

PROJECT LOCATION

2425 WEST MAIN STREET
TURLOCK, CA 95260

PROJECT TEAM

PROJECT CONTACT:
LITTON HARRIS
DOB: 10/20/83
CONTACT: 1700 W MAIN ST, #111
BIRMINGHAM, AL 35203
LHARRIS@APIARCH.COM

ARCHITECT:
API
4333 NORTH STAR WAY
MIDWIST, CA 95354
CONTACT: 402-A-DINO
100@APIARCH.COM

SITE DATA

ASSIGNED PARCEL NUMBER: 02601007
PROPERTY AREA: 47,629 SQ. FT. / 1.08 AC
BUILDING COVERAGE (OF PROJECT AREA): 440 SQ. FT. (1%)
C. PREVENTION (NO. OF WAYS): 80% INDUSTRIAL BUSINESS PARK
GENERAL PLAN: BUSINESS PARK

BUILDING DATA

OFFICE BUILDING
BUILDING USE: 440 SQ. FT.
OFFICE USE
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 8 FT.
COVERED BY PARKING AREA 1
BUILDING AREA: 58,747 SQ. FT.
BUILDING USE: RECREATIONAL, VEHICLE STORAGE PARKING
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 12 FT.
COVERED BY PARKING AREA 2
BUILDING AREA: 58,747 SQ. FT.
BUILDING USE: RECREATIONAL, VEHICLE STORAGE PARKING
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 12 FT.
COVERED BY PARKING AREA 3
BUILDING AREA: 58,747 SQ. FT.
BUILDING USE: RECREATIONAL, VEHICLE STORAGE PARKING
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 12 FT.
COVERED BY PARKING AREA 4
BUILDING AREA: 58,747 SQ. FT.
BUILDING USE: RECREATIONAL, VEHICLE STORAGE PARKING
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 12 FT.
COVERED BY PARKING AREA 5
BUILDING AREA: 58,747 SQ. FT.
BUILDING USE: RECREATIONAL, VEHICLE STORAGE PARKING
MAXIMUM BUILDING HEIGHT: NONE PER CITY OF TURLOCK MUNICIPAL CODE 160-403
ACTUAL BUILDING HEIGHT: 12 FT.

PARKING DATA

PARKING REQUIRED
BUILDING AREA: 440 SQ. FT.
PARKING RATIO: 1:200
TOTAL PARKING REQUIRED: 221 V.S.
PARKING PROVIDED
STANDARD VAN ACCESSIBLE: 1 STALL
TOTAL PARKING PROVIDED: 221 V.S.
RECREATIONAL VEHICLE STORAGE PARKING: 4 V.S.

PROPOSED NEW DEVELOPMENT FOR:
TURLOCK RV AND BOAT STORAGE CENTER
2425 WEST MAIN STREET
TURLOCK, CA.

