

ARCHITECTURAL	CIVIL
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A18 HOTEL - EXTERIOR ELEVATIONS	
	LANDSCAPING
	L1 LANDSCAPE CONCEPT PLAN

PROJECT TEAM

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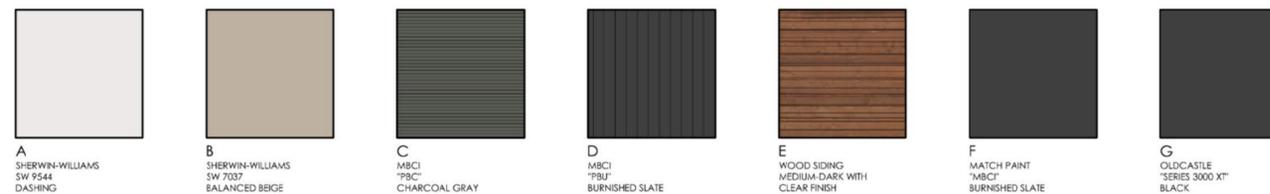
THE VILLAGE AT VILLA TICINO AIRPORT WAY & LOUISE AVENUE

MANTECA

CA



FINISH LEGEND



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VICINITY MAP

SYMBOLS	
	PEDESTRIAN ACCESS ROUTE

PROJECT LOCATION

AIRPORT WAY & LOUISE AVENUE
MANTECA, CA

SITE DATA

ASSESSORS PARCEL NUMBER: 198-160-28
 PROPERTY AREA: 19.17 ACRES
 BUILDING COVERAGE (OF PROJECT AREA): XXXX SQ. FT. (XX%)
 LANDSCAPING (OF PROJECT AREA): +/-XXXXX SQ. FT. (XX%)
 CURRENT ZONE: CITY OF MANTECA

PARKING DATA

HOTEL PARCEL
 PARKING REQUIRED: 1 SPACE PER GUEST ROOM PLUS 4 ADD'L SPACES
 110 ROOMS = 110 + 4 = 114 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 168 STALLS
 COMPACT: 16 STALLS
 ACCESSIBLE: 6 STALLS
 TOTAL: 190 STALLS

RETAIL/QSR #1 PARCEL
 PARKING REQUIRED: RETAIL= 4 SPACES PER 1000 SF QSR= 1 SPACE PER 100 SF
 2025 SF = 8 SPACES, 2280 SF = 23 SPACES 31 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 34 STALLS
 COMPACT: 5 STALLS
 ACCESSIBLE: 2 STALLS
 TOTAL: 41 STALLS

CAR WASH PARCEL
 PARKING REQUIRED: 3 SPACES PLUS 2 PER BAY 5 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 19 STALLS
 COMPACT: 0 STALLS
 ACCESSIBLE: 2 STALLS
 TOTAL: 21 STALLS

C-STORE/FUEL STATION PARCEL
 PARKING REQUIRED: STORE= 4 SPACES PER 1000 SF
 6,500 SF = 26 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 25 STALLS
 COMPACT: 0 STALLS
 ACCESSIBLE: 2 STALLS
 TOTAL: 27 STALLS

RETAIL/QSR #2 PARCEL
 PARKING REQUIRED: RETAIL= 4 SPACES PER 1000 SF QSR= 1 SPACE PER 100 SF
 9,600 SF = 38 SPACES, 2,400 SF = 24 SPACES 62 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 81 STALLS
 COMPACT: 20 STALLS
 ACCESSIBLE: 5 STALLS
 TOTAL: 106 STALLS

QUICK SERVE #2 PARCEL
 PARKING REQUIRED: 1 SPACE PER 100 SF
 4,300 SF = 43 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 43 STALLS
 COMPACT: 4 STALLS
 ACCESSIBLE: 2 STALLS
 TOTAL: 49 STALLS

RETAIL/RESTAURANT #1 PARCEL
 PARKING REQUIRED: RETAIL= 4 SPACES PER 1000 SF REST.= 7 SPACE PER 1000 SF
 2,500 SF = 10 SPACES, 3,500 SF = 25 SPACES 35 SPACES REQUIRED

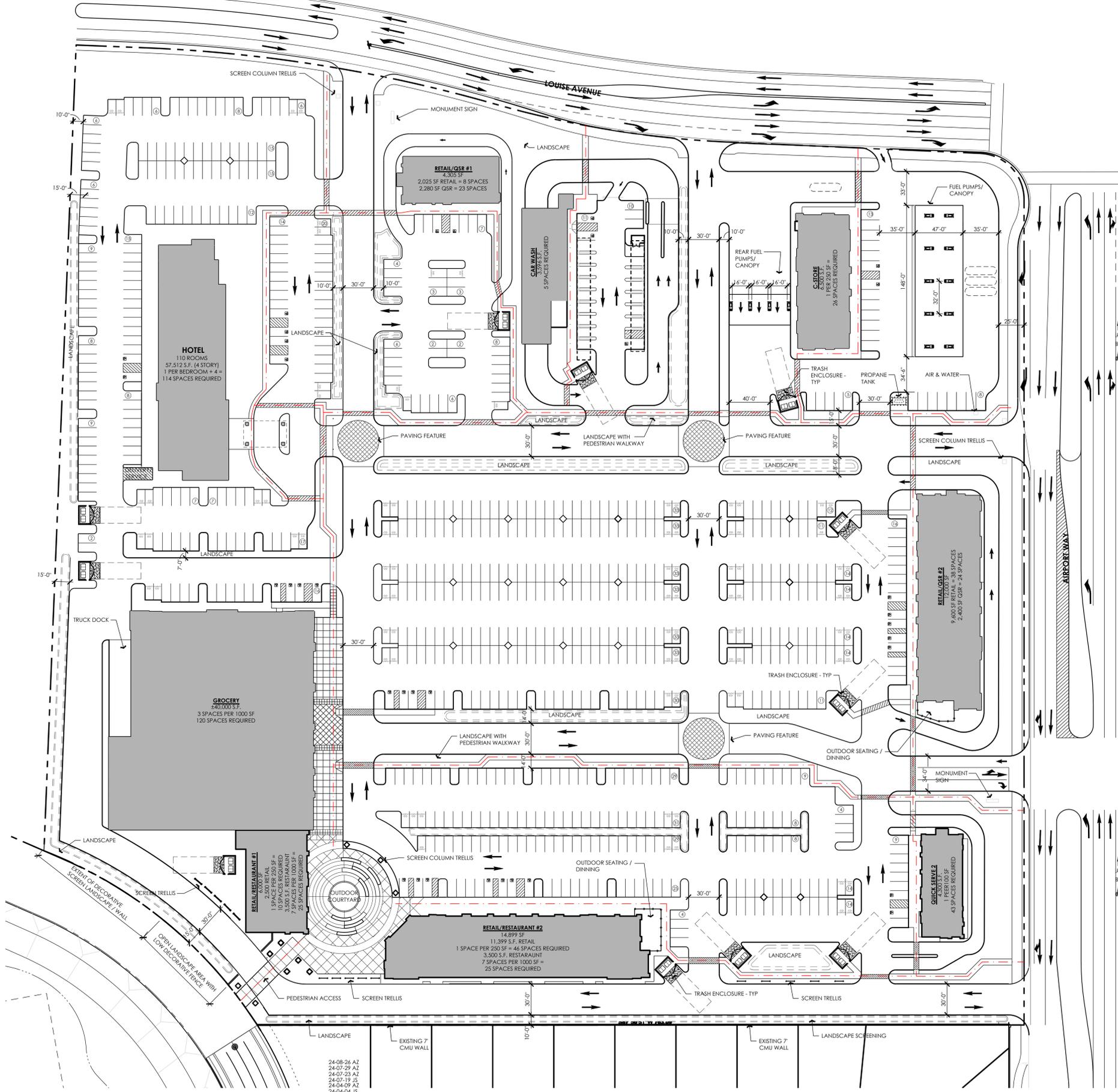
PARKING PROVIDED
 STANDARD: 39 STALLS
 COMPACT: 4 STALLS
 ACCESSIBLE: 2 STALLS
 TOTAL: 46 STALLS

RETAIL/RESTAURANT #2 PARCEL
 PARKING REQUIRED: RETAIL= 4 SPACES PER 1000 SF REST.= 7 SPACE PER 1000 SF
 11,399 SF = 46 SPACES, 3,500 SF = 25 SPACES 71 SPACES REQUIRED

PARKING PROVIDED
 STANDARD: 90 STALLS
 COMPACT: 4 STALLS
 ACCESSIBLE: 4 STALLS
 TOTAL: 98 STALLS

GROCERY PARCEL
 PARKING REQUIRED: 3 SPACE PER 1000 SF
 40,000 SF = 120 SPACES REQUIRED

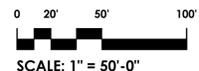
PARKING PROVIDED
 STANDARD: 199 STALLS
 COMPACT: 28 STALLS
 ACCESSIBLE: 8 STALLS
 TOTAL: 235 STALLS



- 24-08-26 AZ
- 24-07-29 AZ
- 24-07-23 AZ
- 24-07-19 JS
- 24-04-09 AZ
- 24-04-04 JS
- 24-02-28 AZ
- 24-01-04 AZ
- 23-11-09 JS
- 23-11-07 JS
- 23-08-29 JS
- 23-08-22 JS

SITE PLAN

SCALE: 1" = 50'-0"



NOTE:
 THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
 THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TENANT REQUIREMENTS.

THE VILLAGE AT VILLA TICINO

AIRPORT WAY & LOUISE AVENUE
MANTECA, CA.

PLANNING ARCHITECTURE



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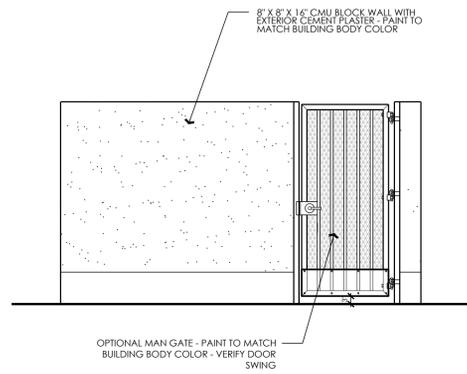
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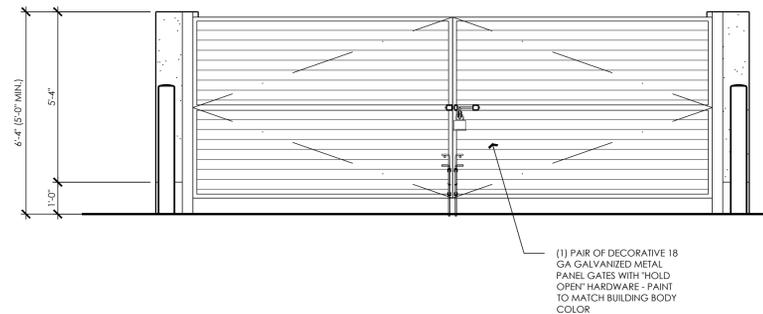
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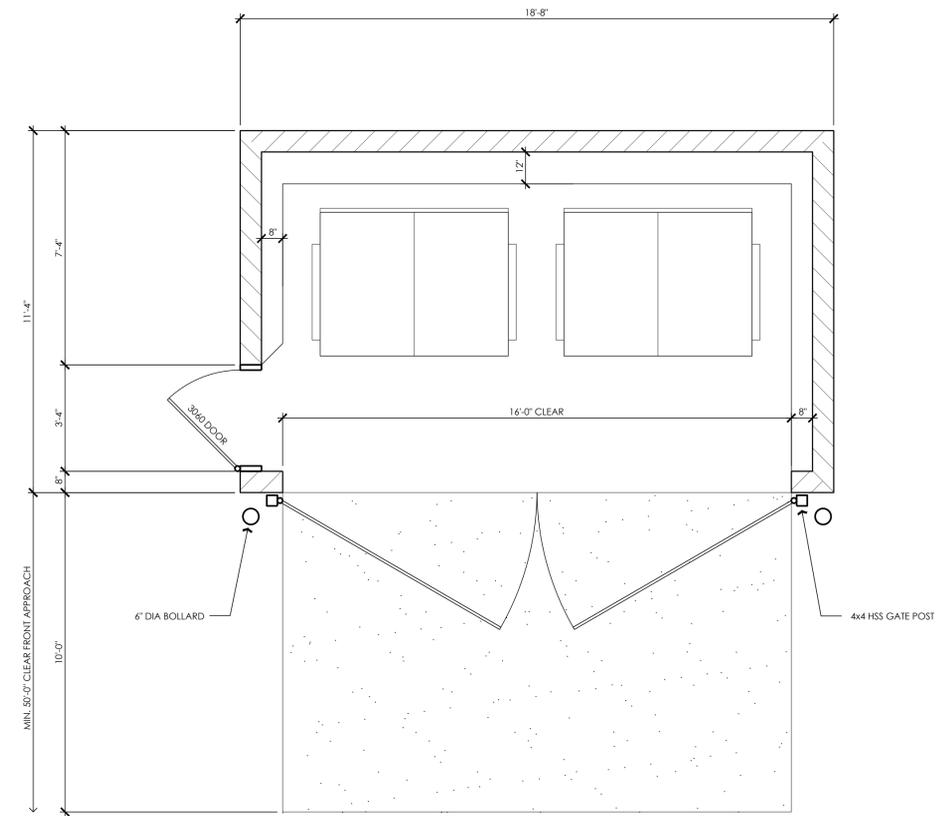
TRASH ENCLOSURE - SIDE ELEVATION

