

LEGEND

ITEM	EXISTING	PROPOSED
WATER VALVE		
AIR RELEASE VALVE		
BLOWOFF		
FIRE HYDRANT		
WATER METER		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
SEWER MANHOLE NUMBER		
STORM MANHOLE NUMBER		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTROFUSER		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
SURVEY MONUMENT		
UTILITY POLE		
SIGNAGE		
ELEVATION		
DIRECTION OF FLOW		
ORIGINAL GROUND		
BARBED WIRE FENCE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

EXISTING BOUNDARY



VICINITY MAP



PROJECT INFORMATION

- PROPERTY OWNERS:
VICENTE FUENTES
1101 FULKERTH ROAD
TURLOCK, CA 95380
(209) 988-1472
- ENGINEERING:
MCR ENGINEERING INC.
1242 DUPONT COURT
MANTECA, CA 95338
(209) 239-6229
ATTN: SHAWN SAMANIEGO
- APH: 971-014-004
- PROPERTY AREA: 38,803 SF / 0.89 ACRES
- BUILDING COVERAGE: 3,000(SF) + 440(P) = 3,440 SF (8.86%)
- CURRENT ZONING: CH (HEAVY COMMERCIAL)
PROPOSED ZONING: CH (HEAVY COMMERCIAL)
- CURRENT GENERAL PLAN: HEAVY COMMERCIAL
PROPOSED GENERAL PLAN: HEAVY COMMERCIAL
- SEWAGE DISPOSAL BY CONNECTION TO EXISTING CITY SEWER SYSTEM.
- STORM DRAINAGE SHALL BE COLLECTED BY ON-SITE SYSTEM AND DISCHARGED INTO EXISTING CITY STORM DRAINAGE SYSTEM.
- DOMESTIC WATER BY CONNECTION TO CITY WATER SYSTEM.

ABBREVIATION LIST

AB	AGGREGATE BASE	FL	FLOW LINE	RPBA	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
AC	ASPHALT CONCRETE	G	GROUND	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
ADA	AMERICAN DISABILITIES ACT	GB	GRADE BREAK	RPV	PRESSURE REDUCING VALVE
BC	BEGINNING OF CURVE	GW	HYDRAULIC GRADE LINE	RTW	RETAINING TOP OF WALL
BDRY	BOUNDARY	HQ	HIGH POINT	RVL	RAIN WATER LEADER
BSL	BUILDING SET BACKLINE	INV	INVERT	S	SLOPE
BVC	BEGIN VERTICAL CURVE	IRR	IRRIGATION	SCDA	SINGLE CHECK DETECTOR ASSEMBLY
C & G	CATCH BASIN	LF	LINEAL FEET OR LINEAR FEET	SD	STORM DRAIN
CI	CURB INLET	LP	LOW POINT	SF	SQUARE FEET
CS	CATCH BASIN	MAX	MAXIMUM	SHT	SHEET
CL	CENTER LINE	MH	MAINTENANCE HOLE	SL	SECTION LINE
CO	CLEAN OUT	MSA	MUNICIPAL SEPARATE STORM SEWER SYSTEM	SNS	STREET NAME SIGN
CONC	CONCRETE	NTS	NOT TO SCALE	STA	STATION
COG, C.O.T.	CITY OF TURLOCK	OG	ORIGINAL GROUND / GRADE	STD	STANDARD
CR	CURB RETURN	P	PROPOSED	SW / SW	STANDARD
CRN	ROAD CROWN	P.A.E.	PRIVATE ACCESS EASEMENT	S3	SANITARY SEWER
DCDA	DOUBLE CHECK DETECTOR	PL	PRIVATE ACCESS EASEMENT	TH	THURST BLOCK
DIA	DIAMETER	PP	PROPERTY LINE	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVATURE	TEMP	TEMPORARY
DO	DRIVE OVER	PT	POINT	THRU	THROUGH
DW	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT	T	TRAFFIC INDEX
EC	END OF CURVE	PVC	POLYVINYL CHLORIDE PIPE	TPE	TREE PLANTING EASEMENT
EG	EXISTING GROUND	R	RADIUS	TR	TRANSITION
ELEV	ELEVATION	RBW	RETAINING BOTTOM OF WALL	TYP	TYPICAL
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE	U.N.O.	UNLESS NOTED OTHERWISE
EVC	END OF VERTICAL CURVE	RET	RUBBER GASKET REINFORCED CONCRETE PIPE	V	4\"/>

BENCHMARK:
CITY OF TURLOCK BENCHMARK 15-2-1
ELEVATION: 98.10
DESCRIPTION: BRASS PLUG BE CORNER OF SODERQUEST AT WEST CANAL DRIVE.

