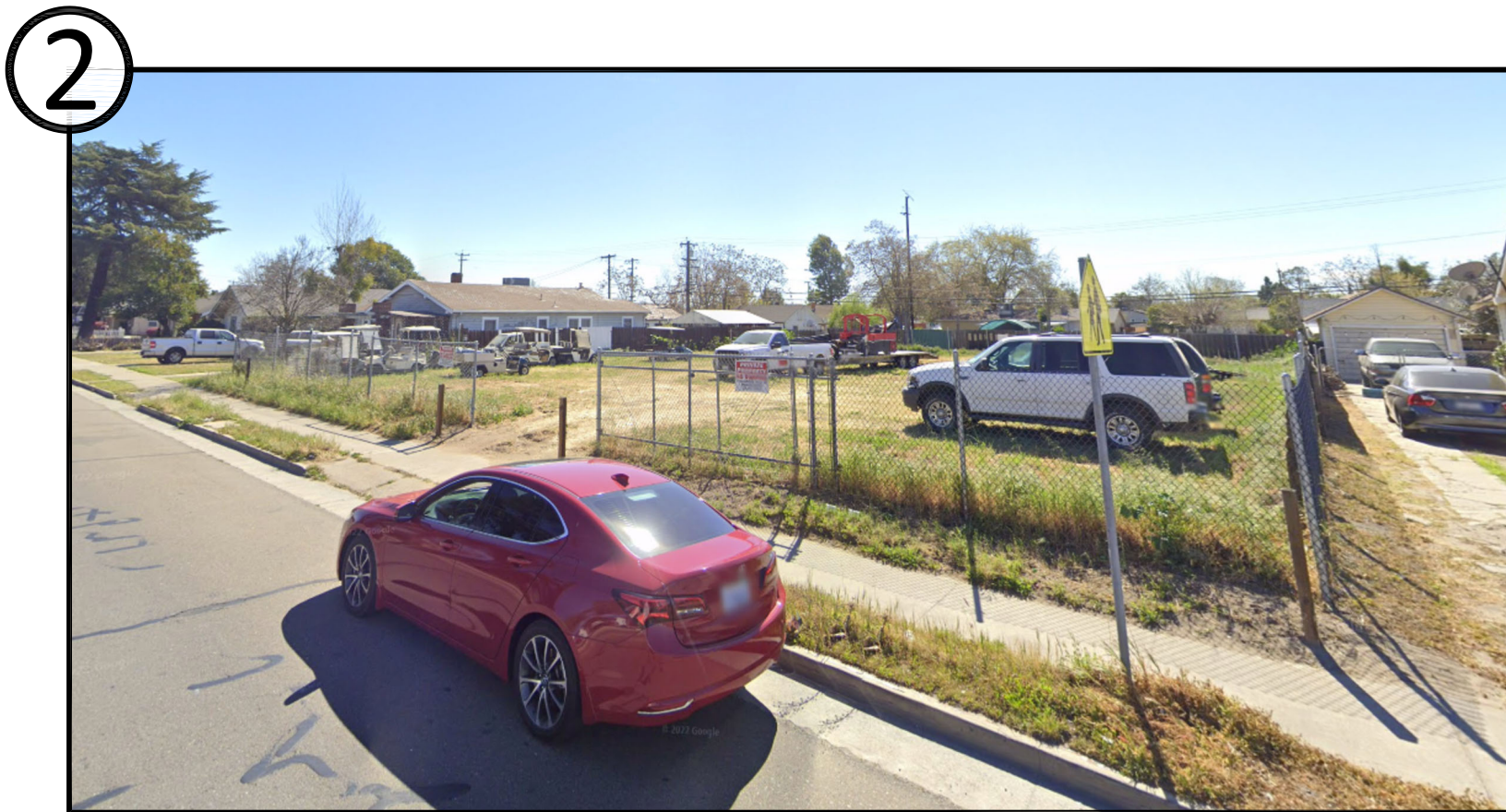
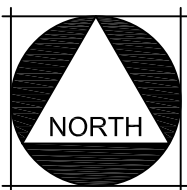
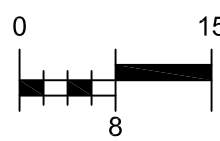
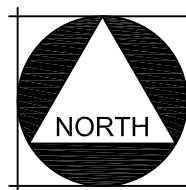
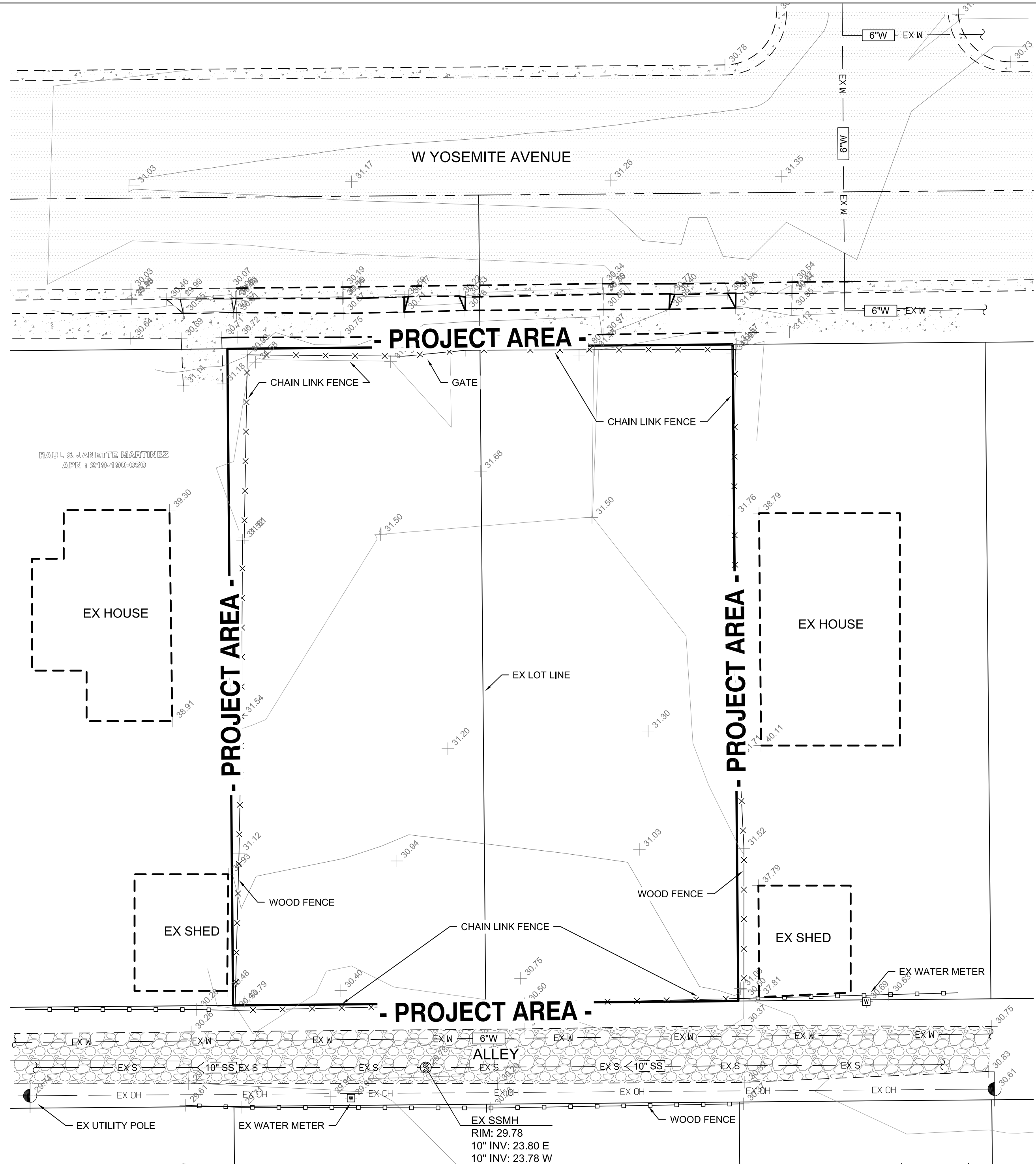


