City of Lathrop

PLANNING COMMISSION STAFF REPORT

DATE:	July 16, 2025
APPLICATION NO:	Conditional Use Permit No. CUP-25-09 & Site Plan Review No. SPR-25-10 – Mister Car Wash
LOCATION:	101 & 147 West Lathrop Road Lathrop, CA 95330 APN: 196-080-70 & -71
REQUEST:	Planning Commission to consider adoption of a resolution approving a Conditional Use Permit and a Site Plan Review to construct a 4,874 square foot drive through tunnel car wash with all project-related improvements on a 1.16-acre site as well as various site improvements to the east adjacent 0.86-acre site.
APPLICANT:	Mister Car Wash Attn: Amy Angarola 222 East 5th Street Tucson, AZ 85705
OWNER:	CWP California Corporation 222 East 5th Street Tucson, AZ 85705
GENERAL PLAN:	CC, Community Commercial
ZONING:	CC, Central Commercial
CEQA STATUS:	The proposed Conditional Use Permit and Site Plan Review are exempt from further environmental review per California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 "In-Fill Development Projects."

SUMMARY:

The applicant is requesting approval of a Conditional Use Permit (CUP) and a Site Plan Review (SPR) entitlements to construct a 4,874 sq. ft. drive through tunnel car wash with all project related improvements on a 1.16-acre site as well as various improvements to the east adjacent 0.86-acre site.

The drive through tunnel car wash will include 17 vacuum stalls, 4 employee/EV stalls, 3 canopy point of sales stalls, 2 vacuum equipment enclosures, a trash enclosure, and a covered attendant shelter. Additional improvements for the site area include: curb, gutter, sidewalk, landscaping, lighting, fencing, paving, and various utility connections.

Staff recommends the Planning Commission adopt Resolution No. 25-13, to approve the Conditional Use Permit and Site Plan Review entitlements to allow for the development of a 4,874 sq. ft. drive through tunnel car wash on a 1.16-acre site as well as various improvements to the east adjacent 0.86-acre site, subject to the attached Conditions of Approval dated July 16, 2025.

SITE DESCRIPTION:

The property site area is located east of Interstate 5 along Lathrop Road at the northwest corner of the Lathrop Road and South Harlan Road intersection, just west of the existing 2 Guys Food & Fuel and Mobil Gas Station. The project is proposed to be constructed on a 1.16-acre site. The project site has a General Plan Land Use Designation of "CC, Community Commercial" and is located within the "CC, Central Commercial" Zoning District.

Additionally, as part of this project, the 0.86-acre 2 Guys Food and Fuel & Mobil Gas Station site will also undergo various site improvements and a Lot Line Adjustment to adjust the property lines of both sites, which will be reviewed and approved administratively.

BACKGROUND:

The subject site area for this project contains two properties including 101 & 147 West Lathrop Road (APNs: 196-080-70 & -71, respectively). The 101 West Lathrop Road site is approximately 1.16-acres in size and is currently undeveloped and 147 West Lathrop Road is a 0.86-acre site developed with the 2 Guys Food & Fuel and Mobil Gas Station and three (3) inline retail spaces that are currently leased with businesses including: Desi Pizza Bite, Bella's Bakery, and The Blessed Kitchen.

In October of 2024, the applicant made a Pre-Application submittal with the City for the development of a drive through tunnel car wash similar to this project. As part of the Pre-Application process, the City's Development Review Committee (DRC) reviewed the preliminary plans and provided feedback in regards to the overall site plan layout, required on & off site improvements, utility connections, and had other high-level discussion about development of the site. Staff had determined that the project requires the approval of both a Conditional Use Permit and Site Plan Review entitlements.

In January of this year, the applicant submitted their formal entitlement request for both a Conditional Use Permit and Site Plan Review entitlement.

ANALYSIS:

Conditional Use Permit Considerations

The project site and the adjacent surrounding properties are designated as Community Commercial (CC). The site is conveniently located along Lathrop Road with access to South Harlan Road to the east. The proposed carwash use is a conditionally permitted use (CS, Commercial Service Overlay) requiring the approval of a Conditional Use Permit and a Site Plan Review.

The CUP process allows for special consideration of the proposed carwash and to determine land use compatibility for the subject site. In granting the CUP, the Planning Commission must make certain findings as contained in Section 17.112.060 of the Lathrop Municipal Code (which are included in the attached Resolution). Staff supports the CUP request for the following reasons:

1. The car wash will allow for the development and construction of various on and off site improvements to a parcel that is currently undeveloped.
2. Use of the car wash will provide a convenient service for Lathrop residents to utilize.
3. The car wash is consistent with the uses within the vicinity of the area surrounding the project site to the north, south, east, and west.

Staff has reviewed the proposed project and believes that the proposed drive through tunnel car wash has been designed so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.

Additionally, Staff believes that the proposed drive through tunnel car wash will not adversely affect the character of the area and the CUP will allow the City to condition the use to comply with City adopted land use policies and regulations.

Site Plan & Circulation

Vehicle access is provided through two (2) existing driveway entrances with one at the south end of the site along Lathrop Road and the other at the northeast end of the site along South Harlan Road. Both driveways are currently serving the 2 Guys Food & Fuel and Mobil Gas Station site. Pedestrian access is provided via a walkway from the existing sidewalk along Lathrop Road and South Harlan Road.

Required parking for the car wash is subject to Zoning Ordinance Section 17.76.020: *Off-street parking facilities required*. The required off-street parking for this projects falls under the "Service Commercial Uses, Repair Shops and Wholesale Establishments" category at a ratio of 1 space for each 800 square feet of floor area, plus 1 space for each employee and 1 space for each vehicle stored on the property for more than 24 hours." Thus, a minimum of 10 parking stalls is required to serve the car wash operation.

The project is proposing 4 dedicated employee / EV parking stalls and 17 vacuum stalls for a total of 21 total stalls. Due to the nature of this business, the car wash lanes and vacuum pump stalls are the primary use and operations of the business which also serves as the parking areas. As such the proposed project as currently designed exceeds the requirement.

As part of the proposed project the owner of the 2 Guys Food & Fuel and Mobil Gas Station site will be required to complete a Lot Line Adjustment to adjust the property lines for both 101 and 147 West Lathrop Road to accommodate the development of the proposed car wash. As both sites will be sharing access and driveways, a Reciprocal Access Agreement will be recorded between both properties. The improvements listed above are required to be completed prior to issuance of a permit per Planning Condition of Approval #2 & #3 (See Attachment 2), respectively. Both of these owners have agreed to these conditions as it will ensure that both sites maintain adequate access and circulation.

Elevations

The proposed building elevations for the carwash building and vacuum canopy structures are illustrated with Attachment 4. The proposed exterior of the building will use high-quality mixed materials including:

- A white stone veneer;
- Brown prefinished aluminum battens; and
- Clear glazing on the each side of the building.

The building will also include a variety of blue, brown, grey, and white colors. Additionally, as part of this project the 2 Guys Food & Fuel and Mobil Gas Station site will be visually improved including exterior paint, construction of a new parapet and trash enclosure, installation of updated and new landscaping, parking lot striping, and resurfacing/resealing of the parking lot to fix cracks or potholes.

Staff supports the proposed architecture and aesthetics for the entire project as the proposed improvements are designed to be consistent with the applicable sections of the Lathrop Municipal Code, the Central Commercial Zoning District, and the General Plan.

Landscaping and Lighting

Landscaping is provided throughout the site and includes a variety of trees, shrubs, and groundcover along the frontage and perimeter areas of the site. As illustrated on the Landscape Plan (Attachment 4), street frontage landscaping is provided along Lathrop Road as well as the existing area to be re-landscaped along the South Harlan Road driveway entrance. It is expected that the trees proposed throughout the site will provide adequate shade for the parking areas, as well as aesthetically enhance the site area.

Lighting fixtures will be installed on the exterior of the buildings for security and for lighting of parking areas. Light poles will be distributed appropriately throughout the site to provide sufficient lighting coverage. It is anticipated that the proposed lighting levels for the project will meet the minimum City standard (1-foot candle power) for parking areas and drive aisles.

Utilities & Right-of-Way

The proposed project will be required to provide curb, gutter, and sidewalk along the Harlan Road frontage area and connect to City services for sanitary sewer, water and storm drain by way of connections to the existing lines within Lathrop Road with electric and gas services provided by PG&E to serve the project.

Additionally as part of the project the applicant will be required to dedicate 12' of their frontage along Lathrop Road to the City as right-of-way for a future dedicated right-turn only lane onto Interstate 5 to help accommodate for future traffic needs from Lathrop Road.

Improvements to 147 West Lathrop Road

In addition to the improvements proposed for the Mister Car Wash site at 101 West Lathrop Road, the project also proposes significant improvements to be made to 147 West Lathrop Road where the 2 Guys Food & Fuel and Mobil Gas Station is currently located, including:

- Painting of all sides of the building's exterior (north, south, east, and west) per the colored elevations in the plan set (see Attachment 4) and shall match the colors that Mister Car Wash uses;

- Construction of a parapet feature along the eastern side of the building to screen the existing roof-mounted mechanical equipment from Harlan Road;

- Construction of a trash enclosure along the north side of the building for the businesses to utilize, therefore eliminating the various trash receptacles that are visible along Harlan Road;

- Re-landscape the existing entry planter area located at the northeast end of the site adjacent to the Harlan Road entrance in addition to landscaping all of the newly proposed landscaped areas throughout the site;

- Adding two, 5-foot wide finger landscape planter areas (one on each end of the 5 proposed parking stalls just north of the gas station);

- Providing parking lot striping for 12 proposed stalls along the west side of the site and the 5 existing parking stalls (north of the gas station); and

- Resurface/reseal the parking lot to fix any cracks or potholes.

Staff is of the opinion that the architectural design of the carwash facility coupled with the exterior and site improvements to the 2 Guys Food & Fuel and Mobil Gas Station building will aesthetically enhance the site and be architecturally compatible with the adjacent commercial uses. In addition the owner of the 2 Guys Food & Fuel and Mobil Gas Station has agreed to make the improvements to the site.

General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and will comply with the requirements of the Zoning Ordinance and design standards of the Central Commercial District development.

Conditions of Approval

Planning staff routed the project plans on March 24, 2025 to the Building Department, Public Works Department, Lathrop Police Department, and Lathrop-Manteca Fire District, to ensure compliance with applicable codes and requirements.

In addition, planning staff routed an external referral to outside agencies and departments for review and comment on March 27, 2025. The City received comments from the following agencies:

- San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)
- San Joaquin County Environmental Health Department (SJCEHD)
- Pacific Gas and Electric (PG&E)

The SJMSCP letter states that the project is subject to the SJMSCP and is required to participate prior to ground disturbance. The PG&E letter stated that the applicant will need to contact the appropriate PG&E representative to relocate the existing gas and electric services that are currently on-site and provided the contact information to do so. The SJCEHD letter provided standard requirements related to wells and septic tank that may be located at the project site as well as geotechnical drilling.

As a result, staff developed a consolidated list of conditions. Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on or before July 3, 2025. Staff also mailed the public hearing notice on or before July 1, 2025 to notify property owners located within a 300-foot radius from the subject property. In addition, the meeting agenda was posted at the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted on the City's website. As of the writing of this report, no comments were received in favor or against the proposed project.

CEQA REVIEW:

The proposed project is exempt from further environmental review per California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 "In-Fill Development Projects" as the project is consistent with the General Plan and Zoning and regulations of the parcel, and occurs within the City limits on a project site of five (5) acres or less; and the project is substantially surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species; and does not result in any significant effects relating to traffic, noise, air, and water quality; and can be adequately served by all required utilities and public services. As a result, no significant impacts are anticipated and no mitigation measures are required for this project.

RECOMMENDATION:

Staff recommends that the Planning Commission Adopt Resolution No. 25-13, approving the Conditional Use Permit No. CUP-25-09 and Site Plan Review No. SPR-25-10 to construct a 4,874 sq. ft. drive through tunnel car wash with all project related improvements on a 1.16-acre site as well as various site improvements to the east adjacent 0.86-acre site.

Approvals:

Trent DaDalt, Associate Planner — Date: 7/2/2025

James Michaels, Senior Planner — Date: July 2, 2025

Rick Caguiat, Community Development Director — Date: 7/2/25

Salvador Navarrete, City Attorney — Date: 7.7.2025

Attachments:

1. PC Reso No. 25-13 for Conditional Use Permit & Site Plan Review
2. Conditions of Approval dated July 16, 2025
3. Vicinity Map
4. Project Plans

CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 25-13

A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW TO CONSTRUCT A 4,874 SQUARE FOOT DRIVE THROUGH TUNNEL CAR WASH WITH ALL PROJECT RELATED IMPROVEMENTS ON A 1.16-ACRE SITE AS WELL AS VARIOUS SITE IMPROVEMENTS TO THE EAST ADJACENT 0.86-ACRE SITE. (CUP-25-09 AND SPR-25-10)

WHEREAS, the City of Lathrop Planning Commission held a duly-noticed public hearing to consider the Conditional Use Permit and Site Plan Review request pursuant to the Lathrop Municipal Code; and

WHEREAS, the applicant has made an application to the City for approval of a Conditional Use Permit and a Site Plan Review applications to construct a 4,874 square foot drive through tunnel car wash on a 1.16-acres site located at 101 West Lathrop Road (APN:196-080-70) as well as various site improvements to the east adjacent 0.86-acre site located at 147 West Lathrop Road (APN: 196-080-71); and

WHEREAS, the project site has a general plan land use designation of "CC, Community Commercial" and a zoning designation of "CC Central Commercial", which allows for "Automobile washing, either self-service or involving the use of mechanical conveyors, blowers and steam cleaning" subject to City approval of a Conditional Use Permit; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law including the publishing of a legal notice of the hearing in the Manteca Bulletin on or about July 4, 2025, mailed the public notice to notify property owners located within a 300-foot radius from the project site boundary, emailed to the City's Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public and the City website; and

WHEREAS, the proposed project with all project related improvements has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-25-09 and SPR-25-10, along with certain conditions of approval that will ensure that the proposed project is consistent with the 2022 Lathrop General Plan, the Lathrop Municipal Code (LMC), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, **BE IT RESOLVED**, the Planning Commission of the City of Lathrop does hereby make the following findings:

1. California Environmental Quality Act (CEQA): The proposed Conditional Use Permit and Site Plan Review are exempt from further environmental review per California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 "In-Fill Development Projects."

2. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

    a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. *Mister Car Wash is creating a new service and job opportunities for Lathrop residents.*

    b) That the proposed location of the conditional use is in accordance with the objectives of the City's zoning ordinance and the purposes of the district in which the project site is located. *The proposed drive through tunnel car wash is consistent with the commercial land use designations of the City of Lathrop General Plan, and is also consistent with the development standards for the "CC, Central Commercial" zoning district, which allows for "Automobile washing, either self service or involving the use of mechanical conveyors, blowers and steam cleaning."*

    c) That the proposed use will comply with each of the applicable provisions of the LMC. *"Automobile washing, either self-service or involving the use of mechanical conveyors, blowers and steam cleaning" are a conditionally permitted use in the "CC, Central Commercial" area and the proposed Conditions of Approval require that the project conforms to the development requirements and guidelines of the LMC.*

3. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

    a) The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100, and the proposed project as conditioned, is consistent with Chapter 17 Zoning of the Lathrop Municipal Code (LMC), with the provisions of the "CC Central Commercial" zoning district, and other applicable land use standards and regulations;

    b) The propose Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that: traffic congestion is avoided, pedestrian and vehicular safety and welfare are protect, and will not have adverse effects on surrounding properties.

    c) The proposed lighting for the project is so arranged to deflect away from adjoining properties.

d) The proposed Site Plan Review is compatible with surrounding land uses and the conditions of approval made a part of the proposed project by this resolution (Attachment "2") are reasonable to ensure the project will not be detrimental to the health, safety and general welfare of the City.

BE IT FURTHER RESOLVED, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Conditional Use Permit (CUP-25-09) and Site Plan Review (SPR-25-10) subject to the Conditions of Approval listed as Attachment 2 of the July 16, 2025 Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 16th day of July, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ash Ralmilay, Chair

ATTEST:

Rick Caguiat, Secretary

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

City Lathrop

Community Development Department – Planning Division

Consolidated Conditions of Approval

July 16, 2025

Project Name: Mister Car Wash

File Number: Conditional Use Permit No. CUP-25-09 & Site Plan Review No. SPR-25-10

Project Address: 101 & 147 West Lathrop Road (APN: 196-080-70 & -71)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams submitted July 3, 2025.

Project Description

Approval of this project authorizes the development of a 4,874 sq. ft. drive through tunnel car wash with all project related improvements on a 1.16-acre site as well as various improvements to the east adjacent 0.86-acre site. The project includes 17 vacuum stalls, 4 employee/EV stalls, 3 canopy point of sales stalls, 2 vacuum equipment enclosures, a trash enclosure, and a covered attendant shelter. Additionally site improvements will include: curb, gutter, sidewalk, landscaping lighting, paving, as well as sewer, water, and storm drain connections. The project will utilize the existing driveways on both Lathrop and South Harlan Road with access across both properties.

CEQA Determination

The City Planning Commission finds that the proposed project is exempt from further environmental review per California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 "In-Fill Development Projects" as the project is consistent with the General Plan and Zoning and regulations of the parcel, and occurs within the City limits on a project site of five (5) acres or less; and the project is substantially surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species and does not result in any significant effects relating to traffic, noise, air, and water quality; and can be adequately served by all required utilities and public services. As a result, no significant impacts are anticipated and no mitigation measures are required for this project.

PLANNING

1. All of the proposed improvements to the 2 Guys Food and Fuel & Mobil Gas Station site (147 West Lathrop Road) shall be completed prior to the issuance of the Certificate of Occupancy (final or temporary) for the Mister Car Wash site (101 West Lathrop Road). The improvements to the 2 Guys Food and Fuel & Mobil Gas Station include:
    a. Painting of all sides of the building's exterior (north, south, east, and west) per the colored elevations in the plan set and shall match the colors that Mister Car Wash uses;

b. Construction of a parapet feature along the eastern side of the building to screen the existing roof-mounted mechanical equipment from Harlan Road;

c. Construction of a trash enclosure along the north side of the building for the businesses to utilize, therefore eliminating the various trash receptacles that are visible along Harlan Road;

d. Re-landscape the existing entry planter area located at the northeast end of the site adjacent to the Harlan Road entrance in addition to landscaping all of the newly proposed landscaped areas throughout the site;

e. Adding two, 5-foot wide finger landscape planter areas (one on each end of the 5 proposed parking stalls just north of the gas station);

f. Providing parking lot striping for 12 proposed stalls along the west side of the site and the 5 existing parking stalls (north of the gas station); and

g. Resurface/reseal the parking lot to fix any cracks or potholes.

2. Prior to issuance of building permits the applicant shall provide a recorded copy of the Lot Line Adjustment to adjust the property lines for 147 & 101 West Lathrop Road as illustrated in the plan set.

3. Prior to issuance of building permits the applicant shall record a Reciprocal Access Easement Agreement between 101 & 147 West Lathrop Road.

4. As part of the building permit submittal, the applicant shall ensure the landscaping and irrigation plans illustrate permanent irrigation lines to the west side of the car wash building to ensure the landscaping remains healthy and vibrant year round.

5. Prior to any ground disturbance, the developer shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).

6. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to the issuance of a grading permit or building permit.

7. The proposed car wash operation shall comply with the City's Noise Ordinance (Chapter 8.20).

8. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.

9. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030 (A) (1) of the Lathrop Municipal Code to the satisfaction of the City.

10. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation plans, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division per the Site Plan dated 07/03/2025. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.

11. Landscaping and irrigation for this project must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The landscape and irrigation plan prepared for this project shall also include a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
12. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
13. Trash enclosure(s) shall include but not be limited to a covered roof, metal gates and have three solid walls. Details and/or alternative designs or location of the enclosure shall be subject to review and approval of the Planning, Building and Public Works Departments. The trash enclosure design, material and color shall match or compliment the main building(s).
14. The location of the trash enclosure shall be reviewed and approved by Republic Services. The applicant shall submit proof of approval to the City prior to the issuance of a Building Permit.
15. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as to not cast light onto adjoining properties.
16. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
17. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
18. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the Lathrop Municipal Code.
19. Roof-mounted mechanical equipment shall be screened from public view so as not to be visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and colors of the building upon which the equipment is located. This shall be subject to the review and approval by the Community Development Director or designee.
20. Ground-mounted equipment shall be screened so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
21. Unless otherwise specified, all conditions of approval shall be completed prior to the issuance of any grading permit or building permit.

22. This Conditional Use Permit and Site Plan Review shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration date of July 16, 2028, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.

23. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission.

    The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant an it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.

24. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.

BUILDING

1. All construction associated with this project shall comply with the most recent adopted City and State building codes.

2. Special Inspections – As indicated by California Building Code Section 1704, the property owner/developer shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. The property owner/developer shall contact the Building Department at time of plan submittal to obtain application for special inspections.

3. The Title Sheet of the plans shall include:

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) and/or occupancy group
Allowable Area Analysis	Codes Used

4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.

5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.

6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.

7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.

8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building.

9. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations. A site accessibility plan shall be required per the attached policy from the link below: https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf

10. At the time of building permit application submittal, a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.

11. Grading and Site Improvement permits from Public Works may be required separately from the accessibility plan in compliance with item 8.

PUBLIC WORKS

1. Storm Water – Construction

    a. As the project is greater than one acre, the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

2. Storm Drain

    a. The applicant shall connect to the storm drain and pay all applicable connection fees.

    b. The applicant shall be required to implement post-construction BMPs on-site. The applicant shall refer to City standards for design and calculation requirements. The BMP's must be in place prior to final occupancy.

    c. The applicant shall submit a Project Stormwater Plan (PSP) that shows the post construction storm water treatment.

    d. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.

    e. As the project is greater than one acre, this is a hydromodification project. Discharge to the City storm drain system shall be metered to pre-development flow rate and the 100 yr. 24 hr. storm shall be detained on site prior to discharging to the City storm drain system.

3. Water

    a. The applicant shall connect to the water utility for domestic and irrigation supply and pay all applicable connection fees. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.

    b. The applicant shall secure sufficient water capacity and pay all connection fees prior to building permit issuance.

c. The applicant shall provide a water meter or several water meters within the Public Utility Easement.

4. Sewer

   a. The applicant shall abandon septic systems per County Health requirements.

   b. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.

   c. The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements.

5. Solid Waste

   a. The applicant shall install a trash enclosure with three solid walls, the fourth wall with metal gates, man door, hose bib, a roof, and ADA access to the building.

   b. The applicant shall provide a striped ADA compliant path from building to trash enclosure.

6. Frontage Improvements

   a. The applicant shall underground all existing and new overhead utilities on the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.

   b. The applicant shall be required to install full street frontage improvements on Harlan Road including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. The applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.

   c. The applicant shall be required to reconstruct the existing driveway on Lathrop Road to repair the existing cracking and update to current ADA standards. The existing asphalt shall be cut and replaced a minimum of 2 feet from the lip of gutter within the driveway area.

   d. The applicant shall obtain an encroachment permit and bond for all offsite work.

   e. Prior to building permit issuance, the applicant shall dedicate 12’ of right of way easement and 10’ of public utility easement on the Lathrop Road frontage to the City. The applicant shall show dedication on site plan.

   f. As half of the street width of Old Harlan Road has been vacated by the City, the applicant shall incorporate this portion into the property design. The applicant shall provide a Plat and Legal Description for this portion of Old Harlan Road and execute a Lot Line Adjustment and execute a perfecting deed.

