

## DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Monday, March 7, 2022, at 3:00 p.m. or as soon thereafter as possible, via teleconference to consider:

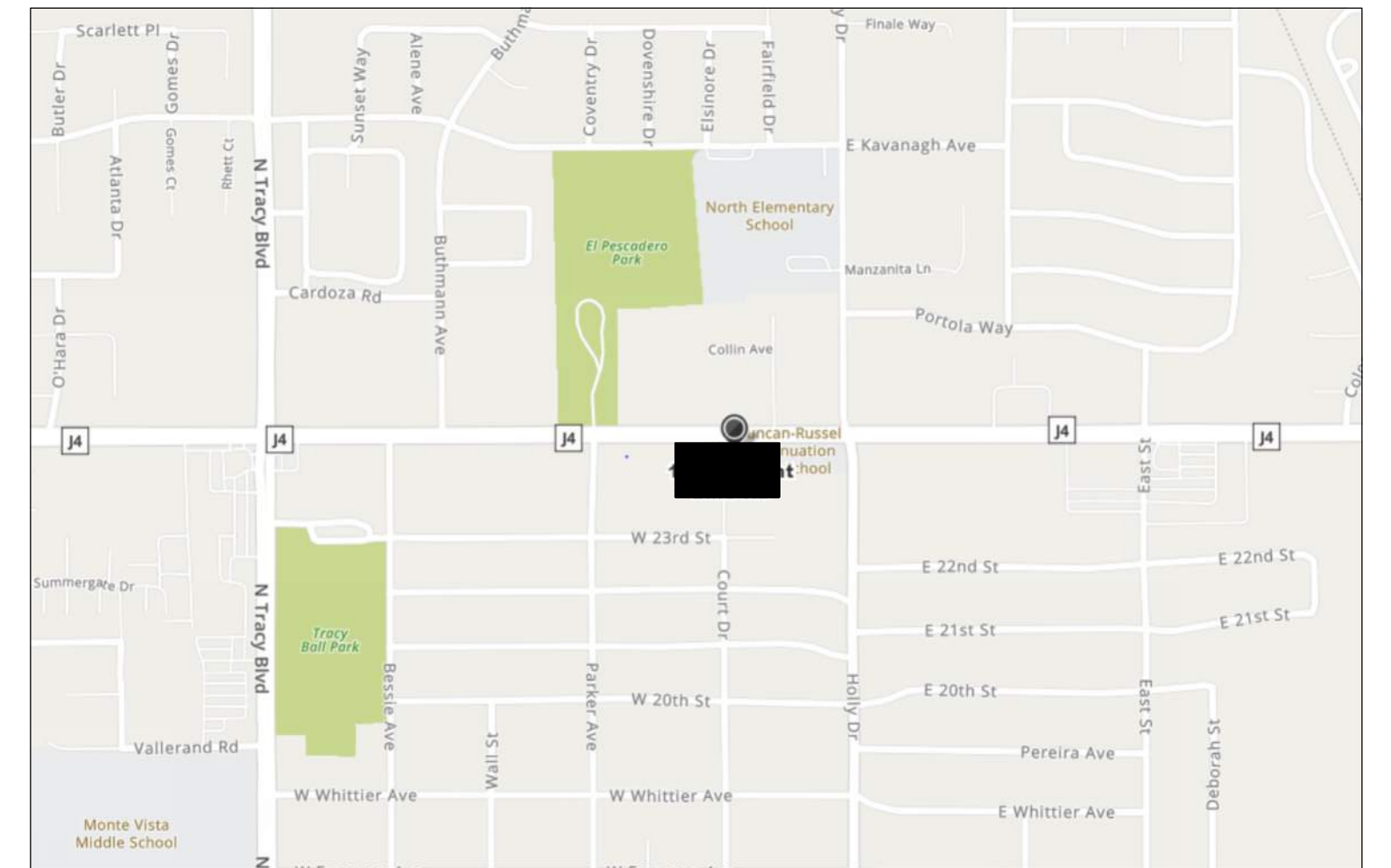
**D21-0009: Tracy Car Wash located at 150 W. Grant Line Road (Assessor's Parcel Number 233-210-23)** – Public hearing to consider a Development Review Permit to develop a car wash facility, which includes a car wash tunnel, covered vacuum areas, and associated equipment and parking area improvements. The project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332 pertaining to infill development. Applicant is API Architecture Plus and Owner is Jatinder Randhawa. *The Project Planner is Kimberly Matlock, Associate Planner, (209)831-6430, kimberly.matlock@cityoftracy.org.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **141 193 129#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to *publiccomment@cityoftracy.org*.

Should you decide to challenge the decision of the DS Director, you may be limited to those issues that were raised for consideration at the hearing.

WILLIAM DEAN  
Interim Development Services Director

**RECEIVED**  
November 12, 2021  
City of Tracy  
Development Services



**VICINITY MAP**

150 W GRANT LINE ROAD  
TRACY, CA 95376

**PROJECT LOCATION**

150 W GRANT LINE ROAD TRACY, CA 95376

**PROJECT TEAM**

**OWNER:**  
JATINDER S. RANDHAWA  
1136 S. JACOBS DRIVE  
MOUNTAIN HOUSE, CA 95391  
TEL: (703) 501-7136  
CONTACT: JATINDER S. RANDHAWA  
jatinder.ritk@gmail.com

**ARCHITECT:**  
API  
4335-B NORTH STAR WAY  
MODESTO, CA 95356  
TEL: (209) 577-4661  
CONTACT: ROD ALONZO  
rod@apiarc.com

**SITE DATA**

**JURISDICTION:** CITY OF TRACY  
**ASSESSORS PARCEL NUMBER:** 233-210-230  
**PROPERTY AREA:** 31,879 SQ. FT. / .73 AC  
**BUILDING COVERAGE:** 3,343 SQ. FT. (10.20 %)  
**LANDSCAPE COVERAGE:** 6,361 SQ. FT. (20%)  
**CURRENT ZONE:** GHC - GENERAL HIGHWAY COMMERCIAL

**BUILDING DATA**

**BUILDING AREA:** 3,343 SQ. FT.  
**BUILDING USE:** CAR WASH FACILITY  
**BUILDING HEIGHT:** 21'-0"  
**MAXIMUM BUILDING HEIGHT:** NONE FOR GHC ZONE

**PARKING DATA**

**PARKING REQUIRED:**  
TUNNEL 1:600 = 2,389 SQ. FT. / 400 = 4 STALLS  
EQUIPMENT ROOM AT 1:1000 = 513 SQ. FT. / 1,000 = 1 STALL  
OFFICE AT 1:250 = 441 SQ. FT. / 250 = 2 STALL  
TOTAL REQUIRED = 7 STALLS

**PROVIDED PARKING:**  
VACUUM STALLS = 17 STALLS  
VAN ACCESSIBLE VACUUM STALL = 1 STALL  
TOTAL PROVIDED = 18 STALLS

**TRACY CAR WASH**

150 W GRANT LINE RD,  
TRACY CA 95376

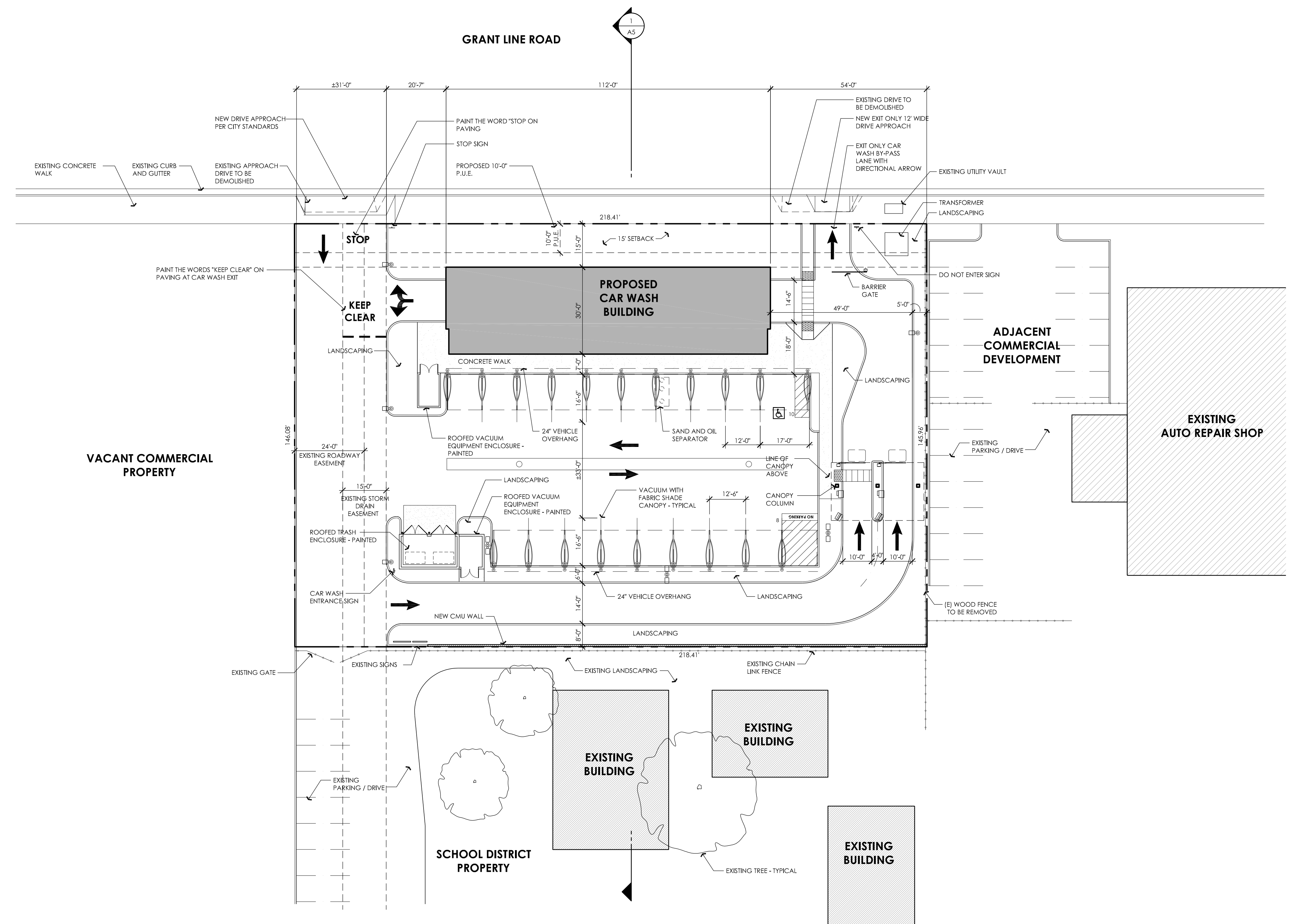
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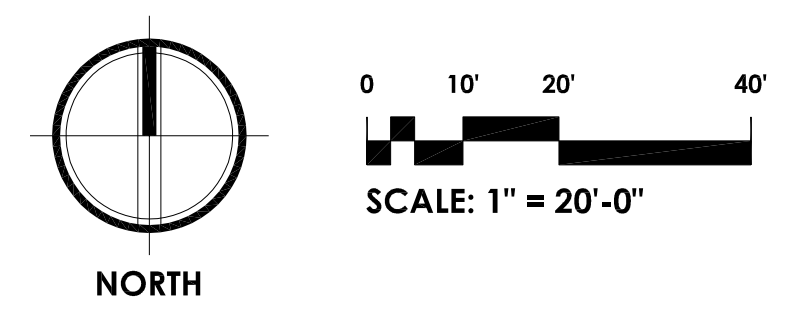
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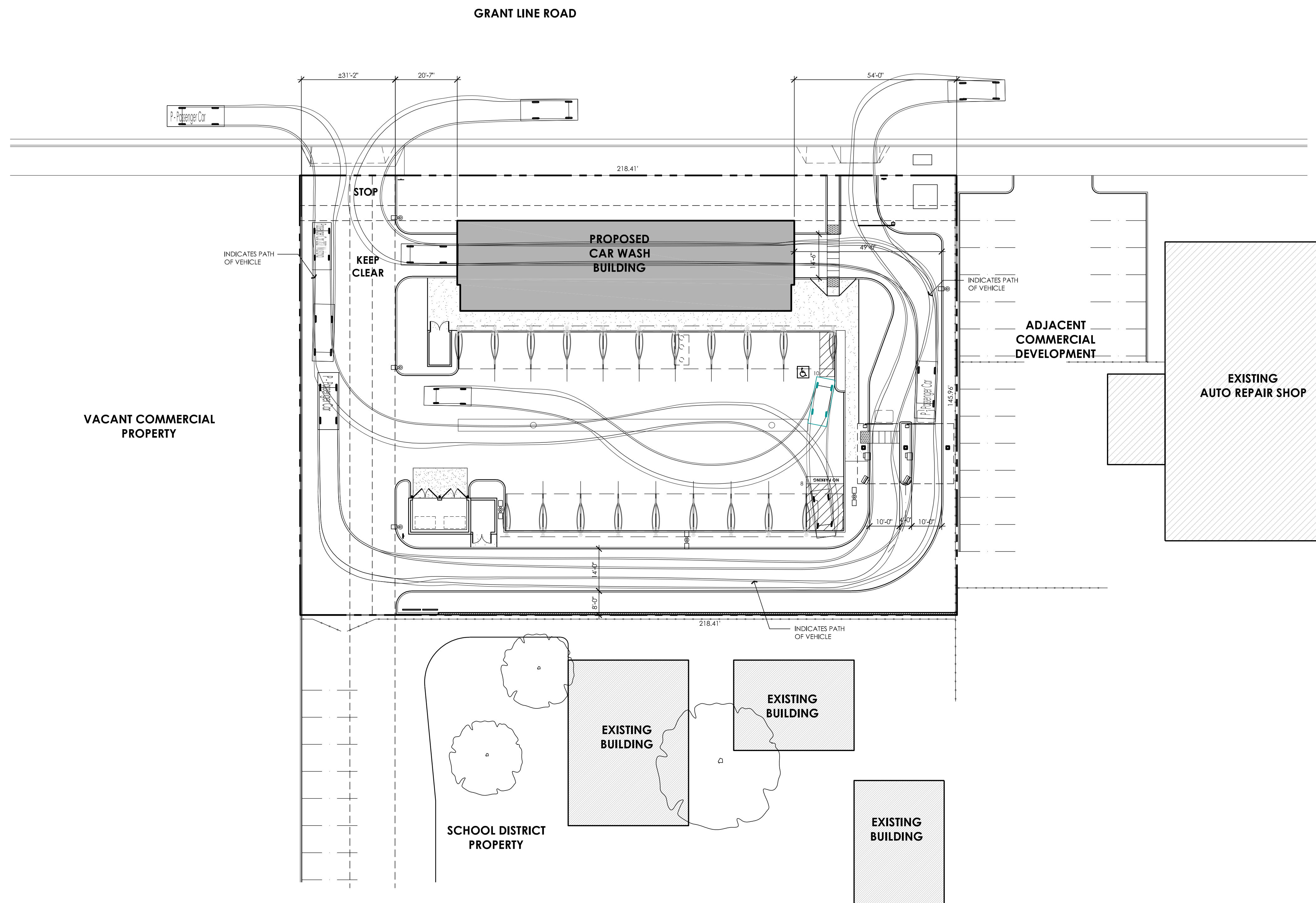