AERIAL IMAGERY AND KEY PHOTOS



TOPOGRAPHIC SURVEY



LEGEND

ITEM	EXISTING	ITEM	EXISTING
WATER VALVE		SURVEY MONUMENT	
CHECK VALVE, PIV, FDC		UTILITY POLE	
AIR RELEASE VALVE		SIGNAGE	
BLOWOFF		ELEVATION	203.50TC 203.00P
FIRE HYDRANT		DIRECTION OF FLOW	2.00%
WATER METER		ORIGINAL GROUND	+ 203.59
SEWER MANHOLE		CONTOUR (0.5' INTERVAL)	204.0
STORM MANHOLE		BARBED WIRE FENCE	
DRAIN INLET		OUTFIELD SCREEN	
CURB INLET		RETAINING WALL	
CLEANOUT		MASONRY WALL	
WATER LINE	8"W	CURB, GUTTER & SIDEWALK	
SANITARY SEWER	12"SS	TREE	
STORM DRAIN	12"SD		
TYPICAL ELECTROLIER			
TYPICAL LUMINAIRE			
ELECTRICAL VAULT			

NAME: CITY OF MANTECA BENCHMARK NO. 47
ELEV.: 27.29'
DESCRIPTION: 2" BRASS CAP IN TOP OF CURB 9±
WEST OF NW RETURN ON NORTH SIDE OF YOSEMITE
AVENUE, AT THE NORTHWEST CORNER UNION ROAD
AND YOSEMITE AVENUE, STAMPED "CITY OF
MANTECA" BM #47"

