

LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
[Symbol]	PLANTER
[Symbol]	BIO-FILTRATION BASIN OR SWALE

NO.	BY	REVISION
1	CH	OWNER REVIEW 5-11-12

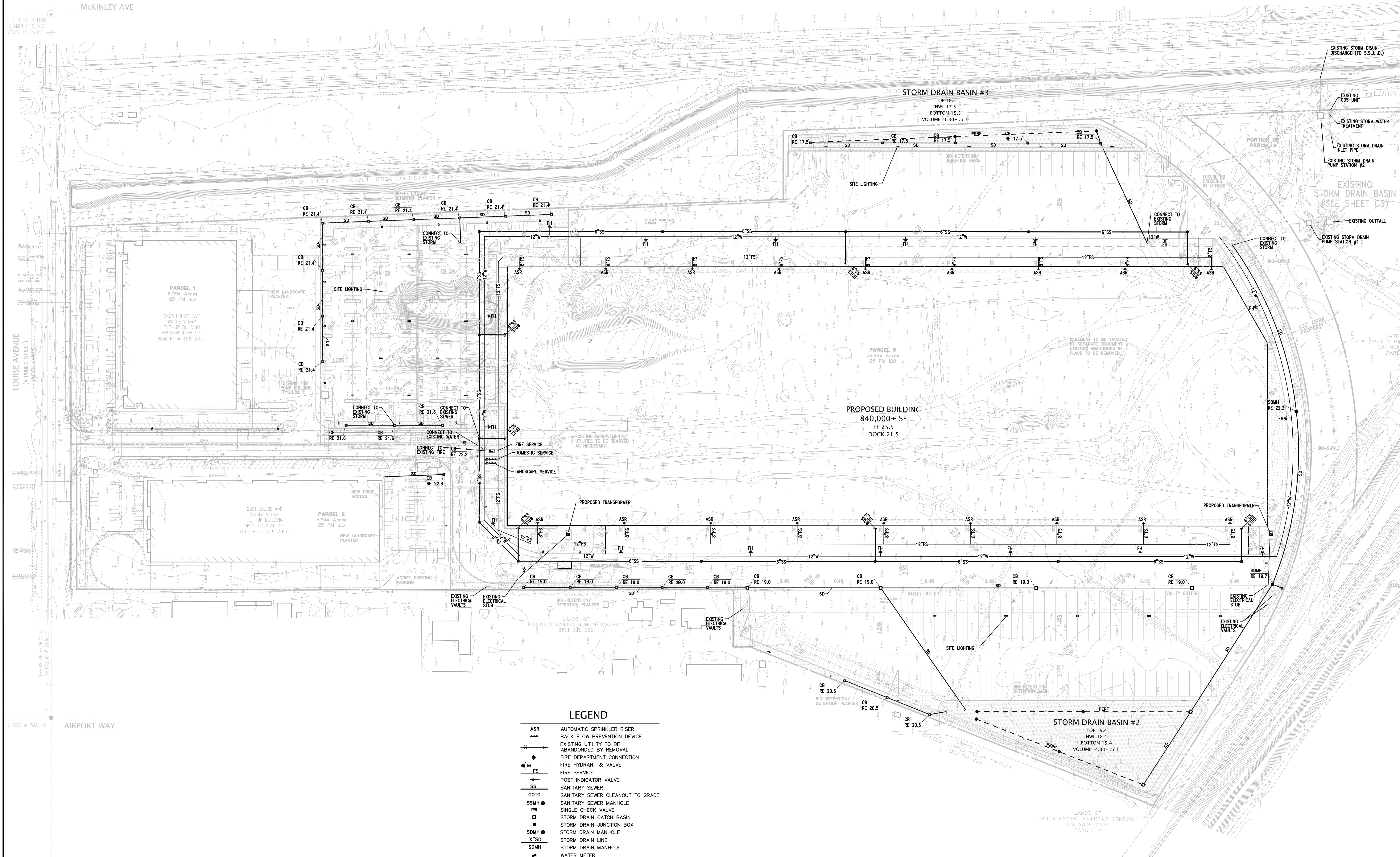
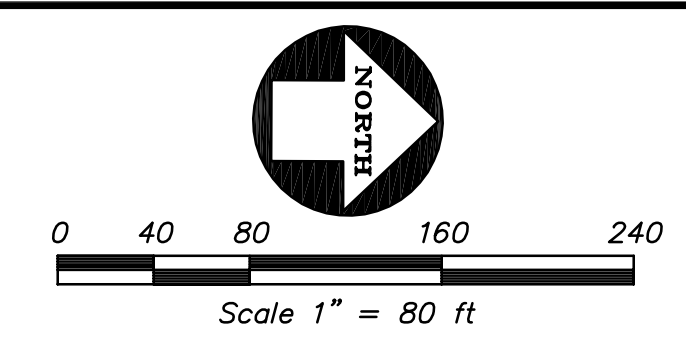
KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

