

## DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Thursday, August 18, 2022, at 4:00 p.m. or as soon thereafter as possible, via teleconference to consider:

### **D20-0021: Applicant and Property Owners is Panchaksha Patel – 2480 Byron Road**

– Public hearing to consider approving a Development Review permit for construction of nine attached dwelling units comprised of a four-plex and a five-plex, known as the Sansub Apartments. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332, which pertains to certain infill development projects. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

All interested persons are invited to participate by joining the meeting via Microsoft Teams by viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notices> or by calling the Microsoft Teams teleconference line at **(209) 425-4338** Conference ID: **232 950 945 75** to submit statements orally during the meeting; or submit comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).

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

Information concerning this matter may be obtained on the City's website on *Thursday, August 11, 2022* at the following page: <https://www.cityoftracy.org/our-city/departments/planning/director-hearings>.

KRIS BALAJI  
Development Services Director

August 18, 2022

AGENDA ITEM 1

REQUEST

**PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR THE SANSUB APARTMENTS LOCATED AT 2480 W. BYRON ROAD, ASSESSOR'S PARCEL NUMBER 238-050-20. APPLICANT AND PROPERTY OWNERS IS PANCHAKSHA PATEL. APPLICATION NUMBER IS D20-0021.**

DISCUSSION

The proposed Sansub Apartments is a nine-unit multi-family residential project comprised of two two-story buildings, where the northerly building contains five attached units and the southerly building contains four attached units, with attached garages and a guest parking area on an approximately 0.75-acre site located at 2480 W. Byron Road (Assessor's Parcel Number 238-050-20). The project site is zoned Medium Density Residential (MDR) and is designated Residential Medium by the General Plan, within which multi-family residential uses are permitted.

As depicted in Attachment A, the proposed project meets the Tracy Municipal Code regulations and the City's Design Goals and Standards for multi-family residential development in the MDR zone in terms of site design, parking and circulation, and architecture of the buildings. The project consists of a rectangular-shaped parcel fronting onto Byron Road with residential buildings proposed on the eastern portion of the site and a parking and circulation area proposed on the western portion of the site. A landscaped open space area with a concrete walkway is proposed along the front of the buildings to provide pedestrian access to the dwelling entries, and individual courtyards comprised of hardscaping and landscaping are provided at the front of each dwelling unit. Each proposed unit is two stories totaling 1,547 square feet and will be provided with a two-car garage. The common drive aisle proposed on the rear of the buildings will provide vehicular access from Byron Road to the rear-loaded garages and five guest parking spaces. A turnaround area for fire apparatuses is provided between the buildings. The buildings are proposed to have high-quality design on all four elevations and include desirable architectural elements such as popouts and recesses, covered entries, pitched tile roofs, corbels, numerous windows throughout, window shutters, decorative window trims, and wrought-iron window accents proposed in earth tone colors that will be complementary of development in the project vicinity. A metal trellis will be provided on an otherwise blank wall on the north elevation of the building closest to Byron Road that will allow for vines to grow and add aesthetic appeal to the streetscape. Landscaping is proposed throughout the site, including a large amount at the site frontage that is accented by decorative pavement at the site entry.

Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened

species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

**RECOMMENDATION**

Staff recommends that the Development Services Director approve the development review permit for the Sansub Apartments project, application number D20-0021, based on the findings contained in the Director's Determination dated August 18, 2022 (Attachment B).

Prepared by Kimberly Matlock, Associate Planner

Approved by Victoria Lombardo, Senior Planner

**ATTACHMENTS**

- A: Proposed Development Plans dated March 23, 2022
- B: Development Services Director Determination  
Exhibit 1 – Conditions of Approval

# Site Plan/ Design Review Application

for

## Sansub Apartments

RECEIVED  
March 23, 2022  
City of Tracy  
Development Services

9 Unit Apartment Complex

2480 Byron Road. Tracy, CA 95377  
APN: 238-005-020

### Sheet Index

- CS Cover Sheet
- A1.0 Overall Project Information Site Plan
- A1.1 Site Plan Sections
- A1.2 Site Plan Surrounding Photos
- B0.0 Unit Floor Plan
- B1.0 Building "B1" First Level Floor Plan
- B1.1 Building "B1" Second Level Floor Plan
- B1.2 Building "B1" Roof Plan
- B1.3 Building "B1" Elevations
- B2.0 Building "B2" First Level Floor Plan
- B2.1 Building "B2" Second Level Floor Plan
- B2.2 Building "B2" Roof Plan
- B2.3 Building "B2" Elevations
- Building "B1" Colored Elevations
- Building "B2" Colored Elevations
- L1 Landscaping Irrigation Plan
- L2 Landscaping Planting Plan
- L3 Landscaping Details
- L4 Landscaping Details
- 1 Engineering Topographic Map and Demolition Plan
- 2 Site Plan
- 3 Preliminary Grading
- 4 Preliminary Utility Plan
- 4.1 Preliminary Utility Plan
- 5 Plan and Profile
- Storm Drain Design Sheet Enlarged
- Contech Design Letter for CDS & CMP Sizing (16 pages)
- Engineering Response to City of Tracy Letter (1 pages)
- Engineering Response to Redline Plans (5 pages)

### Team

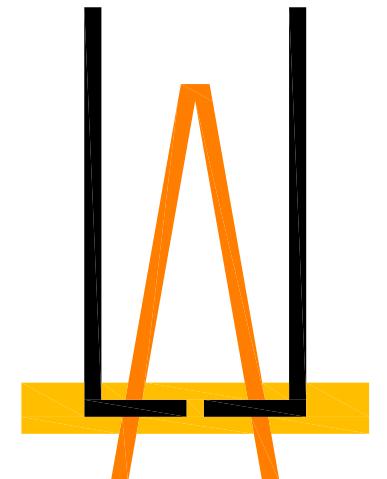
Owner:  
Landwest, LLC  
3202 West March Lane, Suite A  
Stockton, CA 95219  
(209) 951-6190

Architect:  
Lee-Jagoe Architecture, Inc.  
2291 West March Lane, Suite B200  
Stockton, CA 95207  
(209) 957-9254

Landscape Design:  
Ps1 Landscape Architecture  
816 Hampshire Court  
Modesto, CA 95350  
(209) 840-2246

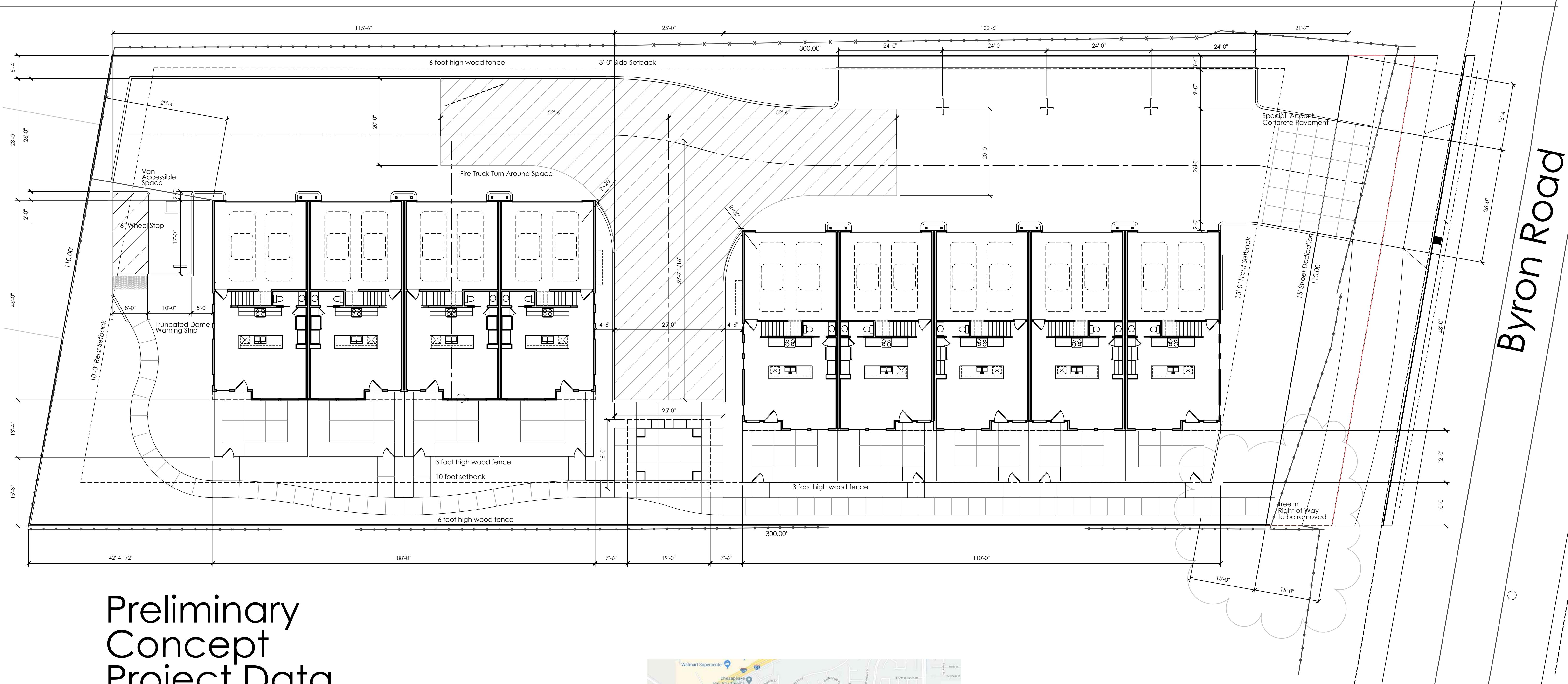
Civil Engineer:  
Wong Engineers, Inc.  
4578 Feather River Drive, Suite A  
Stockton, CA 95219  
(209) 476-0011

CS



SANSUB APARTMENTS  
Tracy, California

March 16, 2022 Revised



## Preliminary Concept Project Data

Gross Land Area: .75 Acres  
Net Land Area: .708 Acres (Less Dedication)

# of Units: 9 Units  
Density: 12.00 Du/Ac Gross

Coverage Base on Net Land Area:

Building Coverage: 9,100 SF 29.51%  
Parking Coverage: 9,964 SF 32.27%  
Landscaping Coverage: 11,776 SF 38.22%

Floor Area Ratio: .5865 to 1.00 with garage  
.4515 to 1.00 without garage

# Parking Spaces: 18 Spaces Req'd

Covered: 18 Spaces  
Guest: 5 Spaces

Total Parking Spaces: 23 Spaces

Private Open Space Minimum 310 Square Feet Front Yard

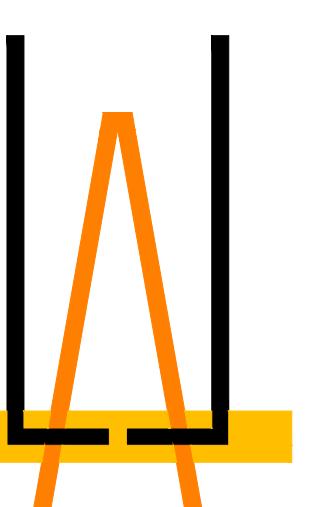
**SANSUB APARTMENTS**  
Tracy, California

## Preliminary Concept Site Plan

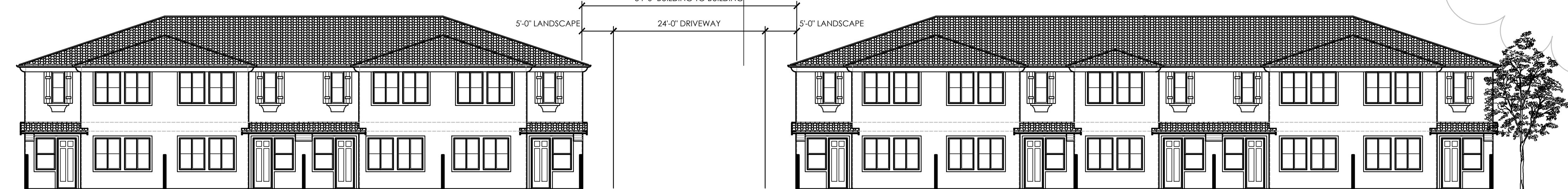
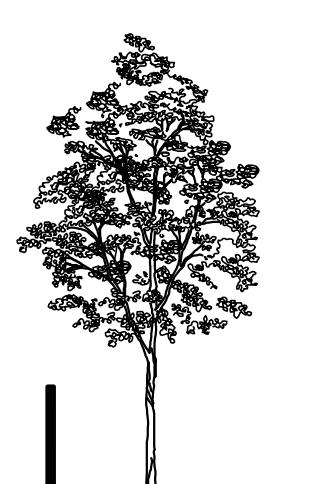
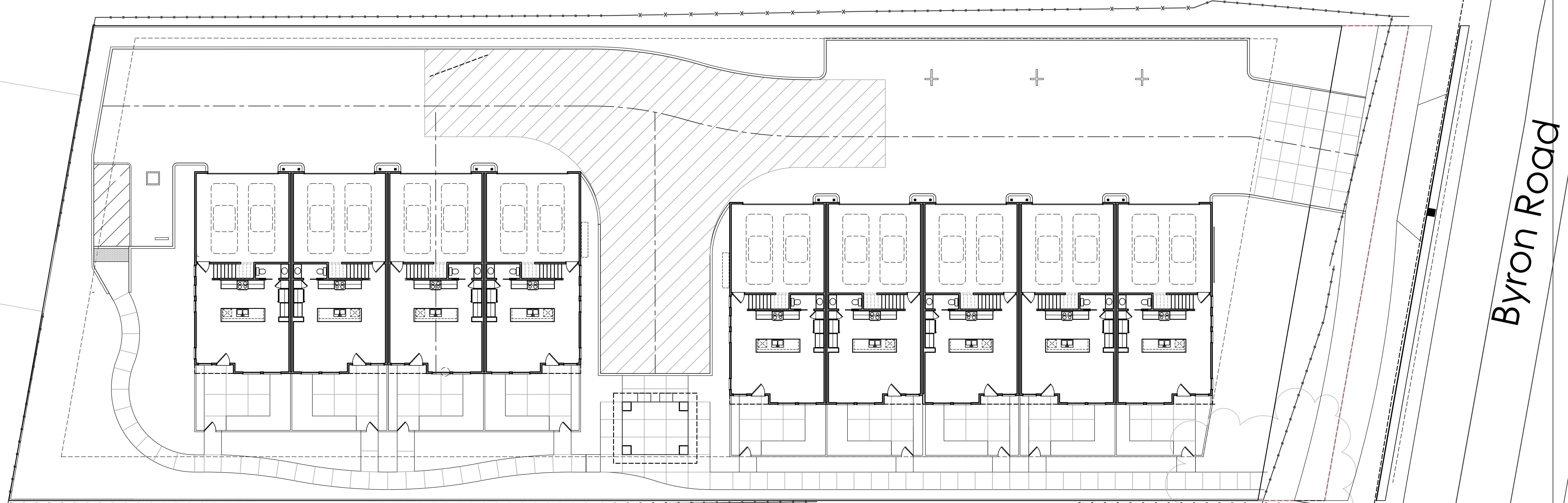
Parcel 238-005-020

**Sheet A1.0**

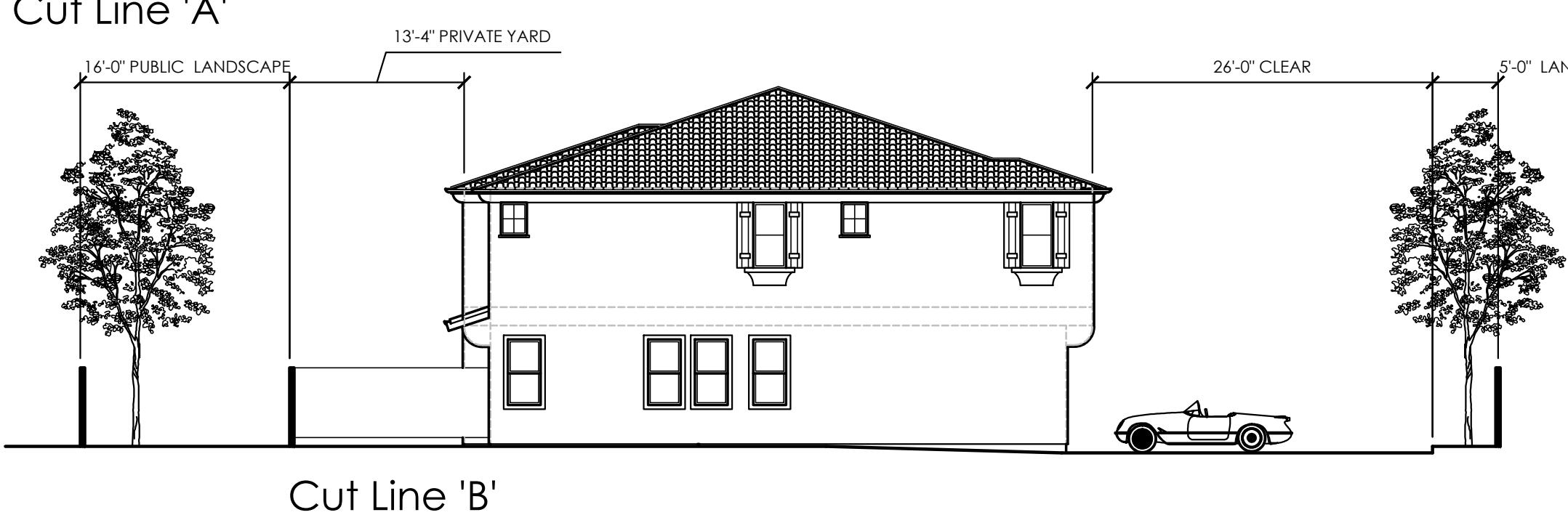
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September 20, 2021



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INCORPORATED



Proposed Exterior Light Fixture



# SANSUB APARTMENTS

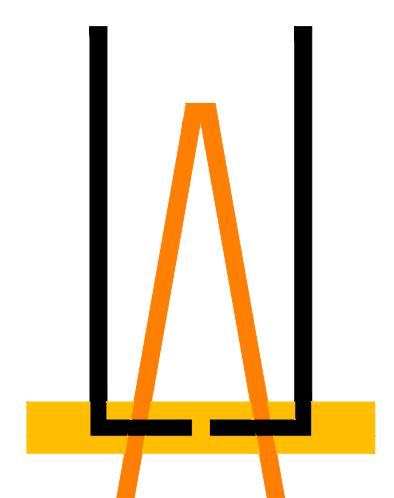
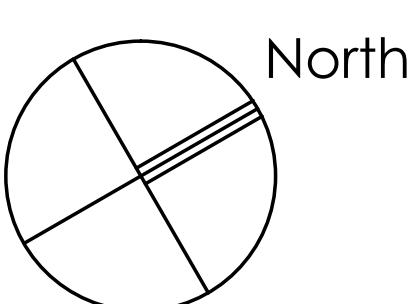
Tracy, California

Panchaksha Patel

**Site  
Sections**  
Parcel 238-005-020  
Sheet A1.1

Scale: 3/32" = 1'-0"  
September 20, 2021

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INCORPORATED

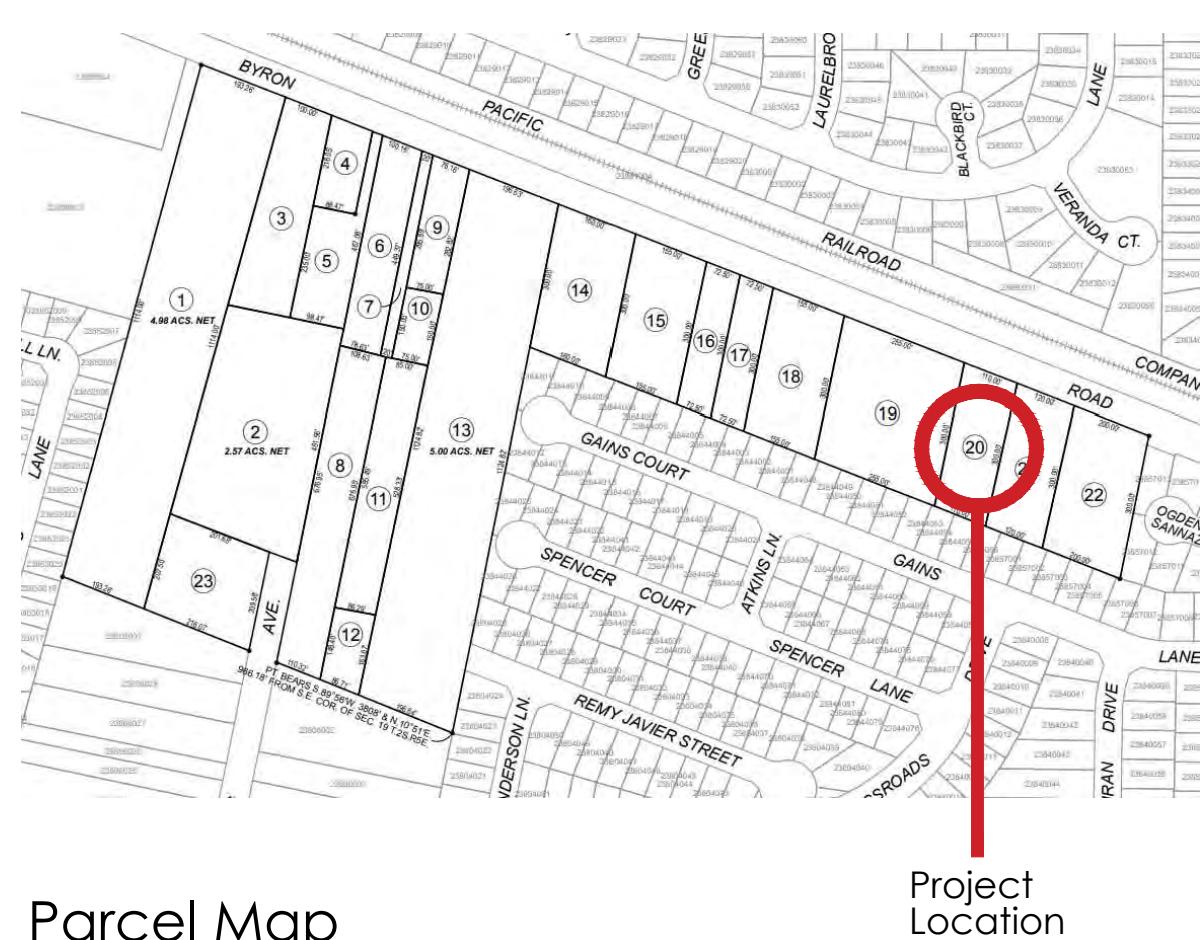
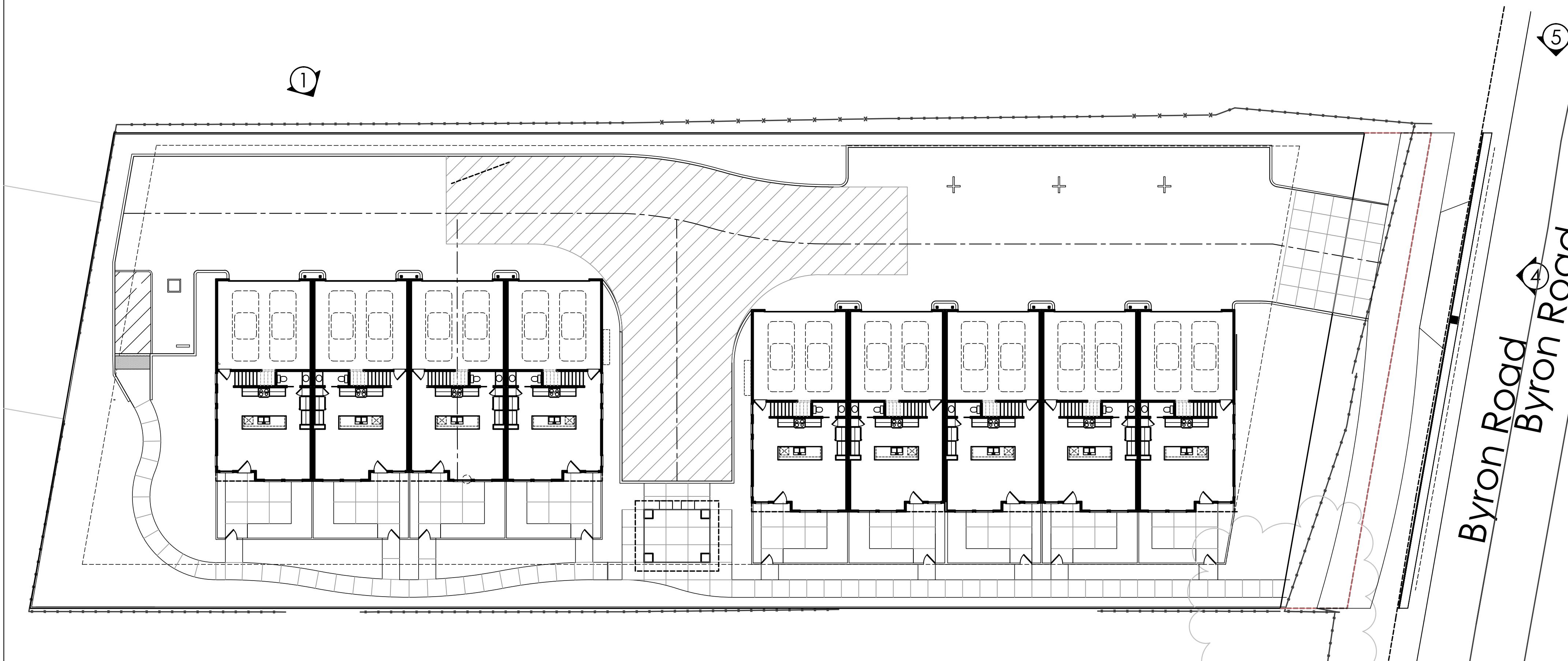




① Aerial Looking South



② Aerial Looking North



Parcel Map  
Parcel 238-005-020



⑤ Street View Looking South



③ Street View Looking North

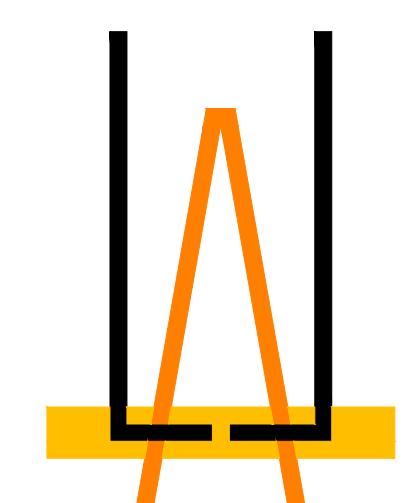
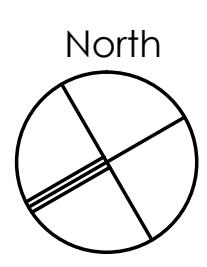


④ Street View Looking West

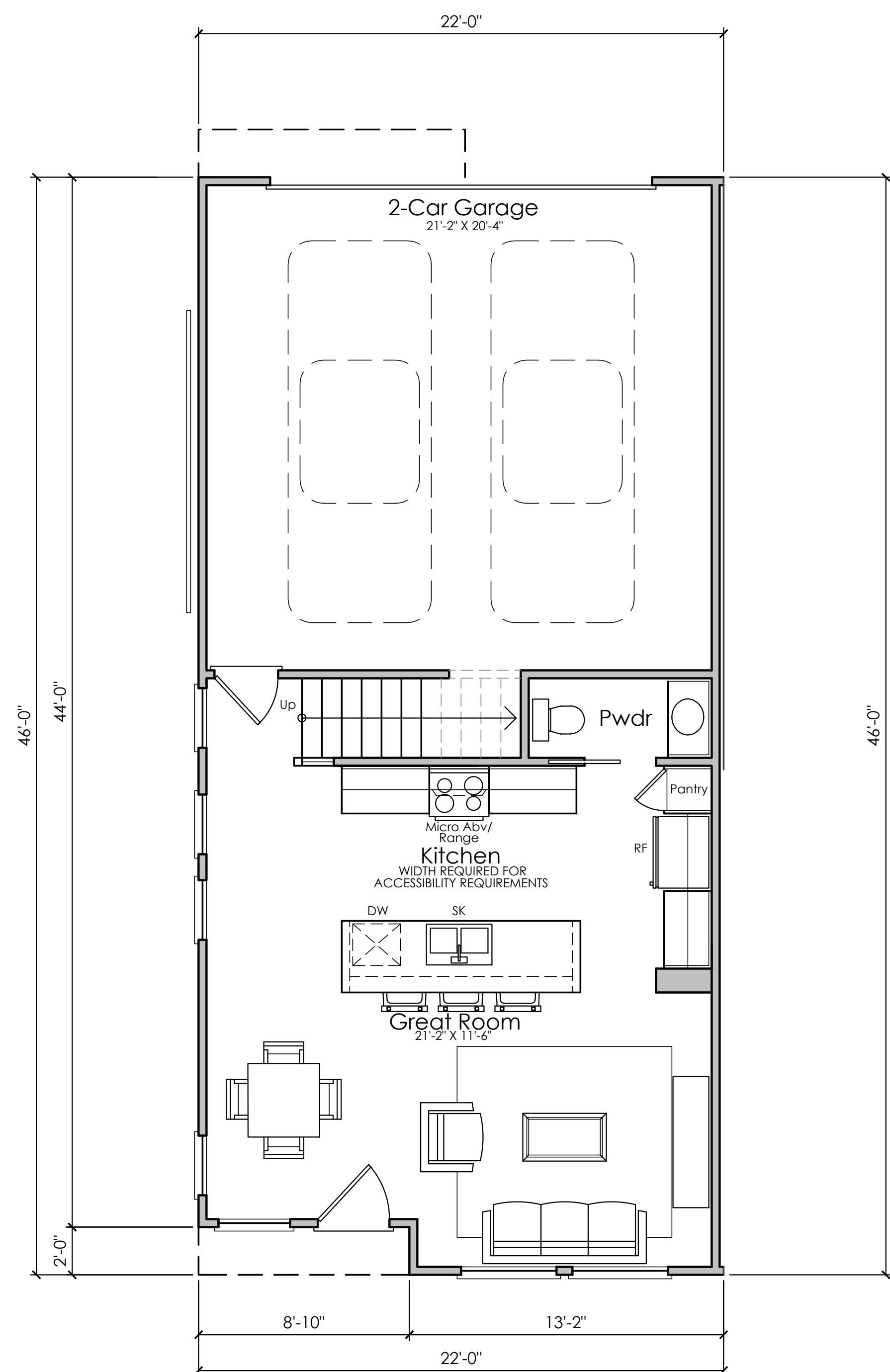
Photos of  
Surrounding Areas  
Site Plan  
Parcel 238-005-020

