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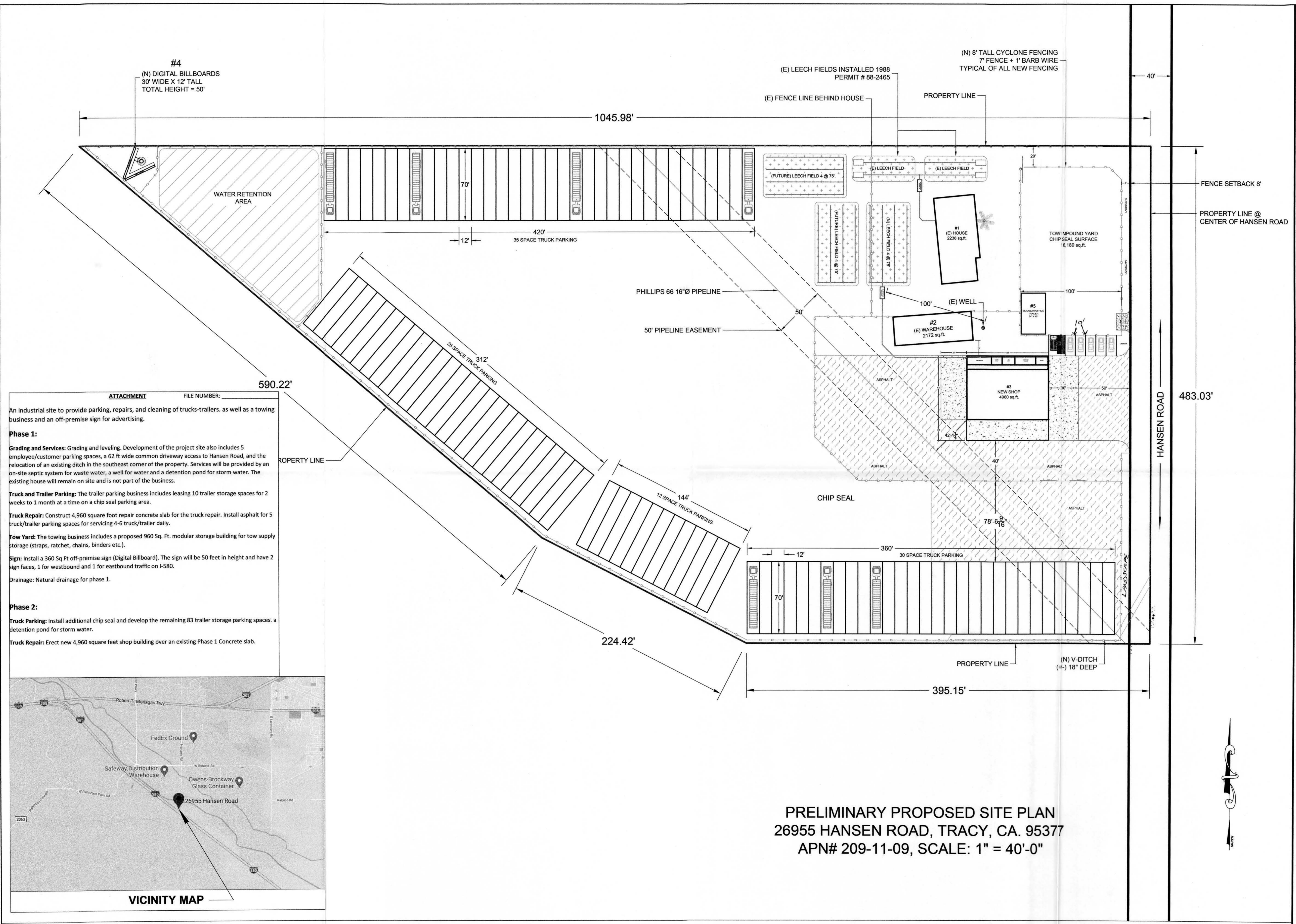
A NEW SHOP BUILDING FOR:
AAA SERVICES GROUP INC.
AMARJIT GILL PRINCIPAL
 26955 HANSEN ROAD
 TRACY, CA. 95377
 PHONE: 209-587-3200
 EMAIL: cxdispitch@gmail.com

(N) SITE PLAN
APN# 209-11-09



REVISIONS	
1	10-14-2020
2	
3	
4	
DATE:	9-21-20
SCALE:	1" = 40'-0"
DRAWN BY:	MGR
FILE:	A2.0 (E) SITE PLAN 209-11-09.dwg
PARCEL #:	209-11-09

