

VICINITY MAP
NTS

OWNER & APPLICANT
VALLEY OAK PROPERTY MANAGEMENT
113 PALM AVENUE
MODESTO, CA 95350
RESHAM SINGH

PROJECT INFORMATION

- 1 PARCEL 1 ASSESSORS PARCEL NO: 217-059-003
- 2 PARCEL 1 EXISTING ZONING: R2 (MULTI-FAMILY HOUSING)
- 3 EXISTING GENERAL PLAN: MDR (MEDIUM DENSITY RESIDENCE)
- 4 WATER POLLUTION CONTROL PER STATE WATER RESOURCES CONTROL BOARD GENERAL CONSTRUCTION PERMIT AND CITY OF MANTECA ORDINANCES AND STANDARDS.
- 5 WATER SUPPLY: BY CITY OF MANTECA.
- 6 SEWAGE DISPOSAL: BY CITY OF MANTECA.
- 7 STORM DRAINAGE: BY SOUTH SAN JOAQUIN IRRIGATION DISTRICT

NOTES:

- 1 THE SITE IS RELATIVELY FLAT, WITH 0%-1% SLOPES.
- 2 NO AREAS ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE STORM.

PARKING SUMMARY:

TOTAL BUILDING UNITS: 12 UNITS
TOTAL COVERED STALLS REQUIRED: 12 STALLS
TOTAL COVERED STALLS PROVIDED: 12 STALLS
TOTAL UNCOVERED STALLS REQUIRED: 15 STALLS
TOTAL UNCOVERED STALLS PROVIDED: 18 STALLS
TOTAL HANDICAP STALLS REQUIRED: 2 STALLS
TOTAL HANDICAP STALLS PROVIDED: 2 STALLS

SCALE 1" = 20'

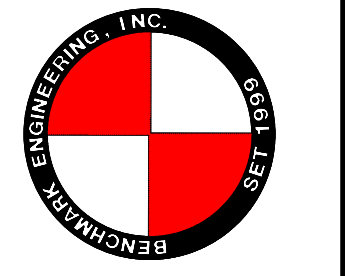
LEGEND

	EXISTING	PROPOSED
WATER VALVE	—○—	N/A
FIRE HYDRANT	⊕	N/A
TEMP BLOWOFF	N/A	—○—
STANDARD MANHOLE	○	●
WATER LINE	—8"W—	—8"W—
SANITARY SEWER	—8"S—	—8"S—
STORM DRAIN	—12"SD—	N/A
STANDARD DRIVEWAY	N/A	—
DIRECTION OF FLOW	N/A	—0.03
GRADE ELEVATION	N/A	—68.34
ORIGINAL GROUND	—18.8	N/A
CURB, GUTTER AND SIDEWALK	≡≡≡	≡≡≡
TYPICAL RETURN WITH HANDICAP RAMP	↶	N/A

