

VICINITY MAP
NOT TO SCALE

SITE PLAN FOR WAKESURF WATERSPORTS BOAT RETAIL BUILDING

445 MOSSDALE ROAD
LATHROP, CA 95330

ABBREVIATIONS:

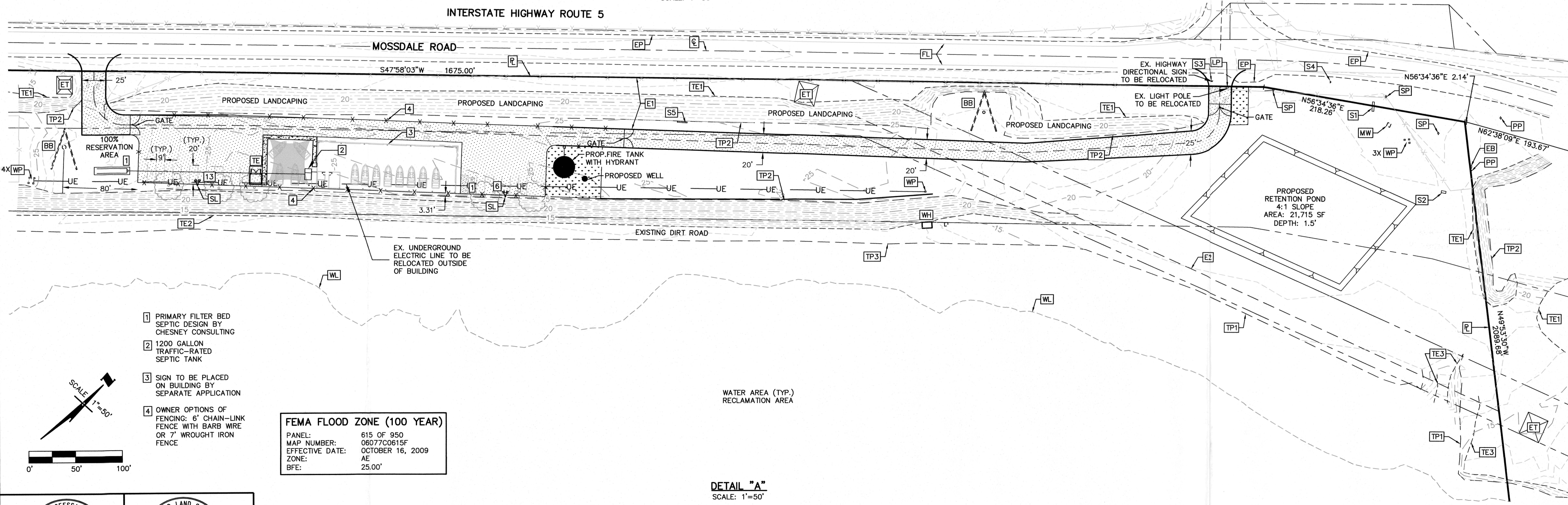
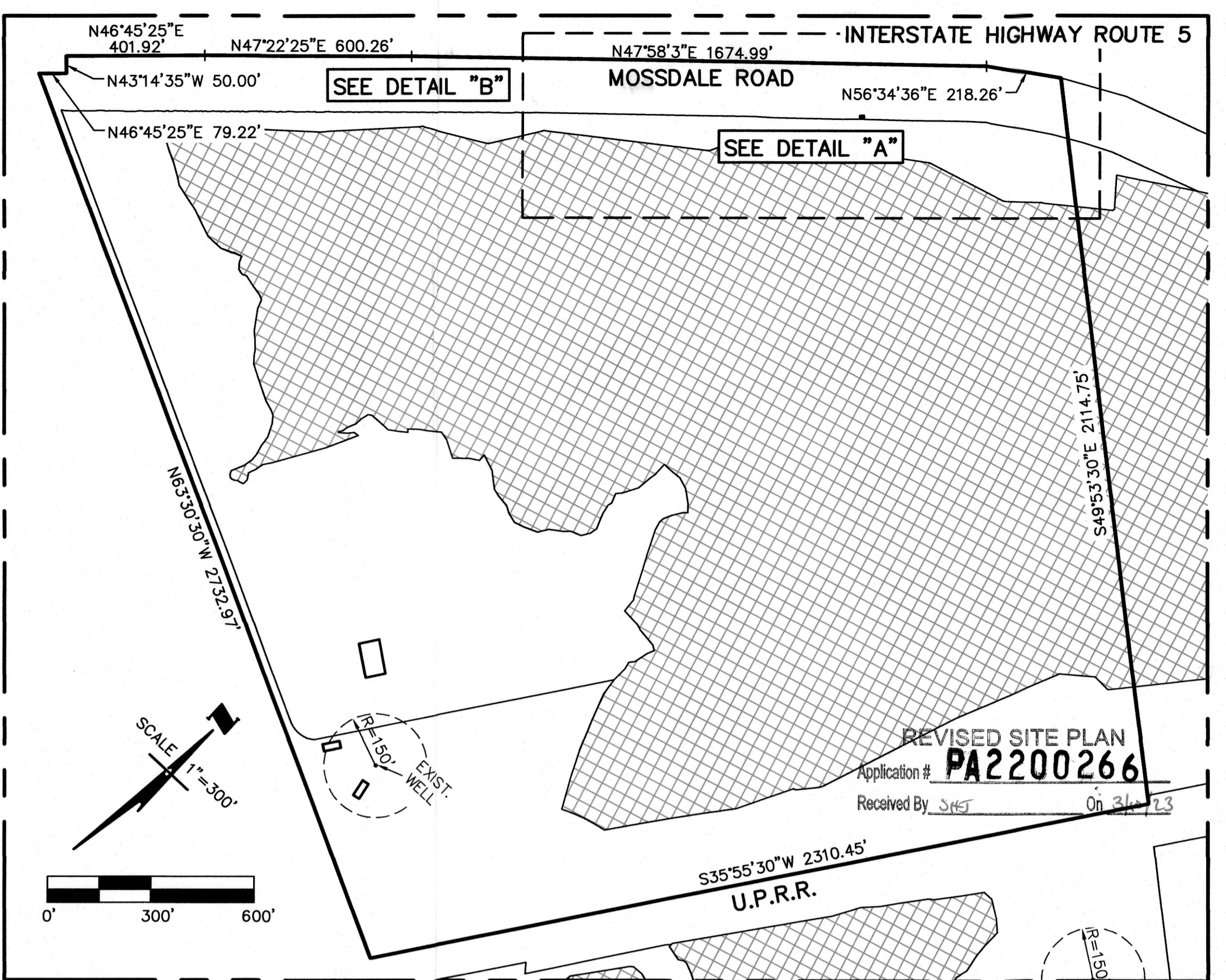
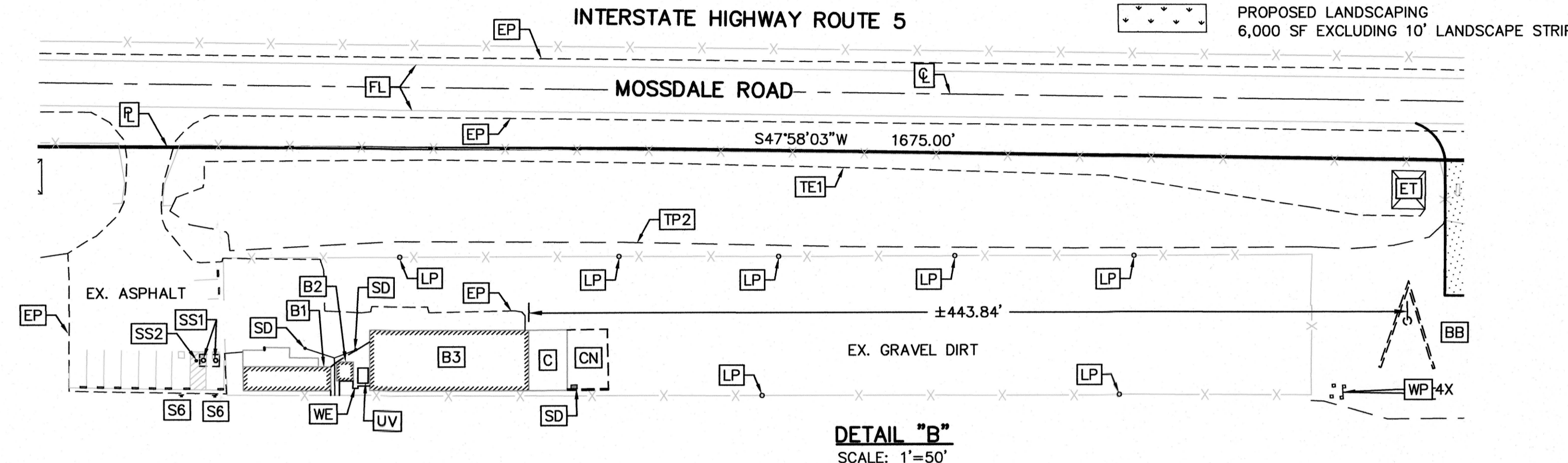
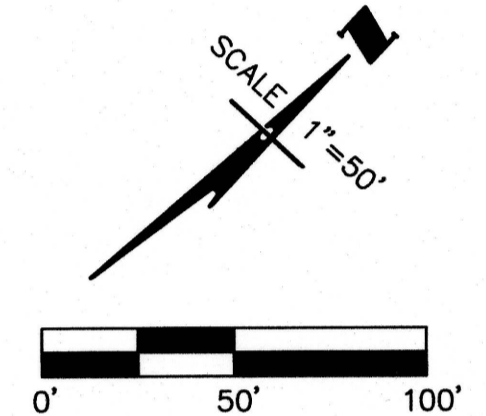
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|----|--|-----|--|
| B | BUILDING | S3 | HIGHWAY DIRECTIONAL SIGN |
| B1 | OFFICE TRAILER | S4 | SPEED LIMIT SIGN |
| B2 | RESTROOM | S5 | FOR SALE SIGN |
| B3 | SHOP BUILDING | S6 | HANDICAP SIGN |