**PROPOSED SITE PLAN**

SCALE: 1" = 20'-0"



**SHEET:**  
**A1**



**VEHICLE PATH / TURNING PLAN**  
SCALE: 1" = 20'-0"

**TRACY CAR WASH**  
150 W GRANT LINE RD,  
TRACY CA 95376

PLANNING ARCHITECTURE

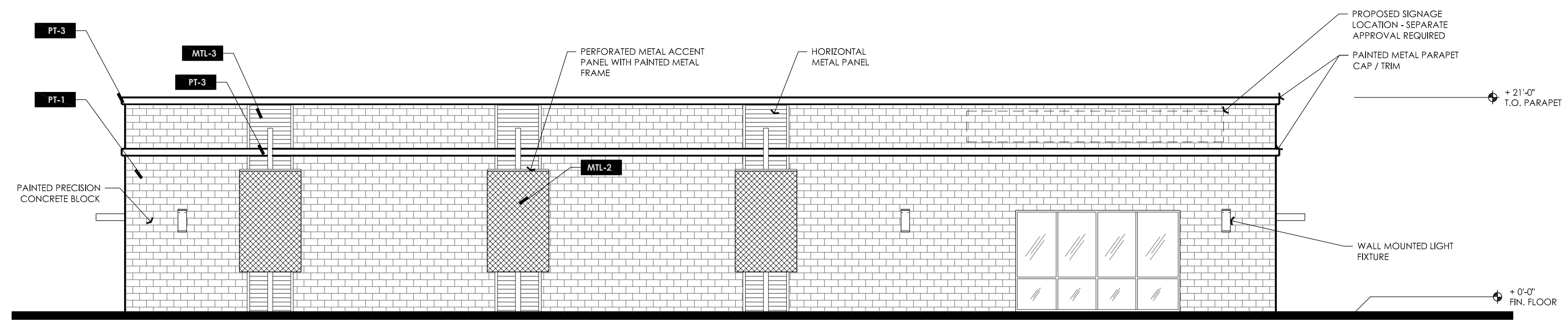


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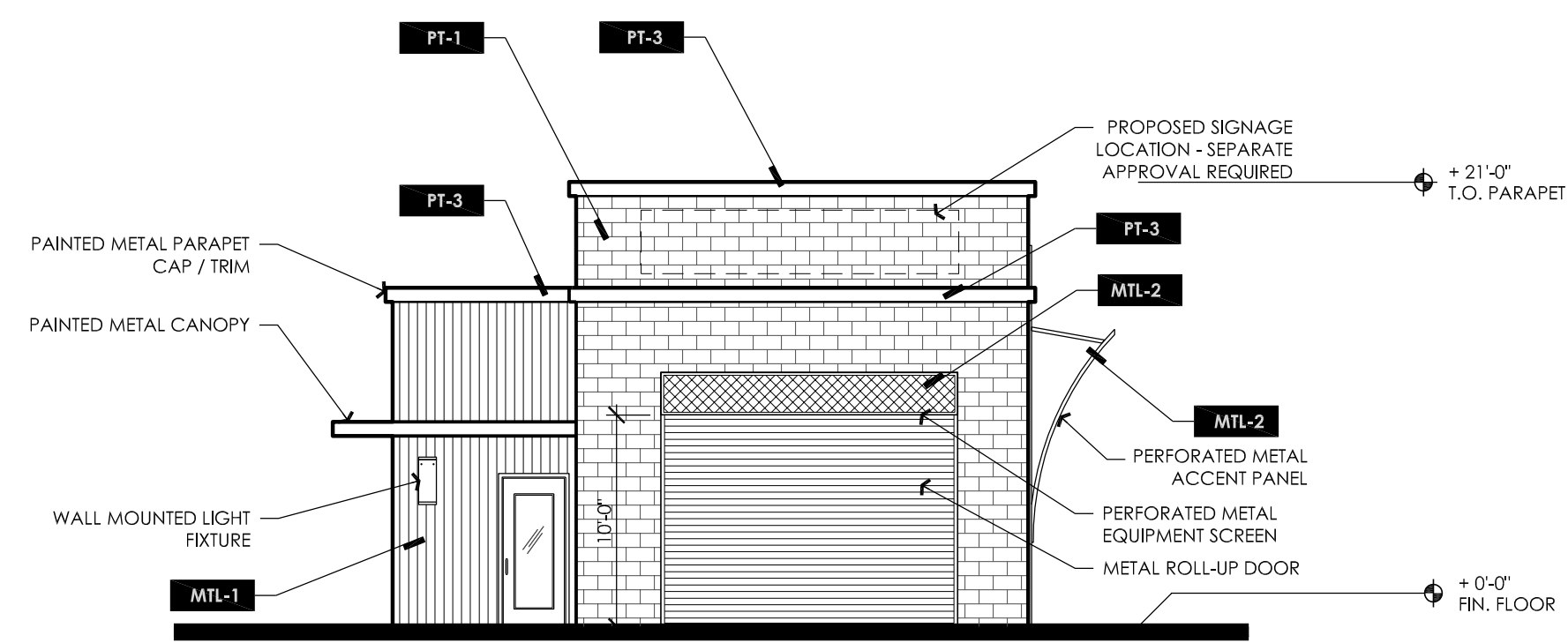


**NORTH ELEVATION**

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

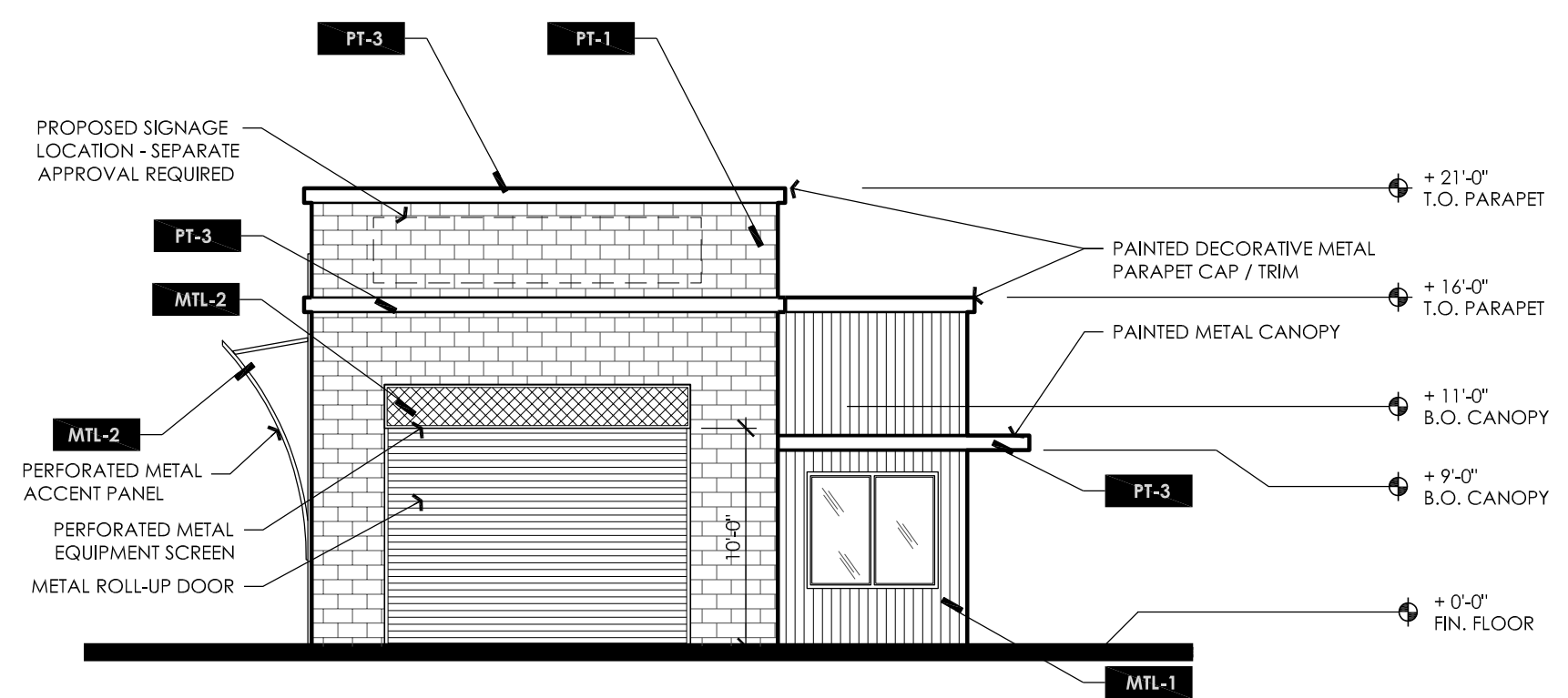
**FINISH LEGEND**

- PT-1** PAINTED PRECISION CONCRETE MASONRY  
SHERWIN WILLIAMS: SNOW BOUND: #SW7004
- PT-2** SHERWIN WILLIAMS: LNK GRAY: #SW3200
- PT-3** SHERWIN WILLIAMS: TRICORN BLACK: #SW6258
- MTL-1** BRIDGER STEEL METAL WALL PANEL  
PROFILE: 7.2 STRUCTURAL BOX BEAM  
COLOR: HEMLOCK GREEN
- MTL-2** "HENDRICK ARCHITECTURAL" PERFORATED METAL  
PANELS: PAINTED PT-2 LINK GRAY
- MTL-3** BRIDGER STEEL METAL WALL PANEL  
PROFILE: 7.2 STRUCTURAL BOX BEAM  
COLOR: GALVANIZED



