



VICINITY MAP
NTS

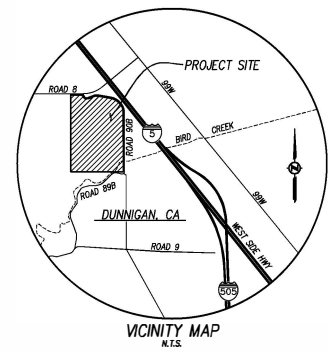
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|---|--|
|  TRAVEL CENTERS of AMERICA | |
| project: DUNNIGAN TRUCK and TRAVEL CENTER INTERSTATE 5 at COUNTY ROAD 8 DUNNIGAN, CA 95937 | |
| NK ENGINEERING AND SURVEYING CO., INC. 708 POPLAR LANE, WOODLAND, CA 95695 nkengineers12@sbcglobal.net PHONE: 530.758.6490 | APN: 052-060-011  SCALE |
| contact: Mel Smith 805 340-7458 m.smith@catrucktravel.com | owner: Aulman LLC PO Box 720 Dunnigan, CA 95937 530 724-0560 |

TENTATIVE PARCEL MAP: No. 5259

TENTATIVE PARCEL MAP

DUNNIGAN TRUCK & TRAVEL CENTER

DUNNIGAN, YOLO COUNTY, CALIFORNIA



GENERAL NOTES

- OWNER:**
TRAVEL CENTERS OF AMERICA
CONTACT: MEL SMITH
PHONE: (825) 340-4308
DUNNIGAN, YOLO COUNTY, CA 95837
- GENERAL CONTRACTOR:**
CONNOR & GASKINS UNLIMITED, LLC
CONTACT: JEFFREY BARRE, MARK KAWALICH
PHONE: (238) 250-1075
1888 TRADE CENTER WAY (SUITE 2)
MAPLES, FL 34109
- CIVIL ENGINEER & SURVEYOR:**
MILANI AND ASSOCIATES
CONTACT: BEN MILANO
(925) 465-2032
2022 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
- GEOTECHNICAL ENGINEER:**
KC ENGINEERING COMPANY
CONTACT: DAVID W. CZAPANSKI, C.E., ANDREW L. KING, P.E.
PHONE: (707) 447-4025
885 COTTING LANE, SUITE A
WACHALE, CA 95688
- GENERAL PLAN DESIGNATION:**
CG (COMMERCIAL GENERAL)
- EXISTING ZONING:**
C-H (HIGHWAY SERVICE COMMERCIAL)
- EXISTING USE:**
VACANT
- PROPOSED USE:**
TRUCK SERVICE AND TRAVEL CENTER
- ASSESSOR PARCEL NUMBER:**
052-060-011
- EXISTING PARCEL AREA:**
4,361,301 SF, 100.13 AC (GROSS)
4,032,890 SF, 92.54 AC (NET)
- PROPOSED PARCEL AREAS:**
PARCEL 1: 688,654 SF, 5.83 AC
PARCEL 2: 435,842 SF, 10.01 AC
PARCEL 3: 554,326 SF, 12.70 AC
PARCEL 4: 230,303 SF, 5.29 AC
REMAINDER PARCEL: 2,105,170 SF, 48.33 AC
- FEMA:**
FLOOD ZONE X (AREA OF MINIMUM FLOOD HAZARD)

PROJECT DESCRIPTION:

THE PROJECT PROPOSES THE EXISTING 100-ACRE PARCEL TO BE DIVIDED INTO FOUR (4) PARCELS AND ONE (1) REMAINDER PARCEL. CONSTRUCTION WILL BE MULTI-PHASED. PARCEL 1 IS THE NORTHERN PARCEL AND PROPOSES OVERNIGHT TRUCK AND ELECTRIC VEHICLE (EV) PARKING, EV CHARGING STATIONS, AND A TRAVEL CENTER WHICH WILL CONSIST OF BATHROOMS, SHOWERS, TRAVEL RETAIL, AND A FAST FOOD RESTAURANT. PARCEL 2 IS THE NORTHWESTERN PARCEL AND PROPOSES A FAST FOOD RESTAURANT AND A HOTEL WITH TRUCK, STANDARD, AND EV PARKING AND EV CHARGING STATIONS. PARCEL 3 IS THE CENTER PARCEL AND PROPOSES A TRUCK SERVICE CENTER WITH OVERNIGHT TRUCK PARKING, AND STANDARD AND EV PARKING, EV CHARGING STATIONS, TRAVEL RETAIL, AND A RESTAURANT. PARCEL 4 IS LOCATED EAST OF PARCEL 3 AND PROPOSES A BUILDING FOR TRUCK SALES WITH TRUCK AND STANDARD PARKING. THE REMAINDER PARCEL IS MADE UP OF THE SOUTHERN HALF OF THE EXISTING 100-ACRE PARCEL AND WILL REMAIN VACANT OF ANY NEW CONSTRUCTION BUILDINGS AND IS INTENDED FOR PRIMARY AND RESERVE LEACH FIELDS, A WELL, AND A DETENTION POND.