Sheet A1.2

Scale: 1/16" = 1'-0"  
September 20, 2021



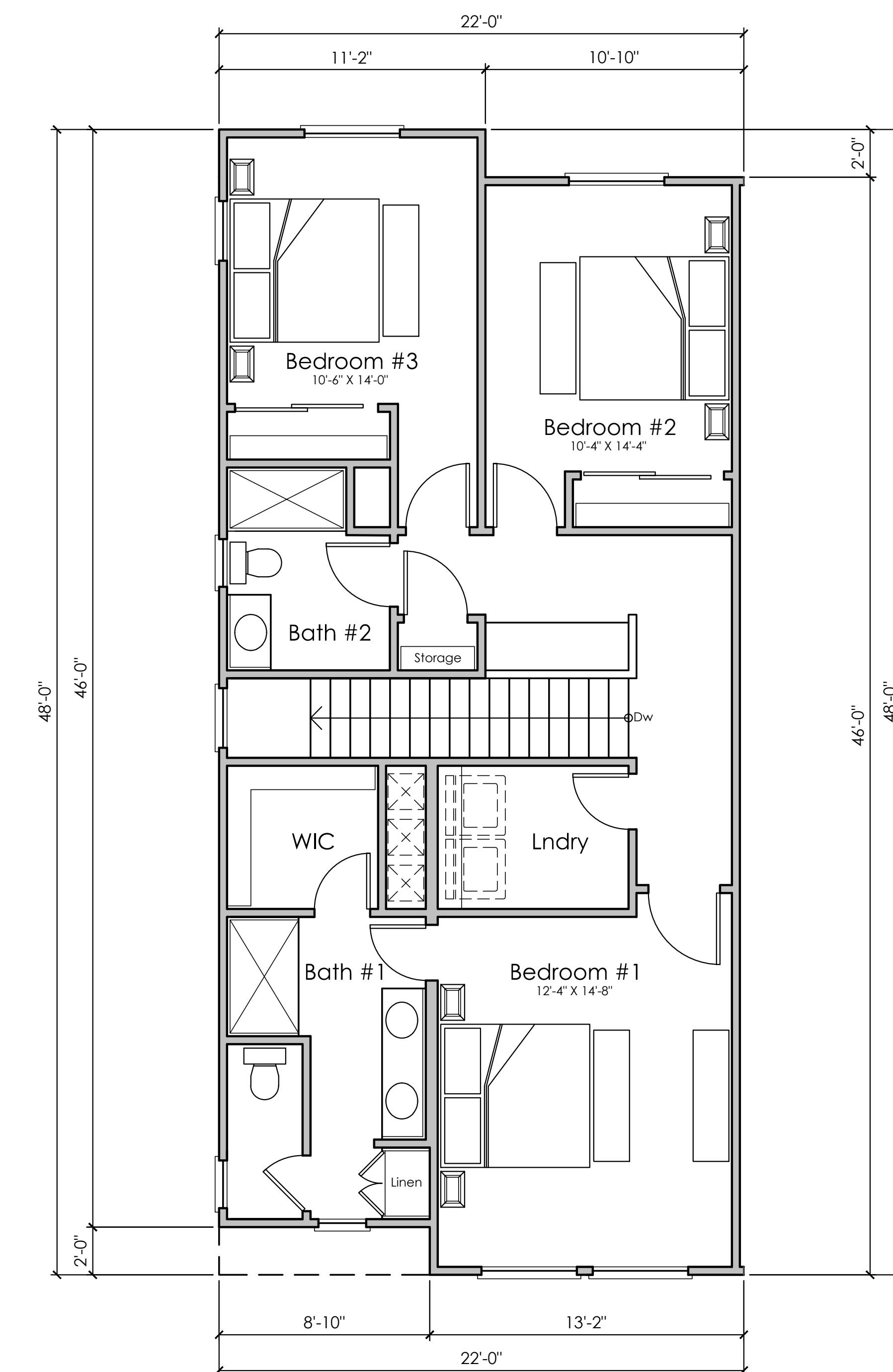
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Ground Floor Plan

Typical End Unit Shown

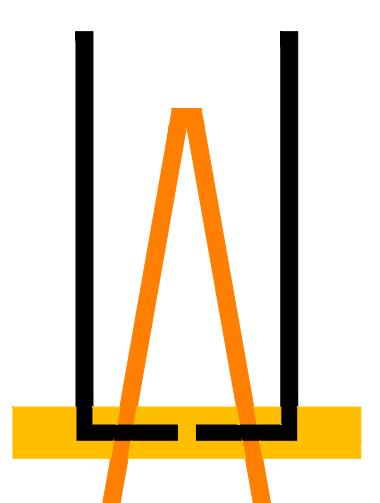
Ground Floor	532 Square Feet
Second Floor	1,017 Square Feet
Total:	1,547 Square Feet
Garage:	462 Square Feet



Second Floor Plan

Preliminary  
Sheet B0.0  
Prototype Unit "A1"

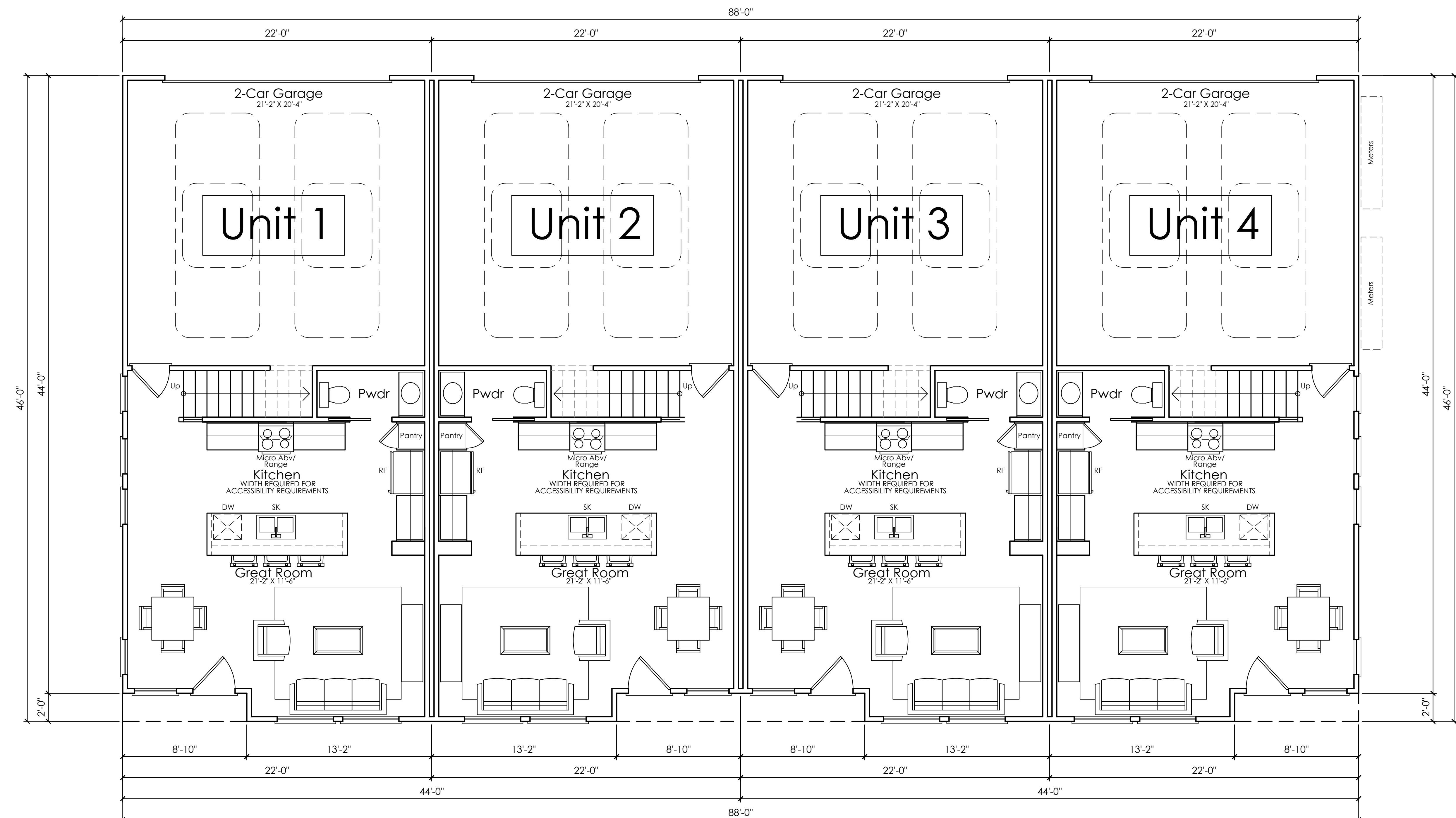
4 Unit Building  
Scale: 1/4"=1'-0"  
September 20, 2021



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**SANSUB APARTMENTS**  
Tracy, California

Panchaksha Patel



# Ground Floor Plan

## Area per Unit

Ground Floor	532 Square Feet
Second Floor	1,017 Square Feet
<hr/>	
Total:	1,547 Square Feet
Garage:	462 Square Feet

# Preliminary Sheet B1.0 Building "B1"

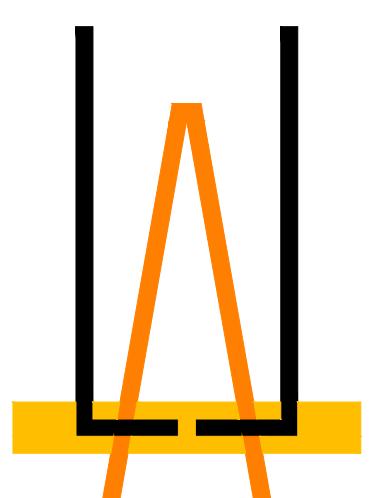
## 4 Unit Building

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

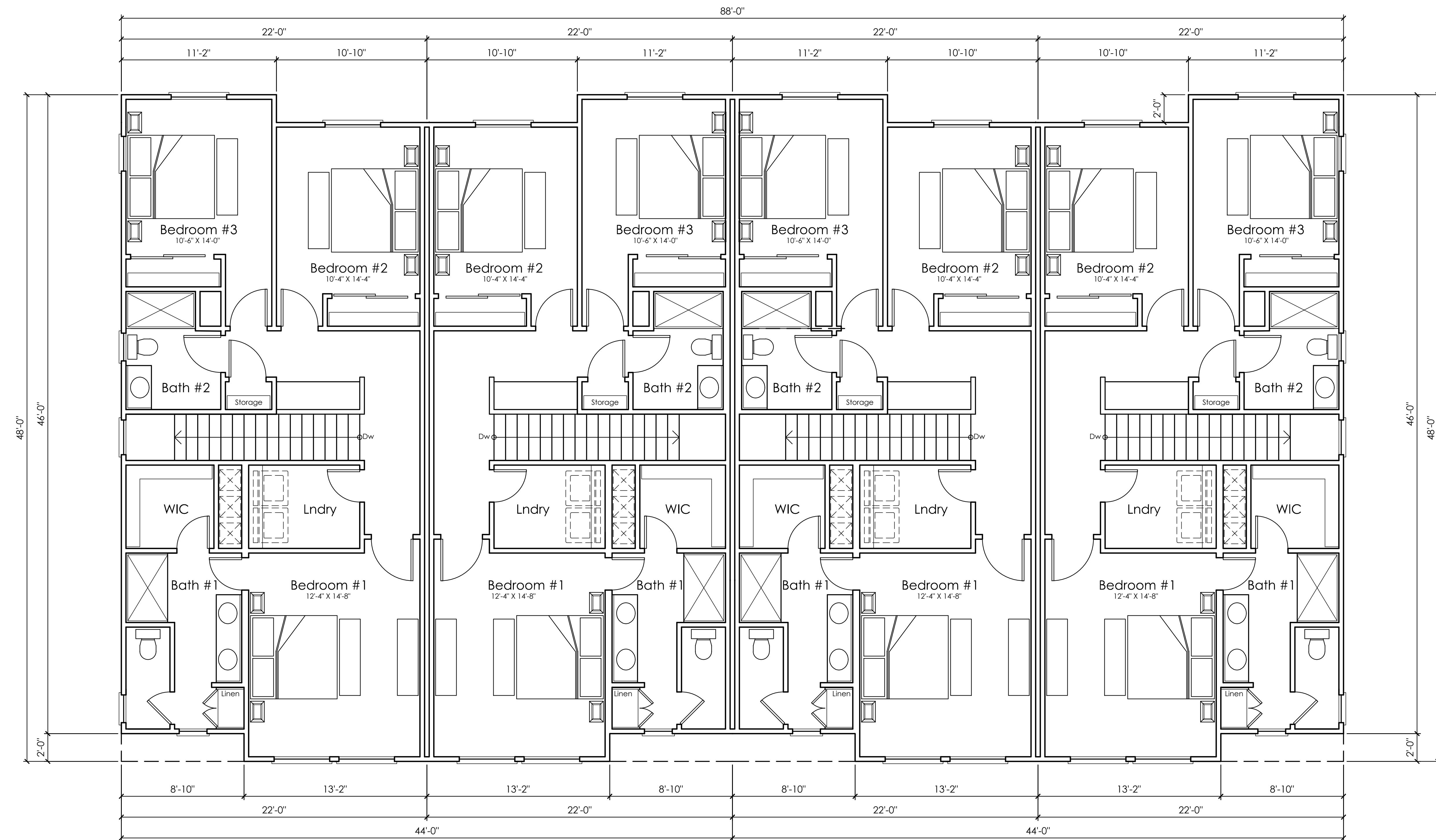
September 20, 2021

# SANSUB APARTMENTS

## Tracy, California



# LEE • JAGOE ARCHITECTURE INCORPORATED

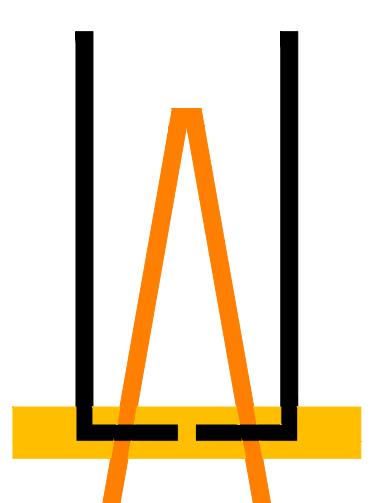


# SANSUB APARTMENTS

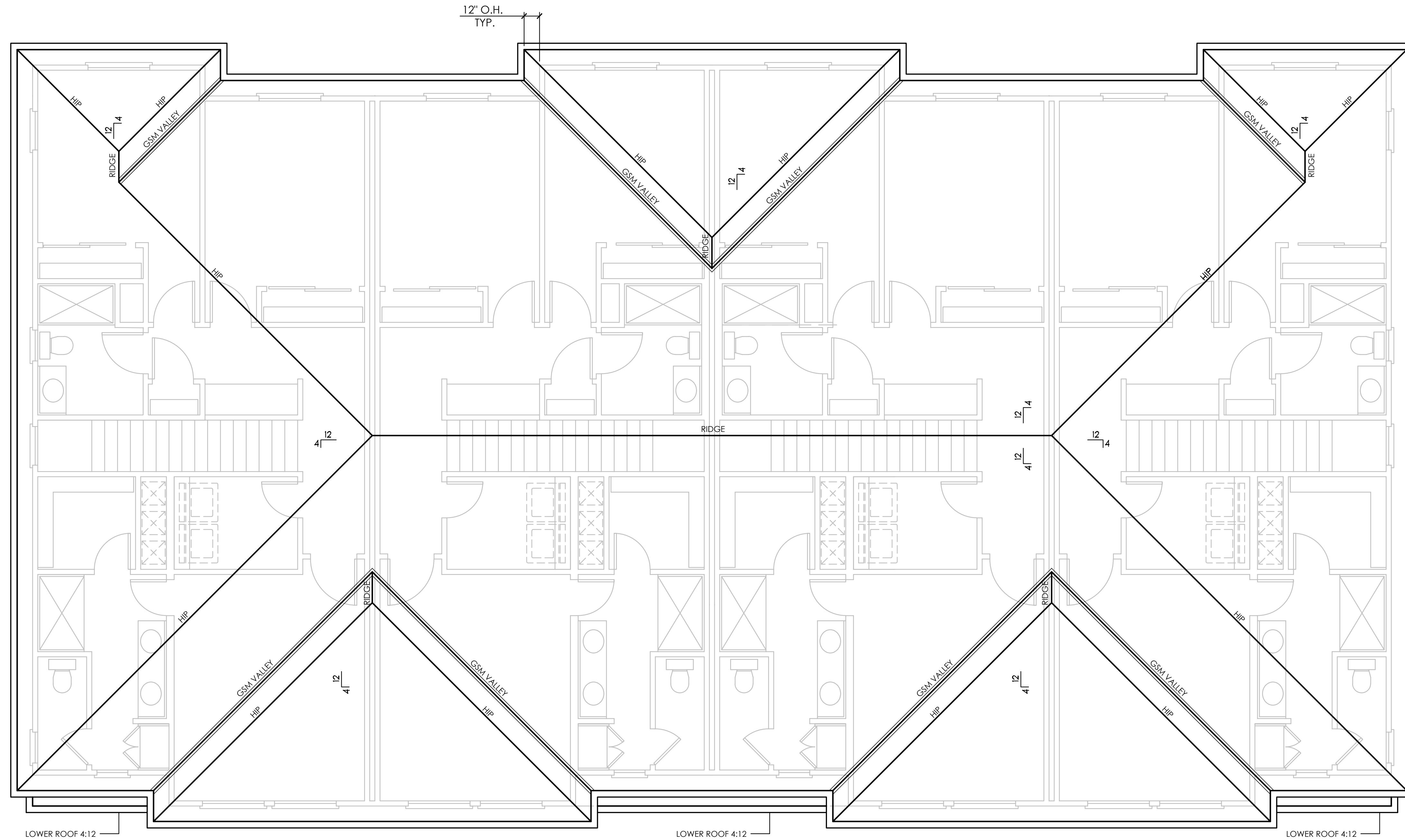
Tracy, California

Preliminary  
Sheet B1.1  
Building "B1"

4 Unit Building  
Scale: 1/4"=1'-0"  
September 20, 2021



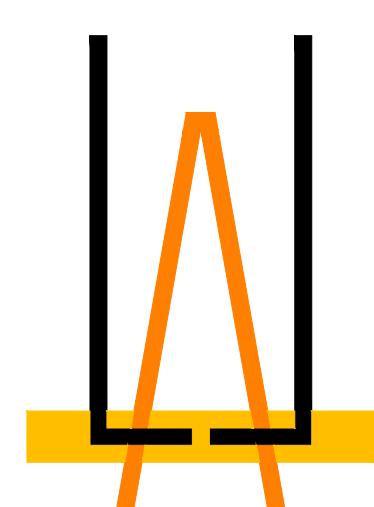
LEE • JAGOE ARCHITECTURE  
INCORPORATED



**SANSUB APARTMENTS**  
Tracy, California

**Sheet B1.2**  
**Roof Plan**

Building "B1"  
Scale: 1/4"=1'-0"  
September 20, 2021



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INCORPORATED



East Driveway Elevation



North Side Elevation



South Side Elevation



West Rear Elevation

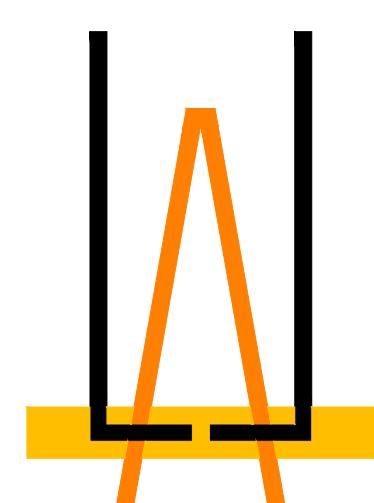
# SANSUB APARTMENTS

## Tracy, California

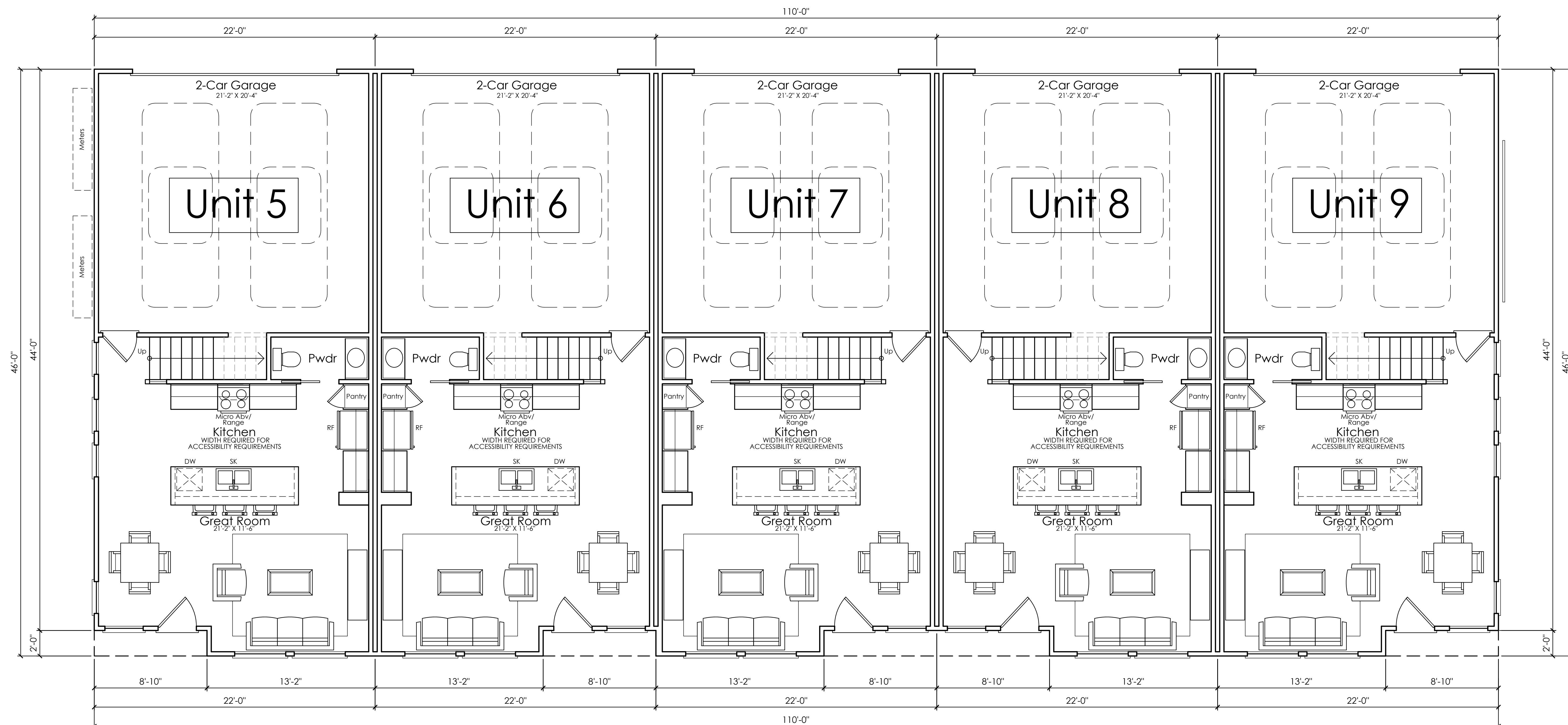
Panchaksha Patel

### Preliminary Sheet B1.3 Building "B1" Conceptual Exterior Elevations

Scale: 3/16"=1'-0"  
September 20, 2021



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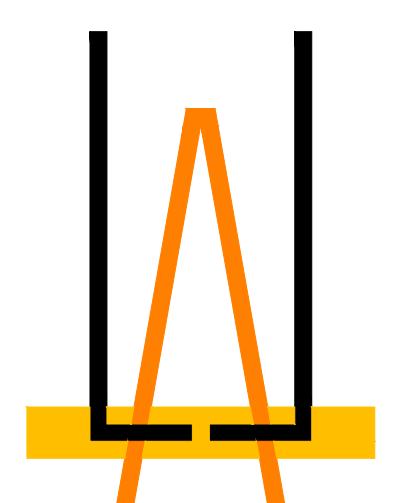
### Second Floor Plan

Area Per Unit

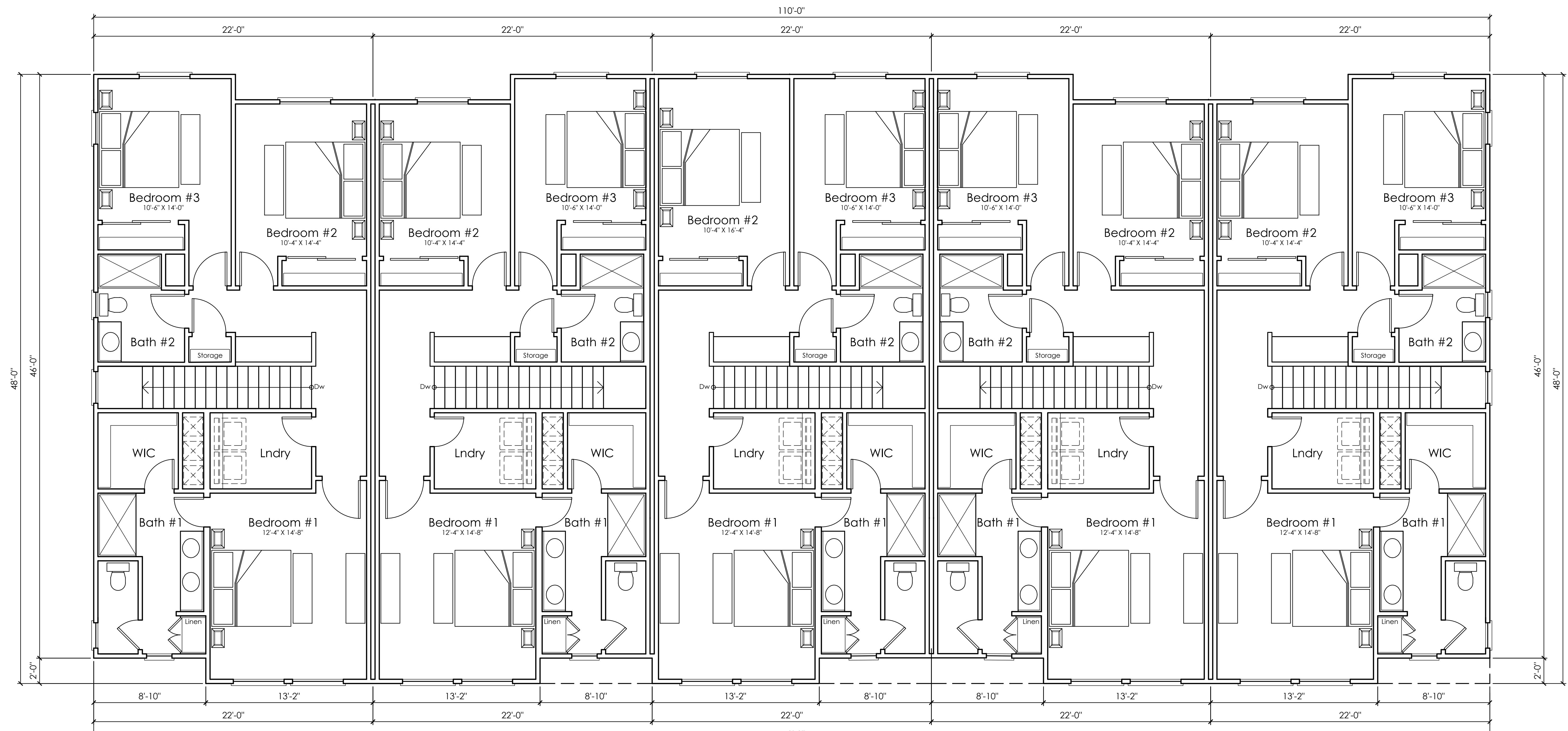
Ground Floor	532 Square Feet
Second Floor	1,017 Square Feet
Total:	1,547 Square Feet
Garage:	462 Square Feet

