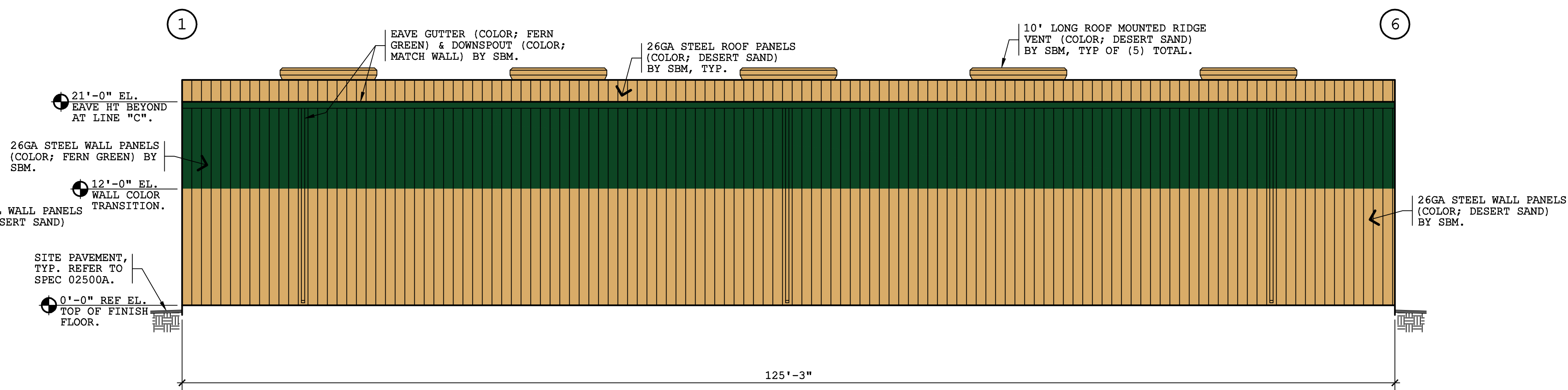
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BUILDING #5'S NORTH ELEVATION AT LINE 1

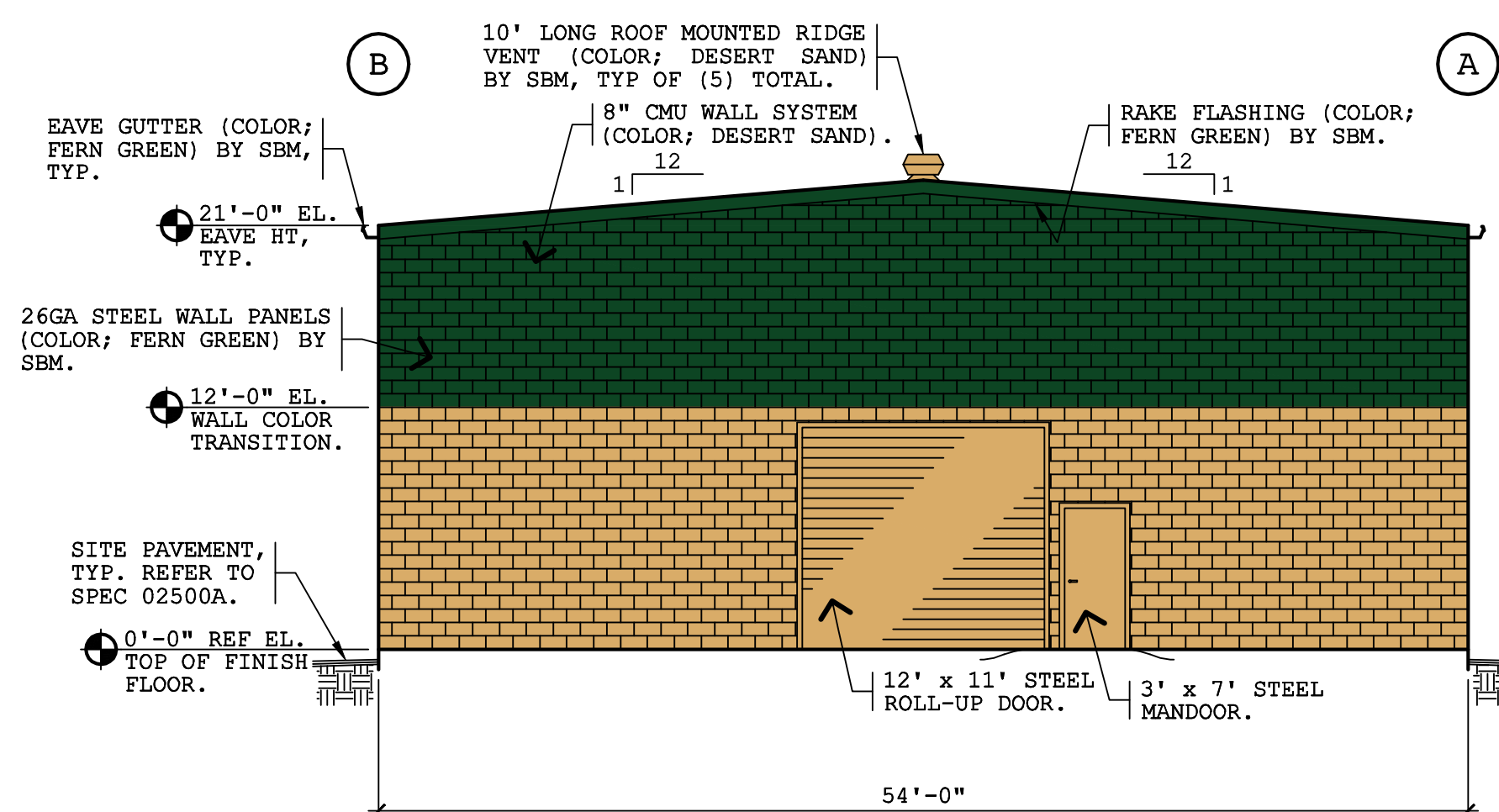
SCALE: 1/8" = 1'-0"



