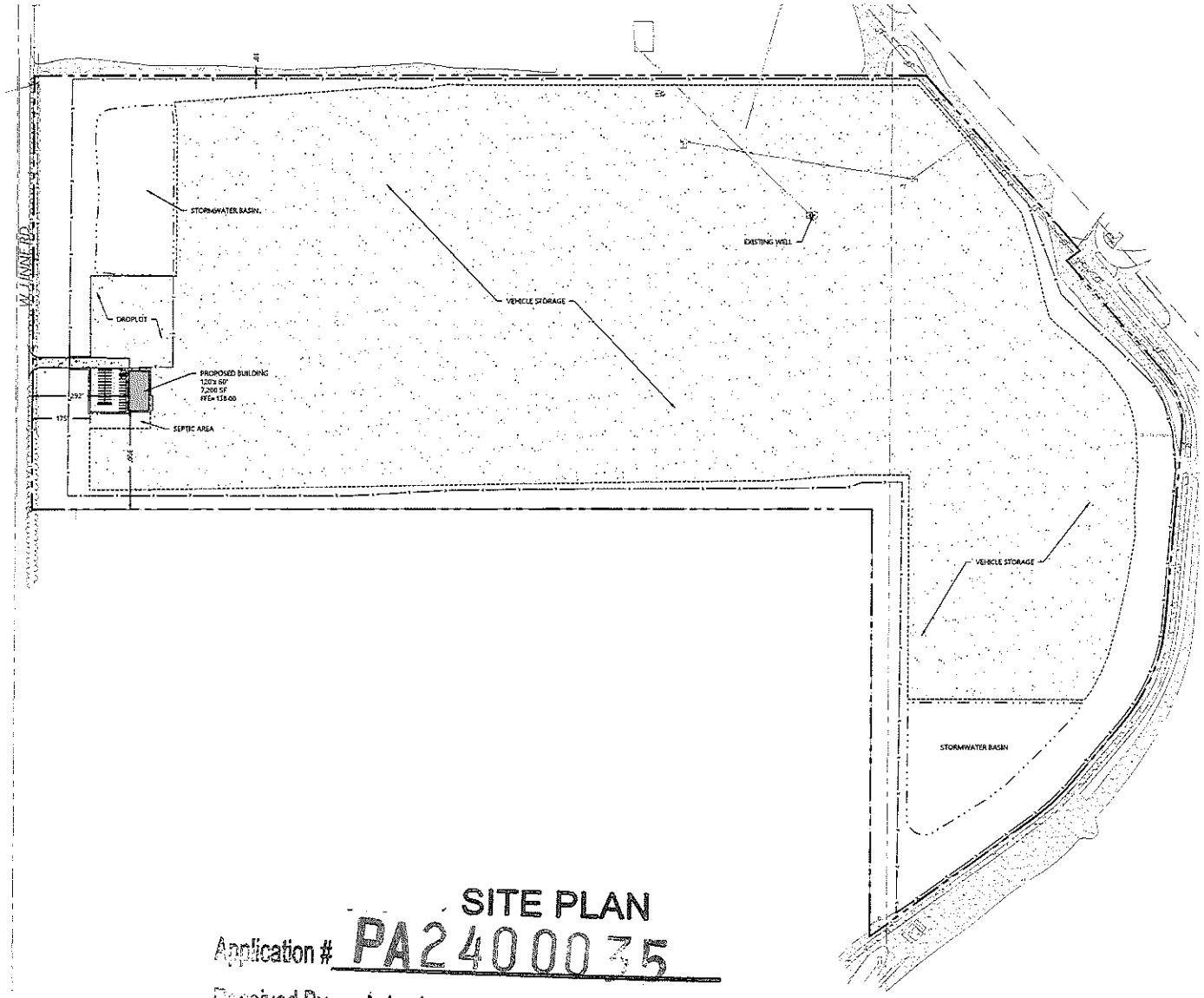


SITE PLAN

Application # PA2400035

Received By MM On 3/27/24

Call 48 Hours before digging
811 or call811.com
Common Ground Alliance

## SITE LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | PROPERTY LINE |
| | | LOT LINE |
| | | SETBACK LINE |
| | | EASEMENT LINE |
| | | CURB AND GUTTER |
| | | TIP-OUT CURB AND GUTTER |
| | | POND NORMAL WATER LEVEL |
| | | RETAINING WALL |
| | | FENCE |
| | | CONCRETE PAVEMENT |
| | | CONCRETE SIDEWALK |
| | | BITUMINOUS PAVEMENT |
| | | ROCK BALAST |
| | | NUMBER OF PARKING STALLS |
| | | TRANSFORMER |
| | | SITE LIGHTING |
| | | TRAFFIC SIGN |
| | | POWER POLE |
| | | BOLLARD / POST |

## GENERAL SITE NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE STANDARDS.
6. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
8. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

## SITE DEVELOPMENT SUMMARY

| | |
|---|---|
| EXISTING ZONING: | I-G, INDUSTRIAL - GENERAL |
| PROPOSED ZONING: | I-G, INDUSTRIAL - GENERAL |
| PARCEL NUMBER: | 253-120-480-000 |
| PROPERTY AREA: | 111.79 AC |
| PARKING SPACE/DRIVE AISLE: | 9' WIDE X 20' LONG, 24' AISLE |
| PROPOSED PARKING: | 35 STALLS |
| EXISTING USE: | GRAVEL MINING OPERATION |
| PROPOSED USE: | ONLINE AUTO AUCTION FACILITY (SEE STATEMENT OF OPERATIONS) |
| BUILDING SETBACKS: | INDUSTRIAL = 100 FT |

1" = 150'

0' 150' 300' 450'

FOR PERMIT APPROVAL

| REVISIONS | DATE | COMMENTS | BY |
|---|---|---|---|
| 1 | 12/07/2023 | PER COMMENTS | |

PREPARED FOR: Copart

TRACY, CA 116 AC
SAN JOAQUIN COUNTY, CALIFORNIA

Westwood
Phone (925) 251-8815 1550 Parkside Drive, Suite 100
Fax (925) 254-2201 Walnut Creek, CA 94596
Site Eng (925) 254-2202 www.westwood.com
Westwood Professional Services, Inc.

OVERALL SITE PLAN

SHEET NUMBER: C200

DATE: 03/27/2024

PROJECT NUMBER: 0045465.00

TRACY, CA 116 AC

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