### Preliminary Sheet B2.0 Building "B2"

5 Unit Building  
Scale: 1/4"=1'-0"  
September 20, 2021



**SANSUB APARTMENTS**  
Tracy, California



# SANSUB APARTMENTS

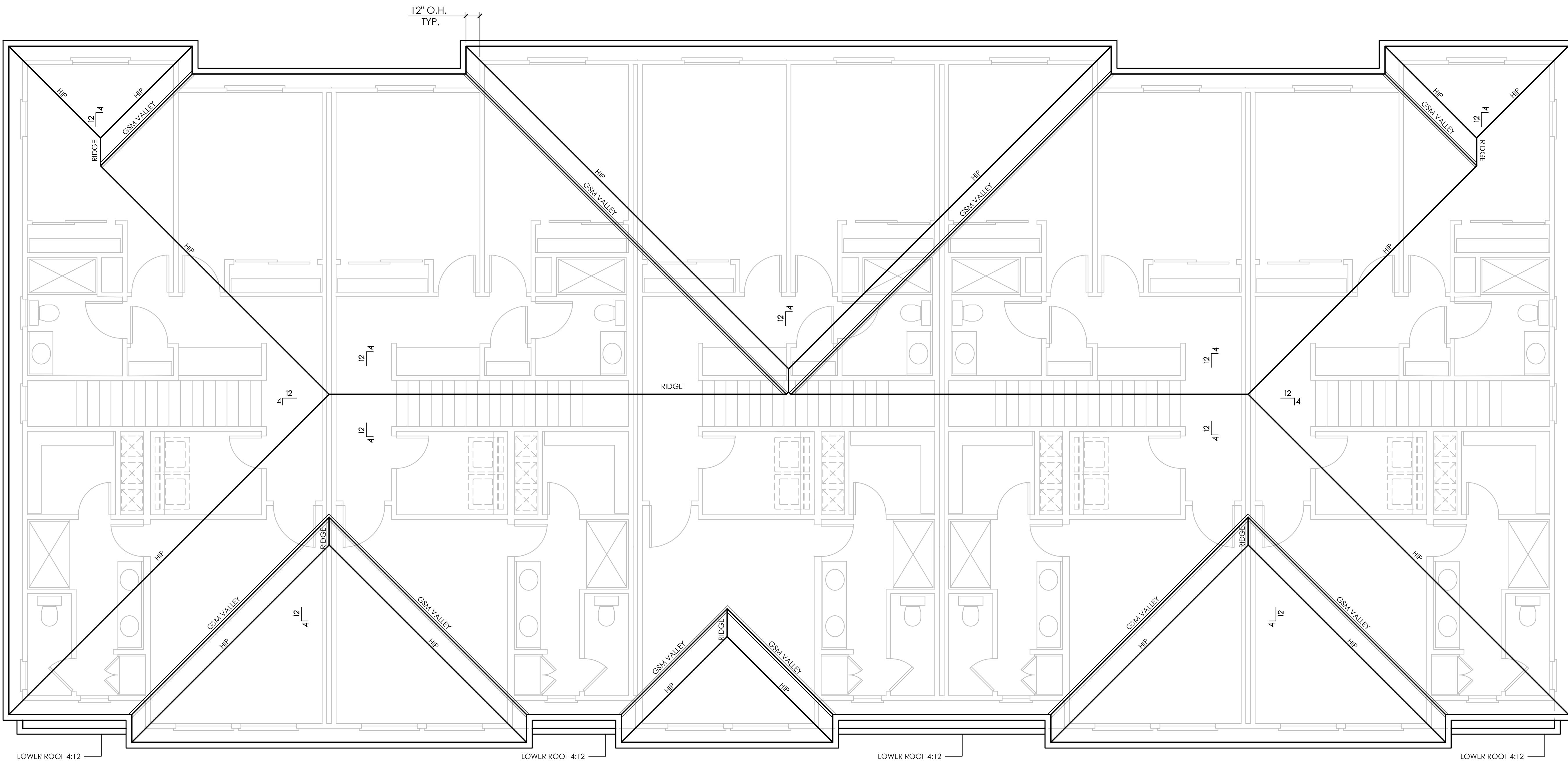
Tracy, California

Preliminary  
Sheet B2.1  
Building "B2"

5 Unit Building-B2  
Scale: 1/4"=1'-0"  
September 20, 2021



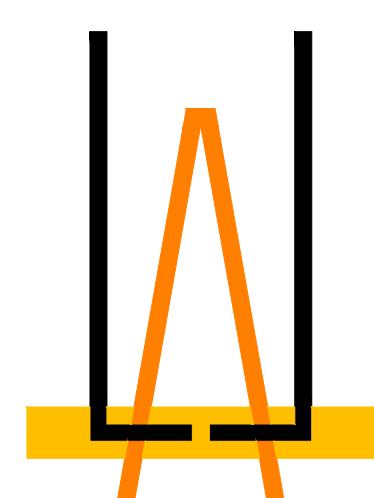
LEE • JAGOE ARCHITECTURE  
INCORPORATED



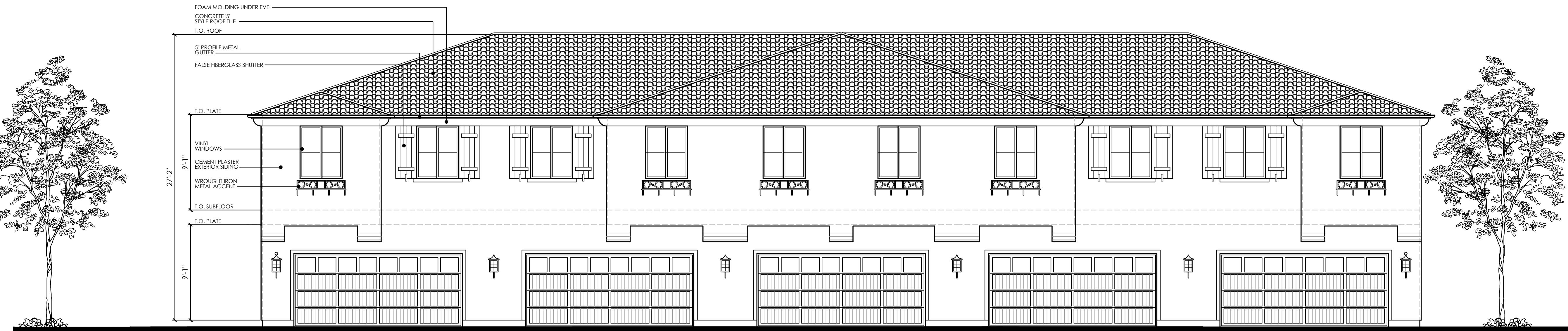
**SANSUB APARTMENTS**  
Tracy, California

**Sheet B2.2**  
**Roof Plan**

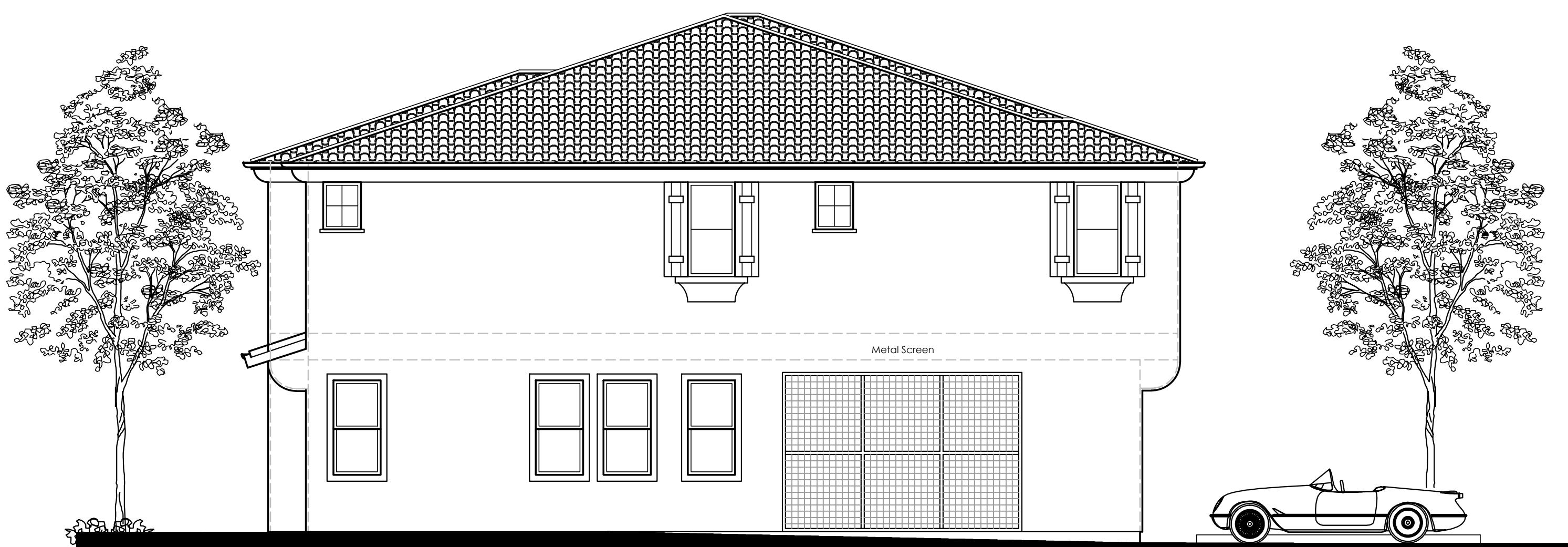
Building "B2"  
Scale: 1/4"=1'-0"  
September 20, 2021



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INCORPORATED



East Driveway Elevation



North Side Elevation



South Side Elevation



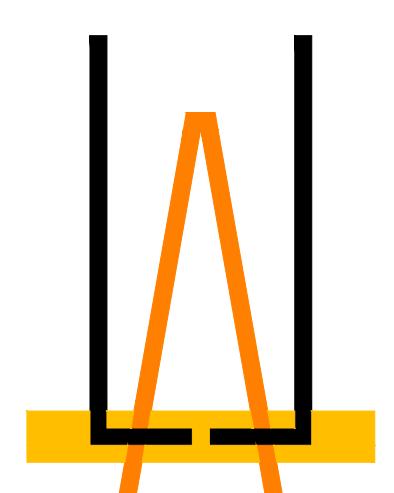
West Rear Elevation

# SANSUB APARTMENTS

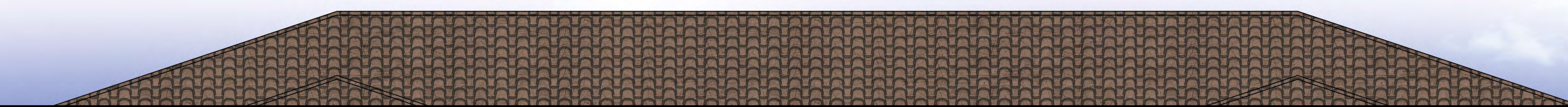
Tracy, California

Preliminary  
Sheet B2.3  
Building "B2"  
Conceptual  
Exterior Elevations

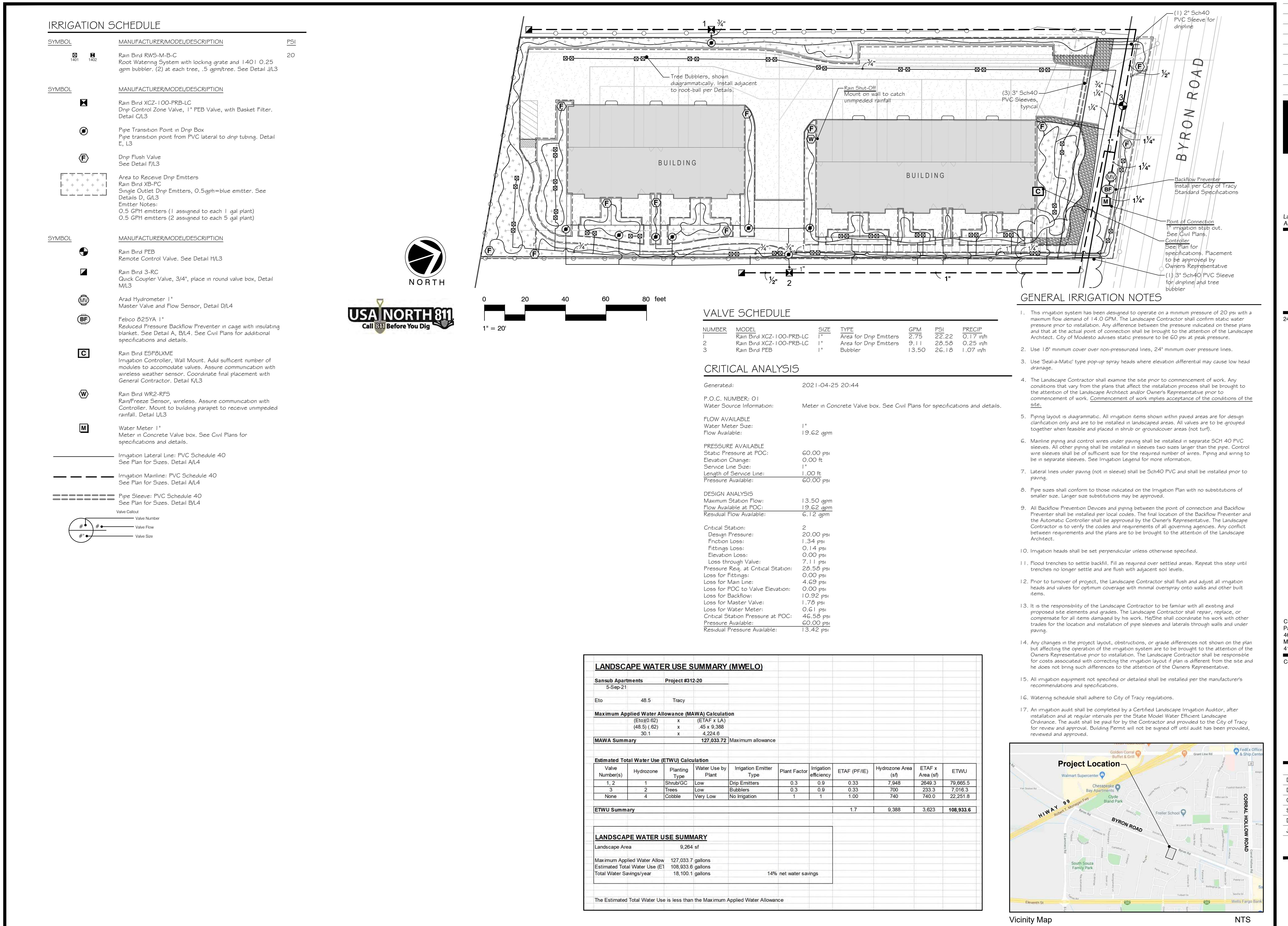
Scale: 3/16"=1'-0"  
September 20, 2021



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INCORPORATED







Rev	Date	Description

# SANSUB APARTMENTS

LANDSCAPE PLANS

2480 BYRON ROAD

TRACY, CA

IRRIGATION PLAN

Designed:	DFM
Drawn:	DFM
Checked:	
Scale:	1"=20'
Date:	September 6, 2021
Job:	312-20

Sheet No.

L1

of

4

Rev	Date	Description

**Ps1LA**

**Ps1 Landscape Architecture**  
816 Hampshire Court  
Modesto, CA 95350  
T 209.840.2246  
www.ps1la.com

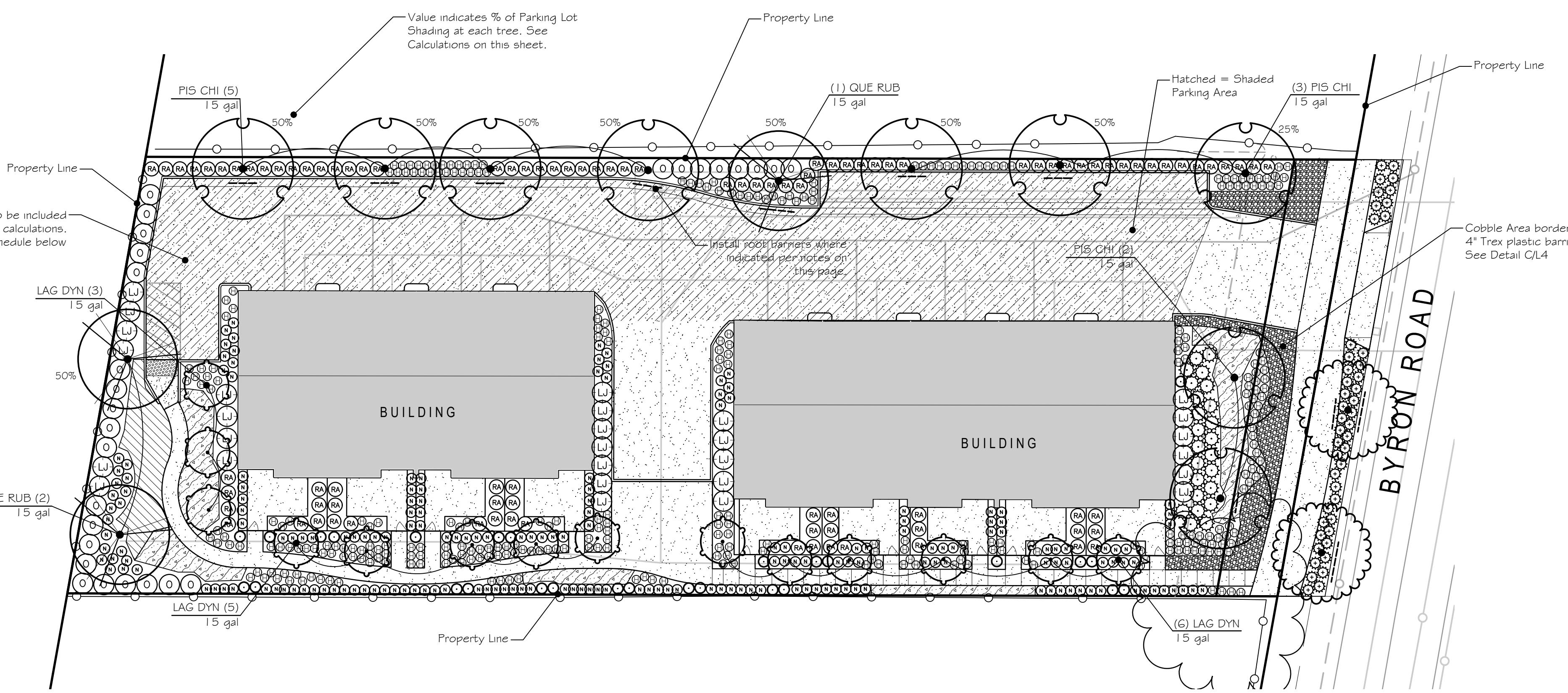
Landscape Architecture  
Arboriculture



24x36 format, confirm size before scaling

# SANSUB APARTMENTS

LANDSCAPE PLANS  
2480 BYRON ROAD  
TRACY, CA



## Root Barriers and Hardscape Protection

Concrete landscape shall be protected by means of root barriers. Trees designated for barrier installation shall receive linear DeepRoot Model #UB 18-2 root barriers along the inside edge of the adjacent sidewalk and/or curb per the following schedule:

----- 15-gallon 5 panels

## Plant Detail References

Trees Detail E/L4  
Shrubs Detail F/L4  
Groundcover Detail G/L4  
Vine Detail H/L4

## Landscape Areas

Sod	0 sf
Tree Area	700 sf
Cobble Area	740 sf
Shrub Area	7,948 sf
Total Landscape Area	9,388 sf

## General Planting Notes

- The Landscape Contractor shall examine the site prior to commencement of any work. Any conditions that differ from what is shown on the plans that will affect the installation of the landscape design shall be brought to the attention of the Owner's Representative prior to commencement of work. Commencement of work implies acceptance of the site conditions.
- The Landscape Contractor shall confirm plant quantities prior to installation. Plant quantities are listed for the convenience of the Contractor. Number of symbols shown on plans shall have priority over quantity given.
- The Landscape Contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including soil conditioners, plant material, soil, stakes, and seed and/or sod. The contractor shall also be responsible for the protection of these materials until installation.
- All plant material shall be subject to approval or rejection by the Owners Representative prior to installation. The Landscape Contractor shall, at his expense, replace installed and then rejected material. Do not top trees. Remove all nursery tags from plant material prior to final inspection.
- The Landscape Contractor shall include in the price a (60) day plant establishment period followed by a (60) day maintenance period after completion and acceptance of the project by the Owners Representative.
- The Landscape Contractor shall submit a sample of representative soil from the site to an approved soil laboratory for landscape suitability with amendment recommendations. The Landscape Contractor shall install the recommended amendments but use the following recommendations for bidding purposes:
  - Apply amendments to all planted areas tilled to a depth of 6"-8".
  - Apply 15-15-15 fertilizer at a rate of 2 lbs per 1,000 sf.
  - Add composted organic amendment at a rate of 4 cubic yards per 1,000 sf.
- All non-turf areas to receive a 3" topdressing of mulch. Wash excess bark off leaves and do not engulf stems of plants and groundcover. Do not use plastic sheeting under top-dress.
- The planting pits for trees shall be excavated twice the diameter of the rootball and 3"-6" from the bottom of the rootball to the bottom of the planting pit. The backfill mix for use in all tree and shrub pits shall consist of amended native soil per item 6 of these notes.
- Trees shall be installed to insure positive drainage away from the trunk. Trees in turf areas shall be installed to prevent pooling of water around the crown. Do not allow sod to form a water retention barrier.
- Fertilizer tablets shall be Best-Paks (20-10-5) Planter Packets placed in all planting pits in quantities as follows:
 

1-gallon shrubs	1 packet
5-gallon shrubs	3 packets
15-gallon trees	5 packets
24" Boxed trees	6 packets
- Thirty (30) days after installation, all landscape shall be fertilized with 16-6-8 fertilizer applied at the rate of 6 lbs/1,000 sf.
- After planting and prior to topdressing, apply Ronstar-G (or equal) pre-emergent weed control in the amounts specified by the manufacturer.
- It is intended that plants, when mature, will fill the planter area.

## Parking Lot Shade Calculation

Radius of trees has been provided by City of Tracy referenced guideline and standard as well as information provided in the Sunset Garden Book. Calculated tree canopies are those that shade parking lot spaces and associated drive aisles. City of Tracy requires 40% shading of parking. A total of 42.6% has been provided.

Tree Species Chinese Pistache Symbol PIS CHI Full (100%) 0 Three Quarters (75%) 0 Half (50%) 5 ea @ 481 sf Quarter (25%) 1 @ 240 sf

Red Oak Symbol PIS CHI 0 0 0 2 ea @ 481 sf

Parking Area 8,464 sf

Parking spaces - 23 spaces

Total Area Shaded by Trees (See Calculations above) 3,607 sf

Percent of Area Shaded 42.6%

## PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY
●	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	15 gal	See Plan	Low	14
●	Liquidambar rotundiloba	Sweet Gum	15 gal	See Plan	Medium	2
●	Pistacia chinensis 'Keith Davey'	Chinese Pistache	15 gal	See Plan	Low	9
●	Quercus rubra	Red Oak	15 gal	See Plan	Medium	3

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY
●	Cupressus sempervirens 'Tiny Tower'	Italian Cypress	5 gal	See Plan	Medium	28
●	Hemerocallis x 'Cranberry Baby'	Dwarf Red Daylily	1 gal	24"	Medium	316
●	Ligustrum texanum 'Compacta'	Texas Privet	5 gal	60"	Low	28
●	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	1 gal	36"	Low	191

●	Nassella tenuissima	Texas Needle Grass	5 gal	48"	Low	24
●	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	60"	Low	28
●	Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	42"	Medium	97
●	Zauschneria cana 'Everett's Choice'	California Fuchsia	1 gal	30"	Low	46

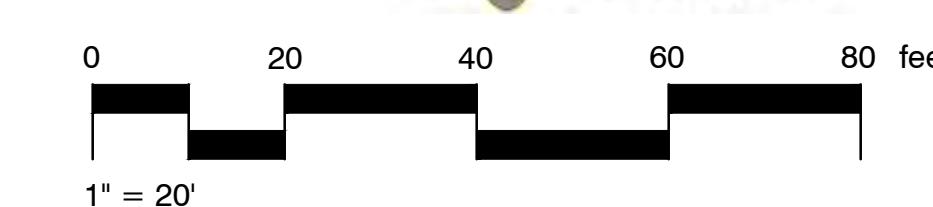
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	SPACING	QTY
●	Dianella revoluta 'Variegated'	Variegated Flax Lily	1 gal	18"	Low	18" o.c.	445
●	Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum	1 gal	36"	Low	36" o.c.	44

3"-6" Colored River Cobble with Plastic Border. See Detail C/L4



NORTH

USA NORTH 81  
Call 811 Before You Dig



## PLANTING PLAN

Designed:	DFM
Drawn:	DFM
Checked:	
Scale:	1"=20'
Date:	September 6, 2021
Job:	312-20

Sheet No.

L2

of 4

Rev	Date	Description

**Ps1LA**

Ps1 Landscape Architecture  
816 Hampshire Court  
Modesto, CA 95350  
T 209.840.2246  
www.ps1la.com

Landscape Architecture  
Arboriculture



24x36 format, confirm size before scaling

## SANSUB APARTMENTS

2480 BYRON ROAD  
TRACY, CA

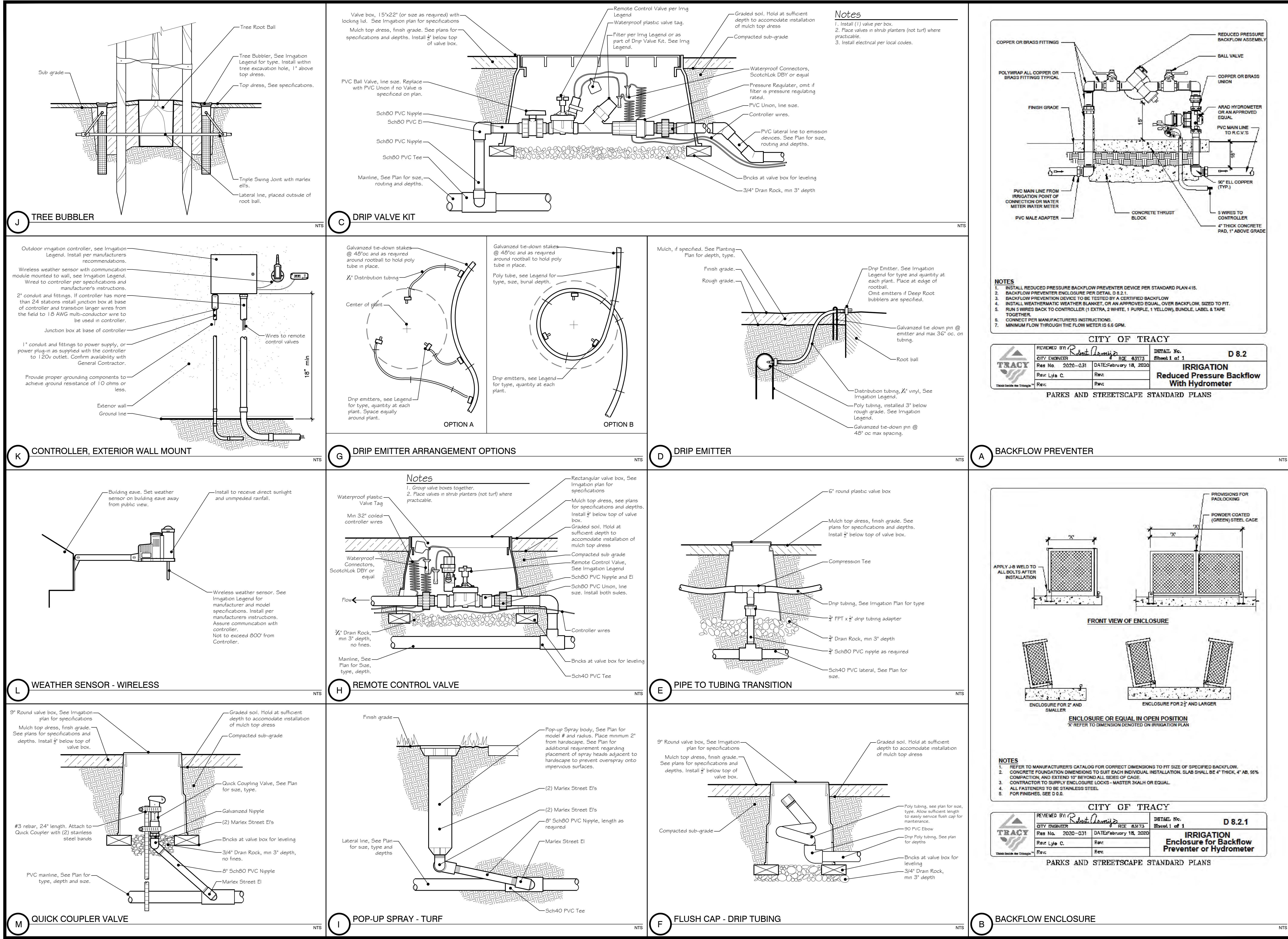
Client:  
Panckasha Patel  
469 West Bonaventure Avenue  
Mountain House, CA 95391  
415 574 7884

Copyright Ps1 Landscape Architecture 2021

### DETAILS

Designed: DFM  
Drawn: DFM  
Checked: 1"=20'  
Scale: September 6, 2021  
Date: 312-20  
Job:

Sheet No. L3  
of 4



# Ps1LA

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Modesto, CA 95350  
T 209.840.2246  
[www.ps1la.com](http://www.ps1la.com)

## Landscape Architecture Arboriculture



# SANSUB APARTMENTS

## LANDSCAPE PLANS

lient:  
anchaksha Patel  
69 West Bonaventure Avenue  
ountain House, CA 95391  
15 574 7884