BUILDING #5'S EAST ELEVATION AT LINE "A"

(BUILDING #5 WEST ELEVATION AT LINE "B" IS OPPOSITE HAND)

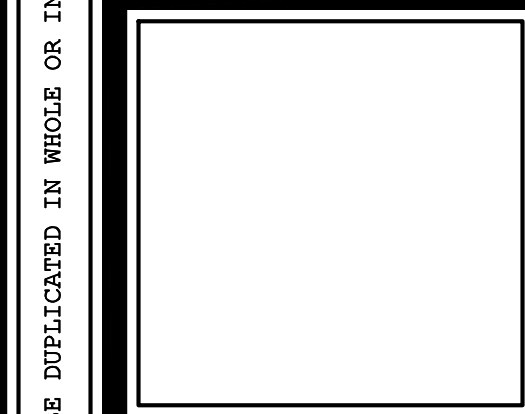
SCALE: 1/8" = 1'-0"



BUILDING #5'S SOUTH ELEVATION AT LINE 6

SCALE: 1/8" = 1'-0"

PROJECT 2a
advanced
 DESIGN GROUP, INC.
 1128 SIXTH STREET, MODESTO, CA 95354
 PHONE: (209) 577-3108
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 OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
 LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

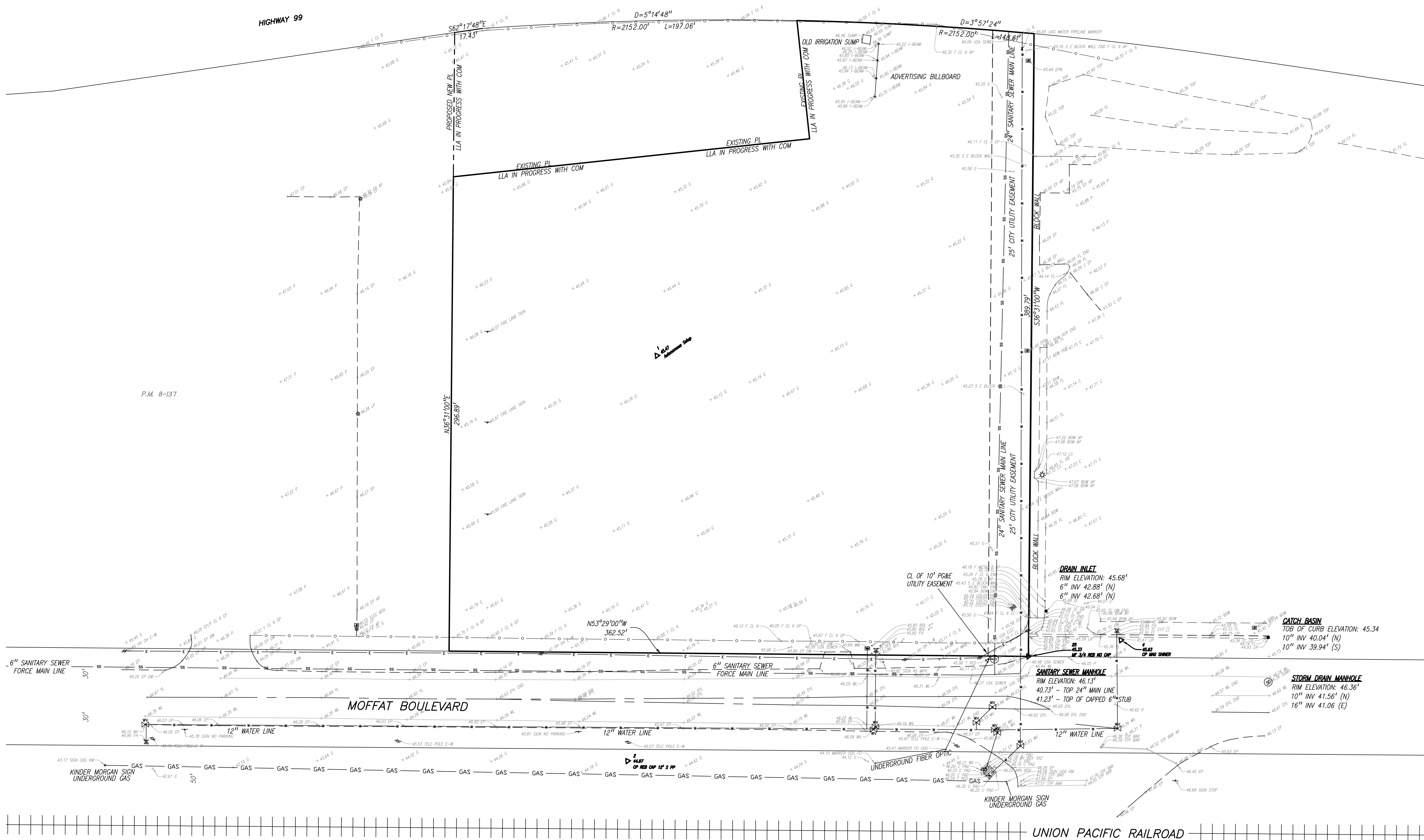
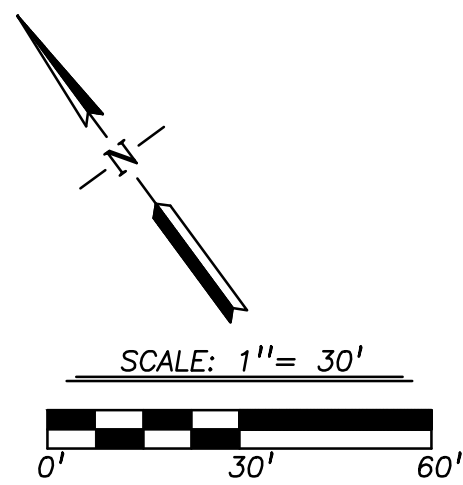
DRAWN BY: BAO		
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PROJECT
 22037

SHEET NUMBER
 6a

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LEGEND:

- LIGHT POLE
- UNDERGROUND WATER MARKER
- SIGN - SEE POINT DESCRIPTION
- DRAIN INLET OR CATCH BASIN
- TELEPHONE/ELECTRIC PEDESTAL
- ELECTRIC PULL BOX
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE

ABBREVIATIONS:

- AP ANGLE POINT
- C CONCRETE
- P PAVEMENT
- F FENCE
- BOL BOLLARD
- TELE TELEPHONE
- GP GATE POST
- YL YELLOW LINE
- LP LIGHT POLE
- WM WATER METER
- BOW BACK OF WALK
- TOP TOP OF DITCH
- MF MOUNDMENT FOUND
- REB REBAR
- LS LICENSED SURVEYOR
- BC BEGIN CURVE
- POC POINT ON CURVE
- CMU CONCRETE MASONRY UNIT
- EPB ELECTRIC PULL BOX
- CL 6 CHAIN LINK FENCE 6" TALL
- DI STORM DRAIN INLET
- EP EDGE OF PAVEMENT
- FL FLOWLINE
- GH GROUND SHOT
- FH FIRE HYDRANT
- INV INVERT
- PP POWER POLE
- OH OVERHEAD
- SDMH STORM DRAIN MANHOLE
- WL WHITE LINE
- WV WATER VALVE
- F FENCE
- VLT VAULT
- TC TOP OF CURB
- UKN UNKNOWN
- IRR IRRIGATION
- EC EDGE OF CONCRETE
- FO FIBER OPTIC
- UDG UNDERGROUND
- STP STOP
- DYL DOUBLE YELLOW LINE
- DW DRIVEWAY
- LLA LOT LINE ADJUSTMENT
- COM CITY OF MANTECA

NOTES:

1) THIS TOPO SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY DISCLOSE ADDITIONAL EASEMENTS OF RECORD AND OTHER OWNERSHIP RIGHTS.

