

BASIS OF BEARINGS

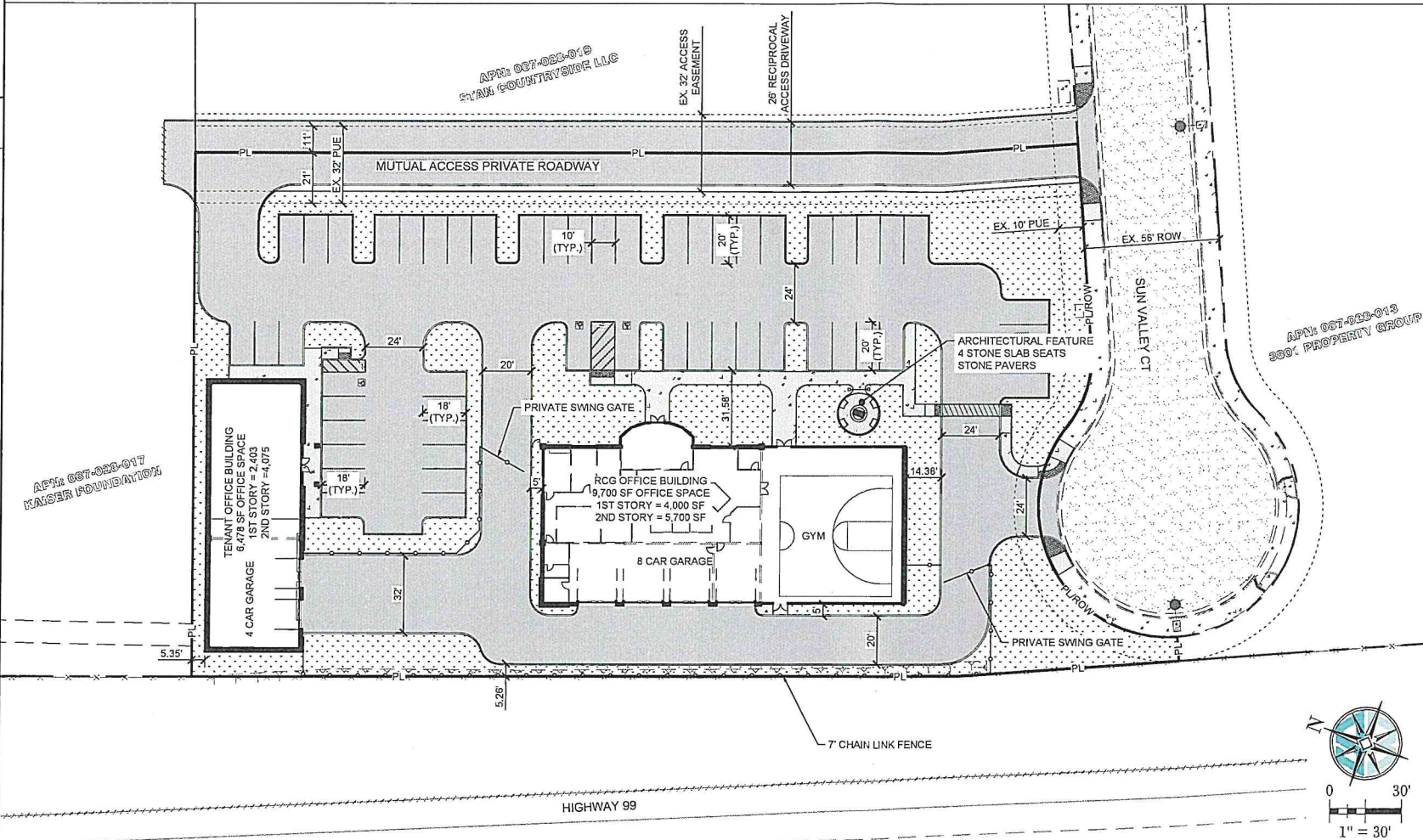
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 3, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON SEPTEMBER 19, 2022 AT POINTS 'A' AND 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED 'A' AND 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED 'A' AND 'B' WERE ESTABLISHED 'B' WERE ESTABLISHED WERE ESTABLISHED FROM STANISLAUS COUNTY GPS CONTROL POINTS '36' AND '38', PER VOLUME 20 OF SURVEYS PAGE NO. 56, BOTH HAVING A SECOND ORDER OR BETTER VALUES, THE BEARING FROM POINT 'A' TO POINT 'B' IS N 65°39'04" E, A TO POINT 'B' IS N 65°39'04" E, TO POINT 'B' IS N 65°39'04" E, B IS N 65°39'04" E, IS N 65°39'04" E, QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT POINT 'A' IS 0.999939143. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

LEGEND

	EXISTING	PROPOSED
CENTERLINE	---	---
SECTION LINE	---	---
RIGHT OF WAY	---	---
PROPERTY LINE	---	---
EASEMENT	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
WIRE FENCE	---	---
MASONRY WALL	---	---
RETAINING WALL	---	---
DRAINAGE SWALE	N/A	---
GRADE BREAK	---	---
RIDGE	---	---
SAWCUT	N/A	---
EDGE OF PAVEMENT	---	---
ASPHALT DIKE	---	---
CURB, GUTTER, & SIDEWALK	---	---
TRUNCATED DOMES	N/A	---
INLINE CURB RAMP	---	---
CURB RAMP (TYPES VARY)	---	---
WATER	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
FORCE MAIN	---	---
UTILITY STUB	---	---
GAS	---	N/A
ELECTRICAL	---	N/A
TELECOMMUNICATION	---	N/A
POWER POLE & OVERHEAD UTILITY	---	N/A
STREET LIGHT	---	---
W/ARM	---	---
POST TOP LIGHT	---	---
PARKING LOT LIGHT	---	---
ELECTRICAL BOX	---	---
BENCHMARK	---	---
MONUMENT	---	---
WHEEL STOP	---	---
BOLLARD	---	---
TREE	---	---
MONUMENT SIGN	---	---
CONTOURS	---	---

