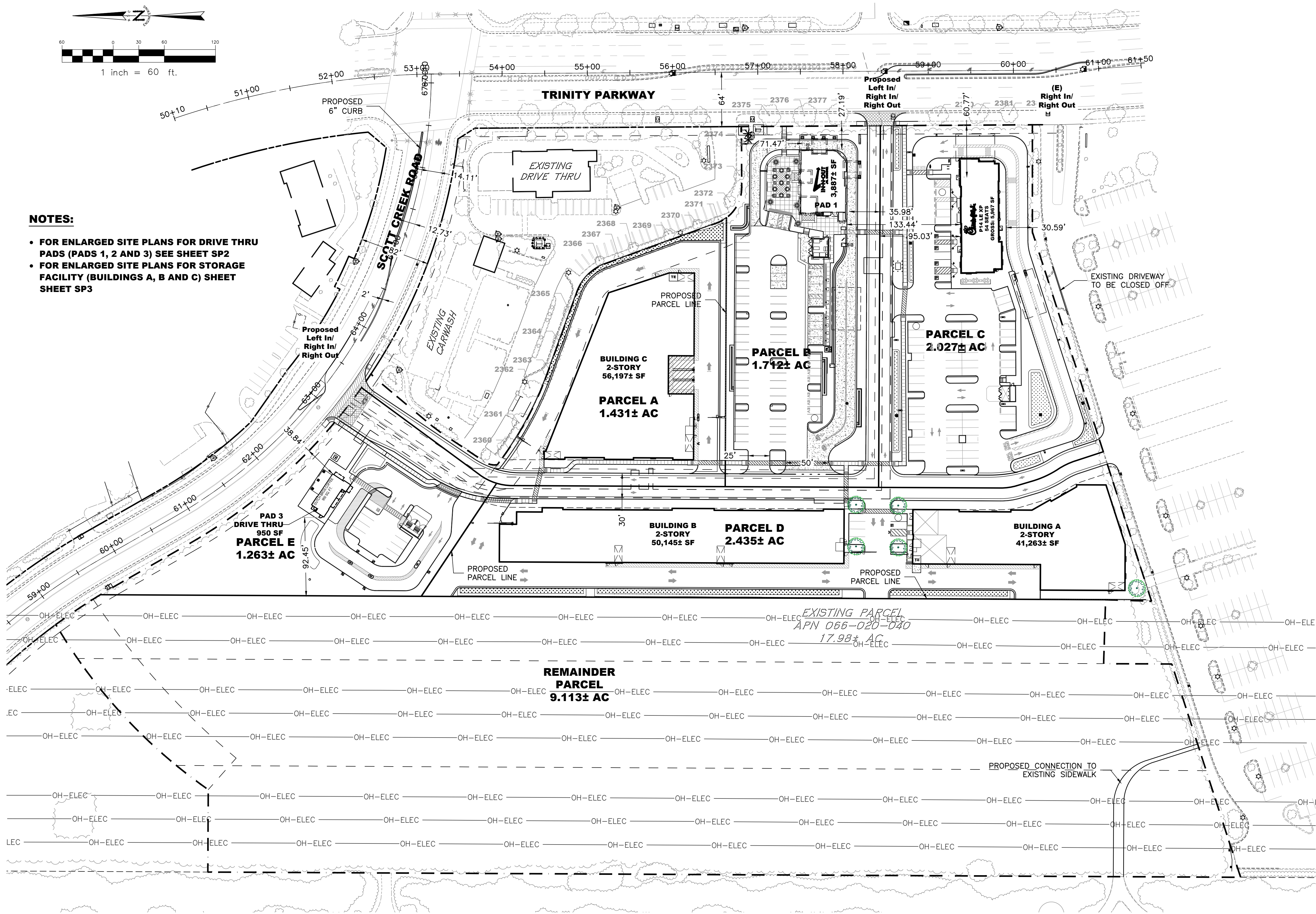


NOTES:

