PRELIMINARY GRADING & DRAINAGE PLAN FOR VFT PROPERTIES

LEGEND

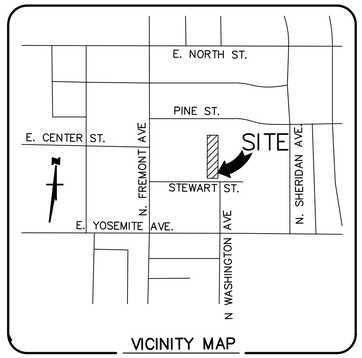
PROPOSED	DESCRIPTION	EXISTING
	PROPERTY LINE	
6"W	WATER LINE	6"W
	WATER VALVE	
W	WATER METER	W
FH	FIRE HYDRANT	FH
SSMH	SANITARY SEWER MAINTENANCE HOLE	SSMH
24"SD	STORM DRAIN LINE	24"SD
SDMH	STORM DRAIN MAINTENANCE HOLE	SDMH
12.15	ELEVATION	x
	SITE LIGHT	

– ASPHALT PAVEMENT

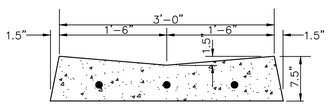
– CONCRETE

ABBREVIATIONS

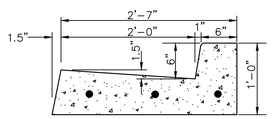
EX.	DENOTES	EXISTING
TC	DENOTES	TOP OF CURB
EP	DENOTES	EDGE OF PAVEMENT
BOW	DENOTES	BACK OF WALK
GFL	DENOTES	GUTTER FLOW LINE
PROP	DENOTES	PROPOSED
SDMH	DENOTES	STORM DRAIN MANHOLE
SSMH	DENOTES	SANITARY SEWER MANHOLE
SDCB	DENOTES	STORMDRAIN CATCH BASIN
CONST.	DENOTES	PAVEMENT
PAV	DENOTES	PAVEMENT
FFE	DENOTES	FINISHED FLOOR ELEVATION



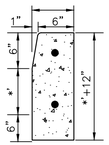
VICINITY MAP
NOT TO SCALE



VALLEY GUTTER

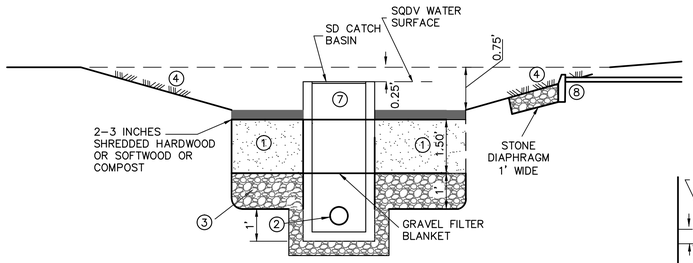


CURB & GUTTER

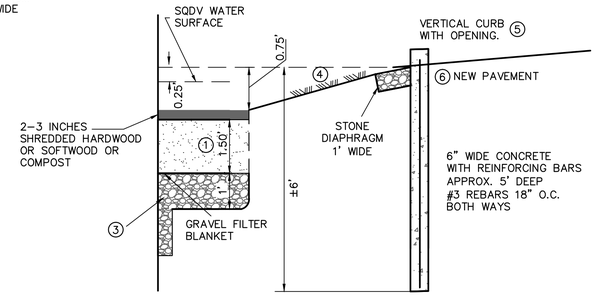


CURB
NOT TO SCALE

*DIMENSION SUBJECT TO PAVEMENT SECTION CHOICE.



