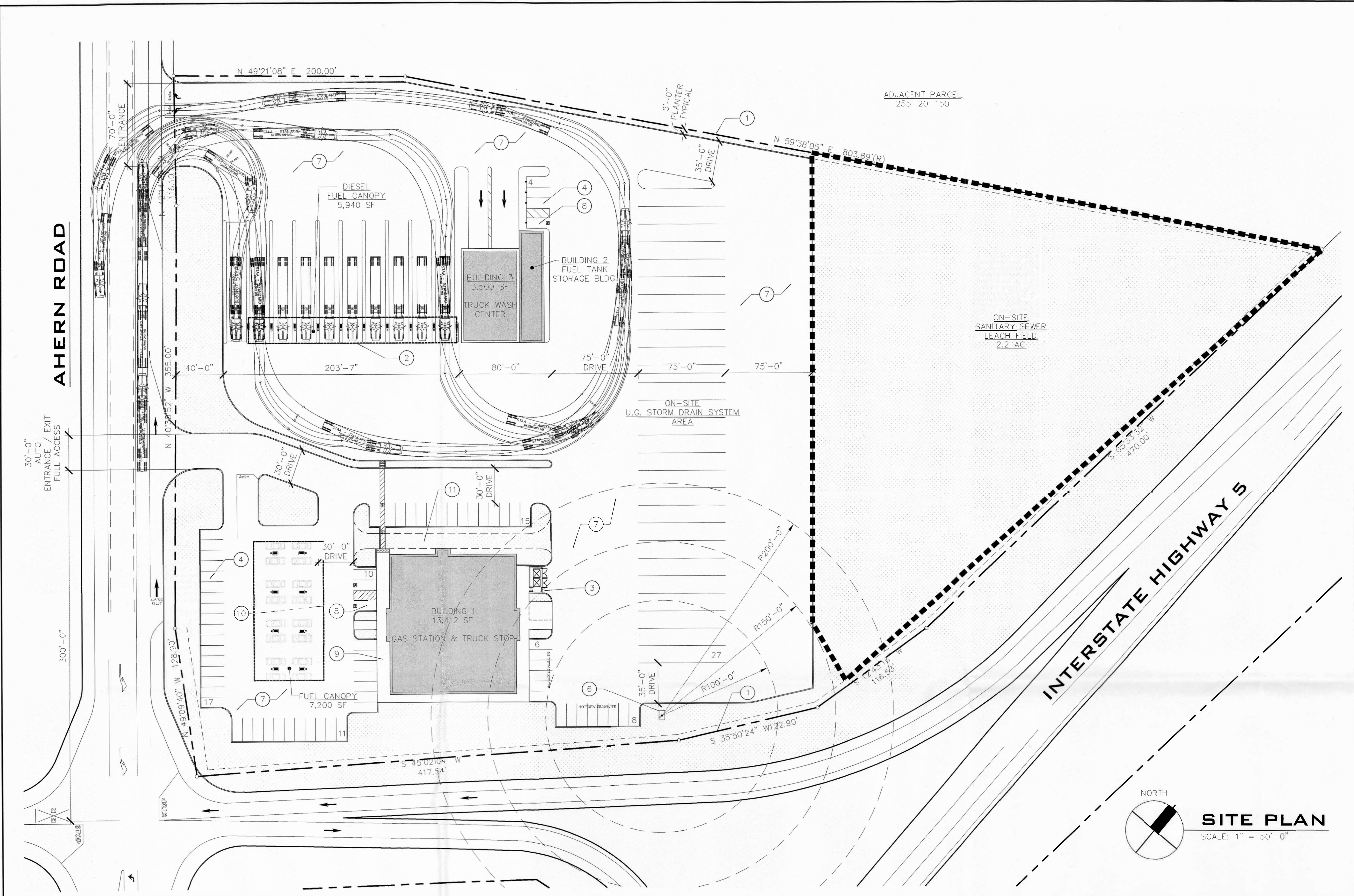