PLANNING ■■■
ARCHITECTURE ■■■

api

ARCHITECTURE PLUS INC.
4333 NORTH STAR WAY
MIDWIST, CA 95354

PH: 209.577.4461
FX: 209.577.0213

WWW.APIARCH.COM

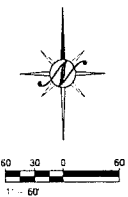
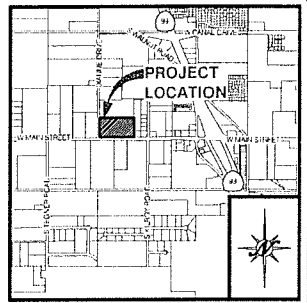
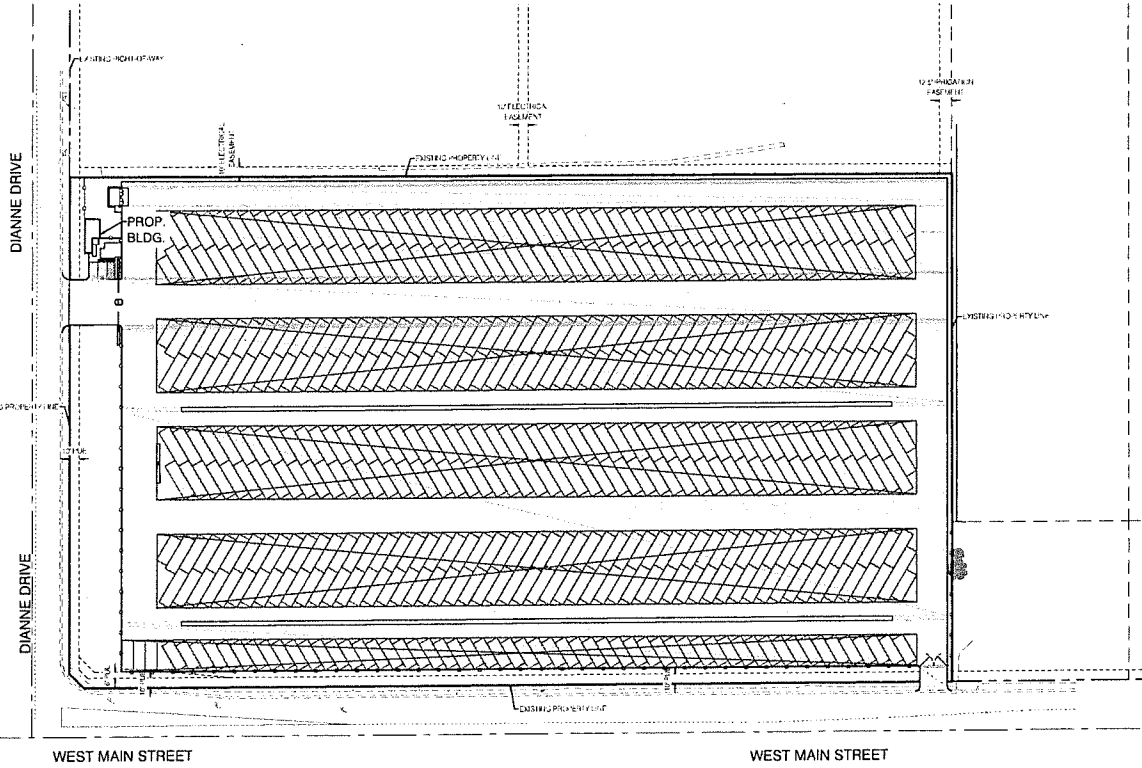
PROPOSED SITE PLAN
SCALE: 1"=80'