Exhibit A

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



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PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
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4		
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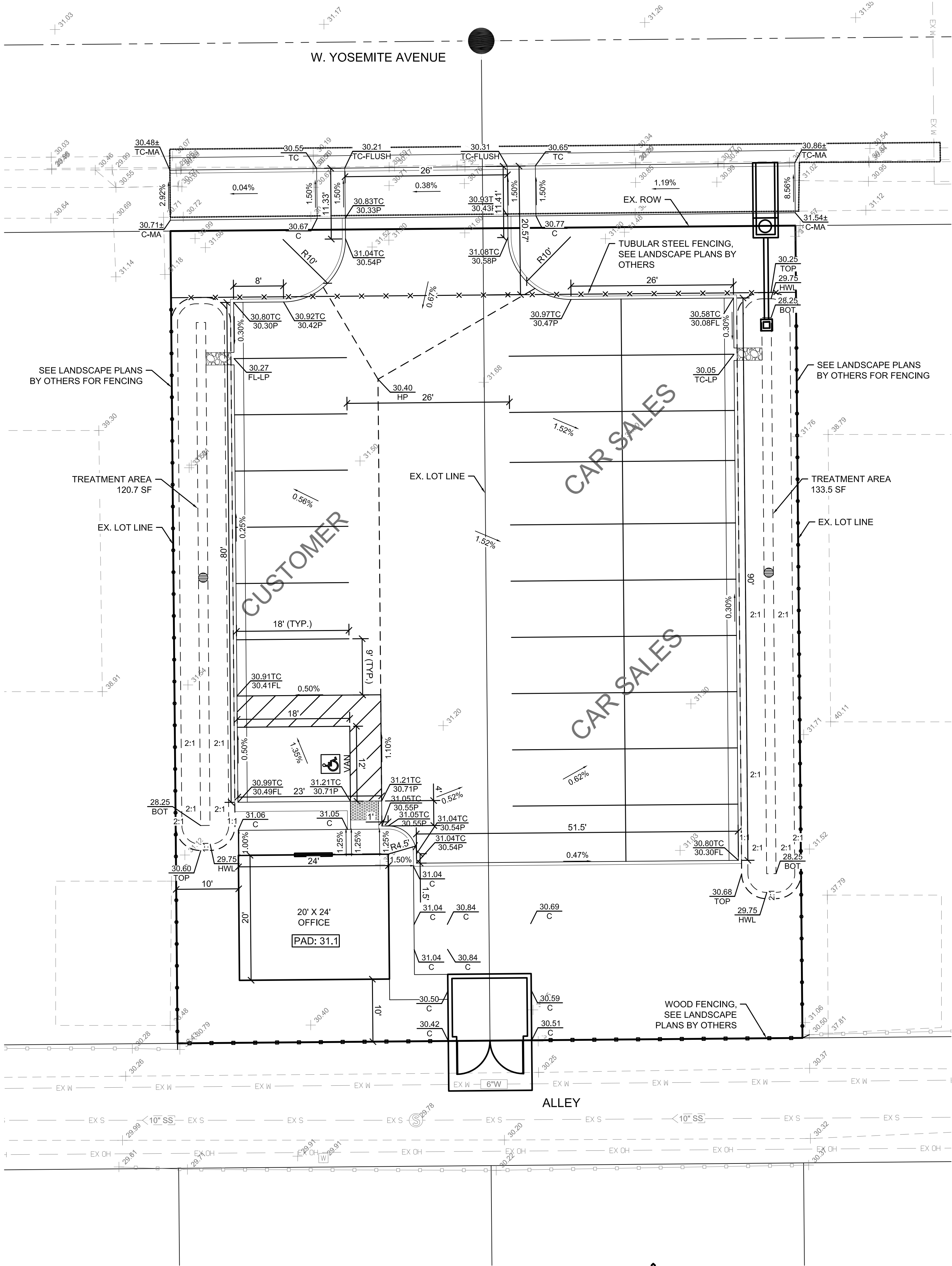
SITEPLAN FOR:
RAVH-AUTO, LLC
816 & 820 WEST YOSEMITE AVENUE
MANTECA, CA
APN: 219-019-007 & 219-019-009

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

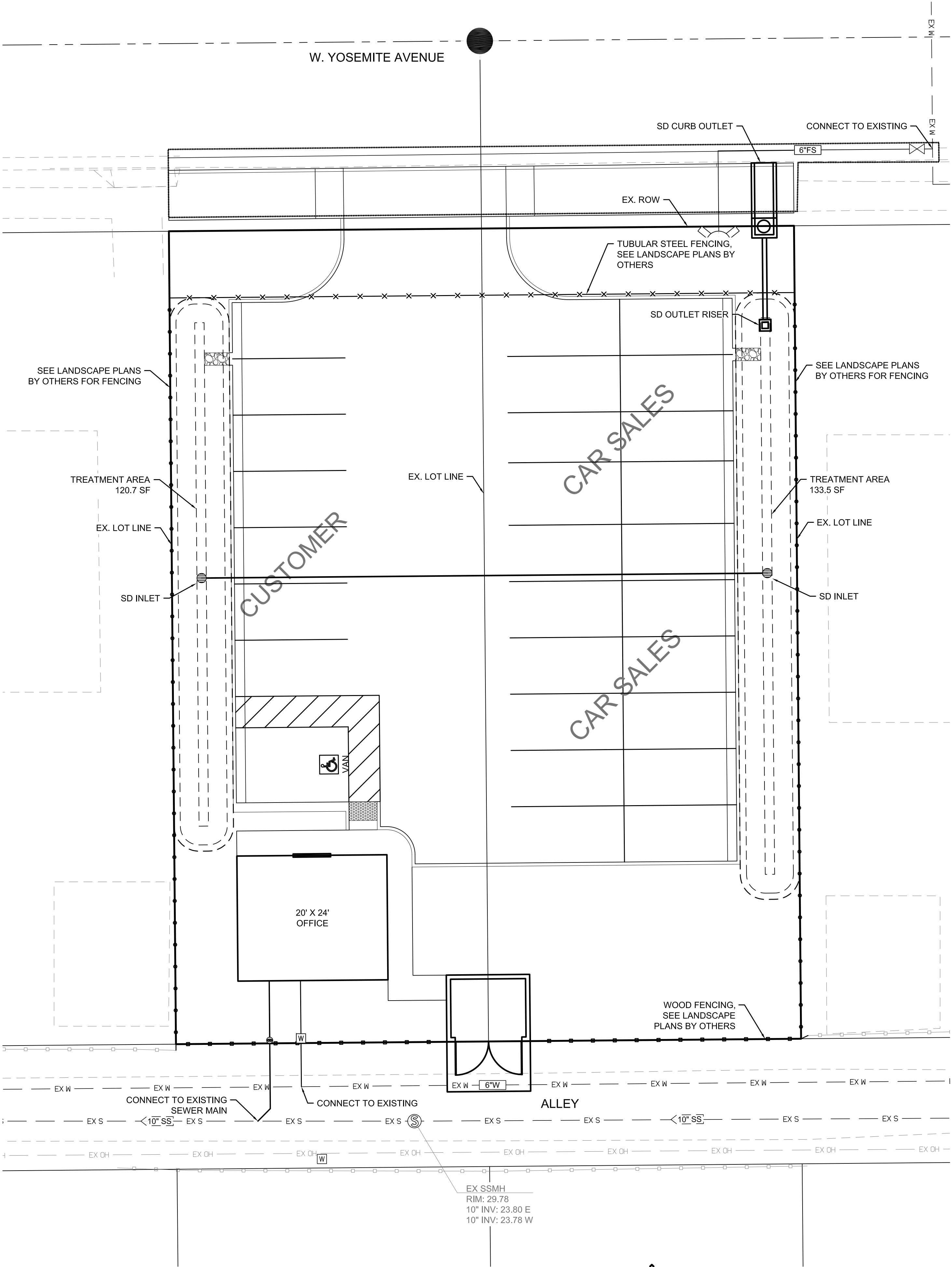
JOB NO.: 22-077
DATE: APRIL 2023
SCALE: NOT TO SCALE
DR. BY: DZ/RBP/MEJ
CK. BY: DE