SCALE: 3/8" = 1'-0"



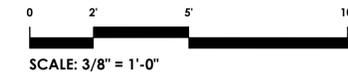
TRASH ENCLOSURE - FRONT ELEVATION

SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - PLAN VIEW

SCALE: 3/8" = 1'-0"



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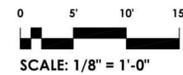
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GROCERY - WEST ELEVATION

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



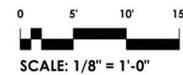
REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 HORIZONTAL METAL SIDING
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- 5 METAL PARAPET CAP/COPING
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- 7 CANOPY / AWNING
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GROCERY - NORTH ELEVATION

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



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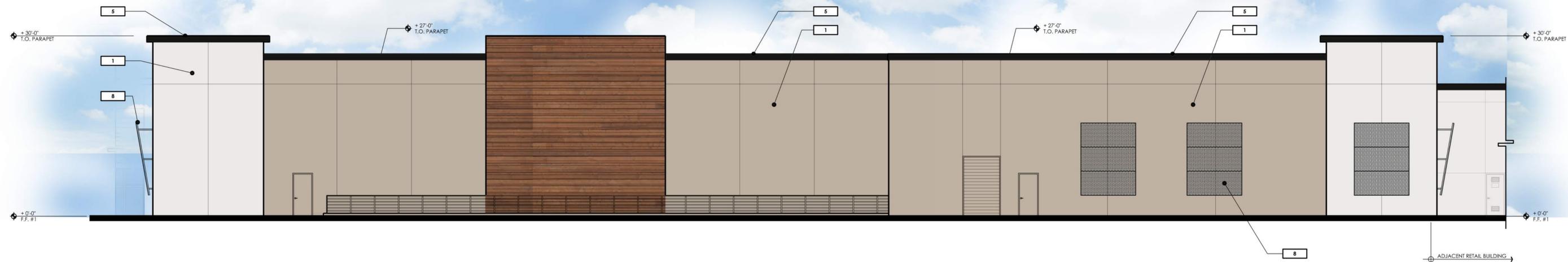
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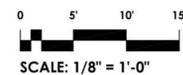
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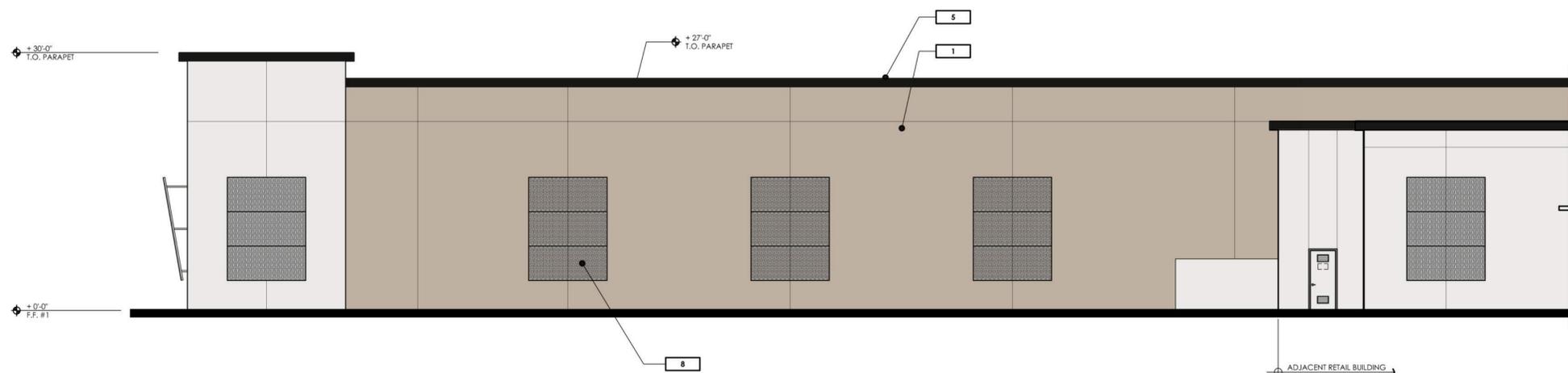
GROCERY - EAST ELEVATION

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



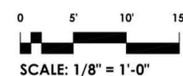
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GROCERY - SOUTH ELEVATION

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



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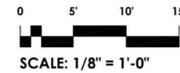
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RETAIL #1 - EAST ELEVATION

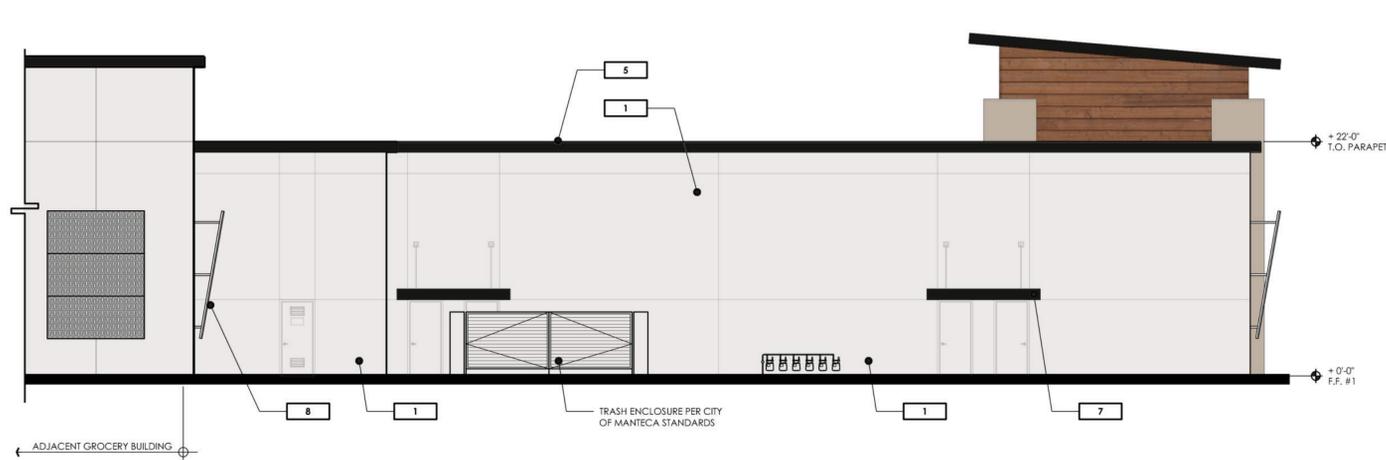
SCALE: 1/8" = 1'-0"



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

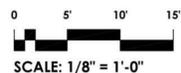
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RETAIL #1 - WEST ELEVATION

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

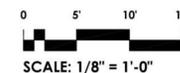


SCALE: 1/8" = 1'-0"



RETAIL #1 - SOUTH ELEVATION

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



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

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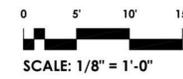
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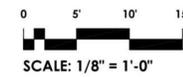
RETAIL #2 - NORTH ELEVATION

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



RETAIL #2 - WEST ELEVATION

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



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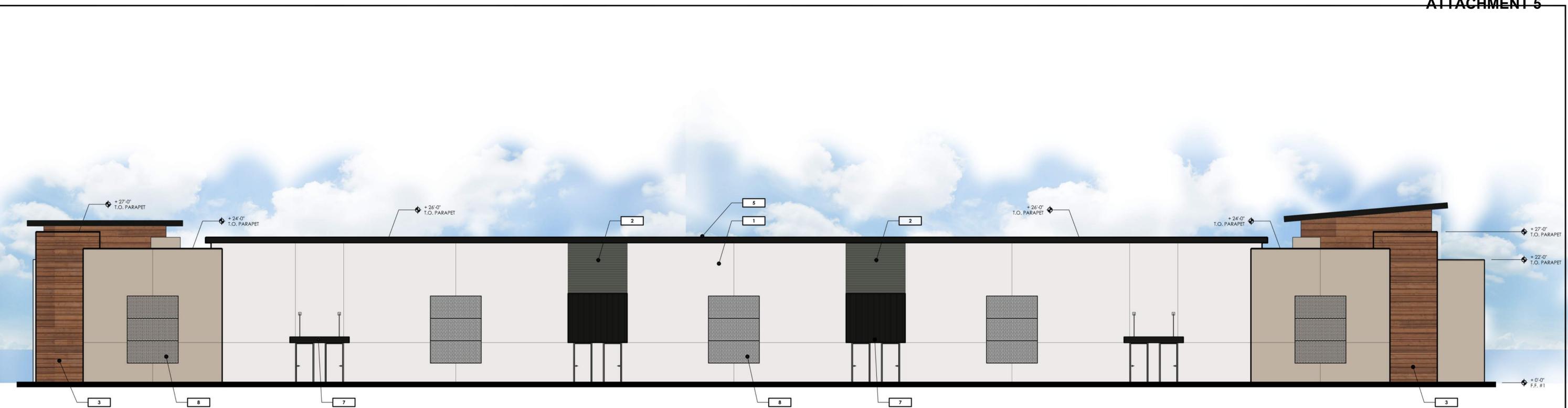
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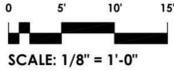
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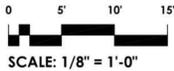
RETAIL #2 - SOUTH ELEVATION

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



RETAIL #2 - EAST ELEVATION

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



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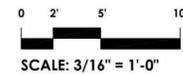
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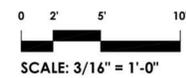
QSR #2 - WEST ELEVATION

SCALE: 3/16" = 1'-0"



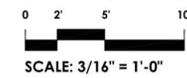
QSR #2 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



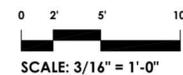
QSR #2 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



QSR #2 - EAST ELEVATION

SCALE: 3/16" = 1'-0"



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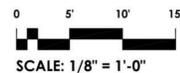
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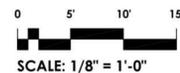
RETAIL/QSR - EAST ELEVATION

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



RETAIL/QSR - SOUTH ELEVATION

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



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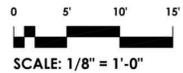
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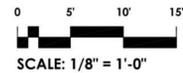
RETAIL/QSR - EAST ELEVATION

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



RETAIL/QSR - NORTH ELEVATION

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



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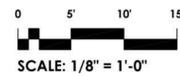
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CONVENIENCE STORE - NORTH ELEVATION

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

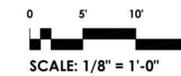


SCALE: 1/8" = 1'-0"