PRELIMINARY GRADING AND DRAINAGE PLAN
 OF
PACIFIC BUSINESS CENTER
 FOR
WESTCORE PROPERTIES, LLC

CALIFORNIA

DATE	APRIL, 2012
SCALE	1" = 80'
DESIGNER	CH
JOB NO.	A10536-5
SHEET	C2
OF	SHEETS

PROGRESS SET



LEGEND

ASR	AUTOMATIC SPRINKLER RISER
---	BACK FLOW PREVENTION DEVICE
X-X	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT & VALVE
FS	FIRE SERVICE
+	POST INDICATOR VALVE
SS	SANITARY SEWER
COTG	SANITARY SEWER CLEANOUT TO GRADE
SSMH	SANITARY SEWER MANHOLE
CV	SINGLE CHECK VALVE
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
X"SD	STORM DRAIN LINE
SDMH	STORM DRAIN MANHOLE
W	WATER METER
WS	WATER SERVICE

NO.	BY	REVISION
1	CH	OWNER REVIEW 5-11-12

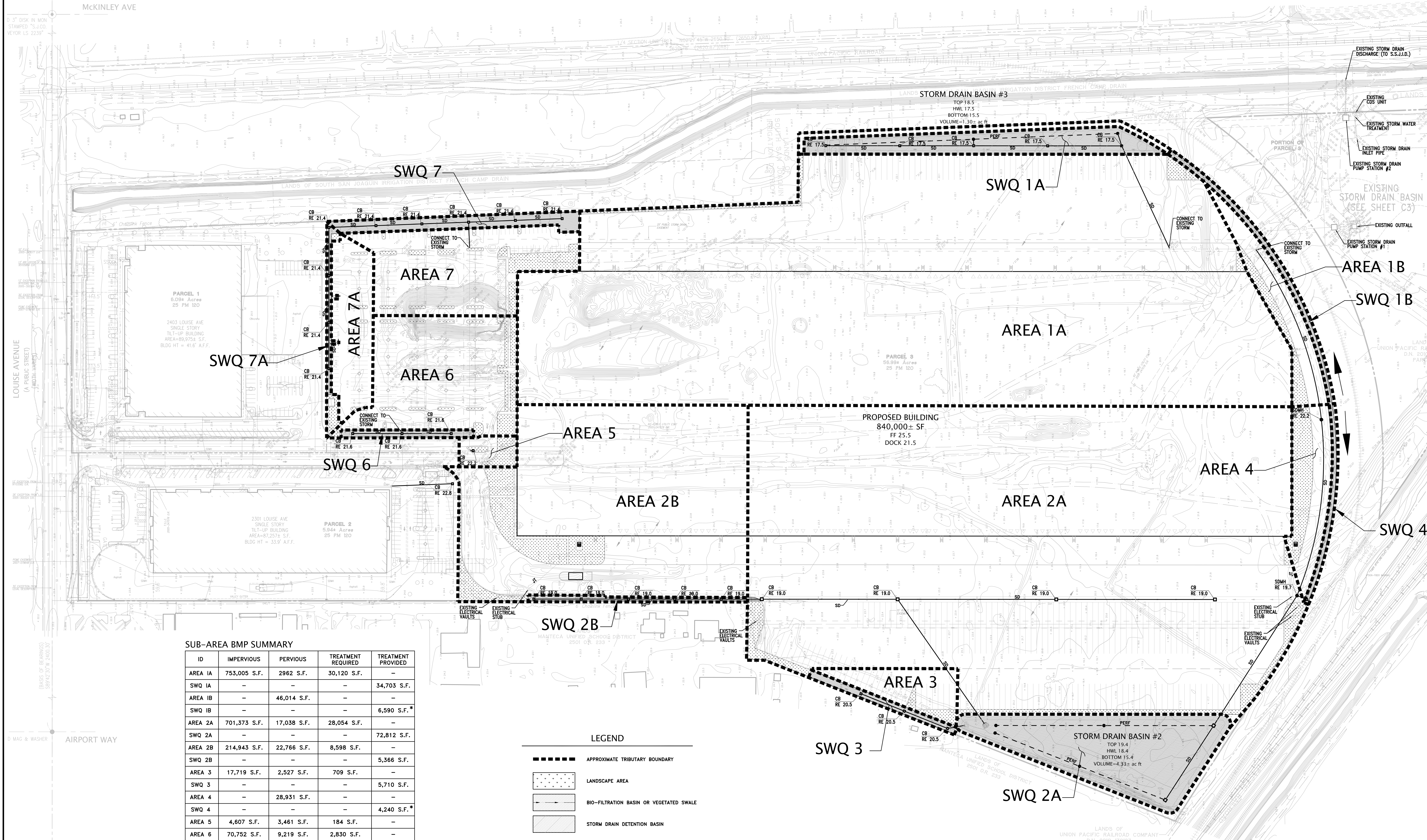
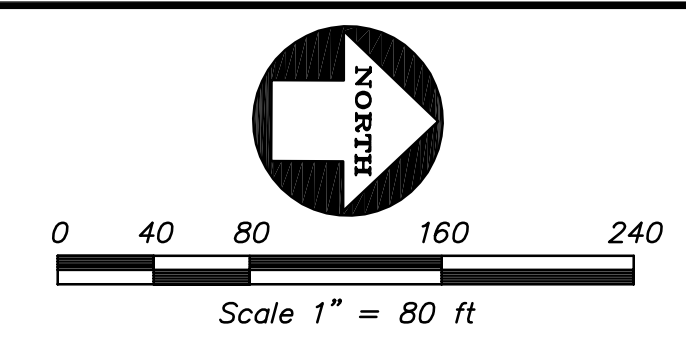
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PRELIMINARY UTILITY PLAN
 OF
PACIFIC BUSINESS CENTER
 FOR
WESTCORE PROPERTIES, LLC