THE PROJECT PROPOSES THREE (3) NEW ROADS: BIRD CREEK ROAD, EL CAMINO ROAD, AND COMMERCE WAY.

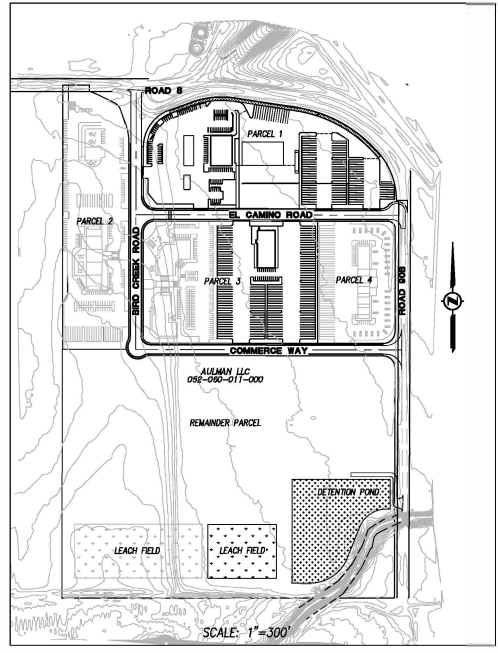
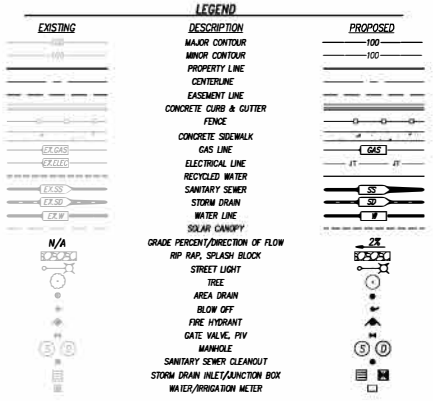
PROJECT NOTES:

- GROUNDWATER WAS ENCOUNTERED AT 30 FEET BELOW GROUND SURFACE BASED ON BORINGS PERFORMED IN 2007. GROUNDWATER WAS NOT ENCOUNTERED DURING RECENT EXPLORATORY BORINGS. CONE PENETRATION TEST (CPT) SOUNDING ENCOUNTERED ELEVATED PORE WATER PRESSURES AT 30 FEET. (SEE GEOTECHNICAL EXPLORATION REPORT BY KC ENGINEERING COMPANY, 20 JANUARY 2023).
- YOLO COUNTY DRAINAGE MANUAL. GROUNDWATER MAPS FROM SPRING AND FALL OF 1998 SHOW GROUNDWATER ELEVATIONS AT APPROXIMATELY 20 FEET AND 15 FEET, RESPECTIVELY. THE PROPOSED WELL WILL HAVE A PRELIMINARY DRILL DEPTH OF 1000' FOR DOMESTIC AND FIRE WATER AND WILL HAVE A PRELIMINARY CAPACITY OF 300-600 GALS/MIN.
- THE PROPOSED WATER STORAGE TANKS ASSUME A REQUIRED CAPACITY OF 120,000 GALLONS FOR THE PROJECT'S FULL BUILD-OUT. THE PROJECTS TWO (2) WATER STORAGE TANKS ARE EACH SIZED AT 22 FEET IN DIAMETER AND 22 FEET IN HEIGHT TO SERVE A 60,000-GALLON CAPACITY.
- THE RECYCLED WATER SHALL BE USED FOR TOILETS ONLY.