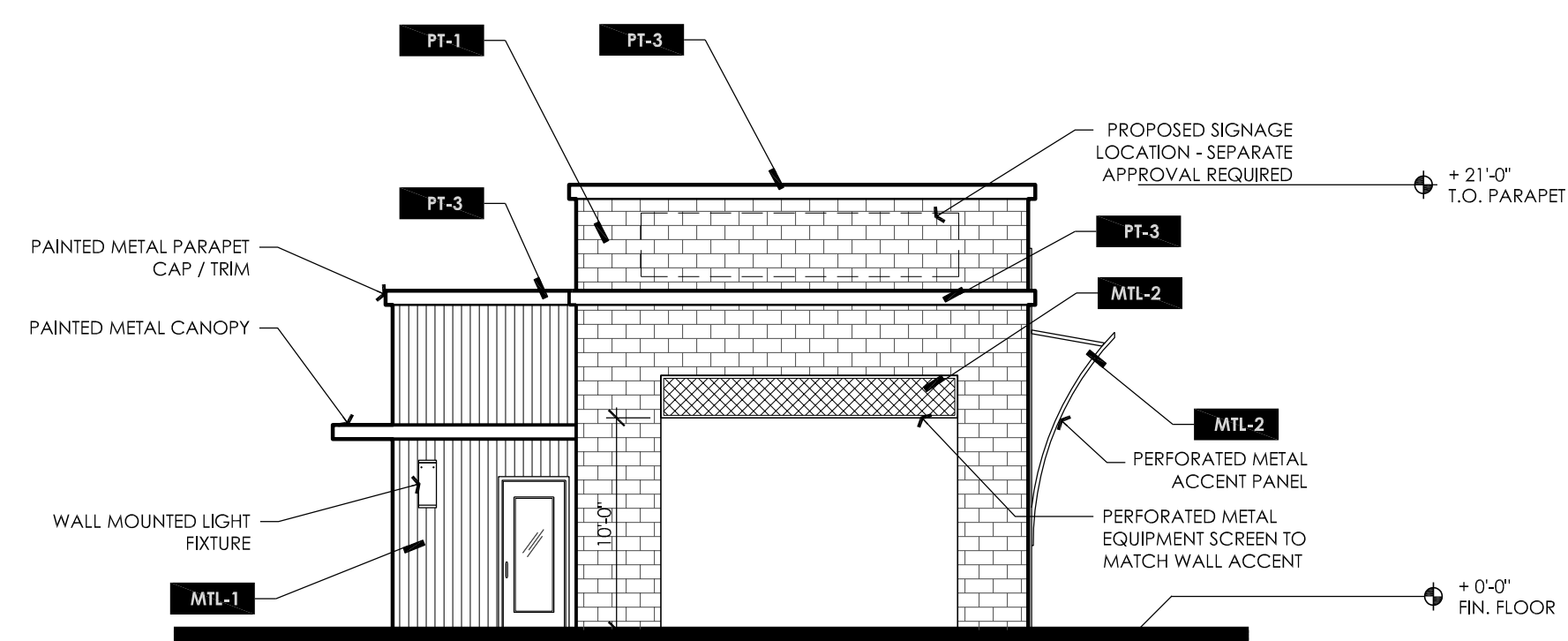
**EAST ELEVATION**

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



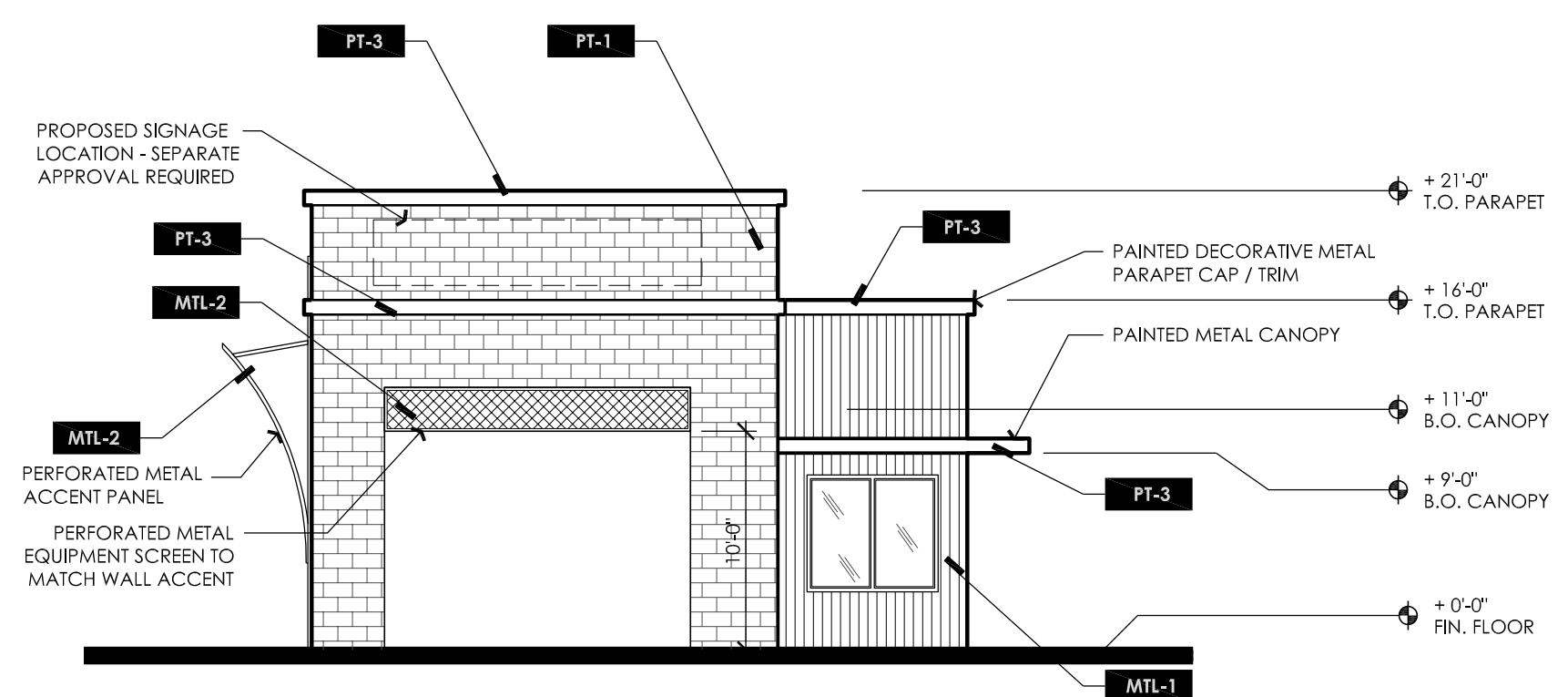
**WEST ELEVATION**

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



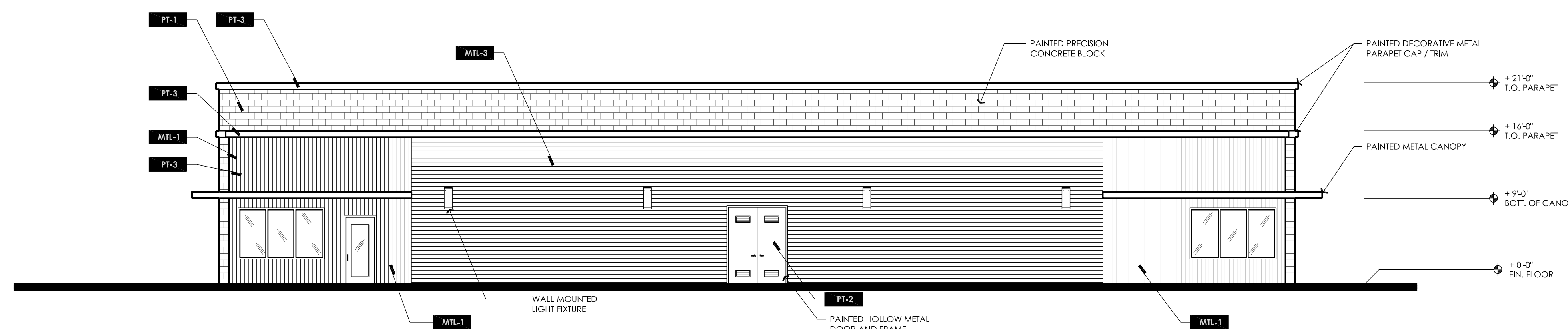
**EAST ELEVATION - ROLL-UP DOOR OPEN**

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



**WEST ELEVATION - ROLL-UP DOOR OPEN**

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



**SOUTH ELEVATION**

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

**TRACY CAR WASH**

150 W GRANT LINE RD,  
TRACY CA 95376

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**api**

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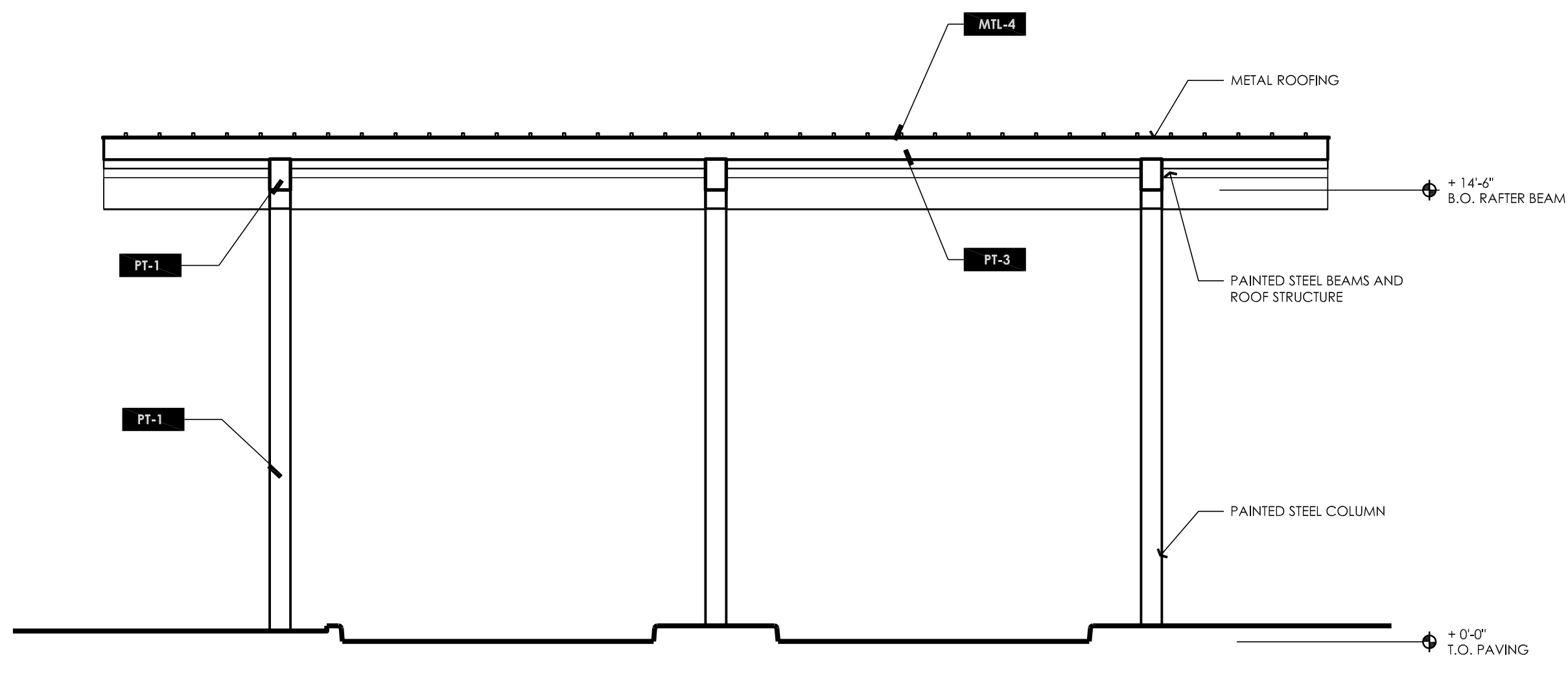
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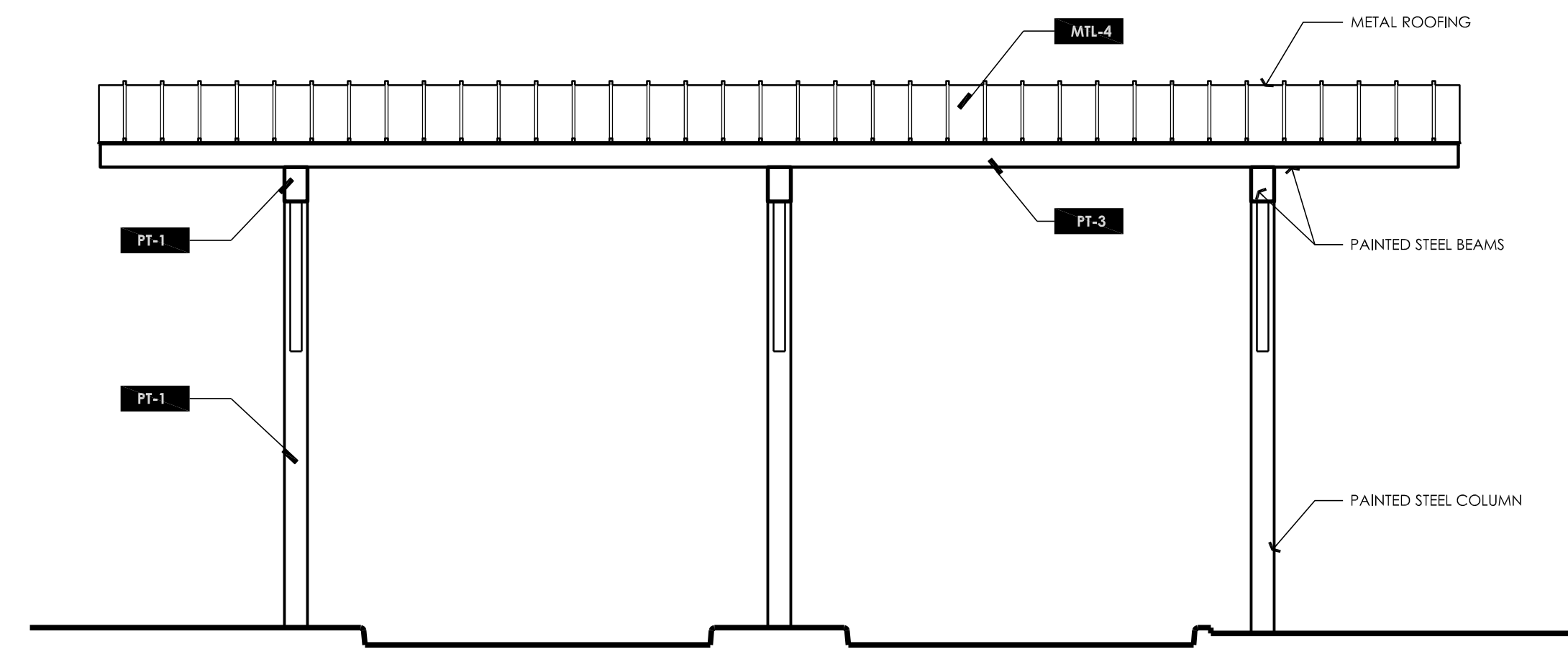
**FINISH LEGEND**

- PT-1** SHERWIN WILLIAMS: SNOW BOUND; #SW7004
- PT-3** SHERWIN WILLIAMS: TRICORN BLACK; #SW6258
- MTL-4** BRIDGER STEEL METAL ROOF PANEL  
PROFILE: SNAP BATTEN  
COLOR: GALVANIZED



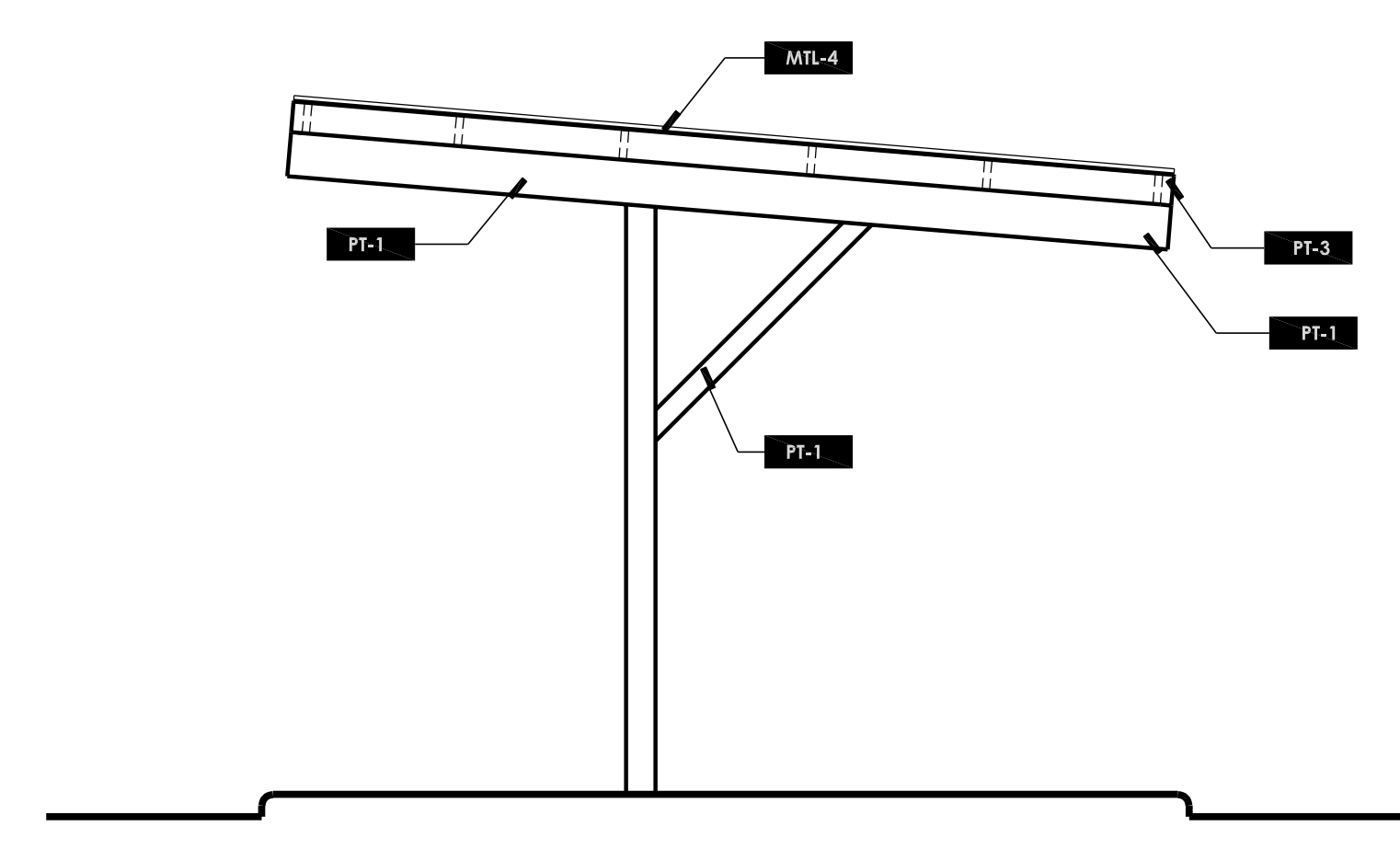
**NORTH ELEVATION - P.O.S. CANOPY**

SCALE: 1/4" = 1'-0"