PLANNING SITE PLAN FOR:
RCG SUN VALLEY OFFICE

SITE PLAN



ABBREVIATION LIST

@	AT	(F)	FUTURE	ROW/RW	RIGHT-OF-WAY
AB	AGGREGATE BASE	FDC	FIRE DEPARTMENT CONNECTION	RPA	REDUCED PRESSURE BACKFLOW
AC	ASPHALT CONCRETE	FG	FINISH GRADE	RPDA	REDUCED PRESSURE DETECTOR
ADA	AMERICAN DISABILITIES ACT	FH	FIRE HYDRANT	RWL	RAIN WATER LEADER
BC	BEGINNING OF CURVE	FL	FLOW LINE	R-W	RETAINING BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE	FL-LP	PROJECT FLOWLINE LOWPOINT ELEV.	R-TW	RETAINING TOP OF WALL
BW	BOTTOM WALL	G	GROUND	S	SLOPE
C&G	CURB AND GUTTER	GB	GRADE BREAK	SD	STORM DRAIN
CB	CATCH BASIN	GI	GREASE INTERCEPTOR	SL	SECTION LINE
CI	CURB INLET	GW	GREASE WASTE	SN	STREET NAME SIGN
CIP	CAST IN PLACE PIPE	HGL	HYDRAULIC GRADE LINE	SOI	SAND OIL INTERCEPTOR
CL	CENTER LINE	HP	HIGH POINT	STA	STATION
CO	CLEAN OUT	INV	INVERT	STD	STANDARD
CONC	CONCRETE	IRR	IRRIGATION	SW / SW	SIDEWALK
COT	CITY OF TURLOCK	LP	LINEAL FEET OR LINEAR FEET	SS	SANITARY SEWER
CR	CURB RETURN	MAX	LOW POINT	TB	THRUST BLOCK
CRN	ROAD CROWN	MH	MAXIMUM	TC	TOP OF CURB
DCA	DOUBLE CHECK ASSEMBLY	MIN	MAINTENANCE HOLE	TC-F	TOP OF CURB FLUSH
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	MS4	MINIMUM	TEMP	TEMPORARY
DI	DROP INLET	NTS	MUNICIPAL SEPARATE STORM SEWER	THRU	THROUGH
DIA / Ø	DIAMETER	O.C.	NOT TO SCALE	TI	TRAFFIC INDEX
DIP	DUCTILE IRON PIPE	(P)	ON CENTER	TR	TRANSITION
DO	DRIVE OVER	P	PROPOSED	TW	TOP OF WALL
DW	DOMESTIC WATER	PV	PAVEMENT	TYP	TYPICAL
DWY	DRIVEWAY	PIV	POST INDICATOR VALVE	U.N.O.	UNLESS NOTED OTHERWISE
EA	EACH	PL	PROPERTY LINE	V	6" VERTICAL CURB
EASE	EASEMENT	PP	POWER POLE	VM	4" VERTICAL CURB (MODIFIED)
EG	END OF CURVE	PRC	POINT OF REVERSE CURVATURE	W	WATER
EGS	EXISTING GROUND	PT	POINT	WS	WATER SERVICE
ELEV	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	±	PLUS OR MINUS (NOT EXACT)
EV	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE		
EVA	ELECTRIC VEHICLE	R	RADIUS		
EVC	EMERGENCY VEHICLE ACCESS	RCP	REINFORCED CONCRETE PIPE		
E.W.	END OF VERTICAL CURVE	RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE		
EX, (EX), EXIST	EXISTING				

PROJECT TEAM

PROJECT MANAGER

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SURVEYOR

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John Van Ryn
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LEGAL DESCRIPTION

BEING A PORTION OF PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP #07-09 FOR TURLOCK CROSSROADS LLC, FILED FOR RECORD IN BOOK 55 OF PARCEL MAPS, AT PAGE 93, STANISLAUS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL B; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL B, THE FOLLOWING TWO (2) COURSES: 1. NORTH 24°21'01" WEST, 56.12 FEET; 2. NORTH 20°18'42" WEST, 310.70 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PARCEL B, SOUTH 69°38'28" WEST, 217.38 FEET TO THE BOUNDARY LINE OF SAID PARCEL B; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL B, THE FOLLOWING SIX (6) COURSES: 1. SOUTH 20°21'32" EAST, 318.47 FEET; 2. SOUTH 24°23'51" EAST 91.49 FEET; 3. NORTH 65°38'59" EAST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, TO WHICH POINT A RADIAL LINE BEARS SOUTH 65°38'59" WEST; 4. ALONG SAID CURVE HAVING A 54.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 132°16'07", AN ARC DISTANCE OF 124.66 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A 45.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 42°16'07", AN ARC DISTANCE OF 33.94 FEET; 5. NORTH 65°38'59" EAST, 85.81 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



SHEET INDEX

#	SHEET TITLE
C1.0	COVER SHEET & SITE PLAN
C2.0	SITE PHOTOGRAPHS
A100	RCG OFFICE BUILDING FRONT / REAR ELEVATIONS
A101	RCG OFFICE BUILDING SIDE ELEVATIONS
A102	RCG OFFICE BUILDING FLOOR PLANS
A200	TENANT SHELL BUILDING ELEVATIONS
A201	TENANT SHELL BUILDING FLOOR PLAN

PROJECT INFORMATION

EXISTING CONDITIONS

SITE ADDRESS: 2971 SUN VALLEY CT
CITY/STATE/ZIP: TURLOCK, CA 95382
APN: 087-028-011
EXISTING PARCELS: 1
EXISTING ACRES: ±1.83 ACRES
FEMA FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

EXISTING ZONING: CH HEAVY COMMERCIAL
GENERAL PLAN USE: HEAVY COMMERCIAL
CURRENT USE: VACANT

PROPOSED PROJECT

PARCEL 1: ±1.83 ACRES CH HEAVY COMMERCIAL

PROPOSED DESCRIPTION

THE PROPOSED PROJECT IS TO CONSTRUCT (2) PROFESSIONAL OFFICE SPACE BUILDINGS. THE FIRST BUILDING "RCG OFFICE BUILDING" WILL HAVE 9,700 SF OF OFFICE SPACE, AN INDOOR GYM, AND AN 8 CAR GARAGE. THE SECOND BUILDING "TENANT BUILDING" WILL HAVE 6,500 SF OF OFFICE SPACE AND A 4 CAR GARAGE.

PARKING REQUIREMENTS

USE	REQUIREMENT / UNIT	# UNITS	# REQ. STALLS
OFFICE	1 STALLS / 250 SF	16,178	65

PROVIDED PARKING = 53 STALLS + 8 GARAGE SPACES + 4 GARAGE SPACES = 65 TOTAL

UTILITIES:

SEWER:	CITY OF TURLOCK
WATER:	CITY OF TURLOCK
STORM:	OWNER / CITY OF TURLOCK
GAS:	PG&E
ELECTRIC:	TURLOCK IRRIGATION DISTRICT (TID)
TELEPHONE:	TBD
CABLE TV:	TBD

NOTES:

- BEARINGS & DISTANCES SHOWN ARE BASED ON A BOUNDARY SURVEY COMPLETED BY VAN RYN ENGINEERING, INC.
- TOPOGRAPHY SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED UNDER VAN RYN ENGINEERING, INC.