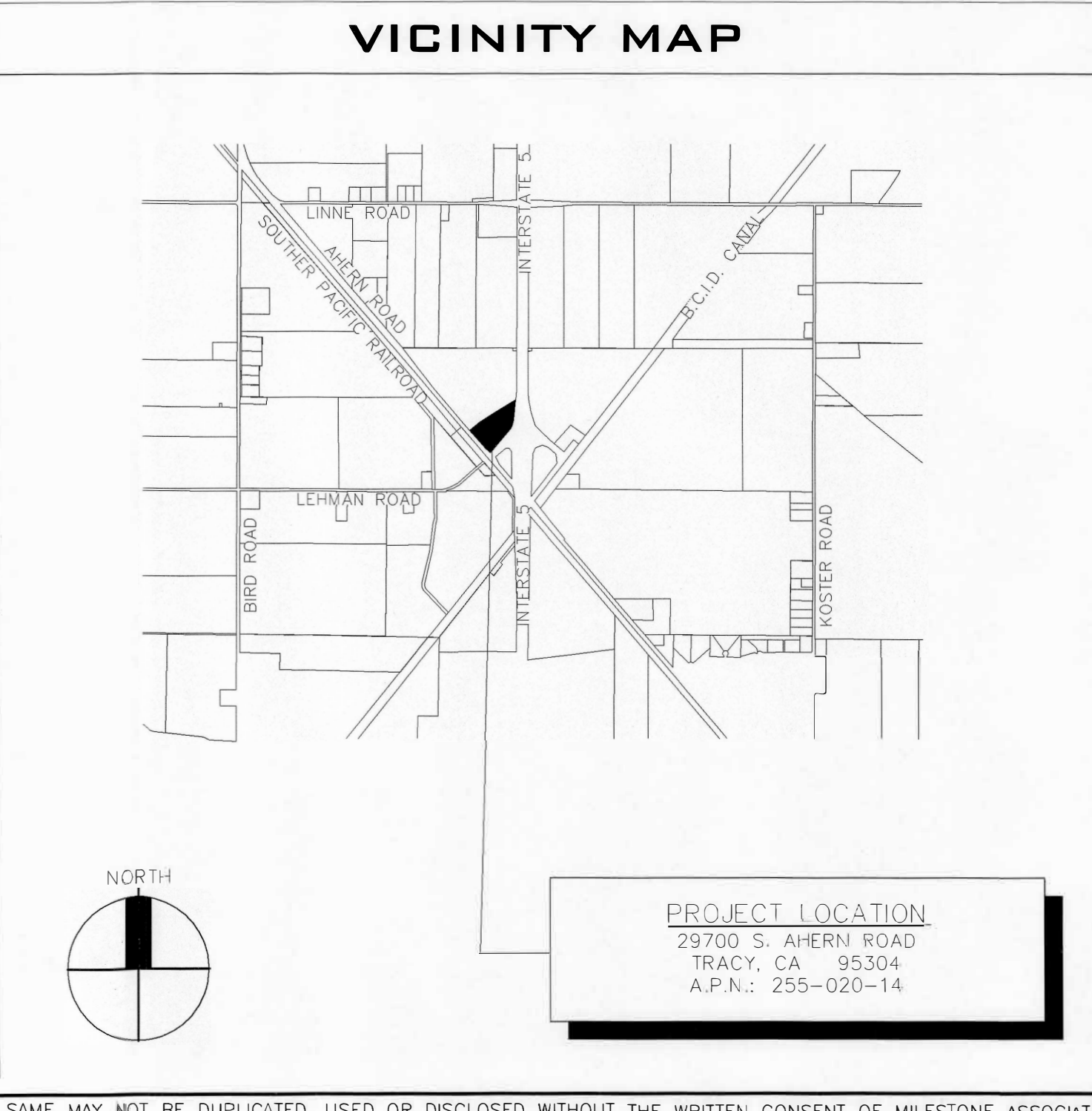




