

### PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 3250 W. GRANT LINE RD  
TRACY, CA 95377

CURRENT ZONING: PLANNED UNIT DEVELOPMENT

COSTCO SITE AREA: 16.03± ACRES (698,205 SF)

JURISDICTION: CITY OF TRACY, CA

SETBACKS: 25'-0"

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED FROM A TOPOGRAPHIC SURVEY BY KIER AND WRIGHT DATED: 9.28.17

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F.
EXIST. TIRE CENTER	5,200 S.F.
TOTAL EXIST. BUILDING	148,663 S.F.

EXISTING PARKING	
PARKING PROVIDED:	
① 10' WIDE STALLS	760 STALLS
② ACCESSIBLE STALLS	30 STALLS
TOTAL PARKING	790 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:(148,663 S.F.) 5.32 STALLS

PROPOSED PARKING	
PARKING PROVIDED:	
① 10' WIDE STALLS	751 STALLS
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TOTAL PARKING	781 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:(148,663 S.F.) 5.25 STALLS

### NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON A TOPOGRAPHIC SURVEY BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. DATED, 9/28/17. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

No.	Date	By	Clcd.	Appr.	Revision

**Title:**  
OVERALL SITE PLAN  
3250 WEST GRANT LINE ROAD  
TRACY, CA 95377  
LOCATION #658

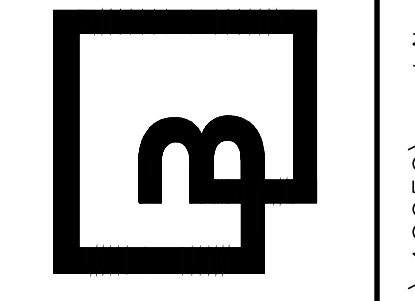
For: **COSTCO GASOLINE**  
COSTCO WHOLESALE GAS STATION ADDITION  
999 LAKE DRIVE  
ISSAQUAH, WASHINGTON 98027

Scale:	Horizontal	Vertical
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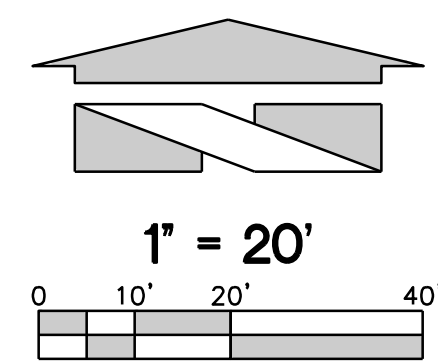
Designed CSF	Drawn JAS	Checked CSF	Approved	Date
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Scale:	Horizontal	Vertical
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**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)



Job Number	10050
Sheet	DD-1



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DETAILED SITE PLAN  
DECEMBER 2, 2019

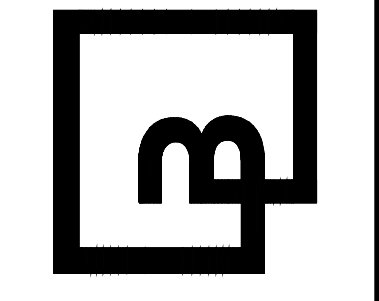
No.	Date	By	Chd.	Appr.	Revision

Title:  
**DETAILED SITE PLAN**  
3250 WEST GRANT LINE ROAD  
TRACY, CA 95377  
LOCATION #658

For: **COSTCO GASOLINE**  
COSTCO WHOLESALE GAS STATION ADDITION  
999 LAKE DRIVE  
ISSAQUAH, WASHINGTON 98027

Designed	Drawn	Checked	Approved	Date	Scale:
CSF	JAS	CSF			Horizontal
					Vertical

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Kent, WA 98032  
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Job Number: 10050  
Sheet: DD-2 of 2