SWIFT & BARNES
ENGINEERING, INC.
PHONE #: (209) 528-8282



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INC.
ENGINEERING & ARCHITECTURAL CONSULTING
1801 LANDER AVENUE
TURLOCK, CALIFORNIA, 95380
TELEPHONE #: 209.634.4832 • FAX #: 209.633.5209

REVISIONS	DATE	APPD
NO.	DESCRIPTION	



1.800.227.2600

COVER SHEET & SITE PLAN

RCG SUN VALLEY OFFICE

2971 SUN VALLEY COURT

JOB #: RMK-0031

DATE: 12/01/2022

SCALE: AS SHOWN

DRAWN BY: DB

CHECKED BY: MS

SHEET NUMBER

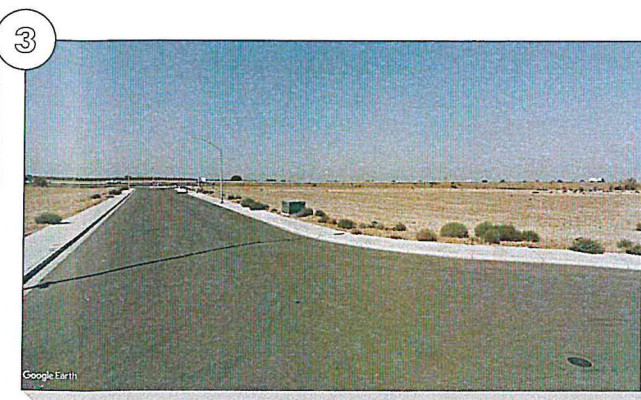
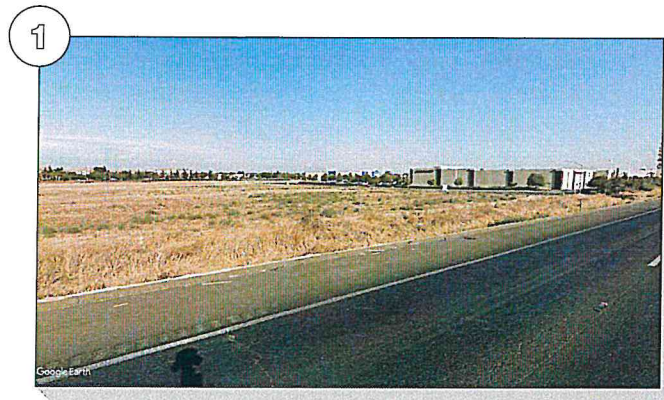
C1.0

OF A201

VICINITY & KEY MAP



SITE PHOTOGRAPHS



SWIFT & BARNES
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NO.	DESCRIPTION	DATE	APPD



SITE PHOTOGRAPHS

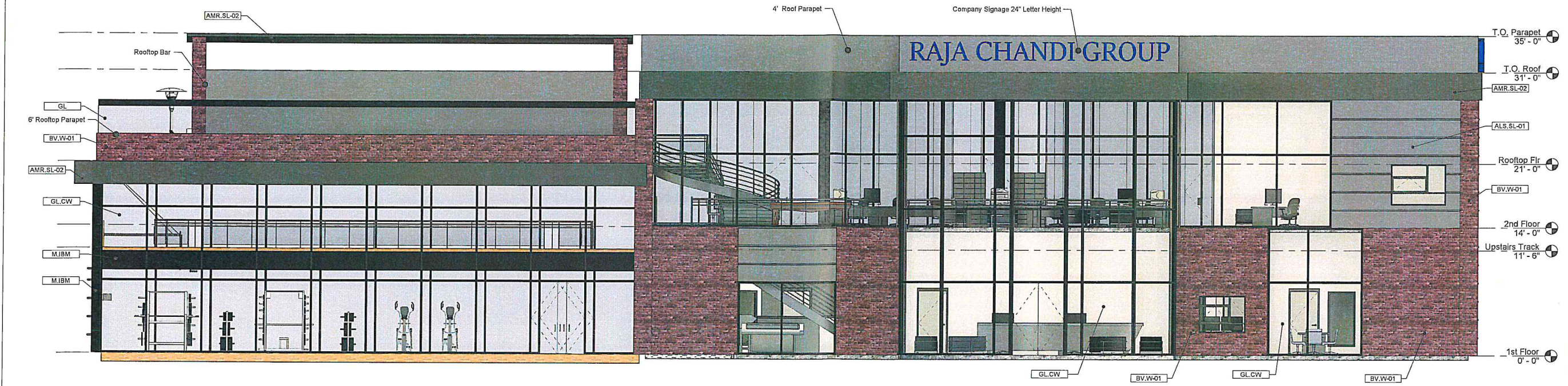
RCG SUN VALLEY OFFICE
2871 SUN VALLEY COURT
TURLOCK, CA

JOB #: RMK-0031
DATE: 12/01/2022
SCALE: AS SHOWN
DRAWN BY: DB
CHECKED BY: MS

SHEET
NUMBER

C2.0

OF A201



① Front Elevation
3/16" = 1'-0"

Material & Color Legend	
Key Value	Keynote Text
ALS.SL-01	Aluminum Siding, Span Lock - Cool Slate Gray
AMR.SL-02	Aluminum Roofing, Span Lock - Cool Matte Black
BV.W-01	Brick Veneer, Wirecut - La Jolla Blend
GL	Glass
GL.CW	Glass, Curtain Wall
M.IBM	Metal, Structural I Beam



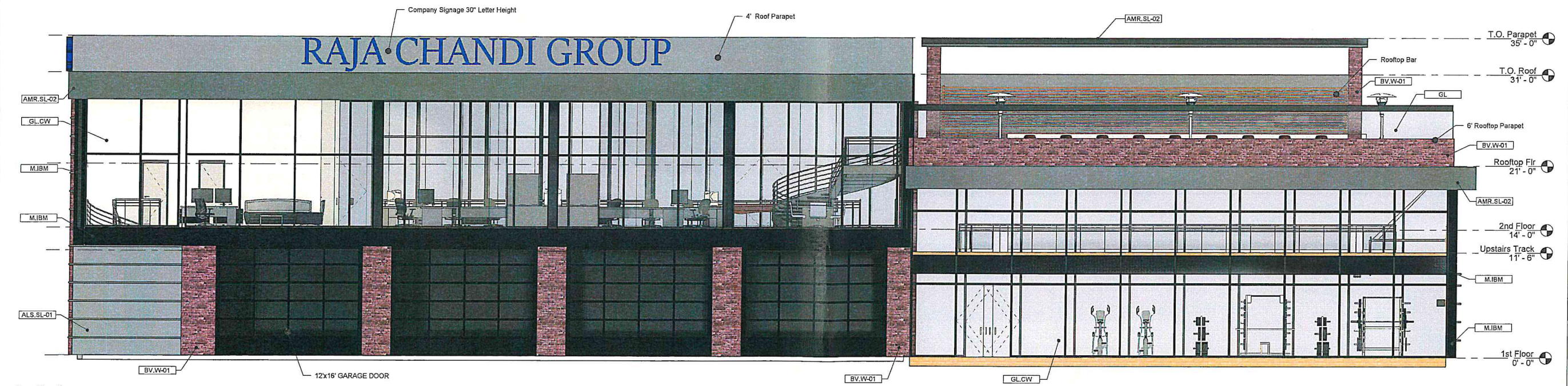
BV.W-01 Brick Veneer
Wirecut - La Jolla Blend