7. General Comments

   a. The applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water, storm drain lines and systems.

   b. The applicant shall insure that all off-site and on-site improvements comply with City Standards.

c. The parking areas and drive isles on site shall be paved with asphalt concrete.

d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.

e. The Applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.

f. A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving.

g. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

h. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.

LATHROP MANTECA FIRE DISTRICT (LMFD)

1. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
3. Depending on the proposed Occupancy Type & fire area occupant load, Automatic Fire Sprinklers may be required. In the case where automatic fire sprinkler systems are required, such systems shall comply with California Fire Code Section 903.2 and the Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. Fire Sprinkler System alterations and plans shall be submitted directly to LMFD.
5. Fire Alarm System upgrades and plans shall be submitted directly to LMFD.
6. An approved fire alarm system shall be installed in accordance with CFC §907.2 and NFPA 72.
7. Fire Department Development Impact Fees for all new buildings shall be paid in accordance with the City of Lathrop Municipal Code and Resolutions of the adopted fee schedule.
8. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
9. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.

10. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at www.lmfire.org/prevention.
11. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections.

    Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
12. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
13. The turning radius for this project shall be a minimum of 41 feet for all Emergency Fire Apparatus.
14. Buildings exceeding 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
15. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with California Fire Code (CFC) Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop Standards and Appendix D of the CFC.
16. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key “knox” box is required to be installed in an approved location. The key “knox” box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
17. Where a portion of the added street is constructed more than 200 feet (61 meters) from a hydrant on a fire apparatus access road, as measured by an approved route, the developer shall provide an additional fire hydrant and main shall be provided. NOTE: The developer shall provide exact locations and distances of existing hydrants in the area. (CFC Appendix C, and City of Lathrop Water System Standards)
18. The developer shall be responsible for providing approved vehicle access for firefighting to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30,480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
19. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
20. At LMFD’s discretion the proposed project may be subject to other fire & life safety requirements at the time of building plan review.

21. Final approval is subject to field inspections. A minimum 48 to 72-hour notice is required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT (LPD)

1. The applicant shall paint the address on the roof top for each individual building. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
2. The applicant shall install dedicated lights in the parking lot that are properly maintained including the drive access.
3. The applicant shall install a recording security camera system that shall be maintained by the property owner and accessible to LPD with camera views covering all ingress and egress to all building(s) and parking areas.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key "knox" box is required to be installed in an approved location. The key "knox" box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition to key "knox" box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.
5. The proposed landscaping for this project shall conform to the following standard CPTED measurements:
    a. Maintain natural visible surveillance to building from parking lot and street.
    b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
    c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

1. By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Conditional Use Permit and Site Plan Review to the fullest extent permitted by law.

SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION & OPEN SPACE PLAN

See attached memo dated April 1, 2025

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memo dated April 10, 2025

PACIFIC GAS & ELECTRIC (PG&E) COMPANY

See attached memo dated April 16, 2025 & April 21, 2025

S J C O G, Inc.

555 East Weber Avenue ● Stockton, CA 95202 ● (209) 235-0574 ● Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Trent DaDalt, City of Lathrop, Community Development Department, Planning Division

From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org

Date: April 1, 2025

Local Jurisdiction Project Title: Mister Car Wash (CUP-25-09, SPR-25-10)

Assessor Parcel Number(s): 196-080-70, -71

Local Jurisdiction Project Number: CUP-25-09, SPR-25-10

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. DaDalt:

SJCOG, Inc. has reviewed the project referral for the Mister Car Wash Project (CUP-25-09, SPR-25-10). This project consists of a Conditional Use Permit No. CUP-25-09 and a Site Plan Review No. SPR-25-10 for a 4,874 square foot drive through tunnel car wash on a vacant 1.16 acre site. The proposed project includes 17 vacuum stalls, 4 employee/EV stalls, 3 canopy point of sale stalls, vacuum equipment enclosure, trash enclosure, and a covered attendant shelter. Associated site improvements include; curb, gutter, sidewalk, landscaping, lighting, fencing, paving, etc. as well as various utility connections. The project is proposing to utilize the existing driveways on both Lathrop and South Harlan Road with access across both properties. In addition, due to the direct access from 147 West Lathrop Road, the City will be requiring the property owner to make modest improvements at the existing Mobil gas station site (147 West Lathrop Road). The project site is located at the corner of Lathrop Road and South Harlan Road, Lathrop (APN/Address: 196-080-70, -71 / 101 and 147 W. Lathrop Road, Lathrop).

The City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. http://www.sjcog.org

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:

1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
    a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
    b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
    c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or

d. Purchase approved mitigation bank credits.

4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
   a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
   b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.

S J C O G, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue ● Stockton, CA 95202 ● (209) 235-0574 ● Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:

1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
   a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
   b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
   c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
   a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
   b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   c. Purchase approved mitigation bank credits.

   Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: Mister Car Wash Project (CUP-25-09, SPR-25-10)

Applicant: Amy Angarola, Mister Car Wash

Assessor Parcel #s: 196-080-70, -71

T _____, R_____, Section(s): _____

Local Jurisdiction Contact: Trent DaDalt

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

SAN JOAQUIN COUNTY
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director
Muniappa Naidu, REHS, *Assistant Director*

PROGRAM COORDINATORS
Jeff Carruesco, REHS, RDI
Willy Ng, REHS
Steven Shih, REHS
Elena Manzo, REHS
Natalia Subbotnikova. REHS

April 1, 2025

To: City of Lathrop Community Development Department
Attention: Trent DaDalt

From: Sastina Thammavongsa; (209) 616-3068
Environmental Health Specialist

RE: **CUP-25-09 & SPR-25-10, Referral, SU-2500523**
101 & 147 West Lathrop Road, Mister Car Wash, APN:196-080-70, -71

The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

1) Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)

2) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

3) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

   a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health &Safety Code (HSC) Sections 25404 & 25180 et sec.)

   b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)

   c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San

Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)

d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)

- **i.** If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
- **ii.** Additionally, an EHD UST permit to operate is required once the approved UST system is installed.

e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)

- **i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**

f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)

- **i. Risk Management Plan requirement for covered processes**

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

April 16, 2025

Ref: Gas and Electric Transmission and Distribution

Dear Maria Hermosilla,

Thank you for submitting project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en/account/service-requests/building-and-renovation.html.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

April 21, 2025

Re: Gas and Electric Transmission and Distribution

Dear Maria Hermosilla,

Thank you for providing PG&E the opportunity to review your proposed plans for CUP-25-09 and SPR-25-10. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management



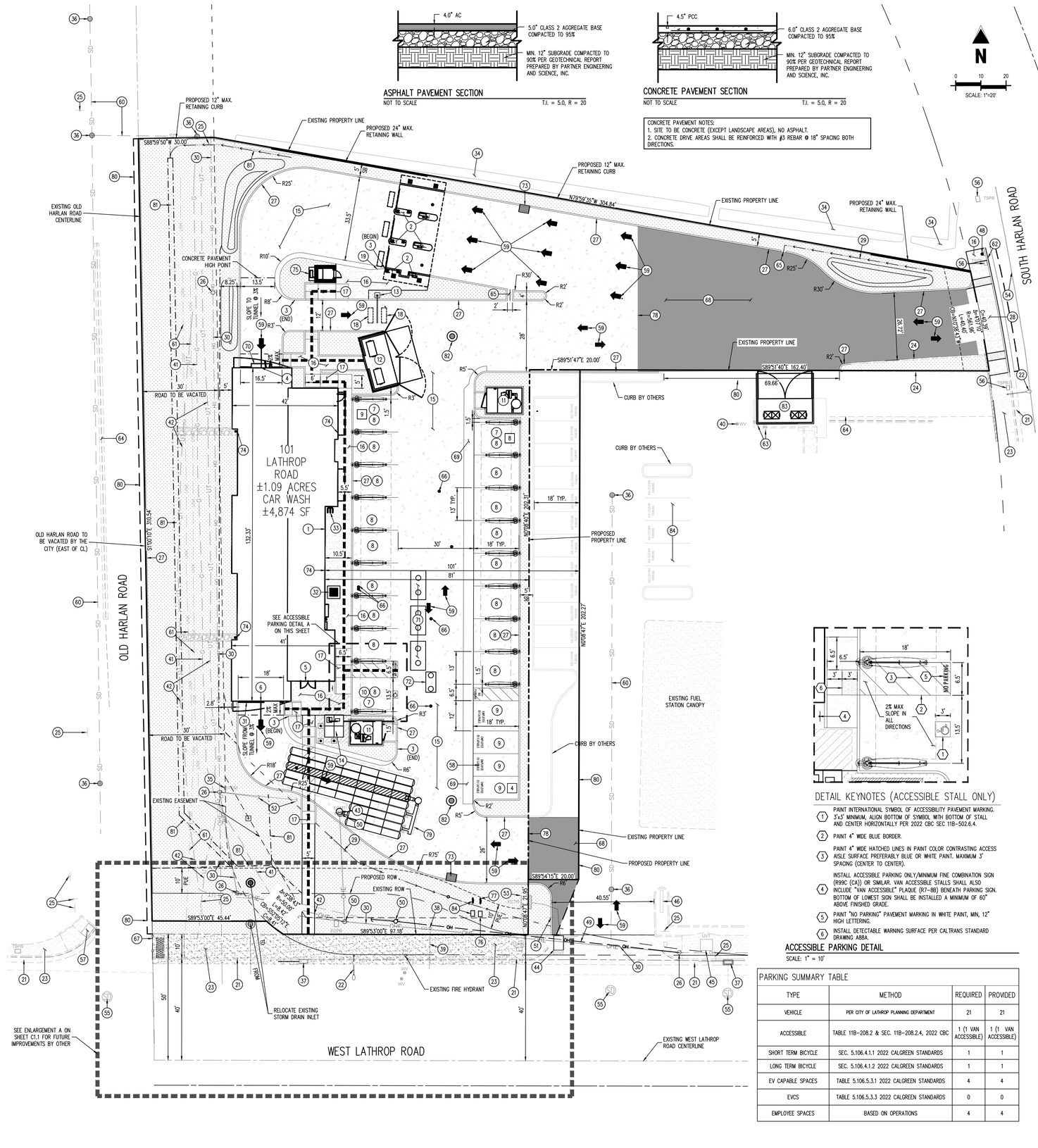
PLANNING DIVISION

Vicinity Map

Conditional Use Permit &
Site Plan Review
CUP-25-09 & SPR-25-10
Mister Car Wash
101 & 147 West Lathrop Road
APNs: 196-080-70 & -71

N

(Not to Scale)



DETAIL KEYNOTES (ACCESSIBLE STALL ONLY)

1. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT MARKING, 3'x3' MINIMUM, ALIGN BOTTOM OF SYMBOL WITH BOTTOM OF STALL AND CENTER HORIZONTALLY PER 2022 CBC SEC 11B-502.6.4.
2. PAINT 4" WIDE BLUE BORDER.
3. PAINT 4" WIDE HATCHED LINES IN PAINT COLOR CONTRASTING ACCESS AISLE SURFACE PREFERABLY BLUE OR WHITE PAINT. MAXIMUM 3' SPACING (CENTER TO CENTER).
4. INSTALL ACCESSIBLE PARKING ONLY/MINIMUM FINE COMBINATION SIGN (R99C (CA)) OR SIMILAR. VAN ACCESSIBLE STALLS SHALL ALSO INCLUDE "VAN ACCESSIBLE" PLAQUE (R7-8B) BENEATH PARKING SIGN. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED A MINIMUM OF 60" ABOVE FINISHED GRADE.
5. PAINT "NO PARKING" PAVEMENT MARKING IN WHITE PAINT, MIN, 12" HIGH LETTERING.
6. INSTALL DETECTABLE WARNING SURFACE PER CALTRANS STANDARD DRAWING A88A.

ACCESSIBLE PARKING DETAIL

SCALE: 1" = 10'

PARKING SUMMARY TABLE			
TYPE	METHOD	REQUIRED	PROVIDED
VEHICLE	PER CITY OF LATHROP PLANNING DEPARTMENT	21	21
ACCESSIBLE	TABLE 11B-208.2 & SEC. 11B-208.2.4, 2022 CBC	1 (1 VAN ACCESSIBLE)	1 (1 VAN ACCESSIBLE)
SHORT TERM BICYCLE	SEC. 5.106.4.1.1 2022 CALGREEN STANDARDS	1	1
LONG TERM BICYCLE	SEC. 5.106.4.1.2 2022 CALGREEN STANDARDS	1	1
EV CAPABLE SPACES	TABLE 5.106.5.3.1 2022 CALGREEN STANDARDS	4	4
EVCS	TABLE 5.106.5.3.3 2022 CALGREEN STANDARDS	0	0
EMPLOYEE SPACES	BASED ON OPERATIONS	4	4

SITE PLAN SCHEDULE

1	PROPOSED FACE OF BUILDING.
2	PROPOSED POINT OF SALE STATION (POS).
3	PROPOSED ROLLED CURB PER MISTER CAR WASH STANDARD DETAILS ON SHEET C1.1..
4	PROPOSED TUNNEL ENTRANCE.
5	PROPOSED MECHANICAL ROOM ACCESS W/ ADA RAMP.
6	PROPOSED TUNNEL EXIT.
7	PROPOSED VACUUM STALL W/ ADJACENT CURB.
8	PROPOSED TYPICAL VACUUM STALL WITH CANOPY.
9	PROPOSED PARKING STALL.
10	PROPOSED ADA STALL
11	PROPOSED VACUUM ENCLOSURE. REF: ARCHITECT PLANS.
12	PROPOSED TRASH ENCLOSURE PER CITY OF LATHROP STD DWG. G-7.
13	PROPOSED BAIL OUT LANE WITH GATE.
14	PROPOSED TRANSFORMER LOCATION.
15	PROPOSED CONCRETE PAVEMENT (NO ASPHALT), PER PAVEMENT SECTION DETAIL ON THIS SHEET.
16	PROPOSED CONCRETE WALK (WDTH PER PLAN) PER DETAIL 6 ON SHEET C1.1.
17	PROPOSED ADA RAMP.
18	PROPOSED TRAFFIC GATE LOOP.
19	TRANSITION TO ROLLED CURB, OVER 6' CURB LENGTH.
20	EXISTING WALL TO REMAIN.
21	EXISTING CURB AND GUTTER TO REMAIN.
22	EXISTING LIGHT POLE TO REMAIN.
23	EXISTING SIDEWALK TO REMAIN.
24	EXISTING CURB TO REMAIN.
25	EXISTING SIGN TO BE RELOCATED.
26	EXISTING POWER POLE TO REMAIN.
27	PROPOSED ONSITE VERTICAL CURB PER MISTER CAR WASH STANDARD DETAILS ON SHEET C1.1.
28	PROPOSED COMMERCIAL DRIVEWAY APPROACH PER CITY OF LATHROP STD. DWG. R-20
29	PROPOSED SWALE
30	EXISTING OVERHEAD ELECTRICAL LINE
31	PROPOSED TRENCH DRAIN ZURN OR APPROVED EQUAL, SEE DETAIL ON SHEET C1.1. CONNECTED TO INTERNAL RECLAIM TANKS.
32	PROPOSED TRASH PIT BELOW GRADE. TOP FLUSH WITH SIDEWALK. REF: PLUMBING PLANS.
33	PROPOSED BIKE RACK.
34	EXISTING HEDGE
35	EXISTING TELECOM VAULT TO REMAIN
36	EXISTING STORM DRAIN INLET TO REMAIN
37	EXISTING STORM DRAIN CATCH BASIN TO REMAIN
38	EXISTING SEWER CLEANOUT TO BE RELOCATED
39	EXISTING SEWER LATERAL TO REMAIN
40	EXISTING WATER VALVE
41	EXISTING GAS MAIN
42	EXISTING UNDERGROUND TELECOM LINE
43	EXISTING ELECTRICAL METER TO BE RELOCATED
44	EXISTING ELECTRICAL VAULT
45	EXISTING UNIDENTIFIED VAULT
46	EXISTING FUEL RATE SIGN
47	EXISTING CURB AND GUTTER TO BE REMOVED
48	PROPOSED FIRE HYDRANT
49	EXISTING OVERHEAD TELECOM LINE
50	EXISTING POWER POLE TO BE REMOVED AND UNDERGROUNDED.
51	EXISTING SIGN TO BE REMOVED.
52	EXISTING GUY WIRE TO REMAIN.
53	EXISTING TRANSFORMER TO REMAIN.
54	EXISTING PAVEMENT MARKING
55	EXISTING STORM DRAIN MANHOLE
56	EXISTING TRAFFIC CONTROL BOX
57	EXISTING SIDEWALK RAMP TO REMAIN
58	PROPOSED PAVEMENT MARKINGS
59	PROPOSED DIRECTIONAL ARROWS

SITE PLAN SCHEDULE (CONT.)

60	EXISTING STORM SEWER LINE
61	EXISTING UNKNOWN UNDERGROUND UTILITY LINE
62	PROPOSED VERTICAL CURB AND GUTTER PER CITY OF LATHROP STD. DWG. R-6
63	EXISTING BOLLARDS TO REMAIN
64	EXISTING VALLEY GUTTER TO REMAIN
65	PROPOSED 2' WIDE CURB OPENING.
66	PROPOSED SANITARY SEWER CLEANOUT
67	PROPOSED BARRICADE FOR TERMINATING STREET PER CITY OF LATHROP STD. DWG. R-37
68	PROPOSED ASPHALT PAVEMENT, PER PAVEMENT SECTION DETAIL ON THIS SHEET.
69	PROPOSED MODIFIED VALLEY GUTTER.
70	PROPOSED CORRELATOR PIT
71	PROPOSED WATER RECLAIM SYSTEM. REF: PLUMBING PLANS
72	PROPOSED SAND/OIL INTERCEPTOR. REF: PLUMBING PLANS.
73	PROPOSED STORM DRAIN INLET.
74	PROPOSED ROOF DRAIN LOCATION
75	PROPOSED ATTENDANT HUT. REF: ARCHITECTURAL PLANS.
76	PROPOSED 2" WATER METER PER CITY OF LATHROP STD DWG. W-7
77	PROPOSED 2" RP BACKFLOW PREVENTER PER CITY OF LATHROP STD DWG. W-16
78	PROPOSED THICKENED EDGE.
79	PROPOSED UNDERGROUND STORAGE SYSTEM
80	SAWCUT AND REMOVE 1' WIDE SECTION OF EXISTING PAVEMENT (OR TO LIMITS OF DAMAGE) TO ENSURE A CLEAN TRANSITION FROM EXISTING TO PROPOSED.
81	PROPOSED SELF-RETAINING AREA.
82	PROPOSED STORM DRAIN MANHOLE AND MANHOLE FRAME AND COVER PER CITY OF LATHROP STD. DWG. D-6 AND D-21.
83	PROPOSED TRASH ENCLOSURE BY OTHERS PER SEPARATE PERMIT.
84	PROPOSED 1" LANDSCAPE AND IRRIGATION WATER METER AND 1" RP BACKFLOW PREVENTER PER CITY OF LATHROP STD DWG. W-6 & W-16.

OWNER
MISTER CAR WASH
222 E. 5TH STREET
TUCSON, AZ 85705
ATTN: ANNA REMPALA
TEL: (773) 726-7389

PREPARED BY
GALLOWAY & COMPANY, INC
575 E. LOCUST AVENUE, SUITE 103
FRESNO, CA 93720
ATTN: TERRA MORTENSEN, PE
TEL: (559) 721-5030

LEGEND

- ADA PATH OF TRAVEL
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- # PROPOSED PARKING COUNT



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME:
MISTER CAR WASH

ADDRESS:
101 LATHROP ROAD

ASSESSOR PARCEL NUMBER:
196-080-70

ZONING:
CC CENTRAL COMMERCIAL

GENERAL PLAN:
CC COMMUNITY COMMERCIAL

LOT COVERAGE:

SITE AREA:	±47,316 S.F./1.09 ACRES/100%
PROPOSED BUILDING AREA:	±4,874 S.F./0.11 ACRES/10.3%
LANDSCAPE AREA:	±17,629 S.F./0.40 ACRES/37%

BASIS OF BEARINGS

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM ZONE 3 GRID, NAD83(2011) EPOCH 2017.5 DEFINED LOCALLY BY NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS), AND ARE EXPRESSED IN US SURVEY FOOT UNITS. THIS SURVEY IS TIED TO STATIONS CMOD, P256, P309, AND S300.

THE SITE COMBINATION FACTOR IS 0.99993422 AND THE SITE MAPPING ANGLE IS −0°28'56.00", BOTH CALCULATED AT SET CONTROL POINT "1". TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY 1.00006578, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR. TO OBTAIN TRUE NORTH AZIMUTHS, ADD THE MAPPING ANGLE TO THE GRID AZIMUTHS.

RECORD DISTANCES AND BEARINGS ARE AS SHOWN OR NOTED IN THE DOCUMENT BEING REFERENCED. REFER TO THE DOCUMENT ITSELF TO DETERMINE IF THE RECORD DIMENSION IS EXPRESSED IN GRID OR GROUND UNITS. ALL RECORD DISTANCES USED FOR ESTABLISHMENT PURPOSES WERE FIRST CONVERTED TO GRID.

BENCHMARK

ELEVATIONS HAVE BEEN COMPUTED FROM CITY OF LATHROP BENCHMARK NUMBER 1020, DESCRIBED AS A 1 1/2" BRASS DISK IN MONUMENT WELL, LOCATED 1.3 FEET EAST OF THE CENTERLINE INTERSECTION OF THOMSEN ROAD AND LISA LANE, ON THE CENTERLINE OF THOMSEN ROAD.

ELEVATION = 15.55 FEET

CAUTION – NOTICE TO CONTRACTOR

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811 Know what's below. Call before you dig.

