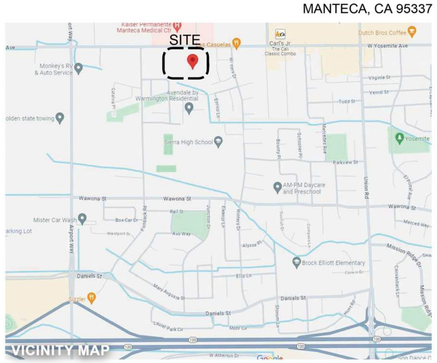
TPC WEST YOSEMITE | MANTECA, CA

PLANNING RE-SUBMITTAL | SEPTEMBER 19, 2025

CONCEPTUAL ELEVATION

1758 WEST YOSEMITE AVE
MANTECA, CA 95337



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PROJECT DATA SUMMARY

ADDRESS: 1758 WEST YOSEMITE AVE
MANTECA , CA 94952

APN: 222-050-050
ZONING: CMU (MIXED USE COMMERCIAL)

PROPOSED DEVELOPMENT

SITE AREA : 446,908 S.F.

TYPE OF CONSTRUCTION :	TYPE VA (APARTMENTS) TYPE VB (CLUBHOUSE)
OCCUPANCY CLASSIFICATION:	R-2
PROPOSED USE:	RESIDENTIAL
PARKING SUMMARY :	SEE SITE PLAN
BUILDING HEIGHT :	SEE ELEVATIONS
SPRINKLERS :	NFPA 13

PROJECT DIRECTORY

CLIENT
PACIFIC WEST COMMUNITIES, INC.
430 EAST STATE ST., SUITE 100
EAGLE, IDAHO 83616

DON SLATTERY
dons@tpchousing.com
LAUREN ALEXANDER
lauren@thearmonyco.com

ARCHITECTURE
SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513

LANCE CRANNELL, AIA
PH: (925) 634-7000
lcrannell@sdgarchitectsinc.com

CIVIL
ATLAS CIVIL DESIGN
872 HIGUERA ST.
SAN LUIS OBISPO, CA 93401

TYLER H. JOHNSON, PE
PH: (213) 810-8470

LANDSCAPE
IDLA, INC.
P.O. BOX 170129
BOISE, ID 83717

THOMAS H. PHELPS
PH: (208) 906-1300

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Manteca, CA
September 19, 2025

TITLE SHEET
TS

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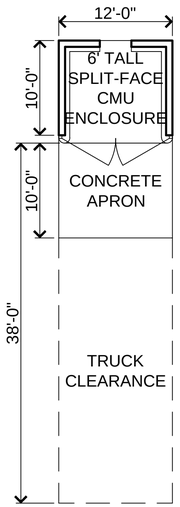
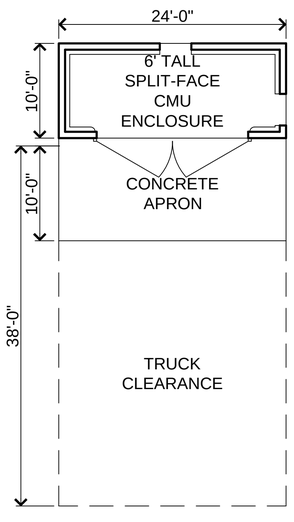


ORGANIC ENCLOSURE
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE
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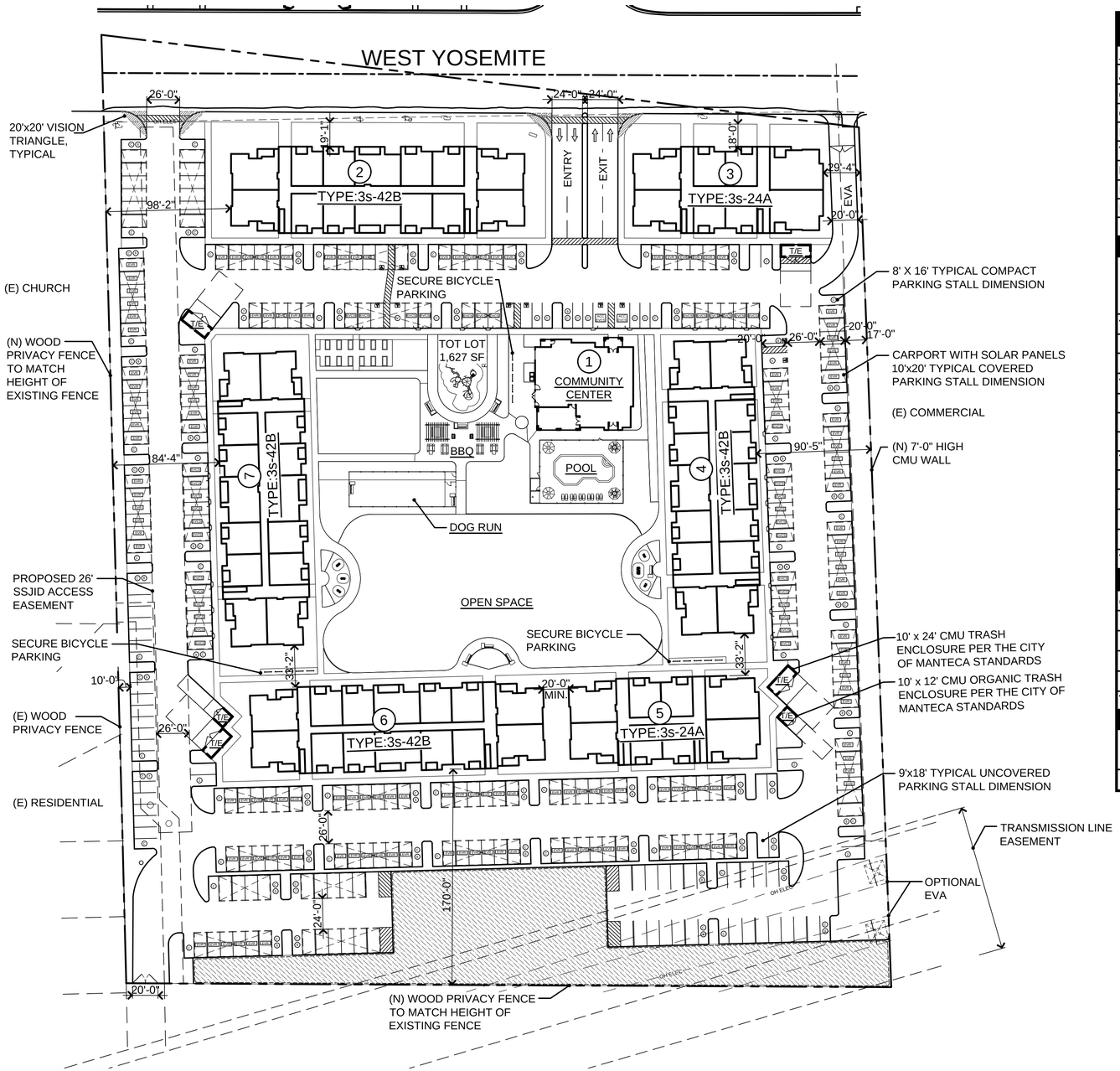

SITE PLAN
SCALE: 1" = 50'
NORTH

PROJECT DATA

Jurisdiction	**Manteca, CA**	
APN: 222-050-050	1758 West Yosemite Ave.	
Current Zoning	CMU - Mixed Use Commercial	
Gross Land Area (Including Easements and Dedications)	446,908 S.F.	10.26 ACRES
Net Land Area (Excluding Easements and Dedications)	401,919 S.F.	9.23 ACRES
Total Units Proposed		**216**
Product Type: Multi-Family		
Density Proposed (DU/AC.)		**21.05**
Density Proposed per Net Acre (DU/AC.)		**23.41**

PARKING SUMMARY

Total Required MCC Table 17.52.050-1	1.5 SPACES PER UNIT 1 BED UNIT	1.5	120	180
	2 SPACES PER 2 & 3 BED UNIT	2	96	192
	Total before Parking Reduction			372
Total Required with Parking Reduction				
MMC 17.52.060.A.1.b	2% max. reduction			**365**
Total Covered Parking				**221**
Standard Parking Stalls (10'x20')			216	
Accessible Stalls - CBC 1109A.3	2%	5	4	
Accessible Stalls - Van			1	
Total Uncovered Parking				**150**
Standard Parking Stalls (9'x18')			56	
Compact Parking Stalls (8'x16') - 30% max.		25%	94	
Accessible Stalls - CBC 1109A.3	2%	3	2	
Accessible Stalls - Van			1	
Total Proposed				**371**

EV PARKING SUMMARY

CalGreen 4.106.4.2.2		**Required**	**Provided**
EV Ready (EVR) - 40% required		149	149
EV Chargers (EVCS) - 10% required		38	38
Standard Spaces	36		
Accessible Spaces - CalGreen 4.106.4.2.2.1.1	2		
Total			**187**

BICYCLE PARKING SUMMARY

Bicycle Parking MMC Table 17.52.110-1	Required	9
	Additional required with Parking Reduction	21
	Provided	**30**

NOTE:
1. LANDSCAPE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.
2. ALL FREESTANDING LIGHTING WILL NOT EXCEED 20 FEET IN HEIGHT.

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REFERENCE ARCHITECTURAL SITE PLAN
A0

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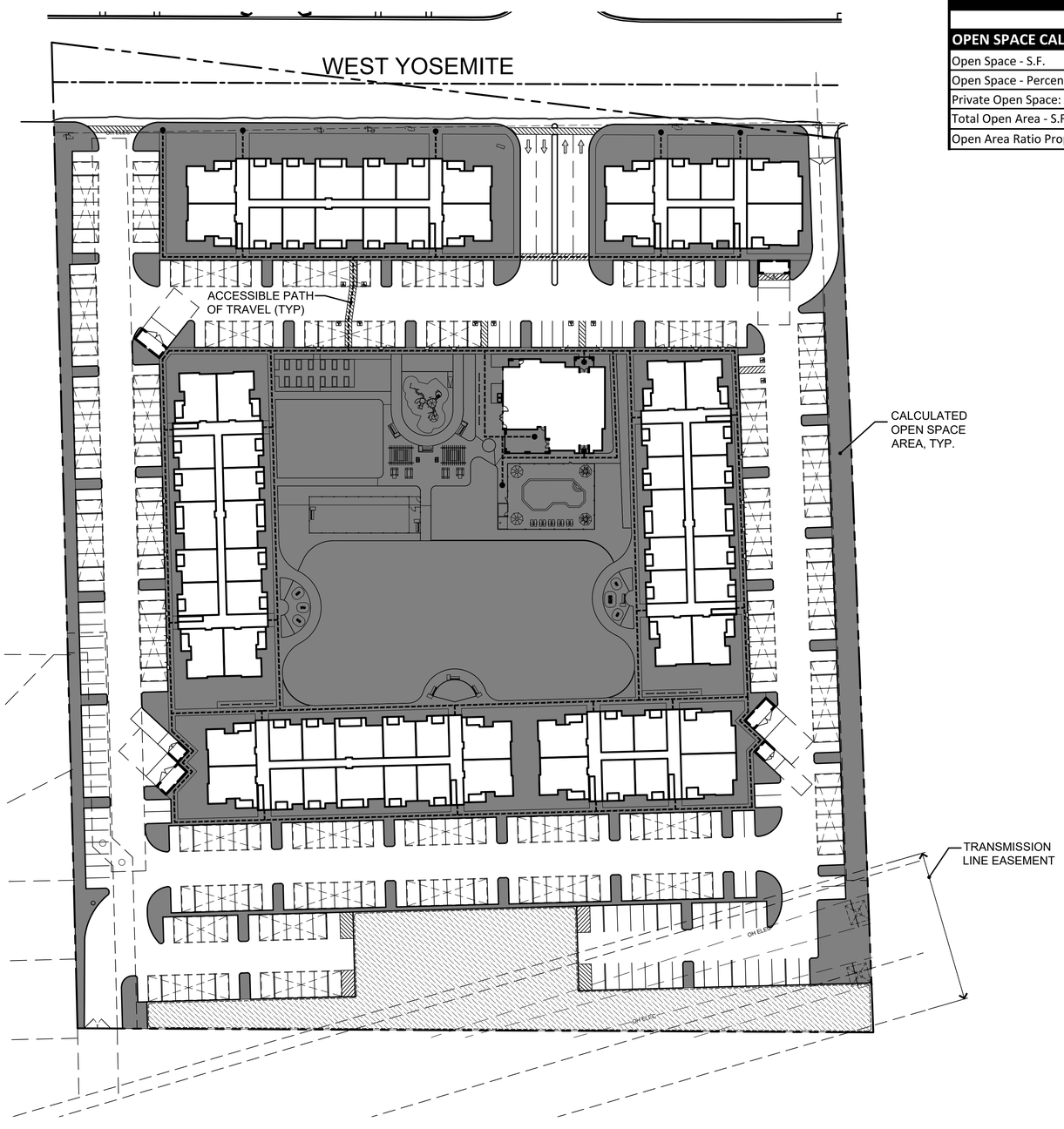

SITE DATA

OPEN SPACE CALCULATIONS	
Open Space - S.F.	151,715 S.F.
Open Space - Percentage of Net Acreage (30% required)	38%
Private Open Space: Patios & Decks - S.F. (40 S.F. per unit min.)	21,528 S.F.
Total Open Area - S.F.	**173,243 S.F.**
Open Area Ratio Proposed (includes Open Space and Private Open Space)	**43%**

NOTE: OPEN SPACE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.