ALS.SL-01 Aluminum Siding
Span Lock - Cool Slate Gray

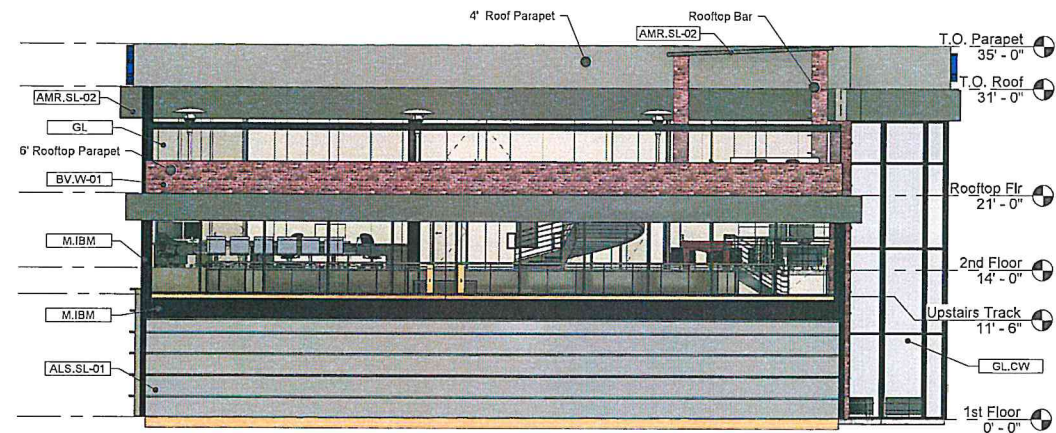


ALS.SL-02 Aluminum Siding
Span Lock - Cool Matte Black



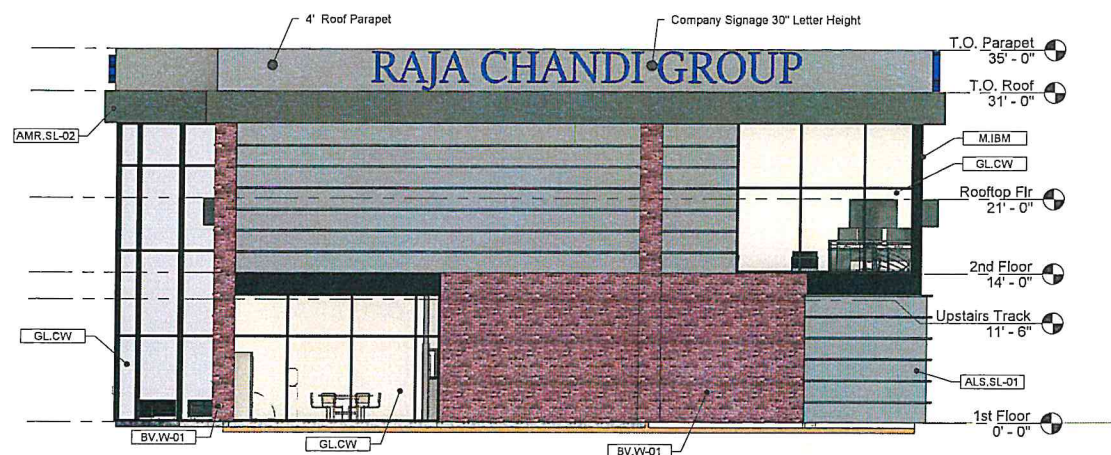
② Rear Elevation
3/16" = 1'-0"

REVISIONS	DATE	APP'D
DESCRIPTION		
NO.		

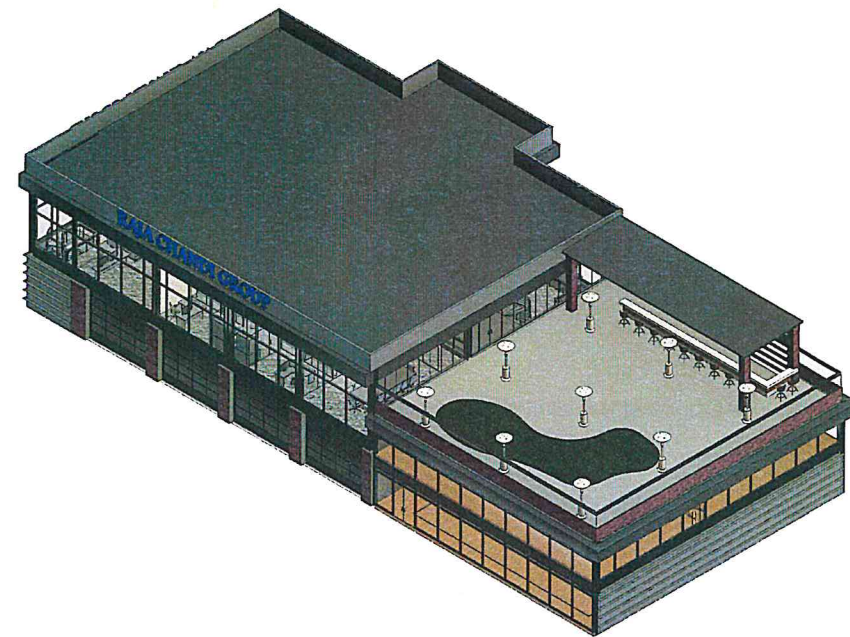


① Left Elevation
1/8" = 1'-0"