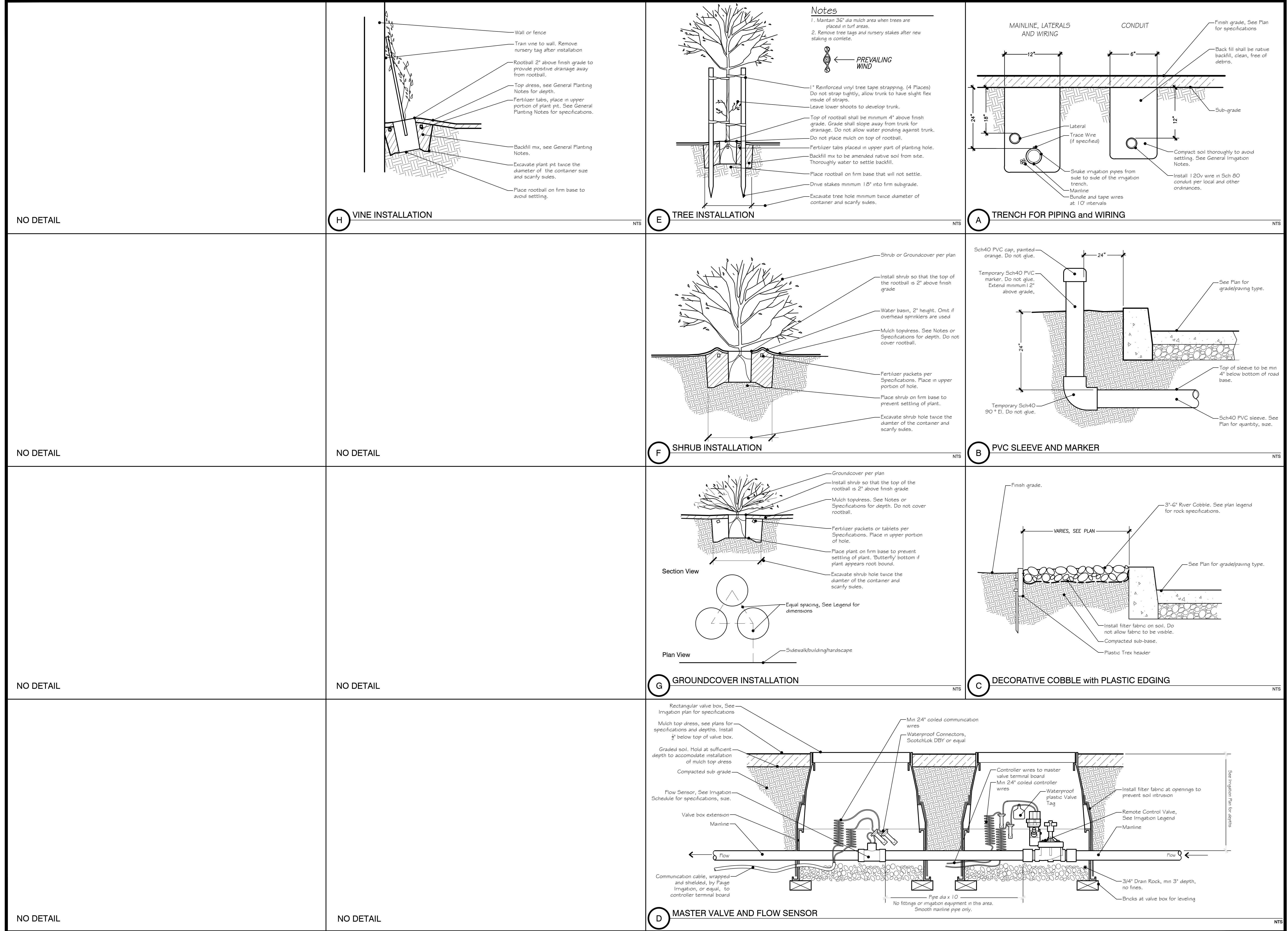
Copyright Ps1 Landscape Architecture 2021

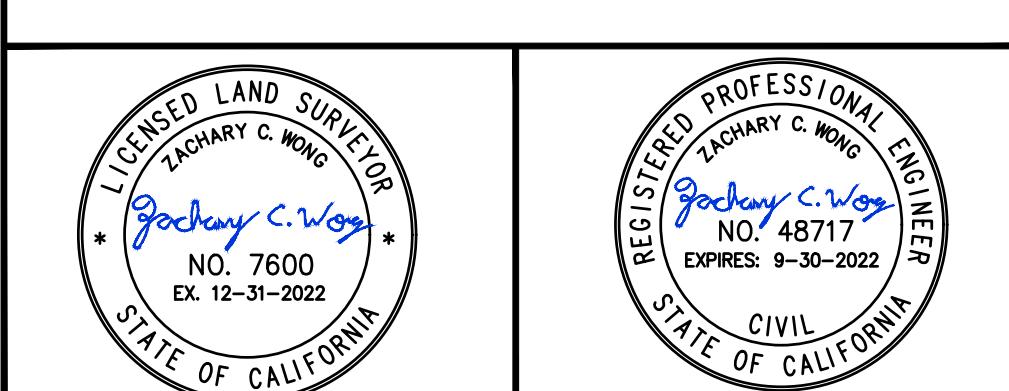
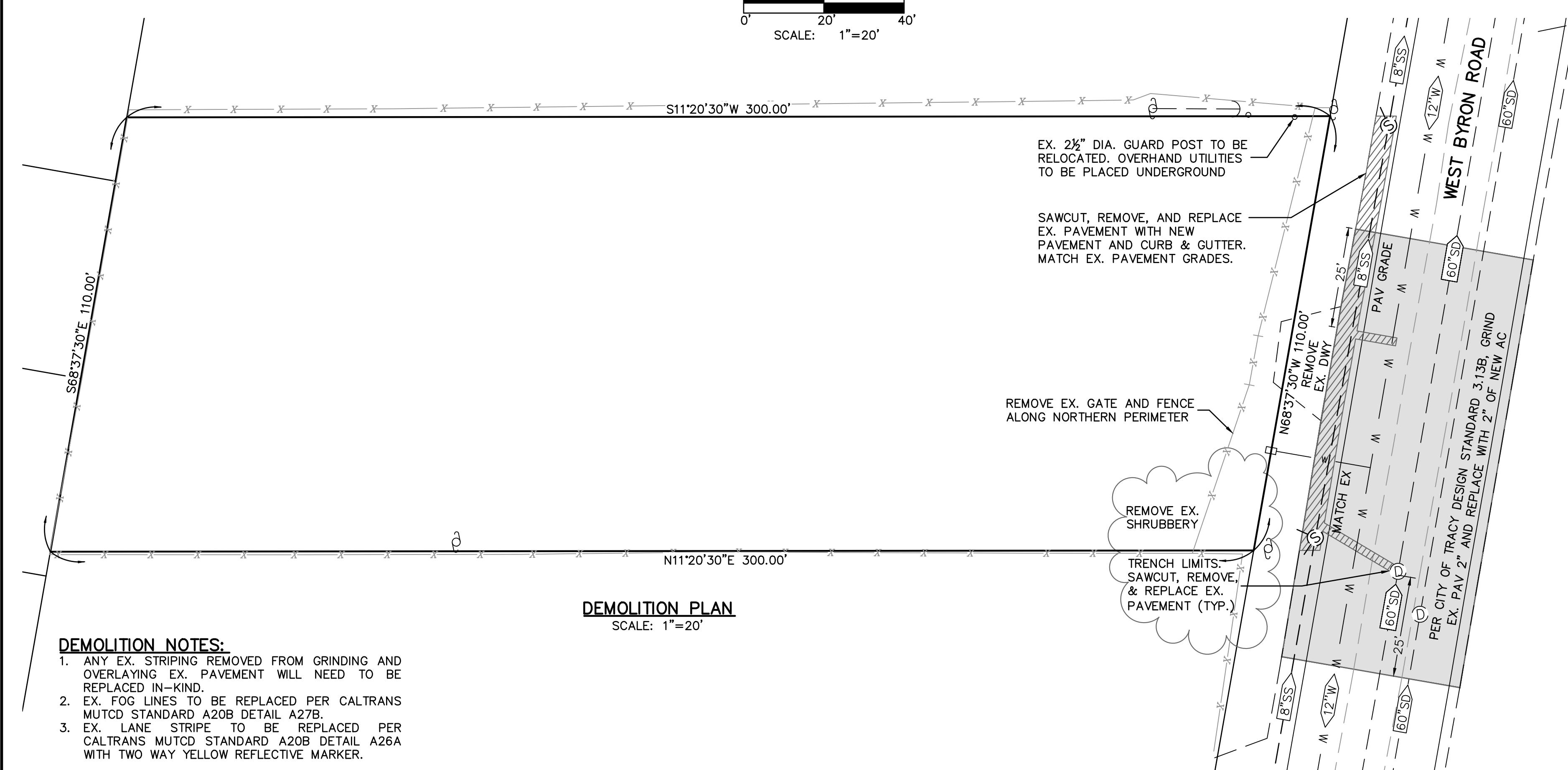
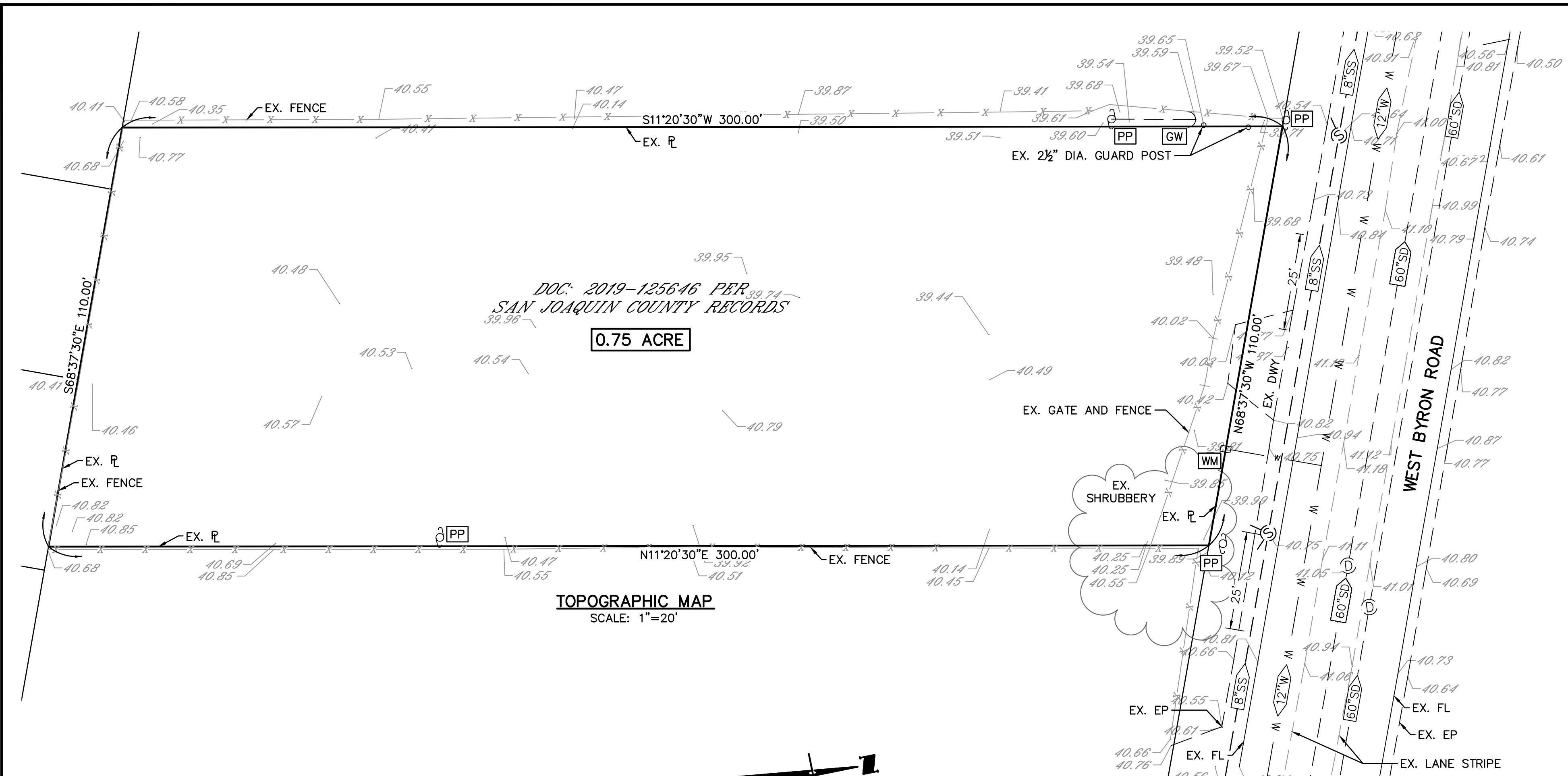
## DETAILS

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Drawn: DFM  
Checked:  
Scale: 1"=20'  
Date: September 6, 2021  
Job #: 312-20

Sheet No. 14

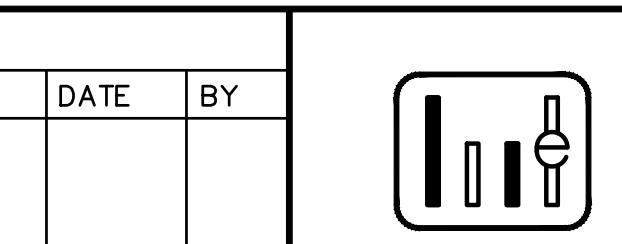
of  
4





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REVISIONS			
NO.	DESCRIPTION	DATE	BY



WONG ENGINEERS, INC.  
PLANNING, ENGINEERING, SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011

L.S. 7600  
DATE 3/16/22 R.C.E. 48717  
CHECKED: ZCW

**BASIS OF BEARINGS:**  
BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3, NAD 83 (EPOCH 2004.0). A LINE BETWEEN CITY OF TRACY HORIZONTAL CONTROLS "17" AND "22", WHICH BEARS S016°34'W AS CALCULATED FROM COORDINATES SHOWN ON CITY OF TRACY GEODETIC CONTROL NETWORK SURVEY MAP, FILED FOR RECORD IN BOOK 36 OF SURVEYS, AT PAGE 118, SAN JOAQUIN COUNTY RECORDS. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND MUST BE MULTIPLIED BY 0.99994703 TO OBTAIN GRID DISTANCES.

**BENCHMARK: CITY OF TRACY 2020**  
FOUND 2.5" BRASS DISK WITH PUNCH STAMPED "SEPT. 1998 LS4876" IN MONUMENT WELL AT KNUCKLE OF DORSET LAND AND PEPPERCORN LANE.

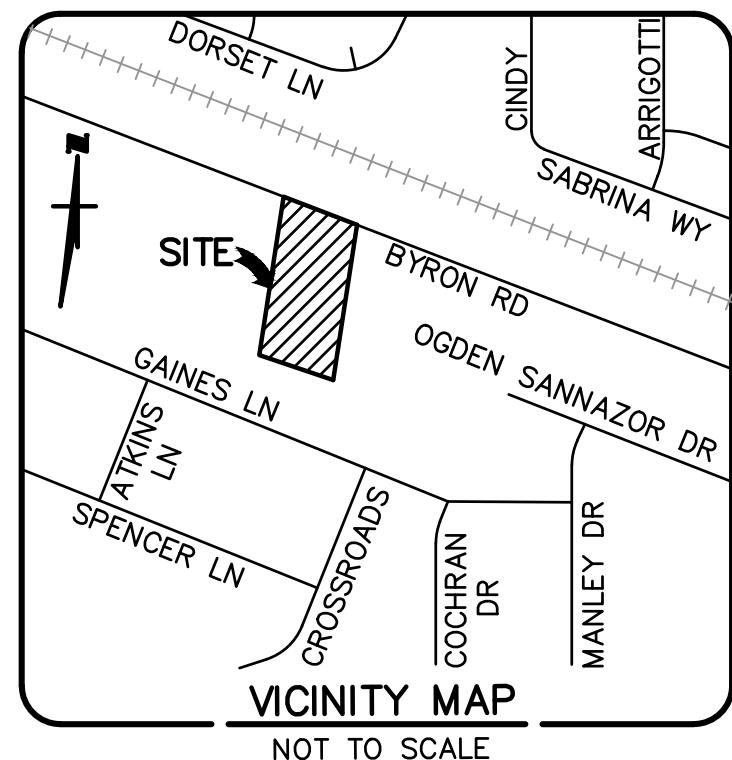
ELEVATION = 33.97' (NAVD88)

**SHEET INDEX**

- 1 TOPOGRAPHIC MAP & DEMOLITION PLAN
- 2 SITE PLAN
- 3 PRELIMINARY GRADING PLAN
- 4 PRELIMINARY UTILITY PLAN
- 4.1 PRELIMINARY UTILITY PLAN
- 4.2 PLAN AND PROFILE

**ABBREVIATIONS:**

BOV	BLOW OFF VALVE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EX.	EXISTING
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FOG LINE
DWY	DRIVEWAY
GFL	GUTTER FLOWLINE
GW	GUY WIRE
PAV	PAVEMENT
R	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
SDCE	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MAINTENANCE HOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAINTENANCE HOLE
TD	TRUNCATED DOME
TYP.	TYPICAL
WM	WATER METER
WV	WATER VALVE
A	PROP. RED PAINTED CURB LABELED NO PARKING
S1	PROP. TURNAROUND SIGN AND CALTRANS R26 "NO PARKING" SIGN
S2	PROP. CALTRANS R26 "NO PARKING" SIGN



**SITE PLAN  
FOR  
SANSUB APARTMENTS  
2480 WEST BYRON ROAD  
TRACY, CA 95377**

**NOTES:**

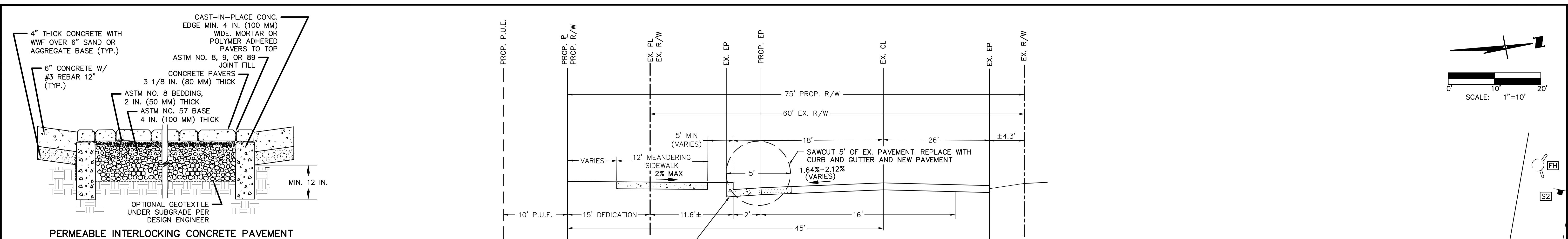
1. ASSESSOR PARCEL NUMBER 238-50-20
2. UTILITIES:
  - WATER: CITY OF TRACY
  - SEWER: CITY OF TRACY
  - STORM DRAINAGE: SITE ADDRESS: 2480 WEST BYRON ROAD, TRACY, CALIFORNIA
3. OWNER: PANCHAKSHA C. PATEL, 469 W. BONAVENTURE LANE, TRACY, CA 95391
4. ARCHITECT: MARK LEE, LEE-JAOE ARCHITECTURE, INC. CENTRAL VALLEY OFFICE, 2291 W. MARCH LANE, B200 STOCKTON, CA 95207

**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
—	PROPERTY LINE	—
—	CENTER LINE	—
—	SEWER LINE	—
—	STORM DRAIN LINE	—
—	WATER LINE	—
—	FENCE LINE	—
—	FIRE HYDRANT	—
—	POWER POLE	—
—	SIGN	—
—	WATER VALVE	—
—	WATER METER	—
—	STORM DRAIN MAINTENANCE HOLE	—
—	STORM DRAIN CATCH BASIN	—
—	SANITARY SEWER MAINTENANCE HOLE	—
—	SANITARY SEWER CLEAN OUT	—
—	CURB INLET STORM DRAIN CATCH BASIN	—
—	ELEVATION	—
—	SHRUBBERY	—
—	"T" STRIPING FOR PARALLEL PARKING	—
—	STORMWATER FLOW DIRECTION	—
—	GRIND 2" OF EXISTING ASPHALT AND PLACE 2" OF NEW ASPHALT	—
—	SAWCUT, REMOVE, AND REPLACE EX. ASPHALT	—
—	PAVEMENT SECTION OWNER OPTION	—
—	PROPOSED CONCRETE	—
—	PERMEABLE INTERLOCKING CONCRETE PAVEMENT	—

TRACY  
CALIFORNIA  
SHEET  
1  
OF  
SIX  
FILE 4074

TOPOGRAPHIC MAP & DEMOLITION PLAN



PERMEABLE INTERLOCKING CONCRETE PAVEMENT  
DRIVEWAY WITH CONCRETE CURBS DETAIL FOR  
INFORMATION PURPOSES ONLY CONTRACTOR TO  
SUBMIT SECTION BASED ON SELECTED SUPPLIER

NOT TO SCALE

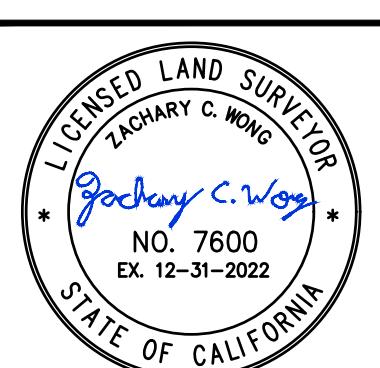
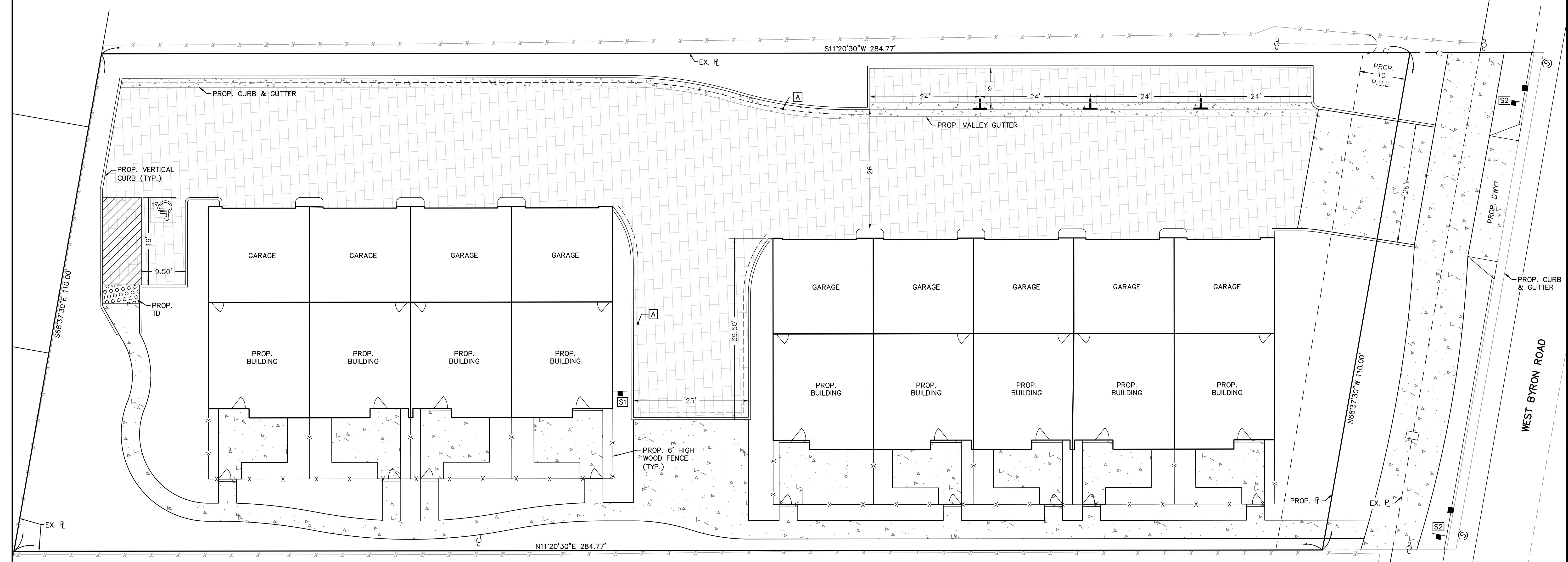
NOTES:

1. DESIGN, MATERIAL, AND CONSTRUCTION GUIDELINES TO FOLLOW INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) GUIDE SPECIFICATIONS.
2. ALL SOIL SUBGRADES SHALL SLOPE TOWARDS STREET.
3. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP, IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.
4. THICKER SUBBASE AND/OR ADDITIONAL DRAIN PIPES MAY BE REQUIRED IF DRIVEWAY RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
5. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.

CROSS SECTION ELEMENTS SPECS ARE  
SUBJECT TO MODIFICATIONS PER  
CONCLUSION OF THE TRAFFIC STUDY

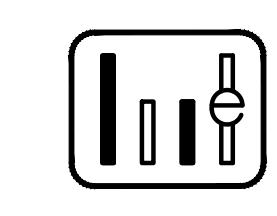
CROSS STREET SECTION - BYRON ROAD

NOT TO SCALE



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REVISIONS			
NO.	DESCRIPTION	DATE	BY



WONG ENGINEERS, INC.  
PLANNING, ENGINEERING, SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011

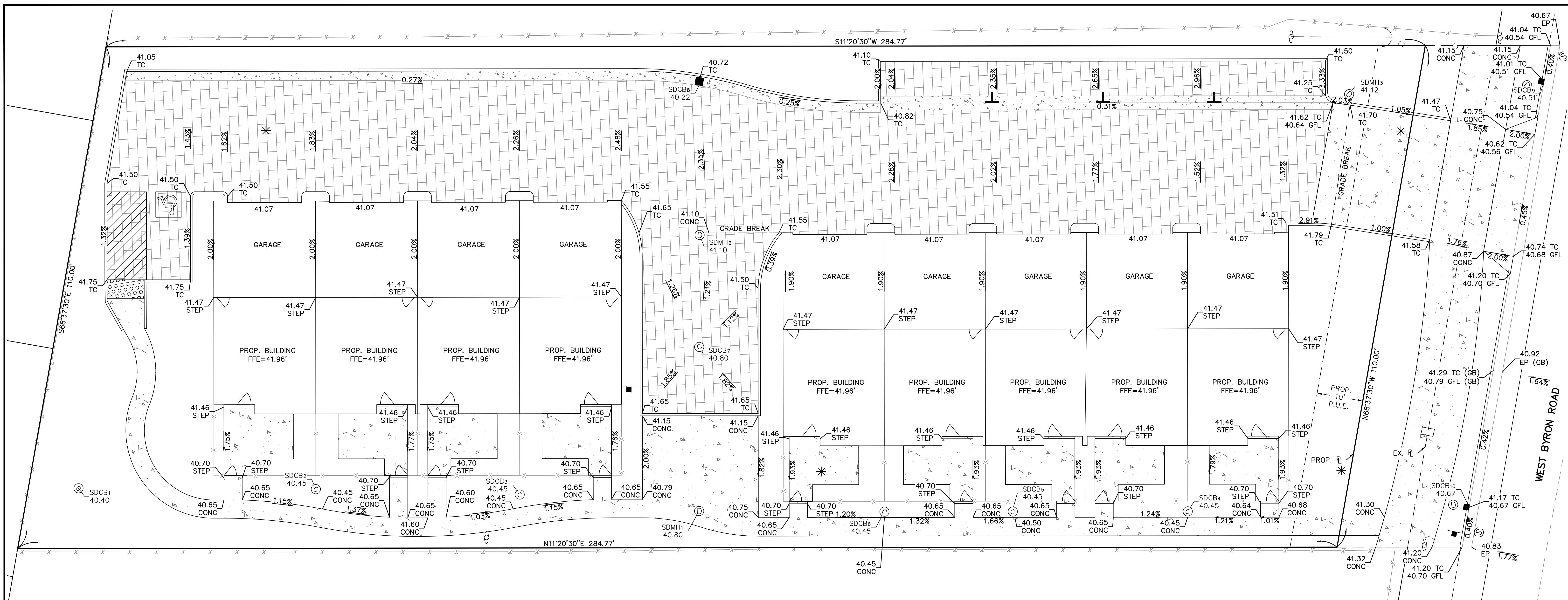
Zachary C. Wong, L.S. 7600, DATE 3/16/22, R.C.E. 48717, CHECKED: ZCW

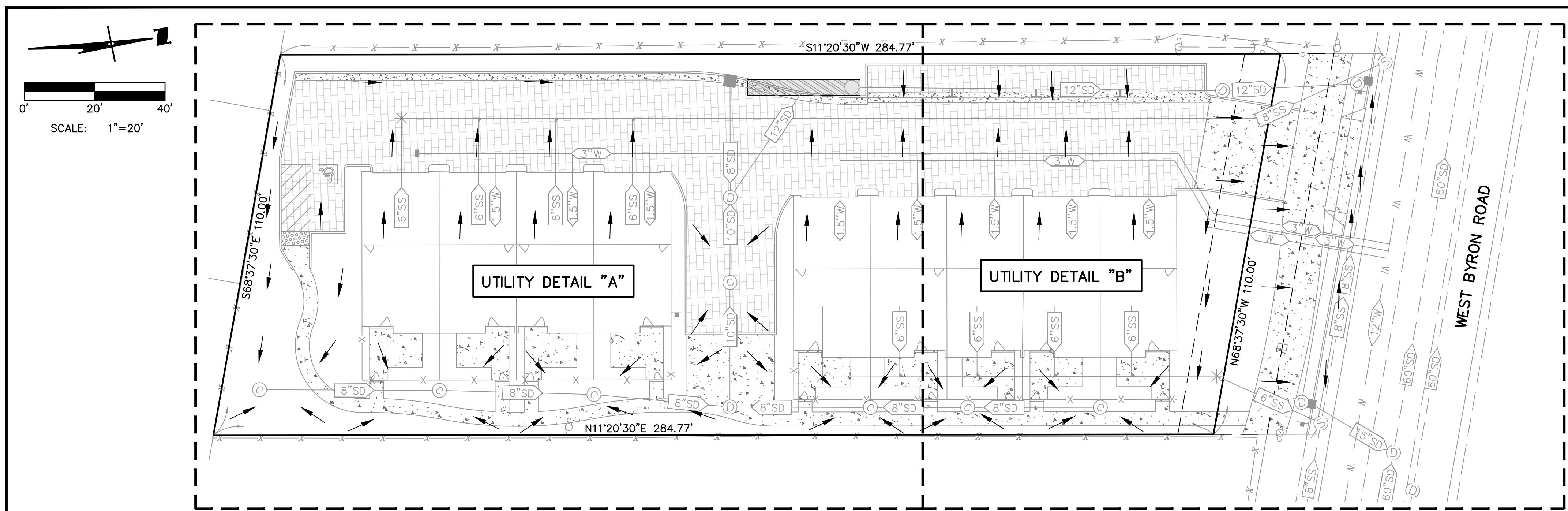
JOB NO.: 4074	2480 BYRON ROAD
DATE: MAR. 2022	
SCALE: AS SHOWN	
DRAWN: EC	
DESIGN: WEI	
CHECKED: ZCW	