DATE: _____

NO	DESCRIPTIONS	DATE	APPROVED

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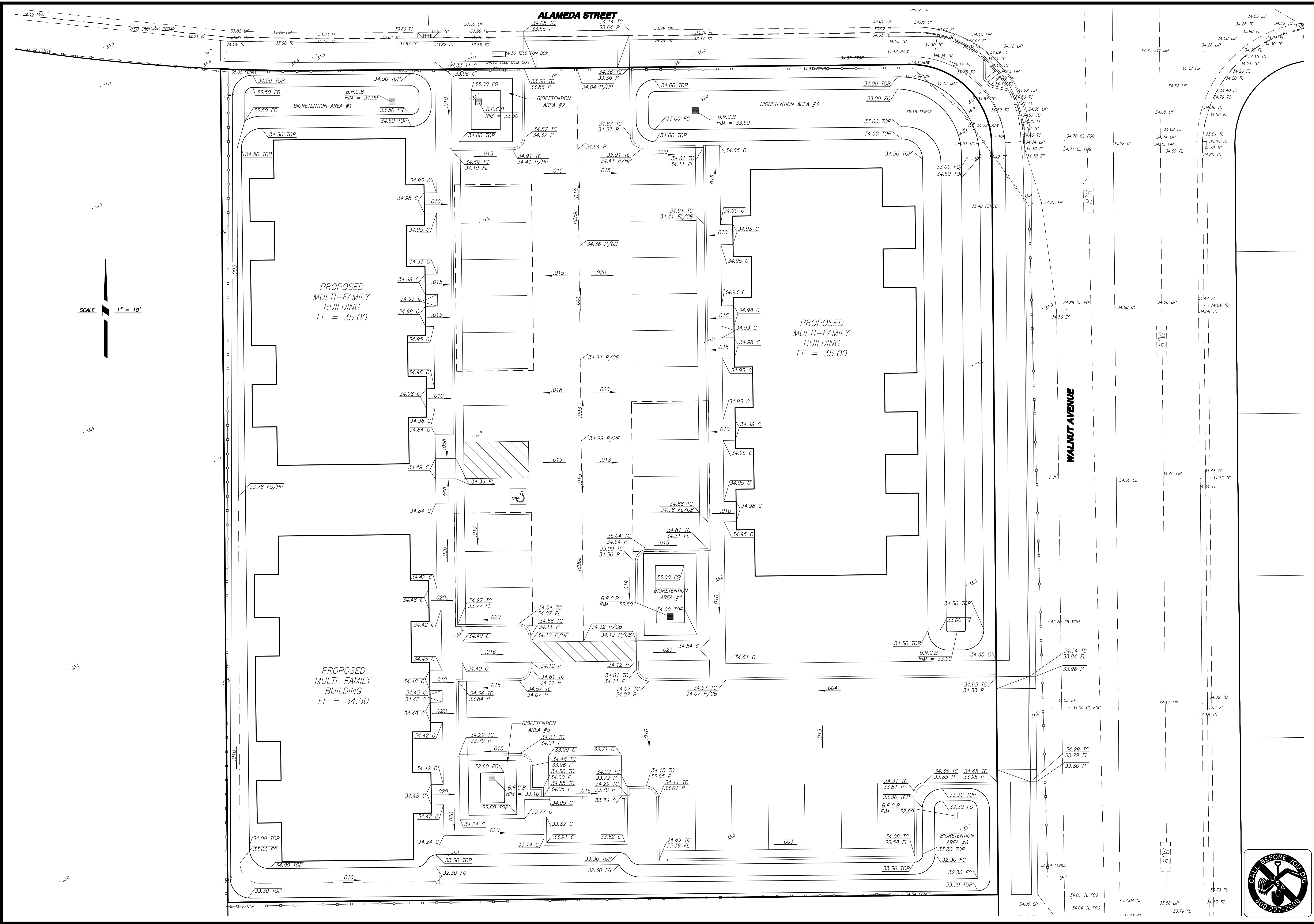


SITE PLAN
NORTH WALNUT TOWNHOUSES
MANTECA, CALIFORNIA

JOB NO: 228400
DATE: 6/19/17
DR BY: MR
CK BY: TG
SCALE: AS SHOWN

SHEET NUMBER
1
OF 3 SHEETS





SCALE 1" = 10'

PROPOSED MULTI-FAMILY BUILDING
FF = 35.00

PROPOSED MULTI-FAMILY BUILDING
FF = 35.00

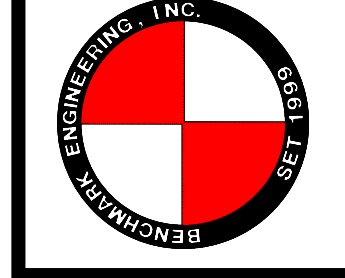
PROPOSED MULTI-FAMILY BUILDING
FF = 34.50