BENCHMARK:

USCGS BENCHMARK PID "H50211", DESIGNATION "F 83", ELEVATION: 51.52' (NAVD 88).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF PARCELS "B" AND "C" WHICH BEARS NORTH 53°29'00" WEST PER D.N. 2019-073989, S.J.C.R.

SURVEYOR'S NOTE:

THIS MAP WAS BASED ON A FIELD SURVEY PERFORMED ON 03/07/2023 UNDER MY DIRECTION FOR ADVANCED DESIGN GROUP FOR THE PURPOSE OF FUTURE DESIGN AND IMPROVEMENTS. THIS MAP WAS FINALIZED ON 04/03/2023 BY SHOUP LAND SURVEYING AS REQUESTED BY THE CLIENT.

Walter John Shoup
WALTER JOHN SHOUP, PLS 7736
SHOUP LAND SURVEYING



REVISIONS			
NO.	DESCRIPTION	DATE	BY

SHOUP LAND SURVEYING
221 W. OAK STREET, SUITE B
LODI, CA. 95240
(209) 333-1872 (PHONE-FAX)
john@shouplandsurveying.com

JOB NO. 23-027
DATE 04/03/2023
DRAWN SSD
SCALE 1"=30'

TOPOGRAPHIC SURVEY MAP

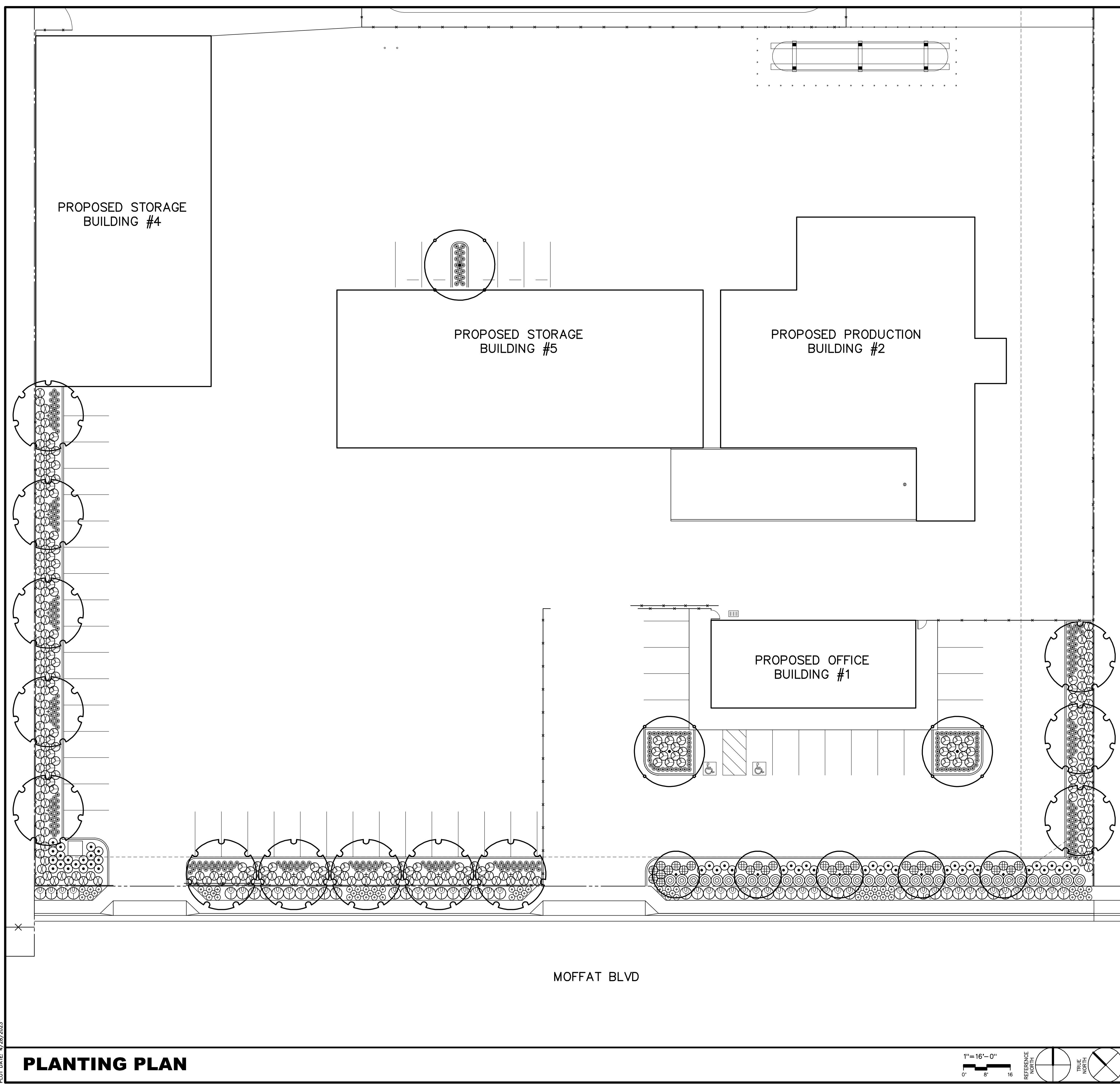
ADVANCED DESIGN GROUP, INC
2055 MOFFAT BOULEVARD, MANTECA, CA 95336 (APN 228-050-24), SAN JOAQUIN COUNTY, CA
PROJECT: LITTLE KAMPER PROPANE FACILITY
PREPARED FOR: ADVANCED DESIGN GROUP, INC (ADG's Project No. 22037)