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
GallowayUS.com

REGISTERED PROFESSIONAL ENGINEER
TERRA J. MORTENSEN
07/03/2025
NO. 75614
CIVIL
STATE OF CALIFORNIA

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MISTER CAR WASH
101 LATHROP ROAD
LATHROP, CA

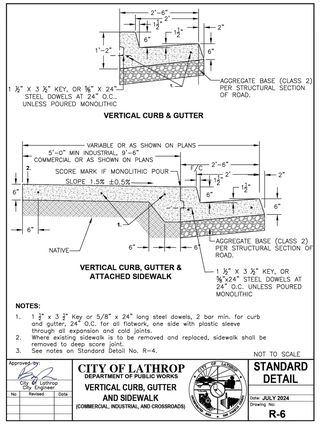
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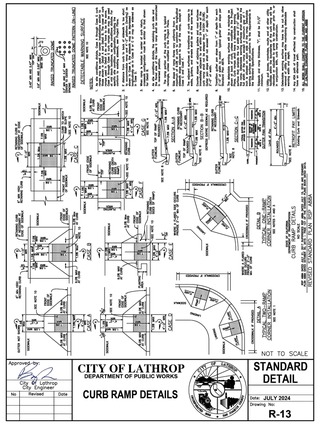
Project No:	MCW10
Drawn By:	ARV
Checked By:	TJM
Date:	07/03/2025

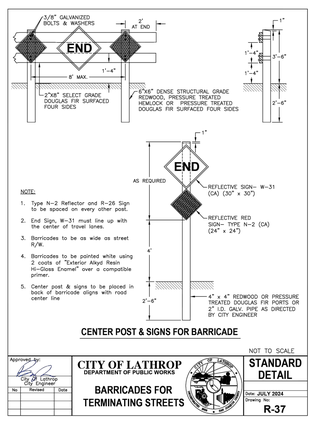
SITE PLAN

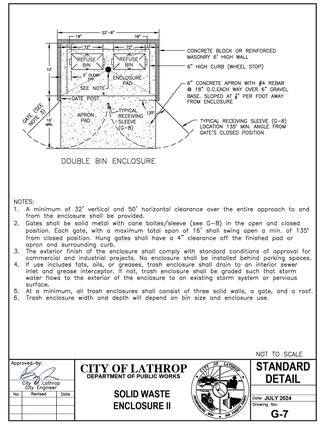
C1.0

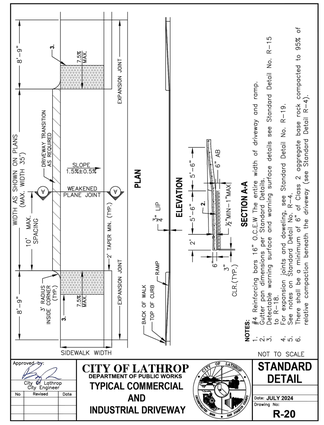
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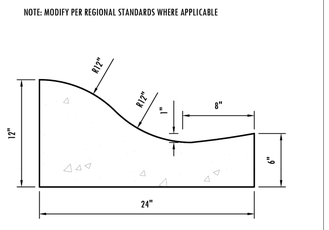




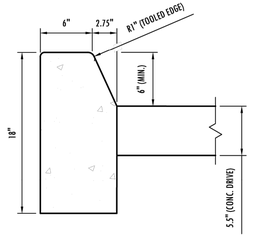




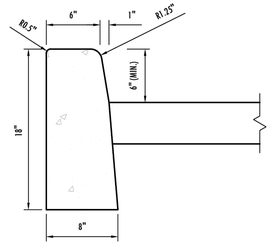




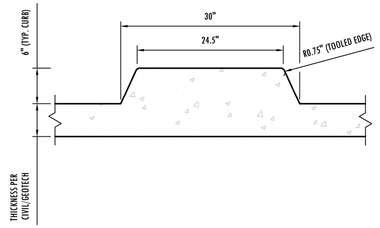
1 ROLLED CURB DETAIL



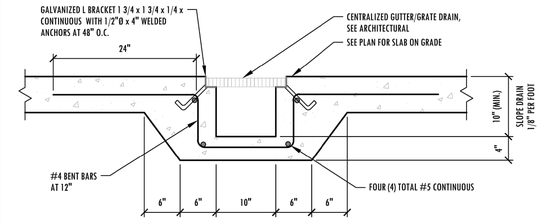
2 TAPERED CURB DETAIL (POS ISLANDS ONLY)



3 VERTICAL CURB DETAIL



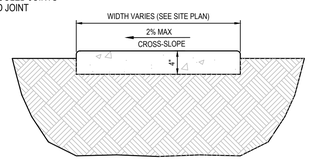
4 POS TAPERED CURB DETAIL



5 TRENCH DRAIN DETAIL

NOTE: ROUND CORNER AT FRONT OF WALK (TYPICAL)

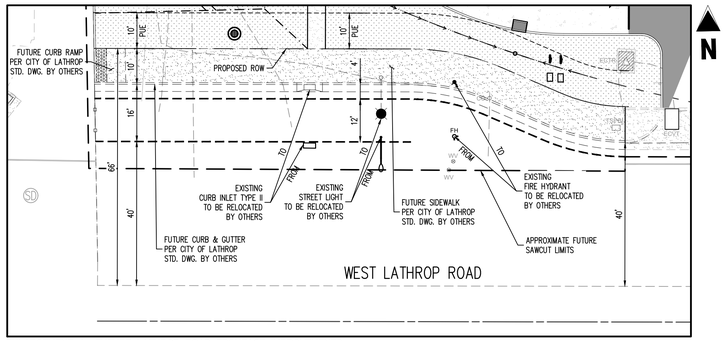
NOTE: ½" RADIUS TOOLED JOINTS OR 1" DEEP SAWED JOINT (TYPICAL)



NOTES:

1. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING.
3. MIN. CONCRETE PSI 4,000 PSI
4. MIN. 12" SUBGRADE COMPACTED TO 90% PER GEOTECHNICAL REPORT PREPARED BY PARTNER

6 CONCRETE SIDEWALK
NOT TO SCALE



ENLARGEMENT A: FUTURE LATHROP ROAD FRONTAGE IMPROVEMENTS
SCALE: 1"=10'

CAUTION – NOTICE TO CONTRACTOR

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Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
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REGISTERED PROFESSIONAL ENGINEER
TESSA J. MORTENSEN
07/03/2025
NO. 75614
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STATE OF CALIFORNIA

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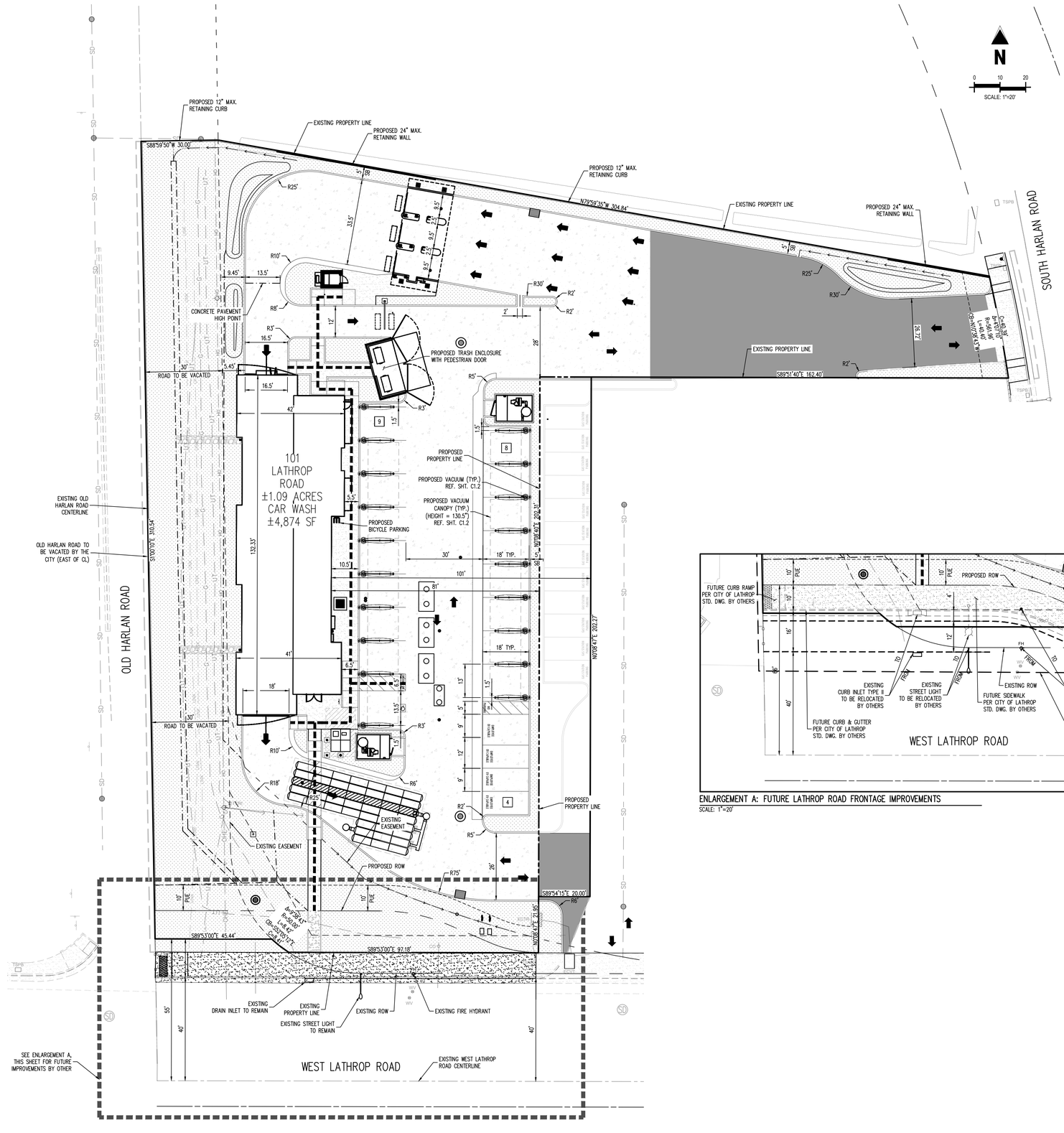
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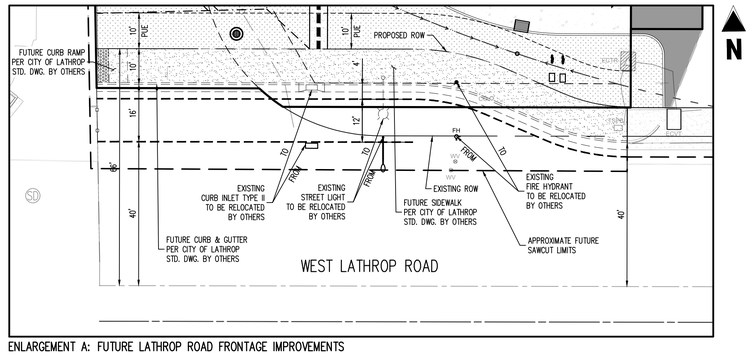
Project No:	MCW10
Drawn By:	ARV
Checked By:	TJM
Date:	07/03/2025

SITE DETAILS

C1.1

\\Galloway.Com\Fresno\Projects\MCW10\01 Mister Car Wash\CIVIL\DRAWINGS\C1.1 Site Details.dwg, Alberto Rivera - 7/3/2025





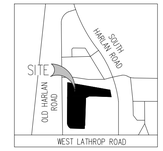
ENLARGEMENT A: FUTURE LATHROP ROAD FRONTAGE IMPROVEMENTS
SCALE: 1"=20'

OWNER
MISTER CAR WASH
222 E. 5TH STREET
TUCSON, AZ 85705
ATTN: ANNA REMPALA
TEL: (773) 726-7389

PREPARED BY
GALLOWAY & COMPANY, INC
575 E. LOCUST AVENUE, SUITE 103
FRESNO, CA 93720
ATTN: TERRA MORTENSEN, PE
TEL: (559) 721-5030

LEGEND

- ADA PATH OF TRAVEL
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- # PROPOSED PARKING COUNT



VICINITY MAP
NOT TO SCALE
N

PROJECT DATA TABLE	
PROJECT NAME	MISTER CAR WASH
PROJECT ADDRESS	101 LATHROP ROAD
APN	196-080-70
ZONING	CC CENTRAL COMMERCIAL
GENERAL PLAN	CC COMMUNITY COMMERCIAL

LAND USE CALCULATIONS

LAND USE	SQUARE FOOTAGE	ACREAGE	% OF SITE COVERAGE
SITE AREA	47,316 SF	1.09 AC	100%
PROPOSED BUILDING AREA	4,874 SF	0.11 AC	10.3%
PROPOSED LANDSCAPE AREA	17,629 SF	0.40 AC	37%

PARKING CALCULATIONS

TYPE	METHOD	REQUIRED	PROVIDED
VEHICLE	PER CITY OF LATHROP PLANNING DEPARTMENT	21	21
ACCESSIBLE	TABLE 11B-208.2 & SEC. 11B-208.2.4 2022 CBC	1 (1 VAN ACCESSIBLE)	1 (1 VAN ACCESSIBLE)
SHORT TERM BICYCLE	SEC. 5.106.4.1.1 2022 CALGREEN STANDARDS	1	1
LONG TERM BICYCLE	SEC. 5.106.4.1.2 2022 CALGREEN STANDARDS	1	1
EV CAPABLE SPACES	TABLE 5.106.5.3.1 2022 CALGREEN STANDARDS	4	4
EVCS	TABLE 5.106.5.3.3 2022 CALGREEN STANDARDS	0	0
EMPLOYEE SPACES	BASED ON OPERATIONS	4	4

BASIS OF BEARINGS

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM ZONE 3 GRID, NAD83(2011) EPOCH 2017.5 DEFINED LOCALLY BY NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS), AND ARE EXPRESSED IN US SURVEY FOOT UNITS. THIS SURVEY IS TIED TO STATIONS CMOD, P256, P309, AND S300.

THE SITE COMBINATION FACTOR IS 0.99993422 AND THE SITE MAPPING ANGLE IS -0°28'56.00", BOTH CALCULATED AT SET CONTROL POINT "1". TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY 1.00006578, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR. TO OBTAIN TRUE NORTH AZIMUTHS, ADD THE MAPPING ANGLE TO THE GRID AZIMUTHS.

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BENCHMARK

ELEVATIONS HAVE BEEN COMPUTED FROM CITY OF LATHROP BENCHMARK NUMBER 1020, DESCRIBED AS A 1 1/2" BRASS DISK IN MONUMENT WELL, LOCATED 13 FEET EAST OF THE CENTERLINE INTERSECTION OF THOMSEN ROAD AND LISA LANE, ON THE CENTERLINE OF THOMSEN ROAD.

ELEVATION = 15.55 FEET

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
GallowayUS.com

REGISTERED PROFESSIONAL ENGINEER
TERRA J. MORTENSEN
07/03/2025
NO. 75614
CIVIL
STATE OF CALIFORNIA

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MISTER CAR WASH
101 LATHROP ROAD
LATHROP, CA

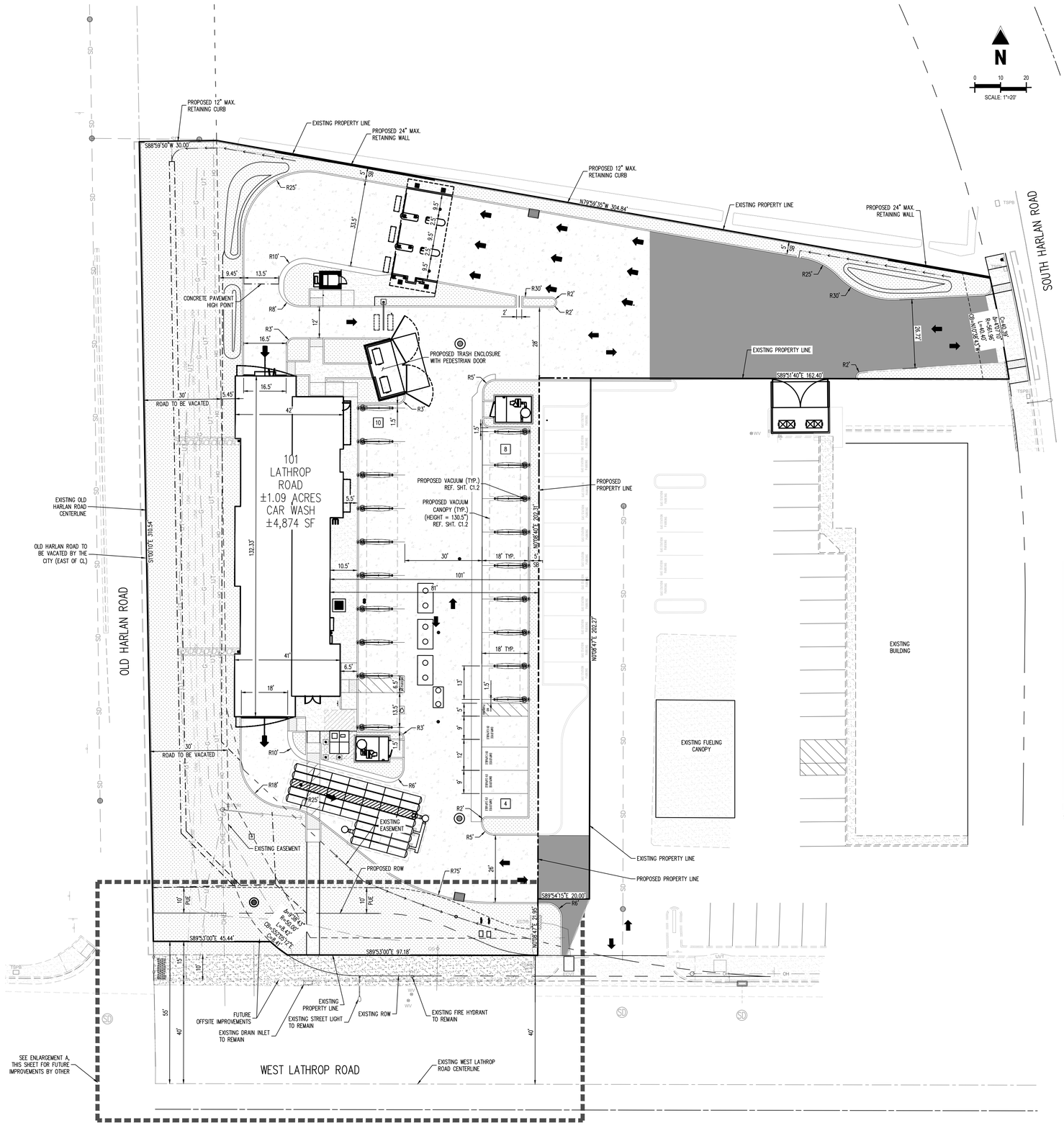
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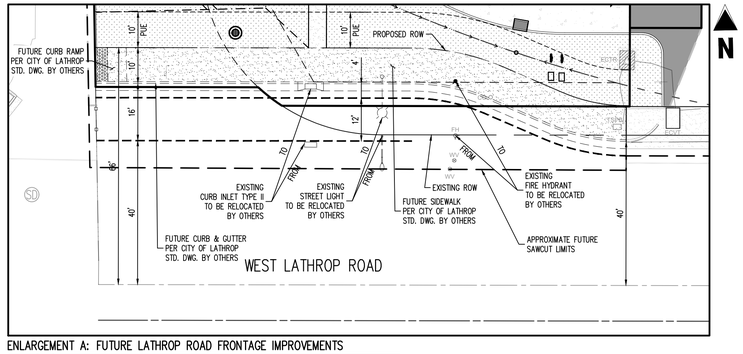
Project No:	MCW10
Drawn By:	ARV
Checked By:	TJM
Date:	07/03/2025

ILLUSTRATIVE SITE PLAN

C1.2

U:\Mister Car Wash\Civil_Lathrop - MCW00010 - Mister Car Wash\Civil\Plans\Sheets\C1.2 Illustrative Site Plan.dwg, Atlantis Rincon - 7/3/2025





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SCALE: 1"=20'

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- PROPOSED CONCRETE SIDEWALK
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VICINITY MAP

NOT TO SCALE

N

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07/03/2025
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MISTER CAR WASH

101 LATHROP ROAD
LATHROP, CA

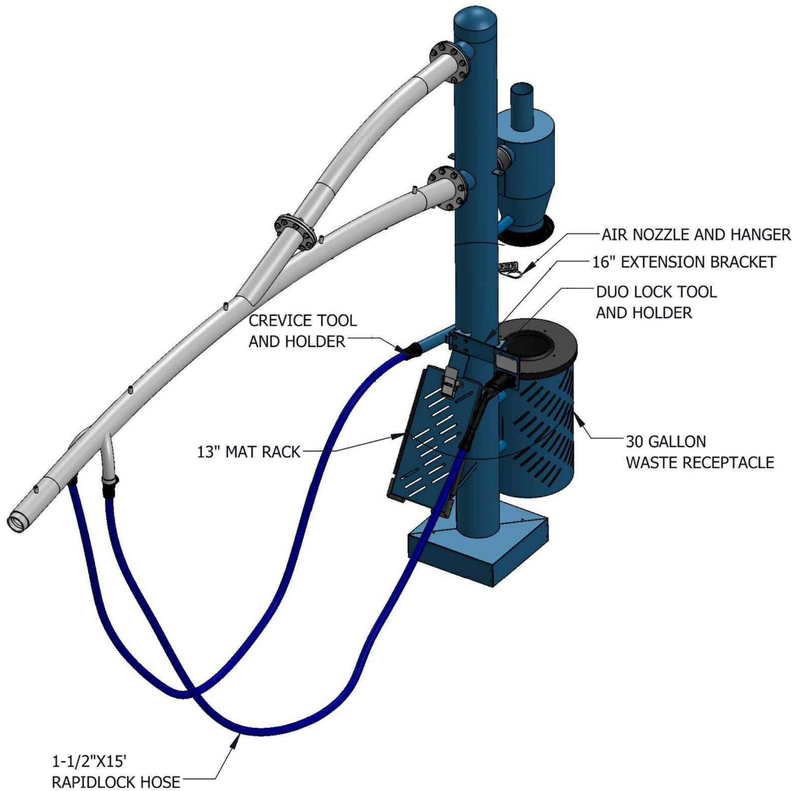
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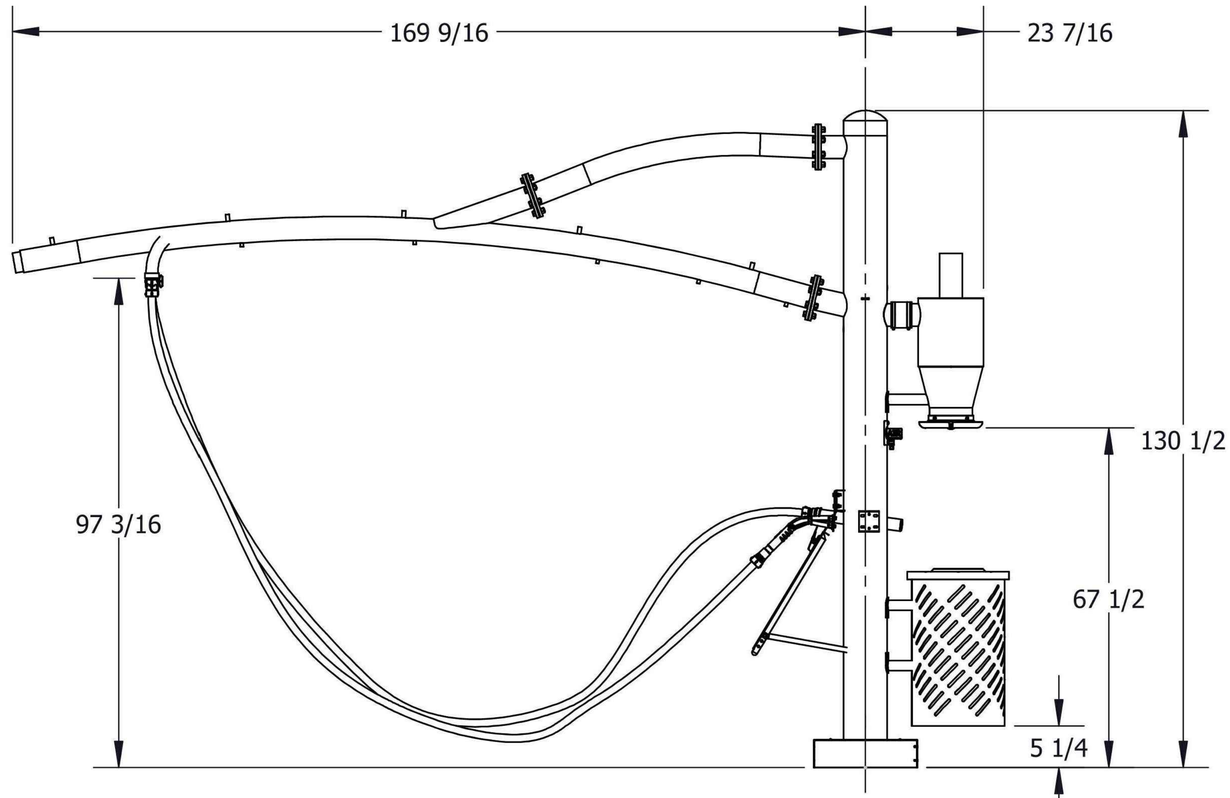
Project No:	MCW10
Drawn By:	ARV
Checked By:	TJM
Date:	07/03/2025

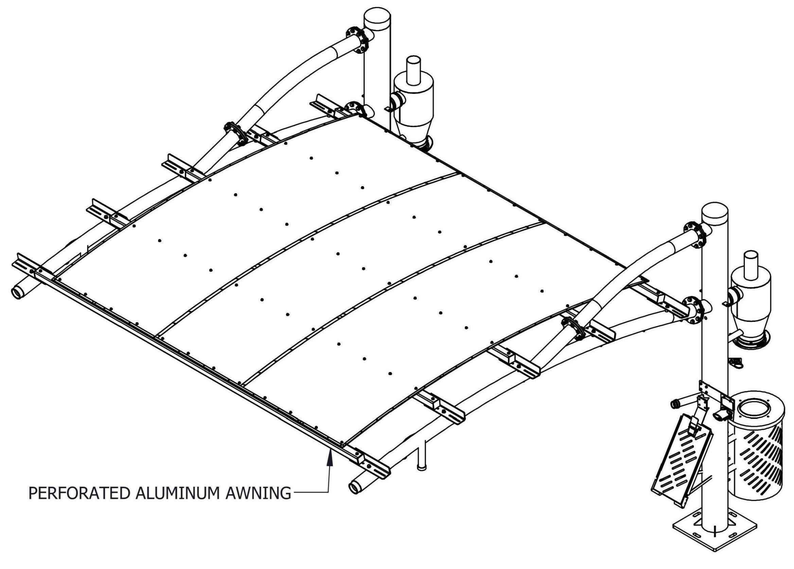
JOINT ILLUSTRATIVE SITE PLAN

C1.3

I:\Galloway Car Wash\Civil_Lathrop - MCW00010 - Mister Car Wash\SDs\Exhibit\MCW10_C1.1 Illustrative Site Plan (Joint Jeep - Atlantic Rincon - 7.3.2025)







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MISTER CAR WASH
- -
101 LATHROP ROAD
LATHROP, CA

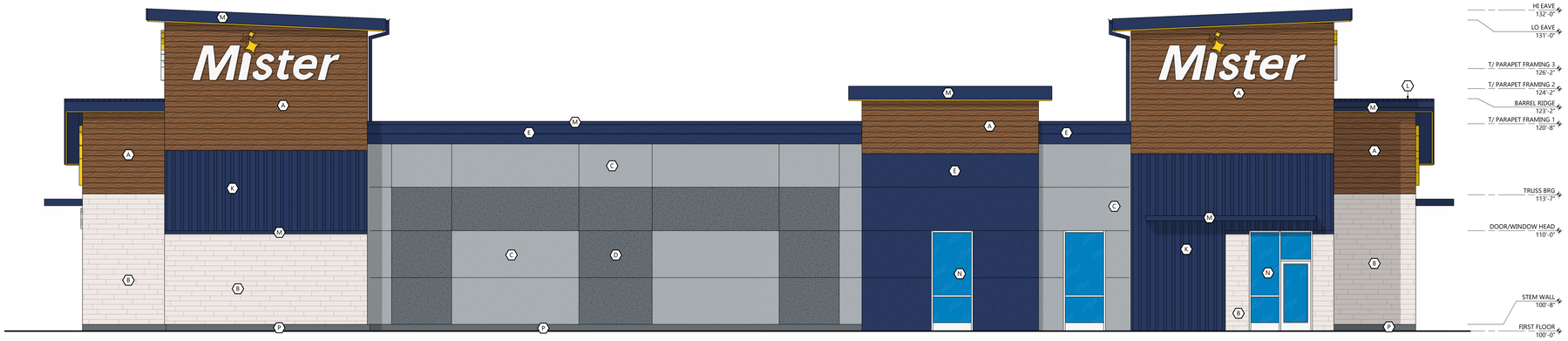
#	Date	Issue / Description	Init.