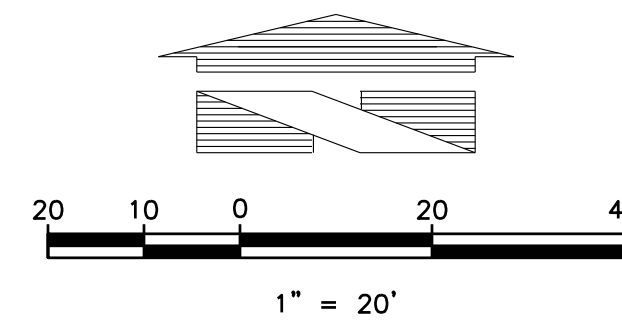
# PRELIMINARY GRADING AND UTILITY PLAN

## COSTCO WHOLESALE FUEL FACILITY EXPANSION

### 3250 WEST GRANT LINE ROAD

### TRACY, CA

### COSTCO GASOLINE FACILITY #658



#### ABBREVIATIONS

- E.S.O.=EMERGENCY SHUTOFF SWITCH
- UST=UNDERGROUND STORAGE TANK
- TYP.=TYPICAL
- M.P.D.=MULTI-PRODUCT DISPENSER
- LP=LOW POINT
- HP=HIGH POINT

#### LEGEND

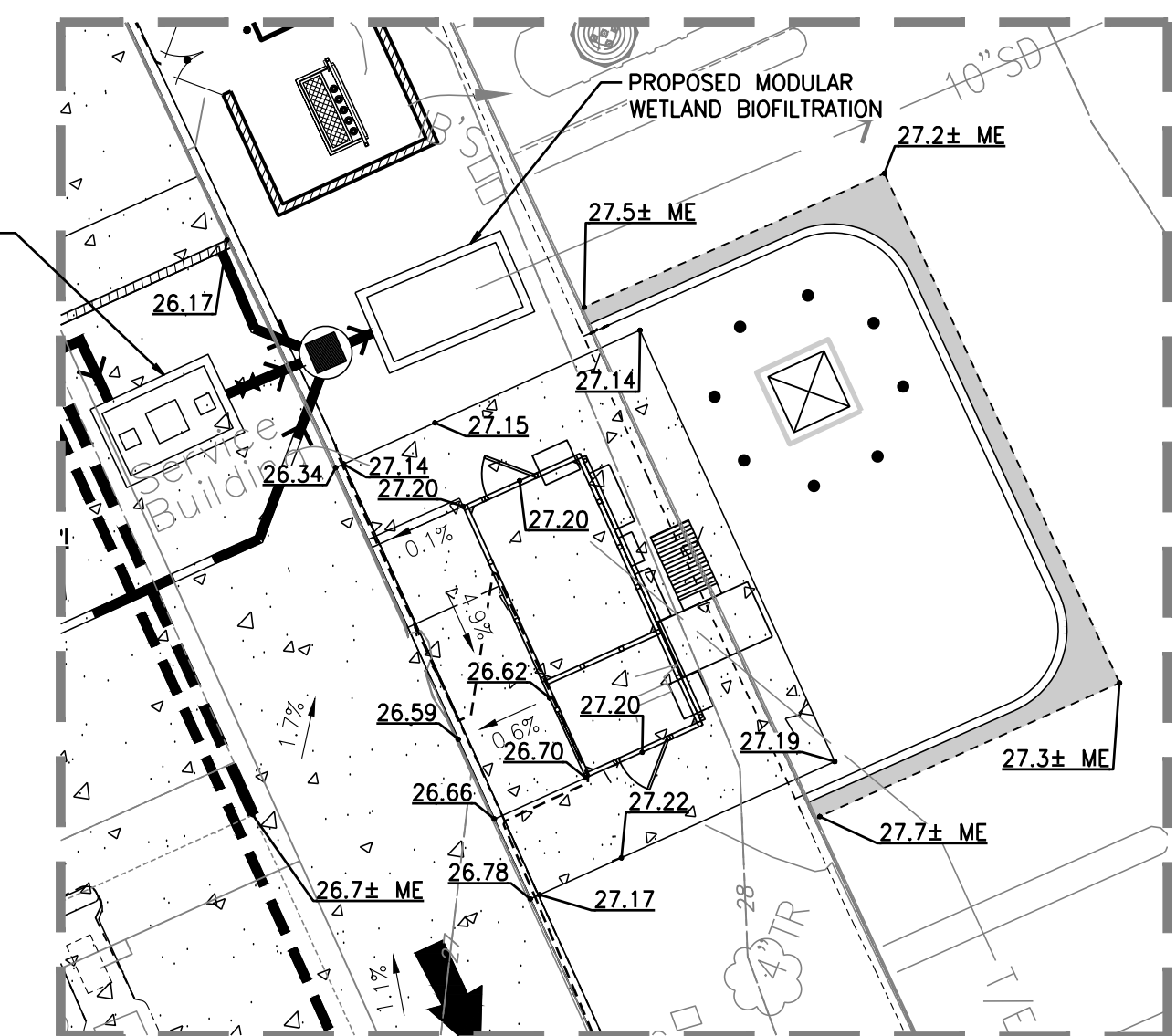
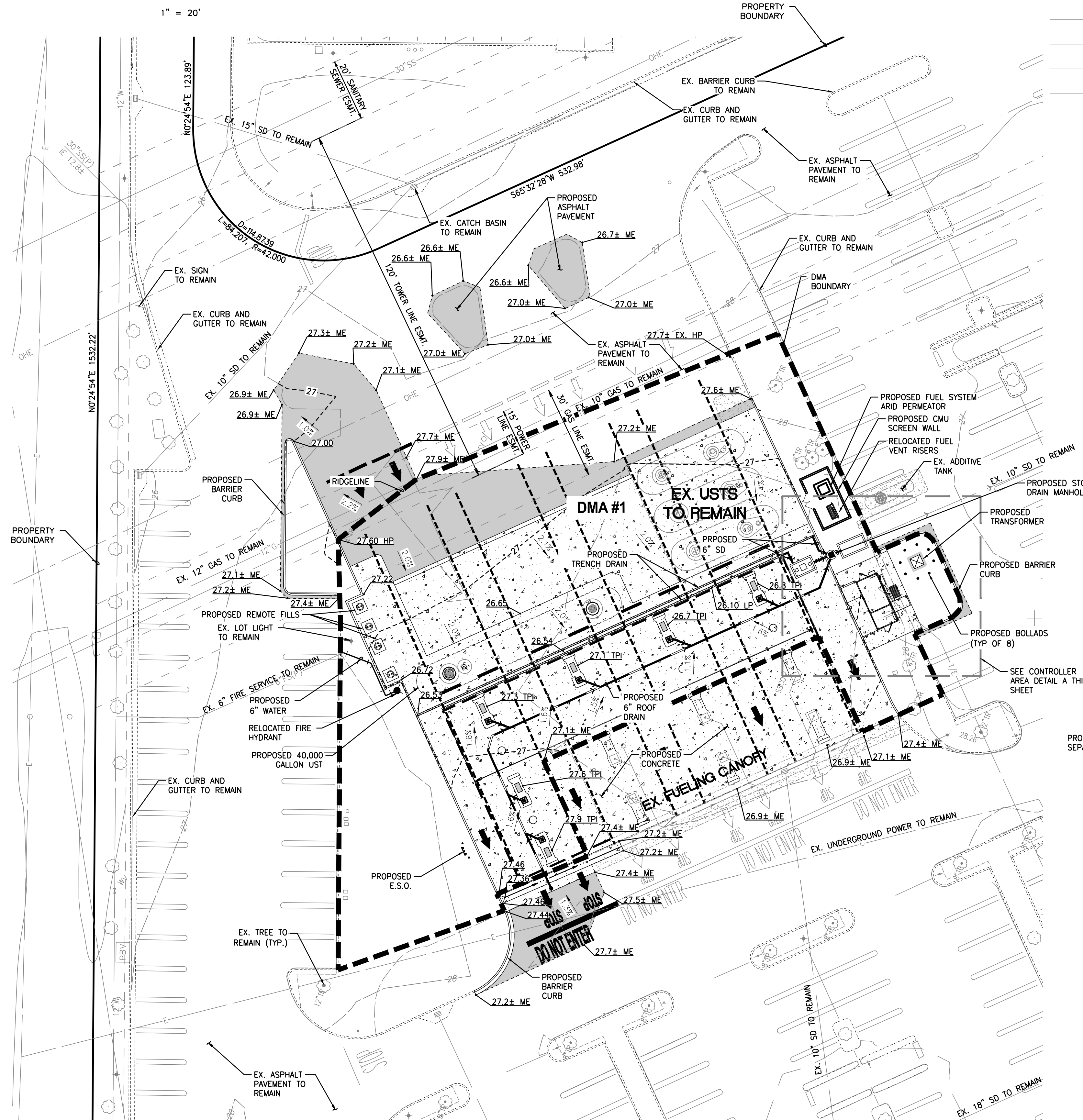
- |  |                                     |  |   |
|--|-------------------------------------|--|---|
|  | EXISTING ASPHALT PAVEMENT           |  | PROPOSED ASPHALT PAVEMENT                   |
|  | EXISTING CONCRETE                   |  | PROPOSED CONCRETE                           |
|  | EXISTING CURB                       |  | PROPOSED CURB                               |
|  | EXISTING CURB AND GUTTER            |  | SAWCUT LINE                                 |
|  | EXISTING CANOPY DRIPLINE            |  | PROPOSED STORM PIPE                         |
|  | EXISTING EASEMENT                   |  | PROPOSED CANOPY                             |
|  | EXISTING CONTOURS LINE              |  | PROPOSED CONTOUR LINE                       |