SHEET

C1

DRAWING FILE NO.
23027SV.DWG

REVISIONS	BY



PLANT LIST

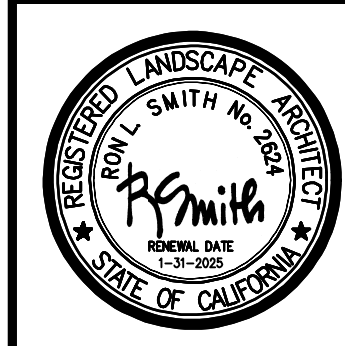
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPAC	WATER
TREES						
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3	24" Box	-	Mod
	Lagerstroemia sp. 'Natchez'	Natchez White Crape Myrtle - STD	5	15 Gal.	-	Low
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15	15 Gal.	-	Low
SHRUBS						
	Callistemon sp. 'Little John'	Little John Dwarf Callistemon	45	5 Gal.	36" O.C.	Low
	Helictotrichon sempervirens	Blue Oat Grass	64	1 Gal.	24" O.C.	Low
	Myoporum parvifolium 'Prostratum'	Prostrate White Myoporum	54	1 Gal.	48" O.C.	Low
	Nandina domestica	Dwarf Heavenly Bamboo	168	5 Gal.	36" O.C.	Low
	Olea europaea 'Little Olive'	Little Olive Dwarf Olive	36	5 Gal.	48" O.C.	Low
	Phormium tenax 'Bronze Baby'	Bronze Baby Dwarf New Zealand Flax	90	5 Gal.	36" O.C.	Low
	Phormium tenax 'Duet'	Duet Dwarf Variegated Flax	29	5 Gal.	36" O.C.	Low
	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	349	1 Gal.	18" O.C.	Low

PLANTING NOTES

- Plant material locations diagrammatic. Adjust when necessary to avoid utilities and other obstructions.
- Quantities listed are for the convenience of the contractor. In case of discrepancy the plan shall govern.
- Planting areas to receive six cubic yards/1000 sq. ft. of nitrified humus and 15-15-15 fertilizer at 10#/1000 sq. ft.; till-in to depth of six inches.
- Landscape Contractor shall be responsible for all fine grading in landscape areas to achieve surface drainage to all curbs or drain inlets.
- Backfill mix shall be 1/2 native soil and 1/2 nitrified humus with Agriform plant tabs (20-10-5) @ 1/1 Gal., 3/5 Gal., 5/15 Gal., 8/24" Box, 12/36" Box.
- Stake all trees with two 2" diameter x 8'-10' long pressure treated lodgepole pine stakes as needed and four hose and wire ties.
- Apply Ronstar-G pre-emergent as per manufacturer's specifications to all shrub and mulch only areas. Topdress all shrub and mulch only areas with 3" layer of 1/2" to 3/4" ground fir bark.
- Contractor shall be responsible for removal of all debris from site generated by his work.
- Contractor shall maintain job for 90 days from date of completion. Trees to be guaranteed for one year.

**LITTLE KAMPER PROPANE FACILITY
J K C3 H8, A NEVADA LIMITED PARTNERSHIP
MOFFAT BLVD., MANTECA, CA**

PLANTING PLAN



RON L. SMITH
LANDSCAPE ARCHITECT
(209) 524-7949
Ron@RonSmithLandscapeArchitect.com

Date	JAN 2023
Design	RS
Drawn	RS
Job	22027
File	22027L2

PLOT DATE: 4/28/2023

PLANTING PLAN