DATE: _____

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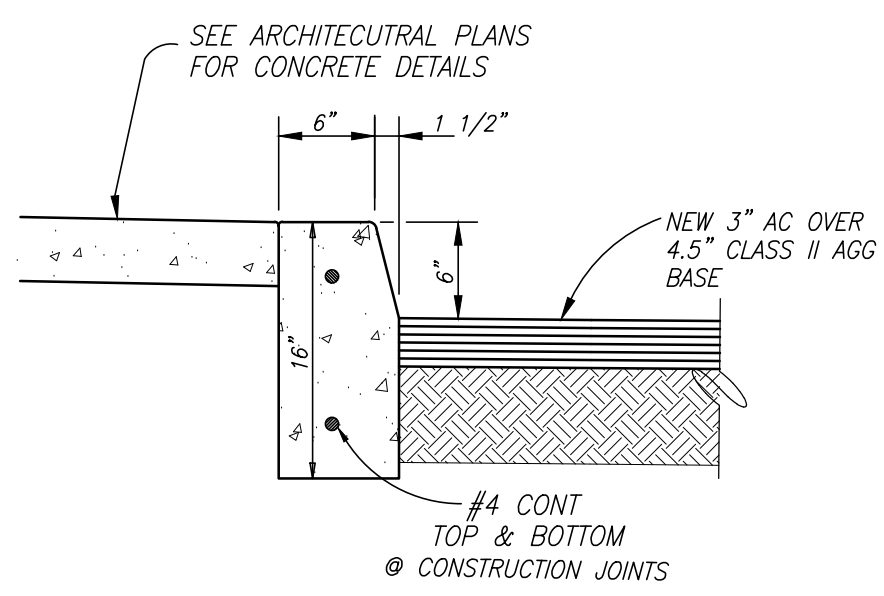
PRELIMINARY GRADING AND DRAINAGE PLAN

NORTH WALNUT TOWNHOUSES
MANTECA, CALIFORNIA

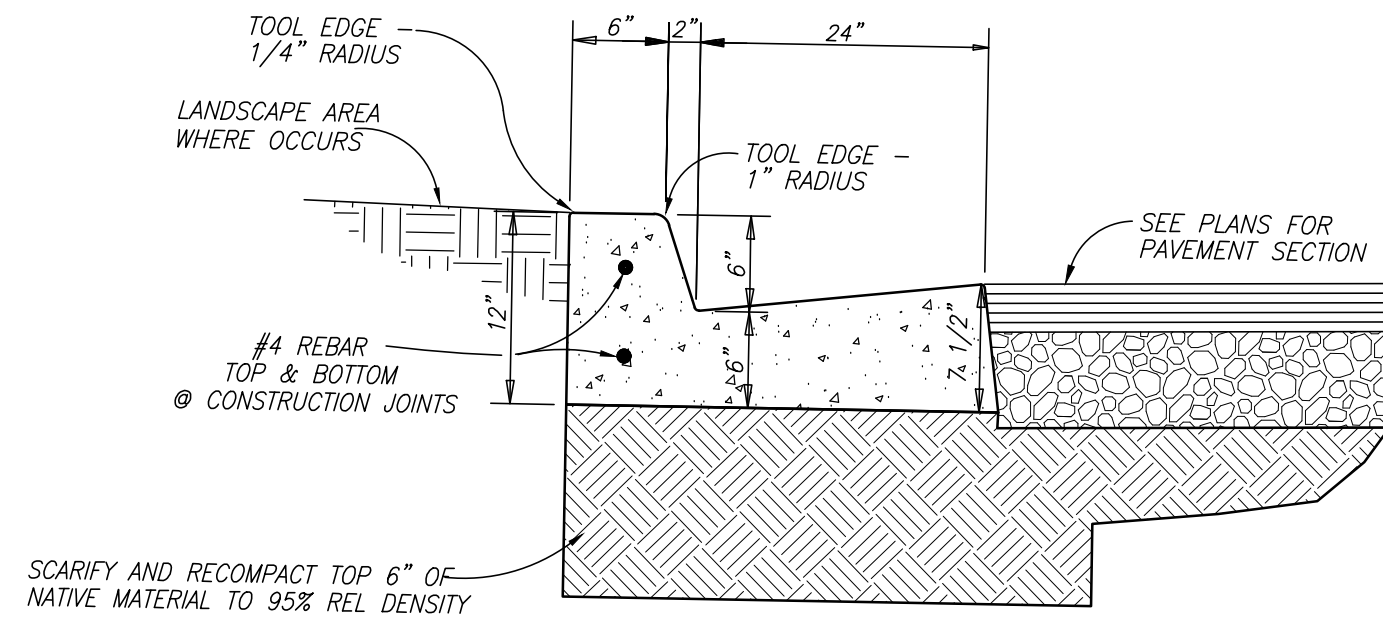
JOB NO. 228400
 DATE 6/19/17
 DR BY: MR
 CK BY: TC
 SCALE AS SHOWN