|  | EXISTING EDGE OF PAVEMENT           |  | PROPOSED INLET                              |
|  | EXISTING STORM DRAIN                |  | PROPOSED CLEANOUT                           |
|  | EXISTING UNDERGROUND FIRE SERVICE   |  | PROPOSED MODULAR WETLAND WATER QUALITY UNIT |
|  | EXISTING UNDERGROUND TELEPHONE LINE |  | PROPOSED OIL WATER SEPARATOR                |
|  | EXISTING UNDERGROUND GAS LINE       |  | PROPOSED EMERGENCY STORMWATER VALVE         |
|  | EXISTING OVERHEAD POWER             |  | PROPOSED SPOT GRADE                         |
|  | EXISTING STORM DRAIN CATCH BASIN    |  | PROPOSED GRADING SLOPE                      |
|  | EXISTING STORM CLEANOUT             |  | MATCH EXISTING                              |
|  | EXISTING SPOT ELEVATION             |  | TOP OF ISLAND                               |
|  | EXISTING SPOT ELEVATION             |  | TREE TO BE REMOVED                          |
|  | EXISTING SPOT ELEVATION             |  | PROPOSED MULTI-PRODUCT DISPENSER            |
|  | DMA BOUNDARY                        |  | PROPOSED TRENCH DRAIN                       |
|  | PROPOSED WATER LINE                 |  | PROPOSED FIRE HYDRANT                       |