- FOR ENLARGED SITE PLANS FOR DRIVE THRU PADS (PADS 1, 2 AND 3) SEE SHEET SP2
- FOR ENLARGED SITE PLANS FOR STORAGE FACILITY (BUILDINGS A, B AND C) SHEET SP3



OWNER :

SAM'S REAL ESTATE BUSINESS TRUST
 MAILSTOP 0555
 BENTONVILLE, AR 72716-0555

DEVELOPER :

MCNELLIS PARTNERS, LLC
 7403 WINDING WAY
 FAIR OAKS, CA 95661
 ATTN: BETH WALTERS
 BETH@MCNELLIS.COM
 (916) 436-2500

APPLICANT :

RSC ENGINEERING, INC.
 1420 ROCKY RIDGE DR., SUITE 150
 ROSEVILLE, CA 95661
 ATTN: JAI SINGH
 J.SINGH@RSC-ENGR.COM
 (916) 788-2884

APN

066-020-040

EXISTING/PROPOSED LAND USE

SPANOS BUSINESS PARK

EXISTING/PROPOSED ZONING

MIXED USE

EXISTING PARCEL SIZE

783,239± SF/17,981± AC

BUILDING SIZES

| | |
|-------------------|-------------|
| PAD 1 DRIVE-THRU: | 3,887± SF |
| PAD 2 DRIVE-THRU: | 5,967± SF |
| PAD 3 DRIVE-THRU: | 950± SF |
| TOTAL: | 10,804± SF |
| | |
| BUILDING A: | 41,263± SF |
| BUILDING B: | 50,145± SF |
| BUILDING C: | 56,197± SF |
| TOTAL: | 147,605± SF |
| (1ST FLOOR AREA: | 74,370± SF) |
| | |
| OVERALL TOTAL: | 158,409± SF |

LOT COVERAGE

10.87% (85,174± SF/783,239± SF)

OVERALL PARKING REQUIRED

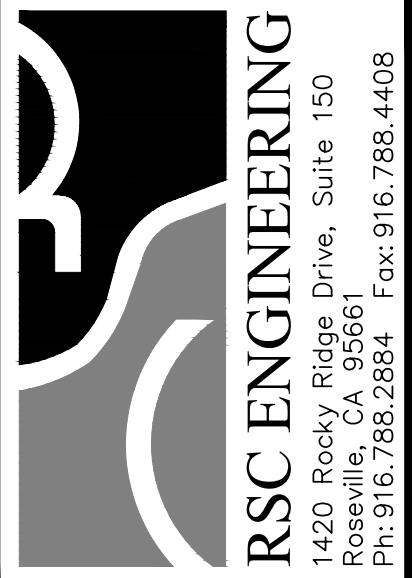
DRIVE THRU
 108 STALLS (5 ACCESSIBLE, 25 EV)
 CITY OF STOCKTON CODE: 1 STALL/100 SF

STORAGE
 4 STALLS (1 ACCESSIBLE, 0 EV)
 PER CITY OF STOCKTON CODE 16.64.040

LEGEND

- — — — — EXISTING PARCEL LINE
- - - - - EXISTING EASEMENTS
- — — — — PROPOSED PARCEL LINE
- — — — — EXISTING RIGHT OF WAY

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |



| | |
|--------------|---------|
| PROJECT NO: | 293-001 |
| DRAWN BY: | RSC Eng |
| CHECKED BY: | RSC Eng |
| DESIGNED BY: | RSC Eng |