TRACY  
CALIFORNIA

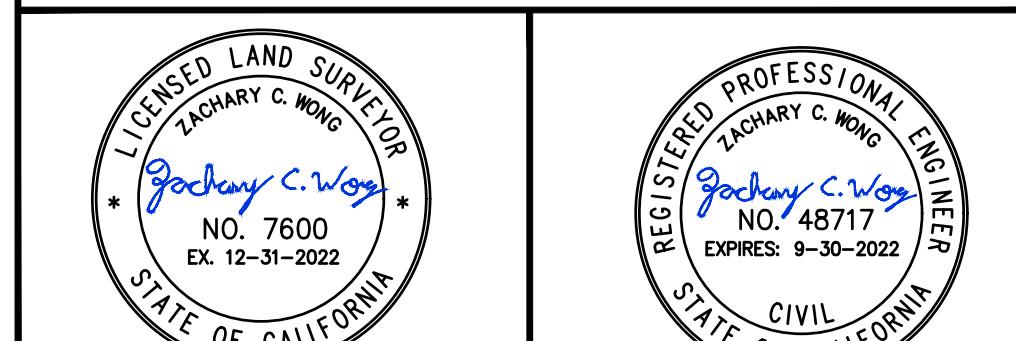
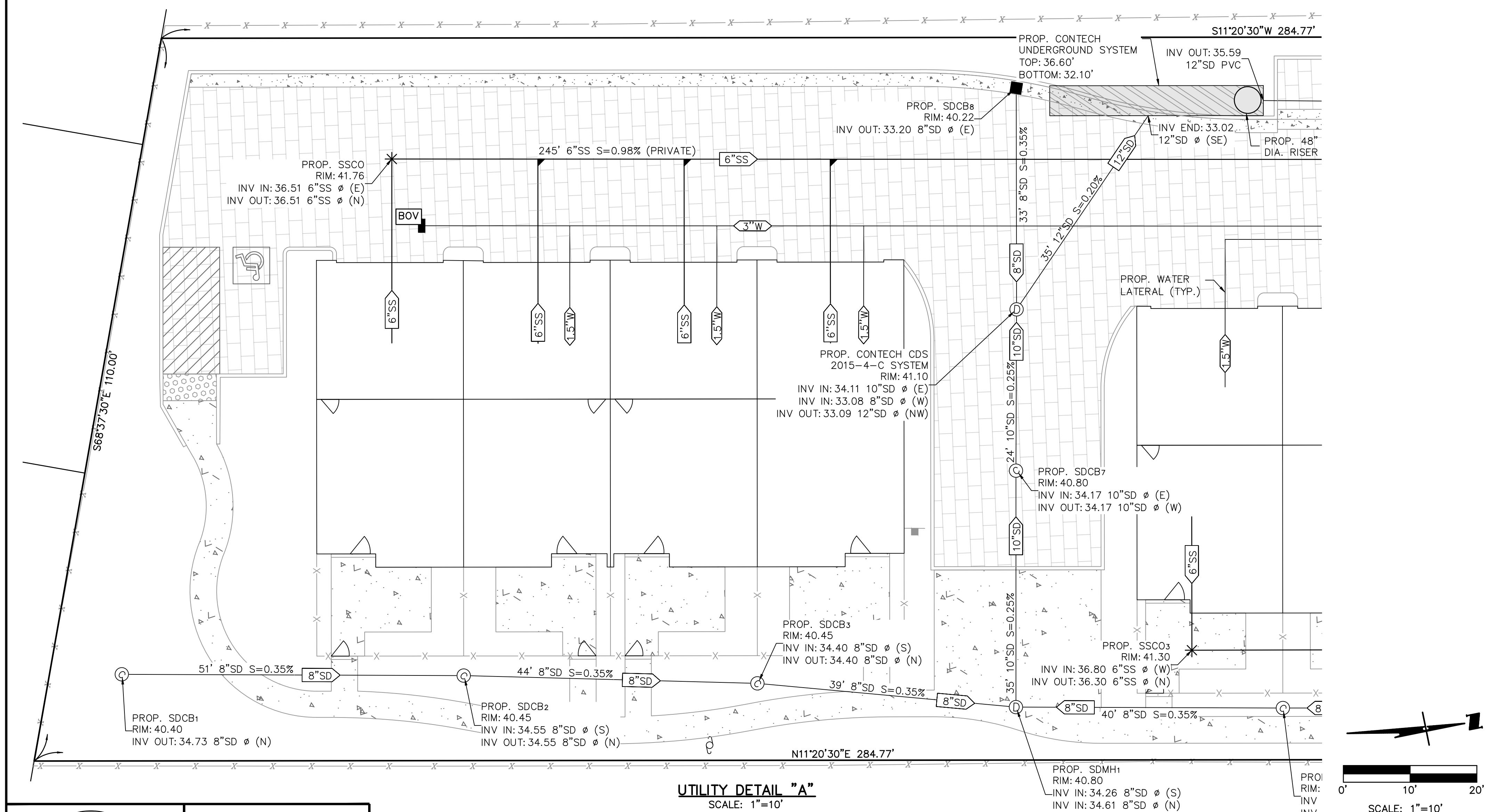
SITE PLAN

2  
OF SIX  
FILE 4074





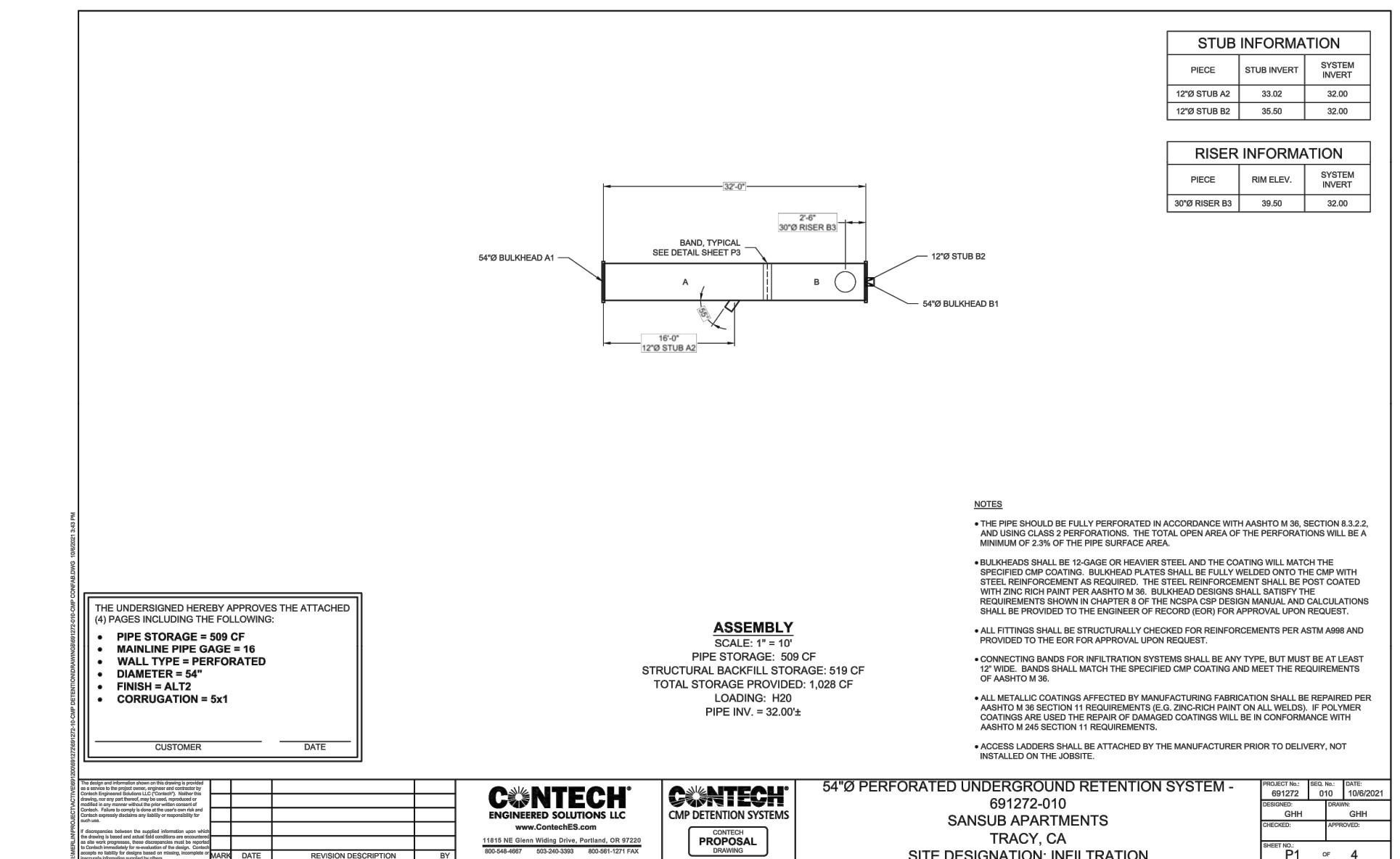
**NOTE:**  
1. PIPE SIZES AND STRUCTURES  
SUBJECT TO CHANGE BASED ON  
FINAL DESIGN



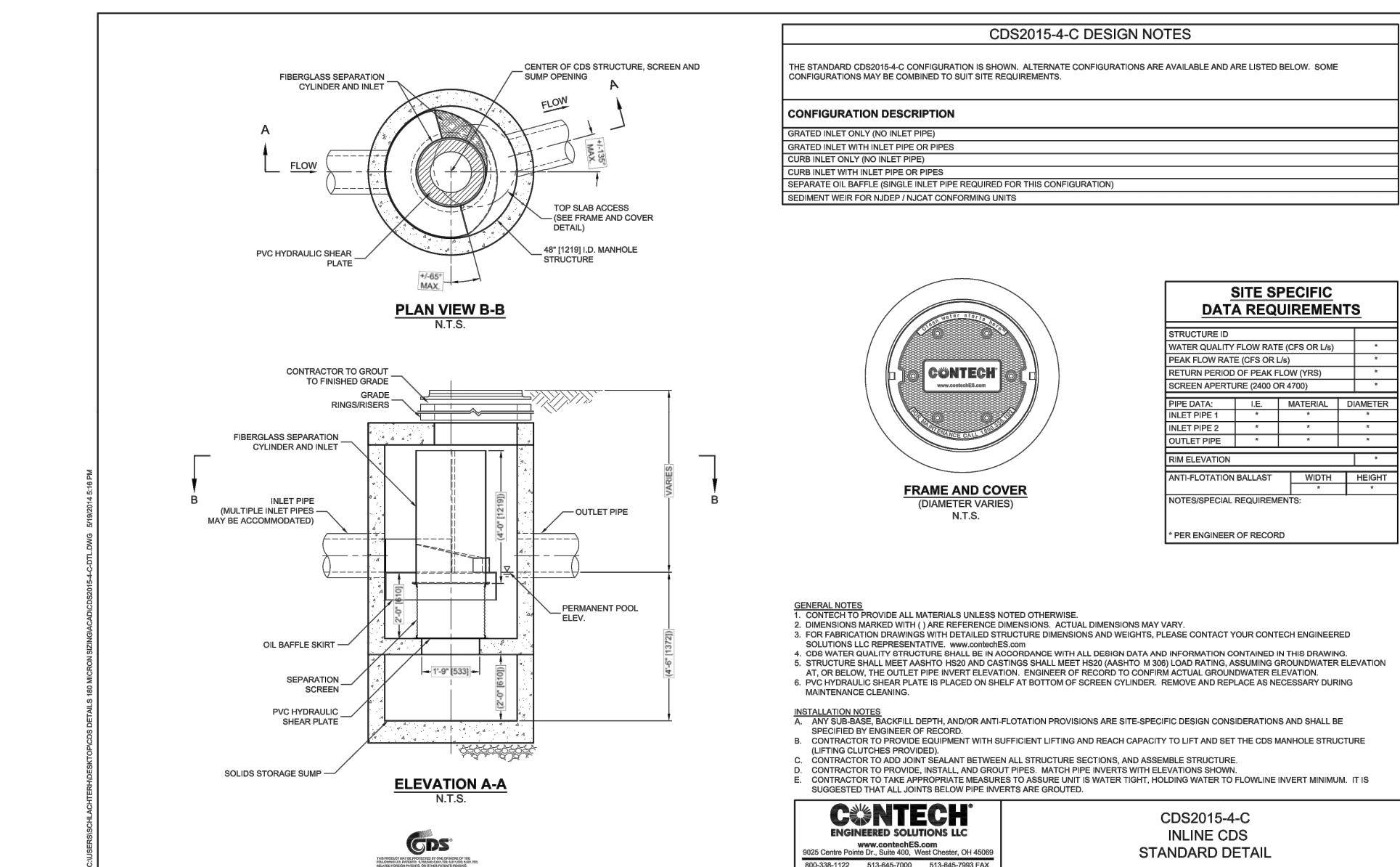
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011  
L.S. 7600 DATE 3/16/22 R.C.E. 48717  
Zachary C. Wong CHECKED: ZCW

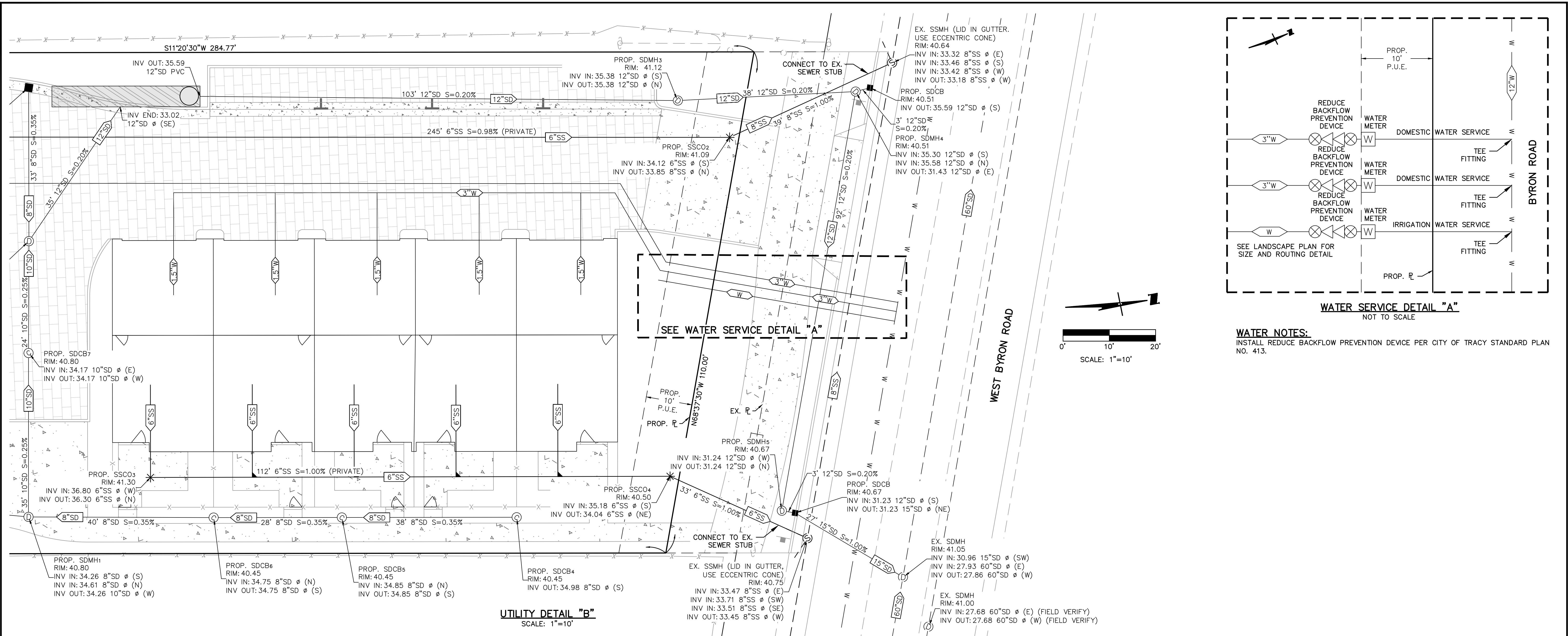


**CONTECH UNDERGROUND DETENTION SYSTEM DETAIL**  
NOT TO SCALE



**CONTECH CDS2015-4-C DETAIL**  
NOT TO SCALE

**SHEET**  
4  
OF SIX  
FILE 4074



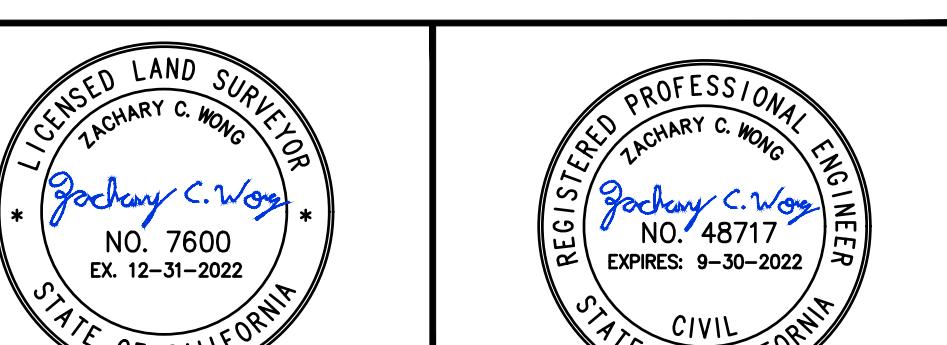
## UTILITY DETAIL "B"

SCALE: 1"=10'

**WONG ENGINEERS, INC.**  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA

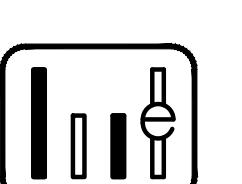
ASSUMED TIME TO INLET = 10 MINUTES

Hydrograph Data for Pipe Network Analysis																							
Inlet Conditions				Network Segment Data														Outflow Conditions					
Point of Concentration	Contrib. Area (ac)	Run Off Coef. (C)	CA	$\Sigma$ CA	Intensity (i)	Q cfs (SCA * i)	Pipe Dia. (in)	Pipe Slope (Ft/Ft)	Length (Ft)	$\Delta$ Elev. (FT)	Elev. HGL (FT)	Area (ft)	Wetted Perimeter (ft)	Hydraulic Radius	Velocity (Ft/ S)	Flow (cfs)	T. Min in Pipe	T. Min. Total	Slope * Length (Ft)	INV Elev (Ft)	Rim Elev (Ft)	Coverage Above Pipe (Ft)	
SDCB1	0.09	0.95	0.09															10.00		34.73	40.40	5.00	
SDCB2	0.05	0.95	0.05	0.09	2.00	0.17	8.00	0.0035	51.22	0.18	34.71	0.35	2.09	0.17	2.05	0.71	0.42		0.18	34.55	40.45	5.23	
SDCB3	0.07	0.95	0.07	0.14	2.00	0.28	8.00	0.0035	44.02	0.15	34.53	0.35	2.09	0.17	2.05	0.71	0.36	10.00		34.40	40.45	5.38	
SDMH1	0.00	0.95	0.00	0.21	2.00	0.41	8.00	0.0035	38.90	0.14	34.38	0.35	2.09	0.17	2.05	0.71	0.32		0.14	34.26	40.80	5.71	
SDCB7	0.02	0.95	0.02	0.37	2.00	0.75	10.00	0.0025	35.43	0.09	34.24	0.55	2.62	0.21	2.01	1.10	0.29	10.00		0.09	34.17	40.80	5.80
CDS	0.00	0.95	0.00	0.39	2.00	0.79	10.00	0.0025	24.18	0.06	34.15	0.55	2.62	0.21	2.01	1.10	0.20	10.00		0.06	33.09	41.10	7.01
CONTECH																			10.00		33.02		
SDCB4	0.09	0.95	0.08															10.00		34.98	40.45	4.80	
SDCB5	0.04	0.95	0.03	0.08	2.00	0.17	8.00	0.0035	37.77	0.13	35.65	0.35	2.09	0.17	2.05	0.71	0.31		0.13	34.85	40.45	4.93	
SDCB6	0.05	0.95	0.05	0.12	2.00	0.23	8.00	0.0035	27.70	0.10	35.52	0.35	2.09	0.17	2.05	0.71	0.23	10.00		0.10	34.75	40.45	5.03
SDMH1	0.00	0.95	0.00	0.17	2.00	0.33	8.00	0.0035	39.99	0.14	35.42	0.35	2.09	0.17	2.05	0.71	0.33		0.14	34.61	40.80	5.52	
SDCB8	0.30	0.95	0.28															10.00		33.20	40.22	6.35	
CDS	0.00	0.95	0.00	0.28	2.00	0.57	8.00	0.0035	32.24	0.11	33.75	0.35	2.09	0.17	2.05	0.71	0.26		0.11	33.09	41.10	8.01	



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## REVISIONS



**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011

7600  
48717

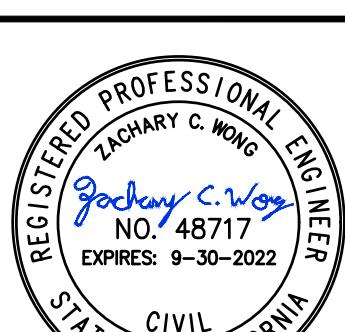
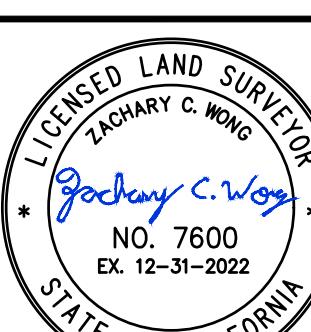
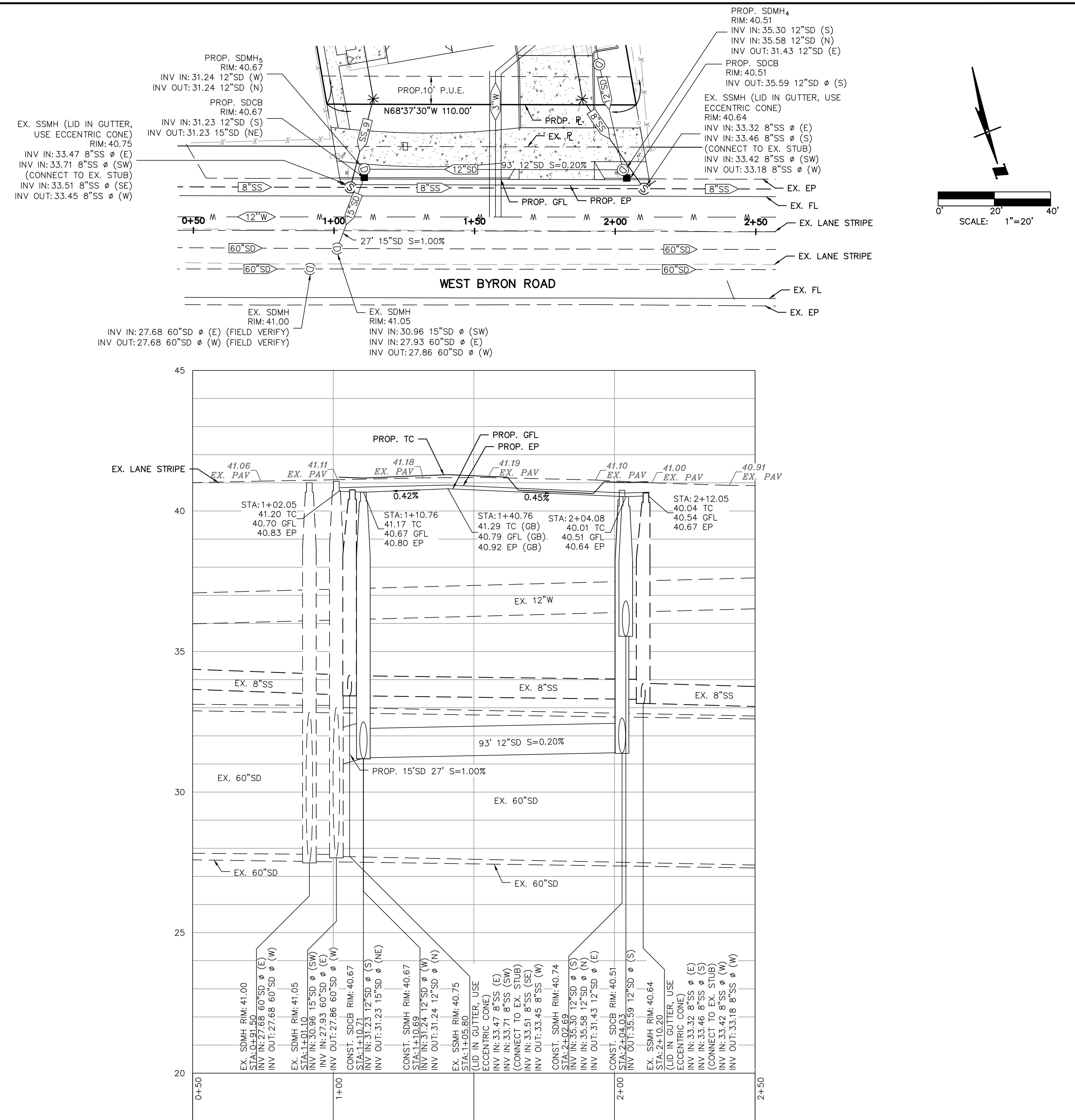
## PRELIMINARY UTILITY PLAN

TRACY  
CALIFORNIA

SHEET  
4.1

OF SIX

FILE 4074



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REVISIONS	
NO.	DESCRIPTION

# Byron Road

**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011

STOCKTON, CALIFORNIA (250) 775-5511  
Jackson C. Woy DATE 3/16/22 L.S. 7600  
R.C.E. 48717

**JOB N**  
**DATE:**  
**SCALE**  
**DRAW**  
**DESIG**  
**CHECK**

074 8480 BYRON ROAD

## PLAN AND PROFILE

TRACY CALIFORNIA	SHEET 4.2
	OF SIX
	FILE 4074



**WONG ENGINEERS, INC.**  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA



## STORM DRAIN DESIGN SHEET

JOB NO. 4074

DATE: 12-21-21

DATE: 12/21/21  
DESIGNED BY EC

DESIGNED BY EG  
CHECKED BY ZCW

ASSUMED TIME TO INLET = 10 MINUTES  
MANNINGS "N" VALUE USED = 0.013 APPROX. AVE. SLOPE = 0.5058

Provided by Gus Hart on October 8, 2021

## Patel

Tracy, CA

### CDS (Continuous Deflective Separation)

The Contech CDS is a high-performance hydrodynamic separator that uses swirl concentration and continuous deflective separation (indirect screening) to screen, separate and trap trash, debris, sediment and hydrocarbons from stormwater runoff. The continuous deflective separation technology results in a screen that is self-cleaning and provides 100% removal of floatables and neutrally buoyant debris 4.7 mm or larger, without blinding. The flow and screening controls separate solids while preventing re-suspension and washout of previously trapped pollutants.

With over 40,000 systems installed throughout the United States and extensive lab and field testing to the most stringent protocols, the CDS is used to meet stormwater quality control regulations, trash Total Maximum Daily Loads (TMDLs), and pretreatment for filtration, infiltration, bioretention, rainwater harvesting systems, and a variety of green infrastructure practices.

The CDS is being provided as pretreatment to the Contech underground infiltration system.

Contech Corrugated Metal Pipe (CMP) is the 'go to' underground storage solution for stormwater detention and infiltration. With its fabrication and layout versatility, CMP using an Aluminized Type II or Polymeric coating has established itself as an economical, high strength and long service life material that is cost effective and easy to maintain. CMP is extensively used throughout the United States as a land space and cost saving measure for meeting low impact development and runoff reduction regulations.

A Contech underground infiltration system with pretreatment is being submitted in compliance with the CA Phase II Small MS4 General Stormwater Permit, Section E.12.e.(ii)(g) Alternative Designs and the Multi-Agency Post-Construction Standards Manual, Section 6.1 and 6.2 under Alternative Stormwater Treatment Control Measures, page 6-12.

Enclosed is a letter from the CA State Water Resources Control Board accepting Contech's solutions to comply with the Phase II Small MS4 General Permit, Section E.12 Post-Construction Stormwater Management Program. Also enclosed is the Underground Infiltration Compliance with the Phase II Small MS4 General Permit or Filterra® Bioretention System Compliance with the Phase II Small MS4 General Permit document.