#### PROJECT AREA SUMMARY:

	EXISTING	PROPOSED
IMPERVIOUS:	14,376 SF	20,703 SF
PERVIOUS:	7,379 SF	1,052 SF
NEW IMPERVIOUS=	6,327 SF	
NEW PERVIOUS=	1,052 SF	
TOTAL DISTURBANCE =	21,755 SF	

#### DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DMA #	PERVIOUS (SF)	IMPERVIOUS (SF)	TOTAL (SF)
1	5,252	16,044	21,296



**CONTROLLER AREA DETAIL A**  
SCALE: 1"=10'

No. 1 Date 11/22/19 By JSI/MP/CRJ Appr. CRJ REVISIONS PER CITY COMMENTS DATE 11/19/2019 Revision

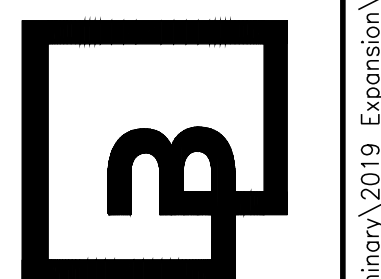
**PRELIMINARY GRADING AND UTILITY PLAN**  
**3250 WEST GRANT LINE ROAD**  
**TRACY, CA**  
**COSTCO GASOLINE FACILITY #658**

**Costco GASOLINE**  
**COSTCO WHOLESALE**  
**999 LAKE DRIVE**  
**ISSAQUAH, WA 98027**

**PRELIMINARY**

Scale: Horizontal N/A, Vertical N/A  
 IR: Drawn, Checked, Approved, Date 8/12/19