A3.0

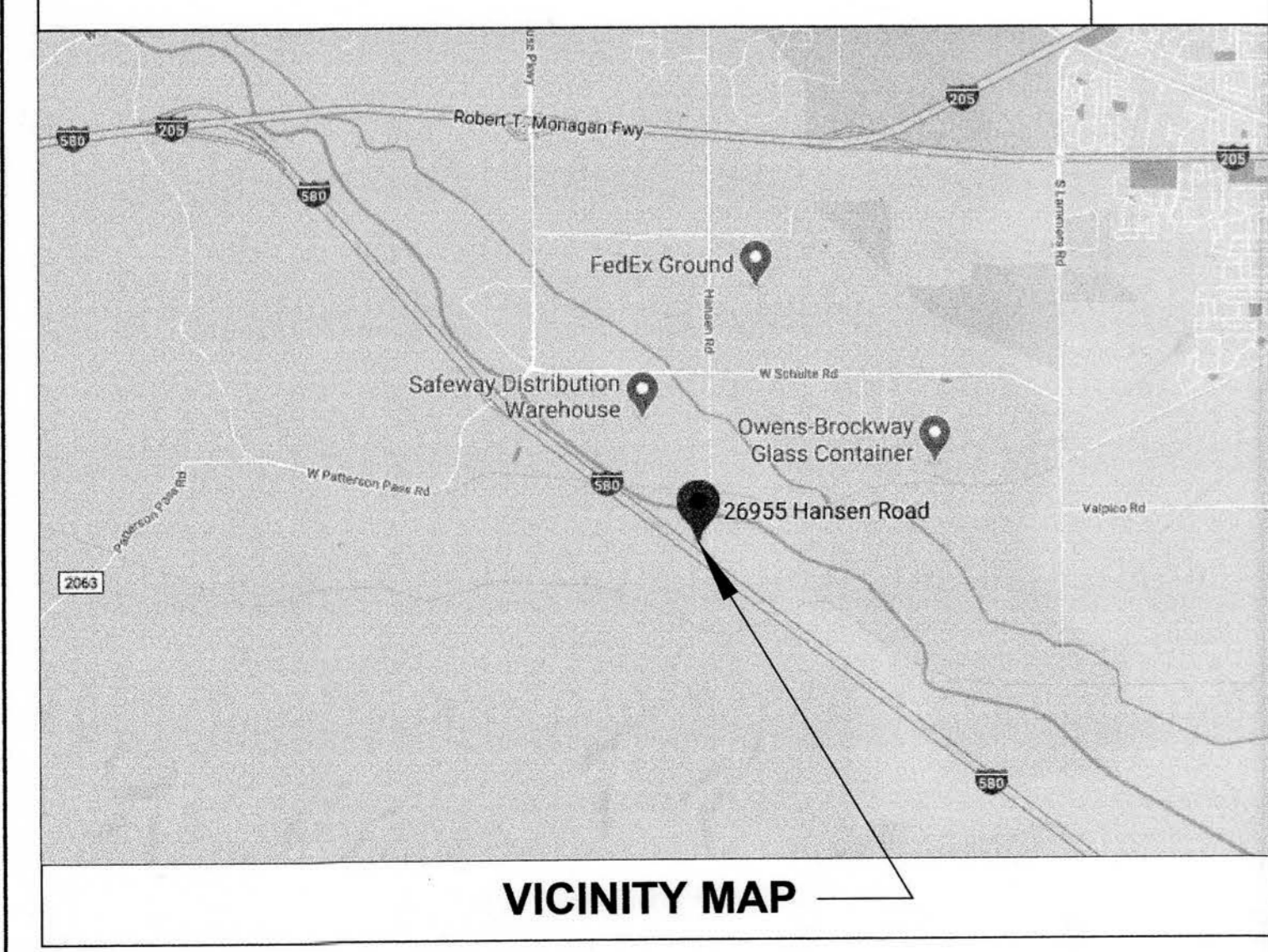


ATTACHMENT FILE NUMBER: _____

An industrial site to provide parking, repairs, and cleaning of trucks-trailers. as well as a towing business and an off-premise sign for advertising.

Phase 1:
Grading and Services: Grading and leveling. Development of the project site also includes 5 employee/customer parking spaces, a 62 ft wide common driveway access to Hansen Road, and the relocation of an existing ditch in the southeast corner of the property. Services will be provided by an on-site septic system for waste water, a well for water and a detention pond for storm water. The existing house will remain on site and is not part of the business.
Truck and Trailer Parking: The trailer parking business includes leasing 10 trailer storage spaces for 2 weeks to 1 month at a time on a chip seal parking area.
Truck Repair: Construct 4,960 square foot repair concrete slab for the truck repair. Install asphalt for 5 truck/trailer parking spaces for servicing 4-6 truck/trailer daily.
Tow Yard: The towing business includes a proposed 960 Sq. Ft. modular storage building for tow supply storage (straps, ratchet, chains, binders etc.).
Sign: Install a 360 Sq Ft off-premise sign (Digital Billboard). The sign will be 50 feet in height and have 2 sign faces, 1 for westbound and 1 for eastbound traffic on I-580.
Drainage: Natural drainage for phase 1.

Phase 2:
Truck Parking: Install additional chip seal and develop the remaining 83 trailer storage parking spaces. a detention pond for storm water.
Truck Repair: Erect new 4,960 square feet shop building over an existing Phase 1 Concrete slab.



PRELIMINARY PROPOSED SITE PLAN
 26955 HANSEN ROAD, TRACY, CA. 95377
 APN# 209-11-09, SCALE: 1" = 40'-0"

NEW SITE PLAN, SCALE: 1" = 40'-0"