ACCESSIBLE PATH OF TRAVEL ----------

NORTH

0 25' 50' 100'

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SITE OPEN SPACE & ACCESSIBLE PATH OF TRAVEL
A0.1

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BUILDING TYPE SUMMARY

3s-24A 3 STORY 24 UNITS	1 BED	U1	4	12	2	24	50%
	2 BED	U2A	0	0		0	0%
		U2B	2	6		12	25%
	3 BED	U3	2	6		12	25%
	TOTALS		**8**	**24**		**48**	**100%**

3s-42B 3 STORY 42 UNITS	1 BED	U1	8	24	4	96	57%
	2 BED	U2A	2	6		24	14%
		U2B	4	12		48	29%
	3 BED	U3	0	0		0	0%
	TOTALS		**14**	**42**		**168**	**100%**

PROJECT SUMMARY UNIT MIX

1BED	U1	644 S.F.	120	55.56%
2 BED	U2A	898 S.F.	24	38.89%
	U2B	956 S.F.	60	
3 BED	U3	1,204 S.F.	12	5.56%
		TOTAL UNITS	**216**	**100%**

RENTABLE UNIT MIX TOTAL

1BED	U1	644 S.F.	120	56.07%
2 BED	U2A	898 S.F.	24	39.25%
	U2B	956 S.F.	60	
3 BED	U3	1,204 S.F.	10	4.67%
		TOTAL RENTAL UNITS	**214**	**100%**

MANAGERS UNIT

3 BED	U3	1,118 S.F.	2	1%
		TOTAL MANAGER UNITS	**2**	**1%**

FLOOR AREA PROPOSED

(Porches, Patios / Decks, and Breezeways Excluded)

			3s-24A 3 STORY 24 Units	3s-42B 3 STORY 42 Units	Clubhouse Building with Laundry	**Total**
Level 1			6,896 S.F.	10,772 S.F.	4,412 S.F.	
Level 2			6,896 S.F.	10,772 S.F.	0 S.F.	
Level 3			6,896 S.F.	10,772 S.F.	0 S.F.	
Building Floor Area			20,688 S.F.	32,316 S.F.	4,412 S.F.	
Total Floor Area			**41,376 S.F.**	**129,264 S.F.**	**4,412 S.F.**	
Total Gross Floor Area Proposed						**175,052 S.F.**
Floor Area Ratio Proposed (With Easements)						**0.39**

PATIOS & DECKS

	1st FLOOR	2nd FLOOR	3rd FLOOR	
U1	87 S.F.	87 S.F.	87 S.F.	
U2A	138 S.F.	138 S.F.	138 S.F.	
U2B	106 S.F.	106 S.F.	106 S.F.	
U3	118 S.F.	118 S.F.	118 S.F.	
				TOTAL
3s-24A	796 S.F.	796 S.F.	796 S.F.	2,388 S.F.
3s-42B	1,396 S.F.	1,396 S.F.	1,396 S.F.	4,188 S.F.

ADDITIONAL BUILDING

CLUBHOUSE with LAUNDRY	4,412 S.F.

SITE DATA

OPEN SPACE CALCULATIONS

Open Space - S.F.	151,715 S.F.
Open Space - Percentage of Net Acreage (30% required)	38%
Private Open Space: Patios & Decks - S.F. (40 S.F. per unit min.)	21,528 S.F.
Total Open Area - S.F.	**173,243 S.F.**
Open Area Ratio Proposed (includes Open Space and Private Open Space)	**43%**

SETBACKS AND HEIGHTS

Zoning Setbacks	MMC Table 17.26.020-1	CMU - Mixed Use Commercial
Front		N/A
Side		10'-0"
Rear		10'-0"
Building Height Limit		75'-0"

LOT COVERAGE

BUILDING FOOTPRINT PROPOSED

			3s-24A 3 STORY 24 Units	3s-42B 3 STORY 42 Units	Clubhouse Building with Laundry	**Total**
Footprint (S.F.)			9,488 S.F.	14,586 S.F.	5,257 S.F.	
Count			2	4	1	**7**
Total			**18,976 S.F.**	**58,344 S.F.**	**5,257 S.F.**	**82,577 S.F.**
Lot Area						**446,908 S.F.**
Lot Coverage Proposed (With Easements)						**18%**

BEDROOMS PER NET ACRES

UNITS	RENTABLE BEDS	RENTABLE BEDS PLUS MANAGERS
1 BED	120	120
2 BED	168	168
3 BED	30	36
TOTAL	**318**	**324**
RENTABLE BEDS PER NET ACRE		**34.46**
RENTABLE BEDS PLUS MANAGERS PER NET ACRE		**35.12**

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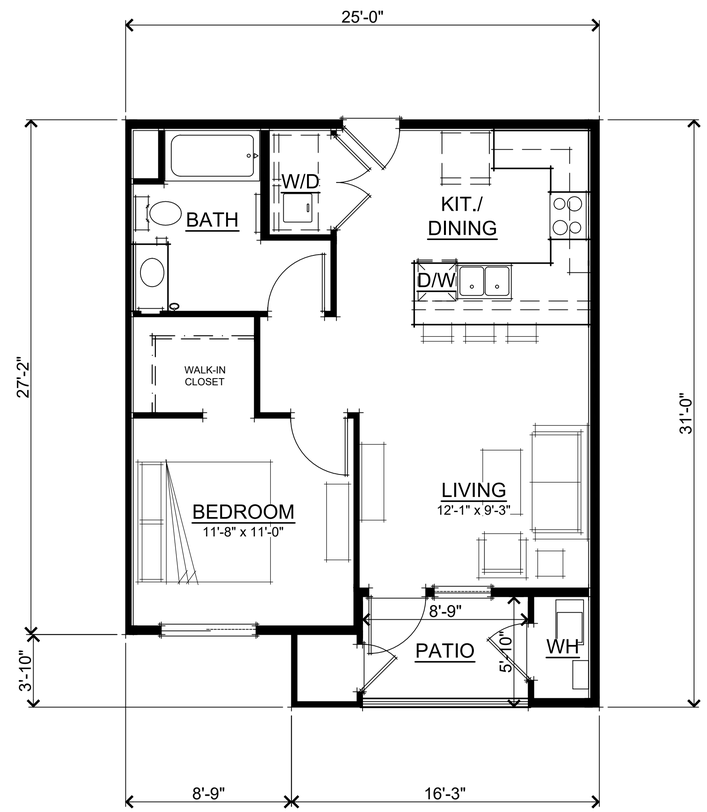

UNIT 1 SQUARE FOOTAGES	
NET LIVING	612 SQ. FT.
GROSS LIVING	644 SQ. FT.
PATIO / DECK	87 SQ. FT.

0 1' 2' 3' 4' 8'

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1 BEDROOM UNIT - FLOOR PLAN
A1

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UNIT 2A SQUARE FOOTAGES	
NET LIVING	857 SQ. FT.
GROSS LIVING	898 SQ. FT.
PATIO / DECK	138 SQ. FT.

0 1' 2' 3' 4' 8'

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2 BEDROOM UNIT TYPE 2A - FLOOR PLAN
A2

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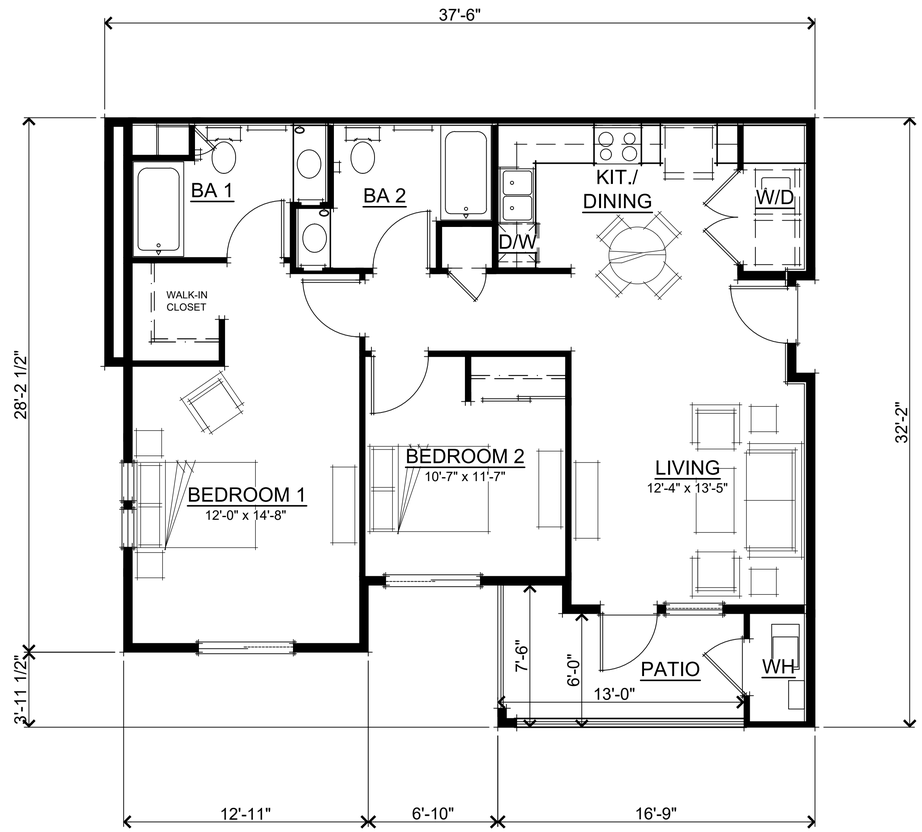

UNIT 2B SQUARE FOOTAGES	
NET LIVING	906 SQ. FT.
GROSS LIVING	956 SQ. FT.
PATIO / DECK	106 SQ. FT.

0 1' 2' 3' 4' 8'

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2 BEDROOM UNIT TYPE 2B - FLOOR PLAN
A3

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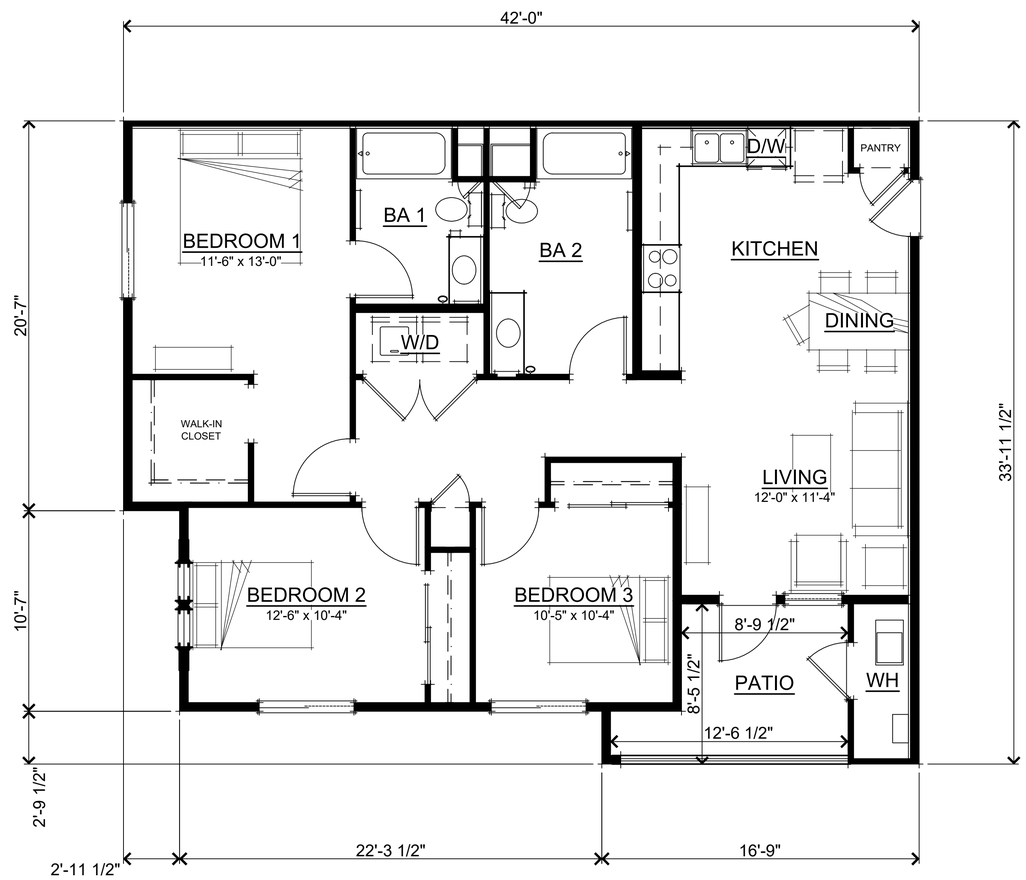

UNIT 3 SQUARE FOOTAGES	
NET LIVING	1147 SQ. FT.
GROSS LIVING	1204 SQ. FT.
PATIO / DECK	118 SQ. FT.