STORMWATER QUALITY TREATMENT NOTES:

- ALL RUNOFF FROM PARCELS 1 THROUGH 4 AND FROM ALL PROPOSED ROADWAYS WILL BE MANAGED BY A DETENTION BASIN MEANT TO STORE AND INFILTRATE THE REQUIRED STORM WATER QUANTITY VOLUME WITH AN EXCESS DISCHARGE INTO BIRD CREEK.
- ALL REMAINING RUNOFF FROM THE PORTIONS OF THE PROPERTY THAT ARE TO REMAIN UNIMPROVED WILL ADVISE TO THE PROPERTY'S EXISTING DRAINAGE PATTERN TO THE EXTENT THAT WHICH THE PROJECT WILL NOT EXCEED EXISTING RUNOFF CAPACITIES.

| ABBREVIATIONS | | ABBREVIATIONS | |
|---------------|---|---------------|-------------------------------------|
| ABBREVIATION | DESCRIPTION | ABBREVIATION | DESCRIPTION |
| ACP | ASBESTOS CEMENT PIPE | AW | NOT APPLICABLE |
| AD | AREA DRAIN | OG | ORIGINAL GROUND |
| AP | ANGLE POINT | OU | OVERHEAD UTILITY |
| BC | BECON CURVE | PAV | PAVEMENT |
| BCDC | BAY CONSERVATION & DEVELOPMENT COMMISSION | PAUE | PRIVATE ACCESS AND UTILITY EASEMENT |
| BO | BLOW OFF | PC | POINT OF COMPASS CURVE |
| BVC | BECON VERTICAL CURVE | PCF | PERFORATED PIPE |
| BW | BACK OF WALK | PVI | POST INDICATOR WALK |
| CB | CATCH BASIN | PCRC | POINT OF REVERSE CURVATURE |
| CE | CELESTINE | PVC | POLYVINYL CHLORIDE |
| CDV | DOUBLE CHECK DETECTOR VALVE | PI | POINT OF VERTICAL INTERSECTION |
| CG | DECOMPOSED GRANITE DRIVEWAY | R | RADIUS |
| CGV | DRY | RCF | REINFORCED CONCRETE PIPE |
| CGV | END OF CURVE | RET | RETURN (CURB) |
| CGV | EXISTING GRADE | RSR | RESER |
| CGV | ELEVATION | RT | RIGHT OF WAY |
| CGV | END OF VERTICAL CURVE | RW | RIGHT OF WAY |
| CGV | END WALL | SD | STORM DRAIN |
| CGV | EXISTING GRADE | SO | SIZE DRAINING |
| CGV | EXISTING GRADE | SS | SANITARY SEWER |
| CGV | FINISH FLOOR | SSS | SANITARY SEWER CLEAN OUT |
| CGV | FINISH GRADE | SSM | SIDEWALK |
| CGV | FIRE HYDRANT | SWK | TOP OF CURB |
| CGV | FIELD INLET | TBC | TOP OF DEPRESSED CURB |
| CGV | FLOW LINE | TFC | TOP OF FLUSH CURB |
| CGV | FLOW LINE SIDE OPENING | TP | TOP OF PAVEMENT |
| CGV | FIRE LADDER PAD | TR | TOP OF RAMP |
| CGV | FIRE WATER MAIN | TS | TOP OF STEP |
| CGV | GRADE BREAK | TW | TOP OF WALL |
| CGV | GARAGE FINISH FLOOR | UW | UNWEED CLAY PIPE |
| CGV | GARAGE LIP | UL | UNDERGROUND UTILITY |
| CGV | GRATE | WM | WATER MAIN OF WATER SERVICE |
| CGV | HIGH-DENSITY POLYETHYLENE | W | WATER METER |
| CGV | HIGH POINT | | |
| CGV | INLET | | |
| CGV | LATERAL | | |
| CGV | LOW POINT | | |
| CGV | LEFT | | |
| CGV | MAXIMUM | | |



| RIGID PAVEMENT SECTIONS | | | |
|--------------------------|-------------------|----------------|--|
| TYPE | CONCRETE PAVEMENT | AGGREGATE BASE | |
| PORTLAND CEMENT CONCRETE | 8.0" | 6.0" | |

| FLEXIBLE PAVEMENT SECTIONS | | | |
|----------------------------|-------------------------|-------------|-----------|
| SUBGRADE | TRAFFIC | TRAFFIC | TRAFFIC |
| B-VALUE | INCHES | AC PAVEMENT | AGG. BASE |
| 5 | 9.0 LIGHT DUTY (AUTO) | 5.0" | 21.5" |
| 5 | 10.0 HEAVY DUTY (TRUCK) | 6.0" | 23.5" |
| 5 | 11.0 HEAVY DUTY (TRUCK) | 8.0" | 22.5" |
| 5 | 12.0 HEAVY DUTY (TRUCK) | 8.0" | 26.5" |
| 5 | 13.0 HEAVY DUTY (TRUCK) | 8.0" | 30.5" |