#	KEYNOTES
1	PROPERTY LINE, TYPICAL
2	DASHED LINE INDICATES LINE OF DIESEL FUEL CANOPY ABOVE - 22'-0" x 270'-0"
3	CMU TRASH ENCLOSURE , TYPICAL
4	SAN JOAQUIN STANDARD PARKING STALL 9'-0" WIDE x 20'-0" LONG
5	SAN JOAQUIN STANDARD TRUCK PARKING STALL 15'-0" WIDE x 70'-0" LONG WITH OVERHEAD CLEARANCE OF 14'-0"
6	LOCATION OF EXISTING DOMESTIC WATER WELL
7	ASPHALT PAVING, TYPICAL
8	VAN ACCESSIBLE PARKING STALL, TYPICAL
9	CONCRETE WALK, TYPICAL
10	DASHED LINE INDICATES LINE OF FUEL CANOPY ABOVE - 60'-0" x 120'-0"
11	FUTURE DRIVE-THRU LANE

PROJECT TEAM	
<u>PROPERTY OWNER</u>	<u>DESIGN FIRM</u>
PAREE ENTERPRISES, INC. CHARANJIT (CJ) JUTLA 3940 N. TRACY BOULEVARD TRACY, CA 95304 PH. (209) 832-5006 FAX (209) 832-5307	MILESTONE ASSOCIATES JULIO TINAJERO 1000 LINCOLN ROAD, STE. H202 YUBA CITY, CA 95991 PH. (530) 755-4700 FAX (530) 755-4567
DRAWING INDEX	
<u>ARCHITECTURAL</u>	
DD1 SITE PLAN, DEVELOPMENT DATA	



DEVELOPMENT DATA																																																
ASSESSOR'S PARCEL NUMBER:	255-020-14																																															
PROJECT ADDRESS:	29700 S. AHERN RD. TRACY, CA 95304																																															
PROJECT JURISDICTION:	SAN JOAQUIN COUNTY																																															
SCOPE OF WORK:	USE PERMIT APPLICATION FOR THE DEVELOPMENT OF THE VACANT PROJECT SITE INTO A PROPOSED TRUCK STOP, TRUCK WASH, FUELING STORAGE BUILDING, GAS STATION, AND CONVENIENCE STORE.																																															
GENERAL PLAN DESIGNATION:	C/FS																																															
ZONING:	C-FS																																															
SITE AREA:	9.49 ACRES / 413,384 SF																																															
WATER SERVICES:	PRIVATE, ON SITE WELL																																															
WASTE SERVICES:	PRIVATE, ON SITE SEPTIC																																															
FIRE SPRINKLERS:	PRIVATE, ON SITE WATER STORAGE TANKS																																															
BUILDING AREA, USE & PARKING:	<table><tr><td>BUILDING 1</td><td>AREA:</td><td>13,412 SF</td></tr><tr><td>USE:</td><td colspan="2">TRUCK STOP & GAS STATION</td></tr><tr><td>PARKING:</td><td colspan="2">TRUCK SALES & SERVICES - STOP 4 PER 1000 SF + .67 PER EMPLOYEE = (4 x 14) + (.67 x 15 EMPLOYEES) = 56 + 10 = 66 SPACES REQUIRED</td></tr><tr><td>BUILDING 2</td><td>AREA:</td><td>2,032 SF</td></tr><tr><td>USE:</td><td colspan="2">FUEL STORAGE BUILDING</td></tr><tr><td>PARKING:</td><td colspan="2">ACCESSORY BUILDING TO FUELING STATIONS NO PARKING REQUIRED NON-OCCUPIED BUILDING</td></tr><tr><td>BUILDING 3</td><td>AREA:</td><td>3,500 SF</td></tr><tr><td>USE:</td><td colspan="2">TRUCK WASH (2 BAYS)</td></tr><tr><td>PARKING:</td><td colspan="2">NO PARKING REQUIRED</td></tr><tr><td>DIESEL FUEL CANOPY</td><td>AREA:</td><td>5,940 SF</td></tr><tr><td>USE:</td><td colspan="2">FUEL CANOPY</td></tr><tr><td>PARKING:</td><td colspan="2">NO PARKING REQUIRED</td></tr><tr><td>FUEL CANOPY</td><td>AREA:</td><td>7,200 SF</td></tr><tr><td>USE:</td><td colspan="2">FUEL CANOPY</td></tr><tr><td>PARKING:</td><td colspan="2">NO PARKING REQUIRED</td></tr></table>			BUILDING 1	AREA:	13,412 SF	USE:	TRUCK STOP & GAS STATION		PARKING:	TRUCK SALES & SERVICES - STOP 4 PER 1000 SF + .67 PER EMPLOYEE = (4 x 14) + (.67 x 15 EMPLOYEES) = 56 + 10 = 66 SPACES REQUIRED		BUILDING 2	AREA:	2,032 SF	USE:	FUEL STORAGE BUILDING		PARKING:	ACCESSORY BUILDING TO FUELING STATIONS NO PARKING REQUIRED NON-OCCUPIED BUILDING		BUILDING 3	AREA:	3,500 SF	USE:	TRUCK WASH (2 BAYS)		PARKING:	NO PARKING REQUIRED		DIESEL FUEL CANOPY	AREA:	5,940 SF	USE:	FUEL CANOPY		PARKING:	NO PARKING REQUIRED		FUEL CANOPY	AREA:	7,200 SF	USE:	FUEL CANOPY		PARKING:	NO PARKING REQUIRED	