CONVENIENCE STORE - EAST ELEVATION

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



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

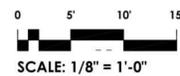
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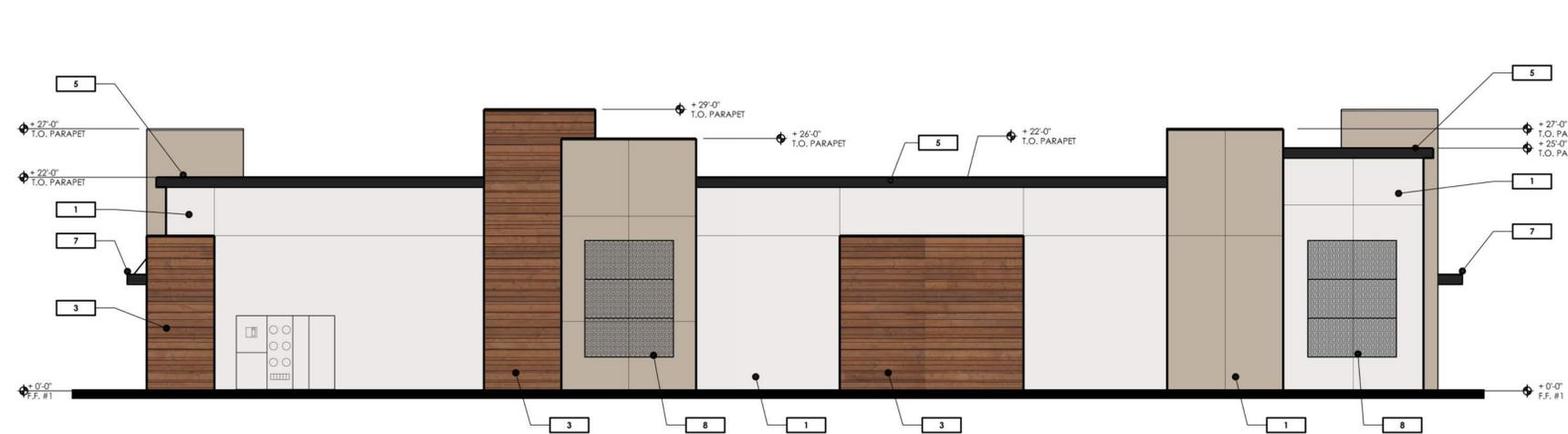


CONVENIENCE STORE - SOUTH ELEVATION

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

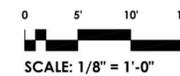


SCALE: 1/8" = 1'-0"



CONVENIENCE STORE - WEST ELEVATION

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



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

THE VILLAGE AT VILLA TICINO

AIRPORT WAY & LOUISE AVENUE
MANTECA, CA.

PLANNING ARCHITECTURE

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ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

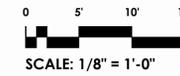
SHEET:

A16
OF 20



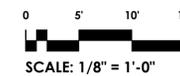
HOTEL - EAST ELEVATION

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



HOTEL - SOUTH ELEVATION

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



REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 VERTICAL METAL SIDING
- 3 HORIZONTAL WOOD SIDING
- 4 ALUMINUM STOREFRONT
- 5 METAL PARAPET CAP/COPING
- 6 STANDING SEAM ROOFING
- 7 CANOPY / AWNING
- 8 PORTE COCHERE

**THE VILLAGE AT
VILLA TICINO**

AIRPORT WAY &
LOUISE AVENUE
MANTECA, CA.

PLANNING ■■■
ARCHITECTURE ■■■

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MODESTO, CA 95356

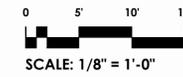
ph. 209.577.4661
fx. 209.577.0213

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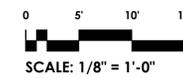
HOTEL - WEST ELEVATION

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



HOTEL - NORTH ELEVATION

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



REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 VERTICAL METAL SIDING
- 3 HORIZONTAL WOOD SIDING
- 4 ALUMINUM STOREFRONT
- 5 METAL PARAPET CAP/COPING
- 6 STANDING SEAM ROOFING
- 7 CANOPY / AWNING
- 8 PORTE COCHERE

**THE VILLAGE AT
VILLA TICINO**

AIRPORT WAY &
LOUISE AVENUE
MANTECA, CA.

PLANNING ■■■
ARCHITECTURE ■■■

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MANTECA, CA 95336
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FAX: (209) 239-8839

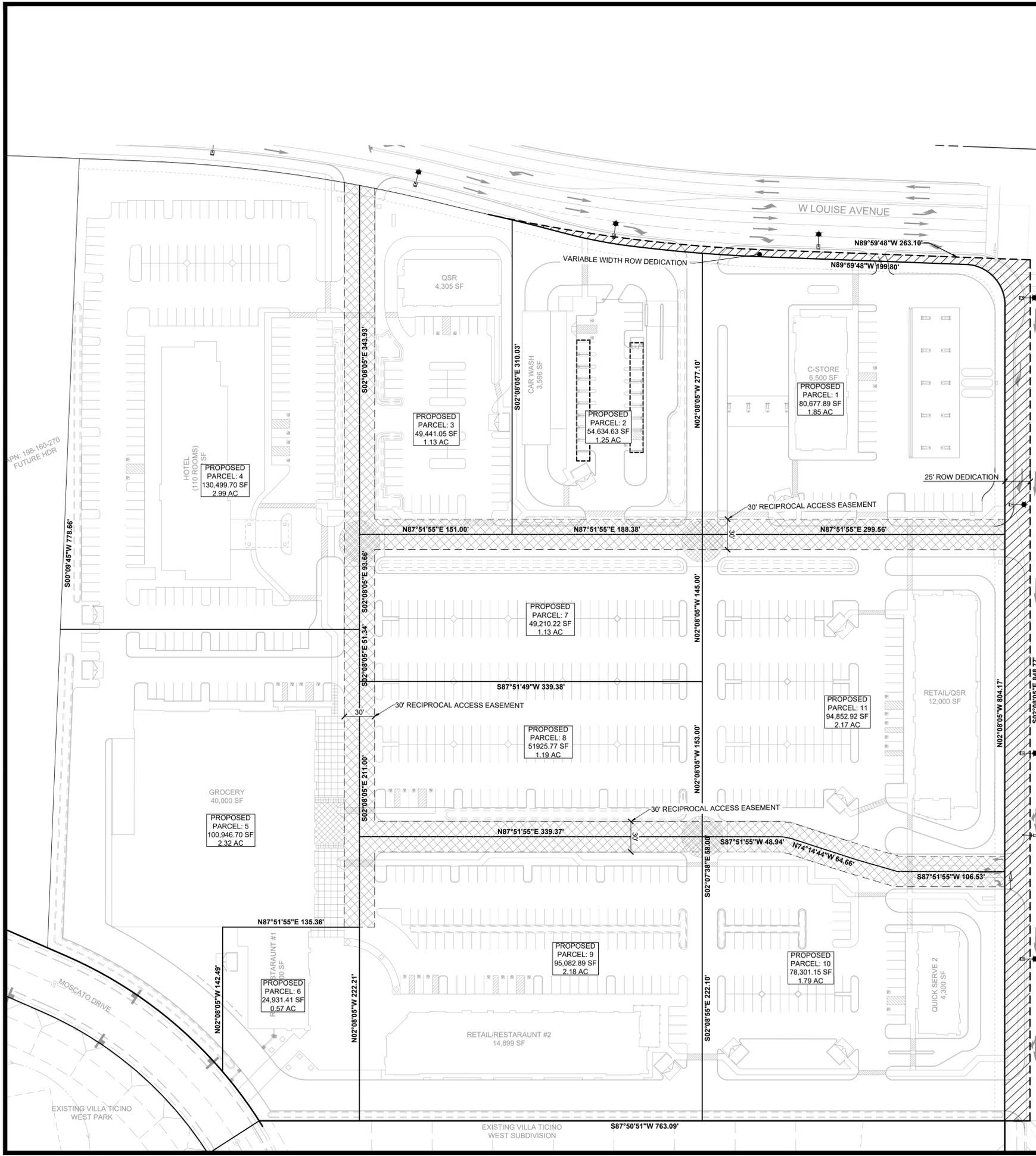


APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

PARCEL DATA TABLE				
PARCEL	LOT SIZE (SF)	LOT COVERAGE	EXISTING AND PROPOSED ZONING	PROPOSED LAND USE DESIGNATION
1	80,677.89	10%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
2	54,634.63	7%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
3	49,441.05	6%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
4	130,499.7	16%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
5	100,946.70	13%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
6	24,931.41	3%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
7	49,210.22	6%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
8	51,925.27	6%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
9	95,082.89	12%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
10	78,301.15	10%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL
11	94,852.92	12%	CN (NEIGHBORHOOD COMMERCIAL)	COMMERCIAL



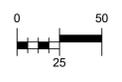
TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
 TENTATIVE PARCEL MAP
 955 N AIRPORT WAY
 MANTECA, CA



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DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

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OF 9 SHEET





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FAX: (209) 239-8839



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TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
SITE PLAN
MANTENCA, CA
955 N AIRPORT WAY



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JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.

TPM 4

OF 9 SHEET

INFORMATION

ASSESSOR'S INFORMATION

APN #: 198-160-280
ADDRESS: 995 N AIRPORT WAY
MANTECA, CA 95336
LOT ACRES: ±19.17 ACRES
EXISTING PARCELS: 1
PROJECT: COMMERCIAL/RETAIL CENTER

ZONING INFORMATION

JURISDICTION: CITY OF MANTECA
CURRENT ZONING: CN (NEIGHBORHOOD COMMERCIAL)
GENERAL PLAN (P): C (COMMERCIAL)

SITE INFORMATION

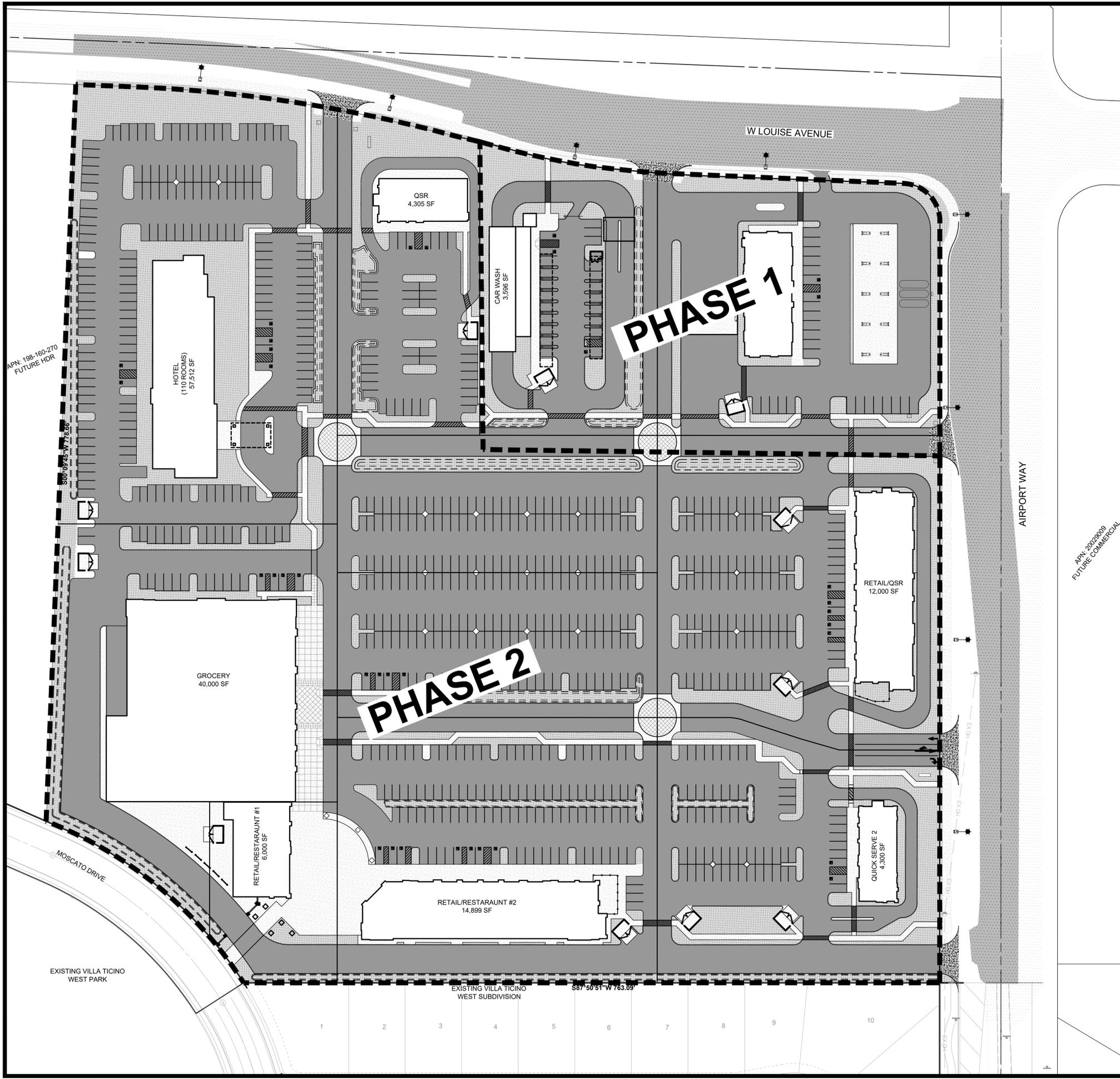
FEMA FLOOD ZONE: (X) 0.2% ANNUAL CHANCE FLOOD HAZARD

