

**VICINITY MAP**  
NTS

**OWNER & APPLICANT**

VALLEY OAK PROPERTY MANAGEMENT  
113 PALM AVENUE  
MANTECA, 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: 1 STALL  
TOTAL HANDICAP STALLS PROVIDED: 1 STALL  
TOTAL VAN ACCESSIBLE STALLS REQUIRED: 1 STALL  
TOTAL VAN ACCESSIBLE STALLS PROVIDED: 1 STALLS

**LEGEND**

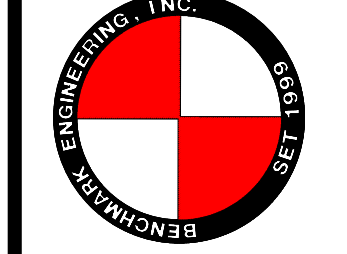
|                                   | EXISTING   | PROPOSED |
|-----------------------------------|------------|----------|
| WATER VALVE                       | ⊙          | N/A      |
| FIRE HYDRANT                      | ⊕          | N/A      |
| TEMP BLOWOFF                      | N/A        | ⊙        |
| 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        | → .003   |
| GRADE ELEVATION                   | N/A        | 68.34    |
| ORIGINAL GROUND                   | ⋯          | N/A      |
| CURB, GUTTER AND SIDEWALK         | ≡          | ≡        |
| TYPICAL RETURN WITH HANDICAP RAMP | ↶          | N/A      |

SCALE 1" = 20'

PREPARED UNDER THE DIRECTION OF:

| NO | DESCRIPTIONS | DATE | APPROVED |
|----|--------------|------|----------|
|    |              |      |          |

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**SITE PLAN**  
**NORTH WALNUT TOWNHOUSES**  
MANTECA, CALIFORNIA

JOB NO 228400  
DATE 8/15/17  
DR BY MR  
CK BY TG  
SCALE AS SHOWN

SHEET NUMBER  
**1**  
OF 2 SHEETS



ALAMEDA STREET

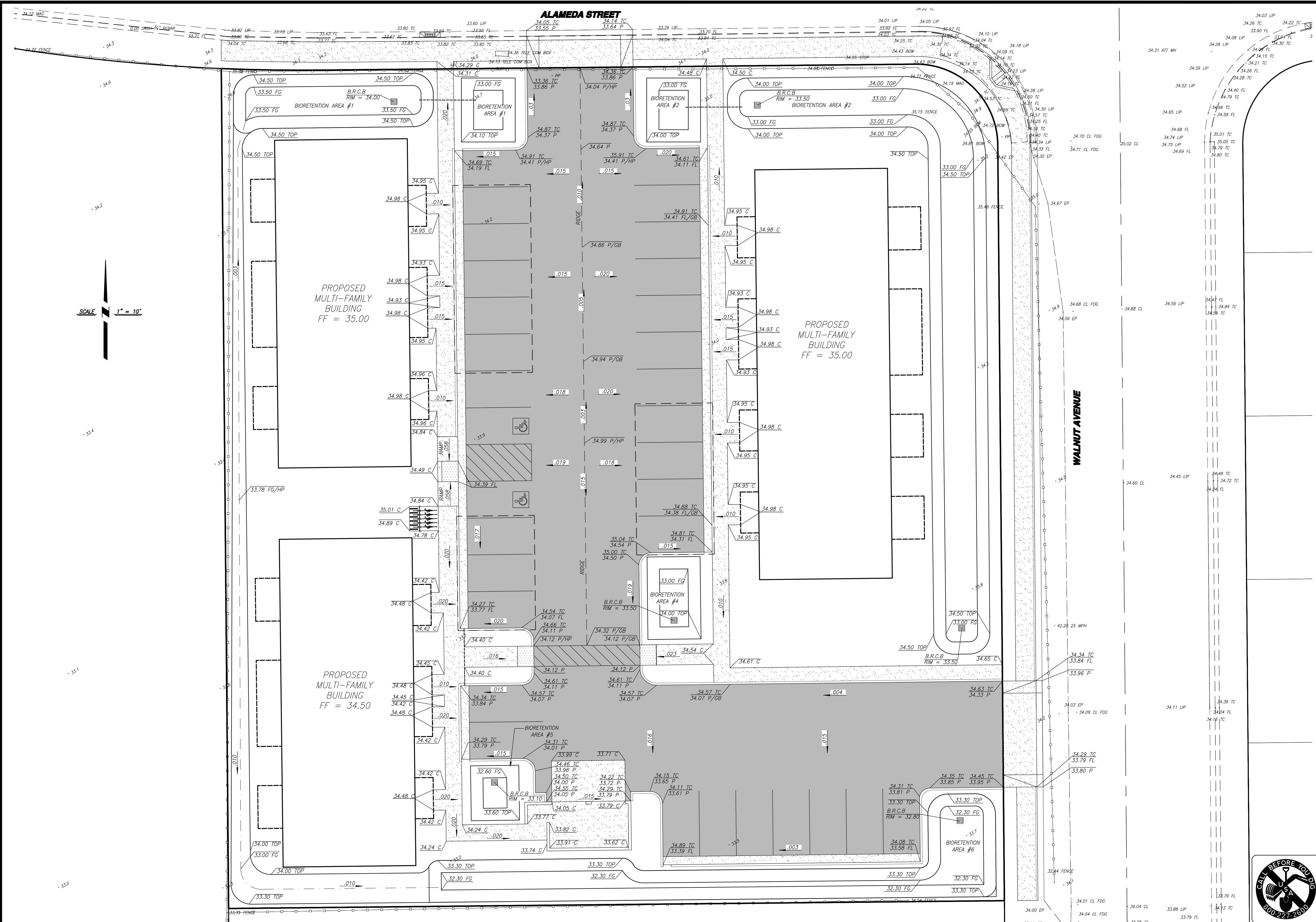
WALNUT AVENUE

SCALE 1" = 10'

PROPOSED MULTI-FAMILY BUILDING  
FF = 35.00

PROPOSED MULTI-FAMILY BUILDING  
FF = 35.00

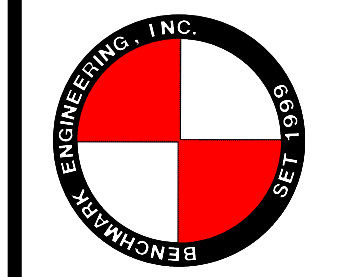
PROPOSED MULTI-FAMILY BUILDING  
FF = 34.50



PREPARED UNDER THE DIRECTION OF:

| NO. | DESCRIPTIONS | DATE | APPROVED |
|-----|--------------|------|----------|
|     |              |      |          |
|     |              |      |          |

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**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**NORTH WALNUT TOWNHOUSES**  
 MANTECA, CALIFORNIA

JOB NO 228400  
 DATE 8/15/17  
 DR BY MR  
 CK BY TG  
 SCALE AS SHOWN

SHEET NUMBER  
**2**  
 OF 2 SHEETS