SHEET NUMBER
2
 OF 3 SHEETS

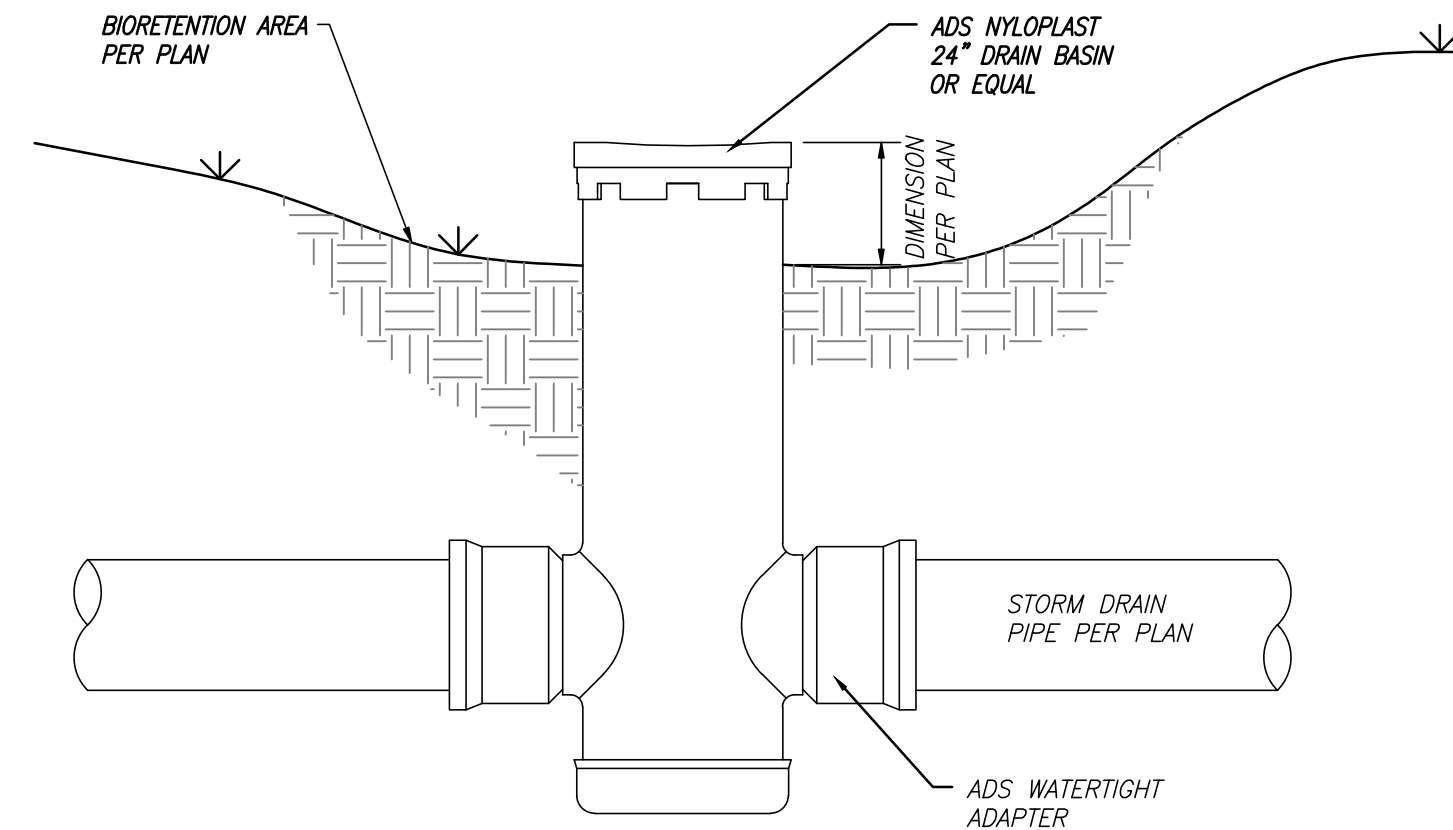




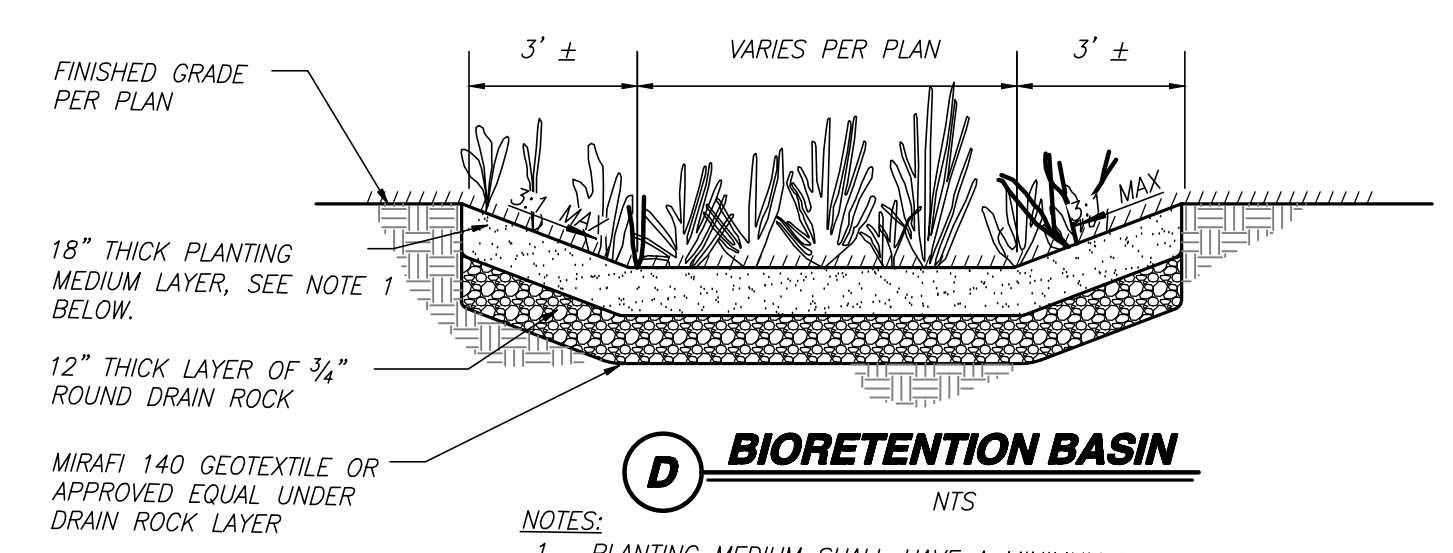
A TYPICAL 6" VERTICAL CURB DETAIL
NTS



B CURB AND GUTTER DETAIL
NTS

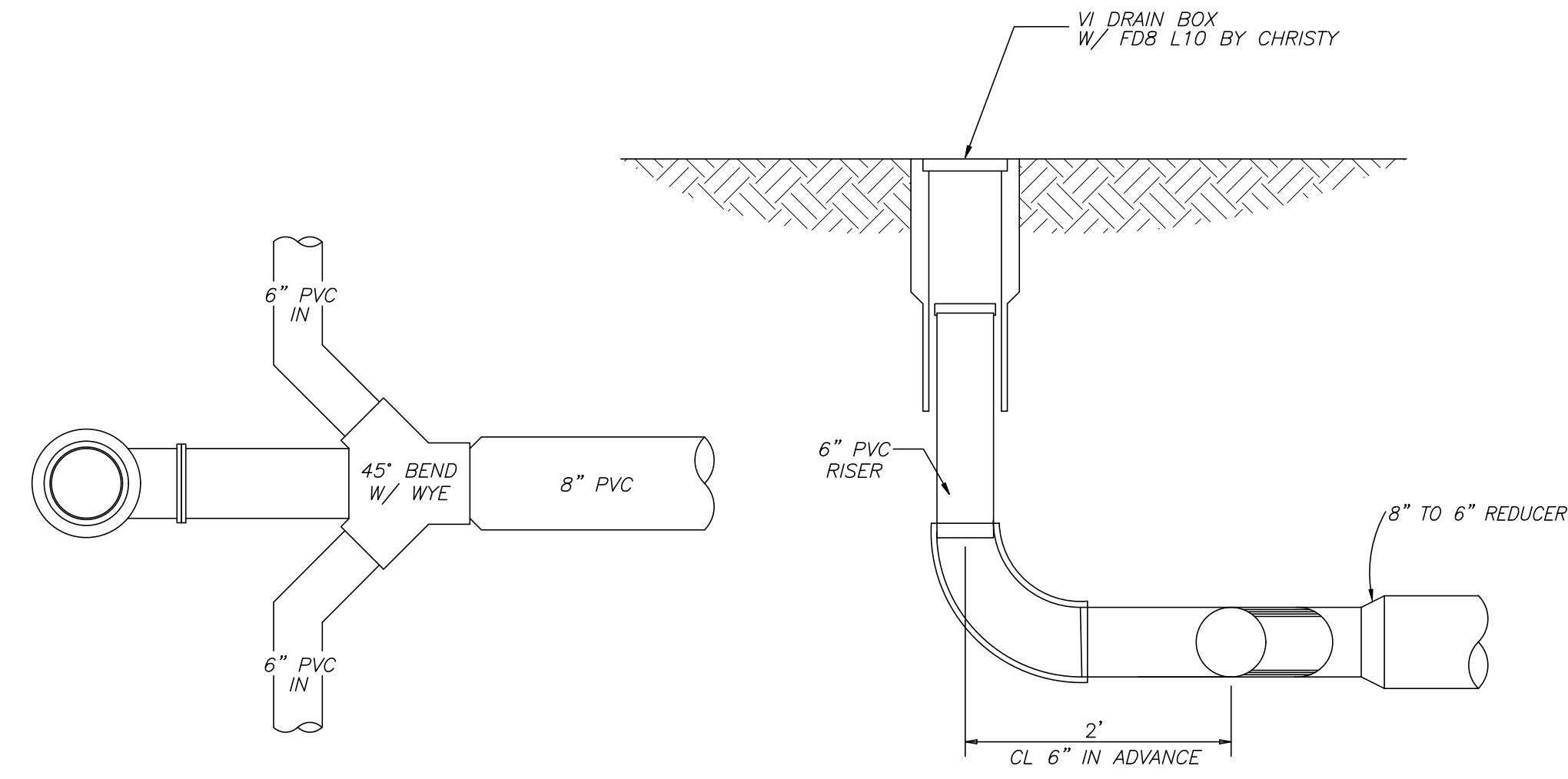