HOTEL BUILDING:	120 ROOMS
# REQ. STALLS:	124
# PROVIDED STALLS:	141.
QUICK SERVE RESTAURANT:	4,395 SF (X2) = 8,790 SF
# REQ. STALLS:	88
# PROVIDED STALLS:	110
CAR WASH:	4,748 SF
# REQ. STALLS:	8
# PROVIDED STALLS:	21 (VACUUM)
SERVICES STATION:	6,052 SF (C-STORE)
# REQ. STALLS:	17
# PROVIDED STALLS:	33
RETAIL/GENERAL:	12,186 SF
# REQ. STALLS:	50
# PROVIDED STALLS:	111
RETAIL/GENERAL:	16,126 SF
# REQ. STALLS:	66
# PROVIDED STALLS:	118
GROCERY STORE/SUPERMARKET:	46,000 SF
# REQ. STALLS:	138
# PROVIDED STALLS:	261
SITE TOTALS:	
# TOTAL REQ. STALLS:	491
# TOTAL STALLS PROVIDED:	795

SITE TOTALS:
TOTAL REQ. STALLS: 491
TOTAL STALLS PROVIDED: 795

SITE PLAN LEGEND

	SEE LANDSCAPE PLAN		PAVEMENT (PROPOSED)
	CONCRETE		PAVEMENT (EXISTING)



APN: 198-160-270
FUTURE HDR

APN: 200-09099
FUTURE COMMERCIAL

EXISTING VILLA TICINO WEST PARK

EXISTING VILLA TICINO WEST SUBDIVISION

1 2 3 4 5 6 7 8 9 10



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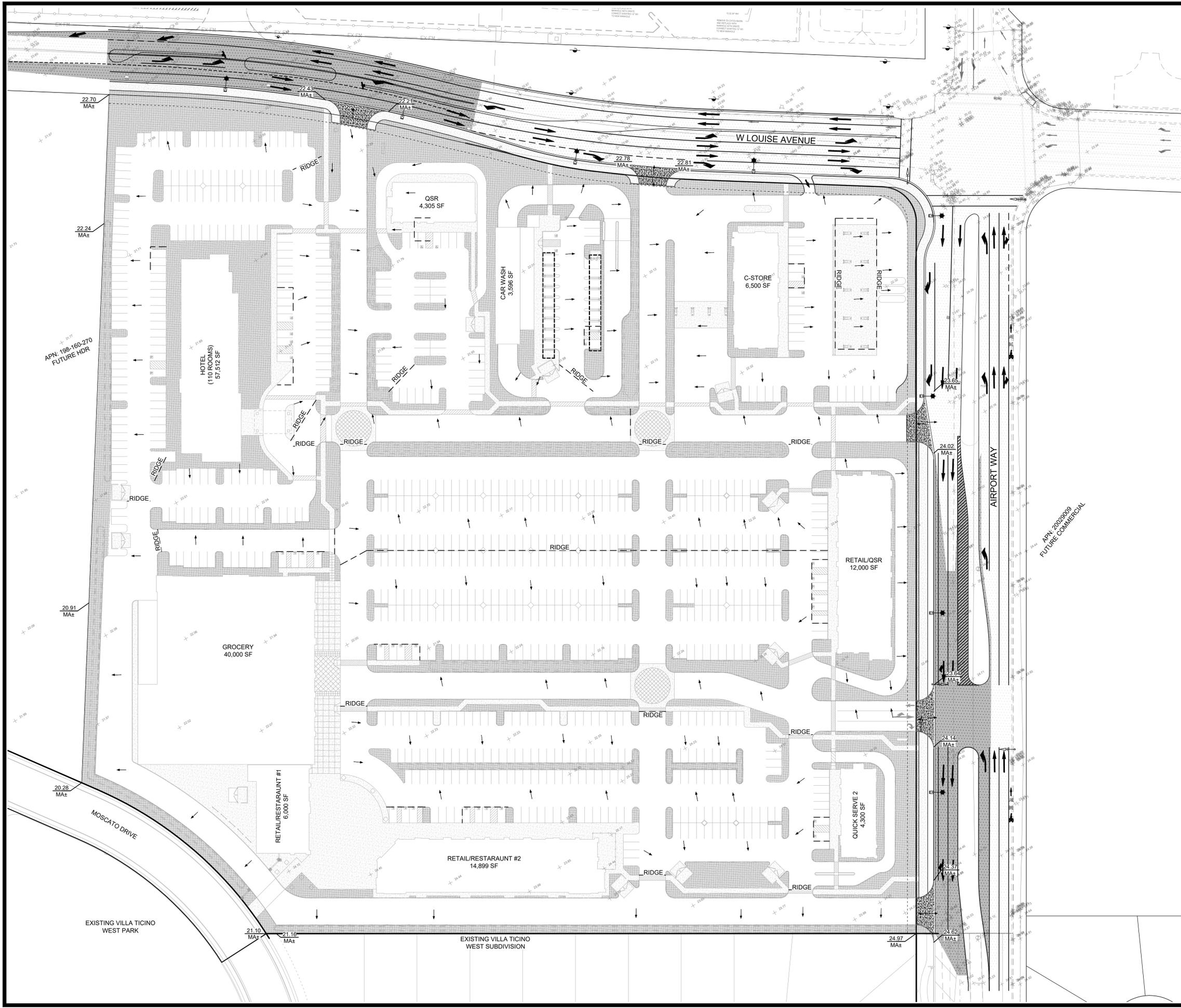
TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
GRADING AND DRAINAGE PLAN
MANTENCA, CA
955 N AIRPORT WAY

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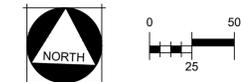
JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.
TPM 5
OF 9 SHEET

NOTES:
- FOR ALL OFFSITE LAYOUT AND HATCH NOTES SEE COVER SHEET



LEGEND
→ DIRECTION OF FLOWLINE
--- EXISTING GROUND



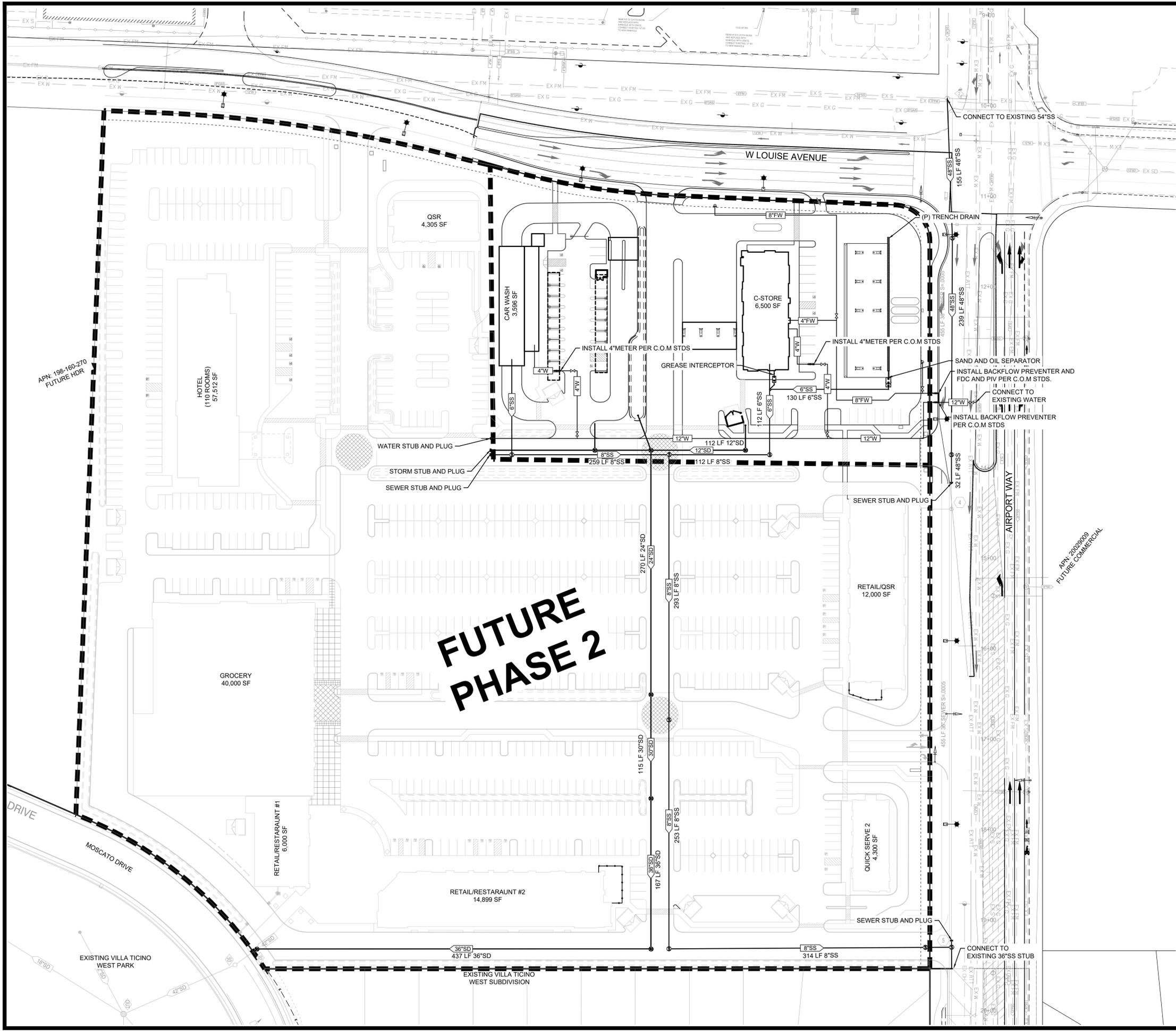


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PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE



UTILITY LEGEND

	EXISTING	PROPOSED
WATER VALVE		
BUTTERFLY VALVE		
FIRE HYDRANT		
BLOWOFF		
WATER TAG		
WATER LENGTH	N/A	XX L.F. X" WATER
WATER	--- EX W ---	---
WATER LATERAL	---	---
NON-POTABLE WATER	--- EX NPW ---	---
DIMENSION LINE FROM CENTERLINE TO WATER	N/A	
SEWER MANHOLE		
SANITARY SEWER	--- EX S ---	---
SEWER LATERAL	---	---
SEWER SIZE & DIRECTION		
CURB INLET		
STORM DRAIN MANHOLE		
STORM DRAIN	--- EX SD ---	---
STORM LATERAL	---	---
SAND AND OIL SEPARATOR		
GREASE INTERCEPTOR		
STORM SIZE & DIRECTION		

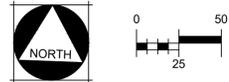
TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
UTILITY PLAN PHASE 1