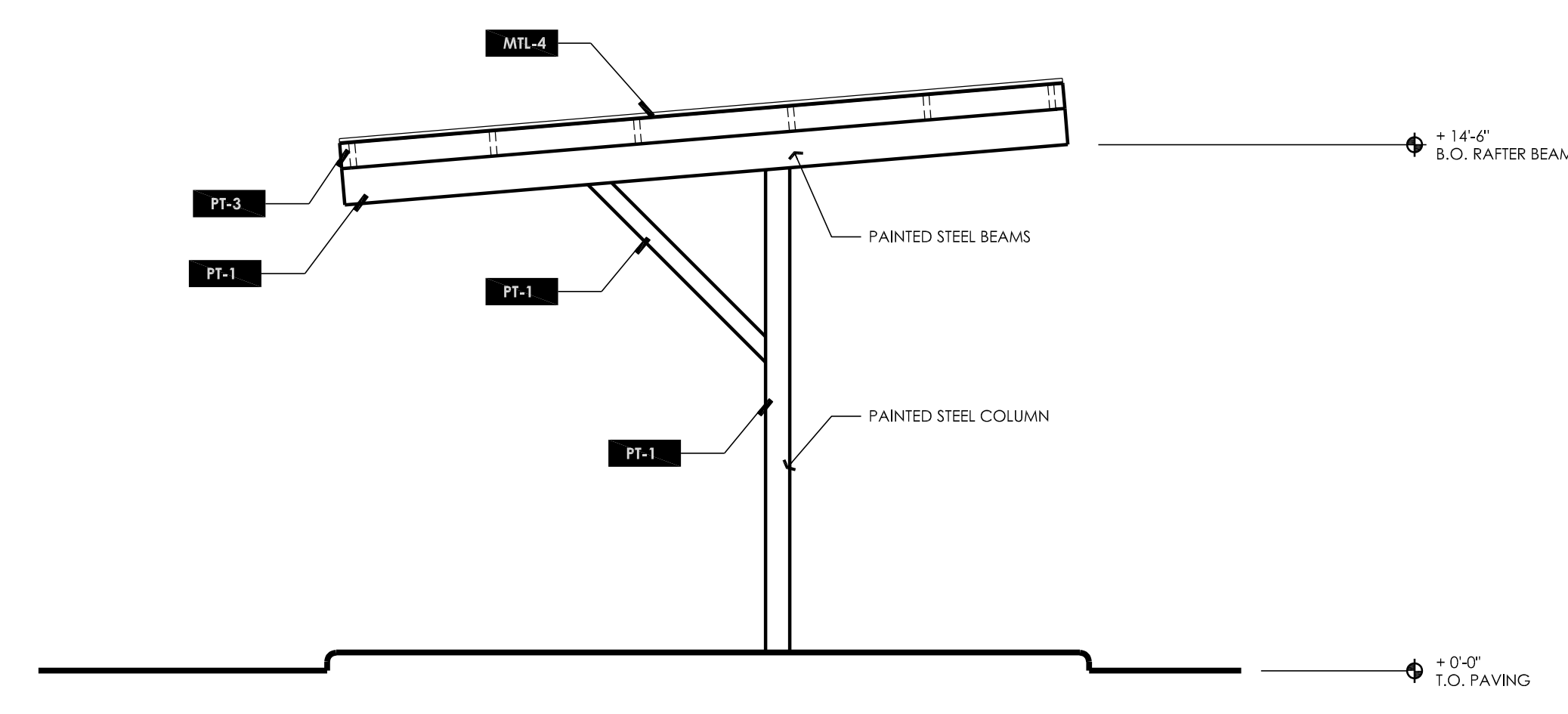
**SOUTH ELEVATION- P.O.S. CANOPY**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION- P.O.S. CANOPY**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION- P.O.S. CANOPY**

SCALE: 1/4" = 1'-0"



**RENDERING - P.O.S. CANOPY**

SCALE: NTS

**TRACY CAR WASH**

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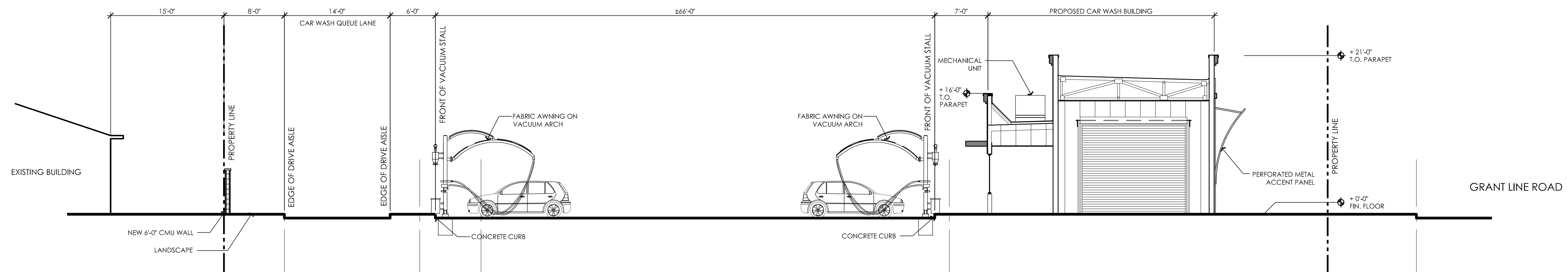
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**SITE SECTION 1**

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



**VACUUM STALL RENDERING**

SCALE: NTS



**VACUUM STALL RENDERING**

SCALE: NTS

**VACUUM EQUIPMENT COLORS**

FABRIC AWNINGS: SLATE GRAY  
 AWNING STRUCTURE: WHITE

**TRACY CAR WASH**

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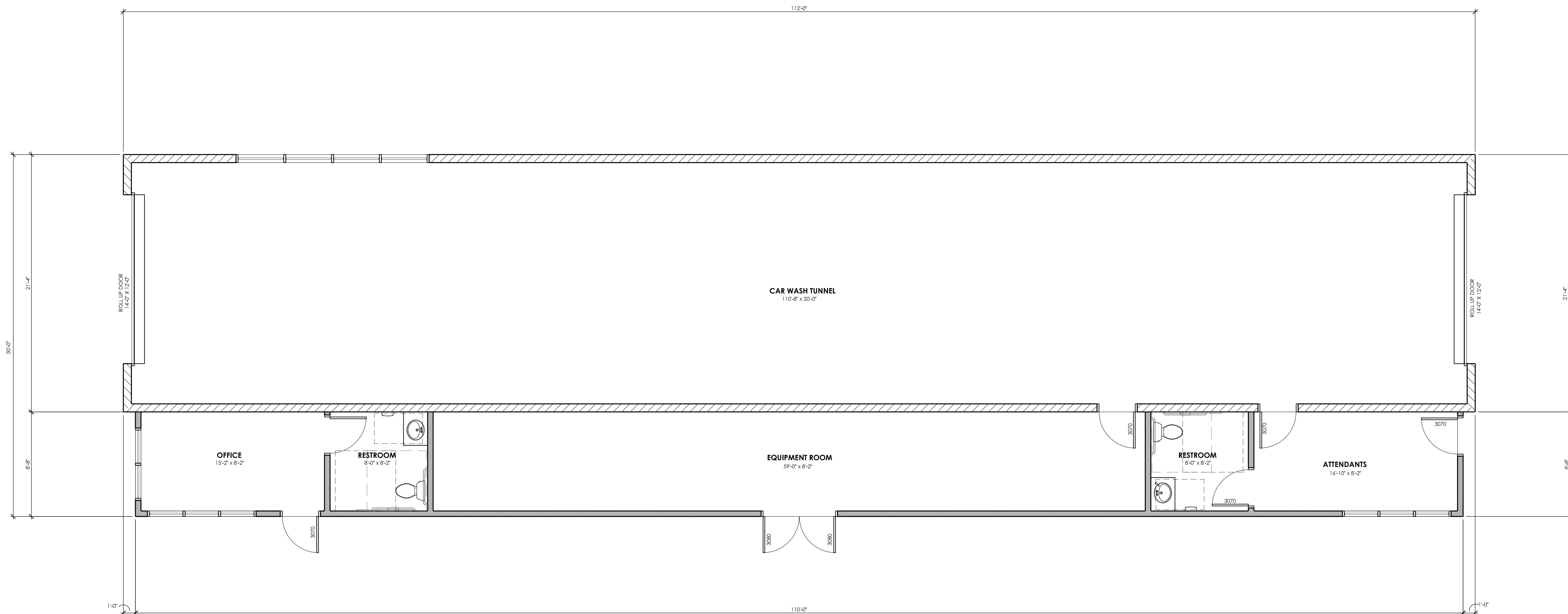
PLANNING  
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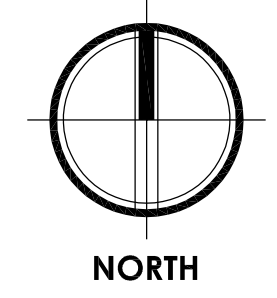
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**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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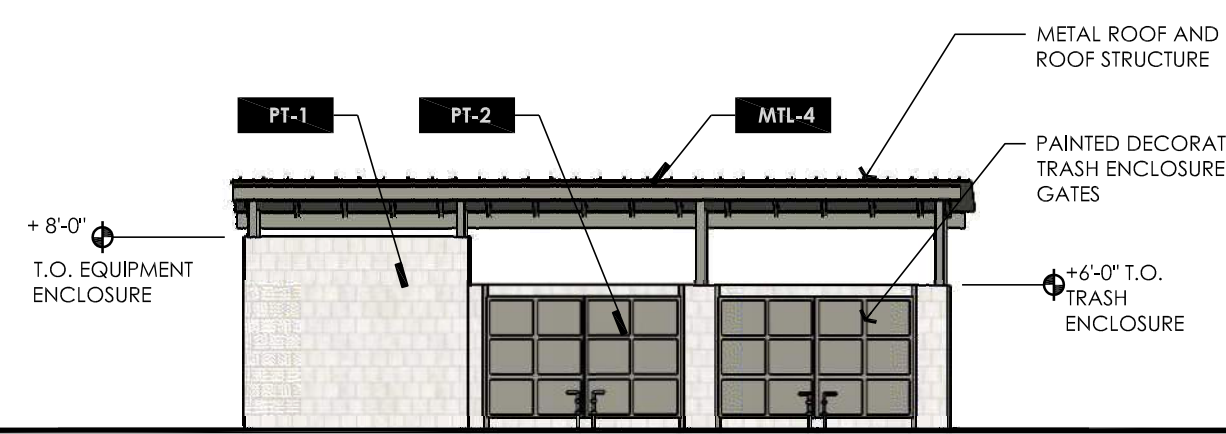
PLANNING ARCHITECTURE



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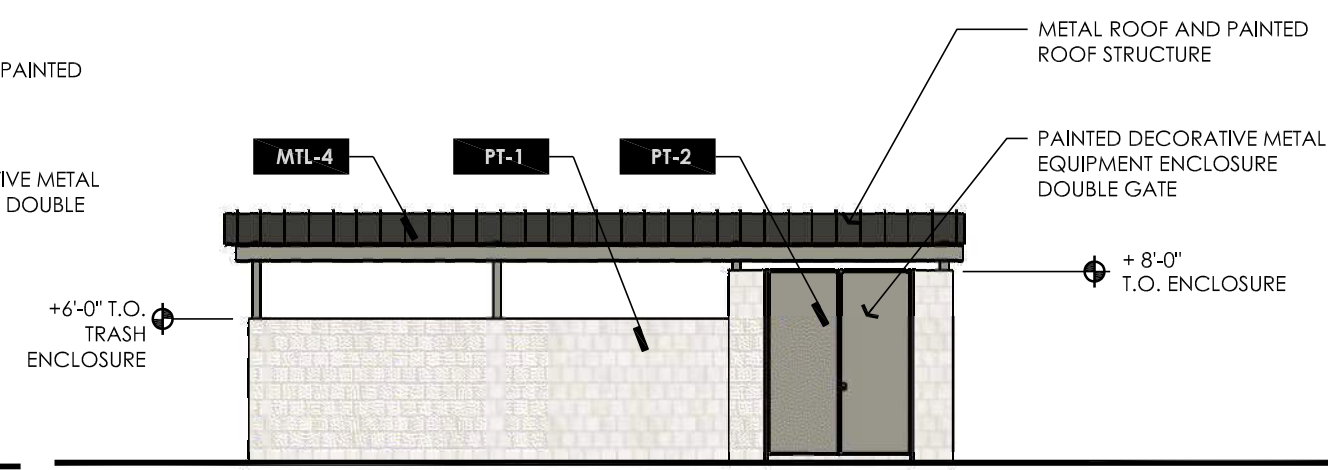
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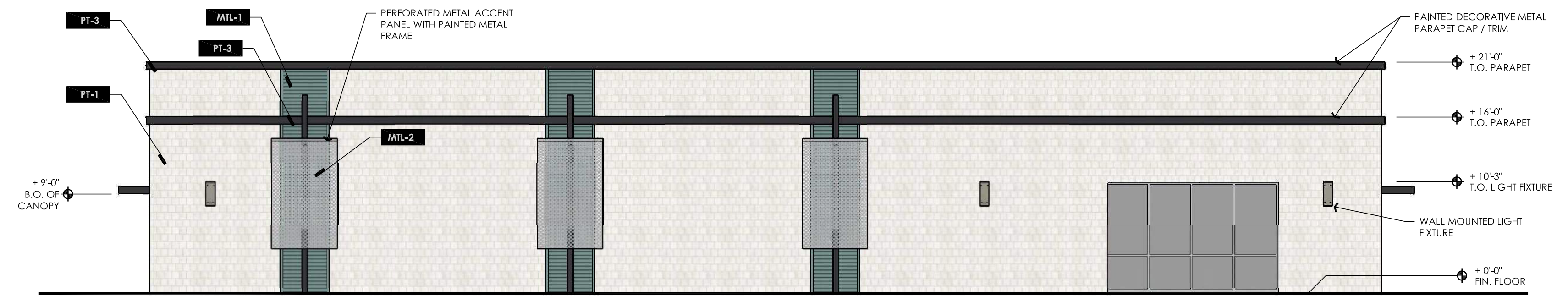
**NORTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE**

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



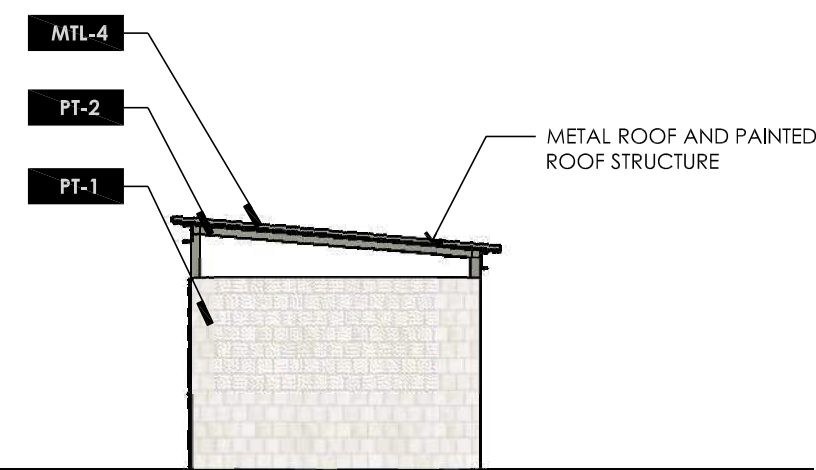
**SOUTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE**