Project No:	MCW10
Drawn By:	ARV
Checked By:	TJM
Date:	07/03/2025

VACUUM CANOPY DETAIL

C1.4

I:\MrMister Car Wash\CA, Lathrop - MCW10\0010 - Mister Car Wash\CAD\LPlan\MCW10_C1.4 VacCanopy Details.dwg - Alberto Rivera - 7/3/2025



OFFICE ELEVATION

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



EXIT ELEVATION

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



ENTRANCE ELEVATION

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



TUNNEL ELEVATION

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

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
  INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H — PRECAST STONE SILL
  COLOR: LIMESTONE
- K — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
  STYLE: R PANEL
- L — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- M — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- N — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- P — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- R — TREX DECK BOARD
  COLOR TO MATCH PT-3

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH (CA 2563 LATHROP)

101 LATHROP ROAD • LATHROP , CA 95330

(130L - V2.0 - ZONE 4)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEP 11, 2024
NOV. 27, 2024
DEC. 3, 2024
DEC. 4, 2024

NOT FOR CONSTRUCTION

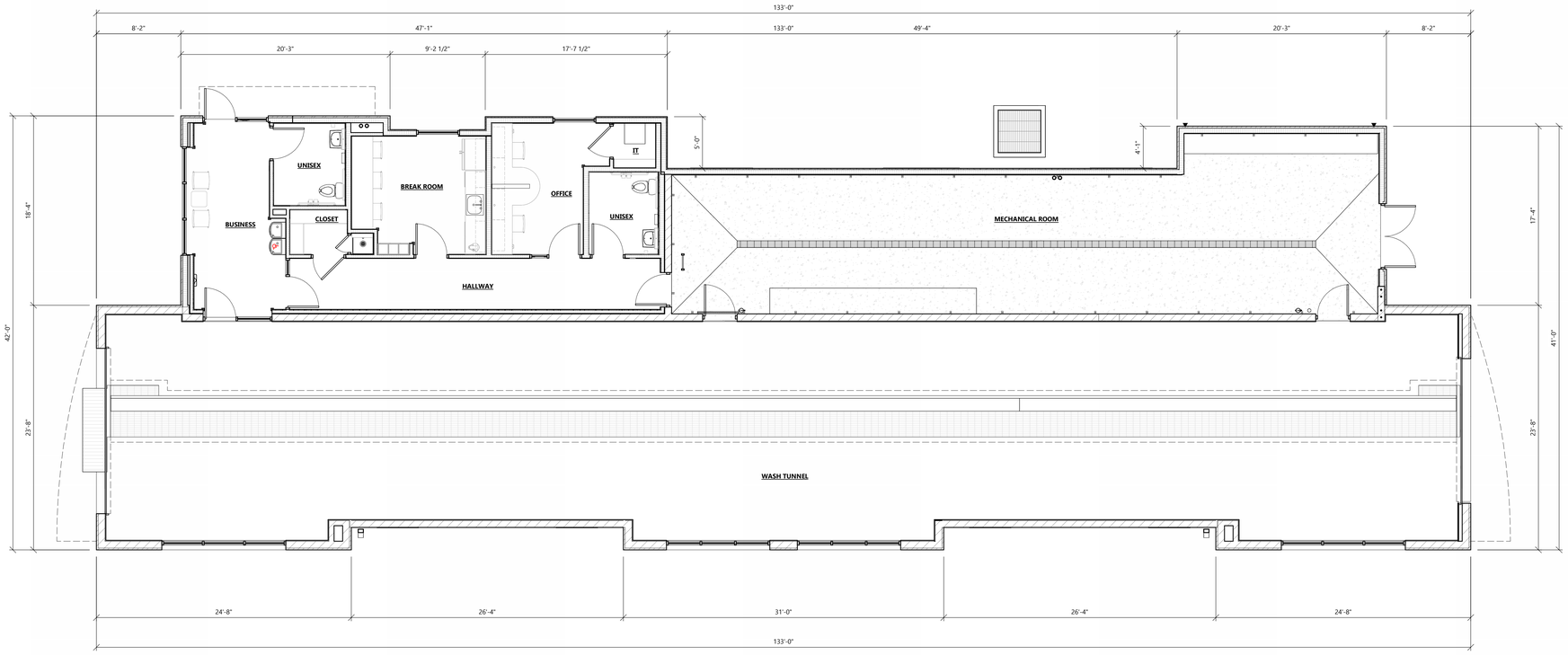
JOB NUMBER

240225100

SHEET NUMBER

PRE-1

PRELIMINARY EXTERIOR ELEVATIONS

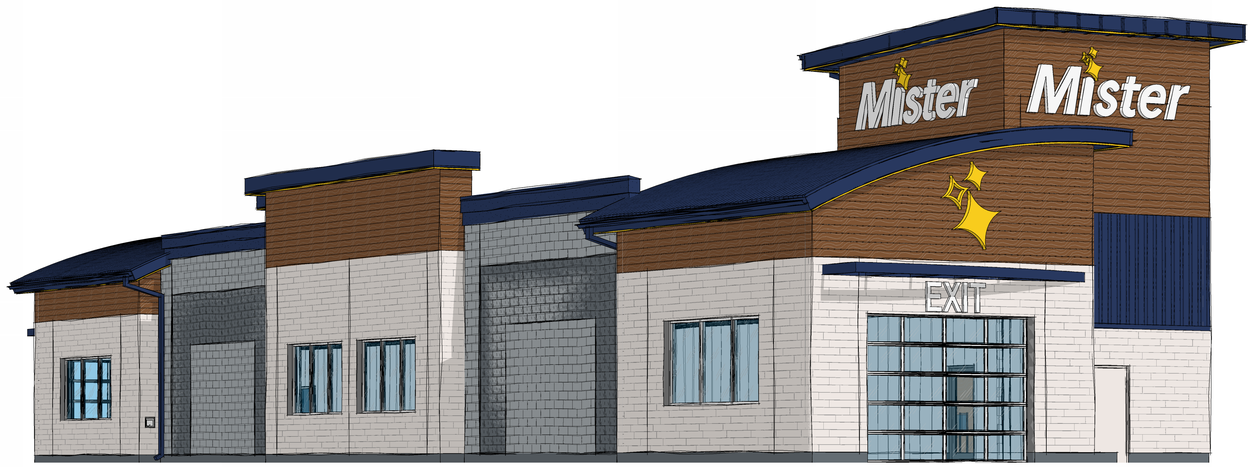


NORTH

FLOOR PLAN

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

0' 5' 10'



PRELIMINARY FLOOR PLAN

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100 Camelot Drive
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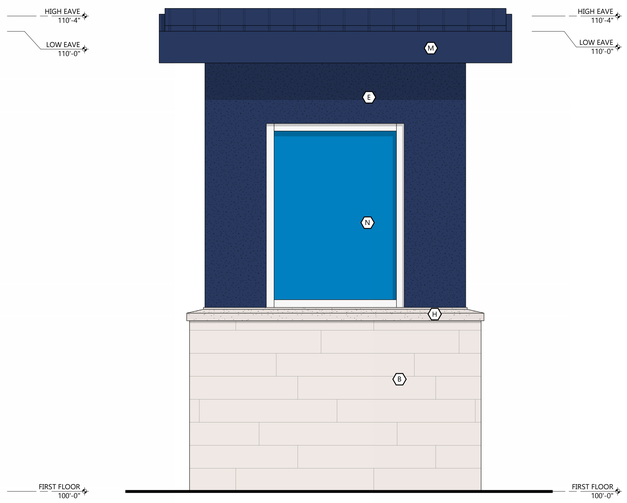
PRE-2

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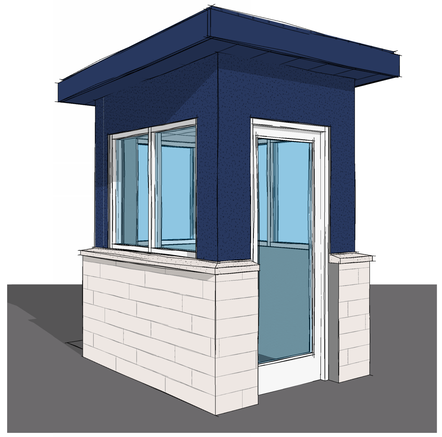
RIGHT ELEVATION

SCALE: 3/4" = 1'-0"



REAR ELEVATION

SCALE: 3/4" = 1'-0"



EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
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  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
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  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
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  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
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  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
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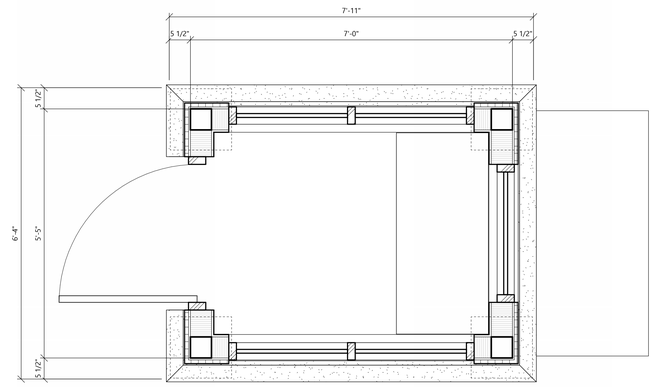
LEFT ELEVATION

SCALE: 3/4" = 1'-0"



FRONT ELEVATION

SCALE: 3/4" = 1'-0"



SHELTER PLAN

SCALE: 3/4" = 1'-0"

PRELIMINARY ATTENDANT SHELTER

EXCEL
Always a Better Plan
100 Camelot Drive
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COLLABORATION

Mister

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(130L - V2.0 - ZONE 4)

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DEC. 3, 2024

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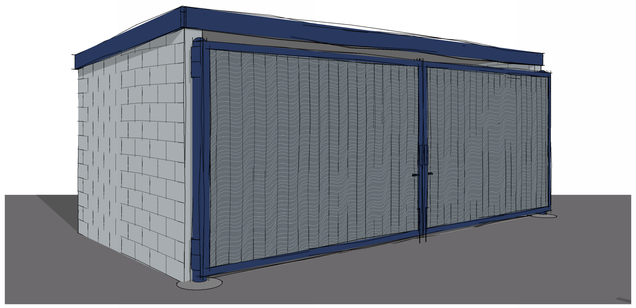
JOB NUMBER

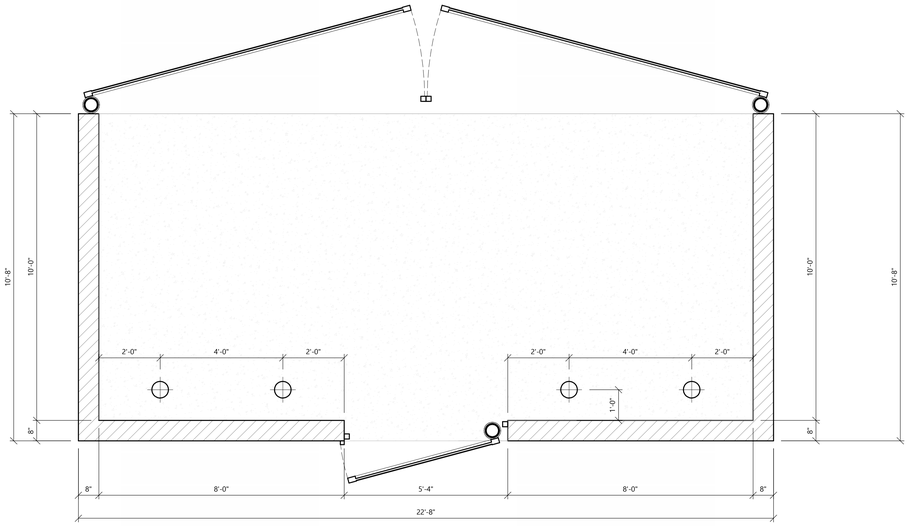
240225100

SHEET NUMBER

PRE-3

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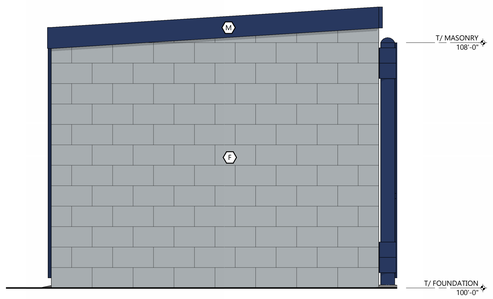


PLAN - DUMPSTER & VACUUM ENCLOSURE

SCALE: 1/2" = 1'-0"

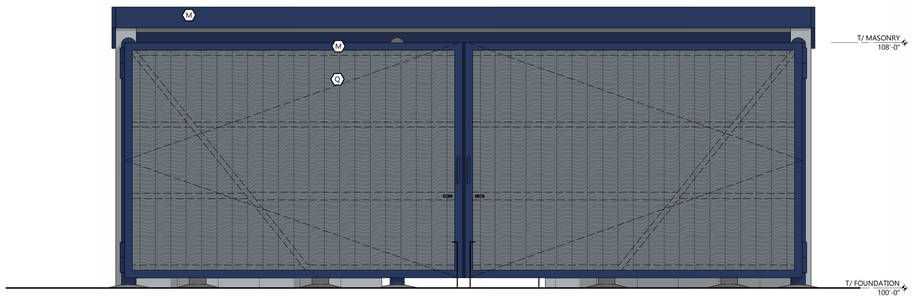
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  COLOR: HAZELNUT BROWN
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  COLOR: PT-9 (IN THE NAVY)
- N — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- P — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- Q — TREX DECK BOARD
  COLOR TO MATCH PT-3



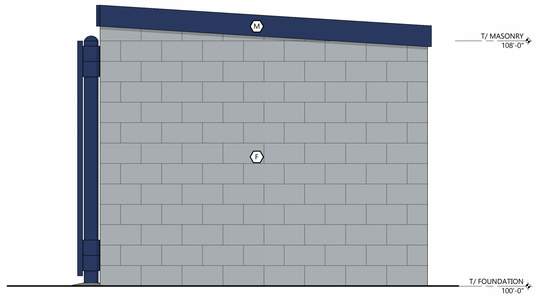
ELEVATION - LEFT

SCALE: 1/2" = 1'-0"



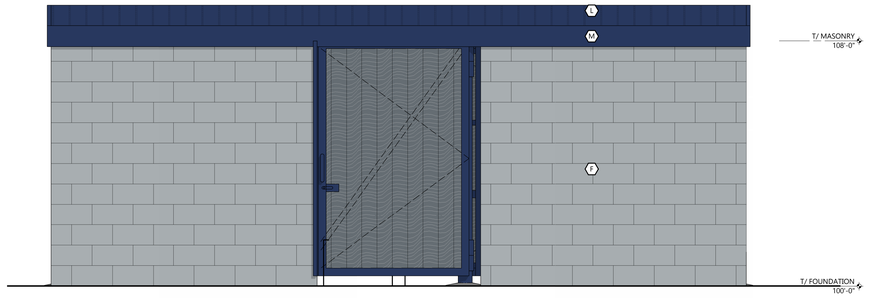
ELEVATION - FRONT

SCALE: 1/2" = 1'-0"



ELEVATION - RIGHT

SCALE: 1/2" = 1'-0"



ELEVATION - REAR

SCALE: 1/2" = 1'-0"

PRELIMINARY DUMPSTER & VACUUM ENCLOSURE

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH (CA 2563 LATHROP)

101 LATHROP ROAD • LATHROP , CA 95330

(130L - V2.0 - ZONE 4)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEP 11, 2024
NOV. 27, 2024
DEC. 3, 2024

NOT FOR CONSTRUCTION

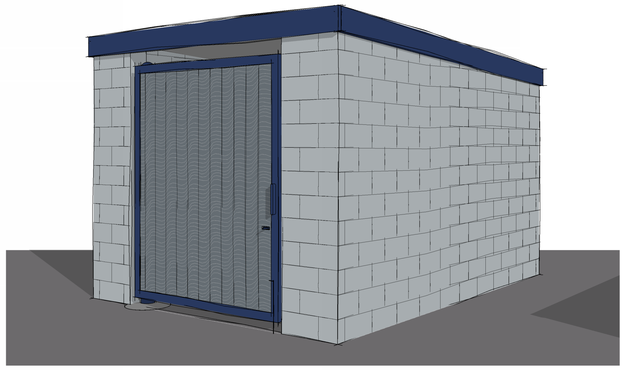
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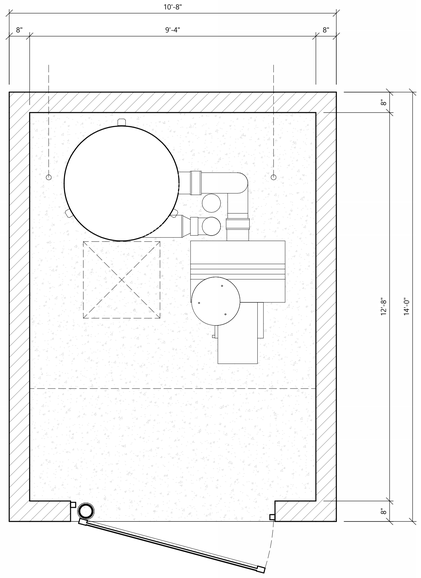
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SHEET NUMBER

PRE-4

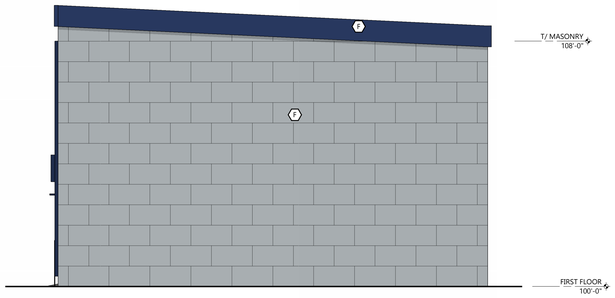
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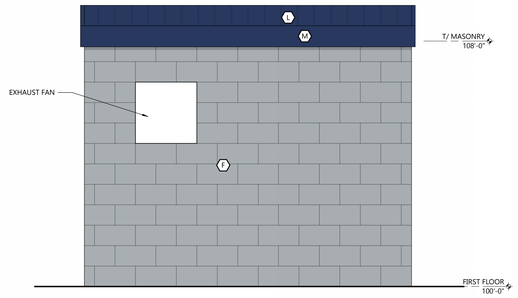
PLAN - VACUUM EQUIPMENT ENCLOSURE

SCALE: 1/2" = 1'-0"



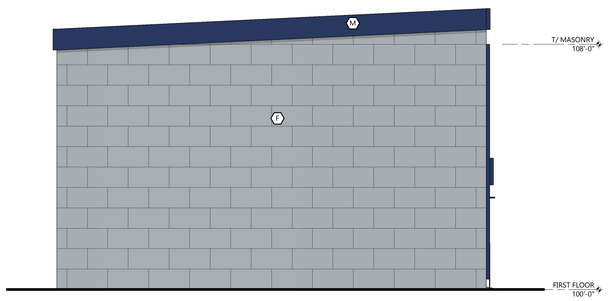
RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



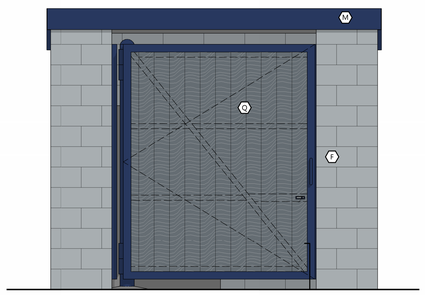
REAR ELEVATION

SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
  INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H — PRECAST STONE SILL
  COLOR: LIMESTONE
- K — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
  STYLE: R PANEL
- L — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- M — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- N — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- P — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- R — TREX DECK BOARD
  COLOR TO MATCH PT-3

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COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH (CA 2563 LATHROP)

101 LATHROP ROAD • LATHROP , CA 95330

(130L - V2.0 - ZONE 4)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEP 11, 2024
NOV. 27, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

