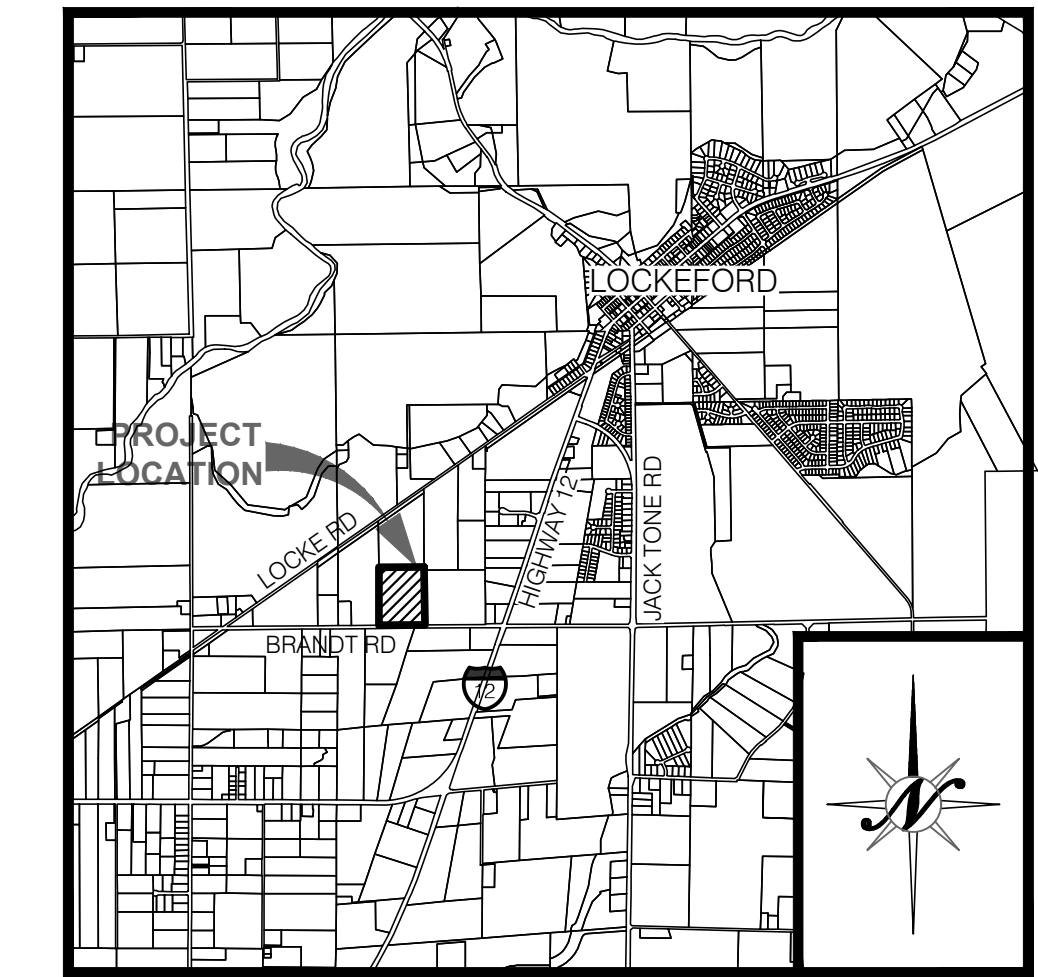