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



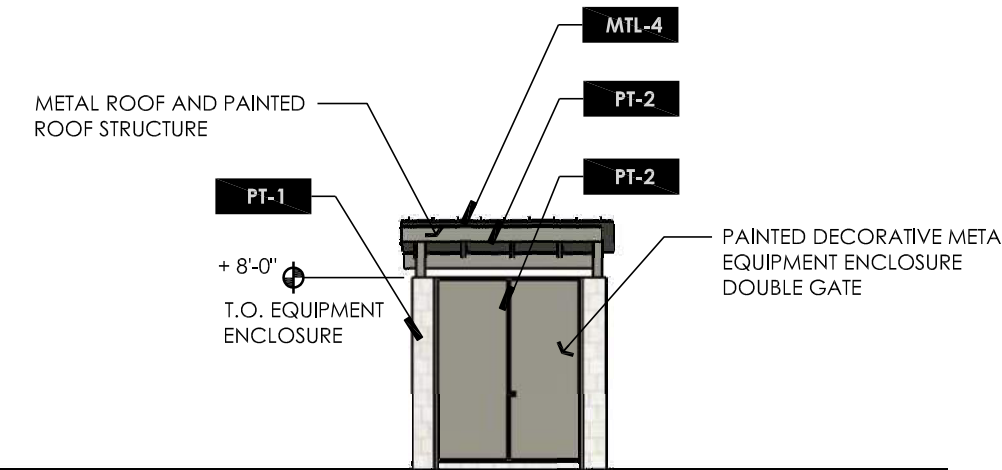
**NORTH ELEVATION**

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



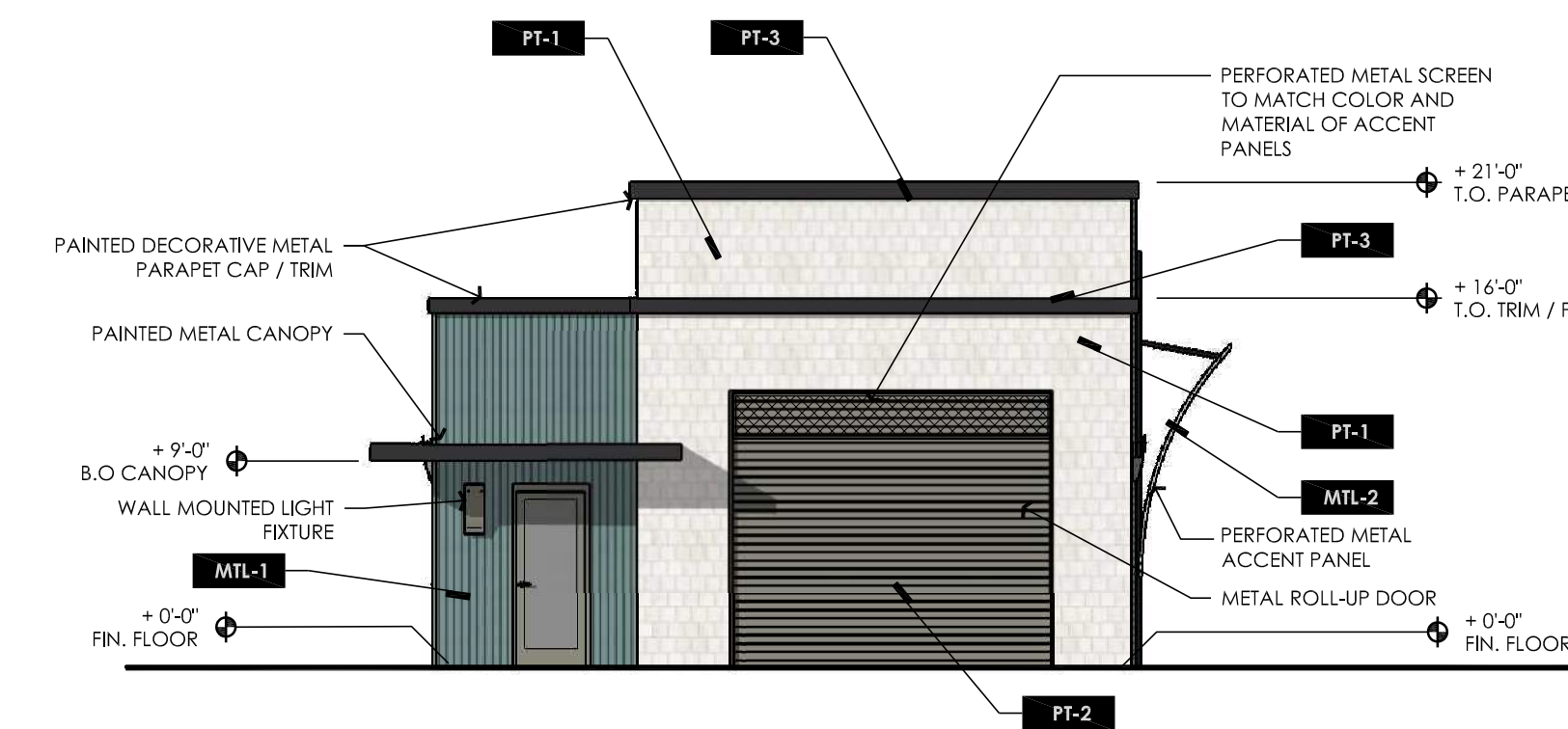
**EAST ELEVATION - EQUIPMENT ENCLOSURE**

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



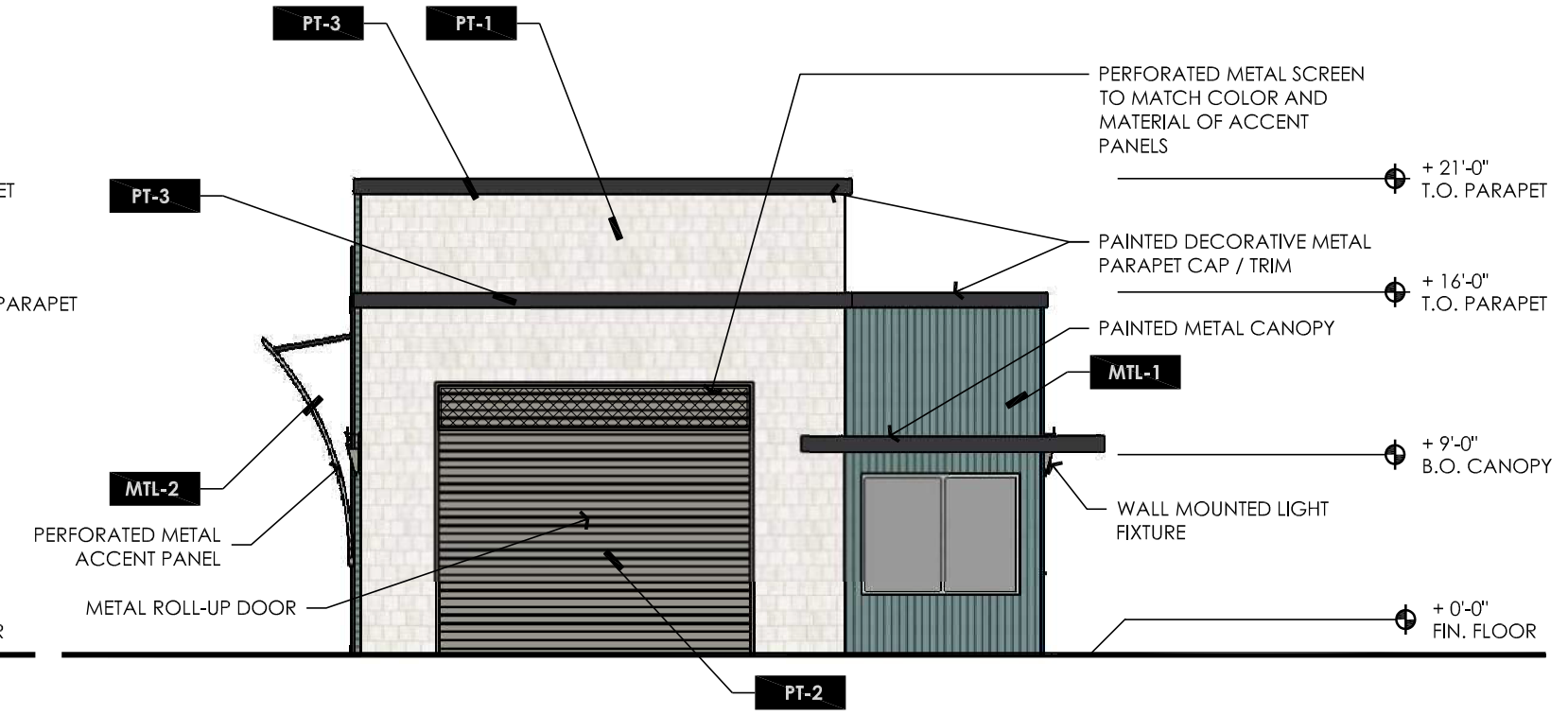
**SOUTH ELEVATION - EQUIPMENT ENCLOSURE**

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



**EAST ELEVATION**

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



**WEST ELEVATION**

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

**FINISH LEGEND**

- PT-1** PAINTED PRECISION CONCRETE MASONRY  
SHERWIN WILLIAMS: SNOW BOUND; #SW7004
- PT-2** SHERWIN WILLIAMS: LINK GRAY; #SW6200
- PT-3** SHERWIN WILLIAMS: TRICORN BLACK; #SW6258
- MTL-1** BRIDGER STEEL METAL WALL PANEL  
PROFILE: 7.2 STRUCTURAL BOX BEAM  
COLOR: HEWLOCK GREEN
- MTL-2** "HENDRICK ARCHITECTURAL" PERFORATED METAL  
PANELS: PAINTED PT-2 LINK GRAY
- MTL-3** BRIDGER STEEL METAL WALL PANEL  
PROFILE: 7.2 STRUCTURAL BOX BEAM  
COLOR: GALVANIZED
- MTL-4** BRIDGER STEEL METAL ROOF PANEL  
PROFILE: SNAP BATTEN  
COLOR: GALVANIZED

VACUUM EQUIPMENT: ALL METAL PARTS TO BE  
MANUFACTURERS WHITE  
VACUUM CANOPY: MANUFACTURERS SLATE GRAY

**GENERAL NOTES**

1. COLORS INDICATED ON THIS DRAWING ARE APPROXIMATE AND WILL VARY DEPENDING ON PRINTER/MONITOR SOURCE. REFER TO COLORS AND MATERIALS BOARD FOR TRUE REPRESENTATION OF ALL PROPOSED FINISHES.

**TRACY CAR WASH**

150 W GRANT LINE RD,  
TRACY CA 95376

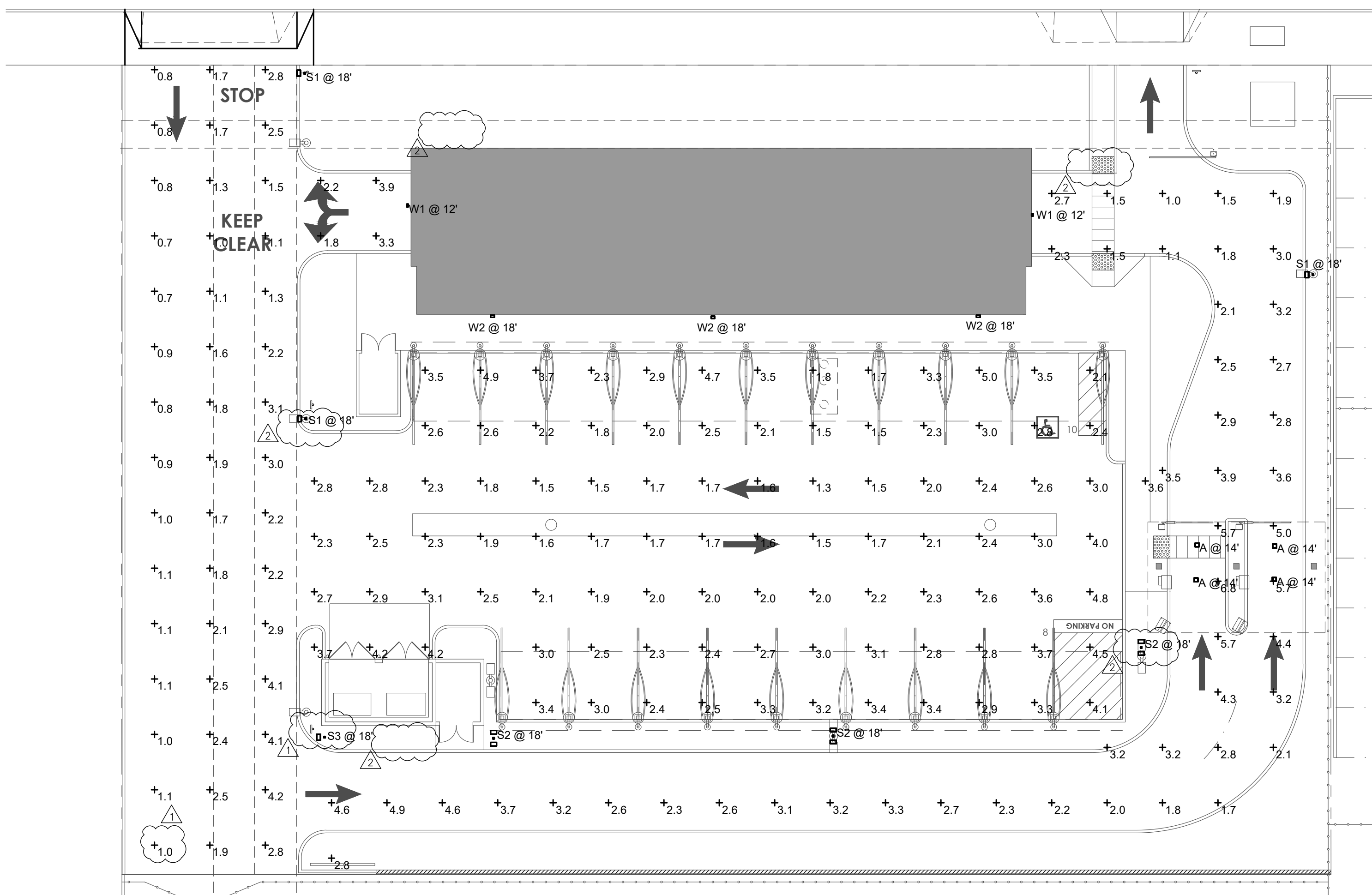


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PHOTOMETRIC STUDY  
Scale - 1/16" = 1'-0"ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	3	Lithonia Lighting	DSX0 LED P2 40K T5S MVOLT	DSX0 LED P2 40K T5S MVOLT	LED	1	DSX0_LED_P2_40K_T5S_MVOLT.ies	6252	0.9	49
	S2	3	Lithonia Lighting	DSX0 LED P2 40K T5M MVOLT	DSX0 LED P2 40K T5M MVOLT	LED	1	DSX0_LED_P2_40K_T5M_MVOLT.ies	6236	1	98
	W1	2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1	W1_WDGE1_LED_P1_40K_80CRI_VW.ies	1229	0.9	10,0002
	W2	3	Lithonia Lighting	WDGE2 LED P4 40K 80CRI VF	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	W2_WDGE2_LED_P4_40K_80CRI_VF.ies	4412	0.9	34.96
	A	4	eLuminaire	CSS1-G2540K-XX	12" L. X 12" W. X 2.5" H. LED GARAGE FIXTURE		1	CSS1-G-2540K7-L021806409.ies	2538	1	20.53
	S3	1	Lithonia Lighting	DSX0 LED P3 40K T5S MVOLT	DSX0 LED P3 40K T5S MVOLT	LED	1	DSX0_LED_P3_40K_T5S_MVOLT.ies	8792	1	71

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE-THRU	+	3.1 fc	6.8 fc	1.0 fc	6.8:1	3.1:1
ENTRANCE/EXIT	+	1.9 fc	4.2 fc	0.7 fc	6.0:1	2.7:1
VACUUM AREA	+	2.6 fc	5.0 fc	1.3 fc	3.8:1	2.0:1

Label	MH
S1	18.00
S2	18.00
S3	18.00
W1	12.00
W2	18.00
A	14.00

**D-Series Size 0 LED Area Luminaire**

**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 3" (76 mm)

Height: 7" (178 mm)

Weight: 16 lbs (7.25 kg)