C BIORETENTION CATCH BASIN
N.T.S.

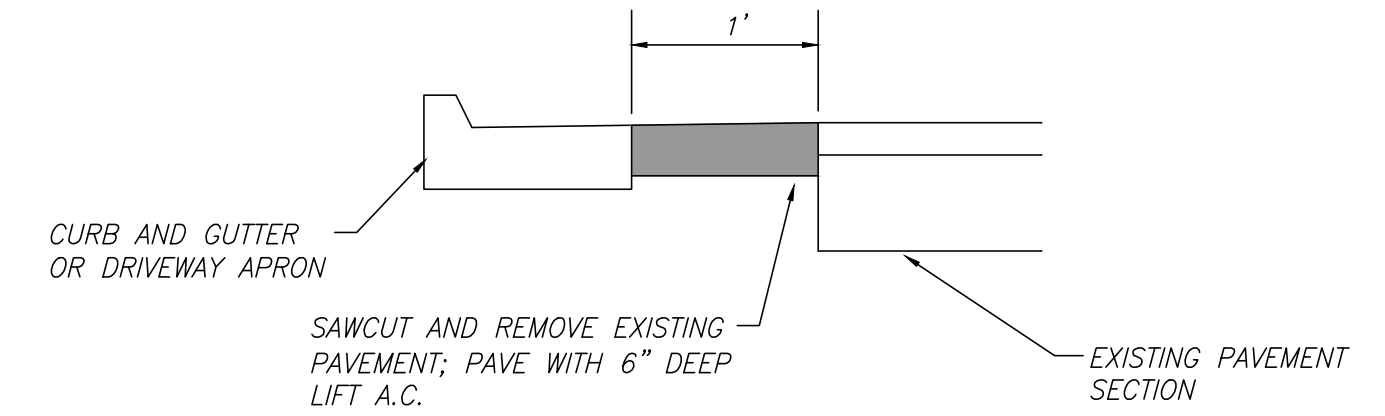


D BIORETENTION BASIN
NTS

NOTES:
1. PLANTING MEDIUM SHALL HAVE A MINIMUM INFILTRATION RATE OF 5" PER HOUR. A MIXTURE OF 60%-70% SAND MEETING ASTM C33 AND 30%-40% COMPOST MAY BE USED.
2. SOILS BELOW DRAIN ROCK LAYER SHALL NOT BE COMPACTED. IF COMPACTED DURING CONSTRUCTION THEY SHALL BE RIPPED AND LOOSENEED PRIOR TO PLACEMENT OF THE DRAIN ROCK LAYER.