- NOTES:
- BASE ROCK MIN R-VALUE = 70
 - LINE TREATMENT WILL REQUIRE ROUGHLY 30% LESS BASE ROCK
 - USING "TENSAR NX250" GEOTEXTILE WILL REDUCE REQUIREMENT FOR 50% LESS BASE ROCK
 - CONCRETE TO BE REINFORCED WITH #4 BARS, 18" ON CENTER, BOTH WAYS.
- PER THE GEOTECHNICAL EXPLORATION REPORT (PROJECT NO. R0544) PREPARED BY KC ENGINEERING CO., DATED: JANUARY 20, 2023.

| SHEET INDEX | |
|-----------------|--|
| SHEET NUMBER | DESCRIPTION |
| C-1 | COVER SHEET |
| C-2 | EXISTING SITE CONDITIONS |
| C-3 | PARCEL EXHIBIT |
| C-4 | COMPOSITE SITE PLAN / INDEX MAP |
| C-5 | HORIZONTAL CONTROL PLAN - NORTH (WEST) |
| C-6 | HORIZONTAL CONTROL PLAN - NORTH (EAST) |
| C-7 | HORIZONTAL CONTROL PLAN - MIDDLE (EAST) |
| C-8 | HORIZONTAL CONTROL PLAN - MIDDLE (WEST) |
| C-9 | HORIZONTAL CONTROL PLAN - SOUTH (WEST) |
| C-10 | HORIZONTAL CONTROL PLAN - SOUTH (EAST) |
| C-11 | HORIZONTAL CONTROL PLAN - ENTRY EXHIBIT |
| C-12 | COMPOSITE UTILITY PLAN |
| C-13 | UTILITY PLAN - NORTH |
| C-14 | UTILITY PLAN - MIDDLE |
| C-15 | UTILITY PLAN - MIDDLE |
| C-16 | ROUGH GRADING & DRAINAGE PLAN |
| C-17 | ROUGH GRADING PLAN |
| C-18 | STRIKING PLAN |
| C-19 | TYPICAL STREET SECTIONS & PROFILES |
| C-20 | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| C-21 | EROSION CONTROL PLAN |
| C-22 | PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS & DETAILS |
| C-23 | PRELIMINARY HYDROLOGY ANALYSIS: PRE-DEVELOPMENT |
| C-24 | PRELIMINARY HYDROLOGY ANALYSIS: POST-DEVELOPMENT |
| LANDSCAPE PLANS | |
| L0 | PLANT MATERIAL LIST, NOTES AND DETAILS |
| L1 | PRELIMINARY LANDSCAPE PLAN |
| L2 | PRELIMINARY LANDSCAPE PLAN |
| L3 | PRELIMINARY LANDSCAPE PLAN |
| L4 | PRELIMINARY LANDSCAPE PLAN |
| L5 | PRELIMINARY LANDSCAPE PLAN |
| L6 | PRELIMINARY LANDSCAPE PLAN |
| L7 | PRELIMINARY LANDSCAPE PLAN |
| L8 | PRELIMINARY LANDSCAPE PLAN |

Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking

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INTERSTATE 5 AT COUNTY ROAD 8
DUNNIGAN TRUCK & TRAVEL CENTER
TENTATIVE PARCEL MAP #5259

TOWN OF DUNNIGAN YOLO COUNTY
COVER SHEET
CALIFORNIA

APN: 052-060-011

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25

DESIGN: LLC, SMS
DRAWN: JMG, LLC, SMS
CHECKED: N/A

DATE: _____
JOB NO. 2819
DATE: 09/26/2023
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
No. 35121
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

NO. _____

REVISIONS

| NO. | REVISIONS | BY | APP. | DATE |
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SHEET