0 1' 2' 3' 4' 8'

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3 BEDROOM UNIT - FLOOR PLAN
A4

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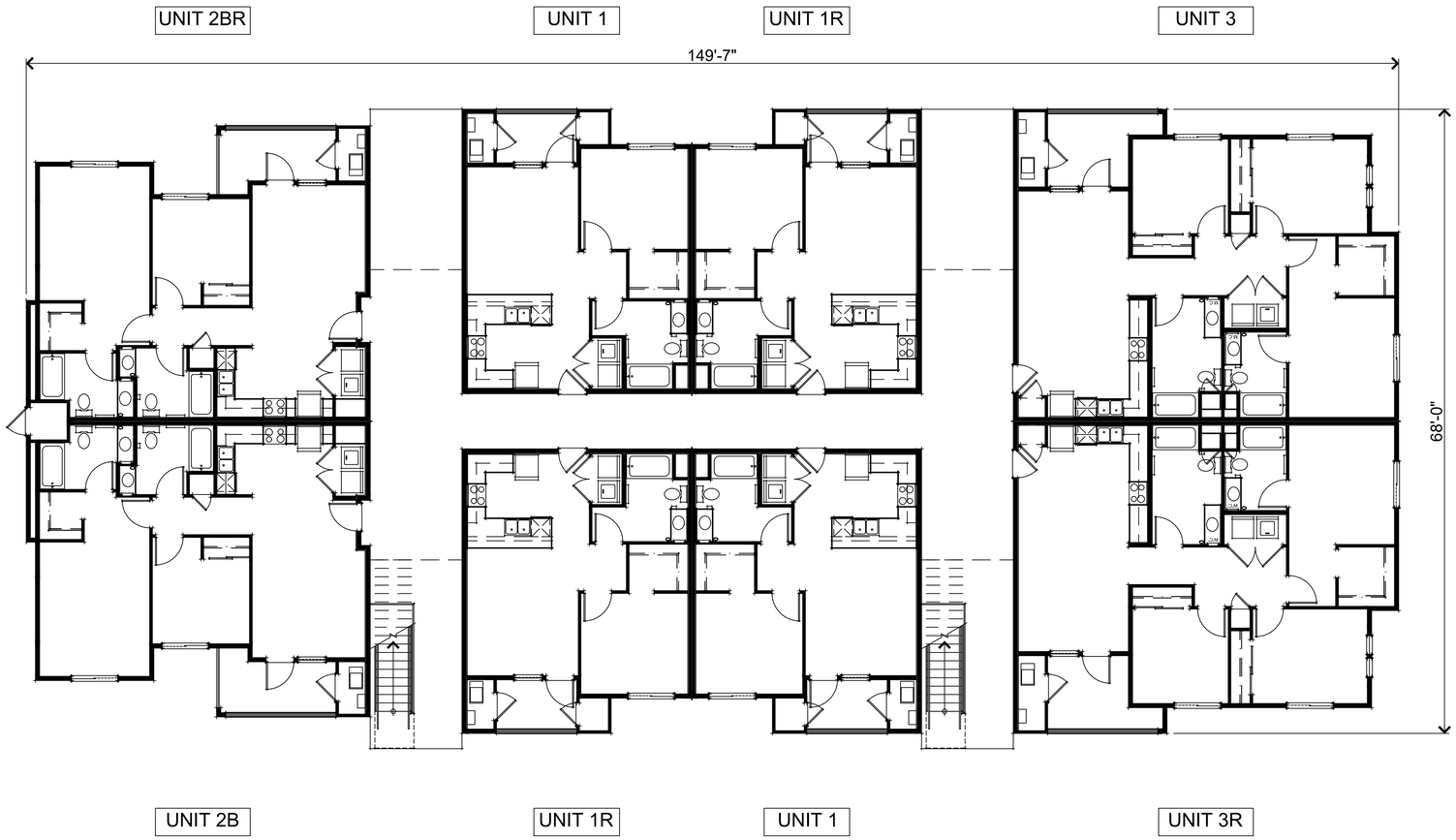

0 2' 4' 6' 8' 16'

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24 UNIT BUILDING - FIRST FLOOR PLAN
A5

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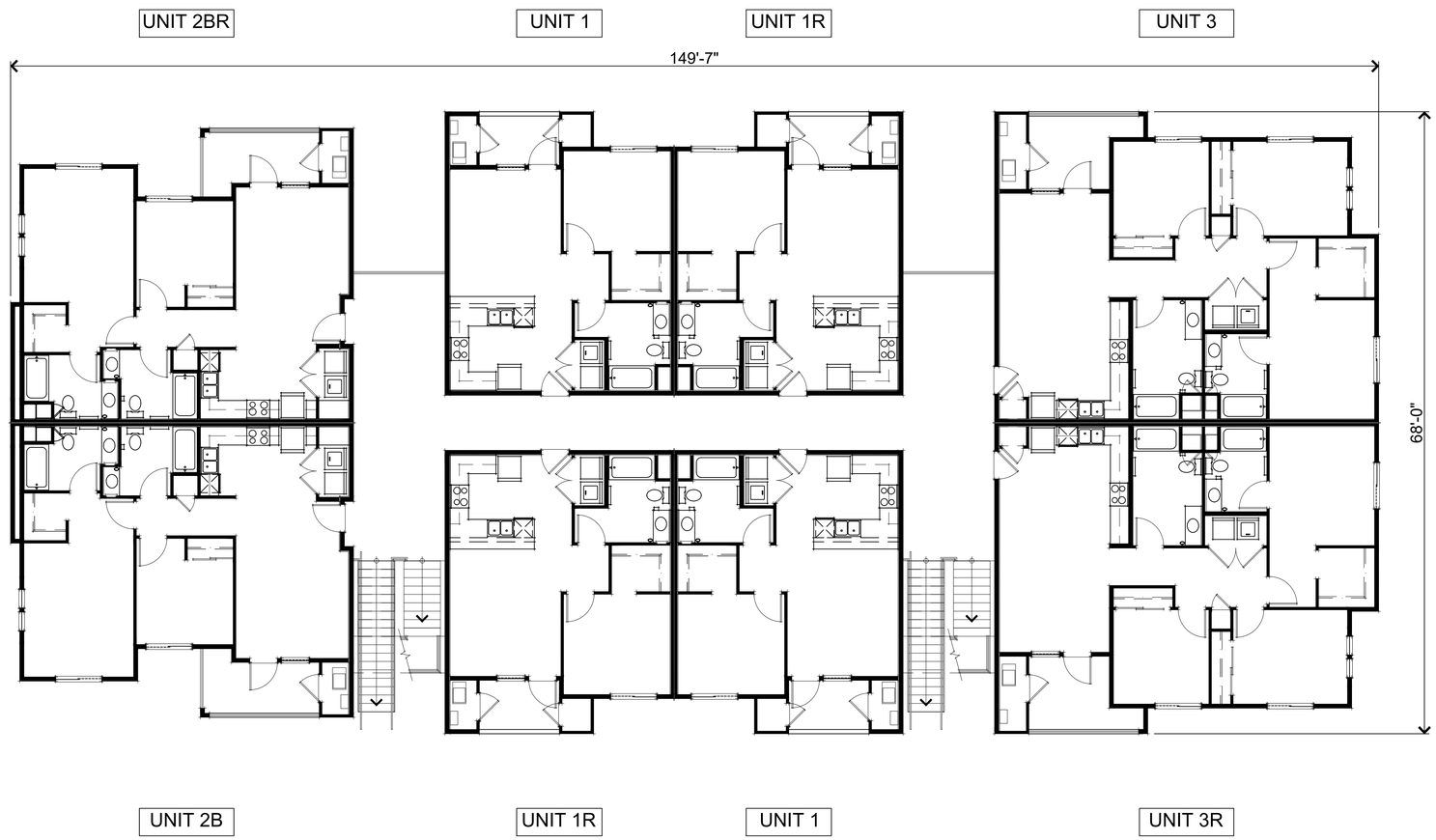

0 2' 4' 6' 8' 16'

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24 UNIT BUILDING - SECOND & THIRD FLOOR PLANS
A6

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Brentwood, CA 94513
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UNIT 2BR

UNIT 2B

LEFT ELEVATION

UNIT 3R

UNIT 3

RIGHT ELEVATION

FRONT ELEVATION

NOTE: REAR ELEVATION IS SIMILAR

0 2' 4' 6' 8' 16'

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24 UNIT BUILDING - ELEVATIONS
A7

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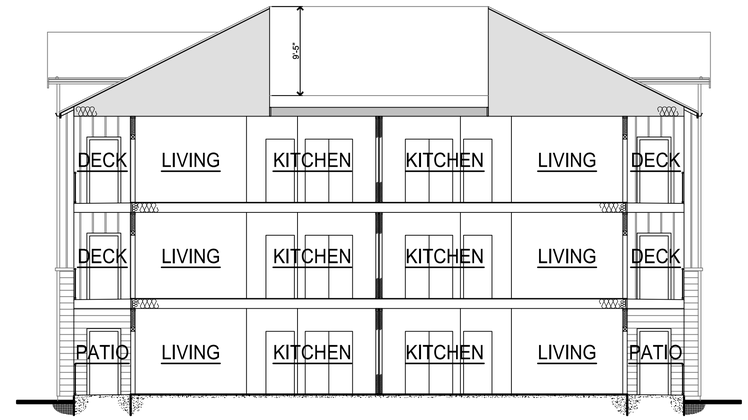
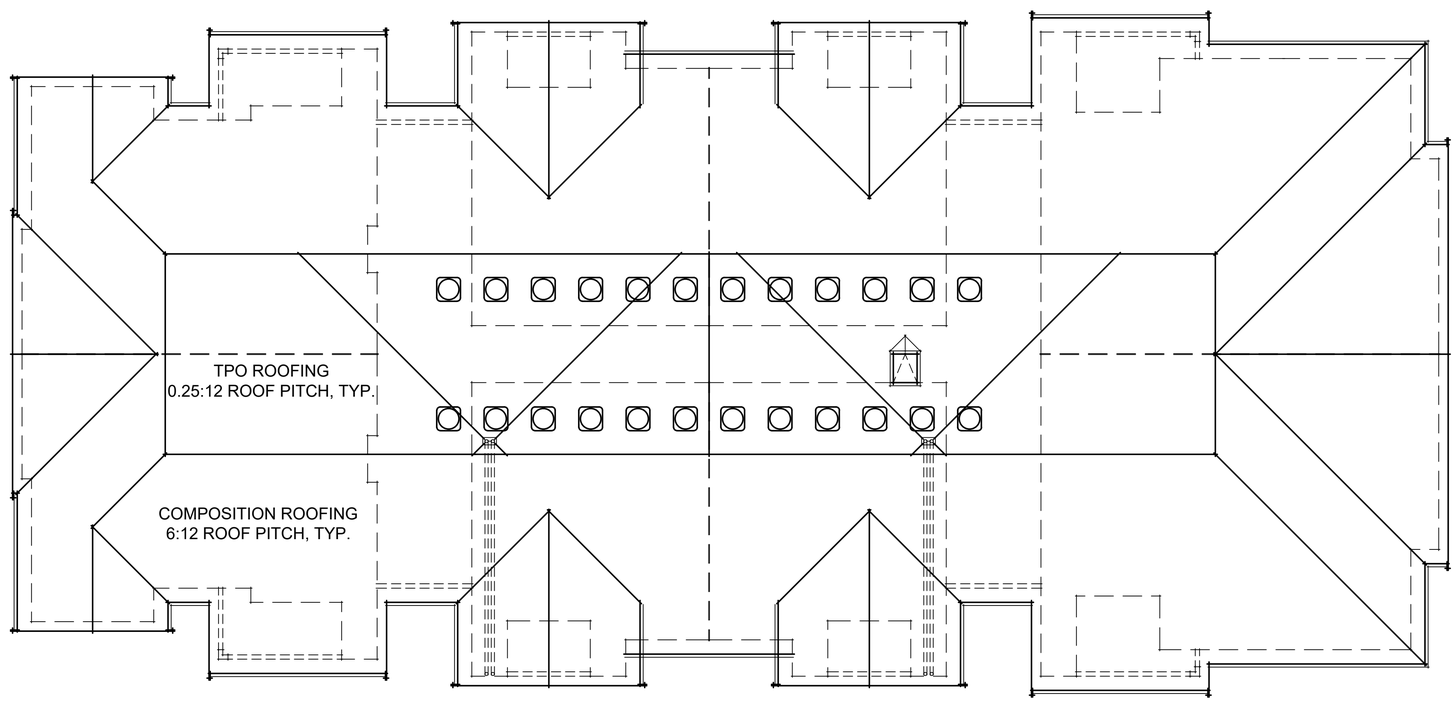


TYPICAL SECTION



0 2' 4' 6' 8' 16'

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24 UNIT BUILDING - ROOF PLAN
A8

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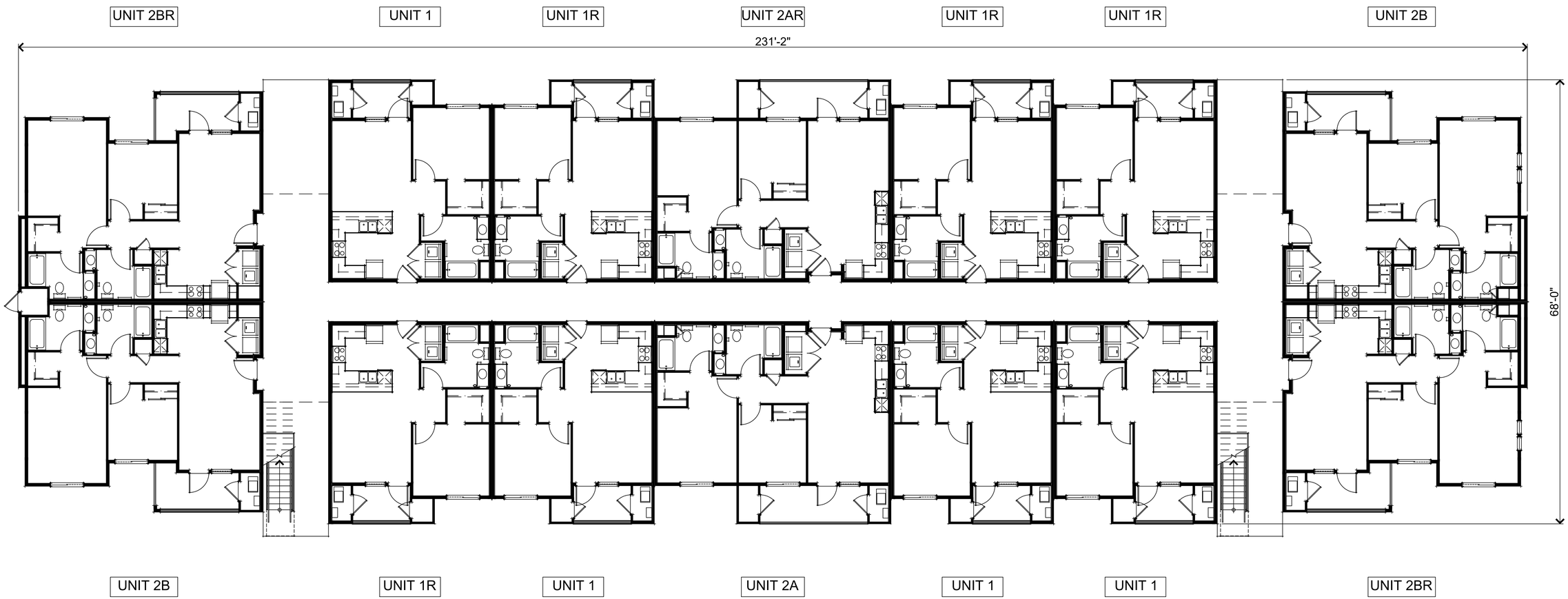