Weight (max): 17.25 kg

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	
DSX0 LED	Forward optics: P1, P5, P2, P6, P3, P7; Related optics: P1P, P1P2, P1P3	30K 3000K, 40K 4000K, 50K 5000K	T1S Type I short (Automotive), T2S Type II short, T2M Type II medium, T3S Type III short, T3M Type III medium, T4M Type IV medium, T3VS Type V very short	T5S Type V short <sup>1</sup> , T5M Type V medium <sup>1</sup> , T5W Type V wide <sup>1</sup> , BLC Backlight control <sup>1</sup> , LED Left-center control <sup>1</sup> , RCLO Right-center control <sup>1</sup> , 347 <sup>2</sup> , 480 <sup>3</sup>	MVOLT (200V-277V) <sup>1,4</sup> , XVOLT (277V-480V) <sup>1,4</sup>	Shipped included: SPA Square pole mounting, RPA Round pole mounting <sup>5</sup> , WBA Wall bracket <sup>1</sup> , SPIMBA Square pole universal mounting adapter <sup>11</sup> , RPIMBA Round pole universal mounting adapter <sup>11</sup> . Shipped separately: KMA8 DDBXD U Most arm mounting bracket adaptor (specify finish) <sup>12</sup>

Control options	Other options	Finish
Shipped installed: NLTAIR2 rLight ARI generation 2 enabled <sup>13</sup> ; PIRN Network, high-flow motion/ambient sensor <sup>14</sup> ; PER NSM (two-bay occupancy only (control ordered separately)) <sup>15</sup> ; PERS Five-pin receptacle only (control ordered separately) <sup>16</sup> ; PER7 Seven-pin receptacle only (leads not fixture) (control ordered separately) <sup>17</sup> ; DMG 0-10V dimming (wired out back of housing for external control (control ordered separately)) <sup>18</sup>	PR High-flow, motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 5% <sup>19</sup> ; PRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5% <sup>19</sup> ; PRHFCV High-flow, motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 5% <sup>19</sup> ; PRHFVGV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5% <sup>19</sup> ; FAD Field adjustable output <sup>20</sup>	DDBXD Dark bronze, DDBLD Black, DNDXD Natural aluminum, DWDXD White, DDBXD Textured dark bronze, DDBXD Textured natural aluminum, DNDXD Textured natural aluminum, DWDXD Textured white

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DSX0-LED Rev. 12/07/20 Page 1 of 8

**WDGE1 LED Architectural Wall Sconce**

**Specifications**

Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: 9 lbs (without options)

**WDGE LED Family Overview**

Luminaire	Standard EB, 0°C	Gold EB, 20°C	Sensor	#1	#2	#3	#4	#5	#6
WDGE1 LED	4W	-	-	1,200	2,000	-	-	-	-
WDGE2 LED	10W	18W	Standalone / rLight	1,200	2,000	3,000	4,500	6,000	-
WDGE3 LED	15W	18W	Standalone / rLight	7,500	8,500	10,000	12,000	-	-
WDGE4 LED	-	-	Standalone / rLight	12,000	16,000	18,000	20,000	22,000	25,000

**Ordering Information** EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1, P2	27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K* 5000K	80CRI, 90CRI	VF Visual comfort forward throw, VW Visual comfort wide	MVOLT 347 <sup>2</sup>	Shipped included: SRM Surface mounting bracket, ICW Indirect Canopy/Ceiling Washer bracket (dry/lamp locations only) <sup>1</sup> . Shipped separately: AWS 3/8inch Architectural wall spacer, PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	Finish
EAWH1 Emergency battery backup, Certified in CA Title 20 MAE2BS (AW, 0°C min)	DDBXD Dark bronze, DDBLD Black, DNDXD Natural aluminum, DWDXD White, DDBXD Textured dark bronze, DDBXD Textured natural aluminum, DNDXD Textured natural aluminum, DWDXD Textured white
PE* Photocell, Button type	
DS Dual-switching (comes with 2 drivers and 2 light engines; see page 3 for details)	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	

**Accessories**

WDGEAW DDBXD U WDGE 3/8inch Architectural Wall Spacer (specify finish)

WDGEPRBW DDBXD U WDGE 3/8inch Surface-mounted back box (specify finish)

**NOTES**

- 50K not available in 90CRI.
- 347V not available with EAWH, DS or PE.
- EAWH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with EAWH.

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WDGE1 LED Rev. 01/04/21

2021/07/07 PLAN CHECK #1  
2021/08/04 LANDSCAPE COORD.

**TRACY CAR WASH**

150 W GRANT LINE RD, TRACY CA 95376

PLANNING ARCHITECTURE

**api**

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

HCS. Engineering

4512 Feather River Dr. • Stockton, CA 95219  
209-478-8270 | www.hcs-eng.com

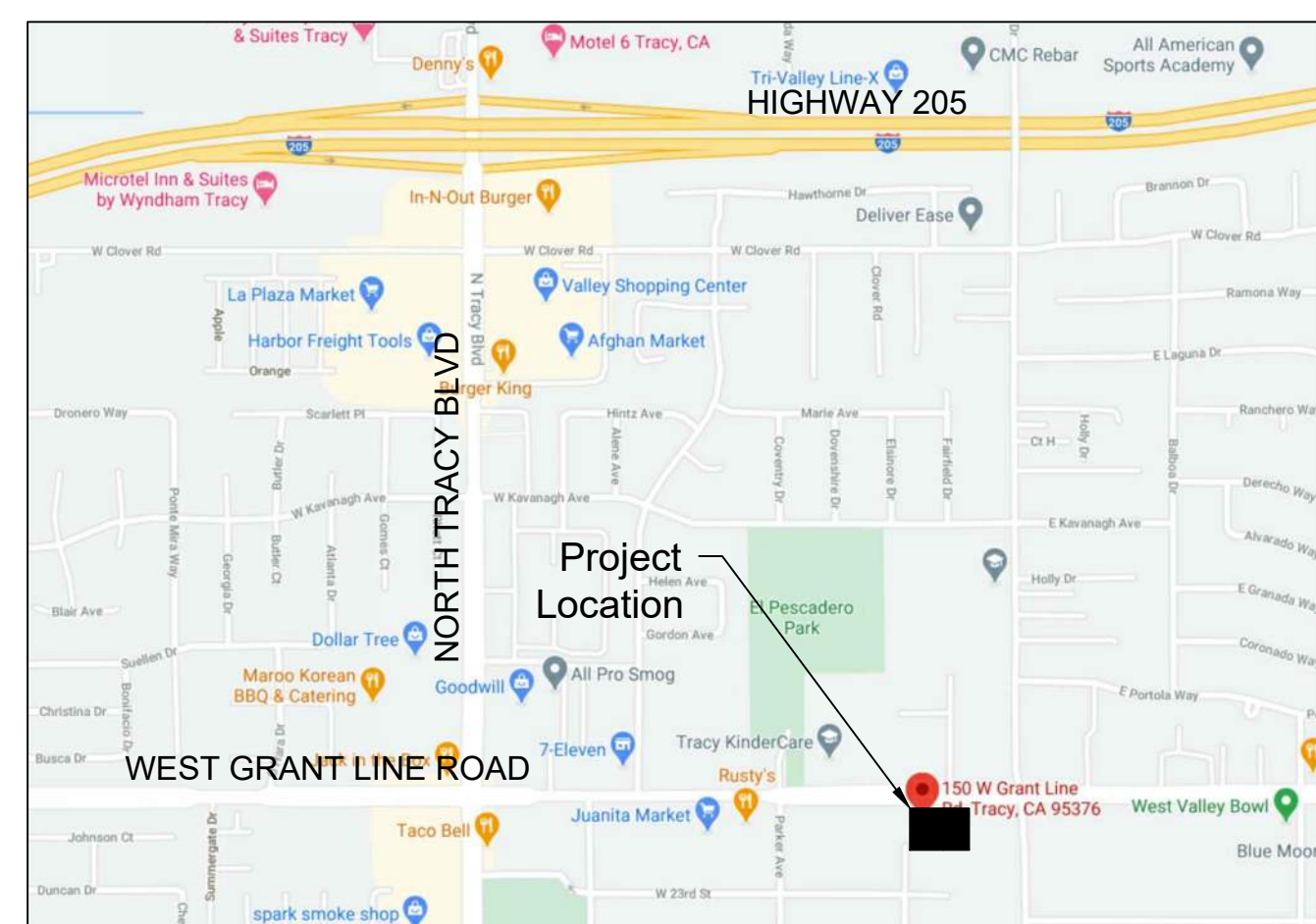
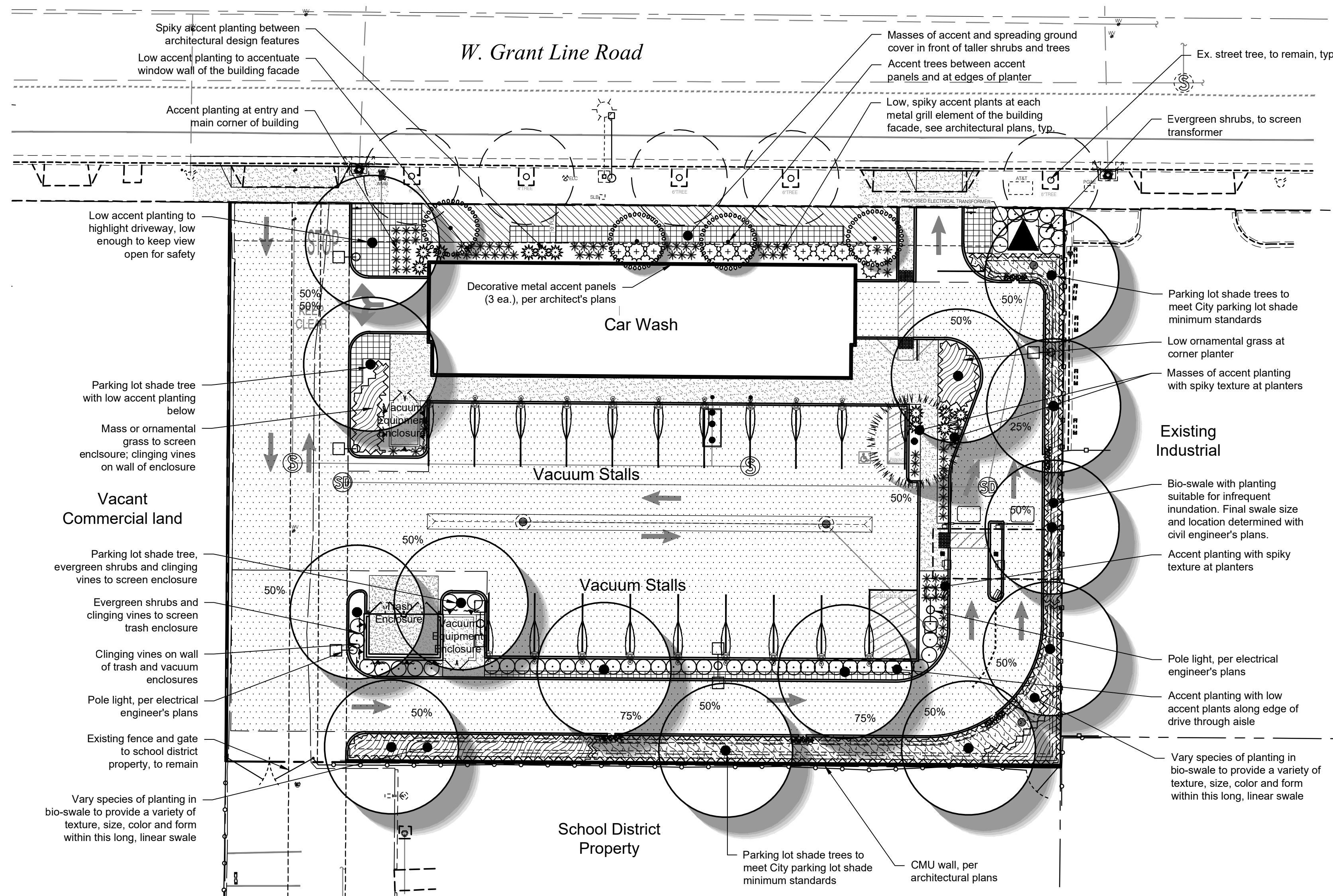
Richard C. Smith, PE richard@hcs-eng.com  
Bhupendra Patel, PE bhupendra@hcs-eng.com  
Elizabet Aguilar elizabet@hcs-eng.com

PROJECT # 2021.019

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VICINITY MAP

### PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETO): Tracy (48.5)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	1,108 sf	20,566
Shrubs	Low	Drip (0.81)	0.3	3,151 sf	35,093
Bio-swale	Low	Drip (0.81)	0.3	2,177 sf	24,245
				<b>Total:</b>	<b>6,436 sf 79,905</b>

Estimated Total Water Use (ETWU): 79,905 gal.  
 Maximum Applied Water Allowance (MAWA): 87,089 gal.  
 Estimated Average ETAF: 0.41  
 Maximum Allowable ETAF: 0.45

### PARKING LOT SHADE CALCULATIONS

Tree diameters per species based on published City documentation or the Sunset Western Garden Book. Shade area on plans is identified with the hatch symbol to the left.

Tree Type	Area at 100%	Quantity			Subtotal (sf)
		100%	75%	50%	
35' diameter Pistacia chinensis 'Keith Davey'	962 sf	0	1,443 (2,629)	(11) 241 (1)	6,975
25' diameter Pistacia chinensis 'Keith Davey'	490 sf	0	0	245 (1)	245

Total shade provided: 7,220 sf  
 Parking area: 17,884 sf  
 Percentage of shade provided (min. 40% req'd): 40%

### PARKING LOT TREE REQUIREMENTS

Number parking spaces:	1
Req'd trees (1 tree per 5 parking space):	1
Trees Provided:	1

### PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

	<b>PARKING LOT SHADE TREE</b> Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	14	Mature H x W	24" box 45' x 35'
	<b>EVERGREEN TREE</b> Laurus x 'Saratoga' / Saratoga Hybrid Laurel	1		24" box 25' x 25'
	<b>ACCENT TREE</b> Small to medium size tree, 15' x 15', with flowers or interesting branch structure. Acer palmatum / Multi-Trunk Japanese Maple Lagerstroemia indica / Crape Myrtle	4		24" box 15' x 15' 24" box 15' x 15'
	<b>EVERGREEN HEDGE</b> Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Ligustrum japonicum 'Texanum' / Wax Leaf Privet Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Olea europaea 'Little Ollie' TM / Little Ollie Olive Raphiolepis umbellata 'Minor' / Yedda Hawthorn Rosmarinus officinalis 'Blue Spires' / Rosemary	11		5 gal. 3'x3' 5 gal. 4'x6' 5 gal. 5'x5' 5 gal. 5'x5' 5 gal. 42"x42" 5 gal. 5'x6'
	<b>ACCENT SHRUBS</b> Lantana camara spp. / Lantana Muhlenbergia capillaris / Pink Muhly Grass Perovskia atriplicifolia / Russian Sage Phormium tenax spp. / New Zealand Flax	11		5 gal. 2'x5' 5 gal. 5'x5' 5 gal. 4'x4' 5 gal. 3'x3'
	<b>INFILL SHRUBS</b> Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Dietsia iridoides / Foxtail Lily Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum Raphiolepis indica 'Clara' / Indian Hawthorn	51		5 gal. 3'x3' 5 gal. 3'x3' 5 gal. 3'x3' 5 gal. 3'x5' 5 gal. 4'x4'
	<b>LOW ACCENT/FLOWERING SHRUBS</b> Hemerocallis x / Hybrid Daylily Muhlenbergia dubia / Pine Muhly Phormium tenax 'Jack Spratt' / New Zealand Flax	84		1 gal. 30"x30" 1 gal. 30"x30" 1 gal. 18"x18"
	<b>VINE</b> Clinging vine on walls. Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy	12		1 gal. Spreading 1 gal. Spreading
	<b>BIO-FILTRATION PLANTING</b> Chondropetalum tectorum / Small Cape Rush Juncus patens 'Elk Blue' / Spreading Rush Muhlenbergia capillaris / Pink Muhly Grass Muhlenbergia rigens / Deer Grass	1,100 sf		46 5 gal. 60" oc 129 5 gal. 36" oc 46 5 gal. 60" oc 46 5 gal. 60" oc
	<b>ORNAMENTAL GRASS</b> Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Chondropetalum tectorum / Cape Rush Muhlenbergia capillaris / Pink Muhly Grass Muhlenbergia dubia / Pine Muhly Muhlenbergia rigens / Deer Grass	955 sf		82 5 gal. 42" oc 111 5 gal. 60" oc 40 5 gal. 60" oc 111 5 gal. 36" oc 40 5 gal. 60" oc
	<b>LOW SPREADING GROUNDCOVER</b> Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper Myoporum parvifolium 'Prostratum' / Myoporum	824 sf		35 1 gal. 60" oc 54 1 gal. 48" oc 54 1 gal. 48" oc 35 1 gal. 60" oc
	<b>ACCENT GROUNDCOVER</b> Dianella revoluta 'Little Rev' / Little Rev Flax Lily Hemerocallis x / Hybrid Daylily Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Phormium tenax spp. / New Zealand Flax	976 sf		254 1 gal. 24" oc 113 1 gal. 36" oc 113 1 gal. 36" oc 113 1 gal. 36" oc

### WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

#### IRRIGATION DESIGN

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

#### PLANTING DESIGN

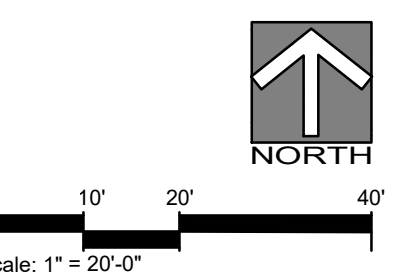
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

### LANDSCAPE AREA CALCULATIONS

Total Site Area:	31,892 sf.
Total Landscape Area:	6,436 sf.
Planter:	4,259 sf
Bio-swale:	2,177 sf.
Percentage of Total Site as Landscape:	20%



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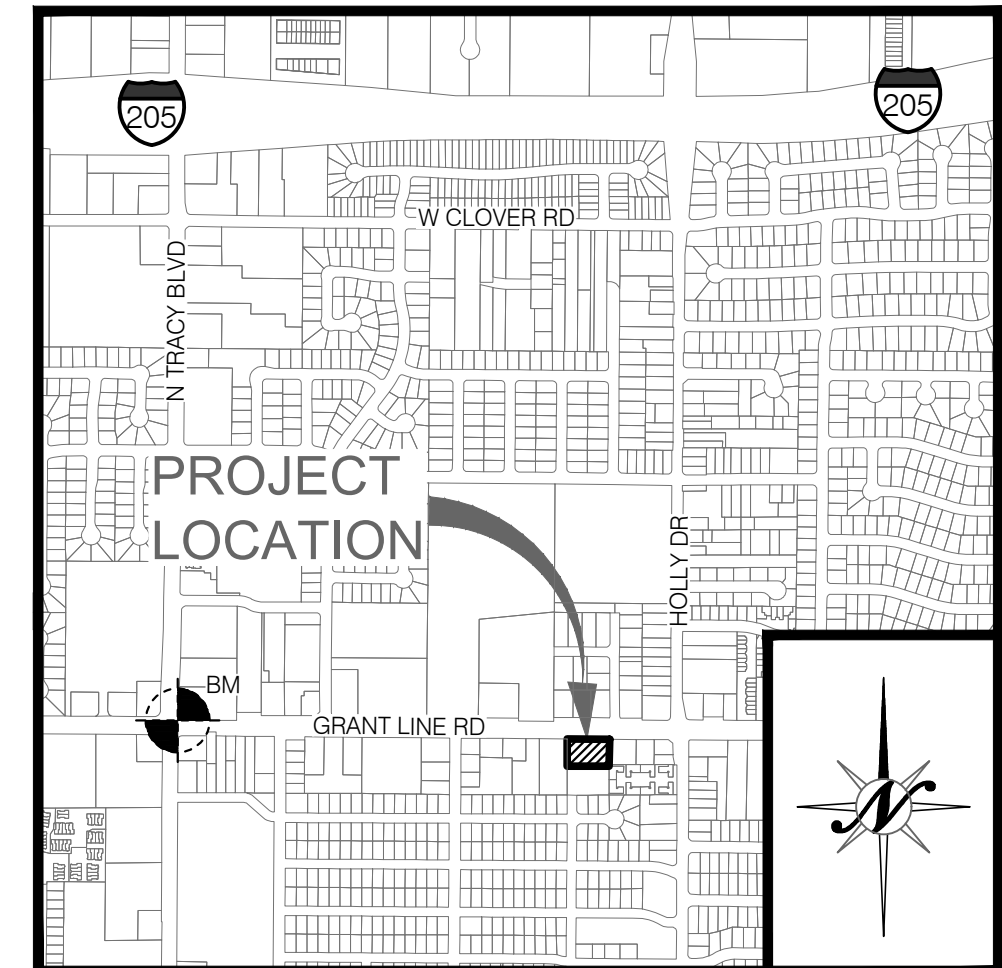
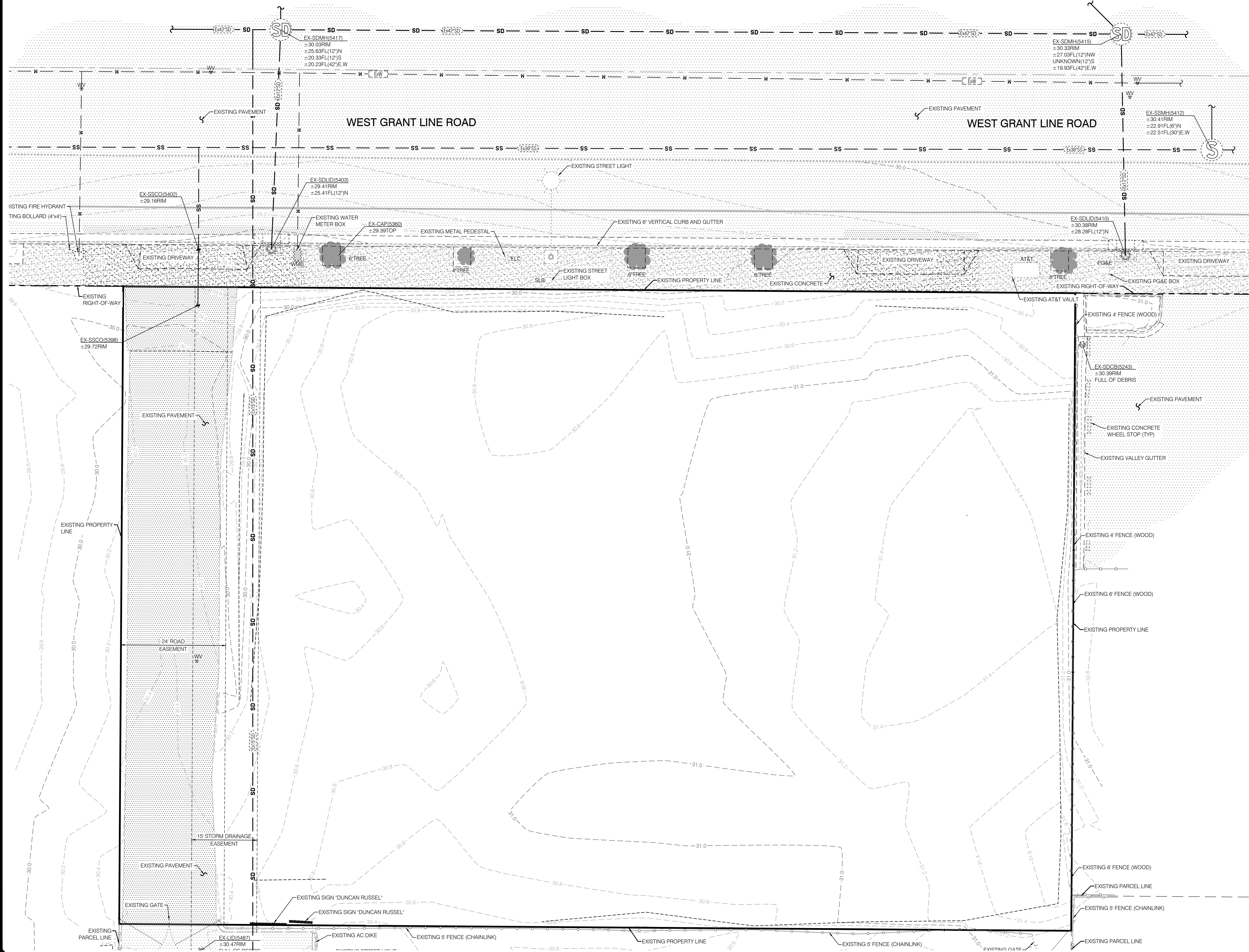


# Conceptual Landscape Plan

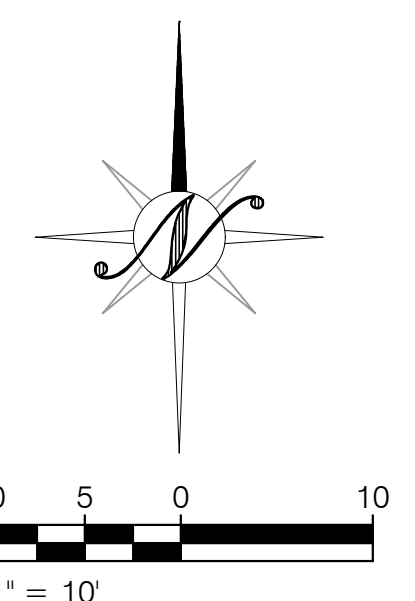
02 November 2021 | Tracy Car Wash - Tracy, CA



# TRACY CAR WASH TOPOGRAPHIC PLAN



VICINITY MAP  
NTS



**HATCH LEGEND**

	EXISTING PAVEMENT
	EXISTING CONCRETE

**LEGEND**

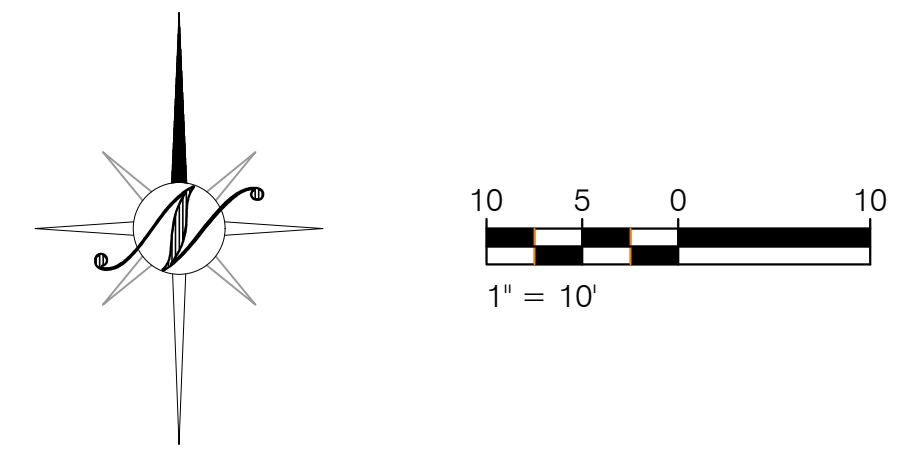
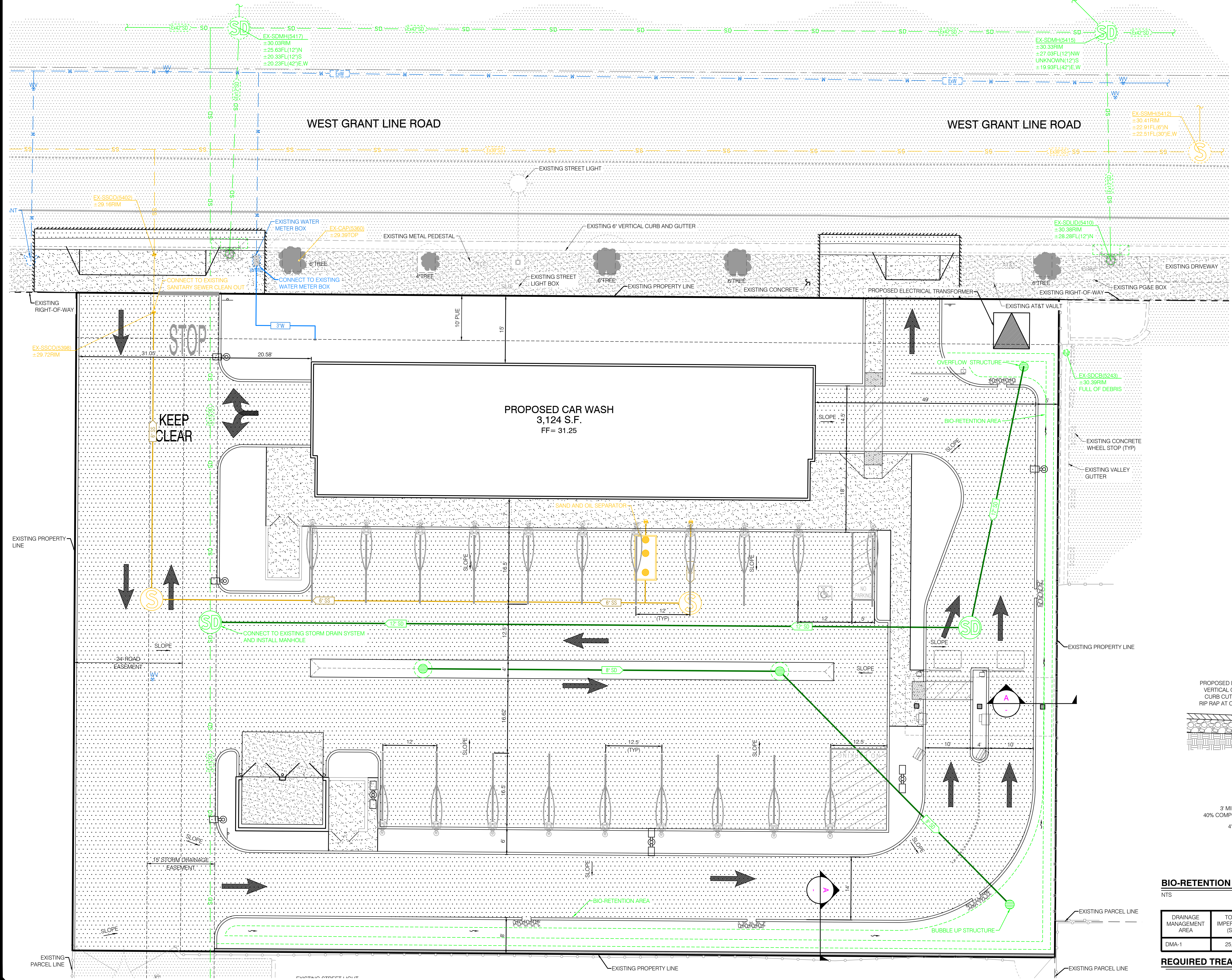
PROJECT BOUNDARY	
EXISTING SANITARY SEWER	
EXISTING STORM DRAIN	
EXISTING WATER	
SEWER MANHOLE	
SEWER CLEAN OUT	
STORM DRAIN CURB INLET	
STORM DRAIN MANHOLE	
WATER METER	
WATER VALVE	
FIRE HYDRANT	

**BENCHMARK**

ELEVATION:	29.27 (NAVD88)
BM	CITY OF TRACY BENCHMARK - 2076 2 INCH DISK AT NORTHEAST CURB RETURN OF GRANT LINE ROAD AND TRACY BLVD.