C-1

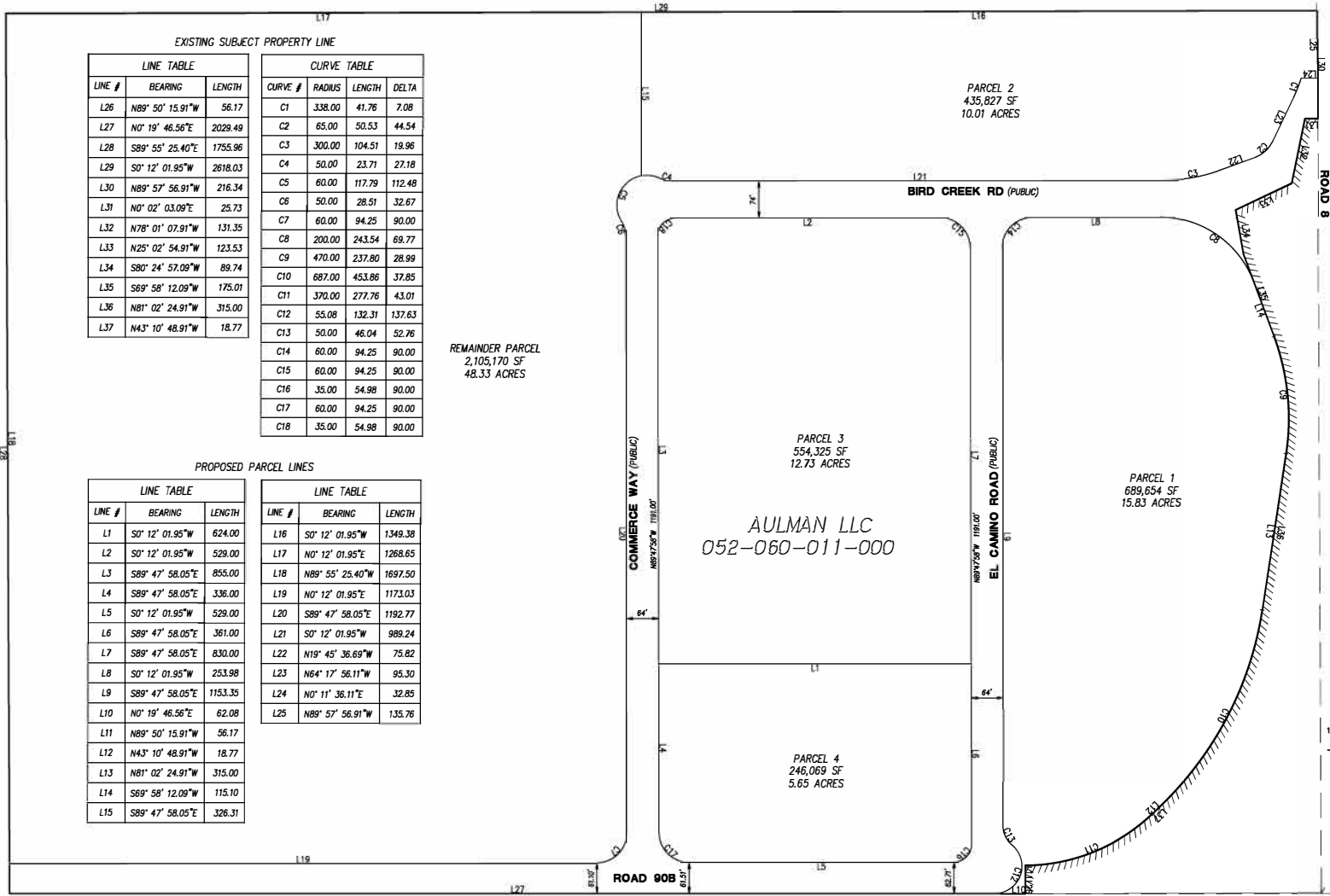
C-25

SHEETS

Connor and Gaskins LLC
Registered Professional Engineer
9/11/2023



Know what's below. 811 before you dig.