LEGEND

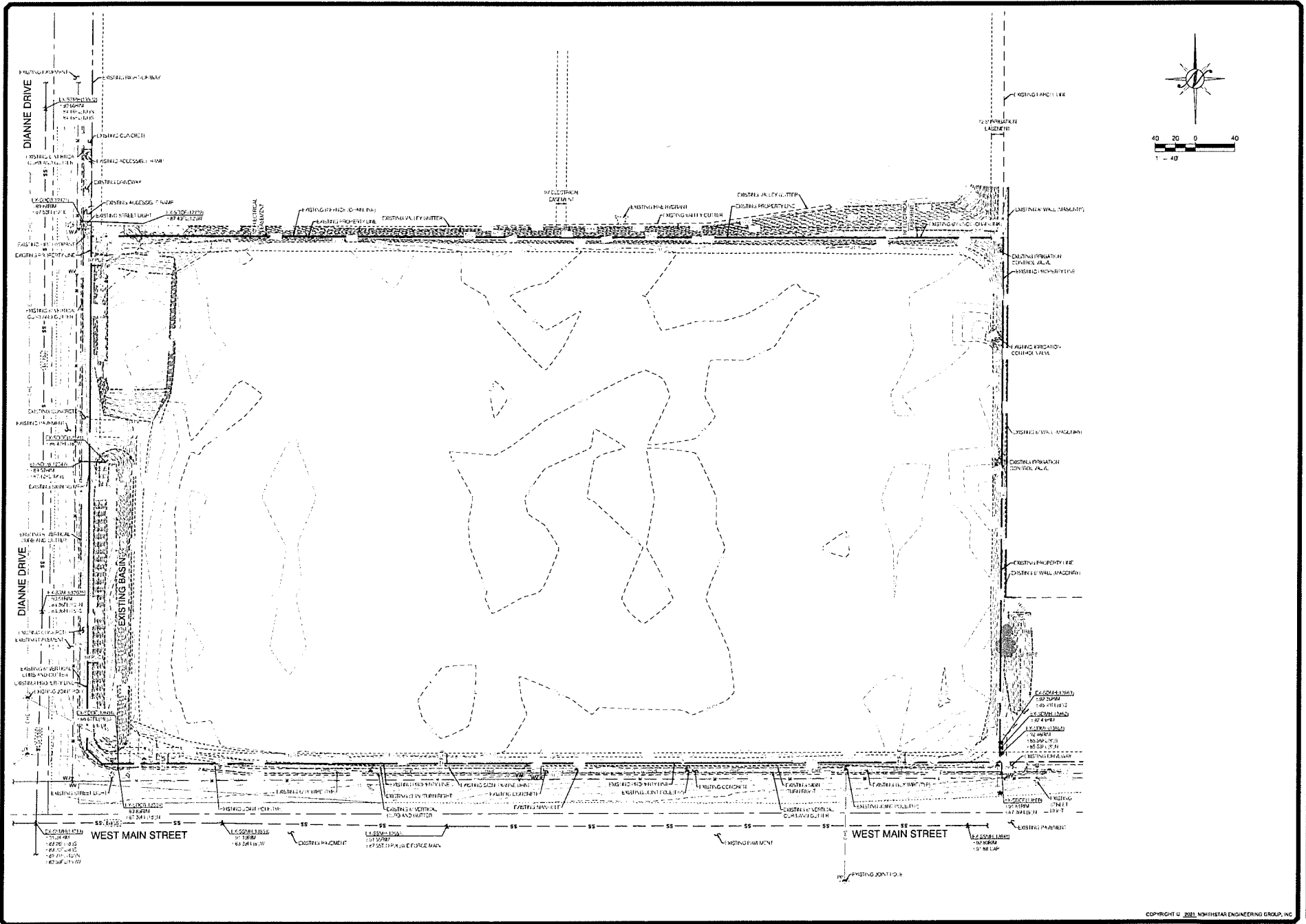
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	BOUNDARY LINE	[Symbol]	10KV
[Symbol]	CENTERLINE	[Symbol]	20KV
[Symbol]	RIGHT-OF-WAY	[Symbol]	30KV
[Symbol]	PARKING LINE	[Symbol]	40KV
[Symbol]	VIOLATION	[Symbol]	50KV
[Symbol]	SEWER	[Symbol]	60KV
[Symbol]	CONCRETE GUTTER AND SIDEWALK	[Symbol]	70KV
[Symbol]	EDGE OF PAVEMENT	[Symbol]	80KV
[Symbol]	CONCRETE VALLEY GUTTER	[Symbol]	90KV
[Symbol]	TRENCH DRAIN	[Symbol]	100KV
[Symbol]	STORM DRAIN (MAN)	[Symbol]	110KV
[Symbol]	FORCE MAIN	[Symbol]	120KV
[Symbol]	DRAINAGE SWALE	[Symbol]	130KV
[Symbol]	STORM DRAIN MAINTENANCE HOLE	[Symbol]	140KV
[Symbol]	GRID INLET	[Symbol]	150KV
[Symbol]	DRAIN INLET	[Symbol]	160KV
[Symbol]	DRAIN INLET ON VARYING GRADE	[Symbol]	170KV
[Symbol]	STORM DRAINAGE FILTER	[Symbol]	180KV
[Symbol]	WALL - (MAN)	[Symbol]	190KV
[Symbol]	WALL - (SIGNAL)	[Symbol]	200KV
[Symbol]	WALL - (VA)	[Symbol]	210KV
[Symbol]	WALL - (WOOD) - (VA)	[Symbol]	220KV
[Symbol]	BACKFLOW PREVENTER	[Symbol]	230KV
[Symbol]	POST INDICATOR VALVE (SIG)	[Symbol]	240KV
[Symbol]	FIRE DEPARTMENT CONNECTION	[Symbol]	250KV
[Symbol]	FIRE HYDRANT	[Symbol]	260KV
[Symbol]	FIRE SIGNAL HYDRANT	[Symbol]	270KV
[Symbol]	WALL METER	[Symbol]	280KV
[Symbol]	WELL - (PRESSURE MAIN) - (M)	[Symbol]	290KV
[Symbol]	DETECTOR ASSEMBLY	[Symbol]	300KV
[Symbol]	SINGLE CHECK DETECTOR ASSEMBLY	[Symbol]	310KV
[Symbol]	SEWER STUB	[Symbol]	320KV
[Symbol]	ELSANIT	[Symbol]	330KV
[Symbol]	SEWER MAINTENANCE HOLE	[Symbol]	340KV
[Symbol]	GREASE TRAP	[Symbol]	350KV