0 2' 4' 6' 8' 16'

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42 UNIT BUILDING - FIRST FLOOR PLAN
A9

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0 2' 4' 6' 8' 16'

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42 UNIT BUILDING - SECOND & THIRD FLOOR PLANS
A10

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UNIT 2BR UNIT 2B

LEFT ELEVATION

UNIT 2BR UNIT 2B

RIGHT ELEVATION

FRONT ELEVATION

NOTE: REAR ELEVATION IS SIMILAR

0 2' 4' 6' 8' 16'

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42 UNIT BUILDING - ELEVATIONS
A11

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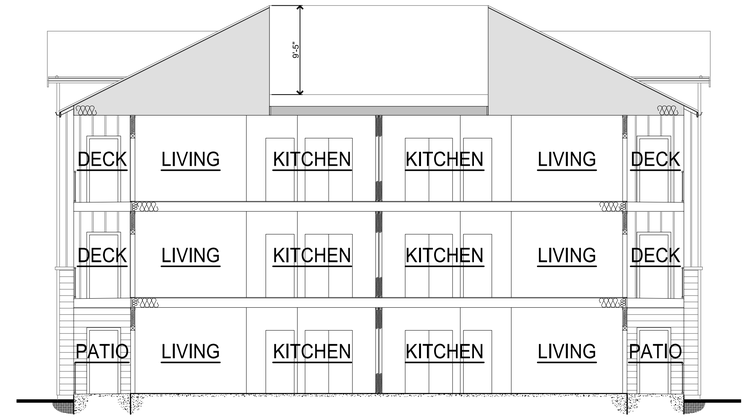
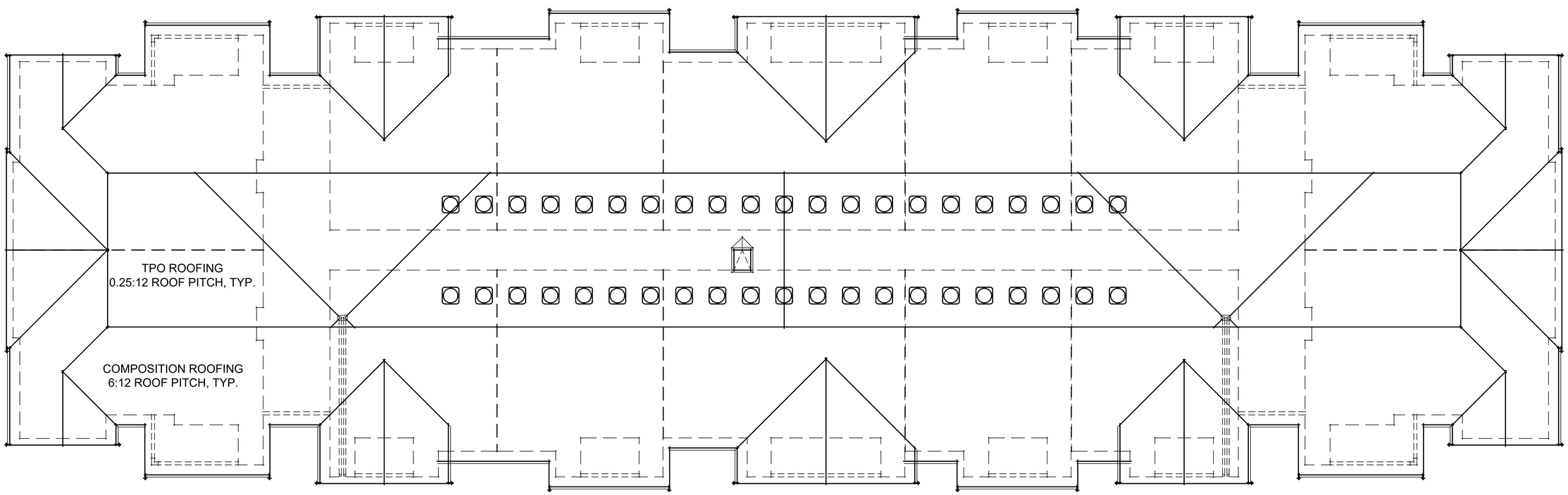


TYPICAL SECTION



0 2' 4' 6' 8' 16'

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42 UNIT BUILDING - ROOF PLAN
A12

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CLUBHOUSE BUILDING SQUARE FOOTAGES	
CLUBHOUSE	3325 SQ. FT.
LAUNDRY ROOM	542 SQ. FT.
UTILITIES	545 SQ. FT.
TOTAL	4412 SQ. FT.

0 2' 4' 6' 8' 16'

346.033

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CLUBHOUSE FLOOR PLAN
A13

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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

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CLUBHOUSE ELEVATIONS
A14

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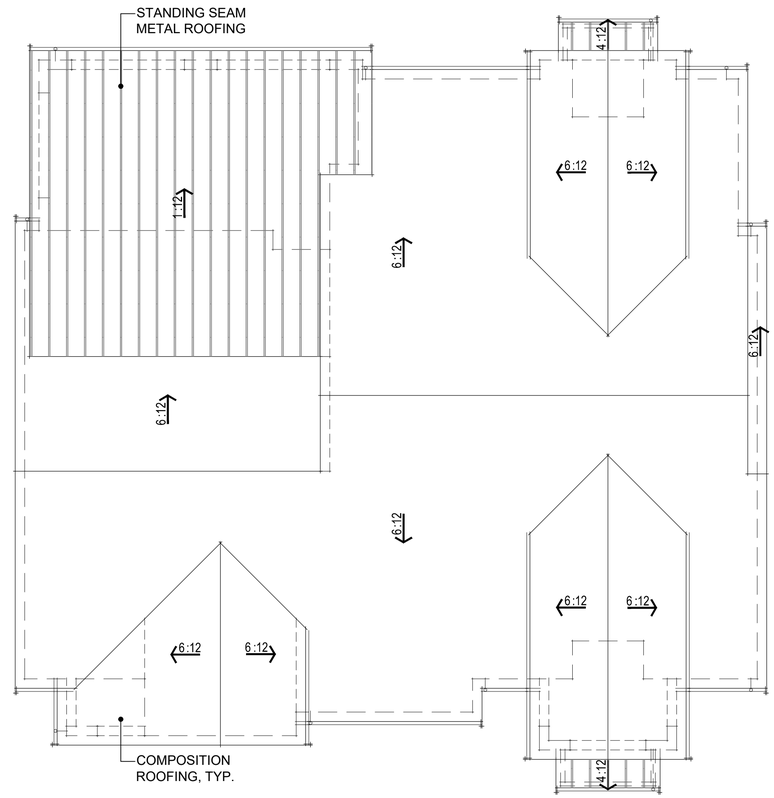

0 2' 4' 6' 8' 16'

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CLUBHOUSE ROOF PLAN
A15

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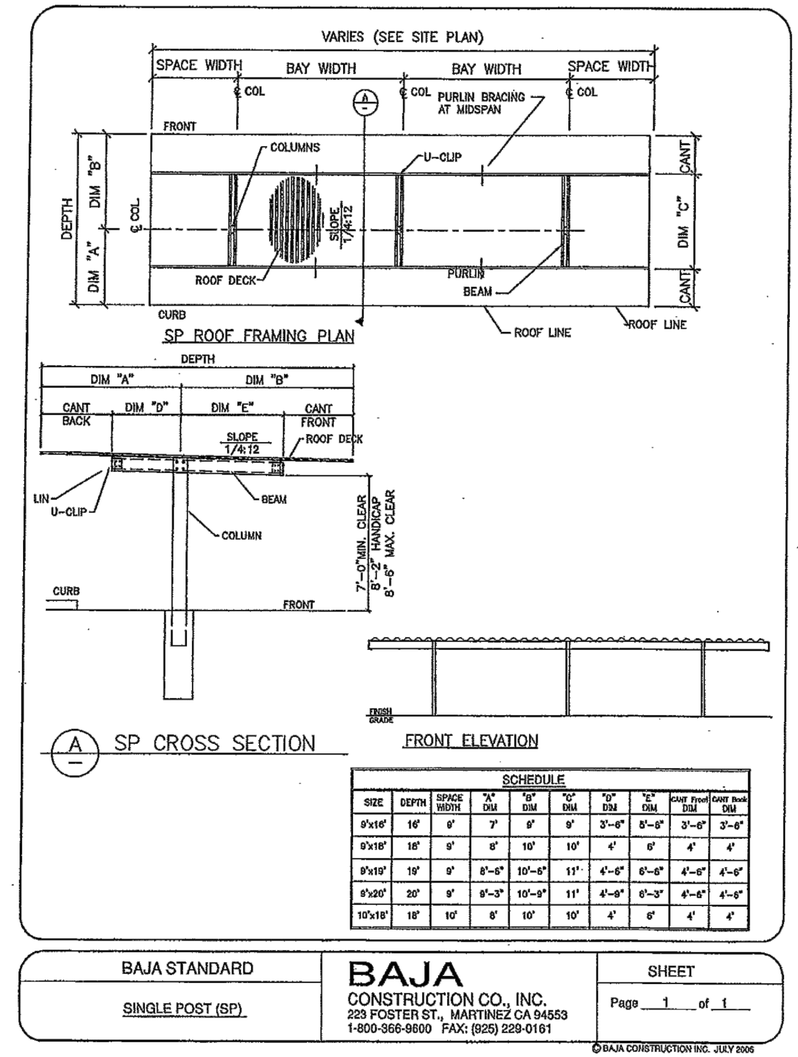
CARPORT EXAMPLE PHOTO



SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	CANT Front DIM	CANT Back DIM
9'x16'	16'	9'	7'	9'	9'	3'-6"	8'-6"	3'-6"	3'-6"
9'x18'	18'	9'	8'	10'	10'	4'	6'	4'	4'
9'x19'	19'	9'	8'-6"	10'-6"	11'	4'-6"	6'-6"	4'-6"	4'-6"
9'x20'	20'	9'	9'-3"	10'-9"	11'	4'-9"	6'-3"	4'-6"	4'-6"
10'x18'	18'	10'	8'	10'	10'	4'	6'	4'	4'