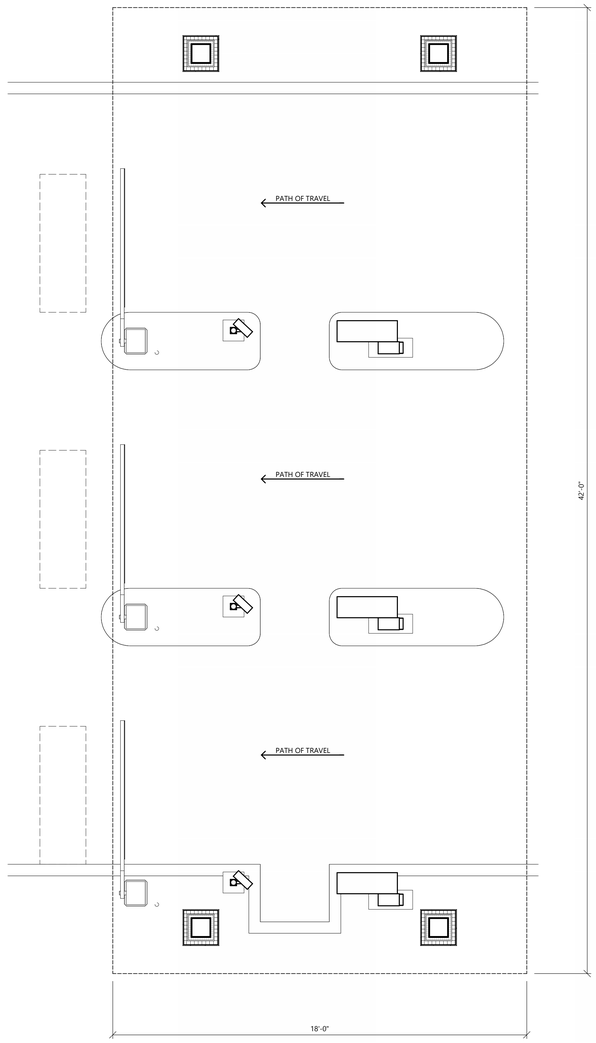
240225100

SHEET NUMBER

PRE-5

PRELIMINARY VACUUM EQUIPMENT ENCLOSURE

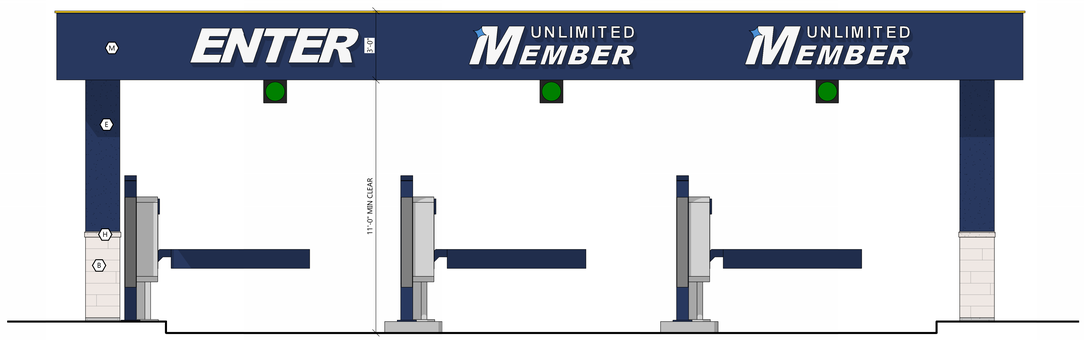
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POS CANOPY PLAN

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





POS CANOPY ELEVATION

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

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
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- L — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- M — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- N — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- P — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- R — TREX DECK BOARD
  COLOR TO MATCH PT-3

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920-926-9800
excelengineer.com

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH (CA 2563 LATHROP)

101 LATHROP ROAD • LATHROP , CA 95330

(130L - V2.0 - ZONE 4)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEP 11, 2024
NOV. 27, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240225100

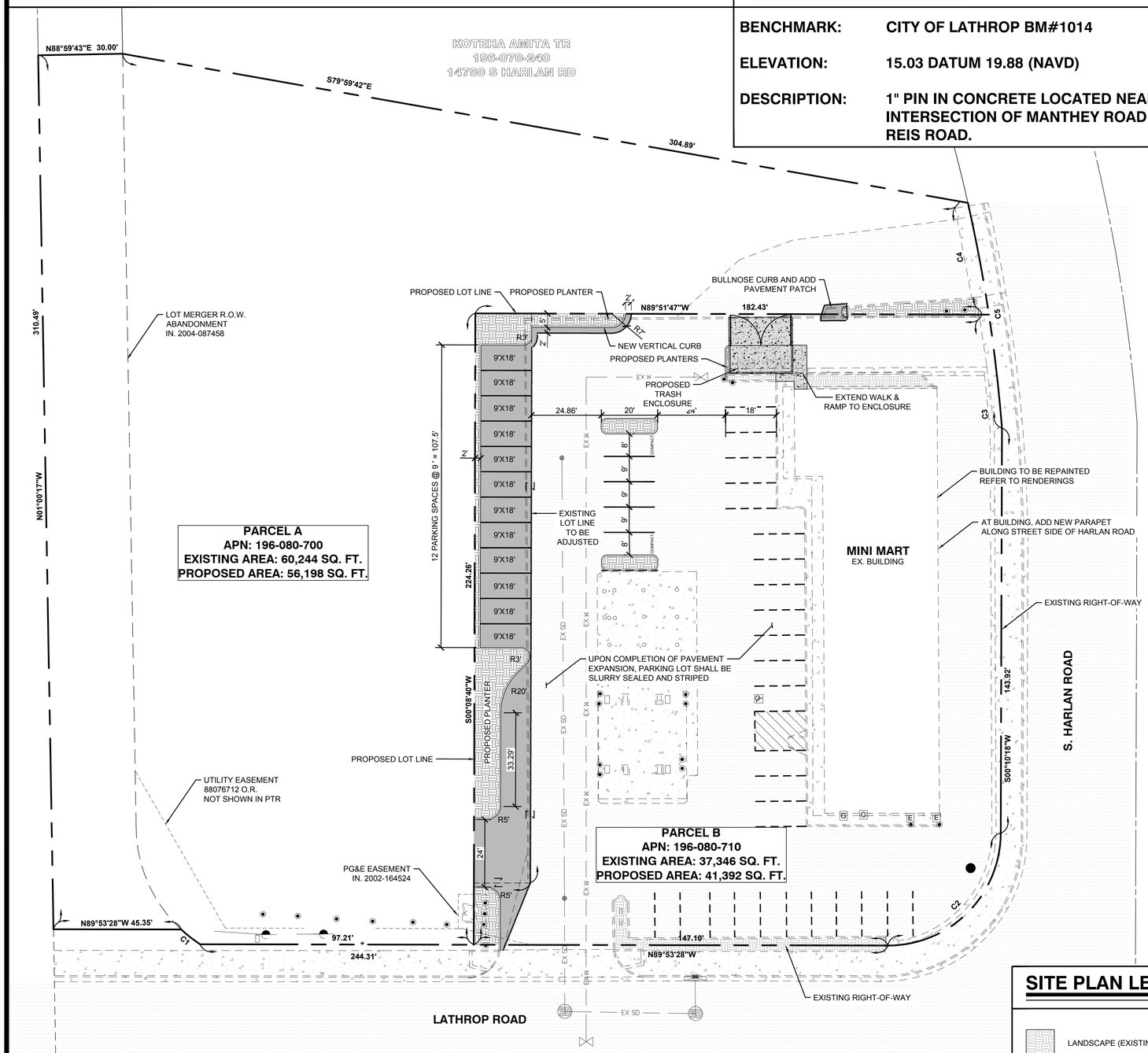
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PRE-6

PRELIMINARY POS CANOPY

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SITE PLAN



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	8.54'	09°46'55"
C2	40.00'	62.79'	89°56'14"
C3	562.00'	40.58'	04°08'13"
C4	562.00'	40.40'	04°07'06"
C5	562.00'	80.98'	08°15'19"

NORTH

0 20
10

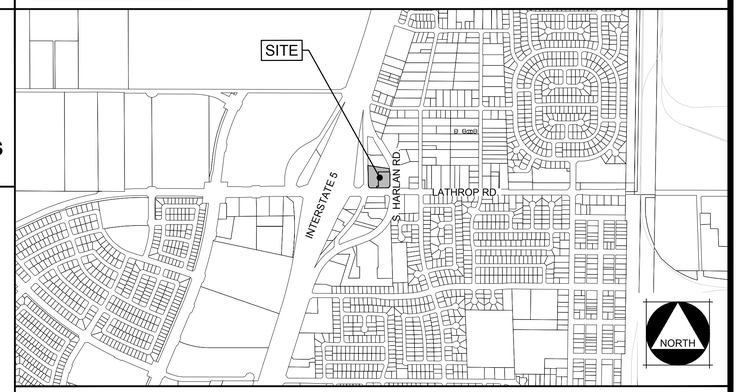
PROJECT BENCHMARK

BENCHMARK: CITY OF LATHROP BM#1014

ELEVATION: 15.03 DATUM 19.88 (NAVD)

DESCRIPTION: 1" PIN IN CONCRETE LOCATED NEAR THE INTERSECTION OF MANTHEY ROAD AND DOS REIS ROAD.

VICINITY MAP



SITE PLAN DATA

PROJECT LOCATION:	101 & 147 W LATHROP ROAD LATHROP, CA 95330
EXISTING USE:	MINI MART / GAS STATION / VACANT
GENERAL PLAN LAND USE DESIGNATION:	CC (COMMUNITY COMMERCIAL)
OWNER'S INFO:	EDWARD J & DOLORES M CARDOZA
MAILING ADDRESS:	P.O. BOX 1022 MANTECA, CA 95336
ASSESSOR'S PARCEL #:	196-080-710 & 196-080-700
ZONING:	CC (CENTRAL COMMERCIAL)
EXISTING AREA:	2.24 AC/97,590 SQ. FT.
EXISTING PARKING:	33 PARKING SPACES
PROPOSED PARKING:	44 PARKING SPACES
EXISTING BUILDING AREA:	6,300 SQ. FT.
FLOOR AREA RATIO:	16.8%
PERCENTAGE OF LANDSCAPING:	5.7%

PROJECT DESCRIPTION:

THE PROPOSED PROJECT ENTAILS A MINOR SITE PLAN MODIFICATION TO THE EXISTING 2 GUYS FOOD AND FUEL & MOBIL GAS STATION INCLUDING THE FOLLOWING IMPROVEMENTS:

A. PAINTING OF ALL SIDES OF THE BUILDING'S EXTERIOR (NORTH, SOUTH, EAST, AND WEST) PER THE COLORED ELEVATIONS IN THE PLAN SET AND SHALL MATCH THE COLORS THAT MISTER CAR WASH USES;

B. CONSTRUCTION OF THE PARAPET ALONG THE EASTERN SIDE OF THE BUILDING TO SCREEN THE ROOF-MOUNTED MECHANICAL EQUIPMENT FROM HARLAN ROAD;

C. CONSTRUCTION OF THE TRASH ENCLOSURE ALONG THE NORTH SIDE OF THE BUILDING FOR THE BUSINESSES TO UTILIZE, THEREFORE ELIMINATING THE VARIOUS TRASH RECEPTACLES THAT ARE VISIBLE ALONG HARLAN ROAD;

D. RE-LANDSCAPE THE EXISTING ENTRY PLANTER AREA AT THE NORTHEAST END OF THE SITE ADJACENT TO THE HARLAN ROAD ENTRANCE IN ADDITION TO LANDSCAPING ALL OF THE NEWLY PROPOSED LANDSCAPED AREAS THROUGHOUT THE SITE;

E. ADDING 2, 5-FOOT WIDE FINGER LANDSCAPE PLANTER AREAS (ONE ON EACH END OF THE 5 PROPOSED PARKING STALLS JUST NORTH OF THE GAS STATION);

F. PROVIDING PARKING LOT STRIPING FOR THE 12 NEWLY PROPOSED STALLS ALONG THE WEST SIDE OF THE SITE AND THE 5 PARKING STALLS (NORTH OF THE GAS STATION); AND

G. RESURFACE/RESEAL THE PARKING LOT TO FIX ANY CRACKS OR POTHOLES

SITE PLAN LEGEND

- LANDSCAPE (EXISTING)
- LANDSCAPE (PROPOSED)
- CONCRETE (EXISTING)
- ASPHALT PAVEMENT (PROPOSED)
- ASPHALT PAVEMENT (EXISTING)

mcr ENGINEERING
www.mcreng.com
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239 - 6229
FAX: (209) 239 - 8839

REGISTERED PROFESSIONAL ENGINEER
J. DAN EAVERSON
No. C54088
CIVIL
STATE OF CALIFORNIA

APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		
6		
7		

PRELIMINARY SITE PLAN:
CARDOZA LATHROP COMMERCIAL

COVER SHEET

101 & 147 LATHROP ROAD
LATHROP, CA

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

JOB NO.:	24-077
DATE:	7/1/2025
SCALE:	AS SHOWN
DR. BY:	SLS
CK. BY:	SLS

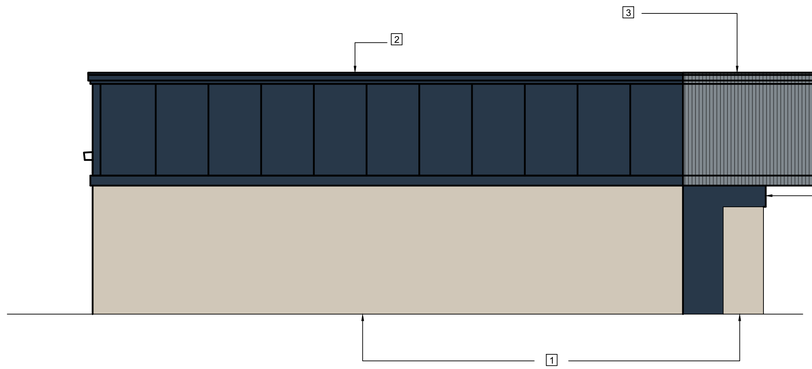
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1

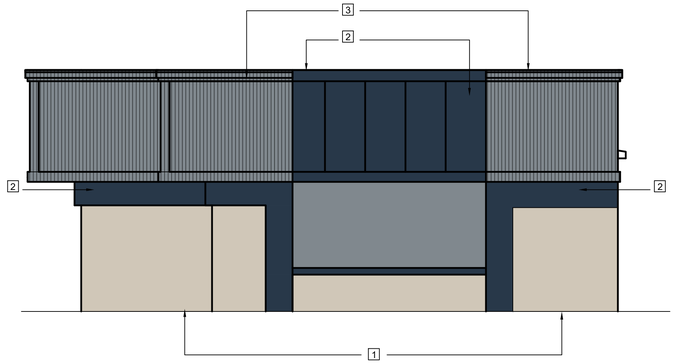
OF 1 SHEET



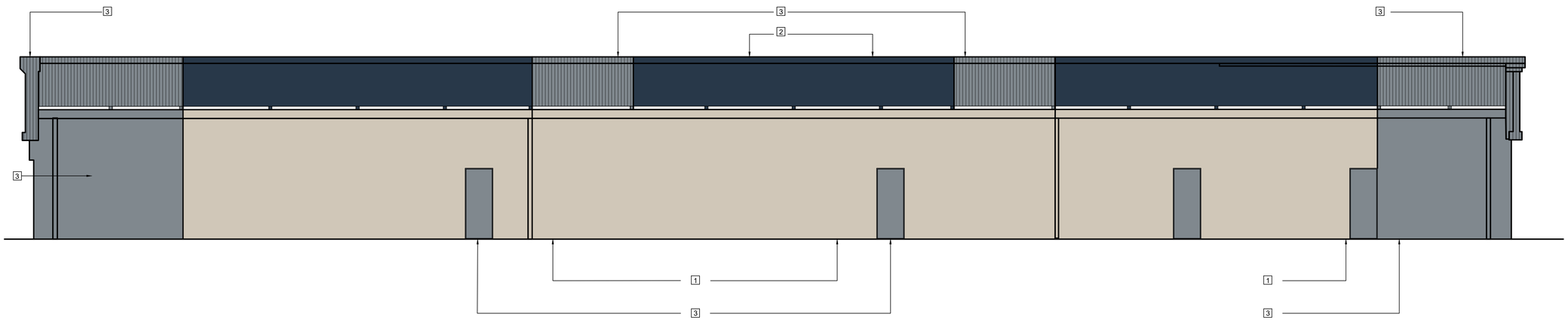
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LEGEND

1		ACCESSIBLE BEIGE (SHERWIN WILLIAMS 7036)
2		IN THE NAVY (SHERWIN WILLIAMS 9178)
3		WALL STREET (SHERWIN WILLIAMS 7665)

G R A Architects & Associates, Inc.

CORT TOWER
343 E. Main St., Suite 701
Stockton, CA 95202
◆
Phone: (209) 462-8410
Email: GRA22875@gmail.com

Architecture ◆ Consulting

LICENSED ARCHITECT
GEORGE A. RODRIGUEZ
No. C22875
REN.: MAY 31, 2025
STATE OF CALIFORNIA

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Jurisdiction

City of Lathrop
Public Works - Building Dept.
390 Towne Centre Drive
Lathrop, CA 95330
Phone: (209) 941-7270

Project for

Cardoza Enterprises
1132 N. Main St.
Manteca, CA 95336
Phone: (209) 239-4141

Project

Exterior Facade Improvements
Retail Commercial Center
147 Lathrop Road
Lathrop, CA 95330

Sheet Contents

Preliminary Exterior Renderings
Color Scheme 'A'

DRAWING STATUS	DATE
PRELIMINARY	04-18-25

PERMIT NO.:	TBD
DRAWN BY:	JP
CHECKED BY:	GRA
SCALE:	AS NOTED
PROJECT NO.:	CDZ-22412202

SHEET:

A-E

UTILITY COMPANY GENERAL NOTES

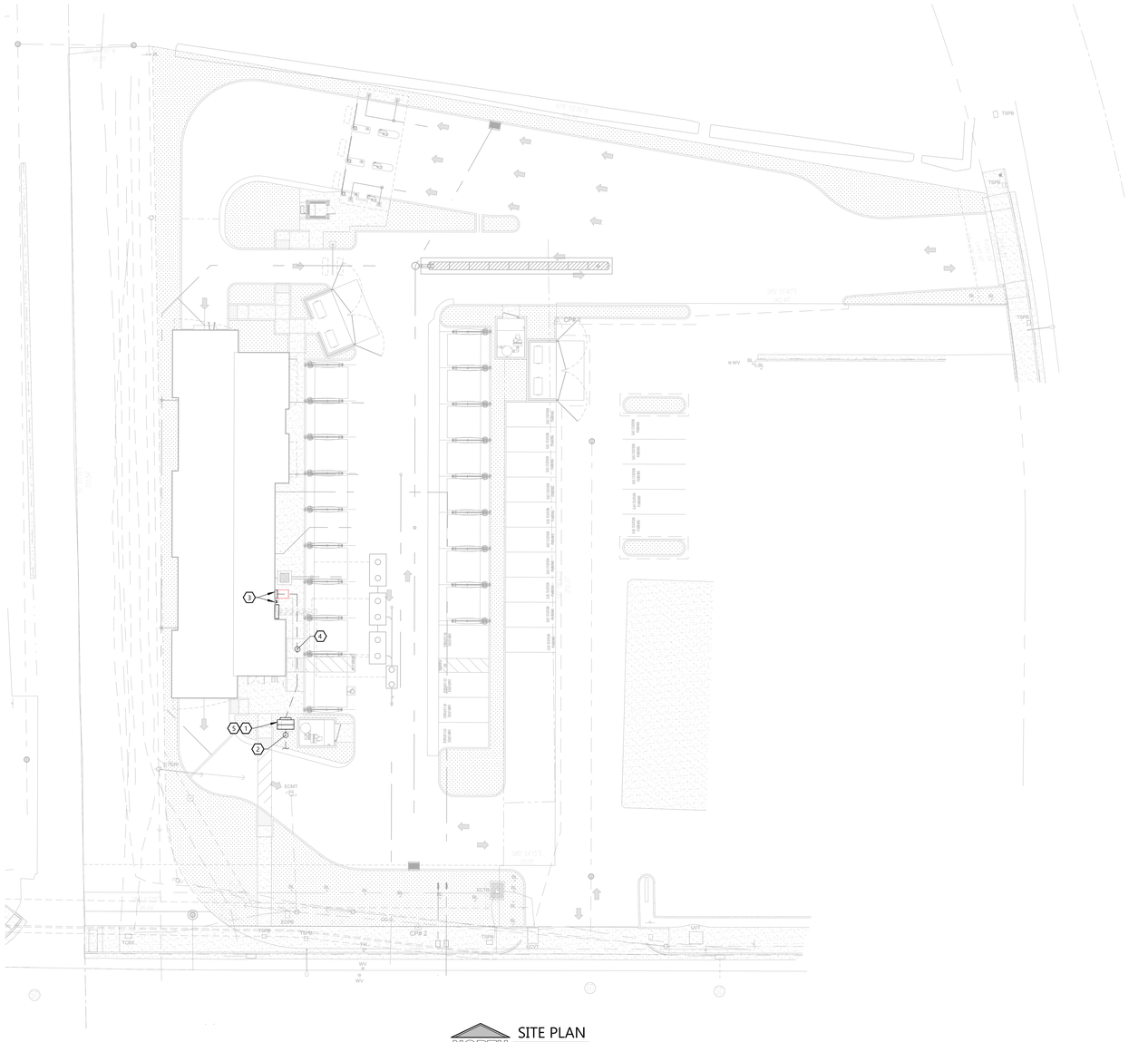
- ELECTRIC POWER
  - COORDINATE ALL ELECTRICAL UTILITY COMPANY REQUIREMENTS AND LOCATION OF EQUIPMENT WITH THE LOCAL UTILITY.
- COMMUNICATIONS
  - COORDINATE ALL COMMUNICATION COMPANY REQUIREMENTS AND LOCATION OF EQUIPMENT WITH THE LOCAL COMMUNICATION COMPANY.

GENERAL NOTES

- ALL UNDERGROUND CONDUITS SHALL BE A MINIMUM OF 24" BELOW FINISH GRADE WITH RED MAGNETIC WARNING TAPE STATING "CAUTION - BURIED ELECTRICAL" PLACED 12" ABOVE THE CONDUIT.
- UTILIZE GALVANIZED RIGID STEEL CONDUIT (GRC) FOR ALL CONDUIT THROUGH GRADE AND ELBOWS IN PVC CONDUIT RUNS. CORROSION PROTECT THE (GRC) CONDUIT IN ACCORDANCE WITH THE SPECIFICATION.
- COORDINATE THE ELECTRICAL SITE WORK WITH THE GENERAL CIVIL SITE PLAN AND ALL OTHER UTILITIES. COORDINATE WITH THE GENERAL, PLUMBING, LANDSCAPE CONTRACTORS, ETC. INSTALL UNDERGROUND CONDUITS SUCH THAT THE CONDUITS WILL NOT BE DAMAGED BY THE INSTALLATION OF TREES, SHRUBBERY, PLANTS AND OTHER UNDERGROUND UTILITIES.