955 N AIRPORT WAY
MANTECA, CA

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DATE: 12/20/2023
SCALE: AS SHOWN
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CK. BY: MS

SHEET NO.
TPM 6
OF 9 SHEET



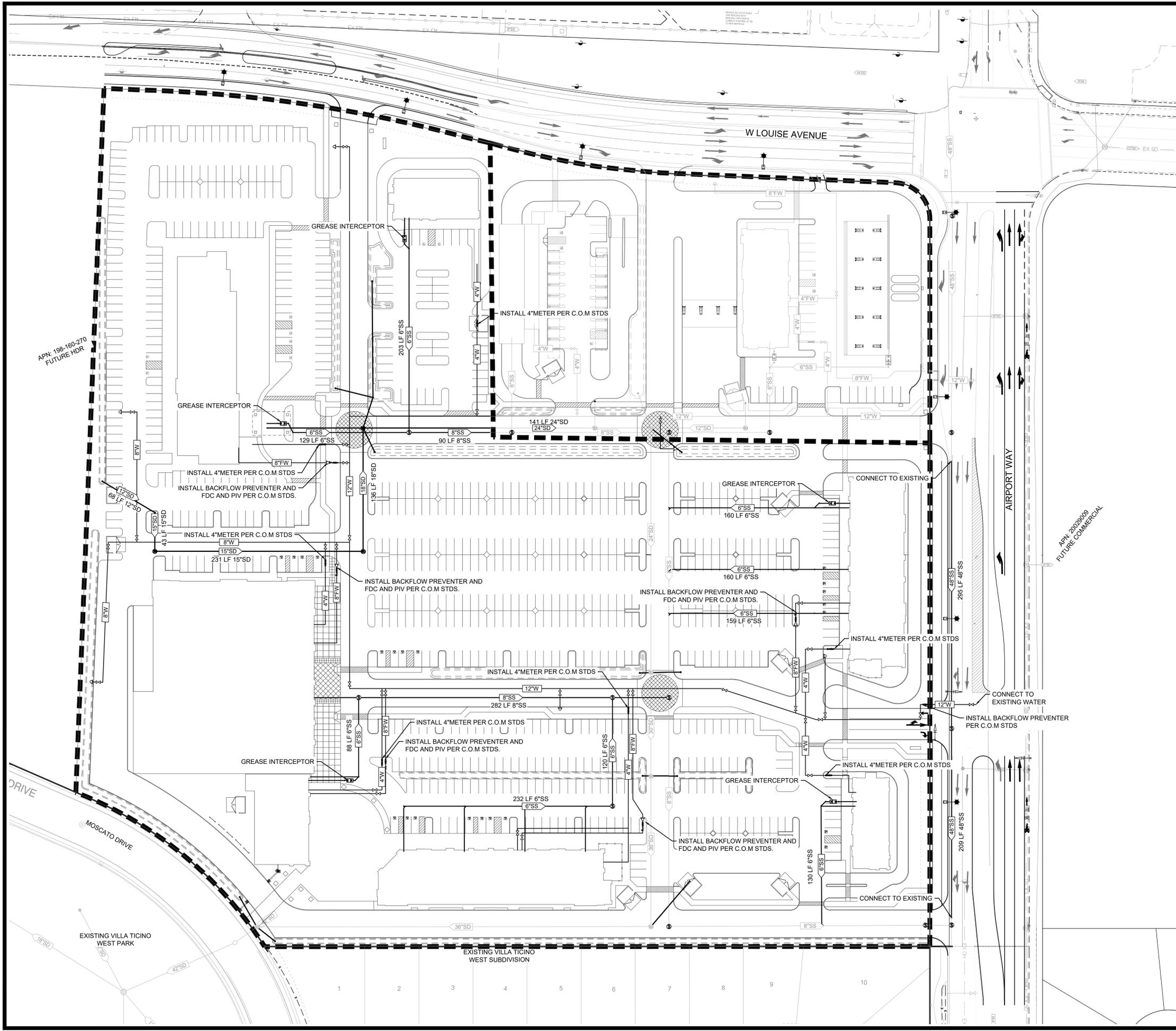


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FAX: (209) 239-8839



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PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE



UTILITY LEGEND

	EXISTING	PROPOSED
WATER VALVE		
BUTTERFLY VALVE		
FIRE HYDRANT		
BLOWOFF		
WATER TAG		
WATER LENGTH	N/A	XX L.F. X" WATER
WATER		
WATER LATERAL		
NON-POTABLE WATER		
DIMENSION LINE FROM CENTERLINE TO WATER	N/A	
SEWER MANHOLE		
SANITARY SEWER		
SEWER LATERAL		
SEWER SIZE & DIRECTION		
CURB INLET		
STORM DRAIN MANHOLE		
STORM DRAIN		
STORM LATERAL		
SAND AND OIL SEPARATOR		
GREASE INTERCEPTOR		
STORM SIZE & DIRECTION		

TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
UTILITY PLAN PHASE 2

MANTECA, CA

955 N AIRPORT WAY



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JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.

TPM 8

OF 9 SHEET

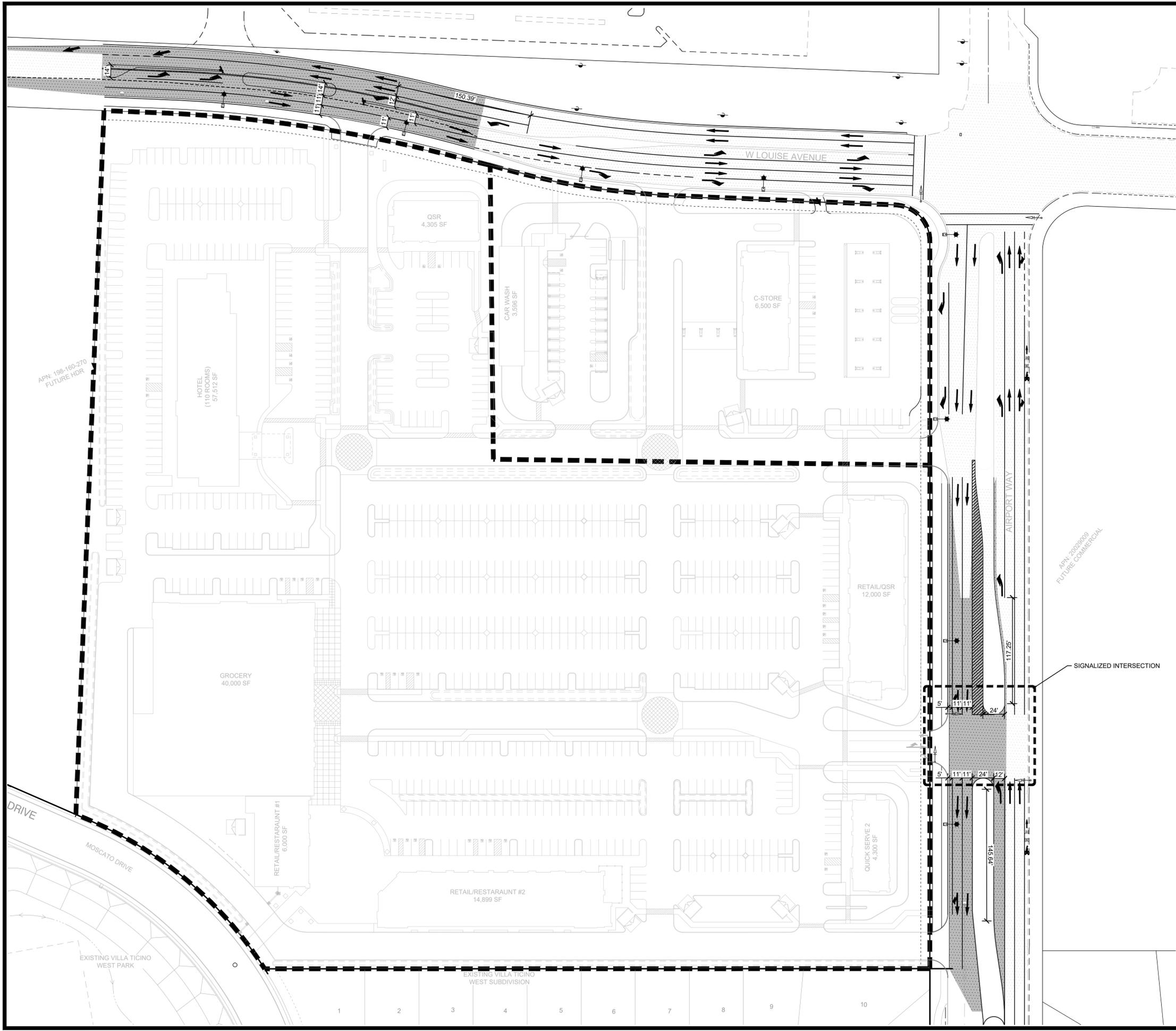


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REGISTERED PROFESSIONAL ENGINEER
 MARSHALL J. SWIFT
 No. C87499
 CIVIL
 STATE OF CALIFORNIA
 APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE
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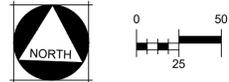


TENTATIVE PARCEL MAP FOR:
THE VILLAGE AT VILLA TICINO
OFFSITE FRONTAGE PHASE 2
 955 N AIRPORT WAY
 MANTECA, CA

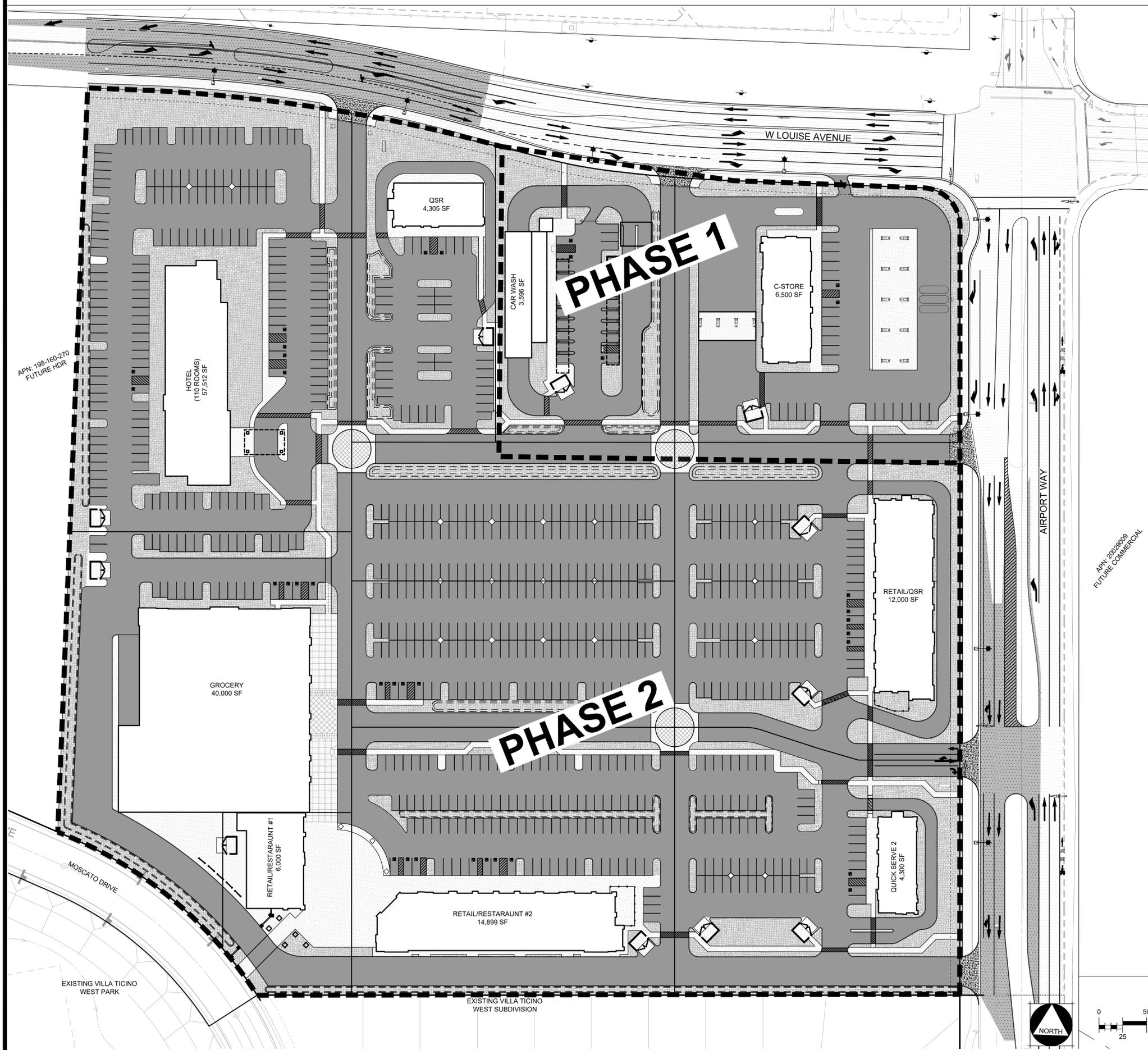
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JOB NO.: 23-060
 DATE: 12/20/2023
 SCALE: AS SHOWN
 DR. BY: MS/MTT/RBP
 CK. BY: MS