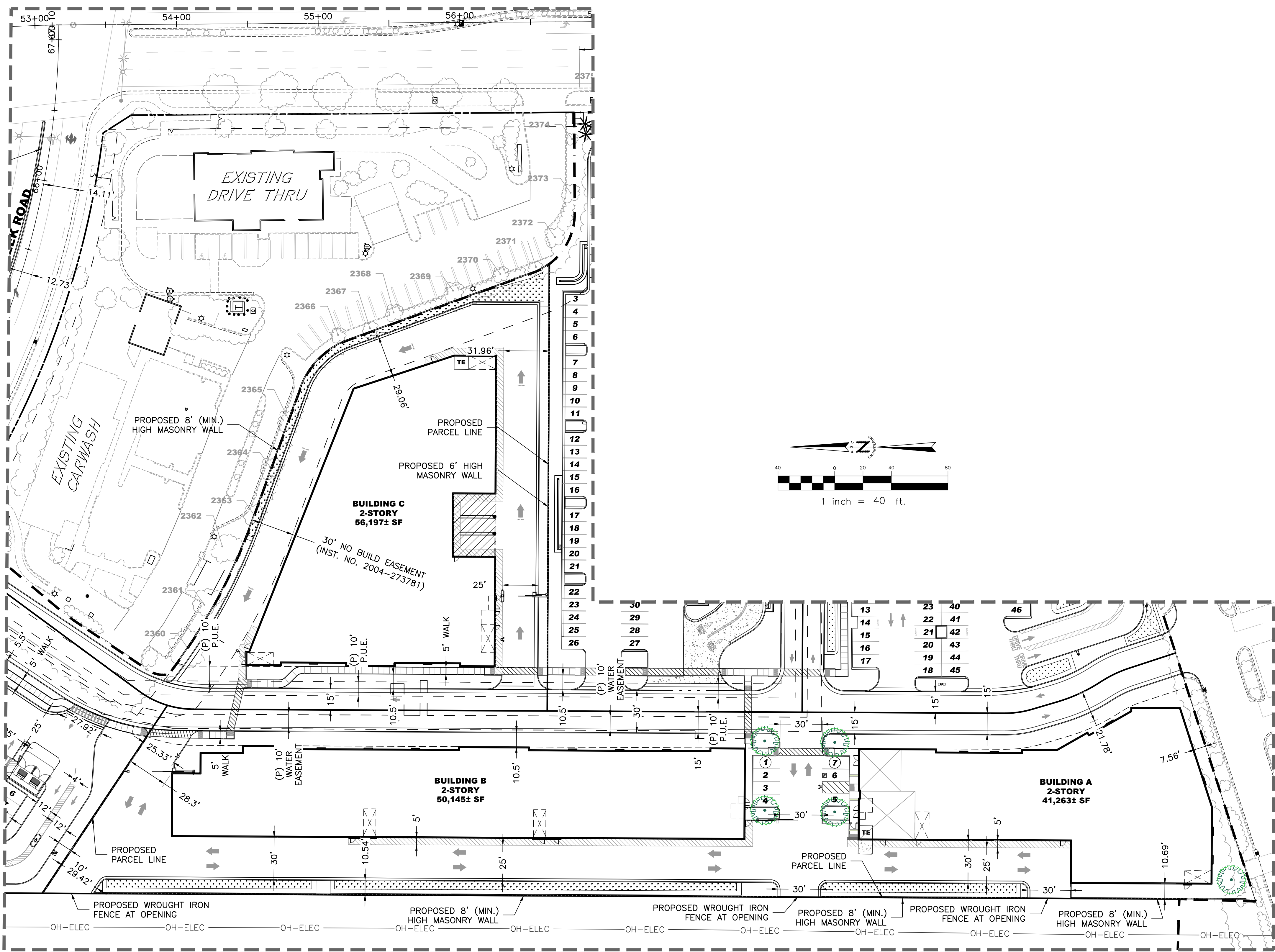
PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
 10505 TRINITY PARKWAY
 STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP1
 1 OF 12

DATE: JANUARY 19, 2024

DRAWING: P:\2024-001\Projects\Conceptual\20240119_S1.dwg
 USER: JAI SINGH
 PLOT DATE: Jan 24, 2024 11:15:46 AM