SHEET NO.
1
OF 2 SHEET

PRELIMINARY GRADING AND DRAINAGE PLAN



PRELIMINARY UTILITY PLAN



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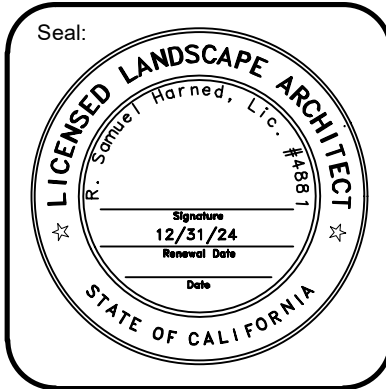
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Call before you dig.
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JOB NO.: 22-077
DATE: APRIL 2023
SCALE: AS SHOWN
DR. BY: DZ/RBP/MEJ
CK. BY: DE

SHEET NO.
2
OF 2 SHEET

Exhibit A



Prepared for:
Gurinder Sahi
842 W. Yosemite Ave
Manteca, CA 95337

Project:
RAVH-AUTO, LLC
816 & 820 W. YOSEMITE AVENUE, MANTECA, CA

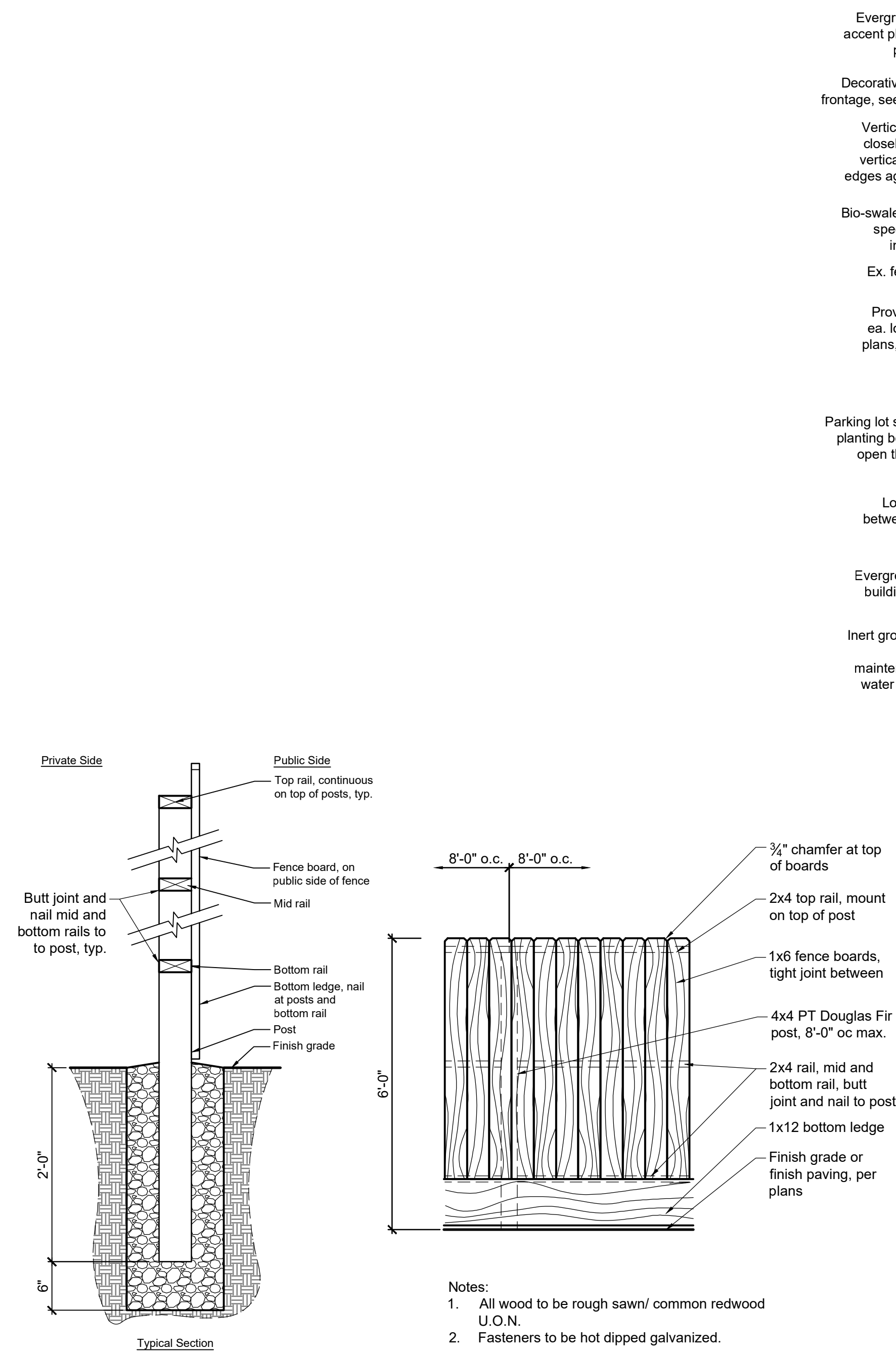
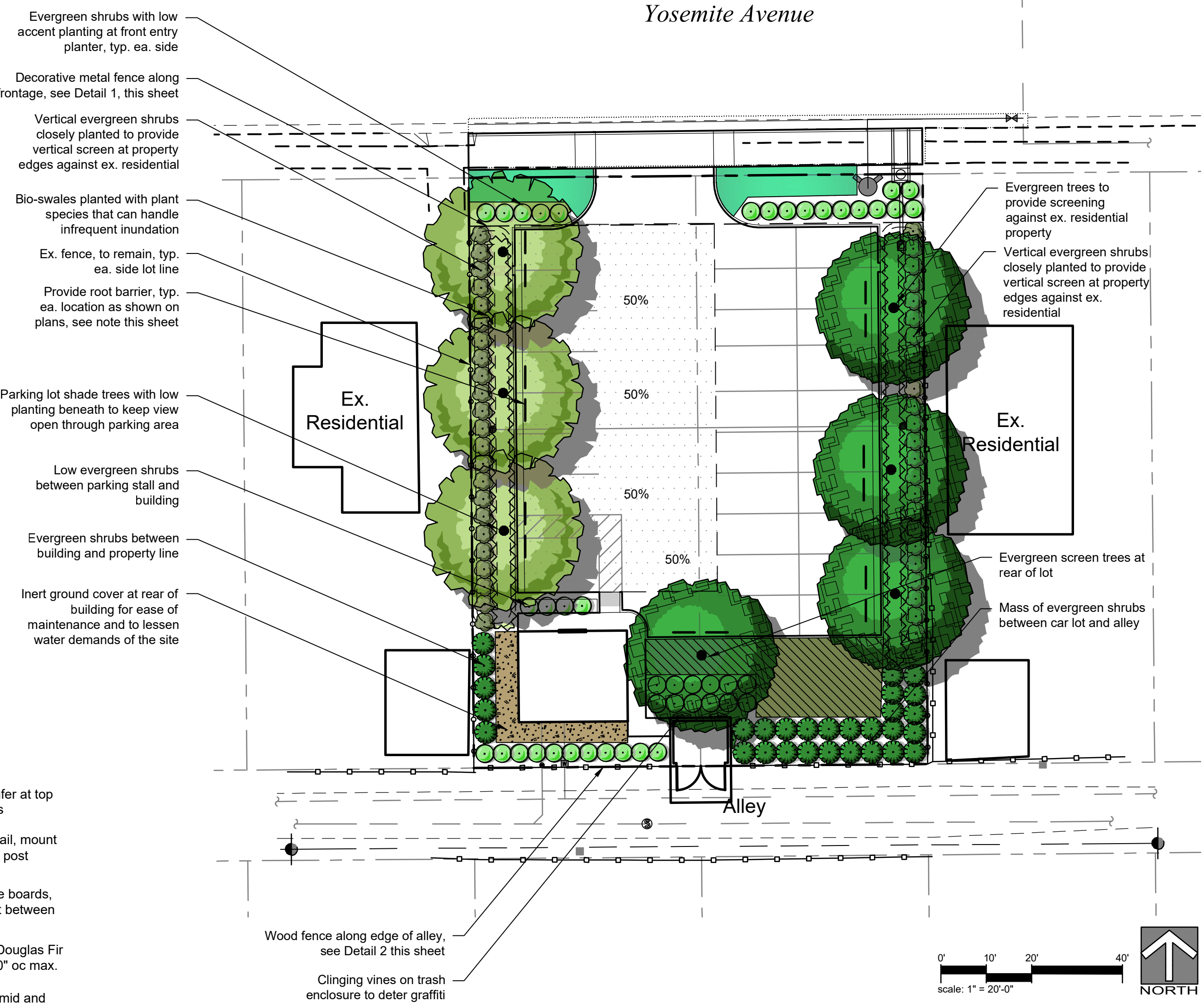
Revision:
No. Desc. Date