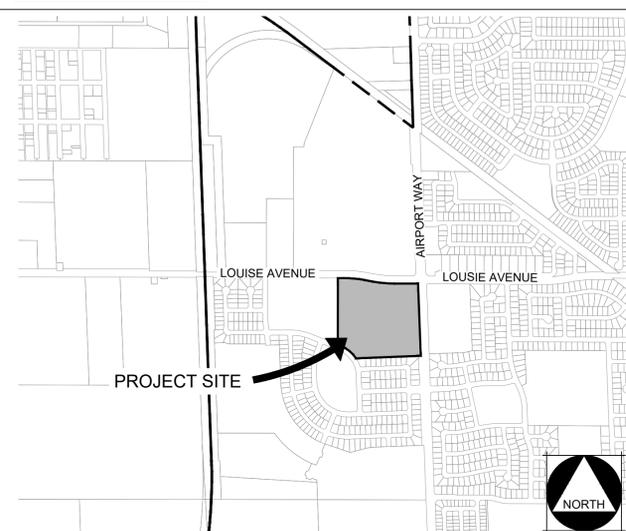
SHEET NO.
TPM 9
 OF 9 SHEET



SITE PLAN



VICINITY MAP



INFORMATION

ASSESSOR'S INFORMATION
 APN #: 199-160-280
 ADDRESS: 995 N AIRPORT WAY
 MANTECA, CA, 95336
 LOT ACRES: ±19.17 ACRES
 EXISTING PARCELS: 1
 PROJECT: COMMERCIAL/RETAIL CENTER

ZONING INFORMATION
 JURISDICTION: CITY OF MANTECA
 CURRENT ZONING: CN (NEIGHBORHOOD COMMERCIAL)
 GENERAL PLAN (P): C (COMMERCIAL)

SITE INFORMATION
 FEMA FLOOD ZONE: (X) 0.2% ANNUAL CHANCE FLOOD HAZARD

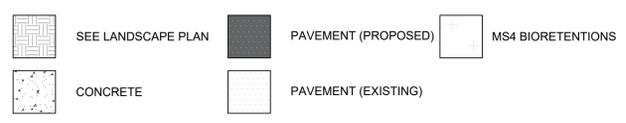
HOTEL BUILDING:	110 ROOMS
# REQ. STALLS:	114
# PROVIDED STALLS:	190
QUICK SERVE RESTAURANT:	4,300 SF
#REQ. STALLS:	43
# PROVIDED STALLS:	49
CAR WASH:	3,596 SF
# REQ. STALLS:	5
# PROVIDED STALLS:	21 (VACUUM)
SERVICES STATION:	6,500 SF (C-STORE)
# REQ. STALLS:	26
# PROVIDED STALLS:	27
RETAIL/QSR:	12,000 SF
# REQ. STALLS:	62
# PROVIDED STALLS:	106
RETAIL/QSR:	4,305 SF
# REQ. STALLS:	31
# PROVIDED STALLS:	41
GROCERY STORE/SUPERMARKET:	40,000 SF
# REQ. STALLS:	120
# PROVIDED STALLS:	235
RETAIL/RESTAURANT:	20,899 SF
#REQ. STALLS:	106
#PROVIDED STALLS:	144

SITE TOTALS:
 # TOTAL REQ. STALLS: 507
 # TOTAL STALLS PROVIDED: 813

SHEET TITLE

- COVER SHEET
- TOPOGRAPHIC SURVEY AND AERIAL
- GRADING AND DRAINAGE PLAN
- UTILITY PLAN PHASE 1
- OFFSITE FRONTAGE PHASE 1
- UTILITY PLAN PHASE 2
- OFFSITE FRONTAGE PHASE 2
- DRAINAGE MANAGEMENT AREAS AND STORM DRAIN PLAN

SITE PLAN LEGEND



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REGISTERED PROFESSIONAL ENGINEER
 MANSUETI, J. SWIFT
 No. C87499
 CIVIL
 STATE OF CALIFORNIA
 APPROVED:

PLAN REVISIONS

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SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
COVER SHEET
 MANTECA, CA
 955 N AIRPORT WAY

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 DATE: 12/20/2023
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 DR. BY: MS/MTT/RBP
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1
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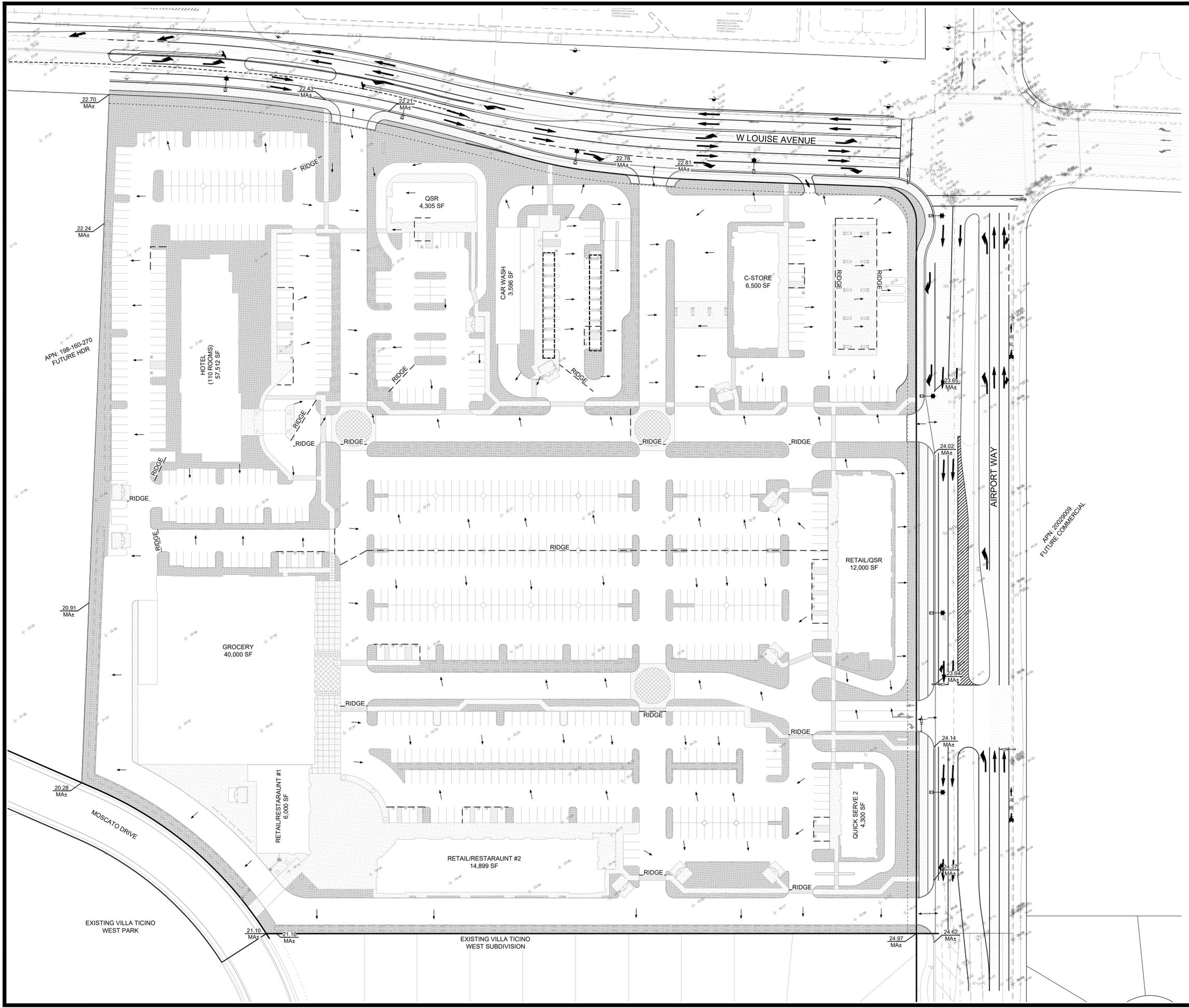
SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
GRADING AND DRAINAGE PLAN
 955 N AIRPORT WAY
 MANTECA, CA

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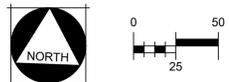
JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.
3
OF 9 SHEET