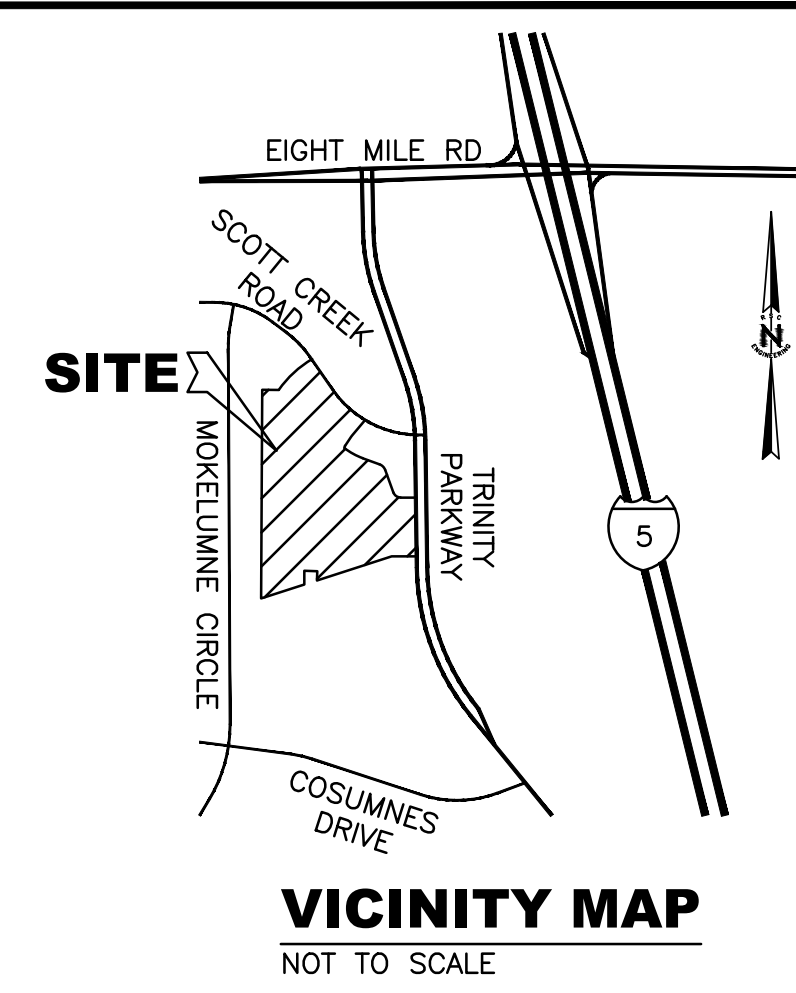
1 BUILDINGS A, B AND C ENLARGED SITE PLAN
SCALE: 1" = 40'

STORAGE PARKING ANALYSIS

| | |
|---------------------------|------------|
| TOTAL BUILDING AREA: | 157,188 SF |
| STANDARD: | 6 STALLS |
| ACCESSIBLE: | 1 STALLS |
| TOTAL STALLS: | 7 STALLS |
| STALLS REQUIRED: | 4 STALLS |
| (PER CITY CODE 16.64.040) | |

LEGEND

- — — — — EXISTING PARCEL LINE
- - - - - EXISTING EASEMENTS
- — — — — PROPOSED PARCEL LINE
- — — — — EXISTING RIGHT OF WAY
- ## PARKING STALL COUNT



OWNER :

SAM'S REAL ESTATE BUSINESS TRUST
MAILSTOP 0555
BENTONVILLE, AR 72716-0555

DEVELOPER :

MCNELLIS PARTNERS, LLC
7403 WINDING WAY
FAIR OAKS, CA 95628
ATTN: BETH WALTERS
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ROSEVILLE, CA 95661
ATTN: JAI SINGH
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APN

066-020-040

EXISTING/PROPOSED LAND USE

SPANOS BUSINESS PARK

EXISTING/PROPOSED ZONING

MIXED USE

EXISTING PARCEL SIZE

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| (1ST FLOOR AREA: | 74,370± SF) |
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LOT COVERAGE