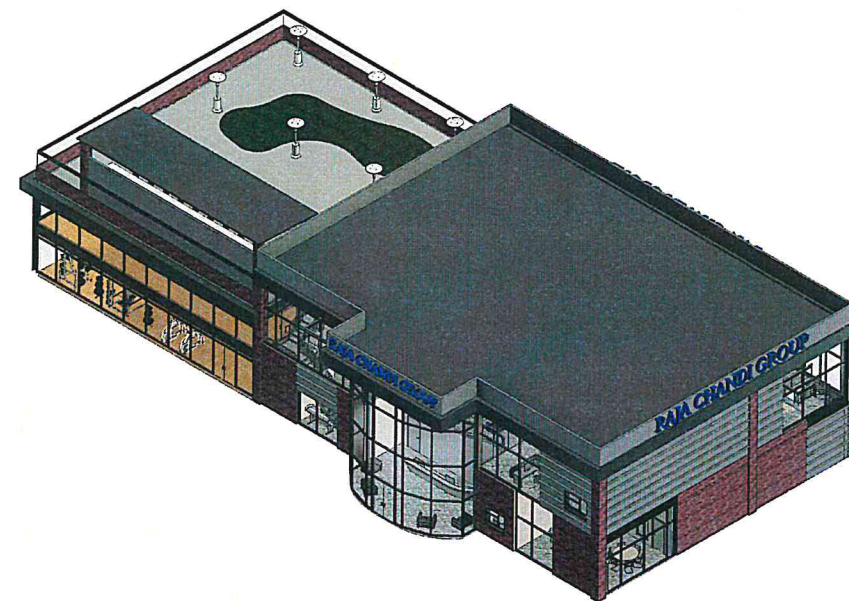
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Key Value	Keynote Text
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AMR.SL-02	Aluminum Roofing, Span Lock - Cool Matte Black
BV.W-01	Brick Veneer, Wirecut - La Jolla Blend
GL	Glass
GL.CW	Glass, Curtain Wall
M.IBM	Metal, Structural I Beam



② Right Elevation
1/8" = 1'-0"



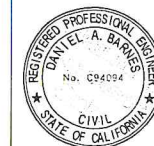
③ Back Left Isometric View



④ Front Right Isometric View



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REVISIONS		
NO.	DESCRIPTION	DATE APP'D



1.800.227.2600

RCG OFFICE BUILDING SIDE
ELEVATIONS

RCG SUN VALLEY OFFICE

2871 SUN VALLEY COURT
TURLOCK, CA

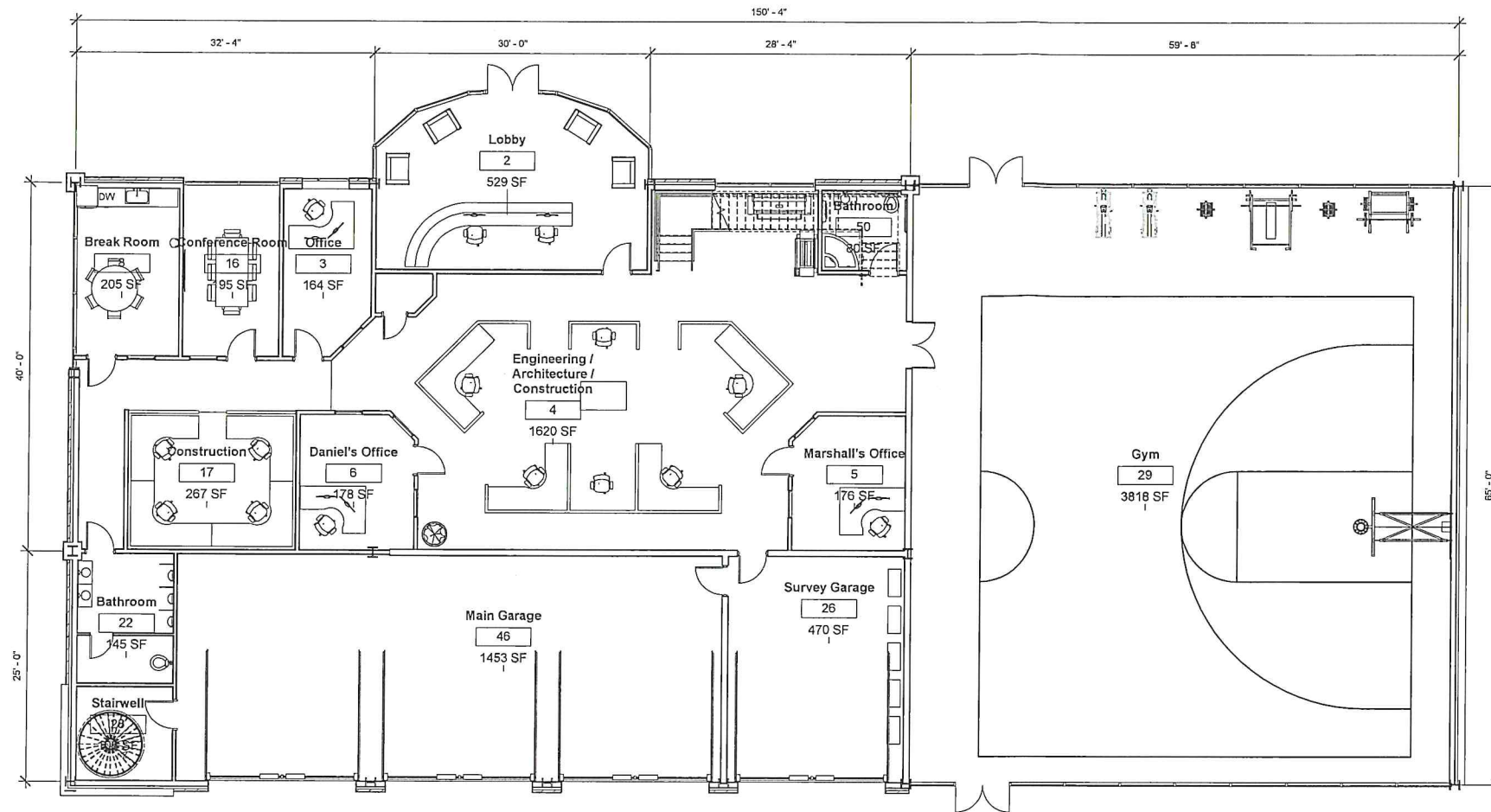
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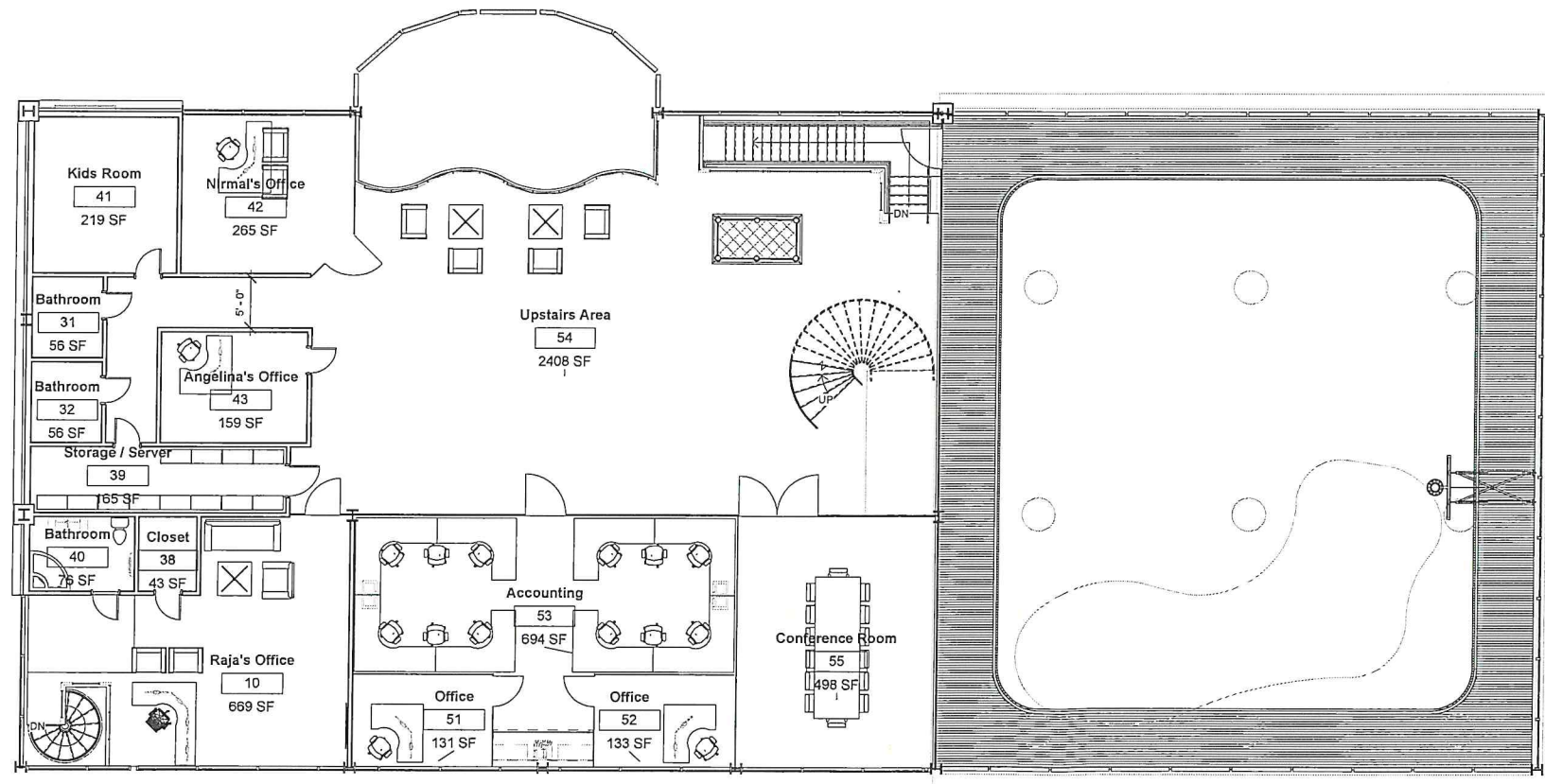
SHEET
NUMBER