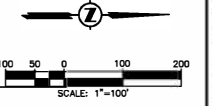


EXISTING SUBJECT PROPERTY LINE

| LINE TABLE | | | CURVE TABLE | | | |
|------------|------------------|---------|-------------|--------|--------|--------|
| LINE # | BEARING | LENGTH | CURVE # | RADIUS | LENGTH | DELTA |
| L26 | N89° 50' 15.91"W | 56.17 | C1 | 338.00 | 41.76 | 7.08 |
| L27 | N0° 19' 46.56"E | 2029.49 | C2 | 65.00 | 50.53 | 44.54 |
| L28 | S89° 55' 25.40"E | 1755.96 | C3 | 300.00 | 104.51 | 19.96 |
| L29 | S0° 12' 01.95"W | 2618.03 | C4 | 50.00 | 23.71 | 27.18 |
| L30 | N89° 57' 56.91"W | 216.34 | C5 | 60.00 | 117.79 | 112.48 |
| L31 | N0° 02' 03.09"E | 25.73 | C6 | 50.00 | 28.51 | 32.67 |
| L32 | N78° 01' 07.91"W | 131.35 | C7 | 60.00 | 94.25 | 90.00 |
| L33 | N25° 02' 54.91"W | 123.53 | C8 | 200.00 | 243.54 | 69.77 |
| L34 | S80° 24' 57.09"W | 89.74 | C9 | 470.00 | 237.80 | 28.99 |
| L35 | S69° 58' 12.09"W | 175.01 | C10 | 687.00 | 453.86 | 37.85 |
| L36 | N81° 02' 24.91"W | 315.00 | C11 | 370.00 | 277.76 | 43.01 |
| L37 | N43° 10' 48.91"W | 18.77 | C12 | 55.08 | 132.31 | 137.63 |
| | | | C13 | 50.00 | 46.04 | 52.76 |
| | | | C14 | 60.00 | 94.25 | 90.00 |
| | | | C15 | 60.00 | 94.25 | 90.00 |
| | | | C16 | 35.00 | 54.98 | 90.00 |
| | | | C17 | 60.00 | 94.25 | 90.00 |
| | | | C18 | 35.00 | 54.98 | 90.00 |

PROPOSED PARCEL LINES

| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
|--------|------------------|---------|--------|------------------|---------|
| L1 | S0° 12' 01.95"W | 624.00 | L16 | S0° 12' 01.95"W | 1349.38 |
| L2 | S0° 12' 01.95"W | 529.00 | L17 | N0° 12' 01.95"E | 1268.65 |
| L3 | S89° 47' 58.05"E | 855.00 | L18 | N89° 55' 25.40"W | 1697.50 |
| L4 | S89° 47' 58.05"E | 336.00 | L19 | N0° 12' 01.95"E | 1173.03 |
| L5 | S0° 12' 01.95"W | 529.00 | L20 | S89° 47' 58.05"E | 1192.77 |
| L6 | S89° 47' 58.05"E | 361.00 | L21 | S0° 12' 01.95"W | 989.24 |
| L7 | S89° 47' 58.05"E | 830.00 | L22 | N19° 45' 36.69"W | 75.82 |
| L8 | S0° 12' 01.95"W | 253.98 | L23 | N64° 17' 56.11"W | 95.30 |
| L9 | S89° 47' 58.05"E | 1153.35 | L24 | N0° 11' 36.11"E | 32.85 |
| L10 | N0° 19' 46.56"E | 62.08 | L25 | N89° 57' 56.91"W | 135.76 |
| L11 | N89° 50' 15.91"W | 56.17 | | | |
| L12 | N43° 10' 48.91"W | 18.77 | | | |
| L13 | N81° 02' 24.91"W | 315.00 | | | |
| L14 | S69° 58' 12.09"W | 115.10 | | | |
| L15 | S89° 47' 58.05"E | 326.31 | | | |



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Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking

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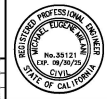
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PARCEL EXHIBIT
YOLO COUNTY
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APN: 052-060-011