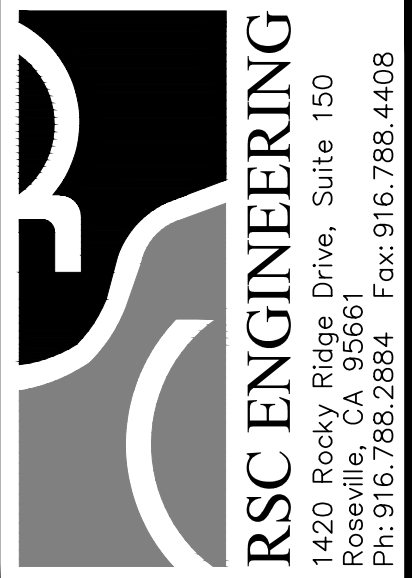
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4 STALLS (1 ACCESSIBLE, 0 EV)
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| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
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|--------------|---------|
| PROJECT NO: | 293-001 |
| DRAWN BY: | RSC Eng |
| CHECKED BY: | RSC Eng |
| DESIGNED BY: | RSC Eng |

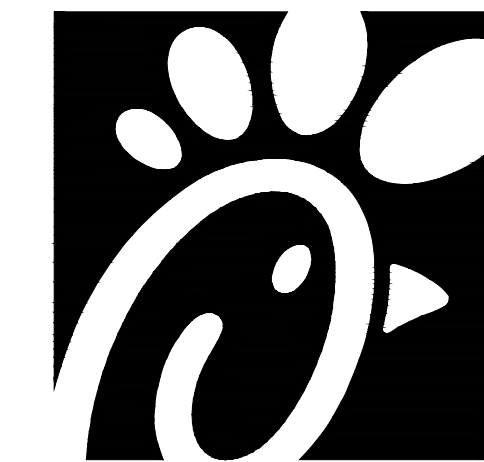
PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
10505 TRINITY PARKWAY
STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP3
3 OF 12

DATE: JANUARY 19, 2024

DRAWING: P:\2024-001\Projects\Conceptual\20240119_Sp3.dwg
 USER: M.WALTERS Jan 23, 24 - 1:37 PM
 PLOT DATE: Jan 24, 2024 - 1:45:02 PM



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



CHICK-FIL-A
 Trinity Pkwy & Scott Creek
 10505 Trinity Parkway
 Stockton, CA 95219