| BB | BILLBOARD SIGN | SD | STORM DRAIN CATCH BASIN |
| C | CANOPY | SL | SITE LIGHTING |
| CL | CENTERLINE | SP | SERVICE POLE |
| CN | CONCRETE | SS1 | SANITARY SEWER MANHOLE |
| E1 | UTILITY EASEMENT TO STATE OF CALIFORNIA PER BOOK 3067, PAGE 431 | SS2 | SANITARY SEWER CLEANOUT |
| E2 | ELECTRIC TRANSMISSION LINE EASEMENT TO STANISLAUS ELECTRIC POWER COMPANY PER BOOK "A" VOLUME 187, PAGE 371 | TE | TRASH ENCLOSURE |
| EB | EDGE OF BANK | TE1 | TOE OF BANK |
| EP | EDGE OF PAVEMENT | TE2 | TOE OF BANK/EDGE OF DIRT ROAD |
| ET | ELECTRICAL TOWER | TE3 | TOE OF BANK |
| FL | FOG LINE | TP1 | TOP OF BANK |
| LP | LIGHT POLE | TP2 | TOP OF BANK |
| MW | MONITORING WELL | TP3 | TOP OF BANK/EDGE OF DIRT ROAD |
| R | PROPERTY LINE | UE | UNDERGROUND ELECTRIC |
| PP | POWER POLE | UV | UTILITY VAULT |
| S1 | RIVER ISLANDS SIGN | WE | WELL |
| S2 | NO TRESPASSING SIGN | WH | WATER WELL HOUSE |
| | | WL | APPROXIMATE WATER LINE |
| | | WP | WOODEN POST |
| | | | FENCE |
| | | | WATER AREA (TYP.) RECLAMATION AREA |
| | | | PROPOSED PAVEMENT |
| | | | PROPOSED LANDSCAPING |
| | | | 6,000 SF EXCLUDING 10' LANDSCAPE STRIP |