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TOTAL BUILDING AREA PROPOSED:	22,664 SF																																															
TOTAL PARKING REQUIRED:	66 STANDARD SPACES 27 TRUCK SPACES																																															
PARKING PROVIDED:	<table><tr><td>BUILDING 1</td><td>STANDARD SPACES:</td><td>62</td></tr><tr><td></td><td>ACCESSIBLE SPACES:</td><td>2</td></tr><tr><td></td><td>CAR FUELING:</td><td>16</td></tr><tr><td></td><td>TRUCK FUELING:</td><td>10</td></tr><tr><td>BUILDING 2</td><td>STANDARD SPACES:</td><td>0</td></tr><tr><td></td><td>ACCESSIBLE SPACES:</td><td>0</td></tr><tr><td>BUILDING 3</td><td>STANDARD SPACES:</td><td>4</td></tr><tr><td></td><td>ACCESSIBLE SPACES:</td><td>1</td></tr><tr><td>TOTAL</td><td>STANDARD SPACES:</td><td>68</td></tr><tr><td></td><td>ACCESSIBLE SPACES:</td><td>3</td></tr><tr><td></td><td>CAR FUELING:</td><td>16</td></tr><tr><td></td><td>TRUCK FUELING:</td><td>10</td></tr><tr><td></td><td>TRUCK PARKING:</td><td>27</td></tr><tr><td>TOTAL CAR SPACES PROVIDED:</td><td>71</td><td></td></tr><tr><td>TOTAL TRUCK SPACES PROVIDED:</td><td>27</td><td></td></tr></table>			BUILDING 1	STANDARD SPACES:	62		ACCESSIBLE SPACES:	2		CAR FUELING:	16		TRUCK FUELING:	10	BUILDING 2	STANDARD SPACES:	0		ACCESSIBLE SPACES:	0	BUILDING 3	STANDARD SPACES:	4		ACCESSIBLE SPACES:	1	TOTAL	STANDARD SPACES:	68		ACCESSIBLE SPACES:	3		CAR FUELING:	16		TRUCK FUELING:	10		TRUCK PARKING:	27	TOTAL CAR SPACES PROVIDED:	71		TOTAL TRUCK SPACES PROVIDED:	27	
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SITE AREA TABULATIONS:	<table><tr><td>BUILDING AREA:</td><td>22,664 SF</td><td>5%</td></tr><tr><td>LANDSCAPE AREA:</td><td>53,136 SF</td><td>13%</td></tr><tr><td>CONCRETE / ASPHALT AREA:</td><td>337,584 SF</td><td>82%</td></tr><tr><td>TOTAL SITE AREA:</td><td>413,384 SF</td><td></td></tr></table>			BUILDING AREA:	22,664 SF	5%	LANDSCAPE AREA:	53,136 SF	13%	CONCRETE / ASPHALT AREA:	337,584 SF	82%	TOTAL SITE AREA:	413,384 SF																																		
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WATER SERVICES:	PRIVATE WELL																																															
SANITARY SEWER SERVICES:	ON-SITE LEACH FIELD																																															
STORM WATER COLLECTION:	UNDERGROUND																																															
RECEIVED SITE PLAN	Application # PA-1600049 Received By G.S. On 12/15/20																																															

Milestone Associates
Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

JULIO J. TINAJERO
LEAD DESIGNER

CHRISTOPHER L. DAY, P.E.
PROJECT ENGINEER

STAMP:

SUBMITTAL DATE

PLANNING DEPT: 05-01-19
BUILDING DEPT: .
PUBLIC WORKS: .
SURVEY: .

REVISIONS		
No.	Description	Date
1	SITE PLAN REVISION	08/16/20

SITE PLAN / DEVELOPMENT DATA

PROPOSED AHERN TRUCK STOP
PAREE ENTERPRISES, INC.
29700 S. AHERN ROAD
TRACY, CA 95304
A.P.N. 255-020-14 PA-1600049 (UP)

DATE: **09-16-20**

SCALE: **1" = 50'**

DRAFTER: **STAFF**

JOB NUMBER: **17-973**

SHEET:

DD1