Date: 04 Apr 2023
Drawn: RSH
Checked: RSH
Project No.: 22-035
Scale: 1" = 20'-0"

Sheet:
**Preliminary
Landscape
Plan**
L1

CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE Trees in parking areas to provide shade Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	3	24" box 24" box 24" box
	EVERGREEN TREE Medium to large tree Laurus x 'Saratoga' / Saratoga Hybrid Laurel Podocarpus gracilior / Fern Pine Quercus suber / Cork Oak	4	15 gal. 15 gal. 15 gal.
	EVERGREEN HEDGE Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location Ligustrum japonicum 'Texanum' / Texanum Privet Olea europaea 'Little Ollie' TM / Little Ollie Olive Raphiolepis umbellata 'Minor' / Yedda Hawthorn	29	5 gal. 5 gal. 5 gal.
	INFILL SHRUB Evergreen shrub, 30-42" high, for mid ground and mass planting. Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Cistus x purpureus / Orchid Rockrose Diets iridioides / Fortnight Lily Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum Raphiolepis indica / Indian Hawthorn	44	5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal.
	VINE Clinging vine on trash enclosure to deter graffiti. Twining vines to grow on fences for screening. Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy Trachelospermum jasminoides / Star Jasmine Trellis	3	5 gal. 5 gal. 5 gal.
	UPRIGHT EVERGREEN SCREEN SHRUB Evergreen shrubs to create a screen at property edges Juniperus scopulorum 'Medora' / Medora Juniper Photinia glabra 'Parsur' / Red Dynamo Photinia Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	48	5 gal. 5 gal. 5 gal.
	BIO-FILTRATION PLANTING Chondropetalum tectorum / Small Cape Rush Juncus patens 'Elk Blue' / Spreading Rush Muhlenbergia capillaris / Pink Muhly Grass	684 sf 29 79 29	5 gal. 5 gal. 5 gal. 60" oc 36" oc 60" oc
	ACCENT GROUND COVER Low planting, 6"-30", with interesting form, texture or flowers. Hemerocallis spp. / Daylily species Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Trachelospermum jasminoides / Chinese Star Jasmine Verbena x hybrida / Verbena	429 sf 50 50 28 72	1 gal. 1 gal. 1 gal. 1 gal. 36" oc 36" oc 48" oc 30" oc
	SPREADING GROUND COVER Low ground cover, 6"-24", for mass planting Baccharis pilularis 'Twin Peaks#2' / Twin Peaks #2 Coyote Brush Coprosma petriei 'Verde Vista' / Verde Vista Mirror Plant Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Myoporum parvifolium 'Prostratum' / Prostrate Trailing Myoporum	677 sf 29 58 29 44 29	1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 60" oc 42" oc 60" oc 48" oc 60" oc
	INERT GROUND COVER - FUTURE DEVELOPMENT 3" layer of bark mulch or gravel at back of building to provide ease of maintenance and lower water demands for the site	232 sf	



CITY OF MANTECA SPECIFIC NOTES

- A minimum of 30% of all trees on the site shall be evergreen.
- Minimum container size for trees is 15-gallon. A minimum of 25% of the trees on the project shall be of minimum 24"-box container size.
- Trees and shrub plantings shall conform to requirements for maintaining clear visibility at any clear visibility triangle.
- Root barriers shall be provided at all trees planted within 10-feet of hardscape (e.g.- paving, curb).
- Trees shall meet the following minimum spacing requirements:
 - 35' from the beginning of curb returns
 - 20' from electroliers or traffic signal standards
 - 15' from edge of buildings
 - 10' from driveway approaches
 - 15' from fire hydrants, and water and sewer lines
 - 12' from irrigation rotors
 - 12' from drain lines
 - 3' from back of walk
 - Necessary clearances from applicable utilities and easements
- Landscape screens shall be maintained to a maximum of 7-feet in height.
- Soil preparation shall include incorporating into the top 6" of soil a minimum of 6 CY of nitrified soil conditioner per 1,000 sf.

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO). The project shall comply with the more restrictive water requirements of Cal Green Building Standards Code 4.304 and the Manteca WELO.

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

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

LANDSCAPE AREA CALCULATIONS

Total Site Area:	13,000 sf.
Total Landscape Area:	4,738 sf.
Irrigated planter:	4,506 sf.
Inert:	232 sf.

Percentage of Total Site as Landscape:	36%
Evergreen Trees provided (30% required):	63%
24" box Trees provided (25% required):	38%

PRELIMINARY WELO CALCULATIONS

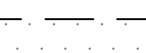
The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETO):	Manteca (51.2)				
<u>Plant Type</u>	<u>Water Use (per WUCOLS)</u>	<u>Type of Irrigation (IE)</u>	<u>Plant Factor</u>	<u>Hydrozone Area (sf)</u>	<u>ETWU (gal.)</u>
Shrubs	Moderate	Drip (0.81)	0.5	738 sf	14,461
Shrubs	Low	Drip (0.81)	0.3	1,852 sf	21,774
Bio-swale	Low	Drip (0.81)	0.3	1,916 sf	22,526
Total:				4,506 sf	58,762
Estimated Total Water Use (ETWU):				58,762 gal.	
Maximum Applied Water Allowance (MAWA):				64,367 gal.	
Estimated Average ETAF:				0.41	
Maximum Allowable ETAF:				0.45	