KEYNOTES

1. NEW PAD MOUNTED TRANSFORMER PROVIDED BY THE UTILITY COMPANY. ELECTRICAL CONTRACTOR TO PROVIDE NEW CONCRETE TRANSFORMER PAD AND CONDUIT SLEEVES IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.
2. PROVIDE NEW UNDERGROUND PRIMARY POWER CONDUIT FROM EXISTING UTILITY COMPANIES PRIMARY SERVICE. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE CIVIL PLANS AND THE UTILITY COMPANY.
3. PROVIDE NEW CURRENT TRANSFORMER CABINET AND METER BASE IN ACCORDANCE WITH THE UTILITY COMPANIES ELECTRIC SERVICE REQUIREMENTS. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0.
4. PROVIDE UDERGROUND SECONDARY SERVICE CONDUITS FROM THE NEW PAD MOUNTED TRANSFORMER TO THE NEW CT CABINET AS SHOWN IN ONELINE DIAGRAM. SERVICE CONDUCTORS WILL BE PROVIDED BY THE UTILITY COMPANY.
5. REFER TO THE UTILITY COMPANIES ELECTRIC SERVICE REQUIREMENTS FOR THE CLEARANCES REQUIRED FOR THE NEW TRANSFORMER.
6. NEW IT/TELEPHONE BOARD. REFER TO SHEET E2.0 FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE (2) 2" PVC UNDERGROUND TELEPHONE AND CATV SERVICE CONDUITS FROM THE IT/TELEPHONE BOARD TO THE COMMUNICATION UTILITY POINT OF SERVICE. COORDINATE THE EXACT TERMINATION POINT WITH THE TELEPHONE AND CATV COMPANIES. PROVIDE AN ALLOWANCE FOR A MINIMUM OF 200LF FOR EACH CONDUIT TO P.O.E.
8. PROVIDE A POWER CONNECTION TO THE OWNER'S MONUMENT SIGN. COORDINATE THE EXACT LOCATION WITH THE GENERAL CONTRACTOR AND THE ELECTRICAL REQUIREMENTS WITH THE SIGN INSTALLER PRIOR TO ROUGH-IN. PROVIDE A WEATHER RATED "WR" LISTED, GFCI TYPE DUPLEX RECEPTACLE WITH WEATHERPROOF BOX AND "WHILE-IN-USE" COVER AT THE SIGN.
9. PROVIDE CONNECTION FOR ENTRY/EXIT SIGNS. COORDINATE EXACT LOCATION AND QUANTITY OF SIGNS WITH OWNER PRIOR TO ROUGH-IN. SIGN SHALL BE FURNISHED WITH AN INTEGRAL DISCONNECT SWITCH.
10. PROVIDE POWER TO BAILOUT GATE. CENTER CONDUIT ON 2'X2' PAD. COORDINATE LOCATION WITH CIVIL PRIOR TO ROUGH-IN.

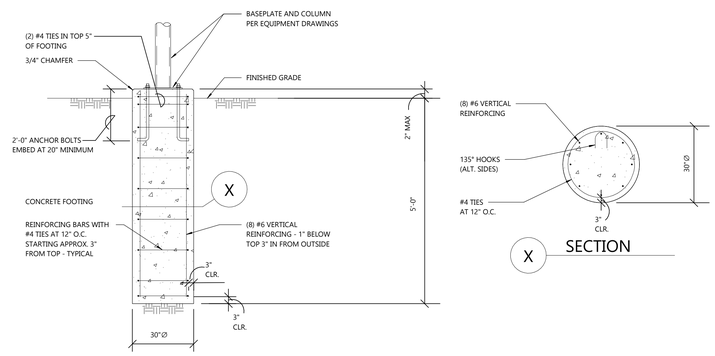


NORTH

SITE PLAN

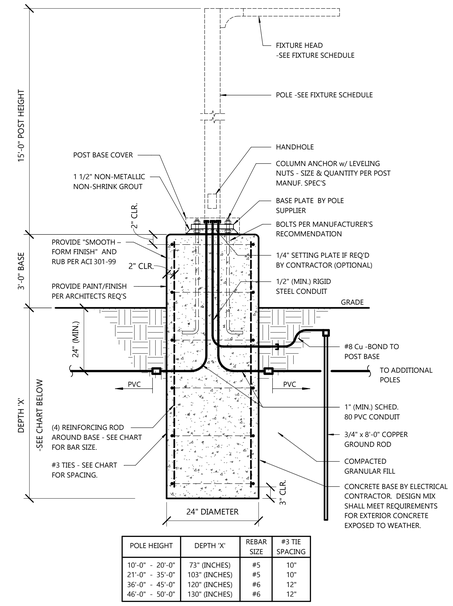
SCALE: 1" = 20'-0"

20' 0' 20' 40'



2 E1.0 VACUUM STATION FOOTING

NOT TO SCALE



POLE HEIGHT	DEPTH 'X'	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"

NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS A FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC: 100 MPH, EXPOSURE C SERVICE WIND SPEEDS, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

1 E1.0 LIGHT POLE DETAIL

NOT TO SCALE

ELECTRICAL SITE PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH - xx 1234 XXXXXXXX

ADDRESS • CITY, STATE ZIP

(1x0LR - V2.0 - ZONE 0)

PROFESSIONAL SEAL

PRELIMINARY DATES

XXXXXXXXX

NOT FOR CONSTRUCTION

JOB NUMBER

XXX

SHEET NUMBER

E1.0

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Catalog #: Project: Type:
Prepared by: Date:

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package (lm)	5,000 - 22,000
Wattage Range (W)	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs (kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66-rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward throw optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. Cures based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Gasketed sockets are provided standard, to prevent tagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and international safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

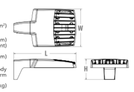


RSX1 LED

Area Luminaire

Specifications

EPA (ft²/DC):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body; 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 1, 2, 3, 4 at 90°, 3.5" min. dia. RND pole for 3 at 90°, 2 at 180°, 4 at 120°)
	P3	50K 5000K	R4S Type 4 Short	120 [2] 277 [2]	WBA Wall bracket *
	P4		R4 Type 4 Wide	208 [2] 347 [2]	WBACE Wall bracket with surface conduit box
	P5		R5S Type 5 Short	240 [2] 480 [2]	AGP Adjustable tilt arm square pole mounting *
			R5 Type 5 Wide		AAFP Adjustable tilt arm round pole mounting *
			AFR Automotive Front Row		AARB Adjustable tilt arm with wall bracket *
			AFRR90 Automotive Front Row Right Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box *
			AFRL90 Automotive Front Row Left Rotated		

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
BS Bronze side shield		DBLXD	Black
PE Photocontrol, button style [3]		DNAXD	Natural Aluminum
FTS [4] Series and hand-held, bridgeable only (no controls) [5] [6]		DWHXD	White
SF Single fuse (120, 277, 347) *		DDBTXD	Textured Dark Bronze
DF Double fuse (208, 240, 480) *		DBLBXD	Textured Black
SPD20KV 20kV surge pack (10kV standard)		DNATXD	Textured Natural Aluminum
FAO Field adjustable output *		DWHGXD	Textured White
DMG 0-10V dimming overhead pull back of housing for external control (control ordered separate) *			
Shipped Separately			
BSG External glare shield			
EGFV External glare full visor (360° around light aperture) *			
BS Bird spikes *			

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN nLight AIR generation 2, with networked, 8-zone motion/ambient sensor [3,5,7,8]

BAA Buy American Act Compliant

CCE Coastal Construction [9]

***Note: SCD&E2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires same field assembly)

EGS External glare shield

EGFV External glare full visor (360° around light aperture) *

BS Bird spikes *



ARC2 LED

Architectural Wall Luminaire

Catalog Number
Notes
Type

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



ARC LED Family Overview

Luminaire	Standard (8W, 4°C	Cold (8W, -20°C	Approximate Lumens (4000K)					
			P1	P2	P3	P4	P5	
ARC1 LED	4W	–	1,500	2,000	3,000	–	–	
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500	

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT	E4WH Emergency battery backup, CEC compliant (4W, 4°C, 1hr)*	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347*	E8WC Emergency battery backup, CEC compliant (8W, -20°C, 1hr)*	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DWHXD White
	P5 6,500 Lumens			SPD40V Surge protector*	DDBTXD Textured dark bronze
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%*	DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white

NOTES
1 347V not available with E4WH, E8WC and SPD40V.
2 FAO not available with DMG.

Accessories

Ordered and shipped separately.
W3BBW DDBXD U Surface - mounted back box (specify finish)

G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

Date
Project

DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single-piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 8,000 Lumens
Efficacy: 130 LPW
CRI: Typical 80 CRI
CCT: 3000K & 4000K
Lifetime: Designed to last 100,000 Hours at 25°C
Warranty: 5 Years (See ggled.net for Terms)
Mounting: Ceiling or Wall
Protection Class: IP67
Voltage: 120 VAC or 277 VAC Input
Maximum Run Length: Refer to the Table on Page 2
Ambient Temperature: -40°C to 55°C

Ordering Information

Product Family	Length	Lumen Output	Color Temp	Lens Diffusion	UV Protection	Through Wired	Voltage
GPX	2 2 Foot	SO Standard Output (4K Lumens/ft)	50K standard: 5000 Kelvin	Blank standard: Diamond Patterned Clear Lens	Blank standard: No Coating, Ready for Indoor Use	Blank standard: Connections on Input & Output for Daisy Chain, for Standalone Install	120V 120 VAC Input
	4 4 Foot	HO* High Output (8K Lumens/ft)	40K* 4000 Kelvin	GC Lense control: Diamond Patterned Acrylic with Added Diffusion Sheet	UVO Durable Blend with UV-Blocking Coating	SE Single-Ended: Connections on Input Only, No Daisy Chain, for Standalone Install	277V 277 VAC Input
	6 6 Foot	*Available in 2', 4' & 8' only					
	8 8 Foot						

Power & Connection Accessories

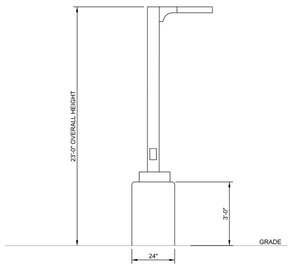
Cable	Type	Length	Wire
*Max Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-NM	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/contraction considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 4.

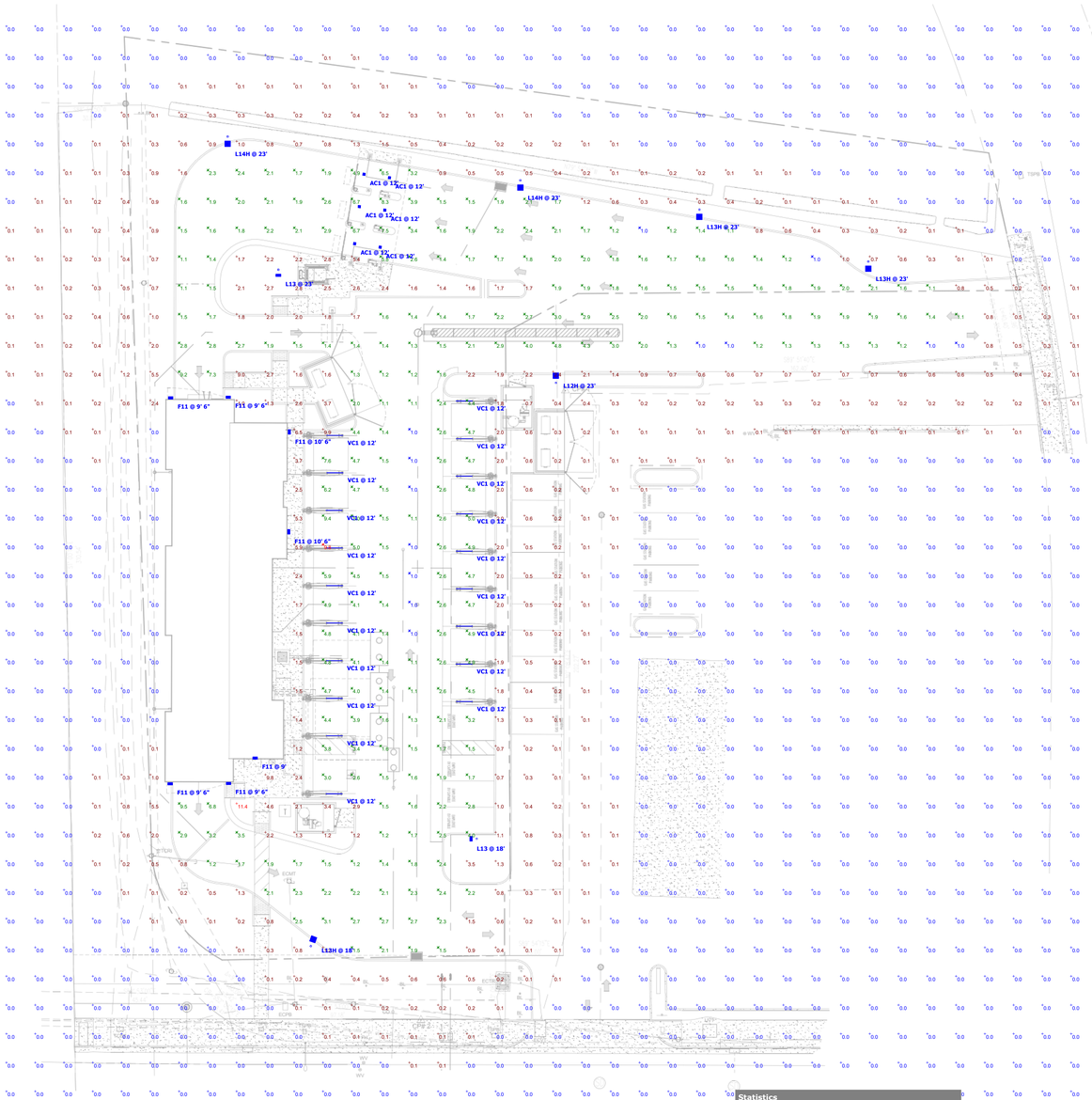
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STRONG. SIMPLE. COMPACT.



LIGHT POLE DETAIL

NO SCALE


F11 @ 9' 6"
F11 @ 9' 6"
F11 @ 9' 6"
F11 @ 9' 6"
F11 @ 10' 6"
F11 @ 10' 6"
L14H @ 23'
L14H @ 23'
L13H @ 23'
L13H @ 23'
L12H @ 23'
L13H @ 18'
AC1 @ 12'
AC1 @ 12'
AC1 @ 12'
AC1 @ 12'
AC1 @ 10'
VC1 @ 12'
VC1 @ 12'
VC1 @ 12

PANELBOARD: H

LOCATION: MECHANICAL 101
SUPPLY FROM: MD
MOUNTING: SURFACE
ENCLOSURE: NEMA1

VOLTS: 480/277 WYE
PHASES: 3
WIRES: 4

A.I.C. RATING: 35,000
MAINS TYPE: MLO
BUS RATING: 200A
MCB RATING: 200A

NOTES:
SEE BRANCH CIRCUIT FEEDER SCHEDULE FOR FEEDER DESIGNATIONS.

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	MOTOR - AIR COMPRESSOR #1 10-A	30 A	3	3878	216					1	20 A	LIGHTING - EXTERIOR POLE LIGHTS	2
3	--	--	--			3878	360			1	20 A	LIGHTING - EXTERIOR BUILDING	4
5	--	--	--					3878	308	1	20 A	LIGHTING - POS CANOPY / POLE LIGHTS	6
7	MOTOR - AIR COMPRESSOR #2 10-A	30 A	3	3878	0					1	20 A	-- SPARE	8
9	--	--	--			3878	443			3	15 A	MOTOR - RE-1	10
11	--	--	--					3878	443	--	--	--	12
13	MOTOR - R.O FILTRATION SYSTEM 1-D	15 A	3	942	443					--	--	--	14
15	--	--	--			942	0			1	20 A	-- SPARE	16
17	--	--	--					942	0	1	20 A	-- SPARE	18
19	MOTOR - R.O REPRESSUREIZER 1-E	15 A	3	942	1385					3	15 A	MOTOR - MAU-2	20
21	--	--	--			942	1385			--	--	--	22
23	--	--	--					942	1385	--	--	--	24
25	MOTOR - RECLAIM PUMP STATION 1-A	20 A	3	2105	1385					3	15 A	MOTOR - MAU-1A	26
27	--	--	--			2105	1385			--	--	--	28
29	--	--	--					2105	1385	--	--	--	30
31	MOTOR - BOOSTER PUMP #1 33-D	15 A	3	1750	3047					3	15 A	MOTOR - RTAC-1	32
33	--	--	--			1750	3047			--	--	--	34
35	--	--	--					1750	3047	--	--	--	36
37	MOTOR - BOOSTER PUMP #2 33-D	15 A	3	1750	997					3	15 A	MOTOR - BOOSTER PUMP 33-E	38
39	--	--	--			1750	997			--	--	--	40
41	--	--	--					1750	997	--	--	--	42
43	MOTOR - H20 PRESSURIZATION PUMP 1-H	15 A	3	1330	1385					3	15 A	MOTOR - MAU-1B	44
45	--	--	--			1330	1385			--	--	--	46
47	--	--	--					1330	1385	--	--	--	48
49	MOTOR - R.O REJECT PUMP 1-X	20 A	3	2105	14407					3	125 A	TRANSFORMER "TL"	50
51	--	--	--			2105	15795			--	--	--	52
53	--	--	--					2105	16207	--	--	--	54
55	SPARE	20 A	1	0	0					1	20 A	-- SPARE	56
57	SPARE	20 A	1			0	0			1	20 A	-- SPARE	58
59	SPARE	20 A	1					0	0	1	20 A	-- SPARE	60
		TOTAL LOAD:		41944 VA		43477 VA		43836 VA					
		TOTAL AMPS:		151 A		158 A		159 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
Electric Heat	1800 VA	100.00%	1800 VA		
Lighting	4676 VA	125.00%	5845 VA	**TOTAL CONN. LOAD**	129257 VA
Motor	94481 VA	103.08%	97390 VA	**TOTAL EST. DEMAND**	130745 VA
Other	13120 VA	100.00%	13120 VA	**TOTAL CONN.**	155 A
Receptacle	15180 VA	82.94%	12590 VA	**TOTAL EST. DEMAND**	157 A

PANELBOARD: L1

LOCATION: MECHANICAL 101
SUPPLY FROM: TL
MOUNTING: SURFACE
ENCLOSURE: NEMA1

VOLTS: 120/208 WYE
PHASES: 3
WIRES: 4

A.I.C. RATING: 10,000
MAINS TYPE: MCB
BUS RATING: 225A
MCB RATING: 225A

NOTES:
SEE BRANCH CIRCUIT FEEDER SCHEDULE FOR FEEDER DESIGNATIONS.
-G SUFFIX DENOTES GFI TYPE BREAKER

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	LIGHTING - DRIVER SIDE TUNNEL ENTRANCE	20 A	1	200	695					1	20 A	MOTOR - AIR DRYER 10-L	2
3	LIGHTING - PASSENGER SIDE TUNNEL ENTRANCE	20 A	1			225	180			1	20 A	RECEPTACLE - WATER SOFTNER	4
5	OTHER - BUILDING SIGN EAST SIDE	20 A	1					180	0	1	20 A	OTHER - MAT WASH	6
7	OTHER - BUILDING SIGN SOUTH SIDE	20 A	1	180	0					1	20 A	OTHER - ENTRANCE INST. CABINET 30-E	8
9	"LCP"	20 A	1			0	180			1	20 A	RECEPTACLE - CIRC. FAN	10
11	RECEPTACLE - AT VACUUM	20 A	1					360	180	1	20 A	OTHER - BUILDING SIGN SOUTH SIDE	12
13	OTHER - BUILDING SIGN NORTH SIDE	20 A	1	180	395					1	20 A	RECEPTACLE - ROOFTOP GFI	14
15	RECEPTACLE - EQUIPMENT ROOM	20 A	1			900	720			1	20 A	RECEPTACLE - ROOFTOP GFI	16
17	RECEPTACLE - EQUIPMENT ROOM	20 A	1					540	500	3	20 A	MOTOR - GARAGE DOOR	18
19	OTHER - CARWASH DOORS	20 A	1	0	500					--	--	--	20
21	LIGHTING - MECHANICAL ROOM	20 A	1			425	500			--	--	--	22
23	OTHER - ENTRY/EXIT SIGNS	20 A	1					1200	500	3	20 A	MOTOR - GARAGE DOOR	24
25	OTHER - IGWH-1	20 A	1	180	500					--	--	--	26
27	RECEPTACLE - WATER SOFTNER	20 A	1			180	500			--	--	--	28
29	OTHER - WATER HEATER CONTROL	20 A	1					180	180	1	20 A	OTHER - BUILDING SIGN NE SIDE	30
31	OTHER - MOTORIZED DAMPER-MECH. RM.	20 A	1	500	180					1	20 A	OTHER - BUILDING SIGN NE OFFICE SIDE	32
33	LIGHTING - VACUUM CANOPIES	20 A	1			594	0			1	20 A	OTHER - CARWASH DOORS	34
35	MOTOR - SWITCHING RELAY	20 A	1					1128	0	1	20 A	OTHER - SLAB HEATER CONTROL	36
37	OTHER - BUILDING SIGN WEST SIDE	20 A	1	360	7721					3	100 A	PANEL "L2"	38
39	RECEPTACLE - WASHER/DRYER G	30 A	2			2250	6873			--	--	--	40
41	--	--	--					2250	6541	--	--	--	42
43	OTHER - SOUND SENSOR CTRL 27-B	20 A	1	180	500					1	20 A	OTHER - TUNNEL CONTROLLER 20-1	44
45	OTHER - CONVEYOR PULS CTRL 27-C	20 A	1			0	500			1	20 A	OTHER - TUNNEL CONTROLLER 20-1	46
47	LIGHTING - LED SIGN LTG 29-B/29-T	20 A	1					1200	500	1	20 A	OTHER - TUNNEL CONTROLLER 20-1	48
49	MOTOR - P-1	15 A	1	528	500					1	20 A	OTHER - TUNNEL CONTROLLER 20-1	50
51	MOTOR - P-2	15 A	1			528	240			1	20 A	LIGHTING	52
53	MOTOR - P-3	15 A	1					528	240	1	20 A	LIGHTING	54
55	MOTOR - P-4	15 A	1	528	180					1	15 A	RECEPTACLE - BOILER-1	56
57	OTHER - HEAT TRACE	20 A	1			1000							58
59													60
61					400					1	20 A	OTHER - HEAT TRACE	62
63	OTHER - FACP	20 A	1			0	0			1	20 A	-- SPARE	64
65	SPARE	20 A	1					0	0	1	20 A	-- SPARE	66
67	SPARE	20 A	1	0	0					1	20 A	-- SPARE	68
69	SPARE	20 A	1			0	0			1	20 A	-- SPARE	70
71	SPARE	20 A	1					0	0	1	20 A	-- SPARE	72
		TOTAL LOAD:		14407 VA		15795 VA		16207 VA					
		TOTAL AMPS:		120 A		133 A		137 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
Electric Heat	1800 VA	100.00%	1800 VA		
Lighting	3792 VA	125.00%	4740 VA	**TOTAL CONN. LOAD**	46408 VA
Motor	12516 VA	108.35%	13561 VA	**TOTAL EST. DEMAND**	45811 VA
Other	13120 VA	100.00%	13120 VA	**TOTAL CONN.**	129 A
Receptacle	15180 VA	82.94%	12590 VA	**TOTAL EST. DEMAND**	127 A