E TYPICAL CLEANOUT
NTS



F PAVEMENT REPLACEMENT
NTS

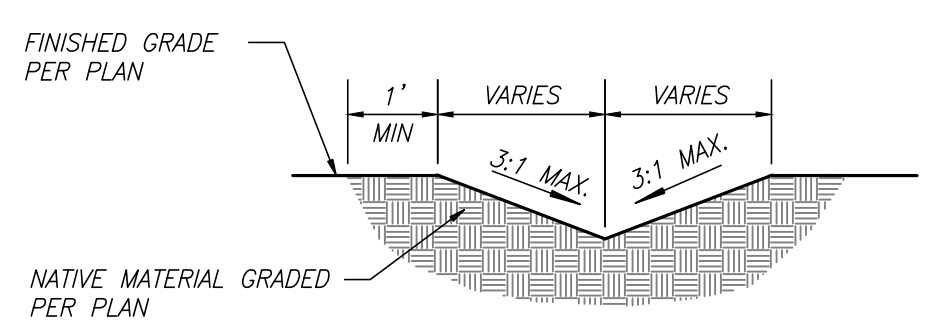
SITE DETENTION VOLUME CALCULATIONS:
VOLUME (AC. FT.) = CAR/12
C = 0.50 FOR MEDIUM DENSITY RESIDENTIAL (TABLE 3-3)
A = 0.89 ACRES R = 3.56 IN (10-YEAR, 48-HOUR DURATION STORM)
V = (0.5 X 0.89 X 3.56) / 12
V = 0.13 AC. FT
V = 0.13 AC. FT X 43,560 S.F. = 5,663 C.F.
V = 5,663 C.F. = 42,359 GAL

BASIN AREA STORAGE VOLUME:
BASIN 1 = 328 C.F.
BASIN 2 = 84 C.F.
BASIN 3 = 1,445 C.F.
BASIN 4 = 117 C.F.
BASIN 5 = 55 C.F.
BASIN 6 = 614 C.F.
TOTAL BASIN AREA STORAGE VOLUME = 2,641
TOTAL WATER LEAVING SITE = 3,022 C.F.

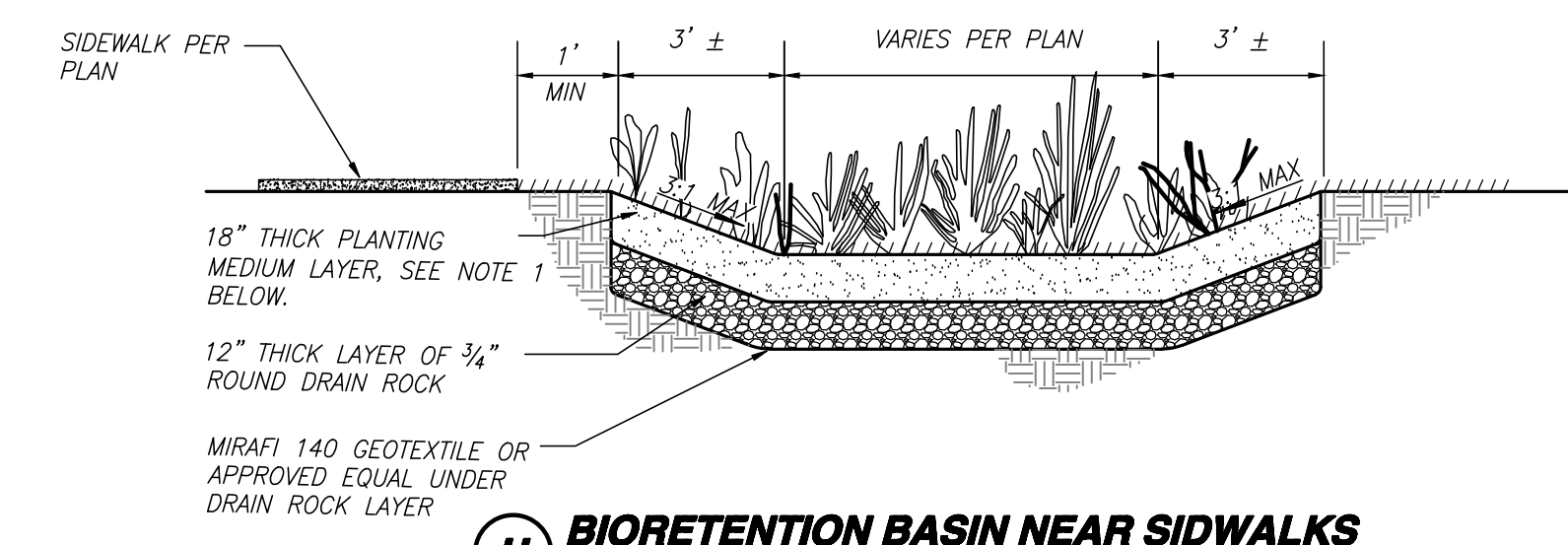
DETENTION BASIN VOLUME CALCULATIONS:
BASIN AREA STORAGE VOLUME = PONDING STORAGE VOLUME + PLANTING MEDIA LAYER STORAGE VOLUME + ROCK LAYER STORAGE VOLUME
PONDING STORAGE VOLUME (CALCULATED WITH 3D SURFACE MODELING):
BASIN 1 = 176 C.F.
BASIN 2 = 49 C.F.
BASIN 3 = 797 C.F.
BASIN 4 = 67 C.F.
BASIN 5 = 33 C.F.
BASIN 6 = 365 C.F.
PLANTING MEDIA LAYER STORAGE VOLUME = BIORETENTION BOTTOM AREA X PLANTING MEDIA DEPTH X 0.10 (PLANTING MEDIA VOID RATIO)