SHEET INDEX

#	SHEET TITLE
SP1	COVER SHEET
SP2	SITE PLAN, PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

MCR ENGINEERING
www.mcr-eng.com
1242 DUPONT COURT
MANTECA, CA 95338
TEL: (209) 239-6229
FAX: (209) 239-8839



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		

SITE PLAN FOR:
FUENTES CAR LOT
COVER SHEET

TURLOCK, CA

1101 FULKERTH ROAD



Know what's below.
Call before you dig.
811 / 800-227-2600

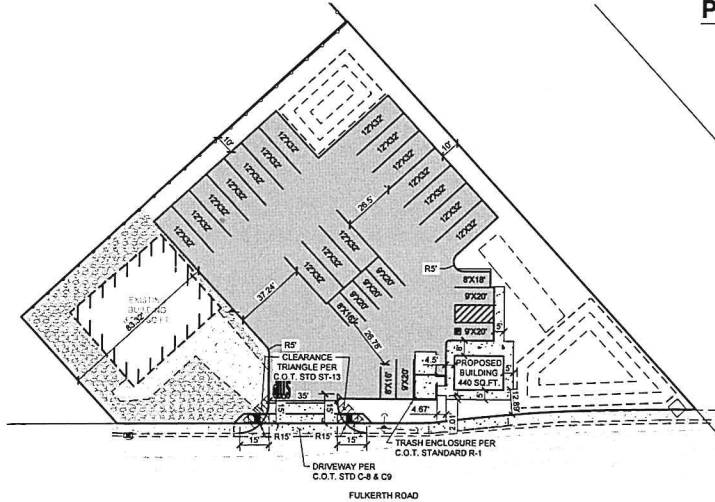
JOB NO: 23-028
DATE: 07/31/2023
SCALE: AS SHOWN
DR. BY: SLS, RP, MEJ
CK. BY: DE

SHEET NO.

SP1

OF 2 SHEETS

PRELIMINARY SITE PLAN



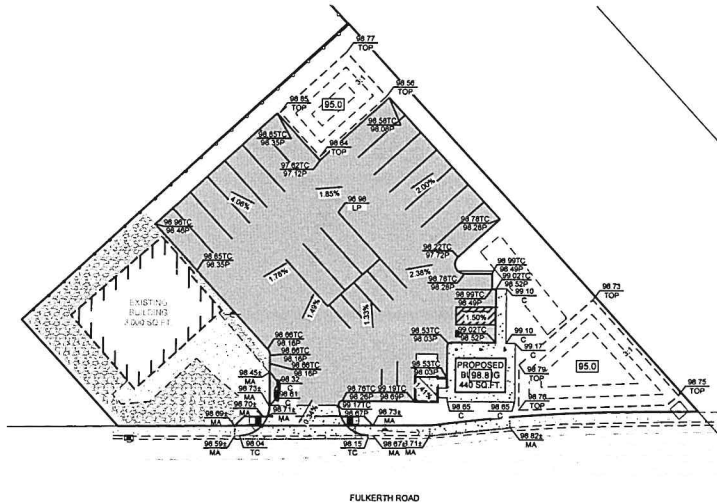
SITE PLAN INFO

PAVEMENT AREA:	17,428 S.F.
CONCRETE AREA:	2,712 S.F.
LANDSCAPE AREA:	18,660 S.F.
PARKING PROVIDED:	6 STALLS
STANDARD:	1 STALL
ACCESSIBLE:	2 STALLS
COMPACT:	17 STALLS
TRUCK:	2 STALLS
TOTAL:	27 STALLS

LEGEND

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

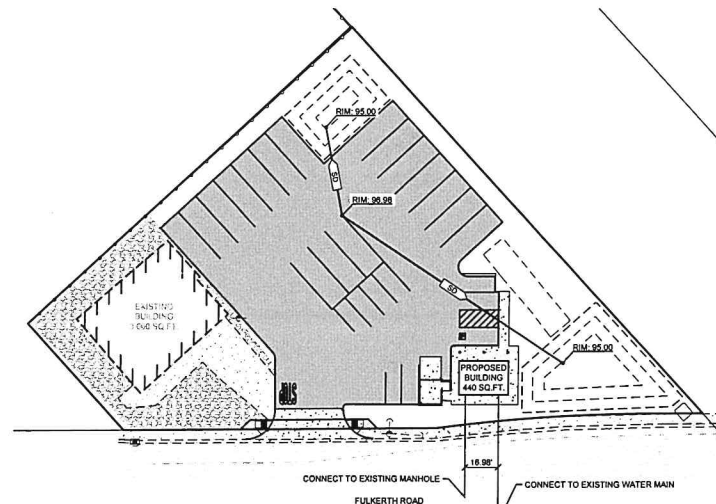
PRELIMINARY GRADING AND DRAINAGE PLAN



LEGEND

EXISTING	PROPOSED
ELEVATION	ELEVATION
SLOPE	SLOPE
EXISTING GROUND	DIRECTION OF FLOWLINE

PRELIMINARY UTILITY PLAN



NOTES:

- THE EXISTING WATER AND WASTEWATER SERVICE FLOWS SHALL NOT BE IMPACTED BY THIS PROJECT. IF PORTIONS ARE TO BE TEMPORARILY TAKEN OUT OF SERVICE OR MODIFIED, THE CONTRACTOR MUST PROVIDE ALTERNATIVE SERVICES OF EQUAL OR GREATER FLOW CAPACITY SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
- ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A." LOCATING SERVICES, LOCATE AND MARK UTILITIES PRIOR TO THE START OF EXCAVATION.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSING AND SERVICES.
- ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MCR
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1242 DUPONT COURT
MANTECA, CA 95336
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APPROVED:

NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE PLAN FOR:
FUENTES CAR LOT
SITE PLAN, PRELIMINARY GRADING,
DRAINAGE, AND UTILITY PLAN
1101 FULKERTH ROAD
TURLOCK, CA



Know what's below.
Call before you dig.
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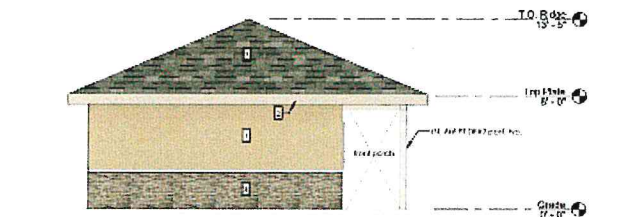
SHEET NO.

SP2

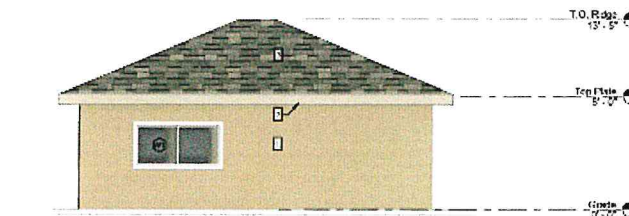
OF 2 SHEETS



5
2019 Right - North Exterior Elevation
14'4" x 14'0"



4
2019 Left - South Exterior Elevation
14'4" x 14'0"



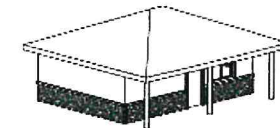
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2019 Rear - West Exterior Elevation
14'4" x 14'0"



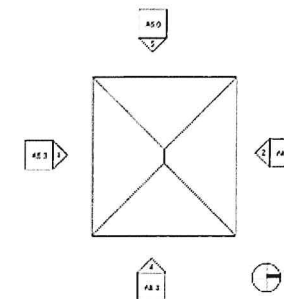
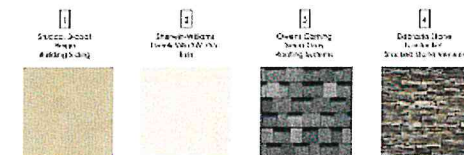
2
2019 Front - East Exterior Elevation
14'4" x 14'0"

Proposed Door Schedule				
Type/Model	Count	Width	Height	Finish/Notes
DO	1	8'-0"	8'-0"	Exterior: 1/2" x 1/2" x 1/2"
DO	1	8'-0"	8'-0"	Interior: 1/2" x 1/2" x 1/2"
Grand total: 3				

Proposed Window Schedule				
Type/Model	Count	Width	Height	Finish/Notes
W1	1	8'-0"	8'-0"	Exterior: 1/2" x 1/2" x 1/2"
W2	1	8'-0"	8'-0"	Interior: 1/2" x 1/2" x 1/2"
Grand total: 4				



Color Legend



1
2019 Elevation Key Plan
14'4" x 14'0"

1101 Fulkner Rd.
1101 Fulkner Rd.
Turlock, CA 95380

Drawn By: JWA
Checked: JWA
Date: 12/10/2020
Scale: None
Revision: 1
12/10/2020 Planning Review

JC WAGNER
ARCHITECT, A.S.C.

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Building Elevations

A6.0