CARPORT TYPICAL DETAIL

346.033 TPC West Yosemite
Manteca, CA
September 19, 2025

CARPORT EXHIBIT
A16

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

346.033 TPC West Yosemite
Manteca, CA
September 19, 2025

EXISTING SITE PHOTOS
A17

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

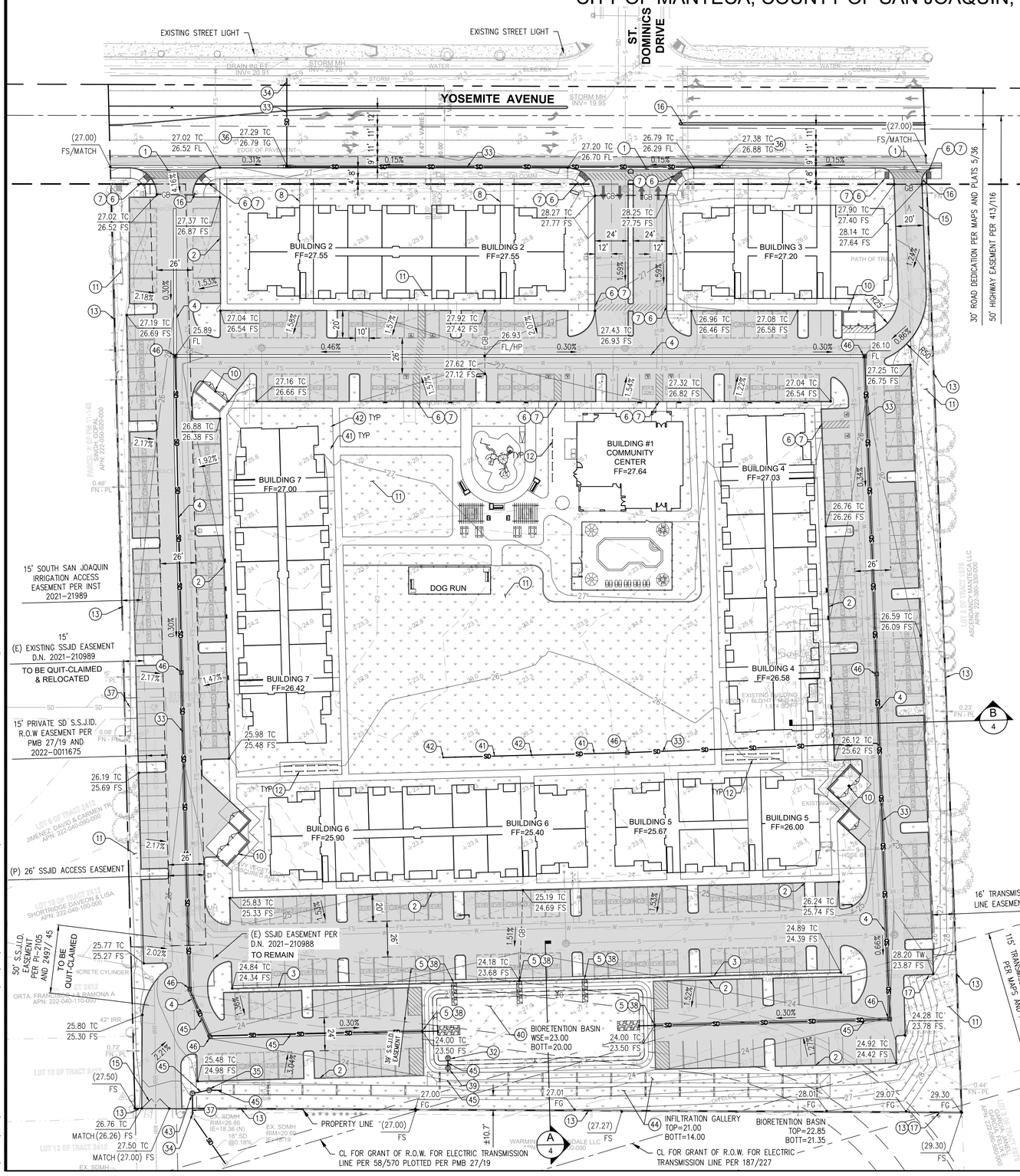
EXHIBIT A

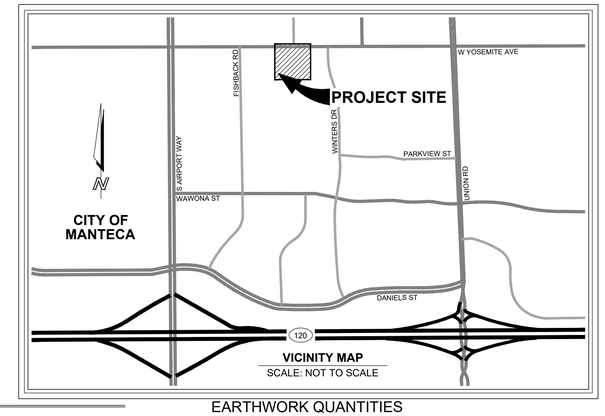
ATTACHMENT 3

PRELIMINARY GRADING & DRAINAGE PLAN

1758 WEST YOSEMITE AVENUE

CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CA





CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY.
2. CONSTRUCT 6" CURB.
3. CONSTRUCT 6" CURB AND GUTTER.
4. CONSTRUCT 24" WIDE CONCRETE RIBBON GUTTER.
5. CONSTRUCT 24" WIDE CURB OPENING.
6. CONSTRUCT CURB RAMP.
7. INSTALL TRUNCATED DOMES.
8. CONSTRUCT ADA ACCESSIBLE RAMP.
9. NOT USED.
10. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
11. INSTALL LANDSCAPING PER LANDSCAPE PLAN.
12. INSTALL SECURED BICYCLE PARKING PER ARCHITECTURAL PLAN.
13. INSTALL 7' TALL CMU WALL PER CITY STANDARDS.
14. INSTALL WOOD PRIVACY FENCE PER ARCHITECTURAL PLAN.
15. INSTALL NEW TUBULAR STEEL VEHICULAR GATE. A PREEMPTION TRAFFIC CONTROL/GATE ACCESS SYSTEM THAT WILL OPERATE UPON AN OPTICAL SIGNAL ORIGINATING FROM AN EMERGENCY VEHICLE WILL BE INSTALLED PER FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
16. INSTALL RIGHT TURN ONLY SIGN.
17. INSTALL 24"–36" VARIABLE HT RETAINING WALL.

DRAINAGE CONSTRUCTION NOTES

31. NOT USED.
32. INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH BEEHIVE GRATE.
33. INSTALL 12" PVC STORM DRAIN PIPE.
34. CONNECT TO EXISTING STORM DRAIN.
35. INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH SOLID LOCKING LID.
36. CONSTRUCT TYPE I CURB INLET PER CITY STD. D–4
37. REMOVE AND REPLACE EXISTING STORM DRAIN WITH 24" PVC STORM DRAIN PIPE.
38. CONSTRUCT RIP–RAP LINED OUTFALL.
39. INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH SOLID LOCKING LID AND HYDRODYNAMIC SEPARATOR.
40. CONSTRUCT BIORETENTION BASIN PER CITY STANDARDS..
41. INSTALL 6" PVC STORM DRAIN PIPE.
42. INSTALL 6" YARD DRAIN.
43. INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH CONTROLLED DISCHARGE AND SCADA. THE SCADA CONTROL SHALL BE CAPABLE OF CLOSING THE DISCHARGE TO THE EXISTING DOWNSTREAM FACILITIES IF THE CITY IS LOCKED OUT OF DISCHARGING STORM WATER TO THE SSJID FACILITY.
44. CONSTRUCT 84" DIA. CMP UNDERGROUND INFILTRATION GALLERY BY CONTECH.
45. INSTALL 15" PVC STORM DRAIN PIPE.
46. INSTALL 24" CATCH BASIN WITH TRAFFIC RATED GRATE.

LANDSCAPE NOTE

ALL LANDSCAPE SHALL COMPLY WITH CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS.

EARTHWORK QUANTITIES

FILL: 14,842 CY
CUT: 12,343 CY
SUBGRADE CUT:5,000 CY
NET: 2,501 CY (CUT)

NOTE: EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARINGS

BEING THE CENTERLINE OF ASHFORD AVENUE PER PARCEL MAP 27/19, HAVING A BEARING OF N01°30'10"W.

BASIS OF ELEVATION

THE OFF–SITE BENCHMARK IS BASED ON NGVD 1929 DATUM, BENCHMARK USED IS CITY OF MANTECA BENCHMARK, BEING A BRASS DISC SET IN TOP OF CURB AT THE WEST RETURN OF THE NORTHWEST CORNER OF THE INTERSECTION OF ST. DOMINICS DRIVE AND YOSEMITE AVENUE. ELEVATION= 27.08 FEET.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06077C0640F PROJECT SITE LIES IN FLOOD ZONE "X".

FLOOD "X" DESIGNATION IS DEFINED AS; "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN." PER THE FEMA WEB SITE, MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

LEGAL DESCRIPTION TITLE REPORT

SUBJECT PARCEL: APN: 222–050–050–000
PARCEL B AS SHOWN ON THE MAP FILED FOR RECORD DECEMBER 28, 2021, IN BOOK 27 OF PARCEL MAPS, AT PAGE 19, SAN JOAQUIN COUNTY RECORDS.

PROJECT INFORMATION

OWNER/DEVELOPER
PACIFIC WEST COMMUNITIES, INC.
430 E. STATE ST., SUITE 100
EAGLE, ID 83616
CONTACT: DON SLATTERY
DIRECT: (208) 908–4873

ARCHITECT
SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513
CONTACT: LANCE CRANNELL
(925) 634–7000

ENGINEER
ATLAS CIVIL DESIGN, INC.
872 HIGUERA STREET SAN LUIS OBISPO, CA 93401
CONTACT: TYLER JOHNSON
TEL: (213) 810–8470

SURVEYOR
ALTAS GEOSPATIAL
2191 EL CAMINO REAL, SUITE 208L
OCEANSIDE, CA 92054 CONTACT: EVE ANDERSON
TEL: (888) 364–1973

PARCEL INFORMATION
BEING PARCEL 'B' OF PMB 27/19
APN: 222–050–050
GROSS SQ. FT. = 446,908.08 / 10.26 ACRES
NET SQ. FT. = 404,459.45 / 9.29 ACRES
ZONING: CMU (MIXED USE COMMERCIAL)

SHEET INDEX

SHEET 1 ..... PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2 ..... PRELIMINARY UTILITY PLAN
SHEET 3 ..... PRELIMINARY STORMWATER PLAN
SHEET 4 ..... PRELIMINARY CROSS SECTIONS
SHEET 5 ..... PRELIMINARY FIRE ACCESS PLAN

LEGEND

- PROPERTY BOUNDARY LINE
- CENTERLINE
- LINE EASEMENT LINE
- 335 EXISTING CONTOURS
- 335 PROPOSED CONTOURS
- S SANITARY SEWER
- SD STORM DRAIN
- W WATER MAIN
- FS FIRE WATER MAIN
- PROPOSED CONCRETE
- AC PAVEMENT
- PROPOSED LANDSCAPE
- PROPOSED 7' CMU WALL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- SEWER CLEANOUT

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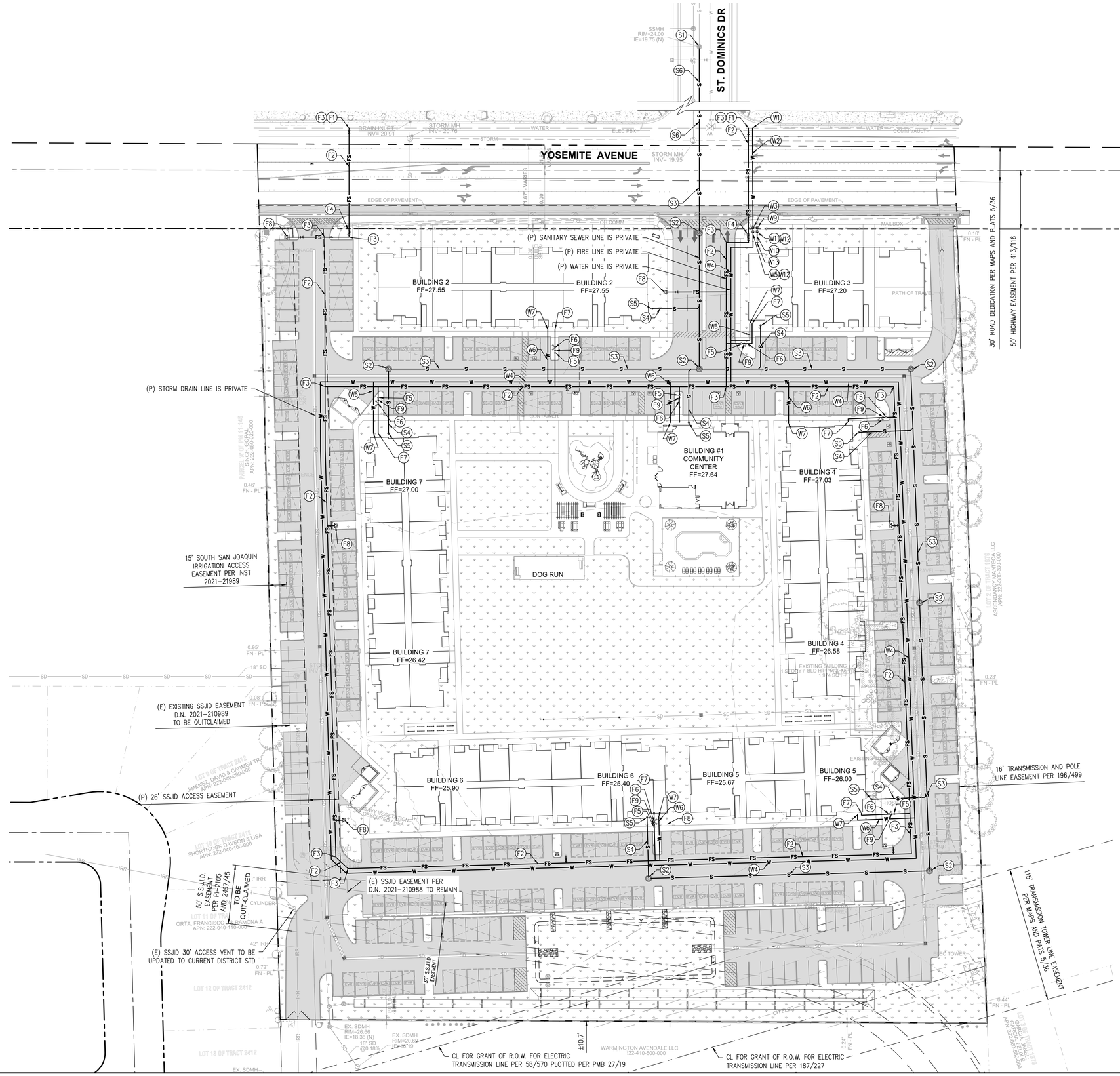
NOT FOR CONSTRUCTION

DATE	REVISIONS	BY

YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA
PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER:	23–063
PREPARED ON:	
REVISED ON:	9/19/25
PREPARED BY:	GMH
CHECKED BY:	THJ
SHEET	1 OF 5

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING – ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN IS FORBIDDEN.



WATER CONSTRUCTION NOTES

- (W1) CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
- (W2) INSTALL 4" DOMESTIC WATER SERVICE.
- (W3) INSTALL 4" WATER METER FOR DOMESTIC SERVICE.
- (W4) INSTALL 4" PVC PIPE.
- (W5) INSTALL 4" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR DOMESTIC SERVICE.
- (W6) INSTALL 2" PVC PIPE.
- (W7) CONTINUATION PER PLUMBING PLAN.
- (W8) INSTALL 1" FOR IRRIGATION SERVICE.
- (W9) INSTALL 1" WATER METER FOR IRRIGATION SERVICE.
- (W10) INSTALL 1" PVC PIPE.
- (W11) INSTALL 1" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION SERVICE.
- (W12) INSTALL STANDARD GUARDSHACK ENCLOSURE (MODEL GS-1 OR APPROVED EQUAL).
- (W13) CONTINUATION PER LANDSCAPE AND IRRIGATION PLANS.

FIRE CONSTRUCTION NOTES

- (F1) CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
- (F2) INSTALL 8" CL200 C900 AWWA PVC PIPE.
- (F3) INSTALL CONCRETE THRUST BLOCK.
- (F4) INSTALL 8" DOUBLE DETECTOR CHECK ASSEMBLY.
- (F5) INSTALL POST INDICATOR VALVE.
- (F6) INSTALL FIRE DEPARTMENT CONNECTION.
- (F7) CONTINUE TO FIRE RISER ROOM PER MECHANICAL PLANS.
- (F8) INSTALL FIRE HYDRANT ASSEMBLY.
- (F9) INSTALL SINGLE CHECK VALVE.

SEWER CONSTRUCTION NOTES

- (S1) CONNECT TO EXISTING SANITARY SEWER MANHOLE.
- (S2) CONSTRUCT PRECAST 48" SEWER MANHOLE
- (S3) INSTALL 8" PVC SEWER PIPE.
- (S4) INSTALL 4" PVC SEWER PIPE.
- (S5) INSTALL 4" SEWER CLEANOUT.
- (S6) INSTALL 12" PVC SEWER PIPE.