NOTES:
- FOR ALL OFFSITE LAYOUT AND HATCH NOTES SEE COVER SHEET



LEGEND
 → DIRECTION OF FLOWLINE
 --- EXISTING GROUND



APN: 198-160-270
FUTURE HDR

APN: 200203009
FUTURE COMMERCIAL

EXISTING VILLA TICINO
WEST PARK

EXISTING VILLA TICINO
WEST SUBDIVISION

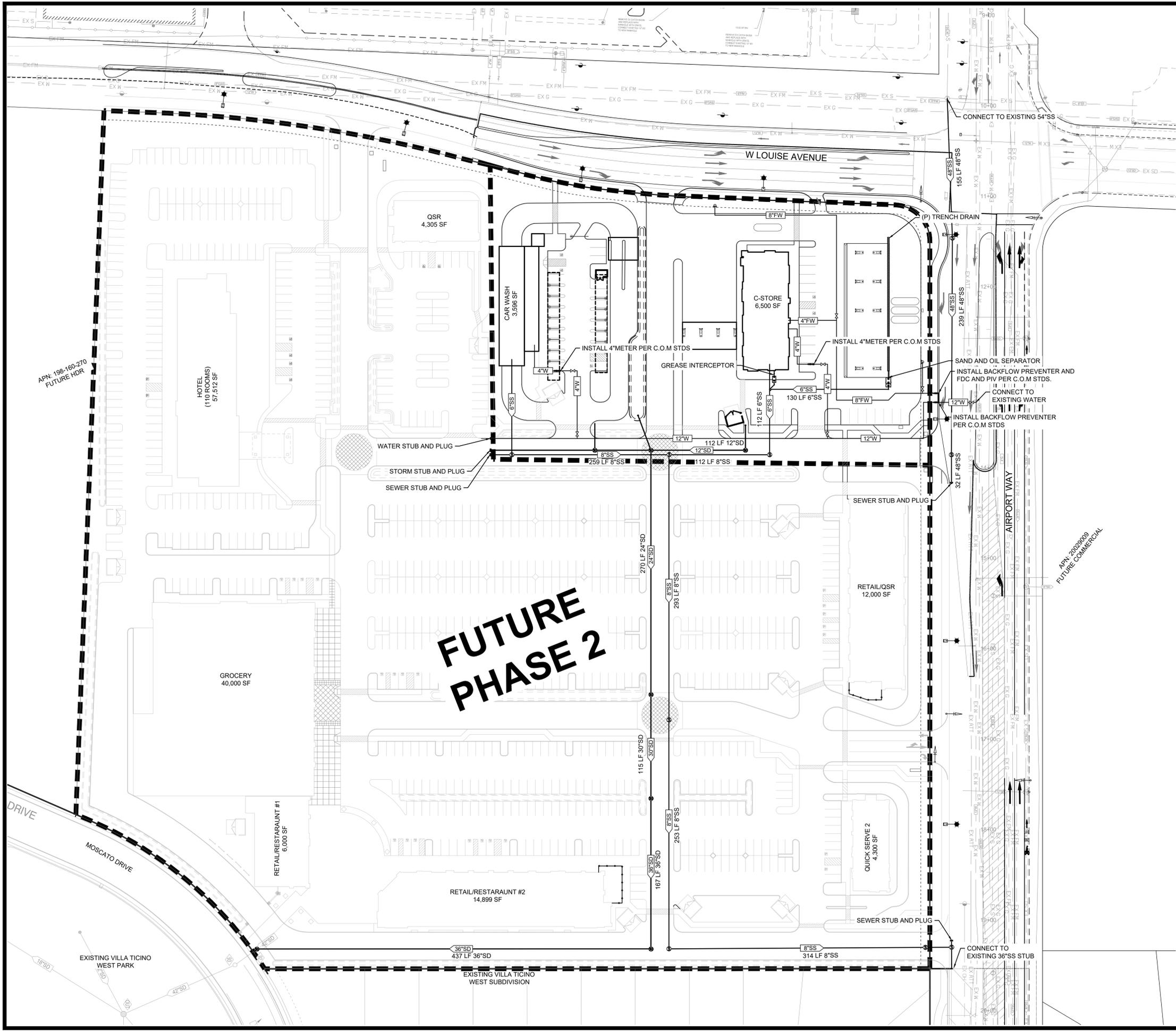


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FUTURE PHASE 2

UTILITY LEGEND		
	EXISTING	PROPOSED
WATER VALVE		
BUTTERFLY VALVE		
FIRE HYDRANT		
BLOWOFF		
WATER TAG		
WATER LENGTH	N/A	XX L.F. X" WATER
WATER	--- EX W ---	---
WATER LATERAL	---	---
NON-POTABLE WATER	--- EX NPW ---	---
DIMENSION LINE FROM CENTERLINE TO WATER	N/A	
SEWER MANHOLE		
SANITARY SEWER	--- EX S ---	---
SEWER LATERAL	---	---
SEWER SIZE & DIRECTION		
CURB INLET		
STORM DRAIN MANHOLE		
STORM DRAIN	--- EX SD ---	---
STORM LATERAL	---	---
SAND AND OIL SEPARATOR		
GREASE INTERCEPTOR		
STORM SIZE & DIRECTION		

SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
UTILITY PLAN PHASE 1

MANTECA, CA

955 N AIRPORT WAY



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JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.

4

OF 9 SHEET



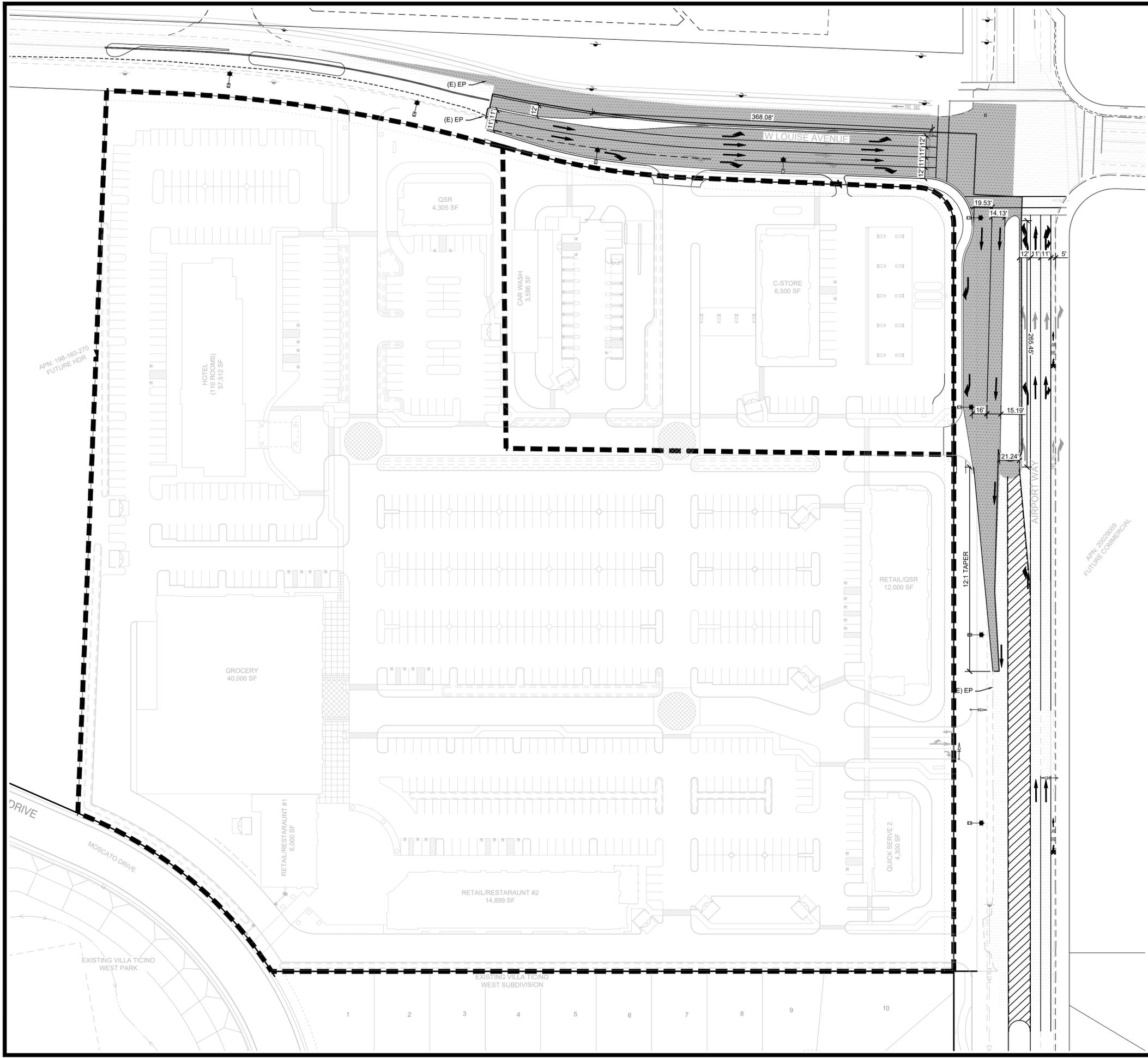


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SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
OFFSITE FRONTAGE PHASE 1
 955 N AIRPORT WAY
 MANTECA, CA



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JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
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SHEET NO.
5
OF 9 SHEET

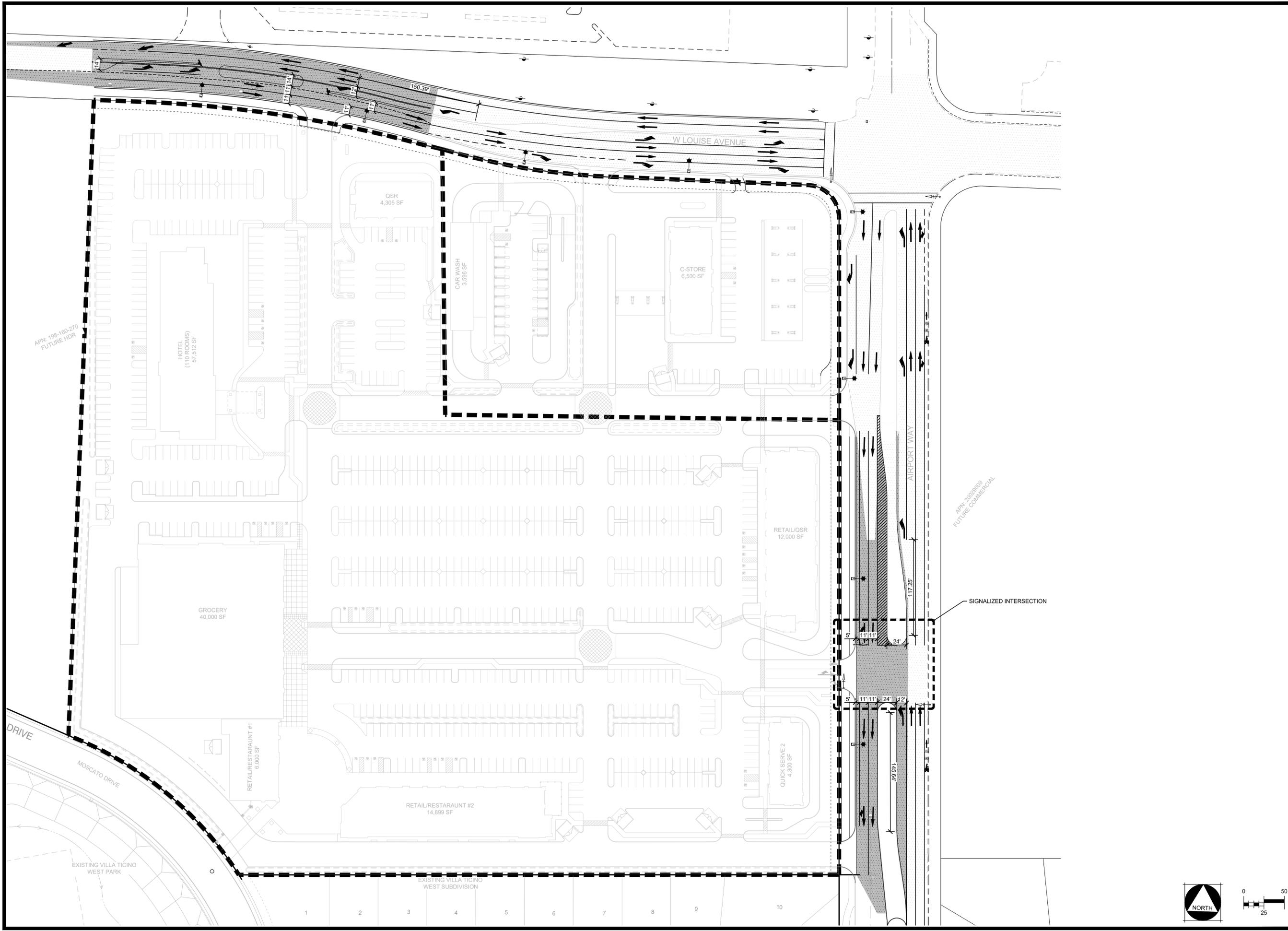


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SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
OFFSITE FRONTAGE PHASE 2
 955 N AIRPORT WAY
 MANTECA, CA

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JOB NO.: 23-060
 DATE: 12/20/2023
 SCALE: AS SHOWN
 DR. BY: MS/MTT/RBP
 CK. BY: MS