[Symbol]	SEWER MANHOLE	[Symbol]	360KV
[Symbol]	JOINT TRENCH (APPROX LOCATION)	[Symbol]	370KV
[Symbol]	TRANSFORMER APPROX LOCATION	[Symbol]	380KV
[Symbol]	ENERGY HEAD ELECTRICAL	[Symbol]	390KV
[Symbol]	SEWER POLE	[Symbol]	400KV
[Symbol]	JOINT POLE	[Symbol]	410KV
[Symbol]	JOINT POLE WITH LIGHT	[Symbol]	420KV
[Symbol]	POWER POLE	[Symbol]	430KV
[Symbol]	TELEPHONE POLE	[Symbol]	440KV
[Symbol]	GLT	[Symbol]	450KV
[Symbol]	ELECTRICAL MANHOLE	[Symbol]	460KV
[Symbol]	ELECTRICAL	[Symbol]	470KV
[Symbol]	UTILITY BOX	[Symbol]	480KV
[Symbol]	GAS LINE	[Symbol]	490KV
[Symbol]	GAS VALVE	[Symbol]	500KV
[Symbol]	PAD ELEVATION	[Symbol]	510KV
[Symbol]	FRESH FLOOD ELEVATION PROPOSED	[Symbol]	520KV
[Symbol]	BUILDING PAD	[Symbol]	530KV
[Symbol]	TOP OF CURB ELEVATION	[Symbol]	540KV
[Symbol]	ORIGINAL GROUND	[Symbol]	550KV
[Symbol]	DIRECTION OF FLOW	[Symbol]	560KV
[Symbol]	CONTAINERS	[Symbol]	570KV
[Symbol]	WALL (SEE LABEL FOR TYPE)	[Symbol]	580KV
[Symbol]	FENCE (CHAINLINK OR OTHER)	[Symbol]	590KV
[Symbol]	FENCE (WIRE OR HOODWIRE)	[Symbol]	600KV
[Symbol]	FENCE (WOOD OR WREIGHT POND)	[Symbol]	610KV
[Symbol]	FENCE (DRIFT TAIL)	[Symbol]	620KV
[Symbol]	TRACE (DRIP TAIL)	[Symbol]	630KV
[Symbol]	TRACE (DRIP TAIL)	[Symbol]	640KV
[Symbol]	IRIGATION LINE	[Symbol]	650KV
[Symbol]	IRIGATION VALVE	[Symbol]	660KV
[Symbol]	IRIGATION PRESSURE MAIN/VALVE	[Symbol]	670KV
[Symbol]	SIGN	[Symbol]	680KV
[Symbol]	REGULATION TEST LOCATION	[Symbol]	690KV
[Symbol]	R/W WALL SAMPLE LOCATION	[Symbol]	700KV
[Symbol]	ACRIGITE DRIVE	[Symbol]	710KV