FSR 05650
 P14 LE BNS
 23.09

RELEASED FOR PRINTED FOR PROJECT STATUS

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

CONSULTANT PROJECT # DATE 12-12-23

DRAWN BY VBNH

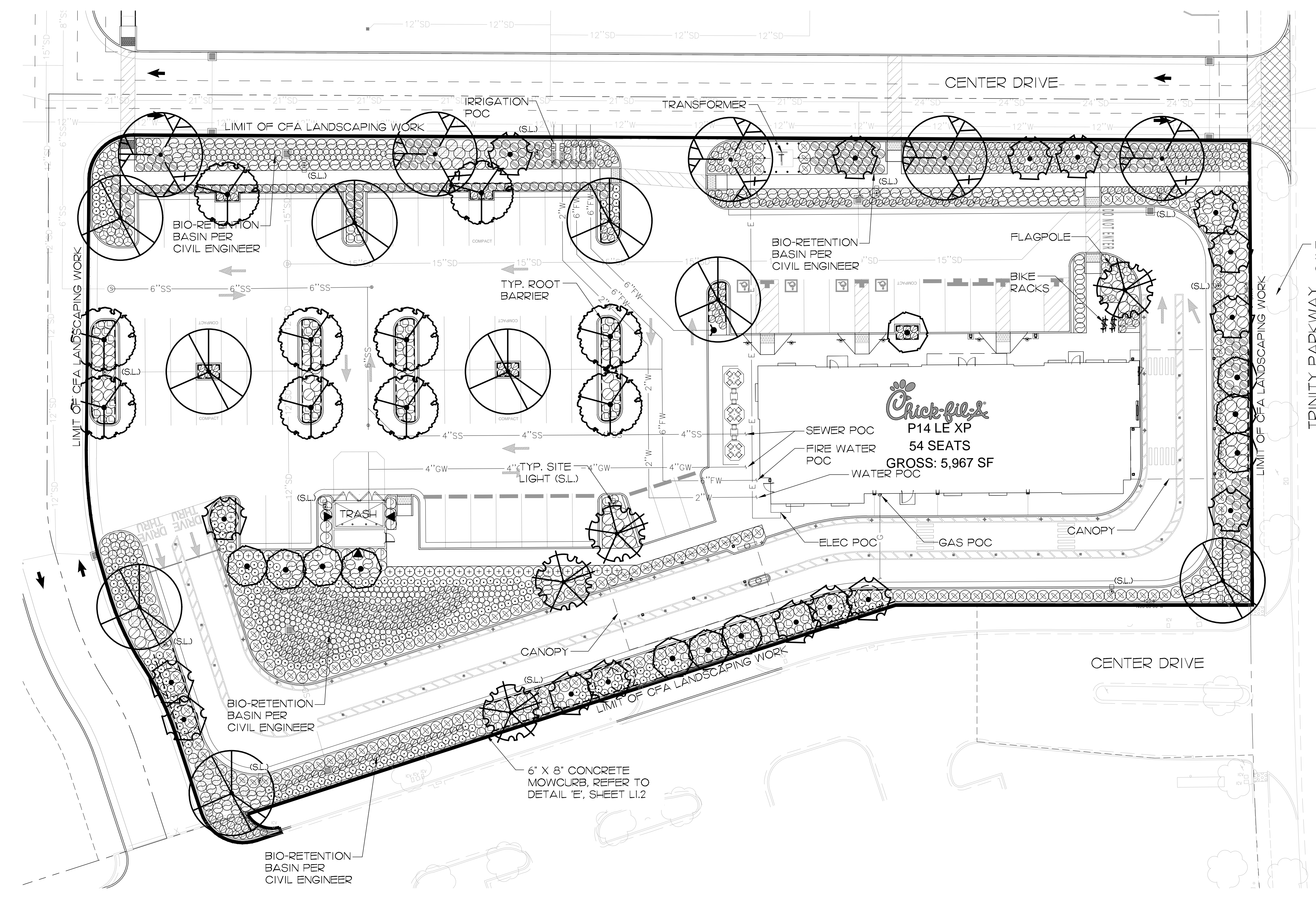
Information contained on this drawing and all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET PLANTING PLAN