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7
 OF 9 SHEET

PLAN REVISIONS

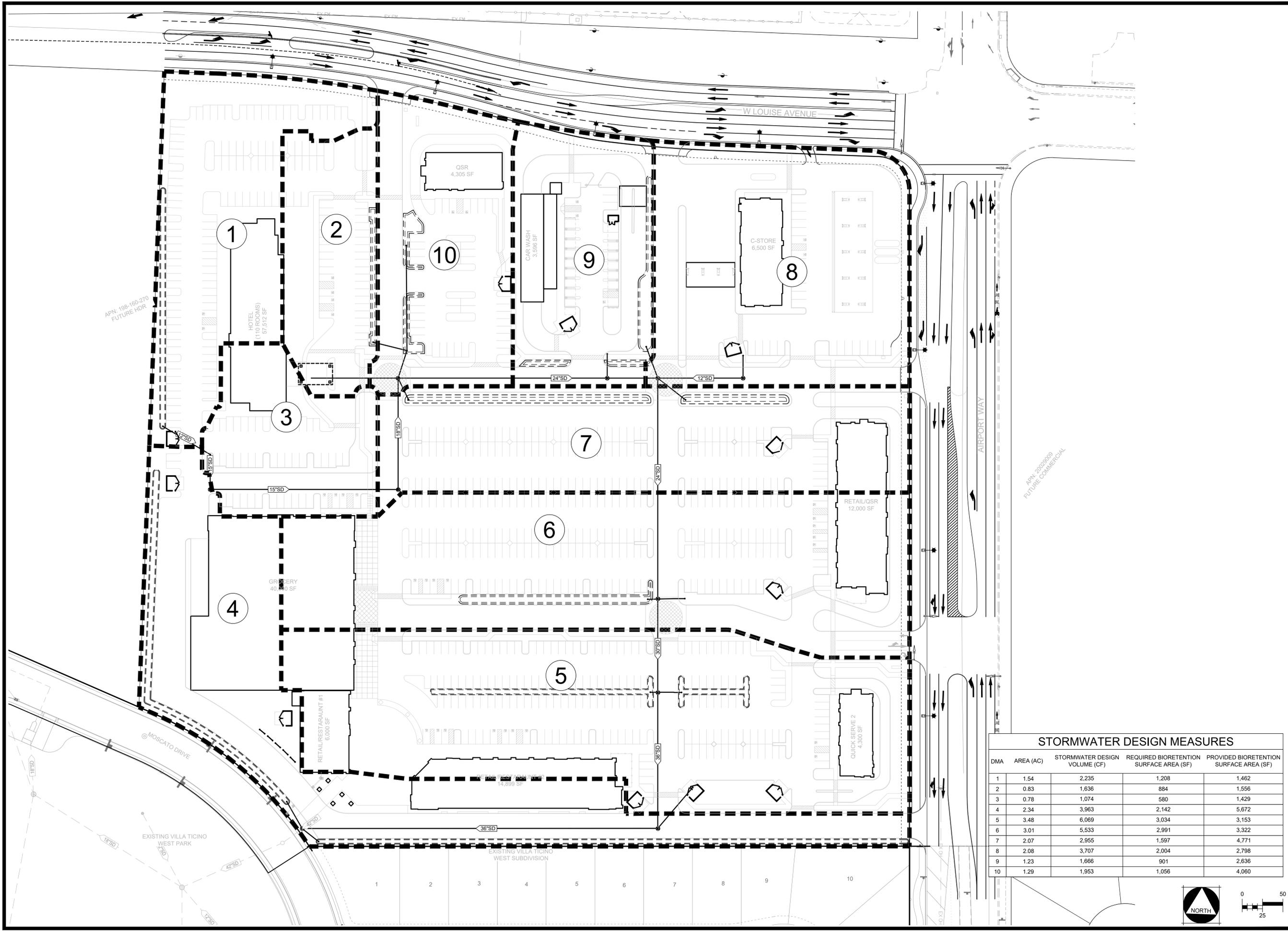
NO.	DESCRIPTIONS	DATE
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SITE PLANS FOR:
THE VILLAGE AT VILLA TICINO
DRAINAGE MANAGEMENT AREAS AND
STORM DRAIN PLAN
955 N AIRPORT WAY
MANTECA, CA

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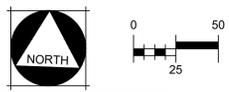
JOB NO.: 23-060
DATE: 12/20/2023
SCALE: AS SHOWN
DR. BY: MS/MTT/RBP
CK. BY: MS

SHEET NO.
8
OF 9 SHEET



STORMWATER DESIGN MEASURES

DMA	AREA (AC)	STORMWATER DESIGN VOLUME (CF)	REQUIRED BIORETENTION SURFACE AREA (SF)	PROVIDED BIORETENTION SURFACE AREA (SF)
1	1.54	2,235	1,208	1,462
2	0.83	1,636	884	1,556
3	0.78	1,074	580	1,429
4	2.34	3,963	2,142	5,672
5	3.48	6,069	3,034	3,153
6	3.01	5,533	2,991	3,322
7	2.07	2,955	1,597	4,771
8	2.08	3,707	2,004	2,798
9	1.23	1,666	901	2,636
10	1.29	1,953	1,056	4,060



THE VILLAGE AT VILLA TICINO

MANTECA, CALIFORNIA



LEGEND

-  EXISTING RIGHT-OF-WAY
-  PROPOSED RIGHT-OF-WAY
-  EXISTING POWER POLE

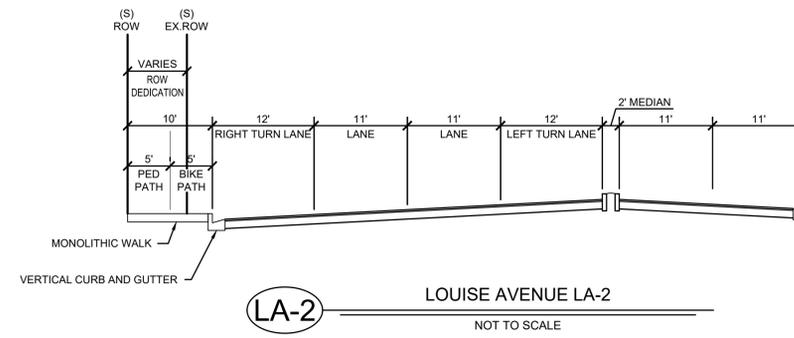
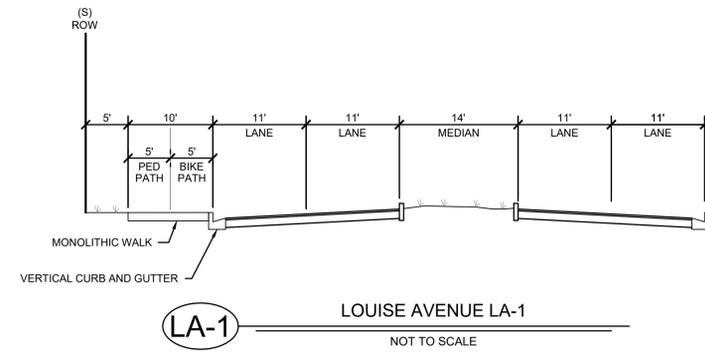


OFF-SITE IMPROVEMENTS & STREET SECTIONS

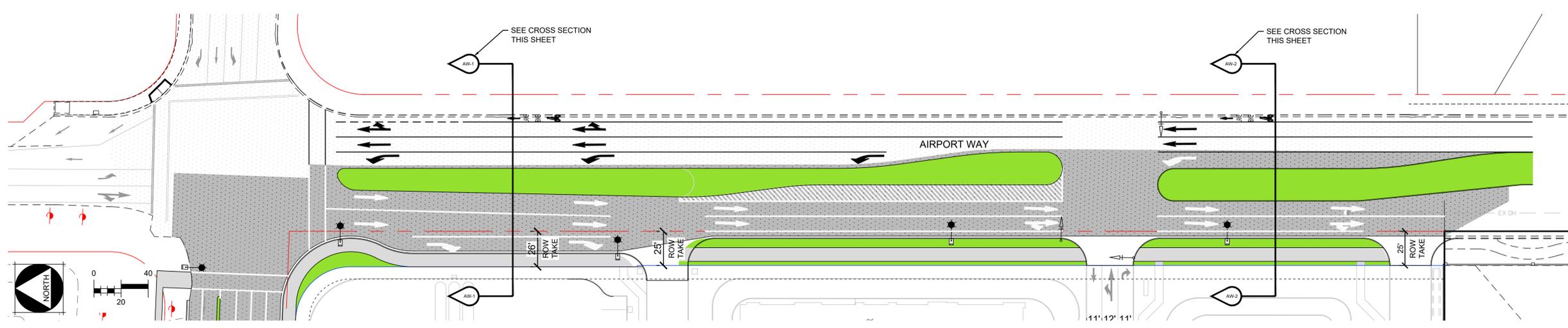
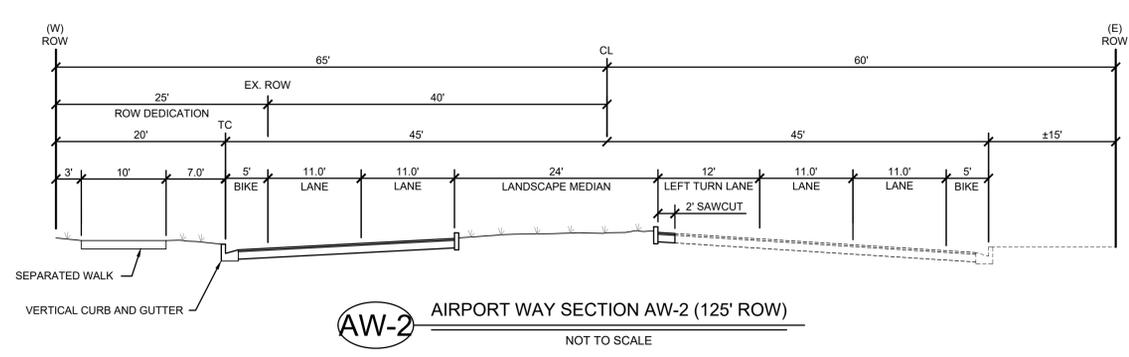
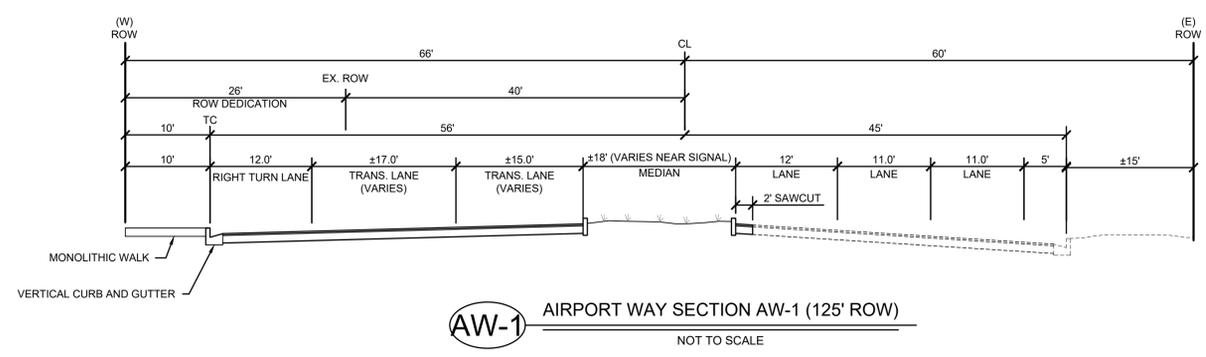
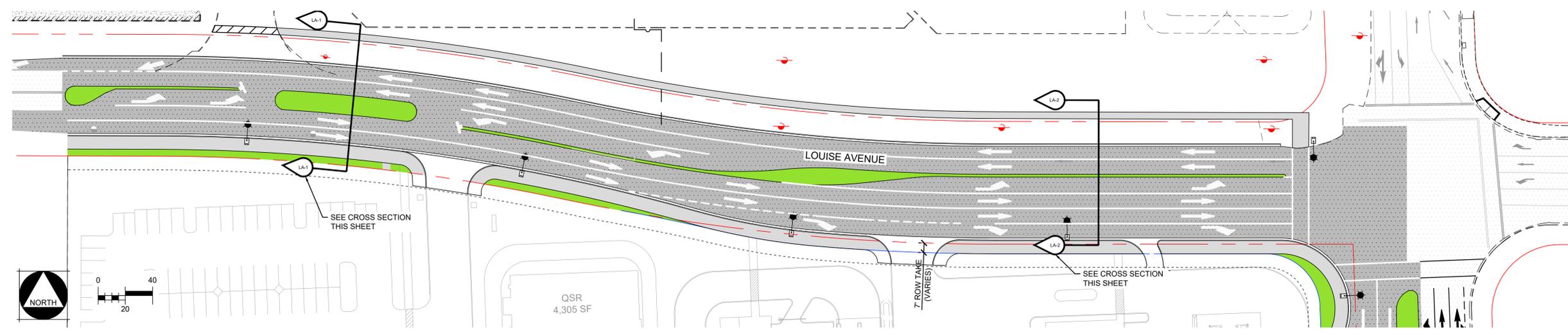
PAGE 1 OF 2

06.14.2024

MCR ENGINEERING
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 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL : (209) 239-6229
 FAX : (209) 239-8839



- LEGEND**
- EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING POWER POLE



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