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR TURLOCK RV AND BOAT STORAGE CENTER TURLOCK, CALIFORNIA



ABBREVIATIONS

AD	AGGREGATE BASE	DW	DRIVEWAY	MIN	MINIMUM	S	SLOPE OF GROUND
AG	AGGREGATE	LC	END OF CURVE	ND	NON	SG	STANDARD GROUND
AP	APPROXIMATE	LE	LEADING EDGE	NS	NORTH	SGD	SINGLE CHECK DETECTOR
APC	APPROXIMATE CENTERLINE	LI	LEADING INLET	NC	NON-CURVE	SGM	STANDARD GROUND
AS	ASPHALT	LI	LEADING INLET	NE	NORTH	SGN	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGO	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGP	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGQ	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGR	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGS	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGT	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGU	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGV	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGW	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGX	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGY	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGZ	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAA	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAB	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAC	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAD	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAE	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAF	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAG	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAH	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAI	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAJ	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAK	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAL	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAM	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAN	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAO	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAP	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAQ	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAR	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAS	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAT	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAU	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAV	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAW	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAX	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGAY	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGAZ	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBA	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBB	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBC	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBD	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBE	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBF	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBG	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBH	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBI	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBJ	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBK	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBL	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBN	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBO	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBP	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBR	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBS	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBT	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBU	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBV	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBW	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBX	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGBY	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGBZ	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCB	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCF	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGCG	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCH	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGCI	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCJ	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGCK	STANDARD GROUND
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCN	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCV	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGCX	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGDA	STANDARD GROUND
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGDR	SINGLE CHECK DETECTOR
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ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGDT	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGDU	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGDV	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGDW	STANDARD GROUND
ASD	ASPHALT DRIVE	LI	LEADING INLET	NE	NORTH	SGDX	SINGLE CHECK DETECTOR
ASD	ASPHALT DRIVE	LI	LEADING INLET	NS	NORTH	SGDY	STANDARD GROUND
ASD	ASPHALT DRIVE						



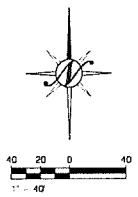
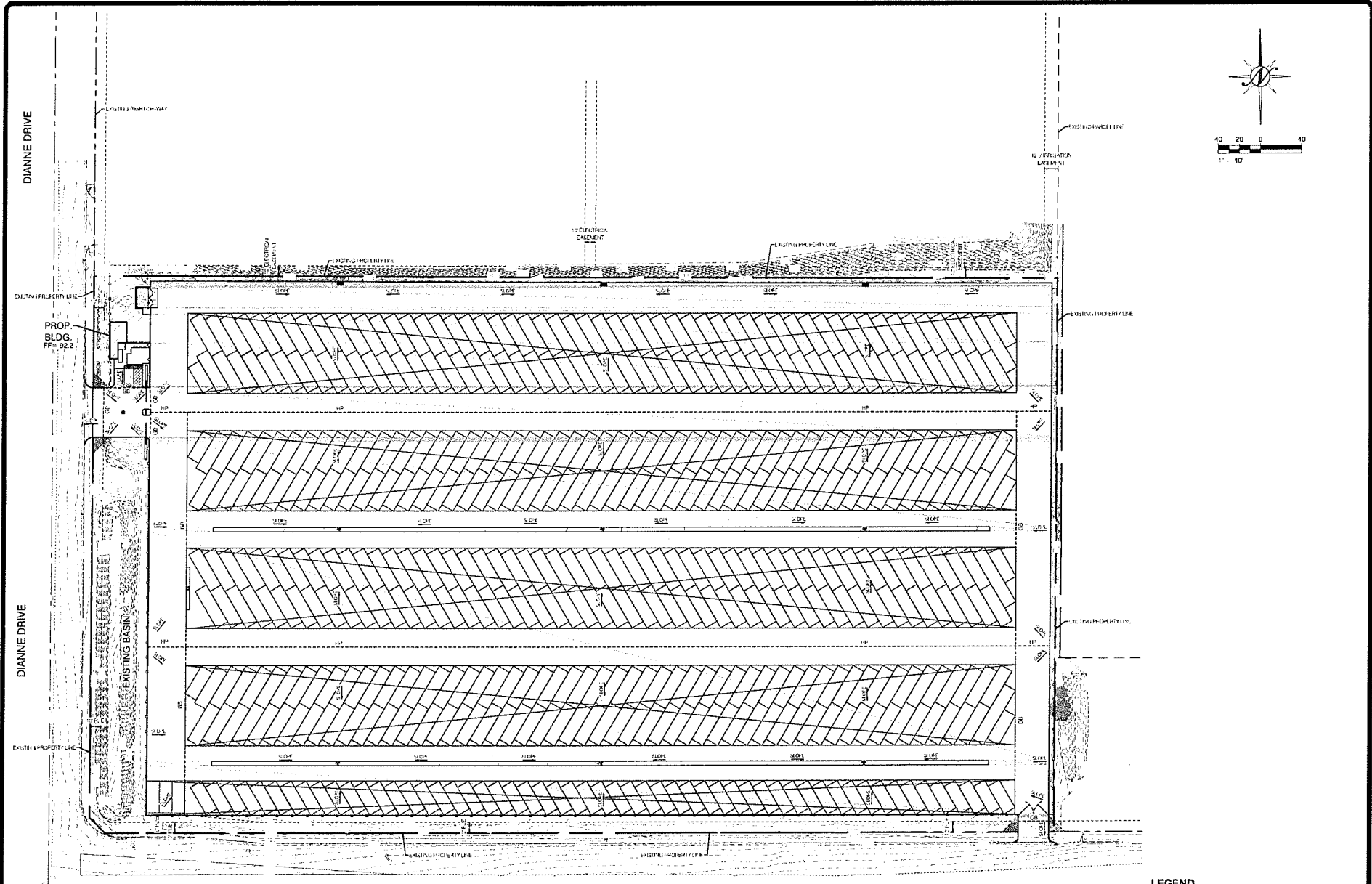
NO.	REVISIONS	DATE	BY	APPROVED