UTILITY GENERAL NOTES

1. ALL ON-SITE WATER, SANITARY SEWER, FIRE, AND STORM DRAIN LINES WILL BE PRIVATELY MAINTAINED.
2. THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1" = 40'

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DATE	REVISIONS	BY

YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA

PRELIMINARY UTILITY PLAN

PROJECT NUMBER:	23-063
PREPARED ON:	
REVISED ON:	9/19/25
PREPARED BY:	GMH
CHECKED BY:	THJ
SHEET	2 OF 5

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN IS FORBIDDEN

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EXHIBIT A

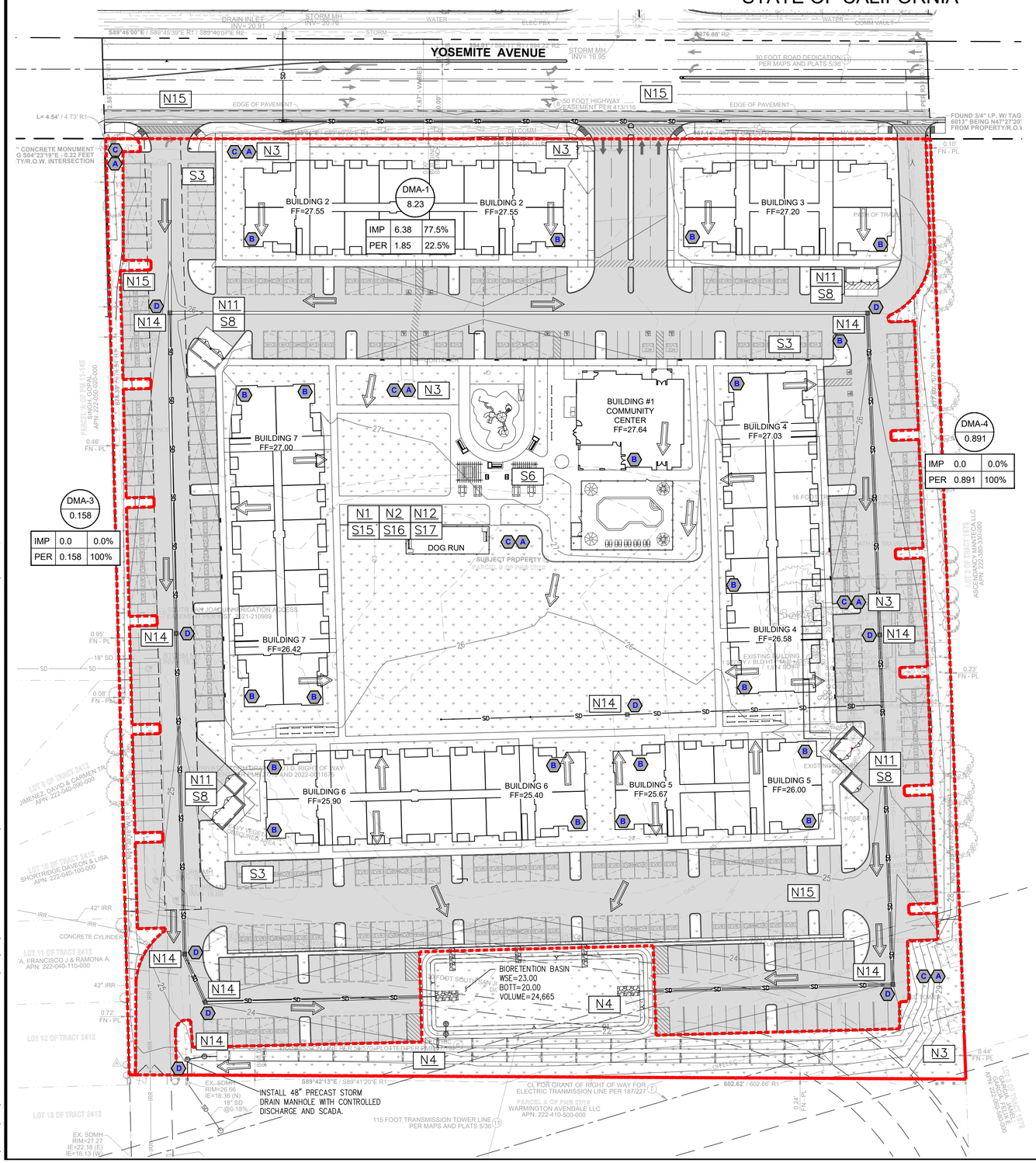
ATTACHMENT 3

PRELIMINARY STORMWATER PLAN

1758 WEST YOSEMITE AVENUE

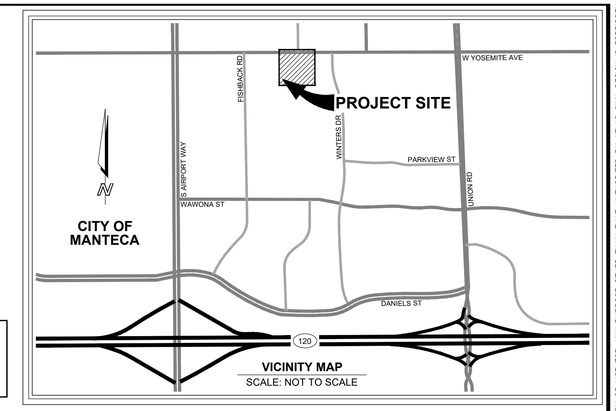
CITY OF MANTECA, COUNTY OF SAN JOAQUIN

STATE OF CALIFORNIA



LAND USE:

RESIDENTIAL



VICINITY MAP

SCALE: NOT TO SCALE

BEST MANAGEMENT PRACTICES:

SOURCE CONTROL

- (A) *SITE DESIGN AND LANDSCAPING PLANNING (SD-10)*
- (B) *ROOF RUNOFF CONTROLS (SD-11)*
- (C) *EFFICIENT IRRIGATION (SD-12)*
- (D) *STORM DRAIN STENCILING (SD-13)*

NON STRUCTURAL SOURCE CONTROL

N1, N2, N12 – EDUCATION FOR OWNERS

N3 – COMMON AREA LANDSCAPE MANAGEMENT

N4 – BMP MAINTENANCE

N11 – COMMON AREA LITTER CONTROL

N14 – COMMON AREA CATCH BASIN INSPECTION

N15 – STREET SWEEPING PRIVATE STREET AND PARKING LOTS

S1 – ACCIDENTAL SPILLS AND LEAKS

S3 – PARKING AND STORAGE AREAS AND MAINTENANCE

S5 – LANDSCAPE AND OUTDOOR PESTICIDE USE

S6 – POOLS, SPAS, PONDS, FOUNTAINS, AND OTHER WATER FEATURES

S8 – REFUSE AREAS

S15 – FIRE SPRINKLER TEST WATER

S16 – DRAIN OR WASH WATER

S17 – UNAUTHORIZED NON-STORMWATER DISCHARGES

S18 – BUILDING AND GROUNDS MAINTENANCE

NOTE

THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).

BMP BASIN LOCATIONS

BASIN: BMP 2: LAT: 37.795445 LONG: -121.245243

CMP BMP 1: LAT: 37.795971 LONG: -121.245039

LEGEND

- PROPERTY BOUNDARY LINE
- CENTERLINE
- LINE EASEMENT LINE
- 335 EXISTING CONTOURS
- 335 PROPOSED CONTOURS
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- SD STORM DRAIN
- PROPOSED CONCRETE
- LIGHT DUTY AC PAVEMENT
- PROPOSED LANDSCAPE
- STORM DRAIN STRUCTURES
- N16 MAINTENANCE BMP'S (SEE SECTION V OF WQMP REPORT)
- RUNOFF FLOW DIRECTION
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA# / 0.52 — DRAINAGE AREA / AREA IN ACRE
- IMP 0.52 100% — IMPERVIOUS AREA
- PER 0.00 0% — PERVIOUS AREA

LID REQUIREMENT (PRIORITY AND NON-PRIORITY PROJECTS)

DATE OF MAINTENANCE AGREEMENT: _____

PROPOSED IMPERVIOUS AREA: 310,235 SF SQ.FT.

DESIGN STORM: ☒ 2 YR – 24 HR ☐ 0.7-INCH

SWQDv: 22,646 CU.FT. 100 % TO RETAIN ONSITE

LID SOLUTION: ☒ INFILTRATION ☐ BIOFILTRATION

HYDROLOGIC DATA:

AREA A	DETAILS
AREA AC (DMA A1, A2, A3 – PRIVATE)	10.26 ACRES
GROUNDWATER	20 FEET OR LOWER
DESIGN FREQUENCY	10 YR –48 HR
85TH PERCENTILE STORM	2.82
PERCENT IMPERVIOUS	69%
Q_{25} (CFS)	7.26 CFS
10 YR –48 HR	55,945 CF
MAX DEPTH OF SYSTEM	10'
BMP	**TOTAL VOLUME CAPACITY (CU-FT)**
ADS 84" CMP (INFILTRATION):	33,767
BIO-RETENTION BASIN (INFILTRATION):	24,665
TOTAL BMP VOLUME CAPACITY	58,482
10 YR –48 HR (REQUIRED)	55,945 CF
VOLUME CHECK:	55,945 CF < 58,482 (PROVIDED-VOLUME)✓

N

GRAPHIC SCALE

40 0 40 80

(IN FEET)
1" = 40'

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REGISTERED PROFESSIONAL ENGINEER TYLER HILDING CLAYSON NO. 85839 CIVIL STATE OF CALIFORNIA

DATE	REVISIONS	BY

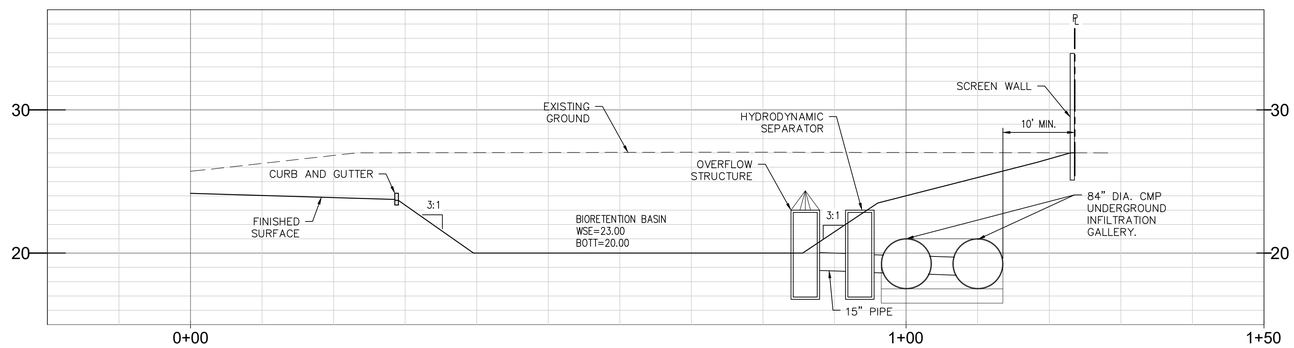
YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA

PROJECT STORMWATER PLAN

PROJECT NUMBER:	23-063
PREPARED ON:	
REVISED ON:	9/19/25
PREPARED BY:	GMH
CHECKED BY:	THJ

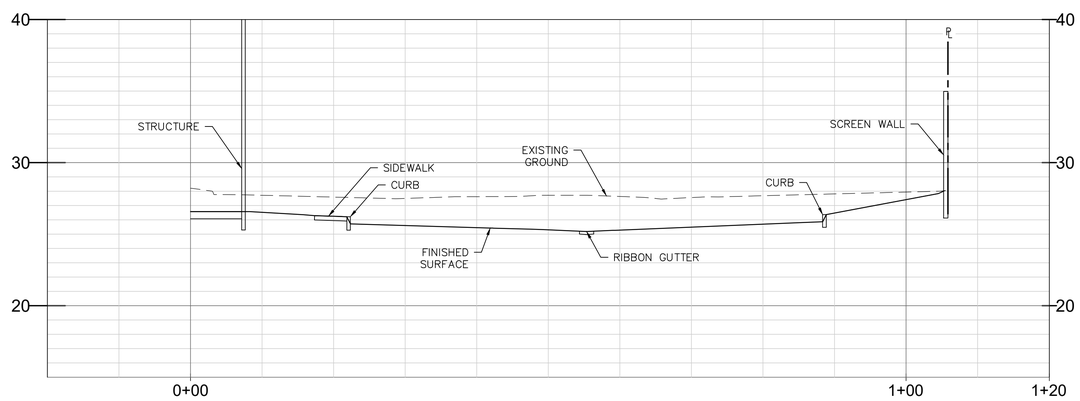
SHEET 3 OF 5

Z:\SHARED\2023\23-063 MANTECA YOSEMITE MULTIFAMILY\CIVIL\DWG\PRELIMINARY IMPROVEMENT PLANS\23-063 1 PRELIMINARY STORMWATER MANAGEMENT PLAN.DWG – PLOT DATE: September 19, 2025



PROFILE: A-A

HOR SCALE: 1"=10'
VERT SCALE: 1"=5'



PROFILE: B-B

HOR SCALE: 1"=10'
VERT SCALE: 1"=5'

GRAPHIC SCALE

10 0 10 20

(IN FEET)
1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
TYLER HILDING STANTON
No. 85839
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE	REVISIONS	BY

YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA

PRELIMINARY CROSS SECTIONS

PROJECT NUMBER:	23–063
PREPARED ON:	
REVISED ON:	9/19/25
PREPARED BY:	GMH
CHECKED BY:	THJ

SHEET 4 OF 5

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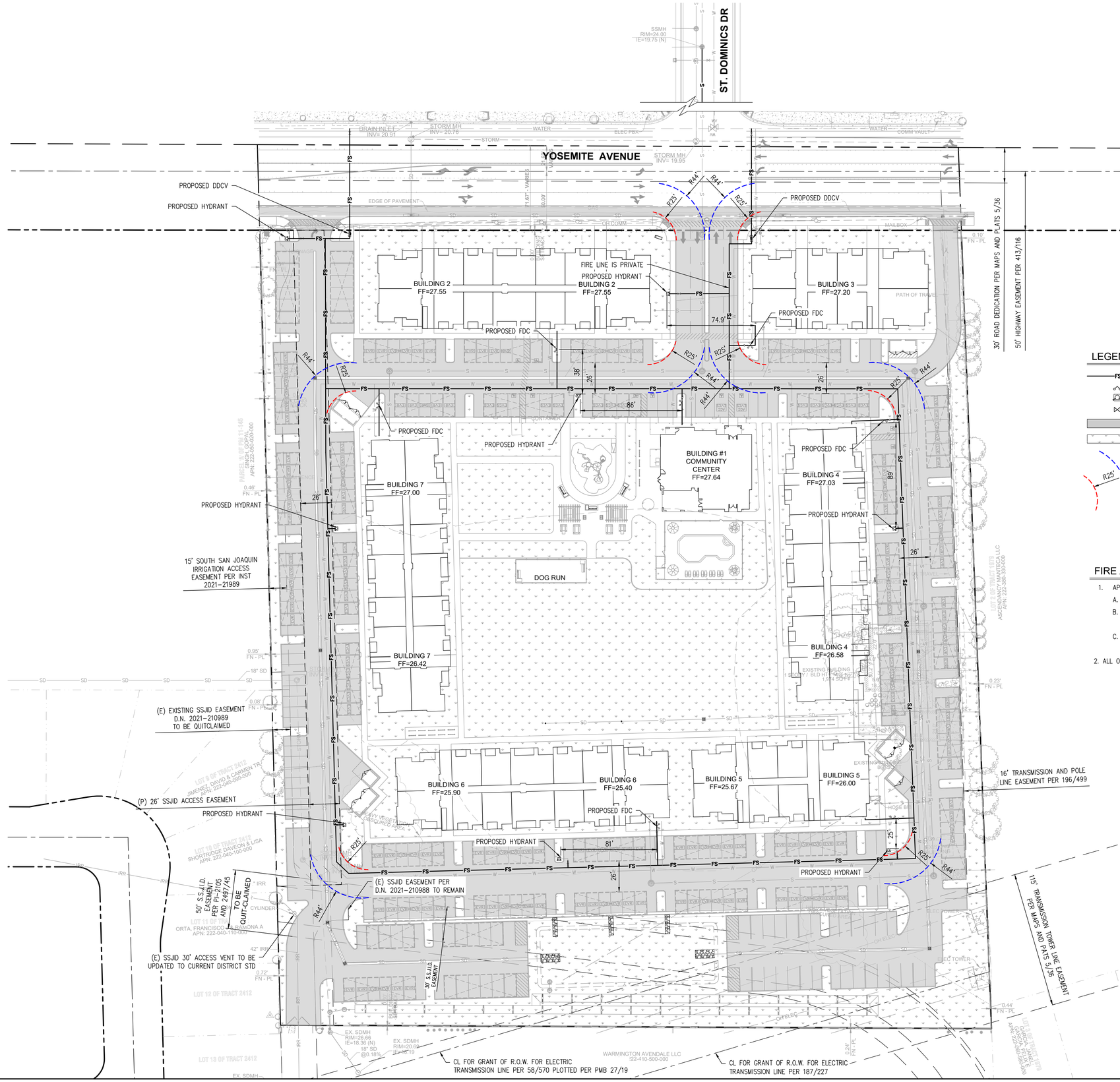

FIRE ACCESS NOTES:

1. APPARATUS ACCESS ROADS SHALL COMPLY WITH THE FOLLOWING:
   A. APPENDIX D OF THE 2022 CFC
   B. FIRE APPARATUS ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING AN IMPOSED VEHICLE LOAD OF 75,000 GVW, BE COMPACTED TO 95%, AND BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
   C. FIRE LANES SHALL BE PAINTED RED AND NO PARKING -FIRE LANE MARKED IN WHITE PAINTED, SPACED EVERY 25-FEET ON CENTER OR NO PARKING -FIRE LANE SIGNS SHALL BE PROVIDED, SPACED EVERY 50- FEET ON-CENTER.
2. ALL ON-SITE FIRE LINE WILL BE PRIVATELY MAINTAINED.

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REGISTERED PROFESSIONAL ENGINEER TYLER HILDING STANSON No. 85839 CIVIL STATE OF CALIFORNIA

DATE	REVISIONS	BY

YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA

PRELIMINARY FIRE ACCESS PLAN

PROJECT NUMBER:	23-063
PREPARED ON:	
REVISED ON:	9/19/25
PREPARED BY:	GMH
CHECKED BY:	THJ
SHEET	5 OF 5

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN IS FORBIDDEN

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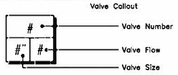
2025-11-06 13:26

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	LOW - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. LOW WATER USE PLANTINGS	82,115 SF	0.64 IN/H	25	546
	MED - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	7,561 SF	0.64 IN/H	25	50
	SHRUB ROTATOR (HUNTER) STORM WATER TREATMENT PLANTER 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	7,933 SF	0.45 IN/H	40	37
	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE. MEDIUM & LOW WATER USE	1,646 SF	1 IN/H	30	17
	TURF ROTATOR (HUNTER) 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	34,416 SF	0.45 IN/H	40	161

Valve Callout



MWELO WATER USE CALCULATIONS

Job Name: West Yosemite Apartments

Date: 07/9/25

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_0): 51.2 — Project Type: Residential — 0.55

Rain Fall (Inches) — Usable Rain Fall (Inches): 0

Zone#	Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]	% Landscape Area
	Regular Landscape Areas								
1	SHRUBS-LOW	0.2	Drip	0.9	0.22	75,411	16758	531966	59.20%
2	SHRUBS - M	0.4	Drip	0.9	0.44	6,950	3089	98054	5.46%
3	TREES- MED	0.4	Bubblers	0.9	0.44	2,679	1191	37797	2.10%
4	TURF -H	0.8	Rotary Nozzle	0.75	1.07	7,933	8462	268613	6.23%
4	BIOFILTRATION - M	0.6	Rotary Nozzle	0.75	0.80	34,416	27533	874001	27.02%
					Totals	**127389**	**57032**	**1810431**	**100.00%**
					Totals	0	0	0	
							ETWU Total	1810431	
							Maximum Allowed Water Allowance (MAWA)[e]	2224110	

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

All Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU CCF	2420
MAWA CCF	2973
% ETWU OF MAWA	**0.81**
PASS:	**YES**

SUMMARY HYDROZONE		
HYDROZONE		**GAL PER HYDRO ZONE**
HIGH WATER USE	44,045	0
MODERATE WATER USE		911,798
LOW WATER USE		898,633
VERY LOW WATER USE		

WATER EFFICIENT LANDSCAPE ORDINANCE NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
   (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
   (1) PROJECT INFORMATION:
      (A) DATE
      (B) PROJECT APPLICANT
      (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
      (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
      (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
      (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
      (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
      (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
      (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
   (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
      (A) HYDROZONE INFORMATION TABLE
      (B) WATER BUDGET CALCULATIONS
         1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
         2. ESTIMATED TOTAL WATER USE (ETWU)
   (3) SOIL MANAGEMENT REPORT:
   (4) LANDSCAPE DESIGN PLAN:
   (5) IRRIGATION DESIGN PLAN: AND
   (6) GRADING DESIGN PLAN.

2025-11-06 13:24

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE HEIGHT	MATURE WIDTH
TREES						
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"	17	40 - 65FT. HT.	15 - 25FT. W.
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	19	10 - 15FT. HT.	10 - 15FT. W.
	LIRIODENDRON TULIPIFERA 'FASTIGIATA'	COLUMNAR TULIP POPLAR	15 GAL	2	40 - 65FT. HT.	10 - 15FT. W.
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' EVERGREEN SPECIES	DWARF SOUTHERN MAGNOLIA	24"	6	10 - 15FT. HT.	10 - 15FT. W.
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"	19	25 - 40FT. HT.	25 - 40FT. W.
	QUERCUS LOBATA	VALLEY OAK	15 GAL	4	40 - FFT. HT.	40 - 65FT. W.
	ULMUS PARVIFOLIA 'TRUE GREEN' EVERGREEN SPECIES	TRUE GREEN LACEBARK ELM	24"	19	40 - 65FT. HT.	40 - 65FT. W.
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	41	40 - 65FT. HT.	40 - 65FT. W.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	MATURE WIDTH
SHRUB AREAS					
	DECOMPOSED GRANITE	4`` DEPTH	2,078 SF		
	FALL ZONE MATERIAL ARTIFICIAL TURF TYPE	FALL ZONE	2,746 SF		
	SHRUB & GROUND COVER	PLANTING AREA	121,758 SF		
	STORM WATER TREATMENT CAREX SPP.		15,928 SF		
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	32,271 SF	< 6IN. HT.	

SOIL PREPARATION NOTES

A. SOIL PREPARATION AND AMENDING:

1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.

1) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
   NITROGEN STABILIZED AND IRON FORTIFIED COMPOST:PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
   PELLETIZED FERTILIZER (21-0-0) 10LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
   SOIL SULFUR: PER SOIL ANALYSIS RECOMMENDATIONS

2) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.

3) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.

4) INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS: LANDSCAPE FABRIC TO BE 'DEWITT ROC-KLOTH BROWN 3.5OZ. SECURE WITH HEAVY DUTY 'U' STAPLES EVERY 4', OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"X1"X6" STEEL 'U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.

B. INSTALL ROCK MULCH AS PER THE PLAN NOTES, OR 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- ALL LANDSCAPE PLANTING AT DRIVEWAY ENTRANCES/EXITS SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF THREE AND ONE-HALF FEET (3.5').
- ALL LANDSCAPING INSTALLED BETWEEN BACK OF SIDEWALK AND PROPERTY LINE SHALL BE PART OF THE ON-SITE LANDSCAPE, BE CONTROLLED BY ITS IRRIGATION SYSTEM AND BE MAINTAINED BY THE PROPERTY OWNER
- ALL LANDSCAPE SHALL COMPLY WITH CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS.
- THE CODE REQUIRES THAT 30% OF THE TREES SHALL BE AN EVERGREEN SPECIES. 122 TREES TOTAL * 30% = 37 EVERGREEN TREES REQUIRED. (11) QUERCUS ILEX AND (20) MAGNOLIA 'LITTLE GEM' TREES ARE EVERGREEN SPECIES

SHADE OVER WALKWAY CALCULATION

SHADE TREES	@	CANOPY	% SHADE	SHADE
MED	53	480	50%	12,720
LRG	29	1256	25%	9,106
				21,826 SHADE OVER THE WALK WAYS
				31,055 TOTAL WALK WAY AREA
				70.3% % OF SHADE OVER THE WALK WAYS

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

P. O.BOX170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

WEST YOSEMITE APARTMENTS
PACIFIC WEST COMMUNITIES, INC
MANTECA, CALIFORNIA

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Sheet Title
PLANT SCHEDULE & NOTES

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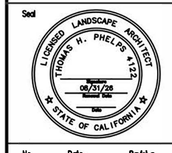

No.	Date	Revision
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Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 11/06/25
File Name: 23-044
Sheet No.: L
of _____ sheets

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THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

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Sheet Title
LANDSCAPE PLAN A

Seal
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Revision
08/31/25
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision
△		
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△		
△		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 11/6/25
File Name: 23-044

Sheet No.: L2
of _____ sheets

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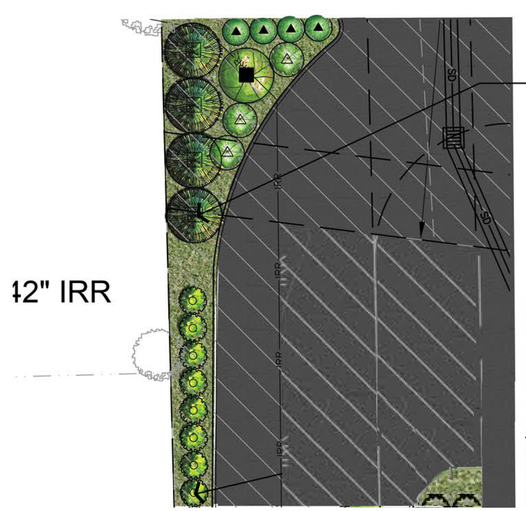
REFERENCE NOTES SCHEDULE

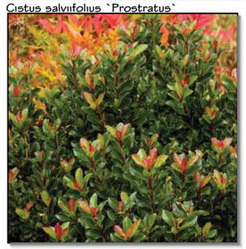
CODE	DESCRIPTION
1	HATCHED AREAS INDICATE WHERE NO TREES CAN BE LOCATED WITHIN UTILITY EASEMENTS
2	PICNIC TABLE - 6' RECTANGLE `ULINE #H-2128` BLACK COLOR
3	TRASH RECEPTACLE - `ULINE TERRACE RECPATACLE #H-7234` BLACK COLOR
4	BENCH - 6' WITH BACK `ULINE #H-2294` BLACK COLOR
5	WAVE BICYCLE RACK - `ULINE 5-LOOP #H2544` 7 BIKE CAPACITY, BLACK COLOR. LOCATION MAY VARY, VERIFY IN FIELD
6	BARBEQUE - `ULINE #H-4419`
7	POOL LOUNGE - FURNITURE LEISURE 1-800-213-2401 ST. MAARTEN VINYL STRAP CHAISE LOUNGE WITH COMMERCIAL ALUNIMUM FRAME, CAMEL FRAME COLOR, CAMEL STRAPS, ADOBE ACCENTS.
8	PICNIC SHADE STRUCTURE - SMALL -SUBMIT SHOP DRAWINGS FOR APPROVAL
9	'CLEANLINE' ALUMINUM EDGING BETWEEN THE LAWN AREA AND ADJACENT SHRUB BEDS. STAKE AT EVERY PRE-FORMED LOOP. NOTE THAT THE MANUFACTURER DOES NOT SUPPLY ALL STAKES FOR EACH LOOP.
10	2-5 & 5-12 YR OLD USER PLAYGROUND EQUIPMENT. DEFERRED SUBMITTAL FOR OWNER APPROVAL
11	5' HIGH TUBULAR STEEL FENCE WITH SELF CLOSING GATES. BLACK COLOR. SEE DETAIL ON ARCH DWGS
12	DOG WASTE SYSTEM DISPENSER - `ULINE #H-2897` WITH DOG WASTE SYSTEM SIGN #H-5942
13	POOL LIFT - ADA COMPLIANT. DEFERRED SUBMITTAL FOR OWNER APPROVAL
14	POOL EQUIPMENT LOCATION.
15	6' HIGH CMU WALL, MATCH TRASH ENCLOSURE
16	OUTDOOR SHOWER LOCATION.
17	EXISTING TREE TO BE REMOVED, TYP.
18	OUTDOOR EXEERCISE EQUIPMENT
19	SEATING AREA
20	RECREATIONAL OPEN SPACE
21	COMMUNITY GARDEN AREA