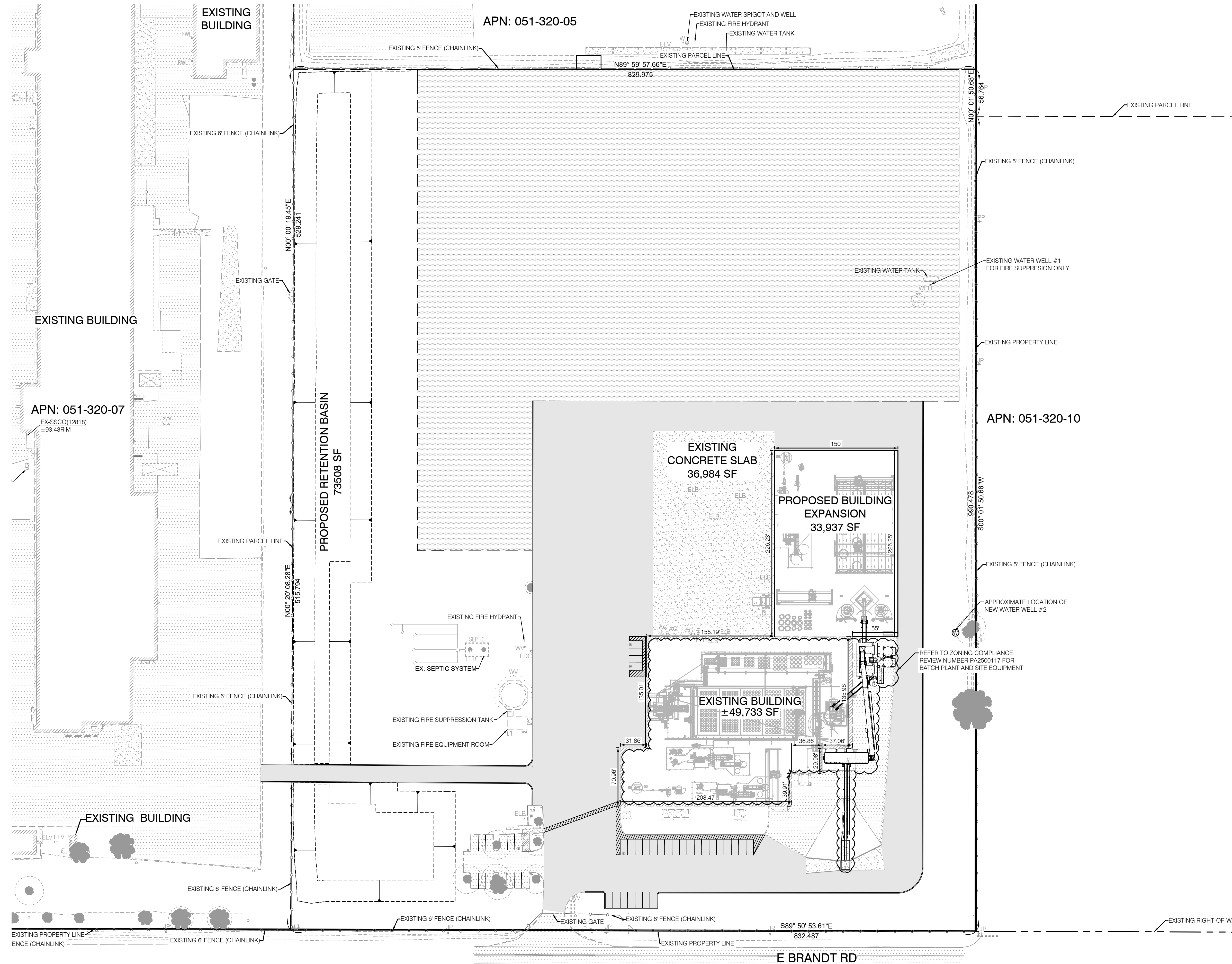