A101

OF A201



① 1st Floor Plan
1/8" = 1'-0"



② 2nd Floor Plan
1/8" = 1'-0"



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RCG Office Building Floor Plans

RCG SUN VALLEY OFFICE

2871 SUN VALLEY COURT
TURLOCK, CA

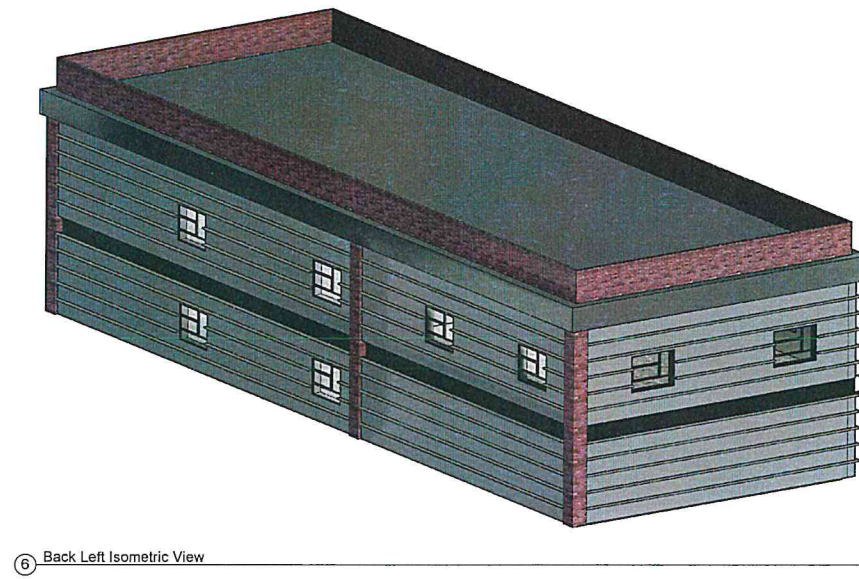