PANELBOARD: L2

LOCATION: OFFICE 108
SUPPLY FROM: L1
MOUNTING: RECESSED
ENCLOSURE: NEMA1

VOLTS: 120/208 WYE
PHASES: 3
WIRES: 4

A.I.C. RATING: 10,000
MAINS TYPE: MLO
BUS RATING: 100A
MCB RATING: -

NOTES:
SEE BRANCH CIRCUIT FEEDER SCHEDULE FOR FEEDER DESIGNATIONS.
-G SUFFIX DENOTES GFI TYPE BREAKER

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	C...
1	RECEPTACLE - BREAK ROOM APPLIANCE	20 A	1	180	1800					1	20 A	ELECTRIC HEAT - EWH-3	2
3	RECEPTACLE - MEN/WOMEN/JANITOR	20 A	1			360	360			1	20 A	RECEPTACLE - BREAK ROOM DESK	4
5	RECEPTACLE - BREAK RM./HALL/CLOSET/IT	20 A	1					900	500	1	20 A	MOTOR - POS GATE OPERATOR #1 20-D	6
7	RECEPTACLE - HALL EWC-1	20 A	1	600	500					1	20 A	MOTOR - POS GATE OPERATOR #2 20-D	8
9	RECEPTACLE - OFFICE RIGHT ISDE	20 A	1			360	500			1	20 A	MOTOR - POS GATE OPERATOR #3 20-D	10
11	RECEPTACLE - OFFICE LEFT SIDE	20 A	1					360	500	1	20 A	OTHER - POS LANE #1 MENU SIGN 20-C	12
13	RECEPTACLE - OFFICE	20 A	1	360	500					1	20 A	OTHER - POS LANE #2 MENU SIGN 20-C	14
15	RECEPTACLE - BUSINESS	20 A	1			540	500			1	20 A	OTHER - POS LANE #3 MENU SIGN 20-C	16
17	SPARE --	20 A	1					0	540	1	20 A	OTHER - POS CANOPY LGT/SIGNS	18
19	OTHER - WAIT/GO	20 A	1	400	0					1	20 A	-- SPARE	20
21	RECEPTACLE - IT ROOM	20 A	1			720	500			1	20 A	MOTOR - BAILOUT GATE	22
23	RECEPTACLE - IT ROOM	20 A	1					360	0	1	20 A	-- SPARE	24
25	RECEPTACLE - BREAK ROOM APPLIANCE	20 A	1	180	750					2	20 A	OTHER - HAND DRYER EMPLOYEE RR	26
27	OTHER - HAND DRYER CUSTOMER RR	20 A	2			750	750			--	--	--	28
29	--	--	--					750	0	1	20 A	-- SPARE	30
31	RECEPTACLE - BREAK ROOM REF. G	20 A	1	180	0					1	20 A	-- SPARE	32
33	LIGHTING - OFFICE AREA / EF-1,EF-2	20 A	1			318	915			1	20 A	ATTENDANT HUT RCPT/LTG	34
35	SPARE --	20 A	1					0	2091	2	25 A	MOTOR - RACU-1	36
37	RECEPTACLE - MONUMENT SIGN	20 A	1	180	2091					--	--	--	38
39	LIGHTING - MONUMENT SIGN	20 A	1			300	0			1	20 A	-- SPARE	40
41	RECEPTACLE - BREAK ROOM MW. G	20 A						180	360	1	20 A	RECEPTACLE - IT ROOM	42
		TOTAL LOAD:		7721 VA		6873 VA		6541 VA					
		TOTAL AMPS:		65 A		58 A		55 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
Electric Heat	1800 VA	100.00%	1800 VA		
Lighting	633 VA	125.00%	791 VA	**TOTAL CONN. LOAD:**	21134 VA
Motor	6181 VA	116.91%	7226 VA	**TOTAL EST. DEMAND:**	22337 VA
Other	5440 VA	100.00%	5440 VA	**TOTAL CONN:**	59 A
Receptacle	7080 VA	100.00%	7080 VA	**TOTAL EST. DEMAND:**	62 A

BRANCH CIRCUIT FEEDER SCHEDULE

AMP / POLE	CONDUIT SIZE	CONDUCTORS & GROUNDING CONDUCTOR SIZES
15A/1P OR 15A/2P	1/2"	(2) #12 & #12 GND
20A/1P OR 20A/2P	1/2"	(2) #12 & #12 GND
15A/3P OR 20A/3P	1/2"	(3) #12 & #12 GND
25A/1P OR 25A/2P	3/4"	(2) #10 & #10 GND
30A/1P OR 30A/2P	3/4"	(2) #10 & #10 GND
25A/3P OR 30A/3P	3/4"	(3) #10 & #10 GND
35A/1P OR 35A/2P	3/4"	(2) # 8 & #10 GND
40A/1P OR 40A/2P	3/4"	(2) # 8 & #10 GND
35A/3P OR 40A/3P	3/4"	(3) #8 & #10 GND
45A/1P OR 45A/2P	1"	(2) #6 & #10 GND
45A/3P OR 50A/3P	1"	(3) #6 & #10 GND
50A/1P OR 50A/2P	1"	(2) #6 & #8 GND
60A/1P OR 60A/2P	1"	(2) #4 & #8 GND
60A/3P	1-1/4"	(3) #4 & #8 GND
70A/3P OR 80A/3P	1-1/4"	(3) #4 & #8 GND
90A/3P	1-1/4"	(3) #3 & #8 GND
100A/3P OR 110A/3P	1-1/2"	(3) #2 & #6 GND
125A/3P	1-1/2"	(3) #1 & #6 GND

- PROVIDE BRANCH CIRCUIT FEEDERS AS NOTED ABOVE, UNLESS NOTED OTHERWISE

OVERALL SERVICE CALCULATIONS

LOAD	CONNECTED (VA)	DEMAND (VA)	CONNECTED (AMPS)	DEMAND (AMPS)
RECEPTACLE	14,240	12,120	17.13	14.58
LIGHTING	5,513	6,891	6.63	8.29
MOTOR	525,965	525,965	632.64	632.64
EL HEAT	4,000	0	4.81	0.00
OTHER (MISC)	16,660	16,660	20.04	20.04
		TOTALS	681	676

DEMAND LOAD KEY

LOAD DESCRIPTION	DEMAND FACTOR
RECEPTACLES	FIRST 10,000 @ 100% REMAINDER @ 50%
LIGHTING	125%
MOTORS	100%
MISCELLANOUS	100%
EL HEAT	100%

CHART IS BASED ON CURRENT NEC SECTION 220.56

3 ø FEEDER SCHEDULES - COPPER

3 WIRE FEEDERS			4 WIRE FEEDERS		
FEEDER DESIGNATION	CONDUIT SIZE(S)	CONDUCTORS & GROUNDING CONDUCTOR(S) SIZES	FEEDER DESIGNATION	CONDUIT SIZE(S)	CONDUCTORS & GROUNDING CONDUCTOR(S) SIZES
20 - 3G	3/4"	(3) #12 & #12 GND	20 - 4G	3/4"	(4) #12 & #12 GND
25 - 3G	3/4"	(3) #10 & #10 GND	25 - 4G	3/4"	(4) #10 & #10 GND
30 - 3G	3/4"	(3) #10 & #10 GND	30 - 4G	3/4"	(4) #10 & #10 GND
35 - 3G	3/4"	(3) #10 & #10 GND	35 - 4G	3/4"	(4) #10 & #10 GND
40 - 3G	1"	(3) #8 & #10 GND	40 - 4G	1"	(4) #8 & #10 GND
45 - 3G	1"	(3) #8 & #10 GND	45 - 4G	1"	(4) #8 & #10 GND
50 - 3G	1"	(3) #8 & #10 GND	50 - 4G	1"	(4) #8 & #10 GND
60 - 3G	1"	(3) #6 & #8 GND	60 - 4G	1"	(4) #6 & #8 GND
65 - 3G	1"	(3) #6 & #8 GND	65 - 4G	1"	(4) #6 & #8 GND
70 - 3G	1"	(3) #4 & #8 GND	70 - 4G	1-1/4"	(4) #4 & #8 GND
80 - 3G	1"	(3) #4 & #8 GND	80 - 4G	1-1/4"	(4) #4 & #8 GND
90 - 3G	1-1/4"	(3) #3 & #8 GND	90 - 4G	1-1/4"	(4) #3 & #8 GND
100 - 3G	1-1/4"	(3) #3 & #8 GND	100 - 4G	1-1/4"	(4) #3 & #8 GND
110 - 3G	1-1/4"	(3) #2 & #6 GND	110 - 4G	1-1/2"	(4) #2 & #6 GND
125 - 3G	1-1/4"	(3) #1 & #6 GND	125 - 4G	1-1/2"	(4) #1 & #6 GND
150 - 3G	1-1/2"	(3) #1/0 & #6 GND	150 - 4G	2"	(4) #1/0 & #6 GND
175 - 3G	2"	(3) #2/0 & #6 GND	175 - 4G	2"	(4) #2/0 & #6 GND
200 - 3G	2"	(3) #3/0 & #4 GND	200 - 4G	2"	(4) #3/0 & #4 GND
225 - 3G	2"	(3) #4/0 & #4 GND	225 - 4G	2-1/2"	(4) #4/0 & #4 GND
250 - 3G	2-1/2"	(3) 250 KCMIL & #4 GND	250 - 4G	3"	(4) 250 KCMIL & #4 GND
300 - 3G	2-1/2"	(3) 350 KCMIL & #3 GND	300 - 4G	3"	(4) 350 KCMIL & #3 GND
350 - 3G	3"	(3) 500 KCMIL & #3 GND	350 - 4G	3-1/2"	(4) 500 KCMIL & #3 GND
400 - 3G	(2) 2"	2 SETS OF (3) #3/0 & #2 GND	400 - 4G	(2) 2-1/2"	2 SETS OF (4) #3/0 & #2 GND
450 - 3G	(2) 2-1/2"	2 SETS OF (3) #4/0 & #2 GND	450 - 4G	(2) 2-1/2"	2 SETS OF (4) #4/0 & #2 GND
500 - 3G	(2) 2-1/2"	2 SETS OF (3) 250 KCMIL & #2 GND	500 - 4G	(2) 3"	2 SETS OF (4) 250 KCMIL & #2 GND
550 - 3G	(2) 2-1/2"	2 SETS OF (3) 300 KCMIL & #1 GND	550 - 4G	(2) 3"	2 SETS OF (4) 300 KCMIL & #2 GND
600 - 3G	(2) 3"	2 SETS OF (3) 350 KCMIL & #1 GND	600 - 4G	(2) 3"	2 SETS OF (4) 350 KCMIL & #1 GND
700 - 3G	(2) 3"	2 SETS OF (3) 500 KCMIL & #1/0 GND	700 - 4G	(2) 3-1/2"	2 SETS OF (4) 500 KCMIL & #1/0 GND
800 - 3G	(2) 4"	2 SETS OF (3) 600 KCMIL& #1/0 GND	800 - 4G	(2) 4"	2 SETS OF (4) 600 KCMIL & #1/0 GND
900 - 3G	(3) 3"	3 SETS OF (3) 350 KCMIL & #2/0 GND	900 - 4G	(3) 3"	3 SETS OF (4) 350 KCMIL & #2/0 GND
1000 - 3G	(3) 3"	3 SETS OF (3) 400 KCMIL & #2/0 GND	1000 - 4G	(3) 3-1/2"	3 SETS OF (4) 400 KCMIL & #2/0 GND
1200 - 3G	(4) 3"	4 SETS OF (3) 350 KCMIL & #3/0 GND	1200 - 4G	(4) 3"	4 SETS OF (4) 350 KCMIL & #3/0 GND
1600 - 3G	(4) 4"	4 SETS OF (3) 600 KCMIL& #4/0 GND	1600 - 4G	(4) 4"	4 SETS OF (4) 600 KCMIL & #4/0 GND
2000 - 3G	(6) 3"	6 SETS OF (3) 400 KCMIL & 250 KCMIL GND	2000 - 4G	(6) 3-1/2"	6 SETS OF (4) 400 KCMIL & 250 KCMIL GND

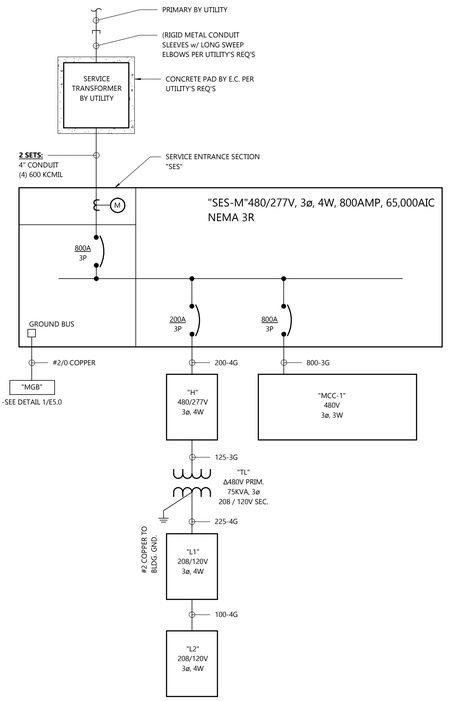
- CONDUCTOR SIZES LISTED ABOVE ARE FOR COPPER THHN/XHHW. CONTRACTOR SHALL ADJUST ACCORDINGLY FOR DIFFERENT WIRING TYPES.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO FEEDERS SIZES FOR AMBIENT TEMPERATURES AND VOLTAGE DROP ACCORDINGLY.
- WHERE PARALLEL CONDUCTORS ARE INDICATED, THE CONTRACTOR SHALL VERIFY LUG CONFIGURATIONS OF EQUIPMENT BEING CONNECTED.
- EQUIPMENT GROUNDING CONDUCTOR SIZE MAY BE REDUCED BASE ON OVERCURRENT AND/OR GROUND FAULT PROTECTION EQUIPMENT (NEC 250).

SHORT CIRCUIT CALCULATIONS
THE FOLLOWING CALCULATIONS ARE BASED UPON THE "POINT BY POINT" METHOD AS FOLLOWS:

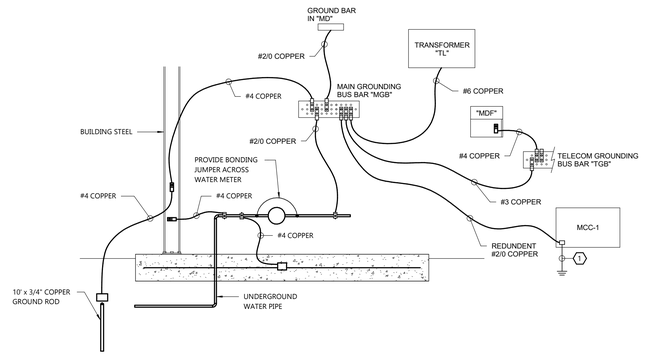
$$I(SCA) = I(SCA)\ X\ M \qquad M = \frac{1}{(1+F)} \qquad F = \frac{1.732 \times L \times I}{N \times C \times E\ (L\text{-}L)}$$

FAULT POINT	PANEL / S.E.S. TRANSFORMER	"I" AMPS	CONDUIT TYPE	COND. MATERIAL	COND. / PHASE	WIRE SIZE	"C" VALUE	"E" L-L	"E" Ø	"L" LENGTH	"F"	"M"	ISC
1	UTIL. TRANSFORMER	52,000											
2	SERVICE EQUIPMENT	52,000	NON-METALLIC	COPPER	3	300	20868	480	3	130	0.390	0.720	37420.1
3	"MD"	37,420	METALLIC	COPPER	3	300	18177	480	3	15	0.037	0.964	36080.0
4	"MCC-1"	36,080	NON-METALLIC	COPPER	3	300	20868	480	3	25	0.052	0.951	34296.9
5	"H"	36,080	NON-METALLIC	COPPER	1	3 OTT	13923	480	3	35	0.327	0.753	27183.6

NOTES:
- VALUES ABOVE ARE BASED ON THE ASSUMPTION THE UTILTY WILL PROVIDE A 300KVA TRANSFORMER WITH 1.6%Z. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- SERIES RATING OF BREAKERS MAY BE UTILIZED AT CONTRACTORS DISCRETION.
- "C" VALUES ARE EQUAL TO ONE OVER THE IMPEDANCE PER FOOT, AND ARE BASED UPON IEEE STANDARD TABLES.
- CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- VALUES ABOVE DO NOT REFLECT MOTOR CONTRIBUTIONS FROM THE BUILDING.
- ELECTRICAL CONTRACTOR TO PROVIDE ARC-FLASH HASZARD WARNING FIELD MARKING PER NEC 110.16
- ELECTRICAL CONTRACTOR TO PROVIDE SERIES RATED LABELING PER NEC 110-22(B) WHERE THERE IS AN APPLIED SERIES RATING AS SHOWN ON THE DRAWINGS.
- ANY ADDITIONAL COSTS FOR FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS WILL BE STRICTLY AT CONTRACTORS EXPENSE.



ONELINE DIAGRAM
NOT TO SCALE



1 E5.0 GROUNDING SYSTEM RISER DETAIL
NOT TO SCALE

GENERAL NOTES

- ONELINE DIAGRAMS AND RISER DIAGRAMS ARE A DIAGRAMMATIC REPRESENTATION TO AID THE CONTRACTOR IN UNDERSTANDING THE FUNCTION AND OPERATION OF THE SYSTEMS. EC SHALL REVIEW THE ONELINES, RISERS AND FLOOR PLANS FOR THE LOCATION OF ALL EQUIPMENT.
- SWITCHGEAR AND LIGHTING ARE PART OF A FURNISHED-BY-OWNER (FBO) PACKAGE THROUGH NATIONAL ACCOUNT VENDOR, CED NATIONAL ACCOUNTS. FOR SPECIFICATION QUESTIONS, CONTACT NAV DIRECTLY.
- FBO SWITCHGEAR SHALL INCLUDE PANELS, TRANSFORMER, MCC, AND DISCONNECTS RATED > 200A. ALL OTHER MATERIALS SHALL BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, INVENTORYING, STORING, AND INSTALLING FBO MATERIALS. DAMAGED OR MISSING MATERIALS FROM VENDOR MUST BE REPORTED WITHIN 72 HOURS OF RECEIPT. CONTRACTOR IS RESPONSIBLE FOR COST OF REPLACEMENTS DUE TO NON-COMPLIANCE WITH THESE TERMS.
- ALL FBO MATERIALS SHALL BE PALLETIZED UPON COMPLETION OF PROJECT AND RETURNED TO VENDOR. CONTRACTOR TO COORDINATE RETURN WITH VENDOR.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE REQUIRED BREAKERS AND PANELS, AND COORDINATING ANY GAPS OR CHANGES WITH NAV. COORDINATION SHALL OCCUR NO LATER THAN TWO WEEKS AFTER RECEIVING FBO EQUIPMENT ON SITE. NAV TO PROVIDE ANY REQUIRED BREAKERS TO MEET THE PANEL SCHEDULE DESIGN AT CONTRACTOR'S REQUEST.

KEYNOTES

1. PROVIDE 3/4"x10' CU CLAD GROUND ROD WITH #4 B.C. BOND FOR REDUNDANT VFD EQUIPMENT GROUND.

ELECTRICAL ONELINE DIAGRAMS & SCHEDULES

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION
Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH #XXXX (NAME)
ADDRESS • CITY, STATE ZIP

(130' - VER 1.2)

PROFESSIONAL SEAL

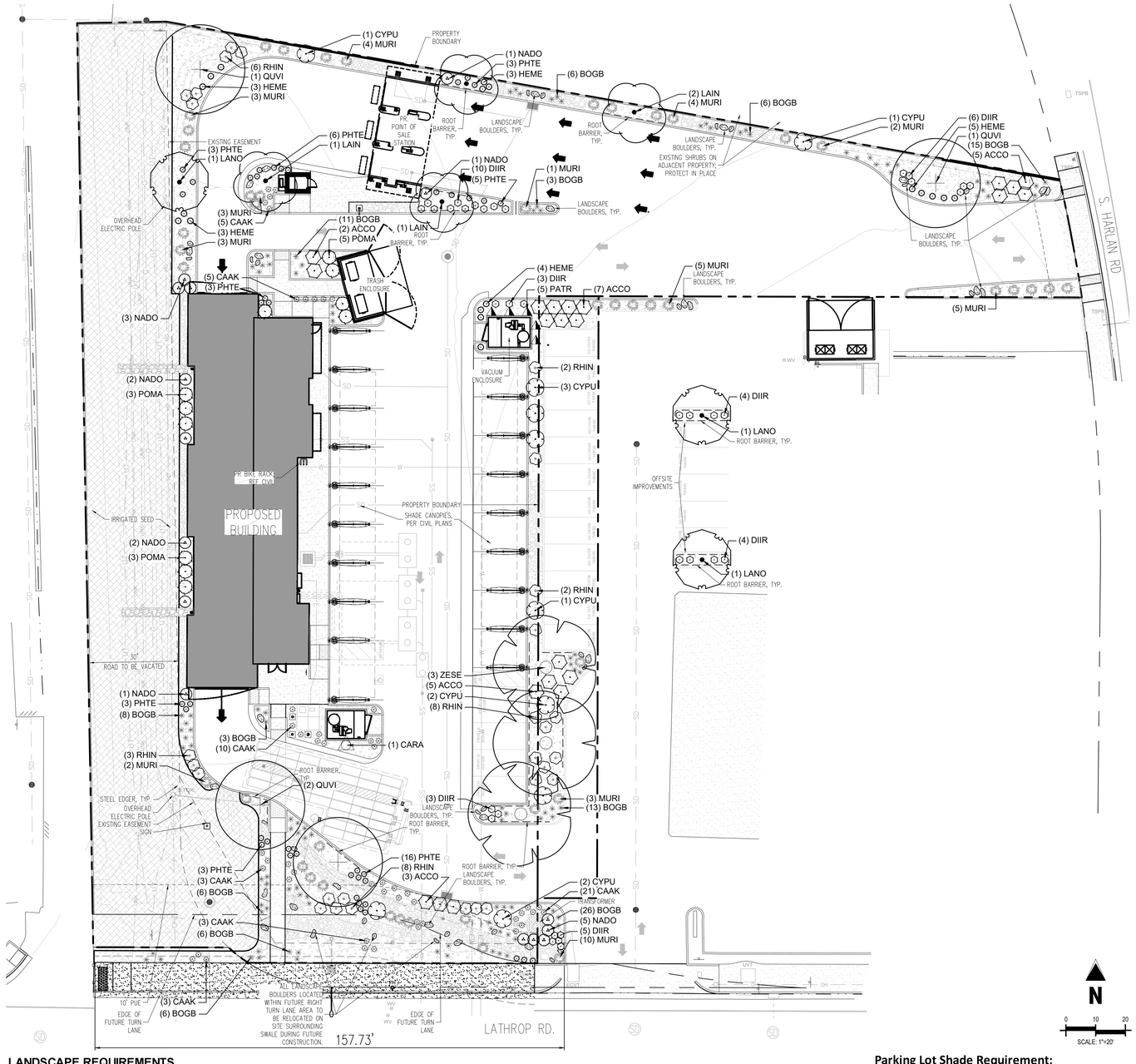
PRELIMINARY DATES

NOT FOR CONSTRUCTION

JOB NUMBER
XXX

SHEET NUMBER
E5.0

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12/10/2024 10:48:43 AM



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	ZESE	3	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	BOX	24" BOX	45'X35'	MODERATE
EVERGREEN TREES								
	LANO	3	SWEET BAY	LAURUS NOBILIS	BOX	24" BOX	25'X20'	LOW
	QUVI	4	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	BOX	24" BOX	50'X30'	MODERATE
ORNAMENTAL TREES								
	LAIN	4	MUSKOGEE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	BOX	24" BOX	20'X20'	LOW

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE
EVERGREEN SHRUBS							
	ACCO	22	COUSIN ITT ACACIA	ACACIA COGNATA 'ACCOG01'	#5 CONT.	3'X4'	LOW
	CYPU	10	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	#5 CONT.	4'X6'	VERY LOW
	DIIR	35	FORTNIGHT LILY	DIETES IRIDIOIDES	#5 CONT.	3'X2'	LOW
	NADO	15	GULF STREAM HEAVENLY BAMBOO	NANDINA DOMESTICA 'GULF STREAM'	#5 CONT.	4'X5'	MODERATE
	PHTE	42	JACK SPRATT NEW ZEALAND FLAX	PHORMIUM TENAX 'JACK SPRATT'	#5 CONT.	2'X2'	LOW
	POMA	11	MAKI YEW PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	#5 CONT.	9'X5'	LOW
	RHIN	29	ENCHANTRESS INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'MONESS'	#5 CONT.	3'X4'	MODERATE
ORNAMENTAL GRASSES							
	BOGB	109	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#5 CONT.	2'X2'	LOW
	CAAK	50	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#5 CONT.	5'X2'	LOW
	MURI	45	DEER GRASS	MUHLENBERGIA RIGENS	#5 CONT.	4'X4'	LOW
PERENNIALS							
	HEME	18	STELLA DE ORO DWARF DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	2'X2'	LOW
VINE/ESPALIER							
	CARA	1	TRUMPET VINE	CAMPSIS RADICANS	#5 CONT.	30'X5'	LOW
	PATR	5	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	#5 CONT.	15'X3'	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
MULCH				
	RMLCH	7,838 SF	1" "SONOMA GOLD" ROCK MULCH	1" "SONOMA GOLD" ROCK MULCH
	RMLCH2	2,989 SF	4-8" "NOIYO RIVER" ROCK COBBLE	4-8" "NOIYO RIVER" ROCK COBBLE
SOD/SEED				
	SEED	10,837 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	QTY	NAME
	53	3-5' LANDSCAPE BOULDERS
	315 LF	TREE ROOT BARRIER
	370 LF	STEEL EDGER

FOR PLANT AND LANDSCAPE MATERIAL SCHEDULES, SEE L2.0, PLANTING NOTES, NOTE 2.