TOPOGRAPHIC AND DEMOLITION PLAN
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
TURLOCK RV AND BOAT STORAGE
TURLOCK, CALIFORNIA

NorthStar
 Engineering Group, Inc.
 4000 N. GARDEN AVENUE, SUITE 100
 TURLOCK, CA 95254
 (209) 374-1000 FAX (209) 374-1001

DATE	12/09/09
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
DRAWN BY	
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
DRAWN BY	

SHEET NUMBER
C2.1



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

GRADING AND DRAINAGE PLAN
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
TURLOCK RV AND BOAT STORAGE
TURLOCK, CALIFORNIA

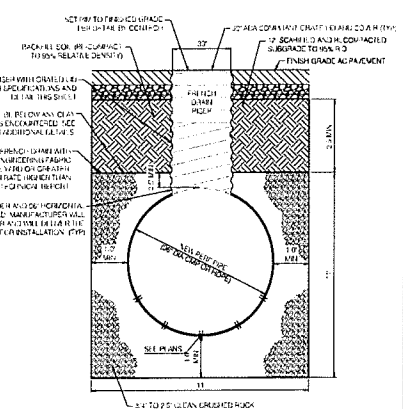
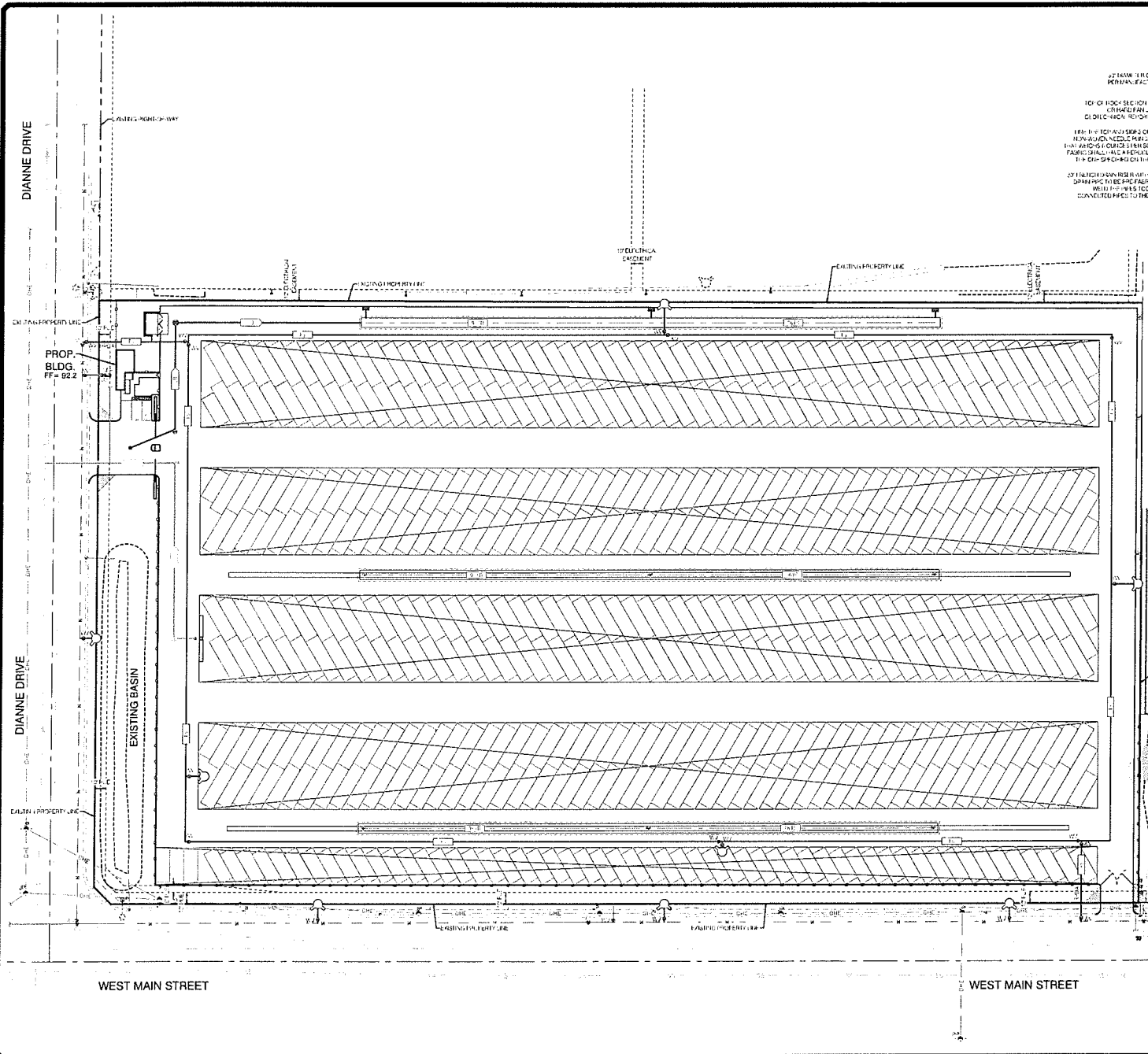
NorthStar
Engineering Group, Inc.
 1725 WEST 10TH AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1100 FAX (916) 441-1101

DATE	11/11/09