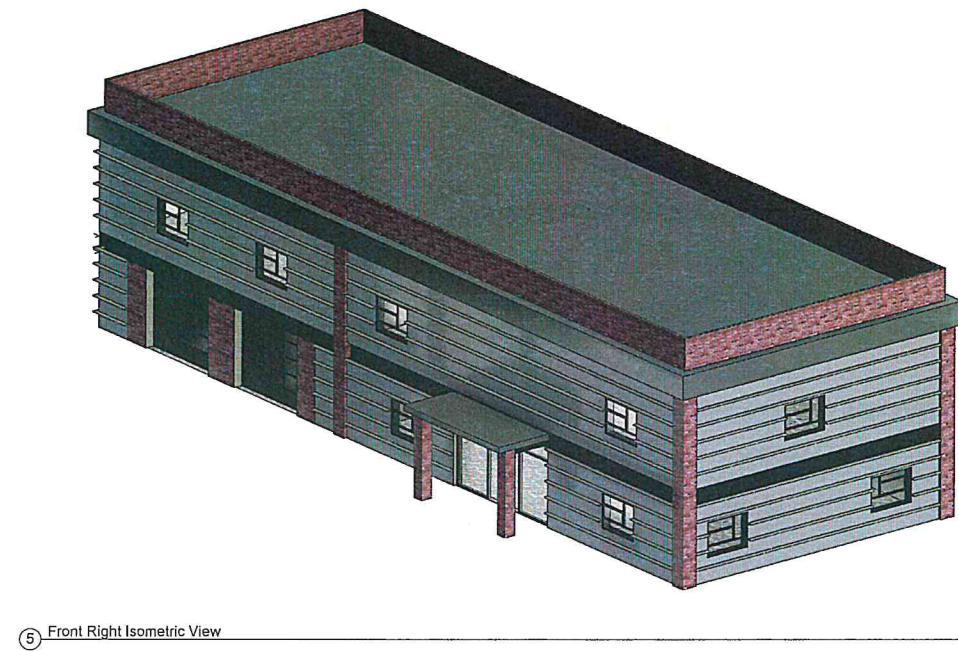
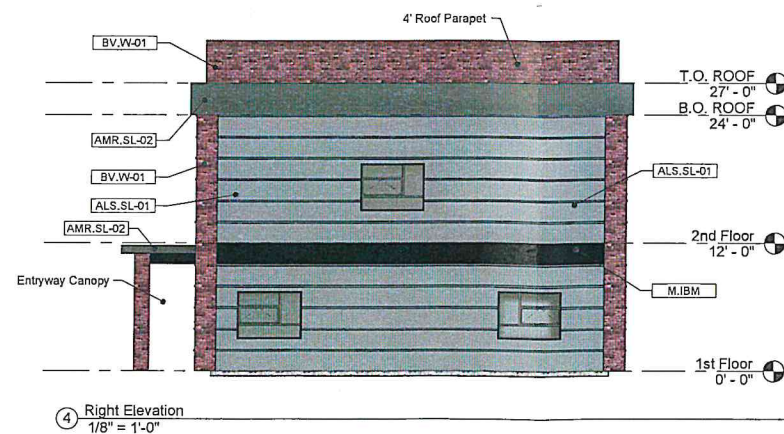
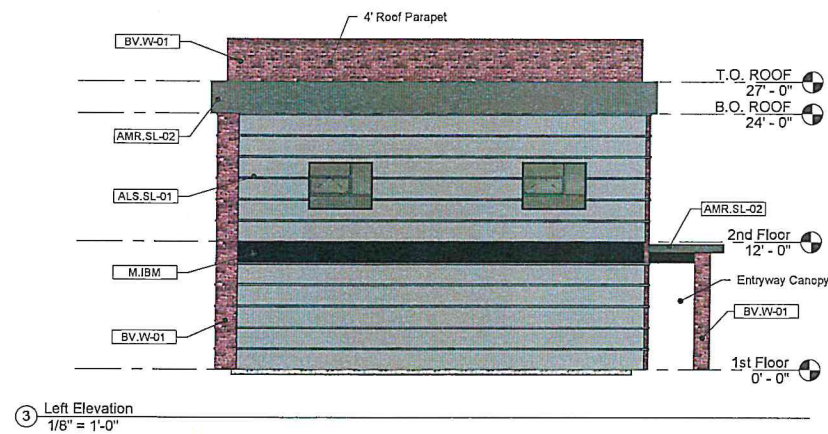
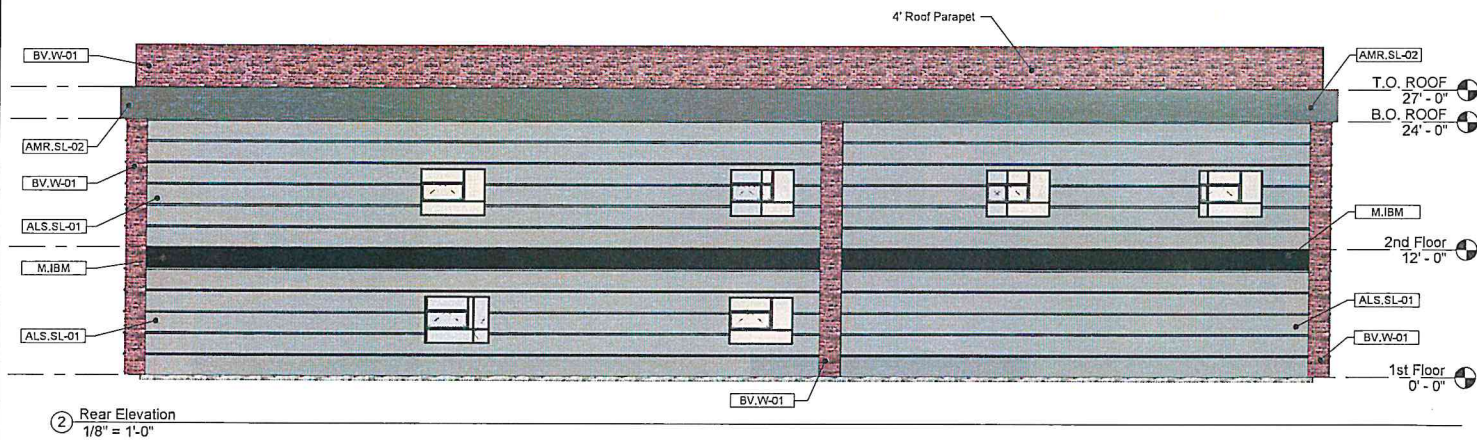
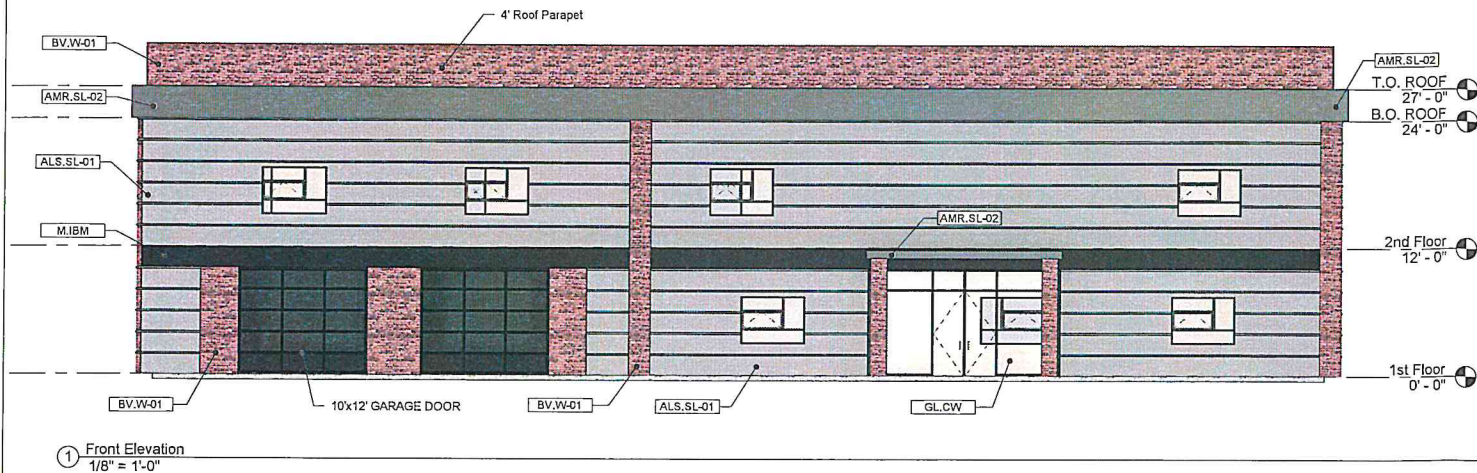
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DATE: 12/01/2022