N

0 10 20

SCALE: 1"=20'

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
17.92.070.A	PARKING LOT SCREENING	PARKING AREAS GREATER THAN 10 STALLS SHALL INCLUDE A 10 FOOT LANDSCAPE STRIP BUFFER.	21 TOTAL PARKING SPACES	10 FT LANDSCAPE BUFFER	10 FT LANDSCAPE BUFFER
17.92.070.B	PARKING LOT TREES	1 TREE PER SIX PARKING SPACES	21 TOTAL PARKING SPACES / 6 = 4 TREES	4 TREES	4 TREES
17.92.070.F.4	PARKING LOT SHADING	50% OF THE PARKING LOT FACILITY SHALL BE SHADED 15 YEARS AFTER ESTABLISHMENT. SOLAR CANOPIES CAN BE COUNTED.	9,250 SF PARKING AREA X 0.50 = 4,625 SF	4,625 SF	(SEE PARKING LOT SHADE CALCULATION TABLE)
17.92.080.B, 17.92.100.1	STREET TREES	TREES SHALL BE PLANTED BETWEEN 4-10 FEET FROM A PUBLIC ROW AND NO CLOSER THAN 4 FEET FROM THE BACK OF CURB OR PLANTING EDGE. STREET TREES SHALL BE SPACED NO FARTHER THAN 20 FEET APART.	158 LF ROW / 20 = 6 STREET TREES (LATHROP RD.)	8 STREET TREES	8 TREES*
					* 6 TREES RELOCATED TO SITE INTERIOR DUE TO UTILITY CONFLICTS

Parking Lot Shade Requirement:

Parking Area (S.F.):	9,250
50% Required Shade (S.F.):	4,625
Canopy Shade Provided (S.F.):	**2,687**
Tree Shade Provided (S.F.):	**1,443**
Total Shade Provided (S.F.):	**4,130**

SHADE CALCULATIONS FORMULA =

CANOPY AREA (CALCULATED FROM DIAMETER OF SPECIES LISTED AT FULL MATURITY)
(X) PERCENTAGE OF SHADE COVERAGE ON PARKING LOT
(X) NUMBER OF TREES USED
= TOTAL SHADED AREA IN SQUARE FEET

Tree Shade Calculations:	Canopy	Shade Tree Shade Coverage				Total Shaded
Tree Species (Canopy Area)	Area (S.F.)	25%	50%	75%	100%	Area (S.F.)
Zelkova serrata 'Green Vase'	962		3			1,443
			Total Tree Shade Provided:			1,443

LAND USE CALCULATIONS			
LAND USE	SQUARE FOOTAGE	ACREAGE	% OF SITE COVERAGE
SITE AREA	47,316 SF	1.09 AC	100%
PROPOSED BUILDING AREA	4,874 SF	0.11 AC	10.3%
PROPOSED LANDSCAPE AREA	21,664 SF	0.45 AC	45.8%

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
GallowayUS.com

LICENSED LANDSCAPE ARCHITECT
Timothy T. Nelson Lic. No. 6578
Signature
07/03/2025
Renewal Date
07/03/2025
Date
STATE OF CALIFORNIA

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MISTER CAR WASH
101 LATHROP ROAD
LATHROP, CA

#	Date	Issue / Description	Init.

Project No: MCW010
Drawn By: JAC
Checked By: DEF
Date: 07/03/2025

LANDSCAPE PLAN

L1.0

M:\Mister Car Wash\CA, Lathrop - MCW00010 - Mister Car Wash\05 Art\Panel\MCW010_P-1.0.dwg, Layout:Plot - 7/3/2025

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE CALIFORNIA LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

WATER EFFICIENT LANDSCAPE WORKSHEET

MAWA=(Eto)(0.62)[(LA X 0.5)+(SLA x 0.3)]

Net Evapotranspiration for Lathrop, CA (Inches per Year)

These Numbers have been modified to remove effective precipitation (EPPT) from the affective months

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Historic Eto	1.2	2	3.4	4.9	6.7	7.6	8.2	7.3	5.5	3.7	1.8	1.1	53.4

Maximum Applied Water Allowence Calculation

MAWA=(Eto)(0.62)[(HA)+(ETAF)]

MAWA - Maximum Applied Water Allowance (gallons per year)	Reference Evapotrans-piration (inches per year)	ET Adjustment Factor (ETAF)	Landscape Area includes Special Landscape Area (square feet) (HA)	Conversion Factor (to gal. per sf)
278,231	53.4	0.45	18,675	0.62

ESTIMATE TOTAL WATER USE WORKSHEET

ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

Hydrozone (gallons per year)	Plant Water Use Type (Low, Medium, or High)	Plant Factor (PF) (0-1.0, See Below)	Hydrozone Area (HA) (square feet)	Type of Irrigation (rotors, spray, drip, etc.)	Irrigation Efficiency (IE) (71-100%, See Below)	PF x HA / IE
Irrigated Seed Area	LOW	0.3	10,837	Spray	71%	4,579
Planting Bed Area	MED	0.4	7,838	Drip Emitters	85%	3,688
		Total Area:	18,675		Total Factor:	8,267

Estimated Total Water Use Per Year Calculation

ETWU - Estimated Total Water Use Per Year (gallons per year)	Reference Evapotrans-piration (inches per year)	Special Landscape Area (square feet)	Conversion Factor (to gal. per sf)	PF x HA / IE (Referenced from above)
273,720	53.4	0	0.62	8,267

Plant Factor Typical Ranges (PF)

To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS"
http://www.water.ca.gov/pubs/conservation/a_guide_to_estimating_irrigation_water_needs_of_landscape_plantings_in_california__wucols/wucols00.pdf

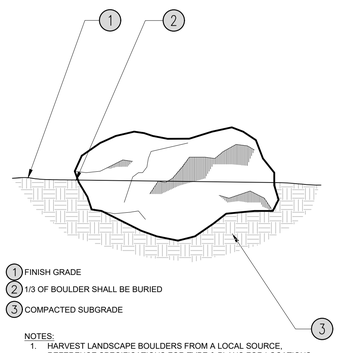
Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants with a Factor over 1.0 are prohibited
Plant Factor (PF) = K_s x K_d x Y_{mc}
K_s = Species Factor (range 0.1-0.9, see WUCOLS list)
K_d = Density Factor (range 0.5-1.3, see WUCOLS list)
K_{mc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)

Irrigation Efficiency will vary by soil type, weather condition, design, head type, construction quality, maintenance, etc.
Estimate irrigation efficiency somewhere in the ranges listed below

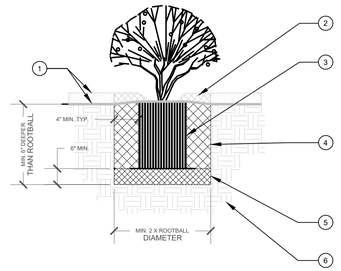
Multi-Stream Rotor Heads	71-75%
Spray Heads	71-75%
Bubblers	75-85%
Drip Emitters	80-90%



1. FINISH GRADE
2. 1/3 OF BOULDER SHALL BE BURIED
3. COMPACTED SUBGRADE

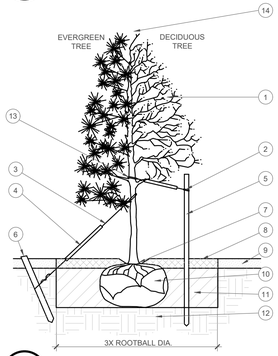
NOTES:
1. HARVEST LANDSCAPE BOULDERS FROM A LOCAL SOURCE. REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO VERIFY BOULDER LOCATIONS AND ORIENTATION PRIOR TO FINAL INSTALLATION.

5 LANDSCAPE BOULDER
N.T.S.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

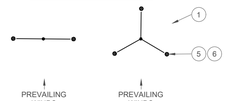
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



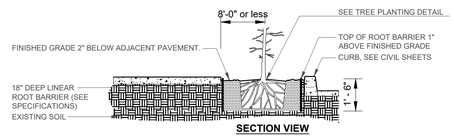
1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

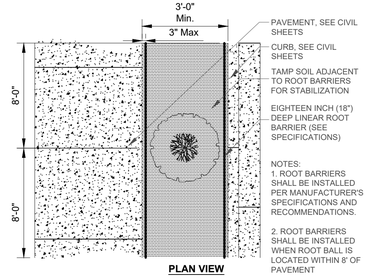
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



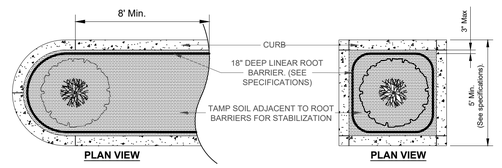
2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



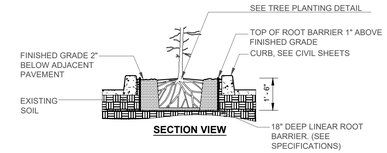


NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT

3 ROOT BARRIERS
SCALE: NOT TO SCALE



NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT



4 ROOT BARRIERS - PARKING LOT ISLANDS
SCALE: NOT TO SCALE

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
GallowayUS.com

LICENSED LANDSCAPE ARCHITECT — Timothy T. Nelson Lic. No. 6578 — Signature — 12/31/2026 Renewal Date — 07/03/2025 Date — STATE OF CALIFORNIA

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MISTER CAR WASH
101 LATHROP ROAD
LATHROP, CA

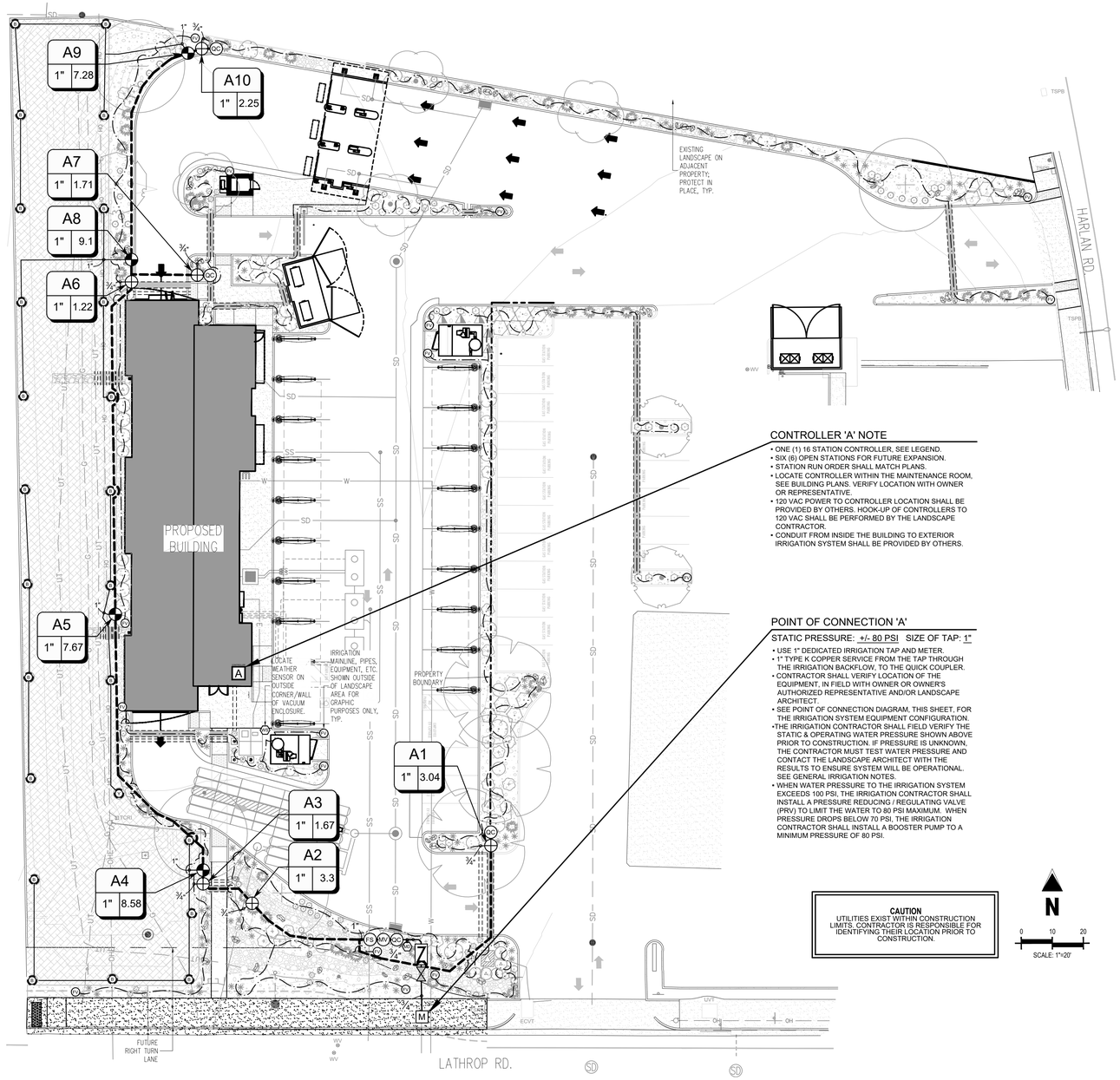
#	Date	Issue / Description	Init.

Project No:	MCW010
Drawn By:	JAC
Checked By:	DEF
Date:	07/03/2025

LANDSCAPE NOTES & DETAILS

L2.0

H:\Mister Car Wash\CA, Lathrop - MCW010\01- Make Car Wash\DR-ILD Prep\MCW010_R_2-5-Prep - Lauren Ryan - 7/3/2025



CONTROLLER 'A' NOTE

- ONE (1) 16 STATION CONTROLLER, SEE LEGEND.
- SIX (6) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER WITHIN THE MAINTENANCE ROOM, SEE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 80 PSI SIZE OF TAP: 1"

- USE 1" DEDICATED IRRIGATION TAP AND METER.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE QUICK COUPLER.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 70 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N

0 10 20

SCALE: 1"=20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER MP3000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTARY NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC ON PRS40 BODY.	SHEET IR2.0 DETAIL 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	SHEET IR2.0 DETAIL 2
	NIBCO 4665-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	SHEET IR2.0 DETAIL 3
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	
	EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	SHEET IR2.0 DETAIL 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	SHEET IR2.0 DETAIL 5
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	SHEET IR2.0 DETAIL 6
	NIBCO 4665-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 2"	SHEET IR2.0 DETAIL 7
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	SHEET IR2.0 DETAIL 8
	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE.	SHEET IR2.0 DETAIL 9
	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	SHEET IR2.0 DETAIL 10
A	HUNTER I2C-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER. 1 MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	SHEET IR2.0 DETAIL 11
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	SHEET IR2.0 DETAIL 12
MV	HUNTER IBV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	SHEET IR2.1 DETAIL 13
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER. 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	SHEET IR2.1 DETAIL 14
M	WATER METER 1" USE 1" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR METER SIZE AND LOCATION.	SEE CIVIL
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SIZE: 3/4"	SHEET IR2.1 DETAIL 15
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	SHEET IR2.1 DETAIL 15
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	SHEET IR2.1 DETAIL 15
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	SHEET IR2.1 DETAIL 15
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	SHEET IR2.1 DETAIL 15

VALVE CALLOUT
— VALVE NUMBER
#" — VALVE FLOW
#" — VALVE SIZE

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE U/F, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE. SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

CRITICAL ANALYSIS

Water Source Information:	Use dedicated irrigation tap and meter. See civil for tap and meter size and location.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	2.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	77 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	9.1 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	9.1 GPM
Critical Station:	A8
Design Pressure:	40 PSI
Friction Loss:	0.21 PSI
Fittings Loss:	0.02 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.91 PSI
Pressure Req. at Critical Station:	43.1 PSI
Loss for Fittings:	0.79 PSI
Loss for Main Line:	7.88 PSI
Loss for POC to Valve Elevation:	0.65 PSI
Loss for Backflow:	12.3 PSI
Loss for Master Valve:	2.91 PSI
Loss for Water Meter:	0.61 PSI
Critical Station Pressure at POC:	68.3 PSI
Pressure Available:	77 PSI
Residual Pressure Available:	8.72 PSI

IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR2.0 & IR2.1 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

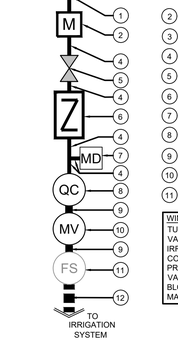
UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

VALVE SCHEDULE

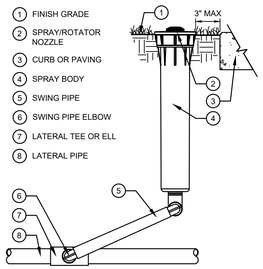
NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.04
A2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.3
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.67
A4	HUNTER ICV-G	1"	SHRUB ROTARY	8.58
A5	HUNTER ICV-G	1"	SHRUB ROTARY	7.67
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.22
A7	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.71
A8	HUNTER ICV-G	1"	SHRUB ROTARY	9.1
A9	HUNTER ICV-G	1"	SHRUB ROTARY	7.28
A10	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.25

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM

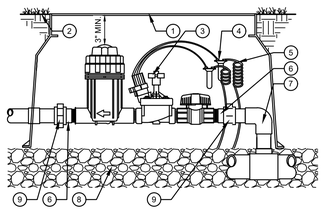


1. IRRIGATION SERVICE STUB OFF MAINLINE. SEE CIVIL FOR TAP SIZE & LOCATION
2. IRRIGATION METER, SEE CIVIL FOR SIZE & LOCATION
3. 1" K COPPER WATER SERVICE PIPE
4. GATE VALVE
5. 1" BACKFLOW DEVICE
6. MANUAL DRAIN VALVE
7. 1" QUICK COUPLER
8. 1" PVC LINE, CLASS 200 PIPE
9. 1" MASTER VALVE
10. 1" FLOW SENSOR
11. 1" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

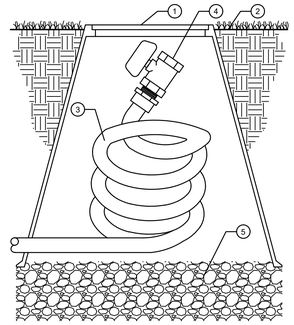


1 SPRAY/ROTATOR
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

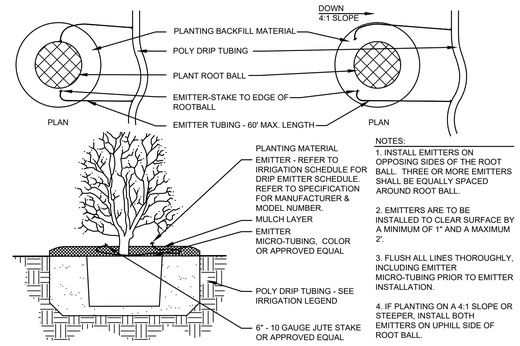
2 REMOTE DRIP CONTROL VALVE
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
2. FINISH GRADE
3. POLYPIPE DRIP LINE, COIL AN ADDITIONAL 36" WITHIN BOX
4. MANUAL FLUSH BALL VALVE
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

NOTE: KINKED PINCHED, OR OTHERWISE DAMAGED POLYPIPE WILL NOT BE ACCEPTED.

3 MANUAL FLUSH DRAIN VALVE
N.T.S.



NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

4 DRIP EMITTERS LAYOUT
N.T.S.

G-32.84-328406-06

1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE WITH FILTER SENTRY ('FS')
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS
10. PVC SCH 80 BALL VALVE

5 REMOTE CONTROL VALVE
N.T.S.

1. CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2. FINISH GRADE
3. QUICK-COUPLING VALVE
4. 6" LONG BRASS NIPPLE
5. 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. PREFABRICATED SWING JOINT
7. PVC SCH 40 TEE OR ELL
8. PVC MAINLINE
9. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

6 QUICK COUPLER
N.T.S.

1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

7 BALL VALVE
N.T.S.

1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

8 GATE VALVE
N.T.S.

1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES VALVE
8. 3/4" MxF SCH.40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. 3/4"x4" PVC NIPPLE SCH. 80
11. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

9 MANUAL DRAIN VALVE
N.T.S.

1. COPPER SERVICE LINE
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
13. 12"X12"X12" THRUST BLOCKS

10 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.

NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION

1. EXTERIOR WALL
2. CONTROLLER PER LEGEND
3. LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
4. PVC CONDUIT FOR CONTROL WIRES
5. LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
6. 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER APPLICABLE CODES.
7. CONTROL WIRES
8. INSTALL PVC SWEEP 1'-6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
9. FINISH GRADE
10. ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.

11 WALL MOUNT CONTROLLER
N.T.S.

NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

12 WEATHER SENSOR
N.T.S.

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
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LICENSED LANDSCAPE ARCHITECT — Timothy T. Nelson Lic. #5978 — Signature — 07/03/2025 Renewal Date — Date — STATE OF CALIFORNIA

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MISTER CAR WASH
101 LATHROP ROAD
LATHROP, CA

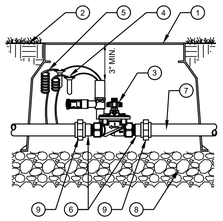
#	Date	Issue / Description	Init.

Project No:	MCW010
Drawn By:	JAC
Checked By:	DEF
Date:	07/03/2025

IRRIGATION NOTES & DETAILS

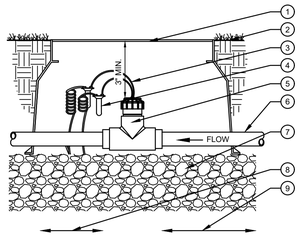
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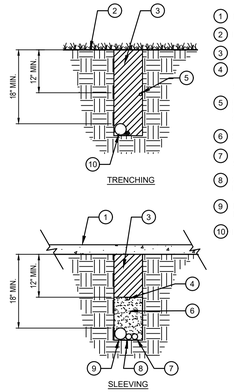
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

13 MASTER VALVE
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. FS BRAND ON LID.
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER. MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
9. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

14 FLOW SENSOR
N.T.S.



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

15 PIPE & SLEEVE INSTALLATION
N.T.S.

Galloway
575 E Locust Avenue, Suite 103
Fresno, CA 93720
559.721.5030
GallowayUS.com

LICENSED LANDSCAPE ARCHITECT
Timothy T. Nelson Lic. 6575
Signature
7-3-2025
Renewal Date
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Date
STATE OF CALIFORNIA

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MISTER CAR WASH
- -
101 LATHROP ROAD
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IRRIGATION NOTES & DETAILS

IR2.1

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