SCALE	AS SHOWN
DESIGNER	
DESIGN	
CHECK	

SHEET NUMBER
C4.1

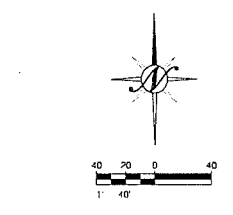
LEGEND

	EXISTING CONCRETE		EXISTING PAVEMENT
	PROPOSED CONCRETE		PROPOSED PAVEMENT



NOTES
 1. COORDINATION SHALL MAINTAIN A MINIMUM CLEARANCE OF 18\"/>

FRENCH DRAIN DETAIL



LEGEND

PROPOSED 18\"/>	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING WATER	---
PROPOSED POTABLE WATER	---
PROPOSED 18\"/>	---
EXISTING GAS 18\"/>	---
PROPOSED 18\"/>	---
PROPOSED SEWER CLEANOUT	○
PROPOSED SEWER MAN HOLE	○
PROPOSED STORM DRAIN CLEANOUT	○
PROPOSED STORM DRAIN MAN HOLE	○
PROPOSED STORM DRAIN INLET	○
PROPOSED STORM DRAIN CURB INLET	○
PROPOSED WATER METER	○
PROPOSED WATER BACKFLOW PREVENTER	○
PROPOSED WATER VALVE	○
PROPOSED 18\"/>	○
PROPOSED 18\"/>	○
EXISTING 18\"/>	○
EXISTING 18\"/>	○

PROVISIONS	DATE	APPROVED
DESCRIPTIONS		
NO.		