### CDS Sizing:

#### Information provided by Wong Engineering:

Water Quality Flow Rate = 0.14 cfs

Peak Flow Rate = 1.59 cfs

### CDS Model:

Model	Treatment Capacity (cfs)	Internal Bypass Capacity (cfs)
CDS20215-4	0.70	10

**Underground Detention Sizing:**  
**Information provided by Burns & McDonnell:**

Required Volume = 1,000 CF

**CMP Parameters:**

- Pipe Diameter = 54" (16 gauge)
- Finish = ALT 2
- Corrugation = 5x1
- Wall Type = Perforated

Length (ft)	Width (ft)	Rows	Pipe Storage (cf)	Stone Storage (cf)	Total Storage (cf)
32	4.5	1	509	519	602

Thank you for your inquiry. For additional information please contact:

Gus Hart  
Designer – Stormwater Products  
503.258.3117  
[ghart@conteches.com](mailto:ghart@conteches.com)  
[www.ContechES.com](http://www.ContechES.com)



## State Water Resources Control Board

March 12, 2018

Vaikko Allen  
Contech Engineering Solutions, LLC  
1853 County Place  
Ojai, CA 93203

Dear Mr. Allen:

This letter is to inform you that I have reviewed your request regarding the use of your storm water treatment devices to comply with the Small MS4 General Permit. According to Sections E.12.e.(ii).(g) and F.5.g.2.d.a (Alternative Designs) treatment devices (referred to as "facilities" in the Small MS4 General Permit) of a different design than the requirements of Sections E.12.e.(ii).(f) and F.5.g.2.d. may be permitted if equivalent effectiveness is demonstrated. Equivalent effectiveness must show that: 1) an equal or greater amount of runoff is infiltrated or evapotranspired; 2) equal or lower pollutant concentrations than what is in runoff discharged after biotreatment; 3) there is an equal or greater protection against shock loadings and spills; AND 4) there is an equal or greater accessibility and ease of inspection and maintenance.

Where infiltration is feasible, a permittee may use a Contech underground infiltration system with pretreatment to comply with the permit if the aforementioned equivalent effectiveness has been demonstrated. Where infiltration is not feasible, a permittee may use a Contech Filterra Bioretention System to comply with the permit if the aforementioned equivalent effectiveness has been demonstrated. The Small MS4 General Permit only sets the minimum standard though, so if a local agency has more stringent requirements for their storm water management program, use of these devices will have to meet the local agency's requirements as well.

This letter in no form endorses these products other than to state that if the above requirements are met, the use of these products would constitute compliance with the permit.

Thank you for your efforts in helping California improve the quality of its surface waters and if you have any questions or concerns, please feel free to contact me at: (916) 341-5688 or by email at [bill.hereth@waterboards.ca.gov](mailto:bill.hereth@waterboards.ca.gov).

Sincerely,

Bill Hereth, P.E.  
State Water Resources Control Board  
Division of Water Quality, Municipal Storm Water Unit

EDUARDO MARCUS, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)

## Underground Infiltration Compliance with the Phase II Small MS4 General Permit

July 28<sup>th</sup>, 2017

### Phase II Small MS4 General Permit 2013-0001-DWQ February 5, 2013

#### E.12. Post-Construction Storm Water Management Program

##### E.12.e. Low Impact Development (LID) Design Standards

**E.12.e.(ii)(f) Storm Water Treatment Measures and Baseline Hydromodification Management Measures** - After implementation of Site Design Measures, remaining runoff from impervious DMAs must be directed to one or more facilities designed to infiltrate, evapotranspire, and/or bioretain. Facilities must be demonstrated to be at least as effective as the prescribed 5in/hr bioretention system (this represents a minimum control measure).

**E.12.e.(ii)(g) Alternative Designs** — Facilities, or a combination of facilities, of a different design than in Section E.12.e.(ii)(f) may be permitted if all of the following measures of equivalent effectiveness are demonstrated:

- 1) Equal or greater amount of runoff infiltrated or evapotranspired;
- 2) Equal or lower pollutant concentrations in runoff that is discharged after biotreatment;
- 3) Equal or greater protection against shock loadings and spills;
- 4) Equal or greater accessibility and ease of inspection and maintenance.

Underground infiltration with CDS pretreatment through demonstrating the 4 measures of equivalent effectiveness will meet the Phase II Small MS4 General Permit, *Section E.12.e.(ii)(g) Alternative Deigns* for Low Impact Development (LID) Design Standards.

- Underground storage systems offer you flexibility and customization for either detention or infiltration applications – metal, concrete, and plastic systems are available. Underground infiltration systems are incorporated to reduce the volume of stormwater runoff being discharged from a site. This runoff reduction strategy is a major part of a low impact development design.<sup>[1]</sup>
- The State Water Resources Control Board has been clear in stating that from a perspective of meeting water quality standards they see no difference between surface and subsurface infiltration.
- Pretreatment has become recognized as essential to making LID work. Include pretreatment requirements as a means of ensuring longevity of runoff reduction/infiltration and reducing both high pollutant load (trash, TSS, oil and grease) and long-term maintenance burden. The CDS hydrodynamic separator uses swirl concentration and continuous deflective separation to screen, separate and trap trash, debris, sediment, and hydrocarbons from stormwater runoff. CDS captures and retains 100% of floatables and neutrally buoyant debris 2.4mm or larger, effectively removes sediment and hydrocarbons and is the only non-blocking screening technology available in a stormwater treatment device.<sup>[2][3]</sup>

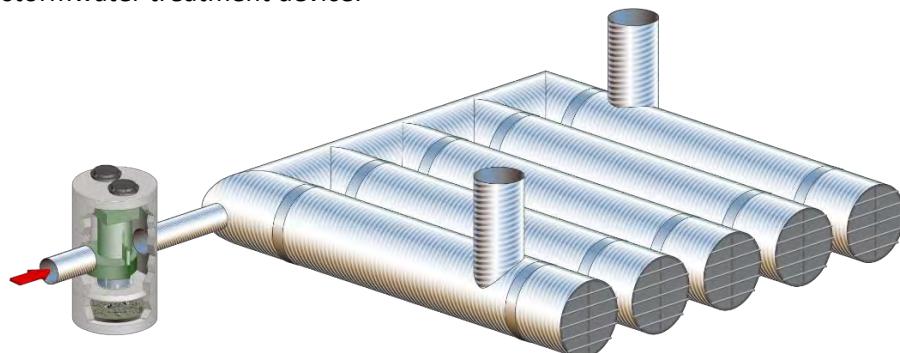


Figure 1. Underground Infiltration with Pretreatment

- 1) Equal or greater amount of runoff infiltrated or evapotranspired;

**Underground infiltration** demonstrates equal or greater amounts of runoff infiltrated.

- For infiltrating soils (HSGs A and B) underground storage for infiltration of the entire Volumetric Criteria, per Section E.12.e.(ii)(c), will meet or exceed infiltration requirements.
- For expansive soils (HSGs C and D) it is assumed that no quantifiable infiltration will occur, see *Filterra® Bioretention System Compliance with the Phase II Small MS4 General Permit*.
- For sites where infiltration is technically infeasible, no quantifiable infiltration is permitted, see *Filterra® Bioretention System Compliance with the Phase II Small MS4 General Permit*.

- 2) Equal or lower pollutant concentrations in runoff that is discharged after biotreatment;

**Underground infiltration** of the entire Volumetric Criteria, per Section E.12.e.(ii)(c), will result in no discharge that is required to be treated.

- 3) Equal or greater protection against shock loadings and spills;

**The CDS hydrodynamic separator** demonstrates equal or greater protection against shock loadings and spills.

- The CDS has the capacity to protect and contain 0.9 cubic yards up to greater than 8.7 cubic yards of trash, debris and sediment.<sup>[4]</sup>
- The CDS has the capacity to protect and contain 61 gallons up to greater than 1309 gallons of hydrocarbon spills.<sup>[4][5]</sup>

- 4) Equal or greater accessibility and ease of inspection and maintenance.

**The CDS hydrodynamic separator** demonstrates equal or greater accessibility and ease of inspection and maintenance.

- Inspection and maintenance is a simple, inexpensive and safe operation that does not require confined space access.<sup>[4]</sup>
- The CDS hydrodynamic separator can be maintained by following instructions in the *CDS Guide; Operation, Design, Performance and Maintenance*.<sup>[4]</sup>
- Maintenance in CA typically required 1 - 3 years on average.
- Maintenance in CA typically requires only 0.5 hours per system.
- Maintenance in CA typically costs \$1,000 - \$2,500 per system.

**Underground infiltration** demonstrates equal or greater accessibility and ease of inspection and maintenance.

- Inspection and maintenance is a simple, inexpensive and safe operation that does not require confined space access.<sup>[6]</sup>
- When using a CDS for pretreatment, underground infiltration system maintenance may not be necessary.
- Maintenance should be conducted if inspection reveals that accumulated sediment or trash is clogging the discharge orifice.<sup>[6]</sup>

Please contact Contech Engineering Solutions for more information.

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References:

1. *Contech Engineered Solutions: Detention/Infiltration Solution Guide*
2. *Contech Engineered Solutions: Hydrodynamic Separation Solution Guide*
3. *Contech® Hydrodynamic Separation Pretreatment for Green Stormwater Solutions*
4. *Contech Engineered Solutions: CDS Guide; Operation, Design, Performance and Maintenance*
5. *CDS Units Capture Diesel Fuel Spilled over a California Business Site*
6. *Contech Engineered Solutions: Contech CMP Detention & Infiltration Maintenance Guide*

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES INCLUDING THE FOLLOWING:	
<ul style="list-style-type: none"> <li>• PIPE STORAGE = 509 CF</li> <li>• MAINLINE PIPE GAGE = 16</li> <li>• WALL TYPE = PERFORATED</li> <li>• DIAMETER = 54"</li> <li>• FINISH = ALT2</li> <li>• CORRUGATION = 5x1</li> </ul>	
CUSTOMER	DATE

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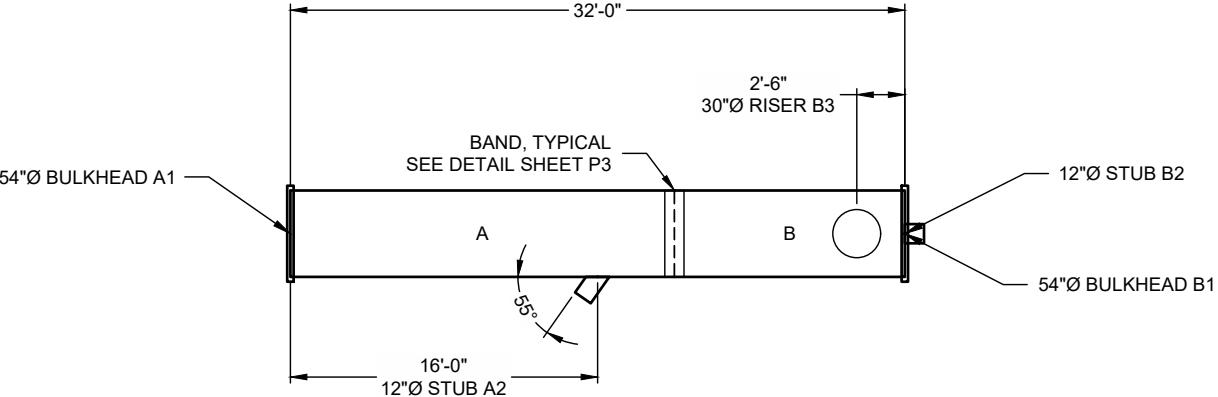
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54"Ø PERFORATED UNDERGROUND RETENTION SYSTEM -  
691272-010  
PATEL  
TRACY, CA  
SITE DESIGNATION: INFILTRATION

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12"Ø STUB A2	33.02	32.00
12"Ø STUB B2	35.50	32.00

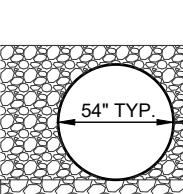
RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
30"Ø RISER B3	39.50	32.00



#### NOTES

- THE PIPE SHOULD BE FULLY PERFORATED IN ACCORDANCE WITH AASHTO M 36, SECTION 8.3.2.2, AND USING CLASS 2 PERFORATIONS. THE TOTAL OPEN AREA OF THE PERFORATIONS WILL BE A MINIMUM OF 2.3% OF THE PIPE SURFACE AREA.
- BULKHEADS SHALL BE 12-GAGE OR HEAVIER STEEL AND THE COATING WILL MATCH THE SPECIFIED CMP COATING. BULKHEAD PLATES SHALL BE FULLY WELDED ONTO THE CMP WITH STEEL REINFORCEMENT AS REQUIRED. THE STEEL REINFORCEMENT SHALL BE POST COATED WITH ZINC RICH PAINT PER AASHTO M 36. BULKHEAD DESIGNS SHALL SATISFY THE REQUIREMENTS SHOWN IN CHAPTER 8 OF THE NCSA CSP DESIGN MANUAL AND CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER OF RECORD (EOR) FOR APPROVAL UPON REQUEST.
- ALL FITTINGS SHALL BE STRUCTURALLY CHECKED FOR REINFORCEMENTS PER ASTM A998 AND PROVIDED TO THE EOR FOR APPROVAL UPON REQUEST.
- CONNECTING BANDS FOR INFILTRATION SYSTEMS SHALL BE ANY TYPE, BUT MUST BE AT LEAST 12" WIDE. BANDS SHALL MATCH THE SPECIFIED CMP COATING AND MEET THE REQUIREMENTS OF AASHTO M 36.
- ALL METALLIC COATINGS AFFECTED BY MANUFACTURING FABRICATION SHALL BE REPAIRED PER AASHTO M 36 SECTION 11 REQUIREMENTS (E.G. ZINC-RICH PAINT ON ALL WELDS). IF POLYMER COATINGS ARE USED THE REPAIR OF DAMAGED COATINGS WILL BE IN CONFORMANCE WITH AASHTO M 245 SECTION 11 REQUIREMENTS.
- ACCESS LADDERS SHALL BE ATTACHED BY THE MANUFACTURER PRIOR TO DELIVERY, NOT INSTALLED ON THE JOBSITE.

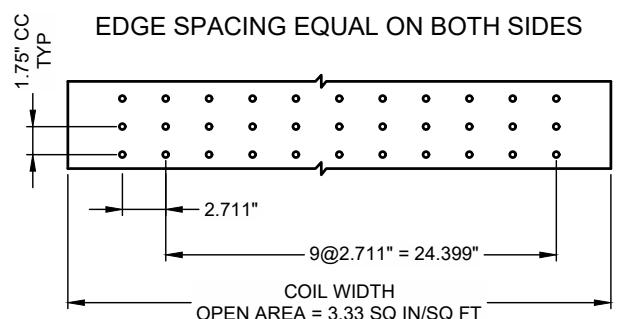
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691272	010	10/6/2021
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P1	4	



LIMITS OF  
REQUIRED  
BACKFILL  
21" SEE TYPICAL  
BACKFILL DETAIL  
NOTES

### TYPICAL SECTION VIEW

NOT TO SCALE



NOTES:

- PERFORATIONS MEET AASHTO AND ASTM SPECIFICATIONS.
- PERFORATION OPEN AREA PER SQUARE FOOT OF PIPE IS BASED ON THE NOMINAL DIAMETER AND LENGTH OF PIPE.
- DIMENSIONS SUBJECT TO MANUFACTURER'S TOLERANCES.
- ALL HOLES 3/8"Ø.

### EXFILTRATION AREA STANDARD PERFORATION PATTERNS

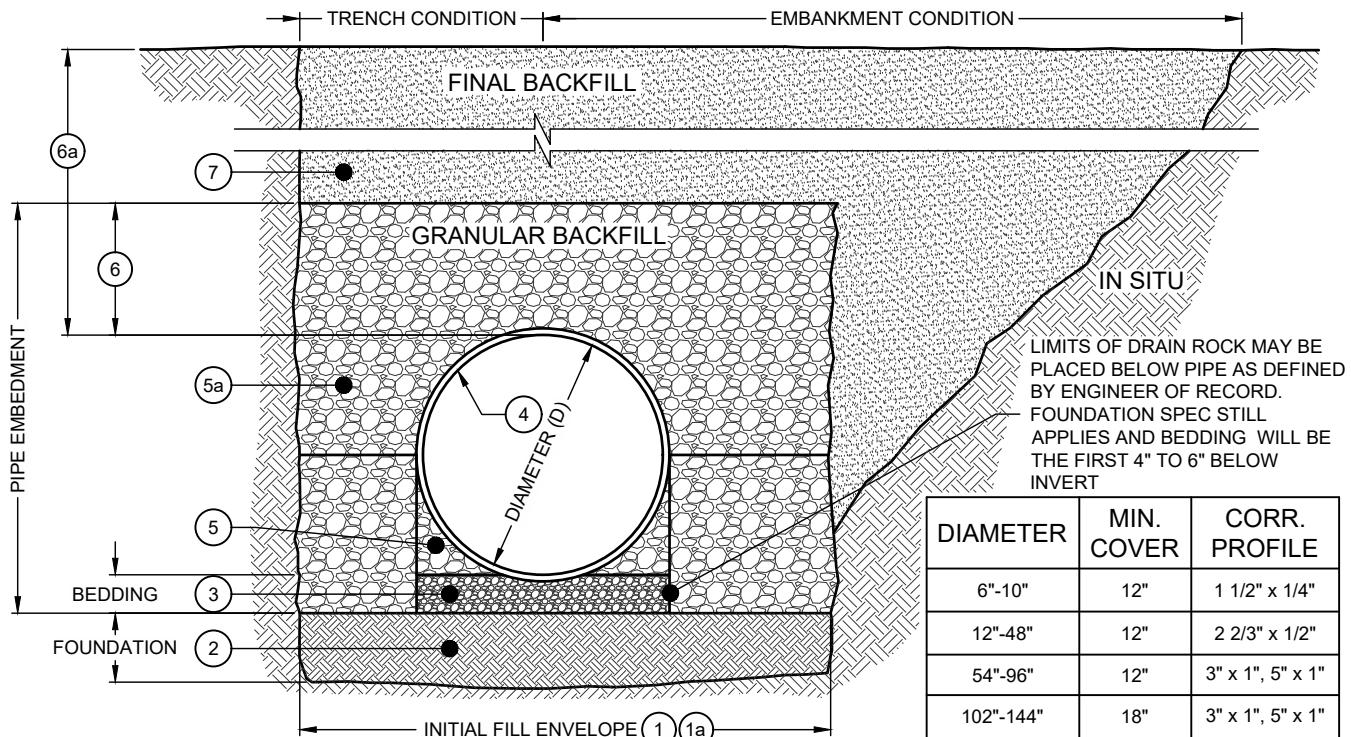
APPROXIMATE AREA PER LINEAR FOOT OF PIPE				
PIPE	CORRUGATION PATTERN			
	2 2/3" x 1/2"	3" x 1"	5" x 1"	ULTRA FLO
54"Ø	55.0 SQ. IN.	58.1 SQ. IN.	56.5 SQ. IN.	

NOTES:

- GAGE AND COATING LIMITATIONS APPLY. 5" x 1" IS NOT AVAILABLE IN ALUMINUM.
- DIMENSIONS SUBJECT TO MANUFACTURER'S TOLERANCES.

### TYPICAL PERFORATION DETAIL

NOT TO SCALE



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
54"-96"	12"	3" x 1", 5" x 1"
102"-144"	18"	3" x 1", 5" x 1"

1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE TRENCH WIDTH IS THE MINIMUM AMOUNT REQUIRED FOR PROPER INSTALLATION AND TO SUPPORT HORIZONTAL PRESSURE FROM THE PIPE. THE MANUFACTURER'S SUGGESTED MINIMUM VALUE IS: 1.5D + 12".

1a MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: 3.0D BUT NO LESS THAN D + 4'0".

2 FOUNDATION SHALL BE WELL CONSOLIDATED & STABLE, CAPABLE OF SUPPORTING FILL MATERIAL LOAD.

3 OPEN-GRADED GRANULAR BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 4" TO 6" IN DEPTH. SUGGESTED PARTICLE SIZE OF 1/2 CORRUGATION DEPTH.

4 CORRUGATED STEEL PIPE (CSP / HEL-COR).

5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELLED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION.

5a THE BACKFILL MATERIAL SHALL BE A FREE-DRAINING, ANGULAR, WASHED-STONE PER AASHTO M 43 SIZE #3 WITH A 1/2" - 2" PARTICLE SIZE OR APPROVED EQUAL. MATERIAL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY PLATE OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN A DENSITY EQUIVALENT TO 90% STANDARD PROCTOR IS ACHIEVED OR WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR OR UNDER FOOT. THE PROJECT ENGINEER OR HIS REPRESENTATIVE MUST BE SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE PIPE DEFLECTIONS AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

6 INITIAL OPEN GRADED GRANULAR BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.

6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.

NOTES:

- GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA. / 2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER.
- CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

### TYPICAL BACKFILL DETAIL

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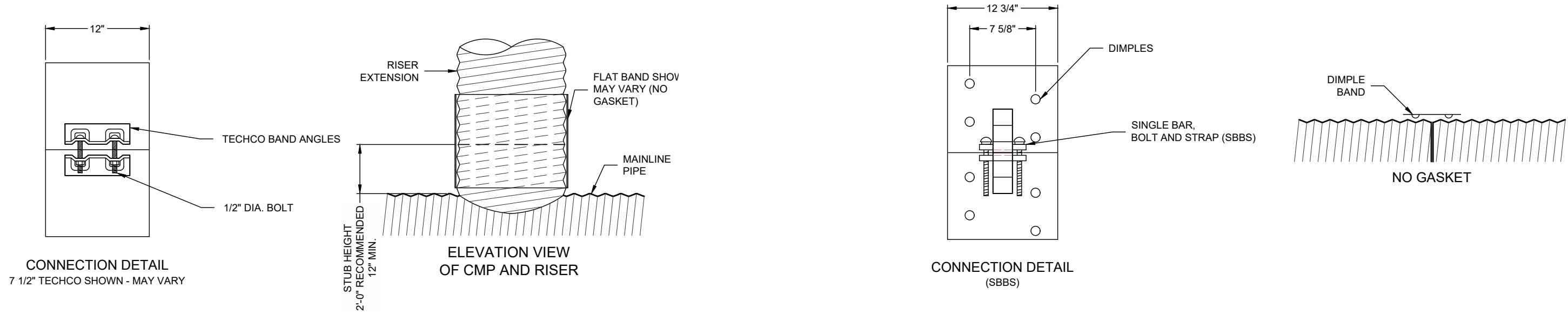
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P2	OF	4



### PLAIN END CMP RISER PIPE

#### GENERAL NOTES:

1. DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

### 12" RISER BAND DETAIL

NOT TO SCALE

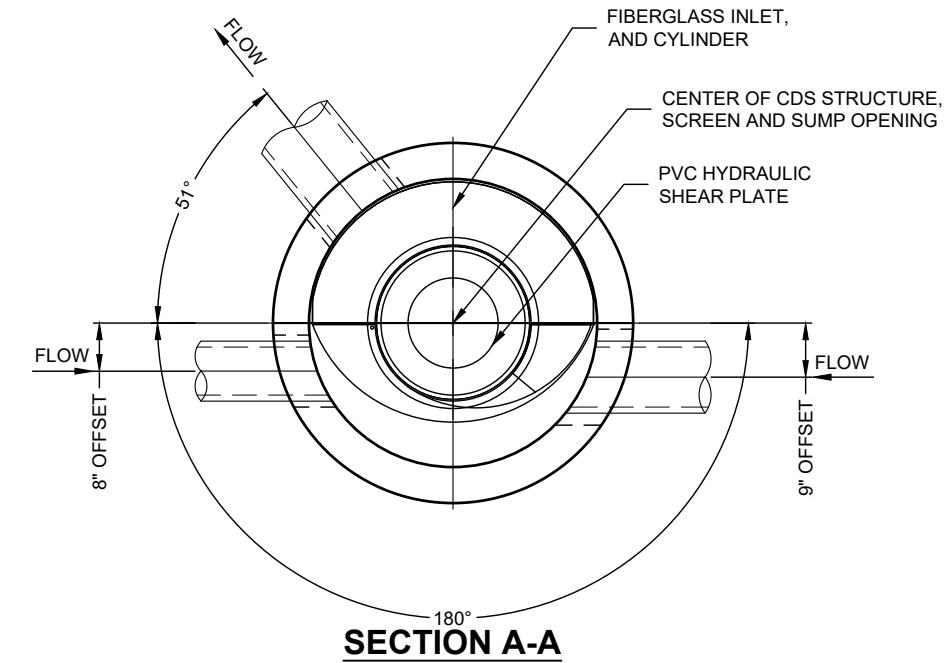
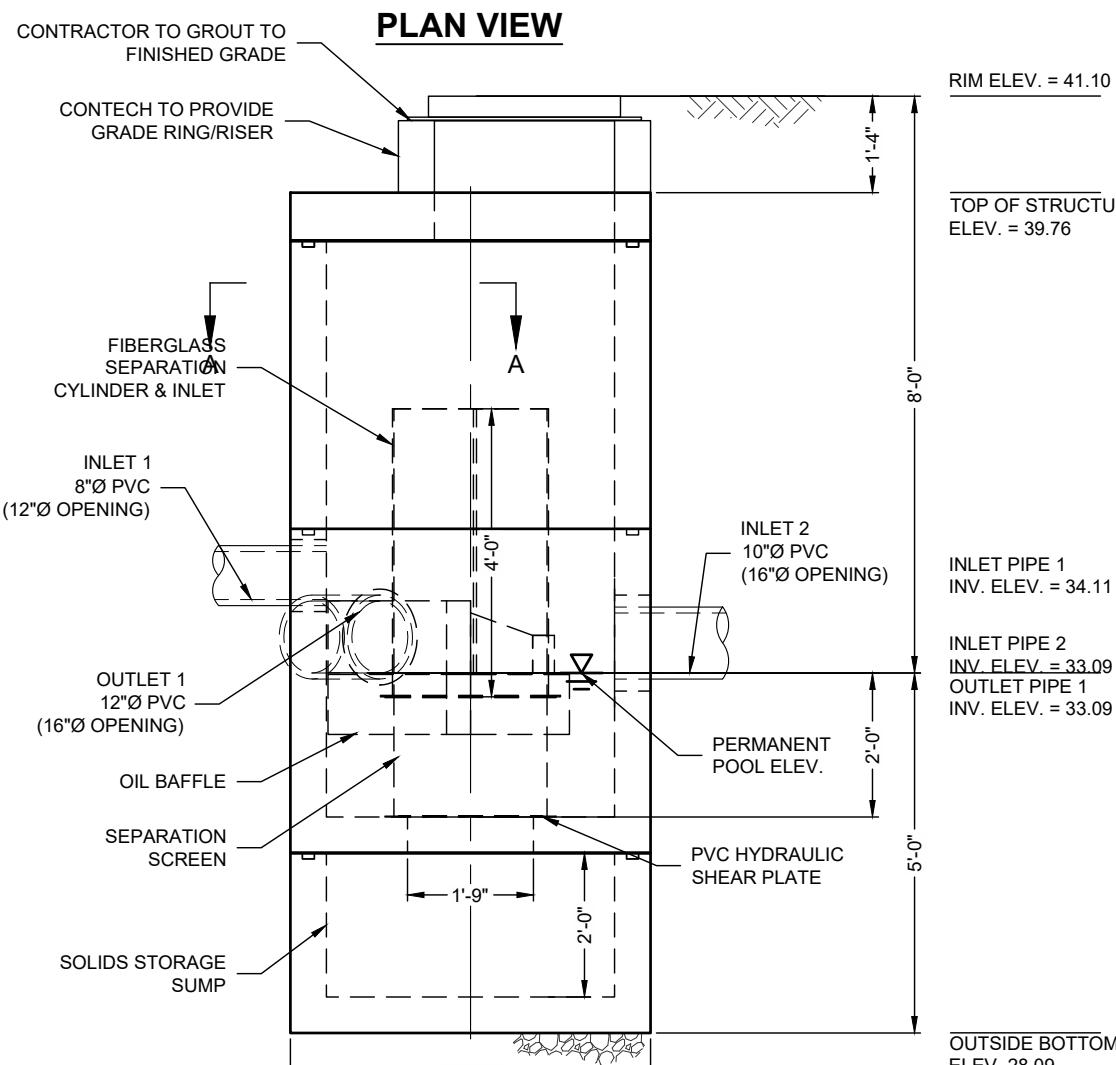
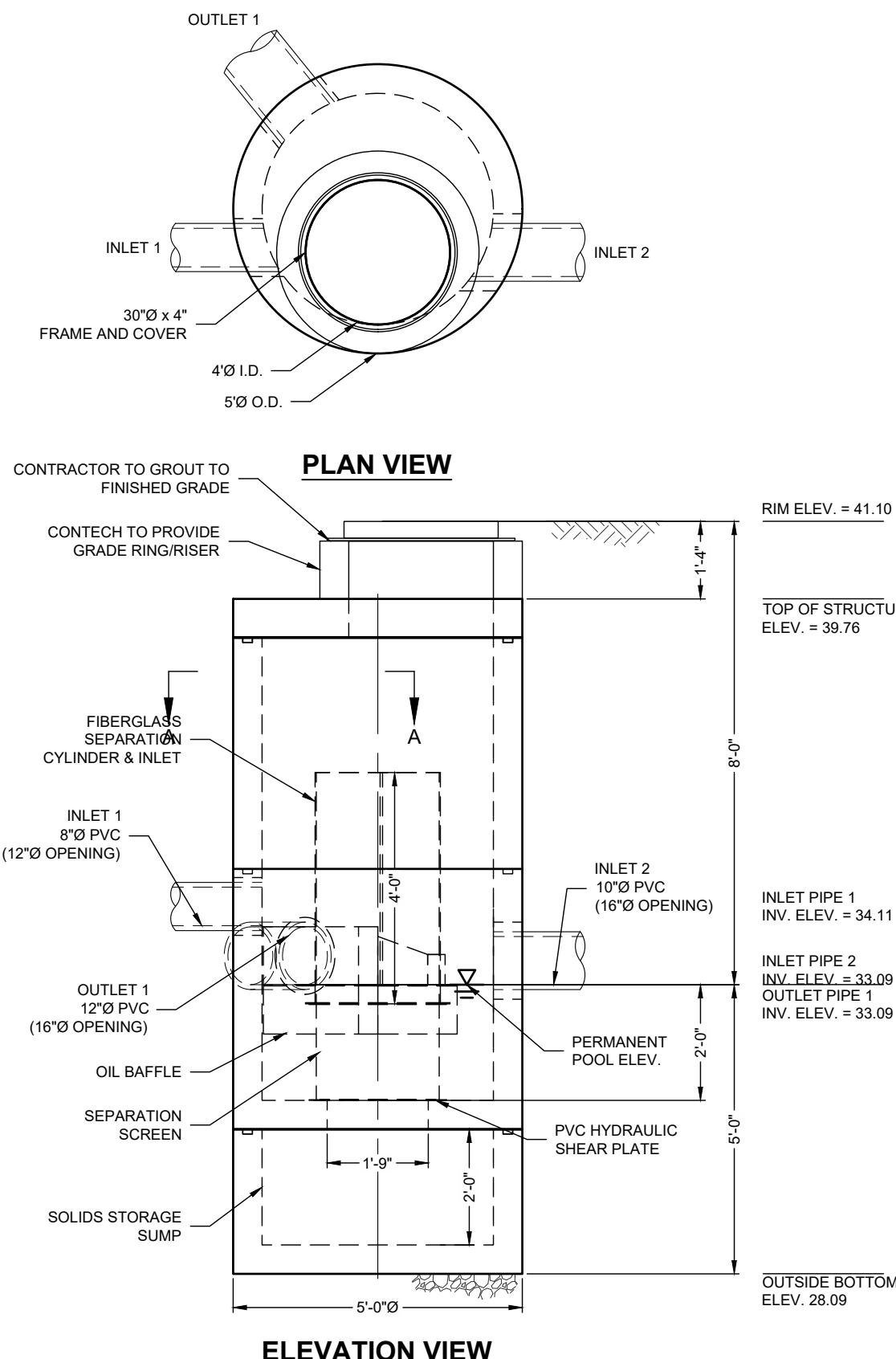
### PLAIN END CMP PIPE

#### GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" THRU 96" 2-PIECES
  - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
7. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

### D-12 DIMPLE BAND DETAIL

NOT TO SCALE



#### MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	FIBERGLASS INLET AND CYLINDER	CONTECH
1	4700 micron, 2' O.D. x 1.67' SEP. SCREEN	CONTECH
1	3/16 INCH PVC HYDRAULIC SHEAR PLATE *	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	30"Ø x 4" FRAME & COVER, EJ#001810119A01, OR EQUIV.	CONTRACTOR

\* SEE HYDRAULIC SHEAR PLATE DETAIL

#### SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.14 CFS
PEAK FLOW RATE	1.59 CFS
RETURN PERIOD OF PEAK FLOW	TBD YRS

#### GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.ContechES.com](http://www.ContechES.com)
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

#### INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

#### STRUCTURE WEIGHT

APPROXIMATE HEAVIEST PICK = 6000 LBS.  
STRUCTURE IS DELIVERED IN 4 PIECES

MAX FOOTPRINT = Ø5'

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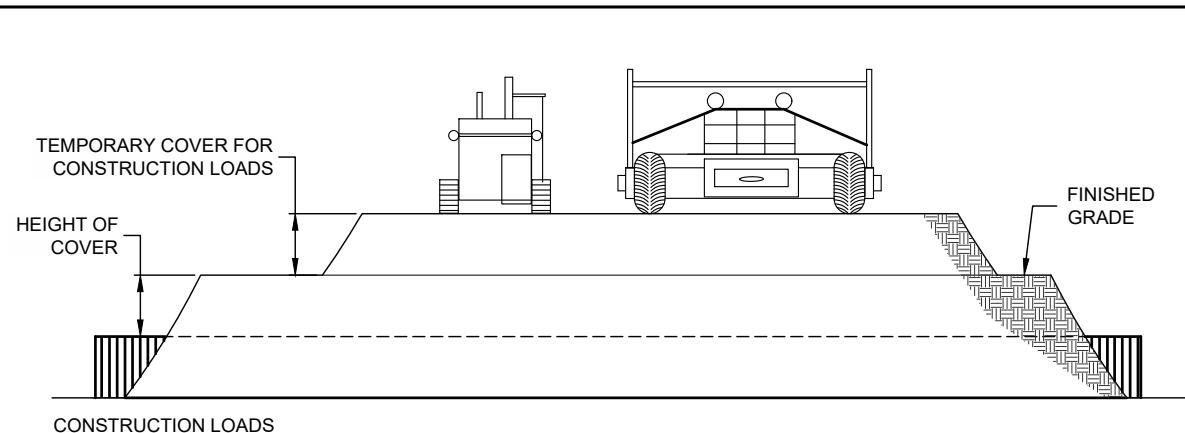
DATE: 10/08/21	SCALE: 3/8" = 1'-0"
DESIGNED: GHH	DRAWN: GHH
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PROJECT No.: 691272	SEQUENCE No.: 20
SHEET: 5851 / 453627	1 OF 1

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MARK	DATE	REVISION DESCRIPTION



FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPAKTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

\*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

## CONSTRUCTION LOADING DIAGRAM

NOT TO SCALE

### SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

#### SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

#### MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

#### PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

#### HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSA)

#### INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNs ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

### MATERIAL SPECIFICATION

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PROPOSAL  
DRAWING

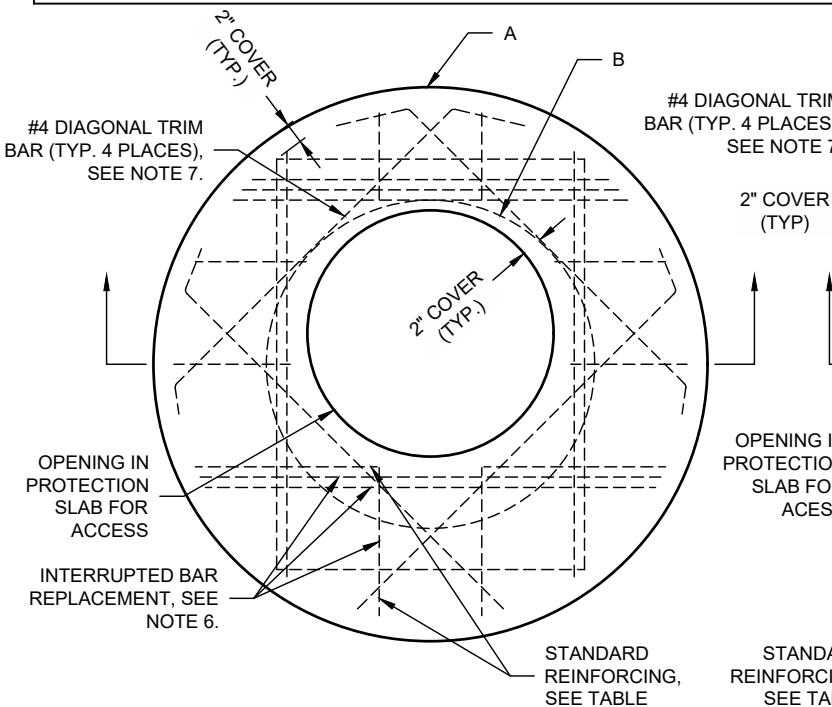
54"Ø PERFORATED UNDERGROUND RETENTION SYSTEM -  
691272-010  
PATEL  
TRACY, CA  
SITE DESIGNATION: INFILTRATION

### REINFORCING TABLE

Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

\*\* ASSUMED SOIL BEARING CAPACITY

### ACCESS CASTING NOT SUPPLIED BY CONTECH



### ROUND OPTION PLAN VIEW

#### NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

### SQUARE OPTION PLAN VIEW

7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

### MANHOLE CAP DETAIL

NOT TO SCALE

PROJECT NO.:	SEQ. NO.:	DATE:
691272	010	10/6/2021
DESIGNED:	DRAWN:	
GHH	GHH	
CHECKED:	APPROVED:	
SHEET NO.:	OF	
P4	4	

# ConTech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

## Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. ConTech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

## Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. ConTech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



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## CDS® Inspection and Maintenance Guide

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## Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allow both sump cleanout and access outside the screen.

The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

## Cleaning

Cleaning of a CDS system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.



CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y <sup>3</sup>	m <sup>3</sup>
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.3	3.0	0.9	1.3	1.0
CDS2020	5	1.3	3.5	1.1	1.3	1.0
CDS2025	5	1.3	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities



#### Support

- Drawings and specifications are available at [www.contechstormwater.com](http://www.contechstormwater.com).
- Site-specific design support is available from our engineers.

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The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; 7,517,450 related foreign patents or other patents pending.

## CDS Inspection & Maintenance Log

CDS Model: \_\_\_\_\_ Location: \_\_\_\_\_

1. The water depth to sediment is determined by taking two measurements with a stadia rod: one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the values listed in table 1 the system should be cleaned out. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

**Response to D20-0021 SANSUB APARTMENT 5<sup>th</sup> Submittal Comments**

1. PER PREVIOUS COMMENT, PLEASE HAVE TOPO BE A SEPARATE SHEET FROM THE DEMO SHEET; THERE IS A LOT OF CLUTTER WITH THE SCALE AND LEGIBILITY IS NOT GOOD IN SOME AREAS (I.E. EXISITNG SPOT ELEVATIONS)  
*Topographic Map & Demolition Plan now on two separate viewports to make it more legible.*
2. (SOUTHERLY) 25' OF 2" GRIND AND OVERLAY WOULD BEGIN AT THE SOUTHERNMOST EDGE OF THE TRENCH  
*Expanded grind and overlay area more east so that it is 25 feet from the eastern most edge of the trench.*
3. PER PREVIOUS COMMENT, PROVIDE PROPOSED FLOW LINE SPOT ELEVATIONS AS POINTED OUT SPECIFICALLY ON PRELIMINARY GRADING SHEET.  
*Added elevations for gutter flowline at the locations marked out.*
4. PER PREVIOUS COMMENT (3RD SUBMITTAL) & PER CITY STANDARD 4.09C, LATERAL CONNECTIONS SHALL BE SUCH THAT THE LATERAL IS PERPENDICULAR TO CONNECTION WITH MANHOLE/SEWER MAIN.  
*Existing sub will be used instead of adding another sanitary sewer lateral perpendicular to the existing main line.*
5. PLACE SS CLEANOUT WITHIN PUE (TYP)  
*Cleanout shifted to be in P.U.E.*
6. PER TITLE 11 (TMC 11.04.340 a.5), A BACKFLOW PREVENTION DEVICE WILL BE REQUIRED AT SERVICE CONNECTION (ON PRIVATE PROPERTY) PER CITY STANDARD 413  
*Backflow prevention device shown to be outside of the P.U.E. and on private property. Note added for the backflow prevention device to adhere to City Standard 413.*
7. PER DISCUSSION WITH CONSTRUCTION DIVISION, PLEASE PROVIDE AT LEAST ONE (1) WATER LATERAL PER BUILDING  
*A 2<sup>nd</sup> water lateral added.*
8. PER ALECK CHENEY PREVIOUS COMMENTS FOR CURB AND GUTTER:
  - a. Show detail of how curb and gutter transition to existing improvements on east and west ends of the property.
  - b. Show profile of proposed curb and gutter and how future curb and gutter to the east and west will work. Minimum gutter slope is 0.4%.

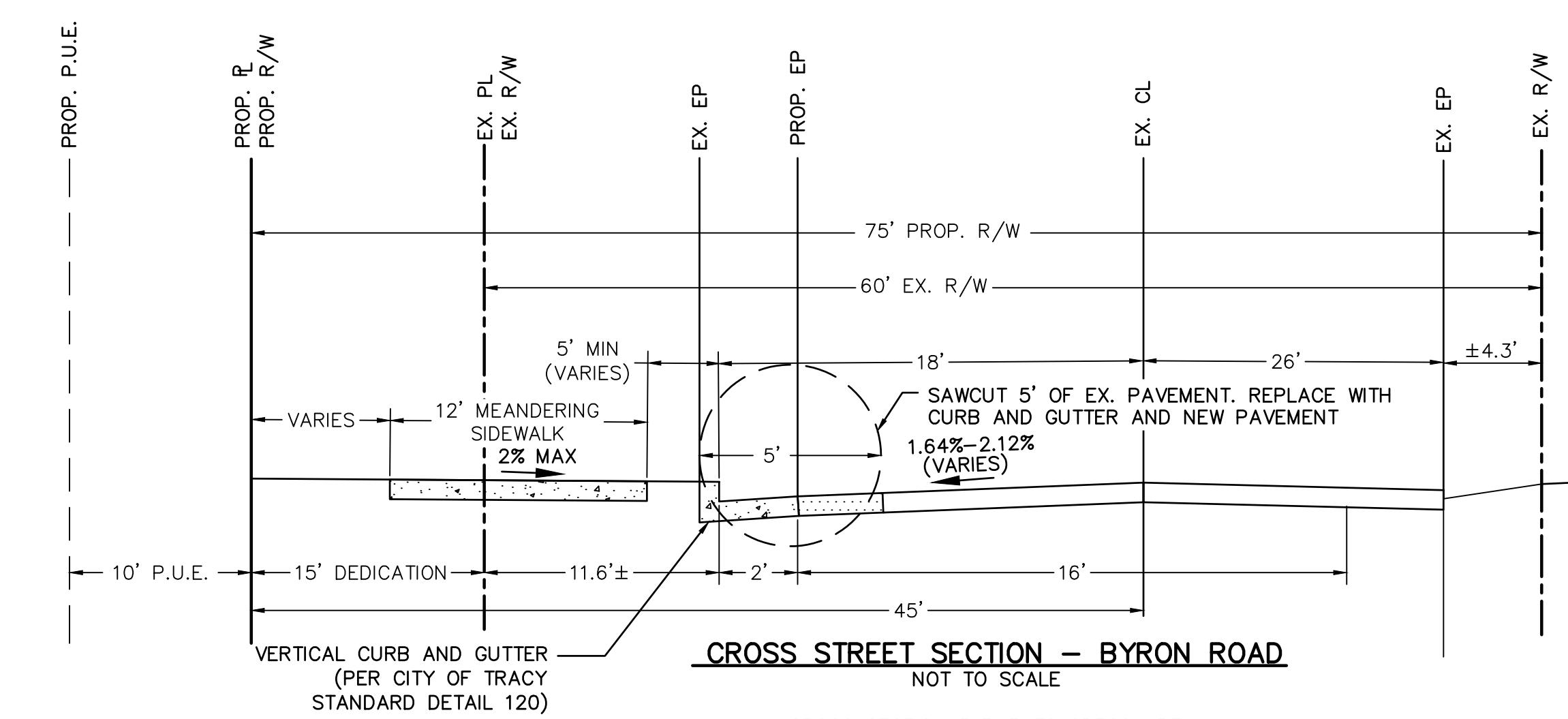
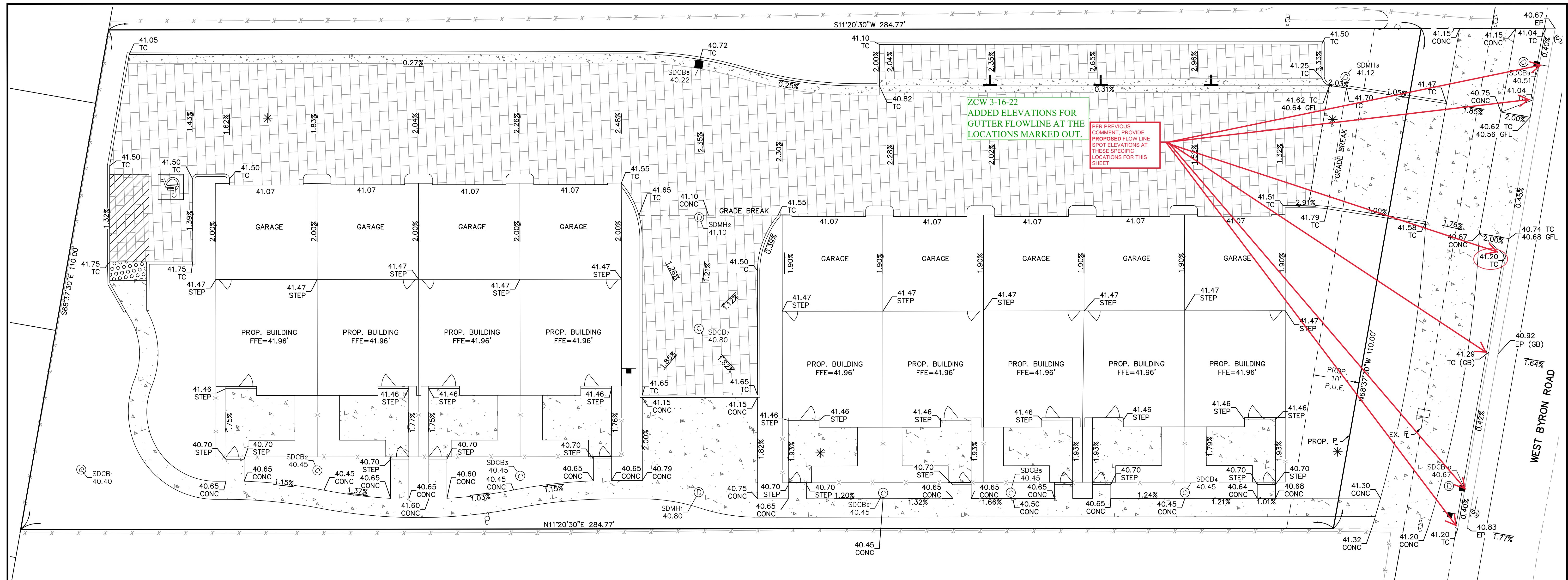
**SHOW THIS ON PLAN & PROFILE SHEET.**

*Frontage improvements uses the existing topography and City of Tracy Standard for gutter slope (minimum of 0.40%). A high point was added to achieve this minimum gutter slope, future frontage improvements to the east and west of the project site will need to adhere to City Standards as well as existing street conditions. Our project scope is only responsible for the frontage improvements adjacent to the property boundary.*

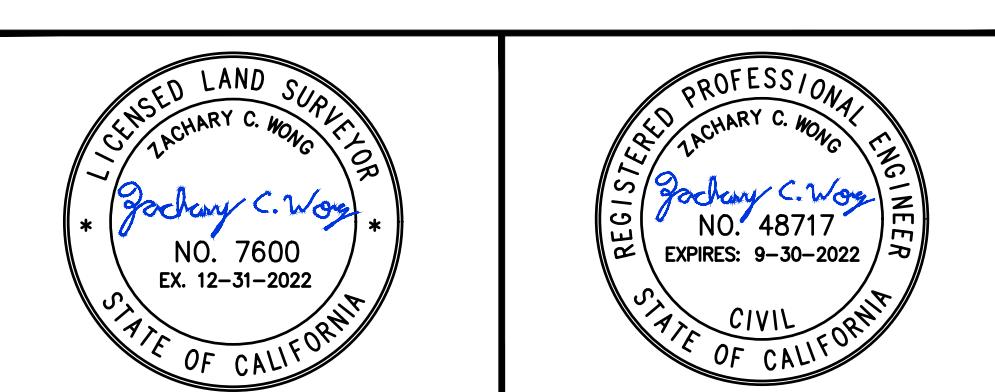
ZCW  
REVISED  
3-16-22







ZCW 3-16-22  
STREET CROSS SECTION MOVED TO THE SAME SHEET AS THE PROPOSED SITE PLAN.



CROSS SECTION ELEMENTS Specs ARE SUBJECT TO MODIFICATIONS PER CONCLUSION OF THE TRAFFIC STUDY

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

REVISIONS			
NO.	DESCRIPTION	DATE	BY

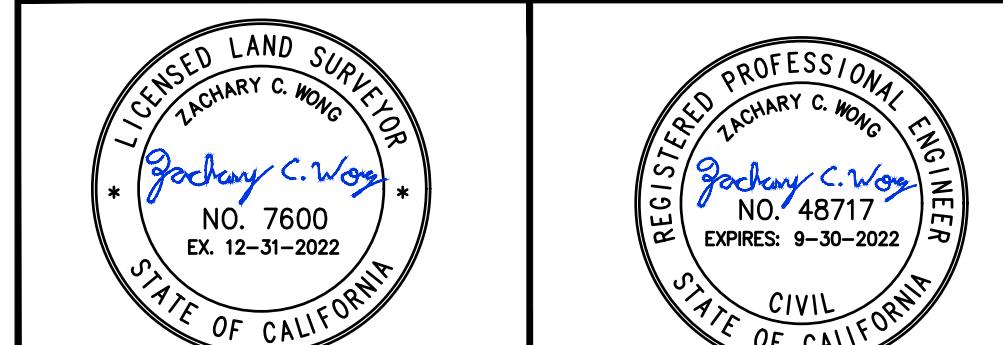
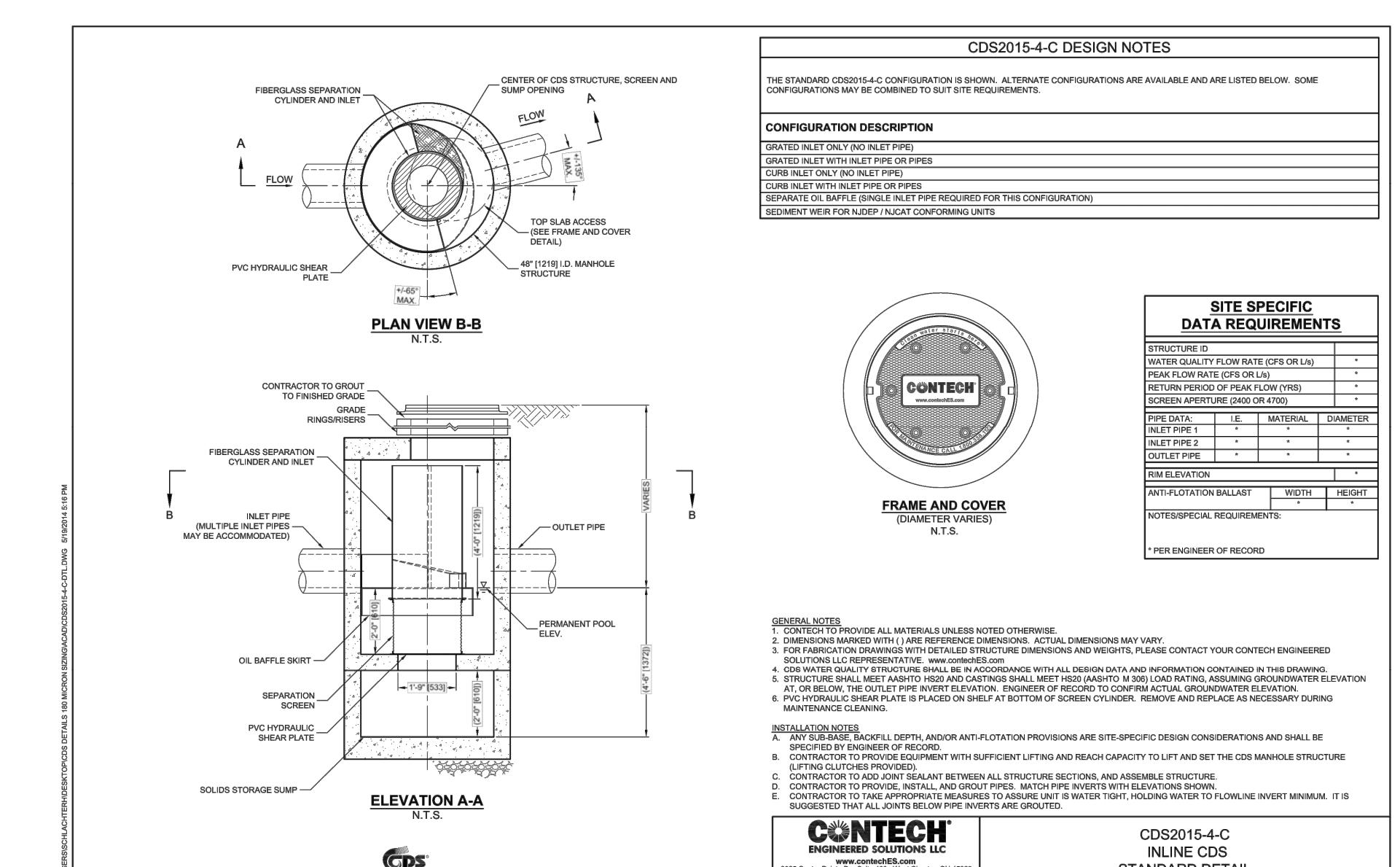
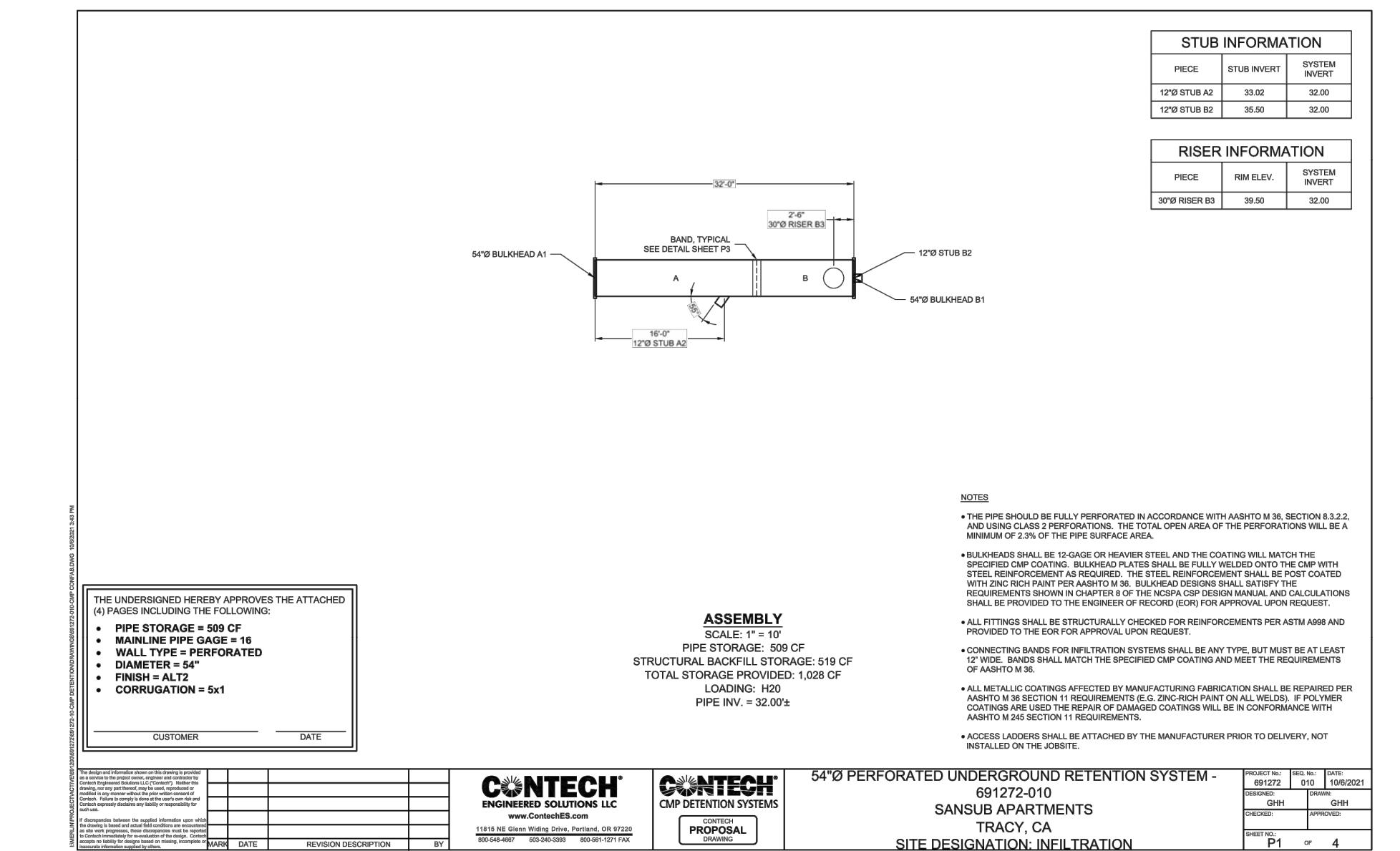
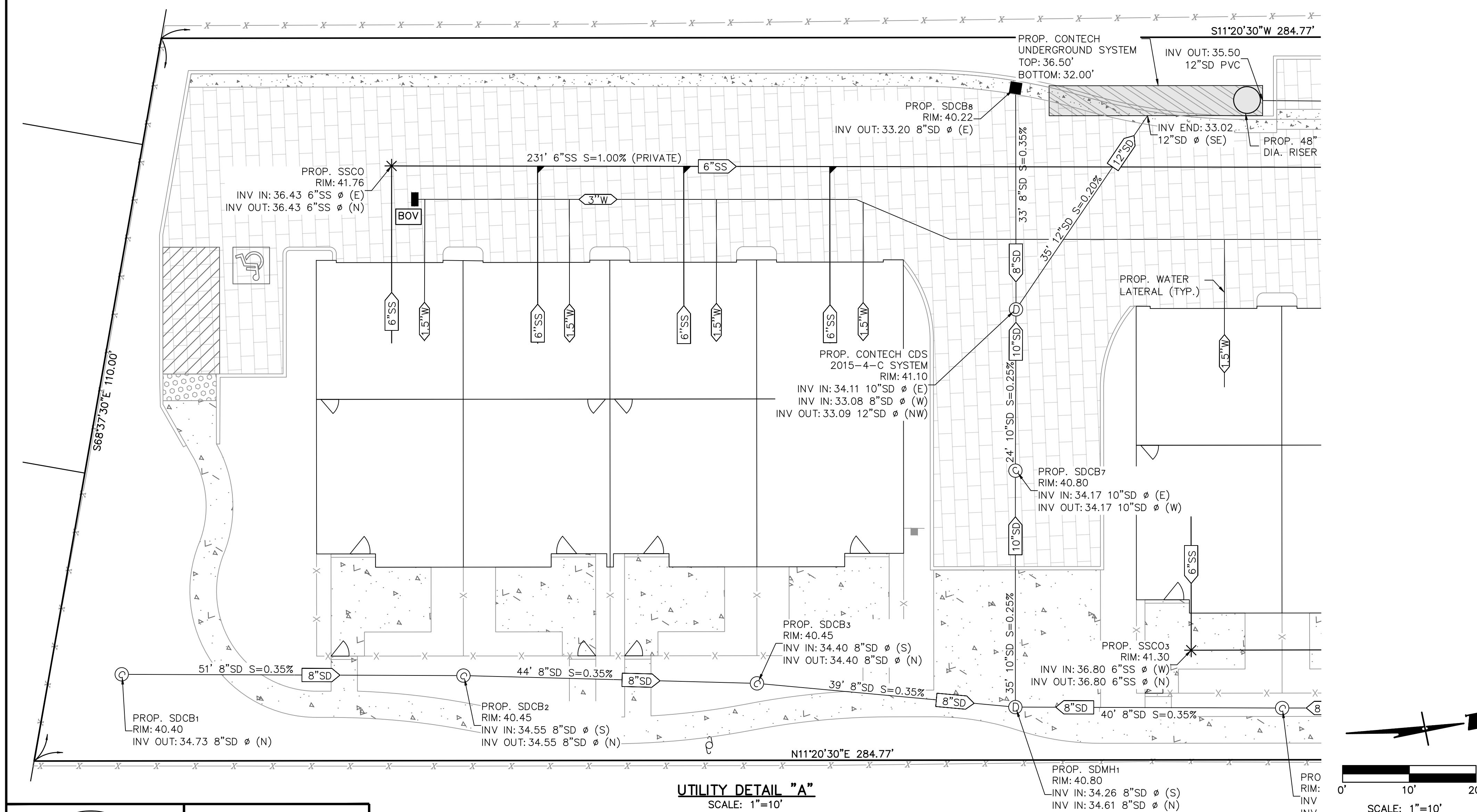
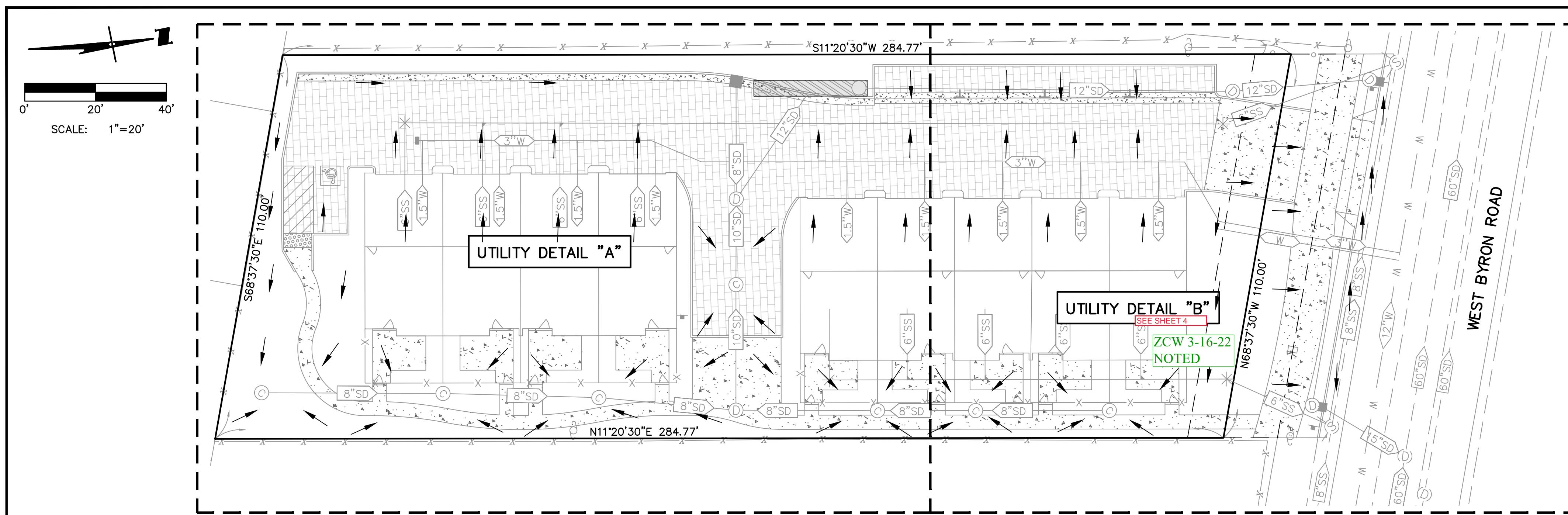
WONG ENGINEERS, INC.  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011  
Zachary C. Wong DATE 12/21/21 L.S. 7600 R.C.E. 48717  
CHECKED: ZCW