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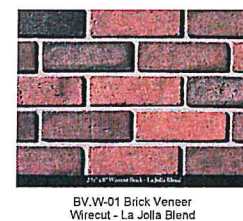
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A102

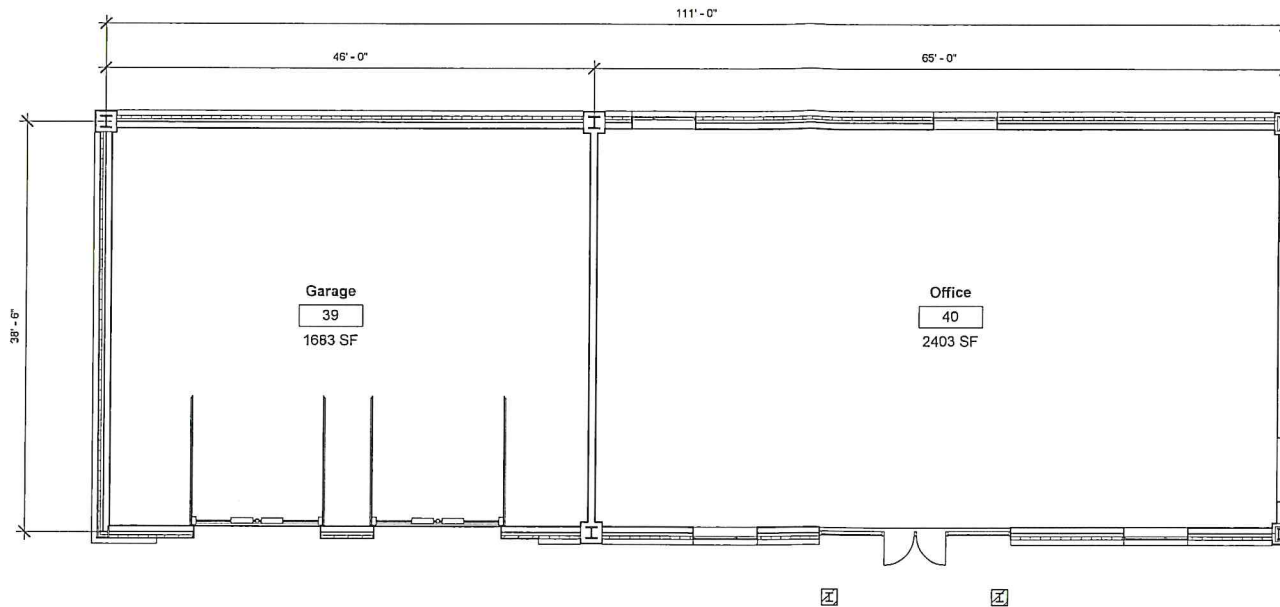
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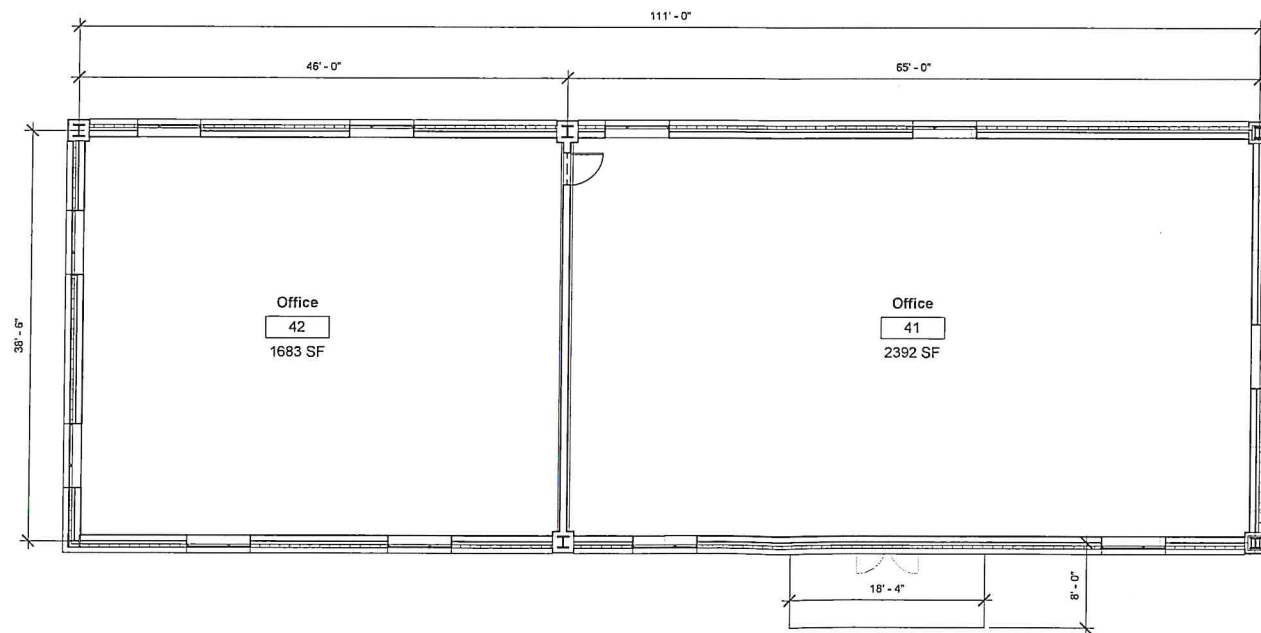
Material & Color Legend	
Key Value	Keynote Text
ALS.SL-01	Aluminum Siding, Span Lock - Cool Slate Gray
AMR.SL-02	Aluminum Roofing, Span Lock - Cool Matte Black
BV.W-01	Brick Veneer, Wirecut - La Jolla Blend
GL.CW	Glass, Curtain Wall
M.IBM	Metal, Structural I Beam



REVISIONS	DATE	APP'D
DESCRIPTION		
No.		



① 1st Floor Plan
1/8" = 1'-0"



② 2nd Floor Plan
1/8" = 1'-0"



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REVISIONS		
NO.	DESCRIPTION	DATE APP'D



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**TENANT SHELL BUILDING FLOOR
PLANS**

RCG SUN VALLEY OFFICE

TURLOCK, CA

2971 SUN VALLEY COURT

JOB #: RMK-0031
DATE: 12/01/2022

DRAWN BY: Author
CHECKED BY: Checker

SHEET
NUMBER

A201

OF A201