DESIGN RUNOFF (ASSUMING NO DETENTION IN PROJECT):
Q = CIA
C = 0.50
TIME OF CONCENTRATION = 26.88 MINUTES
I = 1.10 IN/HR (FIGURE 2-2)
A = 2.12 ACRES
Q = (1.10 X 2.12 X 0.5)
Q = 1.17 CFS
*MAX CAPACITY FOR A 12" PIPE @ 0.0025 = 1.79 CFS

*NOTE: ALL WATER LEAVING THE PROJECT SITE WILL ENTER THE EXISTING 12" STORM DRAIN AT THE INTERSECTION OF WALNUT AVENUE AND JACKOLYN DRIVE. THE STORMWATER WILL DISCHARGE INTO THE WALNUT PLACE BASIN WITHIN THE WALNUT PLACE SUBDIVISION.
BASIN 1 = (304 S.F. X 1.5 FT X 0.10) = 46 C.F.
BASIN 2 = (89 S.F. X 1.5 FT X 0.10) = 10 C.F.
BASIN 3 = (1,295 S.F. X 1.5 FT X 0.10) = 194 C.F.
BASIN 4 = (99 S.F. X 1.5 FT X 0.10) = 15 C.F.
BASIN 5 = (43 S.F. X 1.5 FT X 0.10) = 6 C.F.
BASIN 6 = (498 S.F. X 1.5 FT X 0.10) = 75 C.F.
ROCK LAYER STORAGE VOLUME = BIORETENTION BOTTOM AREA X ROCK DEPTH X 0.35 (ROCK LAYER VOID RATIO)
BASIN 1 = (304 S.F. X 1 FT X 0.35) = 106 C.F.
BASIN 2 = (89 S.F. X 1 FT X 0.35) = 24 C.F.
BASIN 3 = (1,295 S.F. X 1 FT X 0.35) = 453 C.F.
BASIN 4 = (99 S.F. X 1 FT X 0.35) = 35 C.F.
BASIN 5 = (43 S.F. X 1 FT X 0.35) = 15 C.F.
BASIN 6 = (498 S.F. X 1 FT X 0.35) = 174 C.F.



G DRAINAGE SWALE
NTS



H BIORETENTION BASIN NEAR SIDEWALKS
NTS

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2. SOILS BELOW DRAIN ROCK LAYER SHALL NOT BE COMPACTED. IF COMPACTED DURING CONSTRUCTION THEY SHALL BE RIPPED AND LOOSENEED PRIOR TO PLACEMENT OF THE DRAIN ROCK LAYER.



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