COMPOSITE UTILITY PLAN

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR TURLOCK RV AND BOAT STORAGE CALIFORNIA

TURLOCK

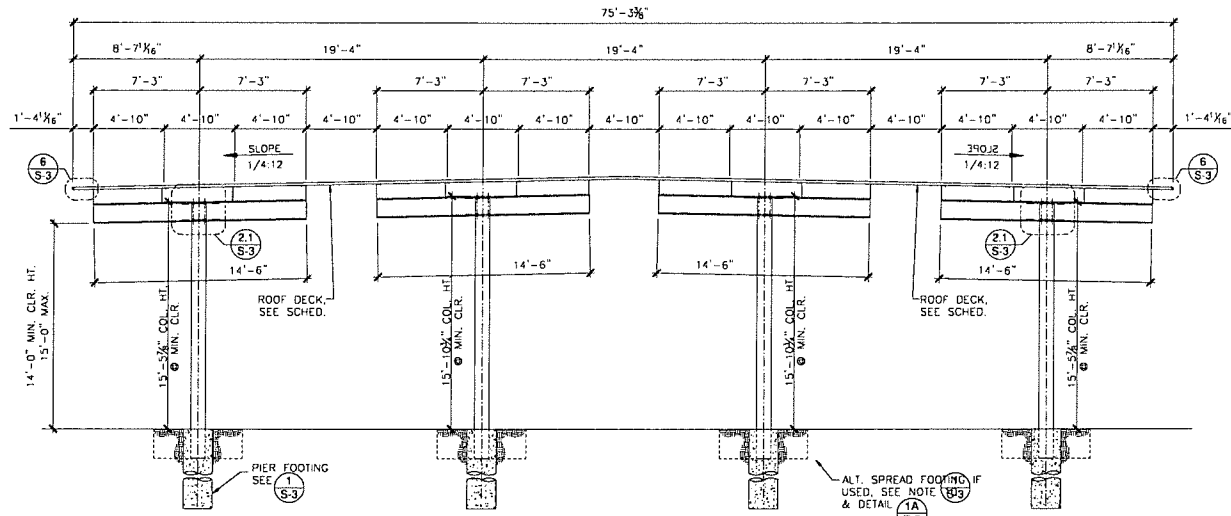
Northstar
 Engineering Group, Inc.
 1717 S. FARMINGTON, TURLOCK, CA 95262
 (209) 541-3333 Fax (209) 541-3328 Tlx

JOB #	21-2995
DATE	06/25/2024
SCALE	AS SHOWN
DRAWN BY	PK
CHECKED BY	PK
CHD	CHW

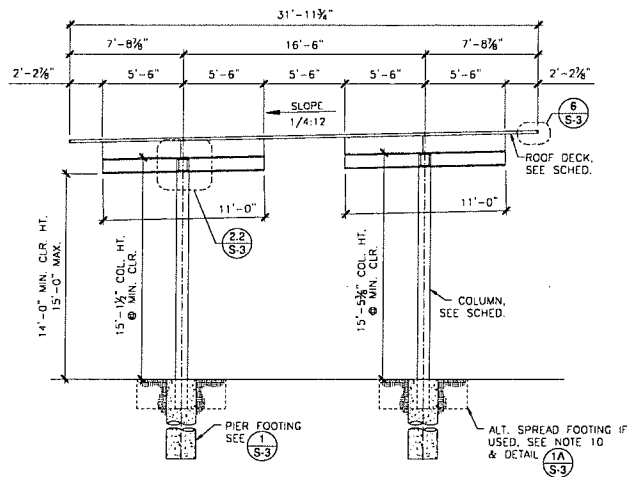
SHEET NUMBER

C5.1

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A CROSS SECTION
COVERED RV 1, 2, 3 & 4
3/16"=1'-0"



B CROSS SECTION
COVERED RV 5
3/16"=1'-0"

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PRELIMINARY
LAYOUT

BOAT & RV STORAGE
2825 W Main St Turlock, CA 95380
for Lloyd Marshall

BAJA
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223 FOSTER ST., MARTINEZ CA 94553
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PROJ. NO.	DATE
B3261 W-E	05-14-2021
DESIGN	CHECKED
H O	J.C.
SHEET:	