BENCHMARK CITY OF LATHROP NO. 2025
3.75" BRASS DISK STAMPED "USC & GS H1041 1959", LOCATED AT THE NORTHWEST CONCRETE BRIDGE ABUTMENT ON MANTHEY ROAD, WHICH IS ±0.64 MILES SOUTHWEST FROM THE MANTHEY ROAD OFF-RAMP.
ELEVATION = 27.25' (NAVD 88)

SITE INFORMATION:
APN: 239-030-08
ZONE: COMMERCIAL FREEWAY SERVICE (CF-S)

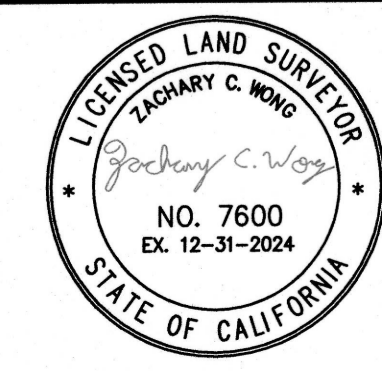
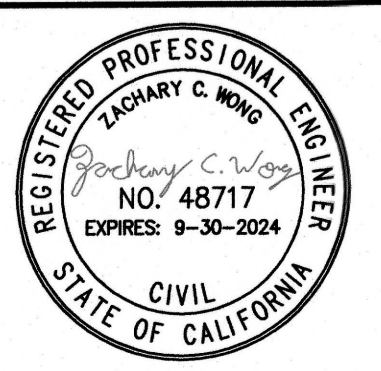
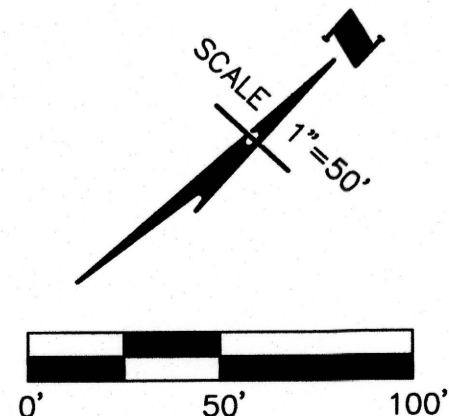
OWNER INFORMATION:
MOSSDALE ASSOCIATES LTD.
P.O. BOX 1429
LATHROP, CA 95330
(209) 595-8400

NOTE:
RETENTION BASIN SUBJECT TO CHANGE BASED ON PERCOLATION RATES.



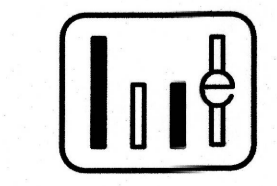
- 1 PRIMARY FILTER BED SEPTIC DESIGN BY CHESNEY CONSULTING
- 2 1200 GALLON TRAFFIC-RATED SEPTIC TANK
- 3 SIGN TO BE PLACED ON BUILDING BY SEPARATE APPLICATION
- 4 OWNER OPTIONS OF FENCING: 6' CHAIN-LINK FENCE WITH BARB WIRE OR 7' WROUGHT IRON FENCE

FEMA FLOOD ZONE (100 YEAR)
PANEL: 615 OF 950
MAP NUMBER: 06077C0615F
EFFECTIVE DATE: OCTOBER 16, 2009
ZONE: AE
BFE: 25.00'



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

REVISIONS			
NO.	DESCRIPTION	DATE	BY



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

JOB NO.: 2394
DATE: MAR. 2023
SCALE: AS SHOWN
DRAWN: NS/GC
DESIGN: N/A
CHECKED: WEI

445 W. MOSSDALE ROAD	LATHROP CALIFORNIA	SHEET 1
SITE PLAN		OF ONE FILE 2394