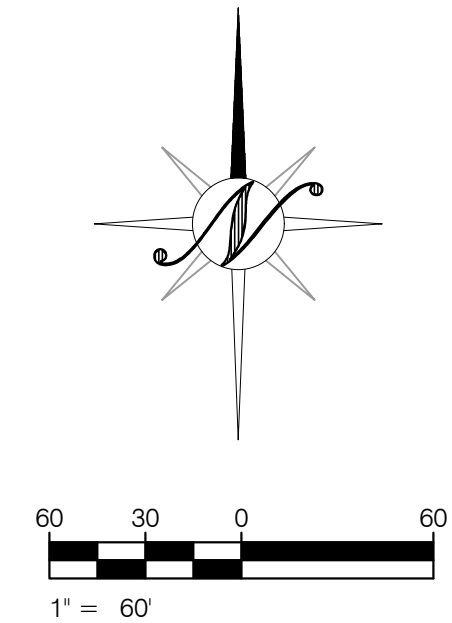
NEW SITE PLAN FOR BUILDING EXPANSION, EQUIPMENT, AND RELATED SITE WORK IMPROVEMENTS

12405 E. BRANDT ROAD
LOCKEFORD, SAN JOAQUIN COUNTY, CALIFORNIA



BENCHMARK

ELEVATION: 90.00
SURVEY DISK MARKING STATION P10-10 ALUMINUM DISK RECESSED 3.5 INCHES BELOW GROUND. LOCATED 79 FT WEST OF THE NOSE (EDGE OF PAVEMENT INTERSECTION) AT WESTBOUND CONNECTION OF HIGHWAY 12, 67 FT NORTHEAST OF STOP SIGN, 8.6 FT SOUTHWEST OF THE SOUTHWESTERLY EDGE OF PAVEMENT OF THE WESTBOUND CURVED CONNECTION FROM HIGHWAY 88 TO HIGHWAY 12 AND 3 FT NORTHWEST OF A FIBERGLASS WITNESS POST.



LEGEND

[Pattern]	EXISTING CONCRETE	[Pattern]	EXISTING PAVEMENT
[Pattern]	PROPOSED COMPACTED AGGREGATE BASE	[Pattern]	PROPOSED PAVEMENT

PROJECT INFORMATION

APN:	051-320-06
TOTAL SITE AREA:	19.94 ACRES (868,793 S.F.)
PROPOSED BUILDING AREA:	33,937 S.F.
EXISTING BUILDING AREA:	49,733 S.F.
REQUIRED PARKING:	83,670 S.F. @ 1/2000 = 42 SPACES
TOTAL REQUIRED:	42 SPACES
TOTAL PROVIDED:	38 REGULAR SPACES 4 ACCESSIBLE PARKING SPACES

- GENERAL NOTES**
- EXISTING AND NEW BUILDING WILL HOUSE NEW EQUIPMENT FOR THE MANUFACTURE OF PRECAST CONCRETE PRODUCTS.
 - PROPERTY IS PRIMARILY FLAT WITH LITTLE VARIATION IN GRADE.

CONTACTS

A. REGULATORY AGENCY:	SAN JOAQUIN COUNTY 1810 E HAZELTON AVENUE STOCKTON, CA 95205 T: (209) 468-3121
B. OWNER/DEVELOPER:	DLJ PROPERTIES LLC 12405 E BRANDT ROAD LOCKEFORD, CA 95354 T: (209) 608-8740 CONTACT: CY THOMPSON
C. PROJECT LOCATION:	12405 E BRANDT ROAD LOCKEFORD, CA 95237
D. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12TH STREET MODESTO, CA 95354 T: (209) 524-3525 F: (209) 524-3526 CONTACT: COREY WALKER



REVISIONS

NO.	DATE	APPROVED	DESCRIPTIONS

NEW SITE PLAN
BUILDING EXPANSION, EQUIPMENT, AND RELATED SITE WORK IMPROVEMENTS
LOCKEFORD, CALIFORNIA
12405 E. BRANDT ROAD.



JOB #:	21-2830
DATE:	04/25/25
SCALE:	AS SHOWN
DRAWN:	MC/JW
DESIGN:	CMW
CHKD:	CMW

SHEET NUMBER
C1.1

PLANNING: 04/25/25 1:18 PM BY: CMW FOR: DLJ
DRAWN: 04/25/25 1:20 PM BY: MC/JW FOR: DLJ