DATE	APRIL, 2012
SCALE	1" = 80'
DESIGNER	CH
JOB NO.	A10536-5
SHEET	C4
OF	SHEETS

PROGRESS SET

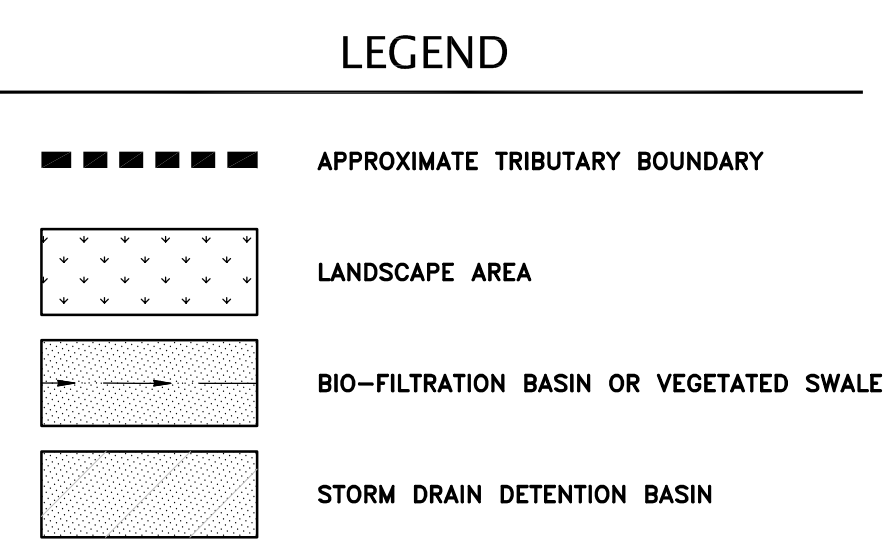
MANTECA



SUB-AREA BMP SUMMARY

ID	IMPERVIOUS	PERVIOUS	TREATMENT REQUIRED	TREATMENT PROVIDED
AREA 1A	753,005 S.F.	2962 S.F.	30,120 S.F.	-
SWQ 1A	-	-	-	34,703 S.F.
AREA 1B	-	46,014 S.F.	-	-
SWQ 1B	-	-	-	6,590 S.F.*
AREA 2A	701,373 S.F.	17,038 S.F.	28,054 S.F.	-
SWQ 2A	-	-	-	72,812 S.F.
AREA 2B	214,943 S.F.	22,766 S.F.	8,598 S.F.	-
SWQ 2B	-	-	-	5,366 S.F.
AREA 3	17,719 S.F.	2,527 S.F.	709 S.F.	-
SWQ 3	-	-	-	5,710 S.F.
AREA 4	-	28,931 S.F.	-	-
SWQ 4	-	-	-	4,240 S.F.*
AREA 5	4,607 S.F.	3,461 S.F.	184 S.F.	-
AREA 6	70,752 S.F.	9,219 S.F.	2,830 S.F.	-
SWQ 6	-	-	-	4,749 S.F.
AREA 7	59,941 S.F.	11,171 S.F.	2,398 S.F.	-
SWQ 7	-	-	-	15,129 S.F.
AREA 7A	30,858 S.F.	1,220 S.F.	1,234 S.F.	-
SWQ 7A	-	-	-	6,265 S.F.

* VEGETATED SWALE



NO.	BY	REVISION	
1	CH	OWNER REVIEW 5-11-12	
2	CH	OWNER REVIEW 5-11-12	
3	CH	OWNER REVIEW 5-11-12	
4	CH	OWNER REVIEW 5-11-12	

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PACIFIC BUSINESS CENTER
 FOR
WESTCORE PROPERTIES, LLC

STORM WATER QUALITY CONTROL PLAN
 OF
PACIFIC BUSINESS CENTER
 FOR
WESTCORE PROPERTIES, LLC

DATE: APRIL, 2012
 SCALE: 1" = 80"
 DESIGNER: CH
 JOB NO.: A10536-5
 SHEET: C6
 OF SHEETS

PROGRESS SET