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 8-30-25

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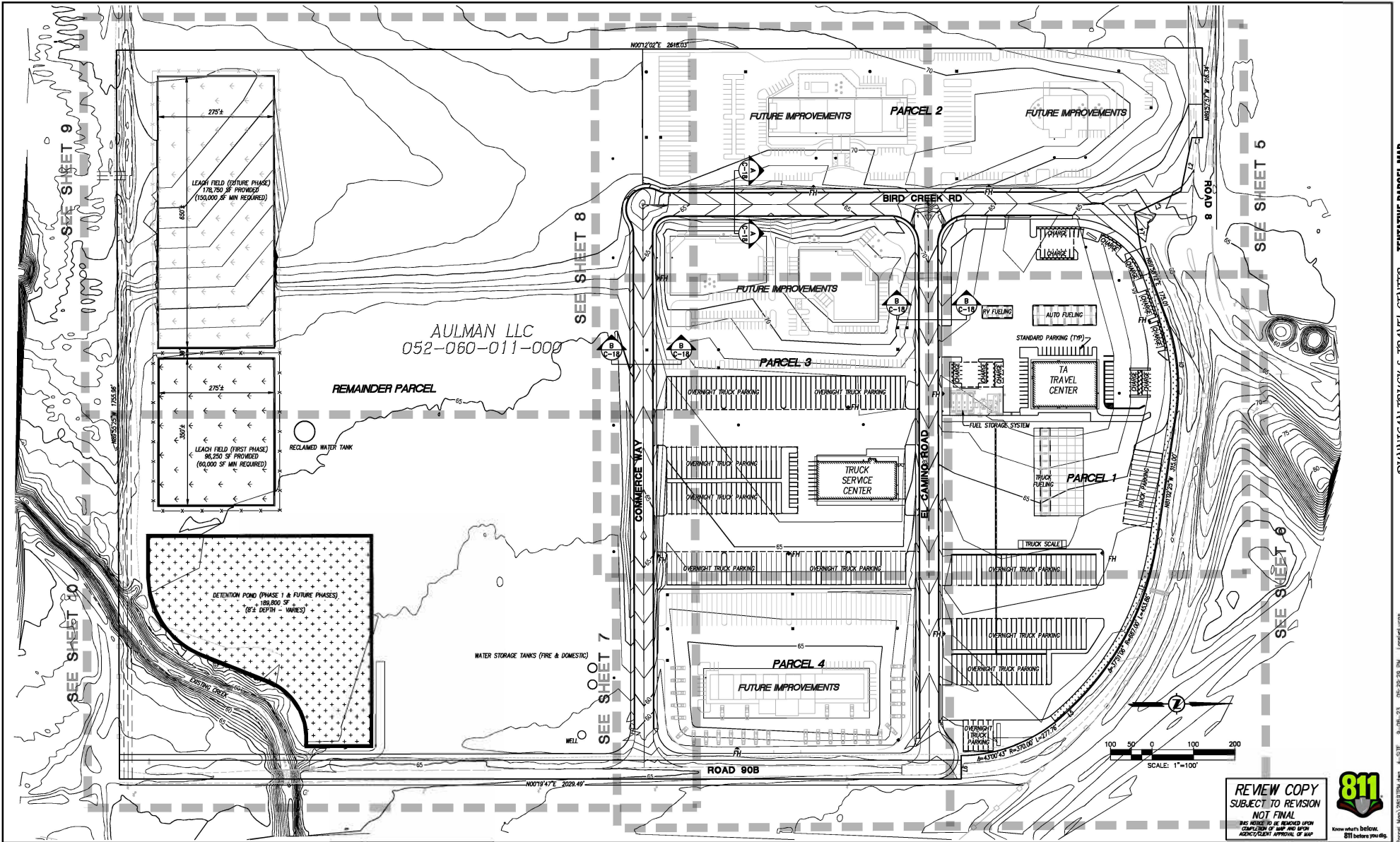
JOB NO. 2819
DATE: 6/27/2023
SCALE: AS SHOWN



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| | | | | | C-3 |
| | | | | | C-25 |
| | | | | | SHEETS |

Connor and Gaskins LLC
Received
9/11/2023

DUNNIGAN TRUCK & TRAVEL CENTER - TENTATIVE PARCEL MAP



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 Land Development Engineering
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 Construction Staking

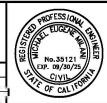
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DUNNIGAN TRUCK & TRAVEL CENTER
TENTATIVE PARCEL MAP
COMPOSITE SITE PLAN / INDEX MAP
 TOWN OF DUNNIGAN YOLO COUNTY CALIFORNIA

APN: 052-060-011

DRAWING UNDER THE DIRECTION OF:
 MICHAEL E. MILANI DATE
 R.C.E. No. 35121 REGISTRATION EXPIRES 8-30-25
 DESIGN: LLC, SMS JOB NO: 2819
 DRAWN: JMG, LLC, SMS DATE: 6/16/2023
 CHECKED: KVA SCALE: AS SHOWN



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| | | | | | C-4 |
| | | | | | C-25 |

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DUNNIGAN TRUCK & TRAVEL CENTER - TENTATIVE PARCEL MAP

Connor and Gaskins LLC
 Received
 9/11/2023