SHEET NUMBER

L1.0

| PLANTING LEGEND | | | | | | |
|---|---------------------------------------|--------------------------------|---|------|---|--------------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | REMARKS | WUCOLS IV REGION 2 |
| TREES | | | | | | |
| | LAURUS NOBILIS 'SARATOGA' | SWEET BAY | 24" BOX | 4 | STANDARD | L |
| | KOELREUTERIA PANICULATA 'SUMMERBURST' | GOLDEN RAINTREE | 24" BOX | 10 | STANDARD | M |
| | LAGERSTROEMIA X 'MUSKOGEE' | CRAPE MYRTLE | 24" BOX | 11 | MULTI-TRUNK | L |
| | PLATANUS ACERIFOLIA 'BLOODGOOD' | LONDON PLANE TREE | 24" BOX | 5 | STANDARD | M |
| | TILIA CORDATA 'SUMMER SPRITE' | LITTLE LEAF LINDEN | 24" BOX | 16 | STANDARD WRAP TRUNKS PRIOR TO PLANTING | M |
| | ULMUS PARVIFOLIA | CHINESE ELM | 24" BOX | 9 | STANDARD | M |
| SHRUBS | | | | | | |
| | DIETES GRANDIFLORA 'GRAY GHOST' | GRAY STRIPED FORTNIGHT LILY | 5 GAL. | 174 | 3'-6" O.C. | L |
| | HESPERALOE PARVIFLORA 'YELLOW' | YELLOW YUCCA | 5 GAL. | 81 | 3'-0" O.C. | L |
| | LEPTOSPERMUM SCOPARIUM 'SNOW WHITE' | WHITE TEA TREE | 15 GAL. | 12 | 4'-0" O.C. | L |
| | LOMANDRA LONGIFOLIA 'LOWLON' | LIME TUFF MAT RUSH | 5 GAL. | 284 | 2'-6" O.C. | L |
| | MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | 5 GAL. | 38 | 3'-6" O.C. | L |
| | PENNISETUM ORIENTALE 'KARLEY ROSE' | FOUNTAIN GRASS | 5 GAL. | 256 | 3'-0" O.C. | L |
| | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 5 GAL. | 228 | 2'-6" O.C. | M |
| | PHYSOCARPUS OPLIFOLIUS 'TINY WINE' | TINY WINE NINEBARK | 5 GAL. | 111 | 3'-0" O.C. | M |
| | SALVIA APIANA | WHITE SAGE | 5 GAL. | 96 | 3'-6" O.C. | L |
| | MYRTUS COMMUNIS 'COMPACTA VARIEGATA' | DWARF VARIEGATED COMMON MYRTLE | 5 GAL. | 207 | 3'-6" O.C. | L |
| BIORETENTION BASINS (4) - BOTTOM | | | | | | |
| | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 1 GAL. | 234 | 2'-0" O.C. | L |
| | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | 191 | 2'-0" O.C. | M |
| VINES | | | | | | |
| | DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 15 GAL. | 3 | TRAIN TO WALL | M |
| MISCELLANEOUS | | | | | | |
| | ROOT BARRIER DEVICE | | DEEP ROOT OR APPROVED EQUAL BARRIER DEVICES TO BE PANEL TYPE. DO NOT WRAP ROOTBALL. | | | |



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

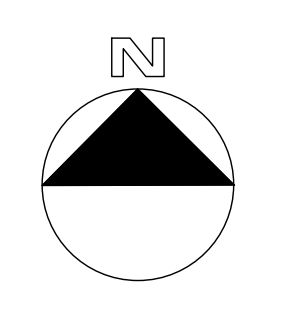
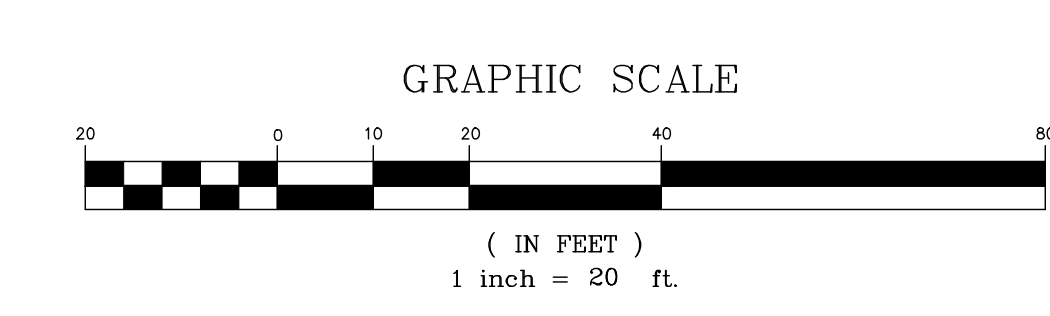
PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5'-0" OF CURBS, SIDEWALKS, PATIOS, ETC. TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS. SEE PLAN AND DETAIL.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIP LINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

| LANDSCAPE CALCULATIONS | |
|------------------------------|--------------------|
| SHRUB & GROUND COVER AREA: | 14,899 S.F. |
| TURF AREA: | 0 S.F. |
| BIO-RETENTION BASIN: | 4,010 S.F. |
| TOTAL LANDSCAPE AREA: | 18,909 S.F. |

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE 1-800-227-2600 OR DIAL 811
 TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTICES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.



10/31/2023 4:46:05 PM Autodesk Docs://CA_05650_Trinity Pkwy & Scott Creek Dr_ARC.rvt 10-LE-05650-#-##-SHEET NAME