BIORETENTION SECTION A–A
NOT TO SCALE



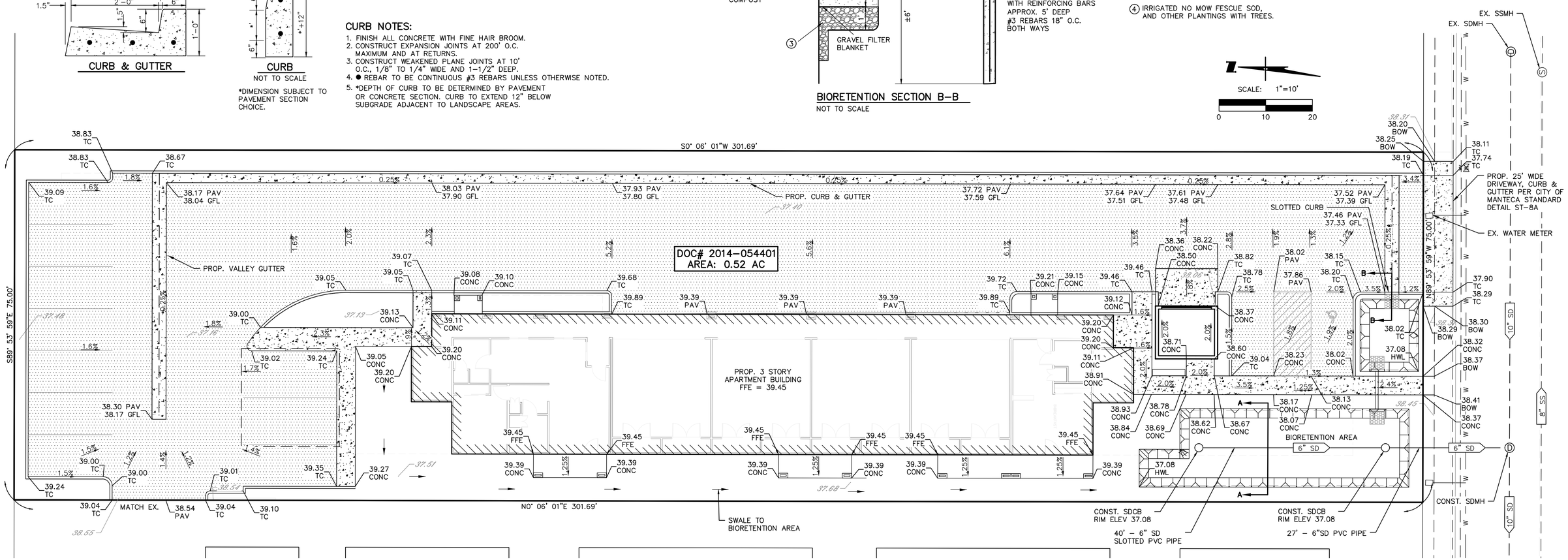
BIORETENTION SECTION B–B
NOT TO SCALE

1. BIORENTION MATERIAL: 60–65% LOAMY SAND + 35–40% COMPOST OR 30% LOAMY SAND + 30% COURSE SAND + 40% COMPOST
2. 6" SLOTTED PVC PER ASTM D1785 SCH. 40
3. GRAVEL LAYER (CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPEC 66–1.025)
4. IRRIGATED NO MOW FESCUE SOD, AND OTHER PLANTINGS WITH TREES.
5. SLOTTED CURB AS SHOWN ON THIS PLAN
6. PROPOSED PAVEMENT SECTION
7. STORM DRAINAGE CATCH BASIN
8. 6" PVC PIPE WITH CULVERT

CURB NOTES:

1. FINISH ALL CONCRETE WITH FINE HAIR BROOM.
2. CONSTRUCT EXPANSION JOINTS AT 200' O.C. MAXIMUM AND AT RETURNS.
3. CONSTRUCT WEAKENED PLANE JOINTS AT 10' O.C., 1/8" TO 1/4" WIDE AND 1–1/2" DEEP.
4. ● REBAR TO BE CONTINUOUS #3 REBARS UNLESS OTHERWISE NOTED.
5. *DEPTH OF CURB TO BE DETERMINED BY PAVEMENT OR CONCRETE SECTION. CURB TO EXTEND 12" BELOW SUBGRADE ADJACENT TO LANDSCAPE AREAS.

SCALE: 1"=10'
0 10 20



REGISTERED PROFESSIONAL ENGINEER
ZACHARY C. WONG
NO. 48717
EXPIRES: 9-30-2018
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
ZACHARY C. WONG
NO. 7600
EX. 12-31-2018
STATE OF CALIFORNIA

UNAUTHORIZED CHANGES AND USES:
THE SURVEYOR PREPARING THIS TOPOGRAPHIC SURVEY WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS MAP MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THIS TOPOGRAPHIC SURVEY.

REVISIONS

NO.	DESCRIPTION	DATE	BY

WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
Zachary C. Wong DATE 10/23/17 L.S. 7600 R.C.E. 48717

JOB NO.:	3954
DATE:	OCT. 2017
SCALE:	AS SHOWN
DRAWN:	ZK
DESIGN:	WEI
CHECKED:	ZCW

649 STEWART STREET — MANTECA CALIFORNIA

GRANDING & DRAINAGE PLAN

SHEET C1 OF ONE
FILE 3954