# TRACY CAR WASH OVERALL SITE PLAN

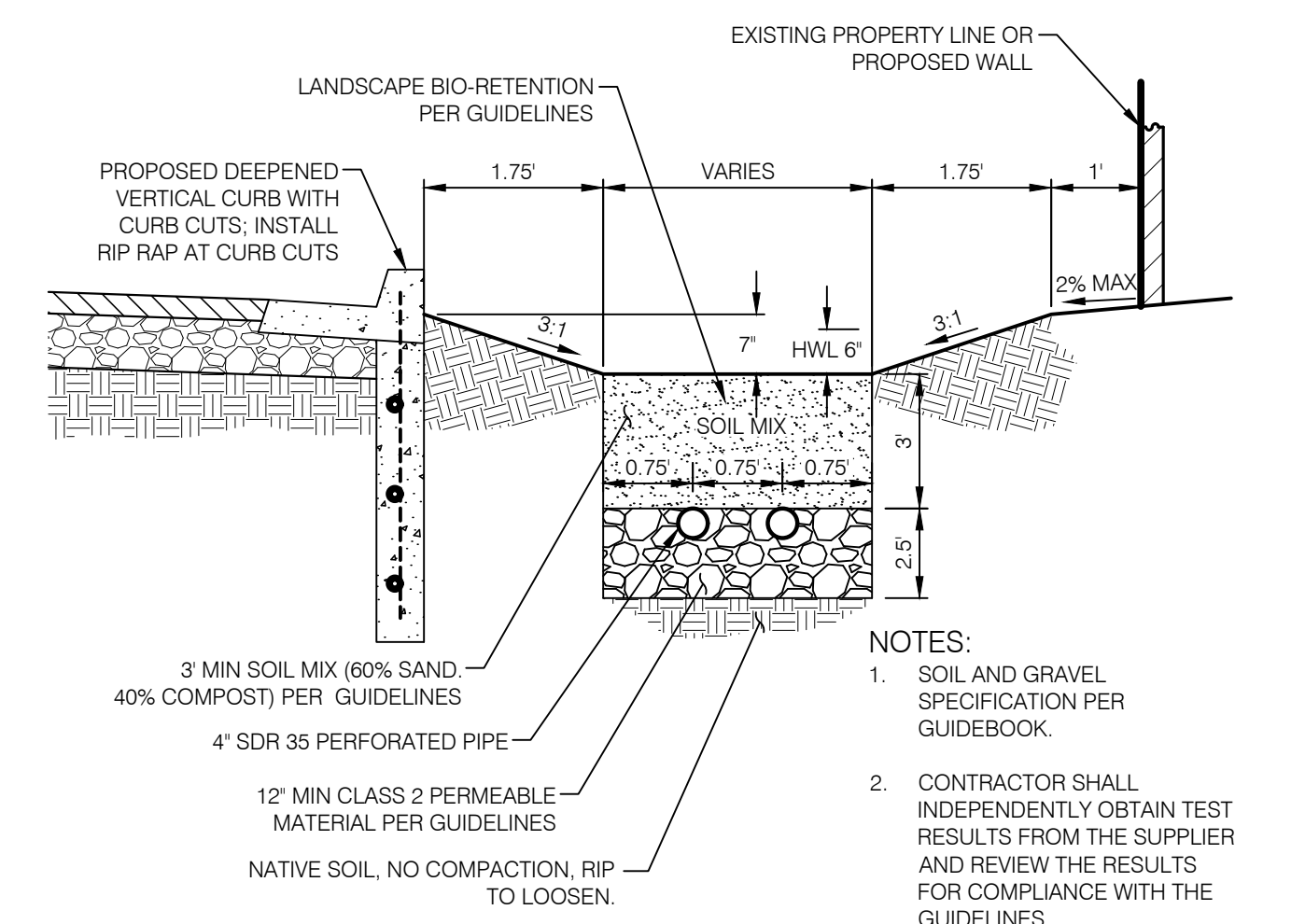


**LEGEND**

PROJECT BOUNDARY	---
EXISTING SANITARY SEWER	SS
SANITARY SEWER	SS
EXISTING STORM DRAIN	SD
STORM DRAIN	SD
BIO-RETENTION AREA	(Hatched pattern)
POTABLE WATER	W
SEWER MAN-HOLE	(Symbol: circle with 'S')
SEWER CLEAN OUT	(Symbol: circle with 'CO')
SEWER SAND AND OIL SEPARATOR	(Symbol: rectangle with 'SOS')
STORM DRAIN INLET	(Symbol: circle with 'DI')
BUBBLE UP/OVERFLOW STRUCTURE	(Symbol: circle with 'BU/OS')
STORM DRAIN CURB INLET	(Symbol: circle with 'DCI')
STORM DRAIN MANHOLE	(Symbol: circle with 'DM')
WATER METER	(Symbol: circle with 'WM')
WATER VALVE	(Symbol: circle with 'V')
FIRE HYDRANT	(Symbol: circle with 'FH')

**HATCH LEGEND**

EXISTING PAVEMENT	(Hatched pattern)
EXISTING CONCRETE	(Hatched pattern)
PROPOSED PAVEMENT	(Hatched pattern)
PROPOSED CONCRETE	(Hatched pattern)

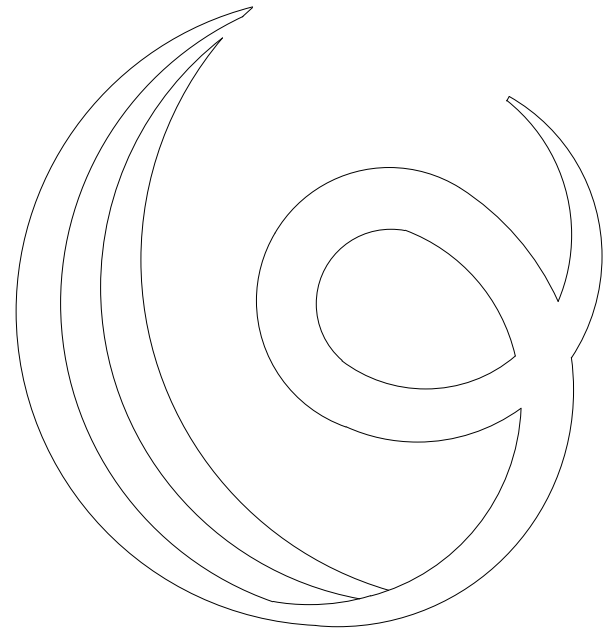
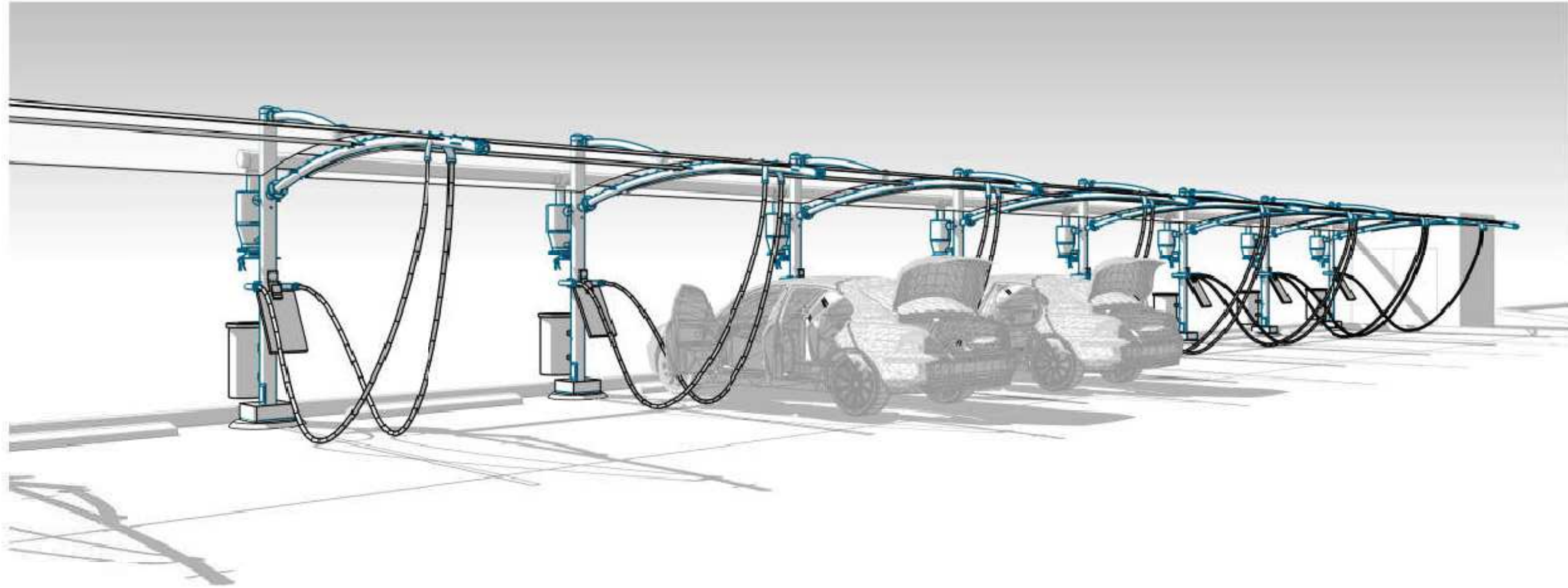


**BIO-RETENTION DETAIL "A"**  
NTS

DRAINAGE MANAGEMENT AREA	TOTAL IMPERVIOUS (S.F.)	TOTAL PERVIOUS (S.F.)	TOTAL DRAINAGE AREA (S.F.)	REQUIRED TREATMENT VOLUME (C.F.)	DRAINS TO	IMP PROVIDED TREATMENT (C.F.)	TREATMENT TYPE
DMA-1	25,329	6,561	31,890	1,085	IMP-1	1,085	BIO-RETENTION

**REQUIRED TREATMENT AREA CALCULATION**

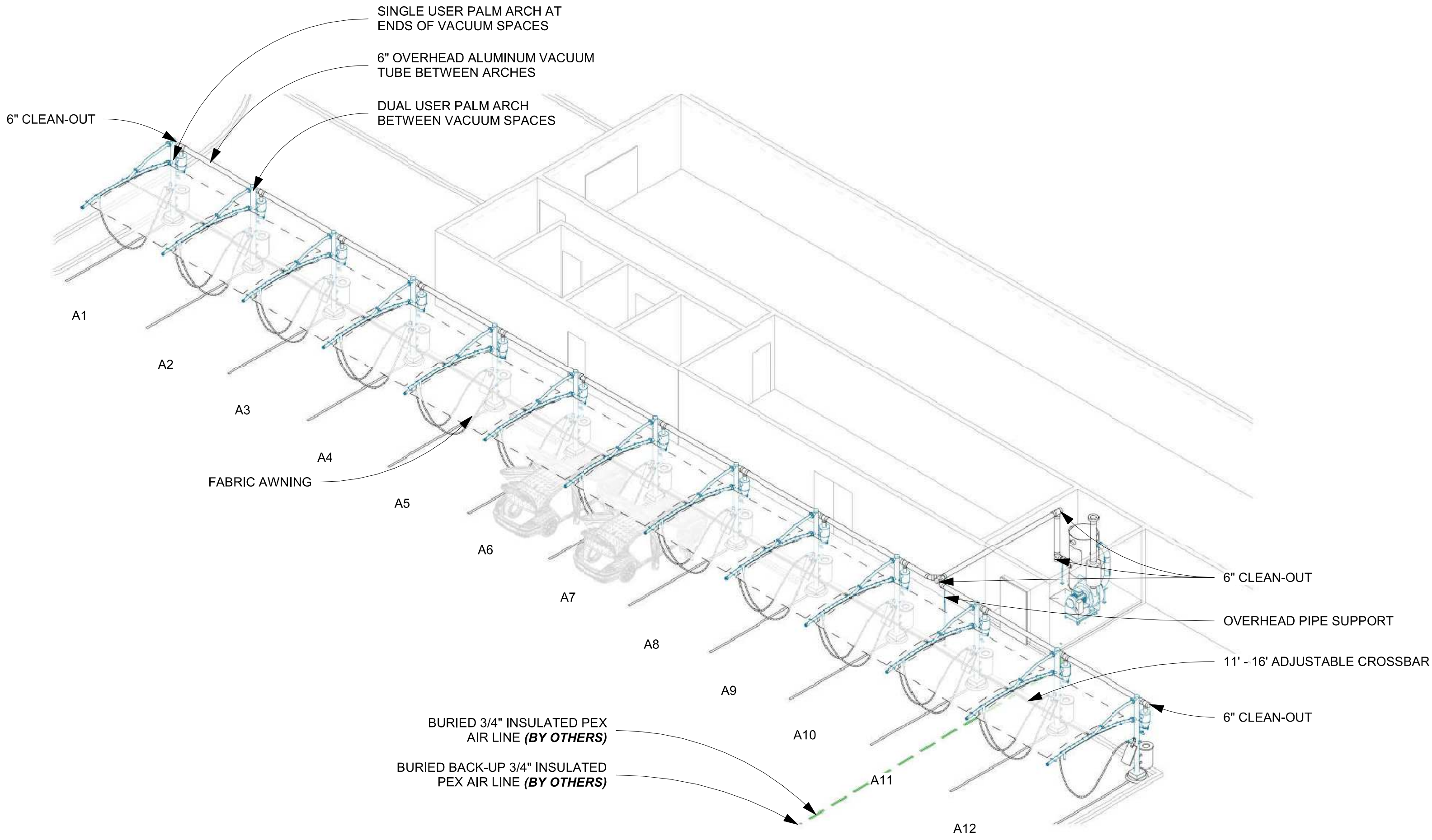




VACUTECH

**Elevation: 115' ASL**





SINGLE USER PALM ARCH AT ENDS OF VACUUM SPACES

6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES

DUAL USER PALM ARCH BETWEEN VACUUM SPACES

6" CLEAN-OUT

A1

A2

A3

A4

FABRIC AWNING

A5

A6

A7

A8

A9

A10

A11

A12

6" CLEAN-OUT

OVERHEAD PIPE SUPPORT

11' - 16' ADJUSTABLE CROSSBAR

6" CLEAN-OUT

BURIED 3/4" INSULATED PEX AIR LINE (BY OTHERS)

BURIED BACK-UP 3/4" INSULATED PEX AIR LINE (BY OTHERS)

FIELD VERIFY ALL DIMENSIONS