PROJECT INFORMATION

Project Name: Ravh-Auto, LLC
Project Applicant: Gurinder Sahi
Project Address: 816 & 820 Yosemite Ave, Manteca, CA
Total Landscape Area: 4,738 sf
Project Type: Private Commercial
Water Supply: Municipal Potable
Owner Information: Gurinder Sahi, 842 W. Yosemite Ave, Manteca, CA 95337

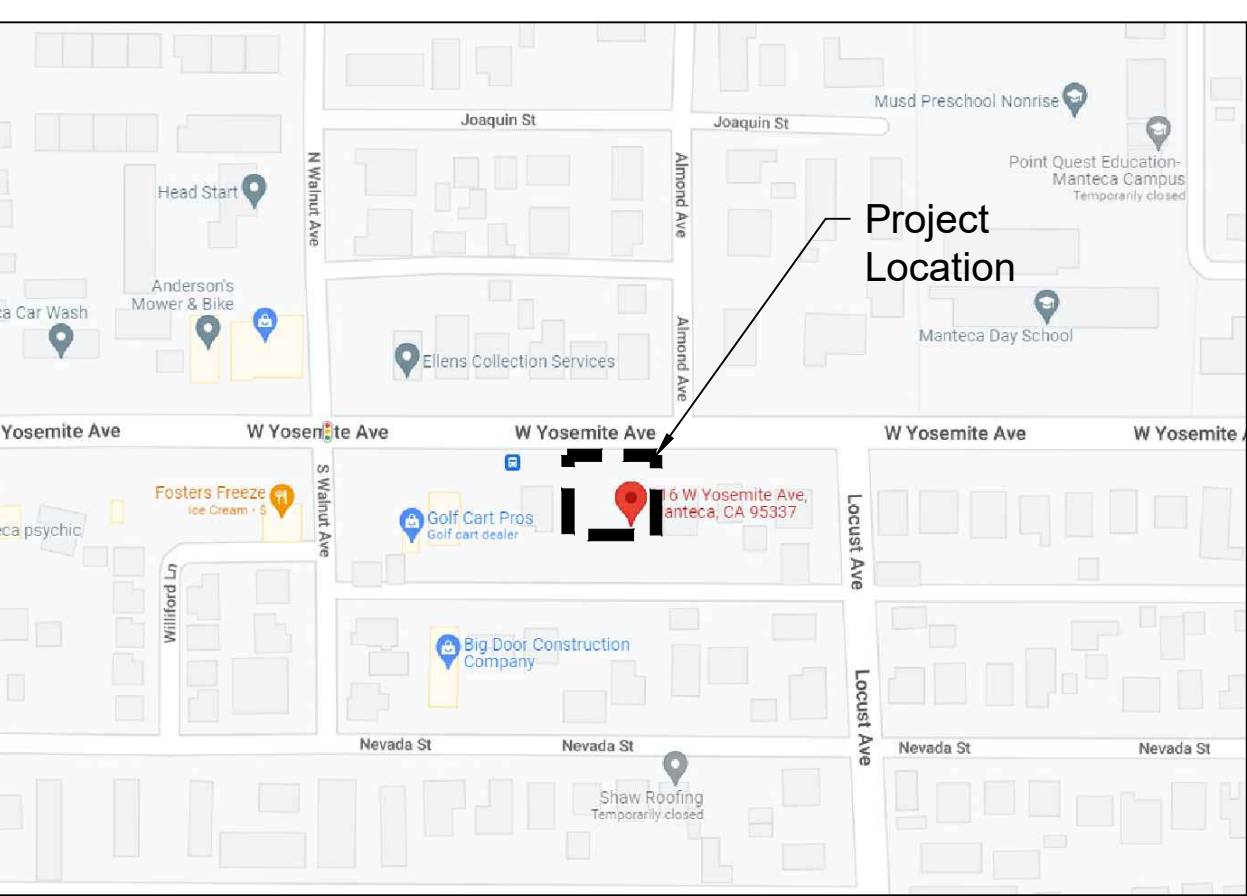
PARKING LOT SHADE CALCULATIONS

	Shade area on plans is identified with the hatch symbol shown here and conforms to the municipalities guidelines. Tree diameters per species based on published City documentation or the Sunset Western Garden Book.						
Tree Type	Area at 100%	100%	Quantity	75%	50%	25%	Subtotal (sf)
35" diameter							
Parking Lot Shade Tree	962 sf	0	0	1,443 (3)	0	0	1,443
Evergreen Tree	962 sf	0	0	481 (1)	0	0	481
Total shade provided:							1,924 sf
Parking area:							3,564 sf
Percentage of shade provided:							54 %