Dodonaea viscosa `Purpurea`

Cistus salvifolius `Prostratus`

Prunus caroliniana `compacta`



Rhaphiolepis umbellata `Minor`

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

WEST YOSEMITE APARTMENTS
PACIFIC WEST COMMUNITIES, INC
MANTECA, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN B

Seal
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Signature
08/31/25
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision
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Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 11/6/25
File Name: 23-044

Sheet No.: L3
of _____ sheets

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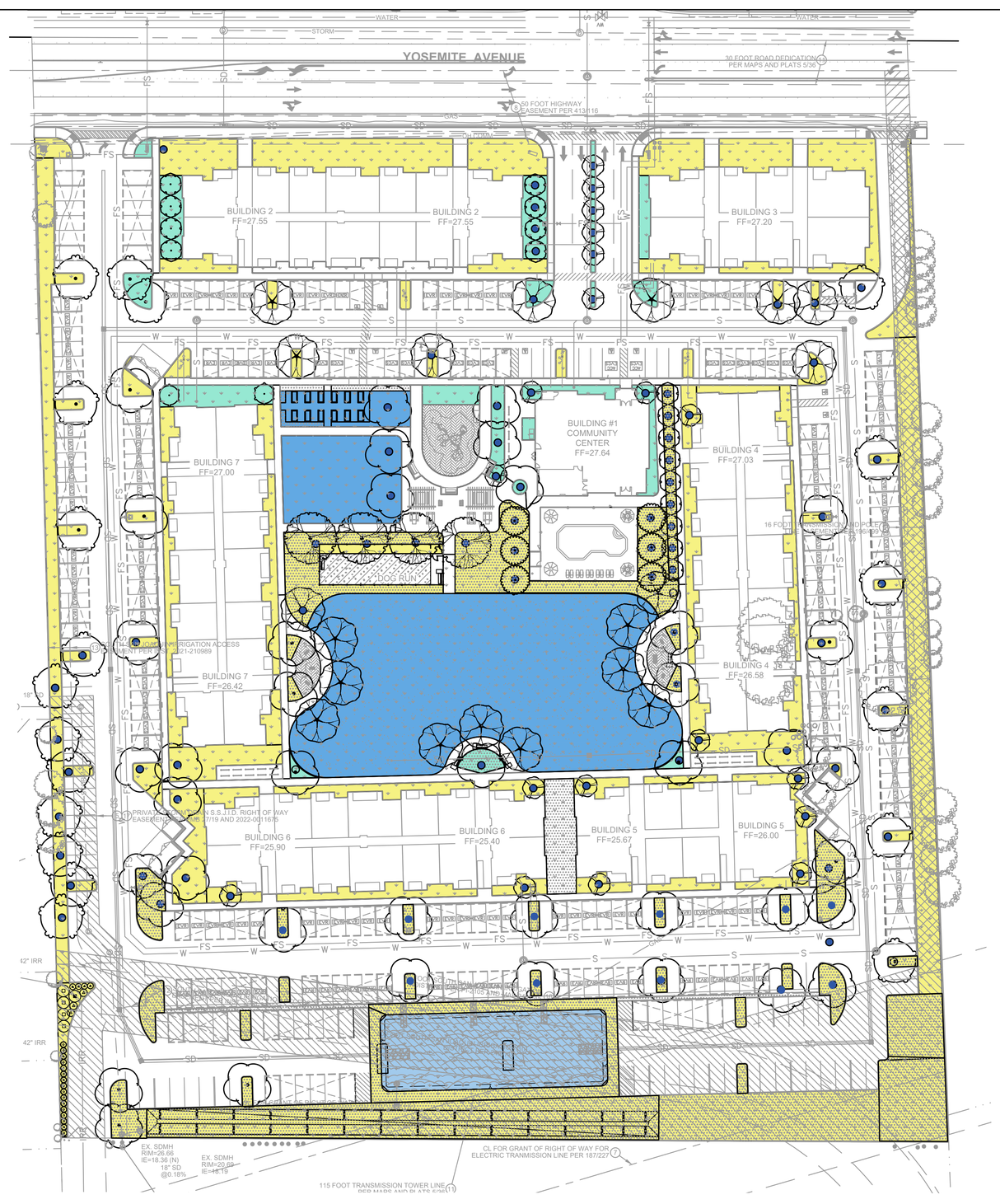
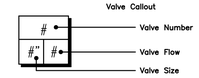


IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	LOW - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. LOW WATER USE PLANTINGS	82,115 SF	0.64 IN/H	25	546
	MED - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	7,561 SF	0.64 IN/H	25	50
	SHRUB ROTATOR (HUNTER) STORM WATER TREATMENT PLANTER 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	7,933 SF	0.45 IN/H	40	37
	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE. MEDIUM & LOW WATER USE	1,646 SF	1 IN/H	30	17
	TURF ROTATOR (HUNTER) 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	34,416 SF	0.45 IN/H	40	161

Valve Callout



MWELO WATER USE CALCULATIONS

Job Name: West Yosemite Apartments

Date: 07/9/25

California Water Efficient Landscape Worksheet

	Reference Evapotranspiration (ET_o)		51.2	Project Type	Residential		0.55	
	Rain Fall (Inches)			Usable Rain Fall (Inches)	0			
	Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[E]	% Landscape Area
Zone#	**Regular Landscape Areas**								
1	SHRUBS- LOW	0.2	Drip	0.9	0.22	75,411	16758	531966	59.20%
2	SHRUBS - M	0.4	Drip	0.9	0.44	6,950	3089	98054	5.46%
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4	BIOFILTRATION - M	0.6	Rotary Nozzle	0.75	0.80	34,416	27533	874001	27.02%
					Totals	**127389**	**57032**	**1810431**	**100.00%**
					Totals	0	0	0	
						ETWU Total		1810431	
						Maximum Allowed Water Allowance (MAWA)[F]		2224110	

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

All Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU CCF	**2420**
MAWA CCF	**2973**
% ETWU OF MAWA	**0.81**
PASS:	**YES**

SUMMARY HYDROZONE		
HYDROZONE		**GAL PER HYDRO ZONE**
HIGH WATER USE	44,045	0
MODERATE WATER USE		911,798
LOW WATER USE		898,633
VERY LOW WATER USE		

CONTENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:

THE LANDSCAPE DOCUMENTATION PACKAGE INCLUDES THE FOLLOWING SIX (6) ELEMENTS:

(1) PROJECT INFORMATION:
- (A) DATE 08 MAR 2023
- (B) PROJECT APPLICANT
  - MANTECA PACIFIC ASSOCIATES II, CA LP
  - 430 E. STATE ST., STE. 100
  - EAGLE, ID 83616
- (C) PROJECT ADDRESS
  - YOSEMITE AVE.
  - MANTECA, CA
- (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
  - 117,598 SF
- (E) PROJECT TYPE
  - MULTI-FAMILY APARTMENTS
- (F) WATER SUPPLY TYPE
  - POTABLE WATER, THE MAJORITY OF THIS WATER IS SURFACE WATER FROM SSJID'S WATER TREATMENT PLANT, THE BALANCE IS SUPPLIED BY CITY OWNED GROUNDWATER WELLS.

WATER SOURCES:
THE CITY OF MANTECA, CA PUBLIC WORKS DEPT. WATER DIVISION

CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE

(G) PROJECT CONTACTS AND PROPERTY OWNER
DON SLATTERY, PROJECT MANAGER
SANGER PACIFIC ASSOCIATES II, CA LP
430 E. STATE ST., STE. 100
EAGLE, ID 83616
CONTACT:
DON SLATTERY
(208) 908-4813
(208) 461-0033
DONS@TPCHOUSING.COM

APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

APPLICANT_____ DATE_____

CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE:

WATER EFFICIENT LANDSCAPE WORKSHEET_____
SOIL MANAGEMENT REPORT_____
LANDSCAPE DESIGN PLAN_____
IRRIGATION DESIGN PLAN_____
GRADING DESIGN PLAN_____

0 40 80 120 feet
SCALE: 1" = 40'

NORTH

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

WEST YOSEMITE APARTMENTS
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Sheet Title
SCHEMATIC IRRIGATION PLAN

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LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Signature
08/31/25
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision
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Drawn By: THP
Scale: 1"=20'
Date: 11/6/25
File Name: 23-044

Sheet No.: L4
of _____ sheets

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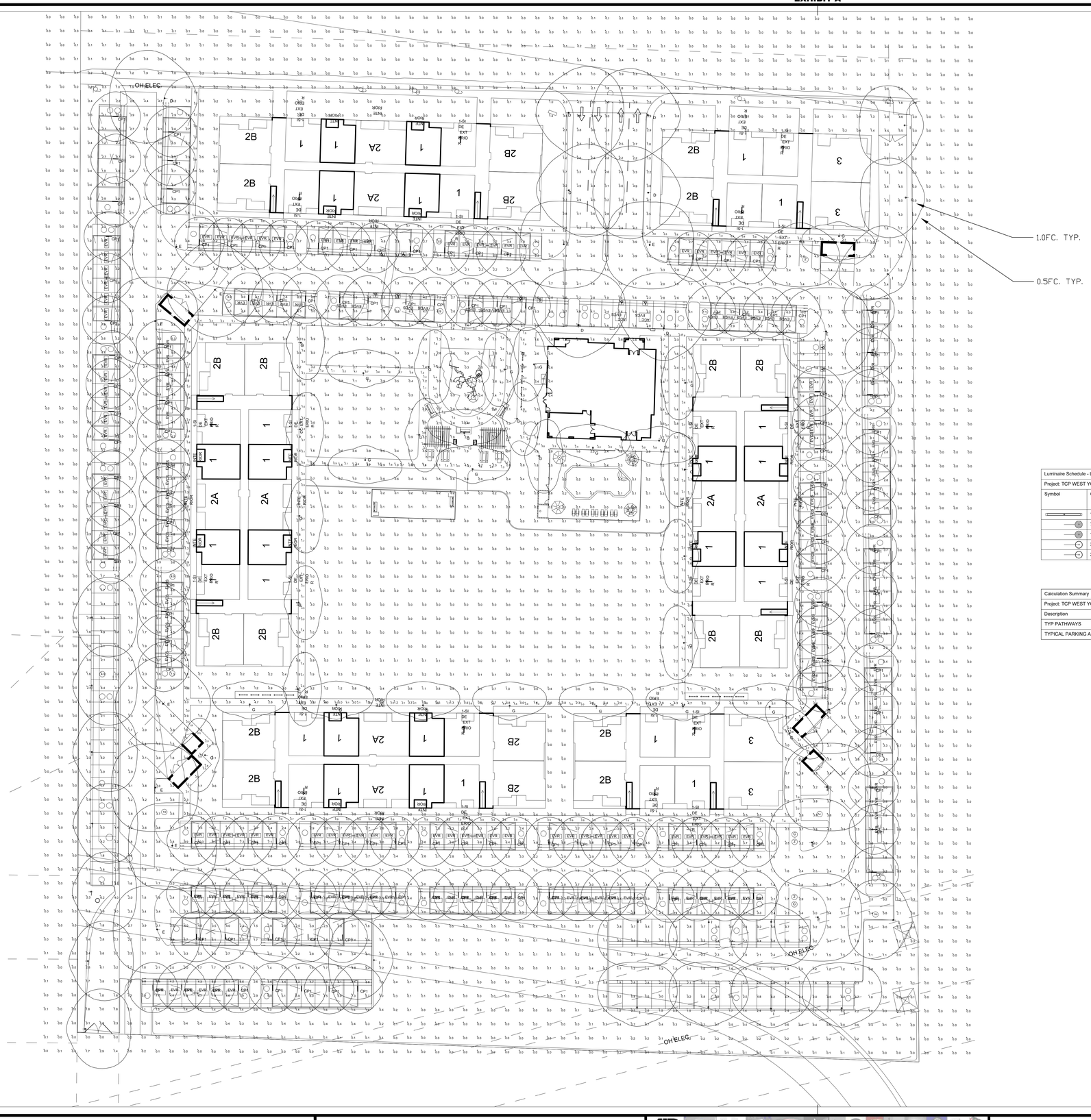

Luminaire Schedule - LED								
Project: TCP WEST YOSEMITE WAY - MANTECA								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	137	CP1	Single	0.900	3368	22.9	DAYBRITE V3W435L840-UNV-DIM	V3W435L840-UNV-DIM.ies
	7	D	Single	0.900	7808	61.5	STERNBERG GL1960-24L40T4-MDL010-SV1 @ 18'	GL1960-24L40T4-MDL010-SV1.IES
	14	E	Single	0.900	8121	61.6	STERNBERG GL1960-24L40T5-MDL010-SV1 @ 18'	GL1960-24L40T5-MDL010-SV1.IES
	32	G	Single	0.900	2677	19.8	STERNBERG GL1960-12L40T2-MDL006-SV1 @ 14'	GL1960-12L40T2-MDL006-SV1.IES
	20	I	Single	0.900	5607	61.5	STERNBERG GL1960-24L40T4-MDL010-SV1-BLOC @ 14'	GL1960-24L40T4-MDL010-SV1-BLOC.IES

Calculation Summary							
Project: TCP WEST YOSEMITE WAY - MANTECA							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TYP PATHWAYS	Illuminance	Fc	1.88	7.9	0.5	3.76	15.80
TYPICAL PARKING AREAS, DRIVEWAYS AND TRASH AREAS	Illuminance	Fc	3.71	12.80	1.00	3.71	12.80

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

TPC WEST YOSEMITE WAY

CITY OF MANTECA

DRAWING NO. / INPUT FILE: 22497REY-R7.DWG / 22497REY-R7.A32

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	07.01.2025	7