JOB NO.: 4074	2480 BYRON ROAD
DATE: DEC. 2021	
SCALE: AS SHOWN	
DRAWN: EC	
DESIGN: WEI	
CHECKED: ZCW	

0' 10' 20'  
SCALE: 1"=10'

TRACY CALIFORNIA  
SHEET 2  
OF FIVE  
FILE 4074

PRELIMINARY GRADING



UNAUTHORIZED CHANGES AND USES:  
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

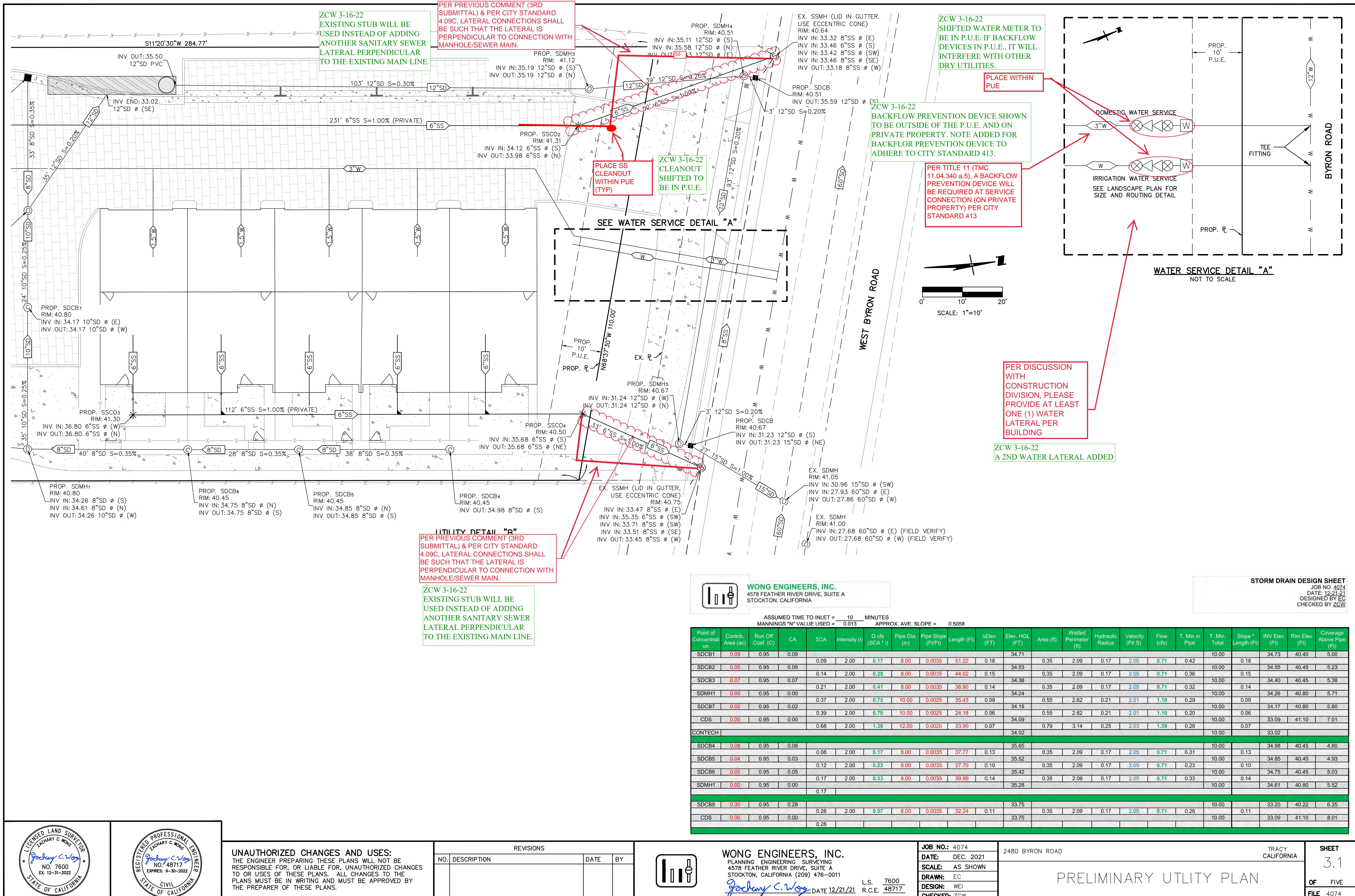
WONG ENGINEERS, INC.  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011  
Zachary C. Wong DATE 12/21/21 L.S. 7600 R.C.E. 48717

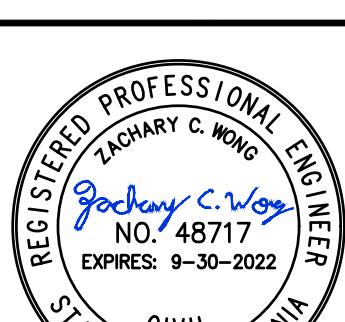
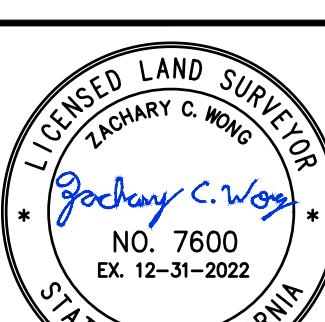
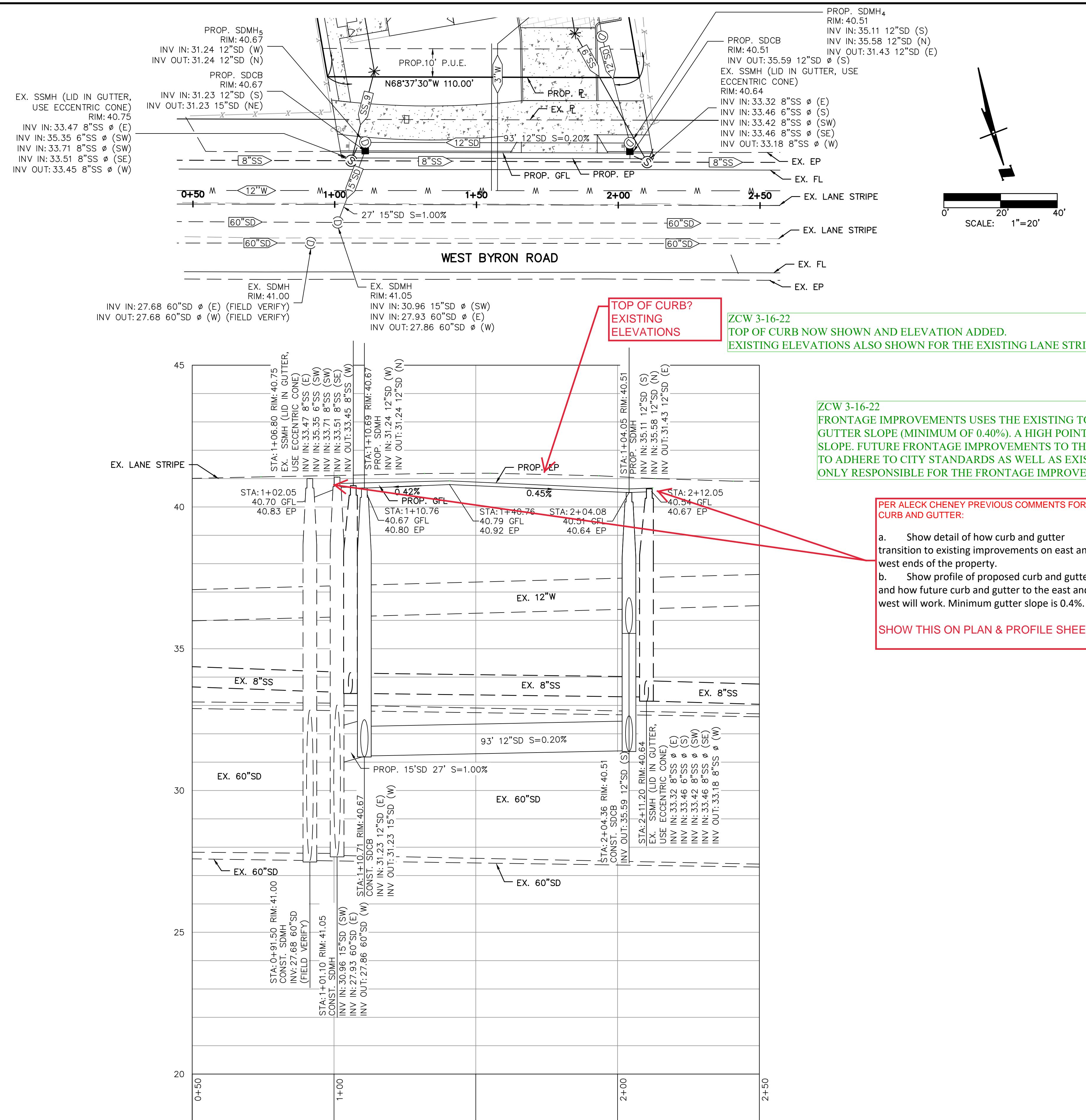
Job No.: 4074  
Date: DEC. 2021  
Scale: AS SHOWN  
Drawn: EC  
Design: WEI  
Checked: ZCW

2480 BYRON ROAD

TRACY CALIFORNIA  
SHEET 3  
OF FIVE  
FILE 4074

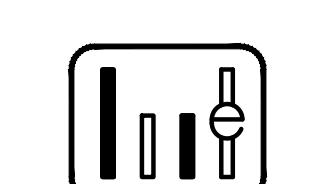
PRELIMINARY UTILITY PLAN





**UNAUTHORIZED CHANGES AND USES:**  
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TO OR USES OF THESE PLANS. ALL CHANGES TO THE  
PLANS MUST BE IN WRITING AND MUST BE APPROVED BY  
THE PREPARER OF THESE PLANS.

REVISIONS	
NO.	DESCRIPTION



## Byron Road

**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011

STOCKTON, CALIFORNIA (209) 476-0011  
Jackie C. Wong DATE 12/21/21 L.S. 7600  
R.C.E. 48717

**JOB N**  
**DATE:**  
**SCALE:**  
**DRAWN**  
**DESIGN**  
**CHECK**

074 2426 BYRON ROAD

## PLAN AND PROFILE

TRACY CALIFORNIA	SHEET 3.2
OF FIVE	FILE 4074

**CITY OF TRACY**  
**DETERMINATION OF THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR**  
Application Number D20-0021

A determination of the Development Services Department Director approving a Development Review Permit application for a nine-unit multi-family residential project comprised of two two-story buildings, where the northerly building contains five attached units and the southerly building contains four attached units, with attached two-car garages and a guest parking area (Sansub Apartments) on an approximately 0.75-acre site located at 2480 W. Byron Road (Assessor's Parcel Number 238-050-20). Applicant and Property Owners is Panchaksha Patel.

The following considerations were relevant in evaluating this application:

1. Architecture
2. Landscaping
3. Circulation and Parking

Staff has reviewed the application and determined that the following City regulations apply:

TMC Sec 10.08.1380 et seq.: Medium Density Residential Zone

City of Tracy Design Goals and Standards

TMC Sec 10.08.3440 et seq.: Off-Street Parking and Landscaping Requirements

TMC Sec 10.08.3920 et seq.: Development Review

The Development Services Director has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW APPLICATION NUMBER D20-0021 FOR THE SANSUB APARTMENTS PROJECT AS DESCRIBED ABOVE AND IN THE PLANS RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON March 23, 2022, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the project proposes high-quality development on a currently undeveloped parcel. The proposed multi-family buildings have high-quality design on all four elevations and include desirable architectural elements such as popouts and recesses, covered entries, pitched tile roofs, corbels, numerous windows throughout, window shutters, decorative window trims, and wrought-iron window accents proposed in earth tone colors that will be complementary of development in the project vicinity. A metal trellis with vines proposed on an otherwise blank wall facing the street will add aesthetic appeal to the streetscape. Landscaping is proposed throughout the site, including a large amount at the site frontage that is accented by decorative pavement at the site entry. A landscaped open space area with a concrete walkway is proposed along the front of the buildings to provide pedestrian

access to the dwelling entries, and individual courtyards comprised of hardscaping and landscaping are provided at the front of each dwelling unit.

2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The applicant will obtain appropriate grading and building permits prior to construction of the improvements.

---

Kris Balaji, Development Services Department Director

---

Date of Action

**City of Tracy  
Conditions of Approval  
Sansub Apartments  
Application Number D20-0021**

**A. General Provisions and Definitions.**

A.1. General. These Conditions of Approval apply to:

The Project: A nine-unit multi-family residential project comprised of two two-story buildings with associated garages and guest parking

The Property: An approximately 0.75-acre site located at 2480 Byron Road, Assessor's Parcel Number 238-005-02

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Director of the City of Tracy Development Services Department, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D20-0021. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Development Services Department on March 23, 2022 to the satisfaction of the Development Services Director.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:

- the Planning and Zoning Law (Government Code sections 65000, et seq.)
- the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
- the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- California Building Code, and
- California Fire Code

A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.

A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

## **B. Development Services Department, Planning Division Conditions**

Contact: Kimberly Matlock (209) 831-6430 [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org)

B.1. Parking area and landscaping. Before the approval of a building permit, the applicant shall provide detailed parking area, landscape and irrigation plans to address the following:

B.1.1. Before the approval of a building permit, the applicant shall provide detailed plans that demonstrate a minimum of one foot candle per Standard Plan 154 throughout the parking area as defined in TMC Section 10.08.3450.

B.1.2. Before final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property to the satisfaction of the Development Services Director.

B.1.3. Said plans shall demonstrate that all planters be comprised of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.

- B.1.4. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
- B.1.5. The applicant shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements or \$2.50 per square foot of on-site landscape area.

B.2. Screening utilities and equipment.

- B.2.1. Before final inspection or certificate of occupancy, all vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
- B.2.2. Before final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures, walls, or landscaping, to the satisfaction of the Development Services Director.

B.3. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director.

B.4. Habitat conservation. Prior to issuance of a building permit or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOP) Habitat Division, to the satisfaction of the Development Services Director.

### **C. Development Services Department, Engineering Division Conditions**

Contact: Majeed Mohamed (209) 831-6425 [majeed.mohamed@cityoftracy.org](mailto:majeed.mohamed@cityoftracy.org)

#### **C.1. General Conditions**

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

C.1.1 Traffic Technical Memorandum prepared by Kimley Horn and Associates dated June 21, 2021

C.1.2 Storm Water Drainage Technical Memorandum by Wood Rodgers dated June 7, 2021

C.2. RESERVED  
C.3. RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. Prior to release of a Grading Permit, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1 Developer has completed all requirements set forth in this section.
- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the Project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to

submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.

- C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department ([stephanie.hiestand@cityoftracy.org](mailto:stephanie.hiestand@cityoftracy.org)) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).  
  
For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department ([stephanie.hiestand@cityoftracy.org](mailto:stephanie.hiestand@cityoftracy.org)) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).
- C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.4.10 Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan.

Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

Developer shall install a masonry wall along the Byron Rd frontage, just south of the property line and P.U.E. Wall and entries shall conform to Parks & Streetscape standards D2.0 – D2.1.5 for layout and amenities.

C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).

C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).

C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.

C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer. Prior to the consideration of City Council's approval of said improvement agreement, the Developer shall provide all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title

12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:

- a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
- b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers such as benchmarks.
- c. A PDF copy of the Project's approved Geotechnical/Soils Report that was prepared for the grading permit submittal.

C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public street with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

As recommended in the Storm Water Drainage Memorandum, the minimum finished floor elevation shall be a minimum of 40.49 feet

The Project's permanent storm drainage connection(s) shall be designed and constructed in accordance with City Regulations. The design of the permanent storm drainage connection shall be shown on the Grading and Drainage Plans with calculations for the sizing of the storm drain pipe(s), and shall comply with the applicable requirements of the City's storm water regulations adopted by the City Council in 2012 and any subsequent amendments.

As recommended in the Storm Water Drainage Memorandum, the Project's drainage system should be connected to the existing storm drain manhole at Station 74+10.93 as shown on Sheet RB-7 (36 of 97 sheets) of the 2002 – Westside Channel Outfall Project CIP No 7605 the record drawings.

The storm water treatment system shall be located on private property and shall be at least off-set from the right-of-way by one (1) foot.

C.5.1.e. Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection.

Developer is hereby notified that the City will not provide maintenance of the sewer lateral within the public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plans. The City's responsibility to maintain on the sewer lateral is from the wye/onsite sewer manhole at the right-of-way line/property line/wye fitting to the point of connection with the sewer main.

C.5.1.f. Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering

adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshal.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. Developer shall be responsible for notifying business owner(s) and users, regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least seventy-two (72) hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the off-site water mains and connections.

The Project's water service connections shall use a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be approved by the City Engineer.

After final inspection of the improvements constructed via an encroachment permit, repair and maintenance of the water service from the water meter to the point of connection with the water distribution main in the street shall be the responsibility of the City. Water service repairs after the water meter is the responsibility of the Developer or individual lot owner(s).

Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer or the individual lot owner(s).

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

C.5.1.g. Streets – The Developer shall construct frontage improvements. Frontage improvements include but are not limited to the following: curb, gutter, sidewalk, street widening, landscaping, street lighting,

undergrounding of overhead utilities and other improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design Standards including the City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City.

Byron Road

The Tracy Transportation Master Plan (TMP) classifies Byron Road as a four-lane divided arterial which would require ninety-seven (97) feet of right of way at ultimate buildout. Due to existing conditions, the ninety-seven (97) feet of right of way cannot be accommodated due to the adjacent railroad right of way along the north side. Subsequently, redeveloped areas to the east of the Project have dedicated and planned for seventy-five (75) feet of right of way for Byron Road. The existing right of way for Byron Road is sixty (60) feet adjacent to the Project. Therefore, the Developer shall dedicate fifteen (15) feet of right of way along the Project frontage, excluding the Public Utility Easement (P.U.E.). In addition, the Developer shall record a ten (10) foot wide P.U.E. immediately behind the new property line.

Developer shall construct a twelve (12) foot meandering sidewalk/Class I Bikeway located immediately behind landscaped parkway that varies in width ({5} feet minimum).

Developer shall construct curb, gutter and sidewalk that shall conform to Section 3.07 of the 2020 Design Standards

Developer shall install a barricade at the westerly edge and easterly edge of the proposed sidewalk.

Developer shall construct a driveway that conform to Section 3.08 of the 2020 Design Standards. Driveways shall have one and half (1.5) feet of full-height (i.e. six (6) inches) of vertical curb from the driveway's edge. Driveways shall be fire truck accessible to the satisfaction of the City Engineer.

Along the Project frontage, if applicable, Developer shall landscape and irrigate the existing parkways per current adopted City landscape standards. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. Developer

can either protect-in-place the existing sidewalk and repair any cracked, settled, and/or damaged sidewalk or remove and replace the sidewalk so long as the replacement sidewalk is similar to the current sidewalk, i.e. similar width, meanders, etc.

Overhead Utilities along Project frontage shall be placed underground.

Street cuts and trenching related to utility installation in Byron Road shall be subject to Condition C.8.1

- C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies] PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate ten (10) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.
- C.5.3. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans. The cost estimate shall show the cost of designing the public improvements.

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

- C.5.4. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including

emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

- C.5.5. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- C.5.6. If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.5.7. Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.  
Insurance – Developer shall provide written evidence of insurance coverage that meets the terms of the Improvement Agreement.

#### C.6. Building Permit

Prior to the release of a building permit within Project boundaries, the Developer shall demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.6.1. Developer has completed all requirements set forth in Condition C.1, through C.5, above.
- C.6.2. Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.
  - C.6.2.a. Water. The Developer shall pay the water impact fees prior to pulling the first building permit for the Project.

C.6.2.b. Wastewater. The Developer shall pay the wastewater treatment capacity development Impact fees prior to pulling the first building permit for the Project.

C.6.3 RESERVED

C.6.4 Developer has completed all requirements set forth in Condition C.8

**C.7 Acceptance of Public Improvements**

Prior to the consideration of City Council's acceptance of public improvements, the Developer shall demonstrate to the reasonable satisfaction of the City Engineer, completion of the following:

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.7.2 Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
- C.7.3 Developer has satisfactory completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.

C.7.8 Survey Monuments – Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 Prior to the release of the Building Permit, if water is required for the Project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.

C.8.5 Developer shall comply with the applicable recommendations as stated in the Executive Summary: Table 1 – Summary of Traffic Review section of the approved Traffic Technical Memorandum. The recommendations are as follows:

1. Add sign indicating turnaround area, since it is not at the back of the

site.

2. Provide red curb and R26(CA) "No Parking" signs along the hammerhead turnaround.
3. Consider paving or providing appropriate hardscape/landscape around parallel parking spaces.
4. See Figure 10 for fire truck turnaround overhang concern. Design landscaping adjacent to turnaround to account for turning template overhang.
5. Realign driveway to be perpendicular to Byron Road.
6. Add R26(CA) "No Parking" signs along the Project frontage as well as the adjacent parcels to ensure that sight lines are not blocked by parked vehicles.

#### **D. Utilities Department, Water Resources Division Conditions**

Contact: Stephanie Hiestand (209) 831-6333 [stephanie.hiestand@cityoftracy.org](mailto:stephanie.hiestand@cityoftracy.org)

D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:

D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.

D.1.1.a. Design and sizing requirements shall comply with PCSWS Manual.

D.1.1.b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.

D.1.1.c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.

D.1.1.d. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Department (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.

D.1.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with legend.

D.1.3. Develop and electronically submit to the Utilities Department for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection

requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.

D.1.4. No later than two (2) months after approval notification of the submitted PSP, the applicant shall electronically submit the following information to the Utilities Department ([WaterResources@cityoftracy.org](mailto:WaterResources@cityoftracy.org)) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:

- i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
- ii. Property Address
- iii. Exhibit A – legal property description
- iv. Exhibit B – approved O & M Plan

D.2. Prior to issuance of a grading permit, the applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to [WaterResources@cityoftracy.org](mailto:WaterResources@cityoftracy.org).

D.3. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:

- D.3.1. Return to the City Clerk, a legally signed and notarized copy of the final maintenance access agreement including all exhibits and approved O & M plan received from the Utilities Department.
- D.3.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.
- D.3.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.

D.4. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 of the California Green Building Standards Code to the satisfaction of the Utilities Director.

D.5. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:

- D.5.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:

- i. A project information sheet that includes the checklist of all documents in the LDP;
- ii. The Water Efficient Landscape Worksheets that include a hydrozone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;
- iii. A soil management report, after compaction and from various locations throughout the project;
- iv. A landscape design plan that includes the statement, “I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package;
- v. An irrigation design plan with schedule; and
- vi. A grading design plan.

D.5.2. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

**E. The following conditions provide the applicant with options for funding required Citywide services.**

Contact: Karin Schnaider (209) 831-6841 [karin.schnaider@cityoftracy.org](mailto:karin.schnaider@cityoftracy.org)

**E.1. Streets, Streetlights and Sidewalks**

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping that will serve the Property (including all costs required by PG&E), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping that will serve the Property (including all costs required PG&E).

If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping that will serve the Property (including all costs required by PG&E) are met prior to issuance of the building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

**E.2. Police/Public Safety & Public Works**

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of providing Police and public safety and Public Works services for the Property, by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the issuance of a certificate of occupancy, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to issuance of a certificate of occupancy, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of providing Police and public safety and Public Works services for the Property.

If the provisions for adequate funding of the on-going costs of providing Police and public safety and Public Works services for the Property are met prior to issuance of the first building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

**E.3. Landscaping Maintenance**

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Public Works Director by doing one of the following, subject to the approval of the City's Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement

with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to the final inspection, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.

#### **F. South San Joaquin County Fire Authority (SSJCFA) Conditions**

Contact: Tim Spears (209) 831-6707

[tim.spears@sjcfire.org](mailto:tim.spears@sjcfire.org)

- F.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.

- F.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.

- F.1.2. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- F.1.3. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
- F.1.4. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
- F.1.5. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
- F.1.6. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with NFPA 14
- F.1.7. §6.4.5.4. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
- F.1.8. Fire control room shall be located on the access side of each the building, adjacent to the electrical rooms and be of one-hour fire rated construction.

F.2. Engineering and Building Permit Applications received for review by the South San Joaquin County Fire Authority are subject to the current fee schedule for South San Joaquin County Fire Authority.

- F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
- F.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
- F.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.

F.3. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 26' unobstructed width in accordance with CFC §D105 (Aerial Apparatus Access).

F.4. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.

F.5. Building shall be provided with approved address identification in accordance with CFC §505. An addressing scheme shall be provided to the Fire Authority for addressing.