ROOT BARRIER

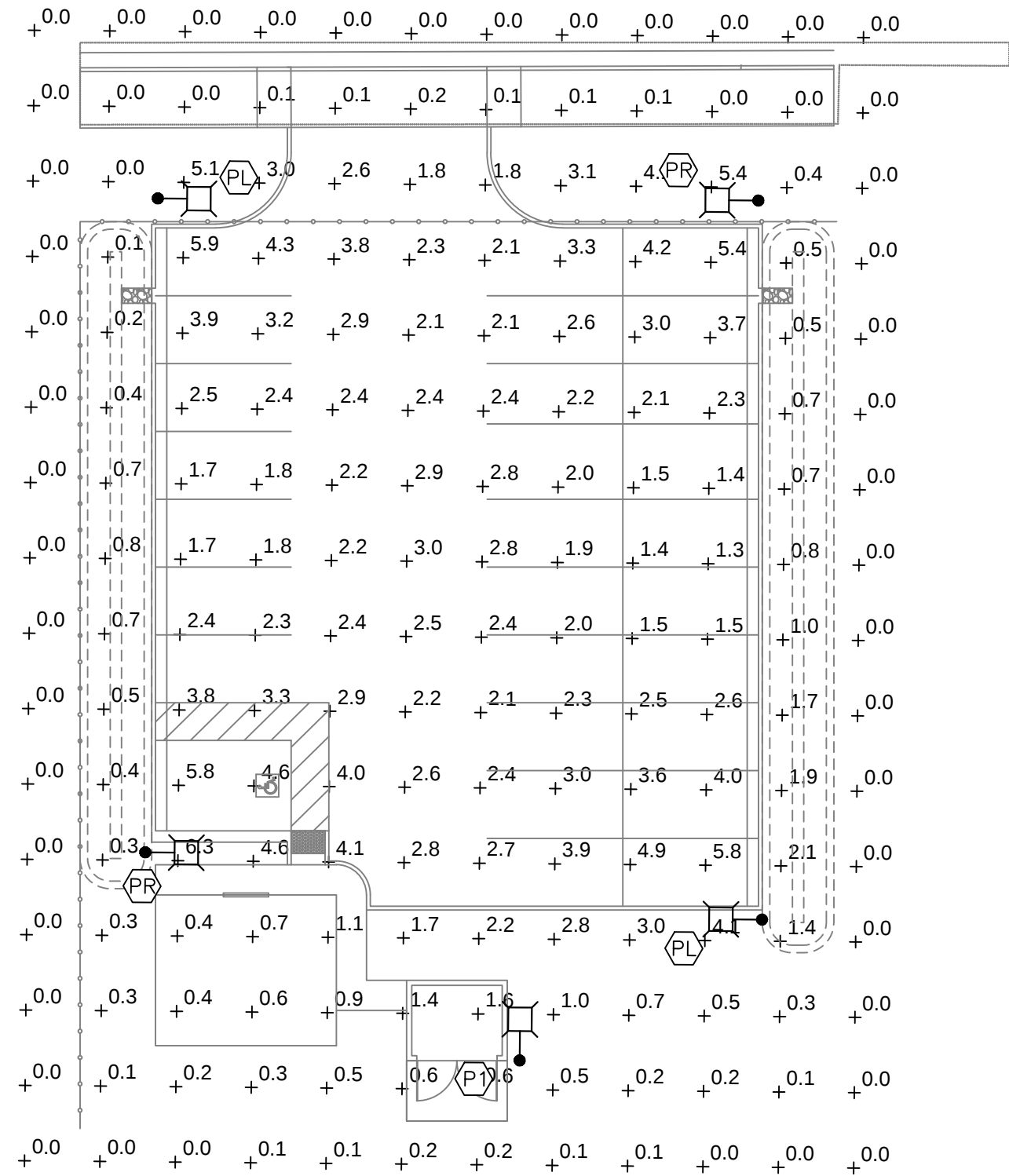
Provide 24" deep linear root barrier at all trees located within 5'-0" of hardscape. Provide 12 if of barrier at each required location, center on tree root ball. Root barrier shall be installed in linear fashion along the edge of hardscape; circular placement around the root ball will not be accepted and will be replaced at contractor's expense. Install per manufacturer's recommendations.

VICINITY MAP

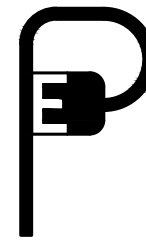


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Sales Lot	X	2.8 fc	5.9 fc	1.3 fc	4.5:1	2.2:1

SCHEDULE								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	PL	2	Lithonia Lighting	DSX0 LED P4 40K LCCO MVOLT	DSX0 LED P4 40K LCCO MVOLT	1	6441	92
	PR	2	Lithonia Lighting	DSX0 LED P4 40K RCCO MVOLT	DSX0 LED P4 40K RCCO MVOLT	1	6441	92
	P1	1	Lithonia Lighting	DSX0 LED P1 40K T4M MVOLT HS	DSX0 LED P1 40K T4M MVOLT with houseside shield	1	3579	38

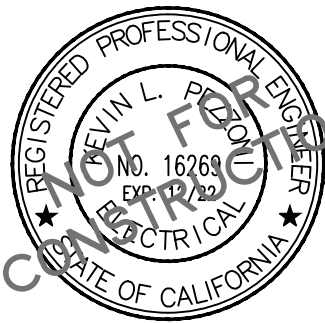


1 SITE PLAN – PHOTOMETRICS
SCALE: " = 20' – 0"



**PEZZONI
ENGINEERING, INC.**
CONSULTING ELECTRICAL ENGINEERS
1150 9th Street Suite #1415 Manteca, CA 95354
PHONE: 209 . 554 . 4602
HTTP://WWW.PEZZENGR.COM

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RAVH-AUTO, LLC

SITE PLAN – ELECTRICAL

MANTECA, CA

816 & 820 WEST YOSEMITE AVENUE



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DATE:	09/2022
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CK. BY:	KP

SHEET NO.

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OF SHEET

Exhibit A