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 18215 72nd Avenue South  
 Kent, WA 98032  
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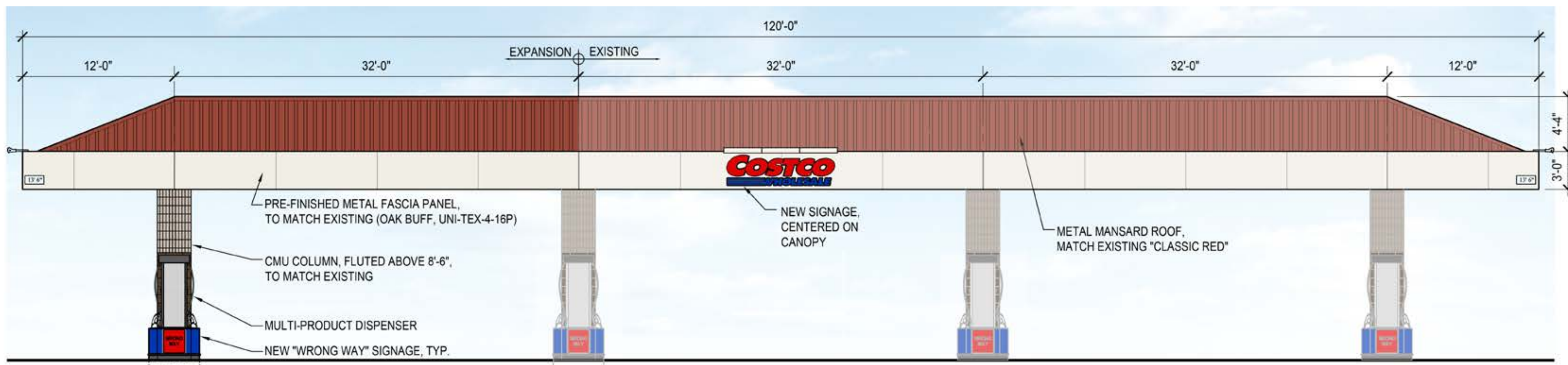


Job Number: 10050  
 Sheet: 2 of 2

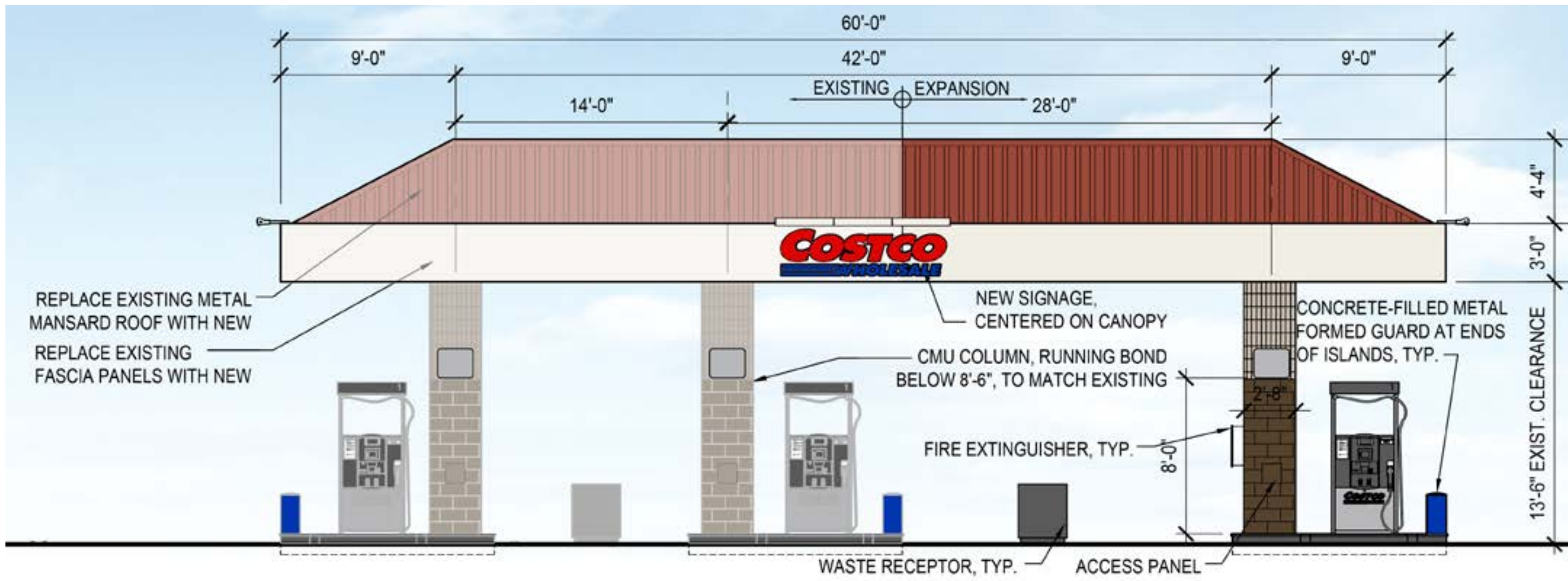








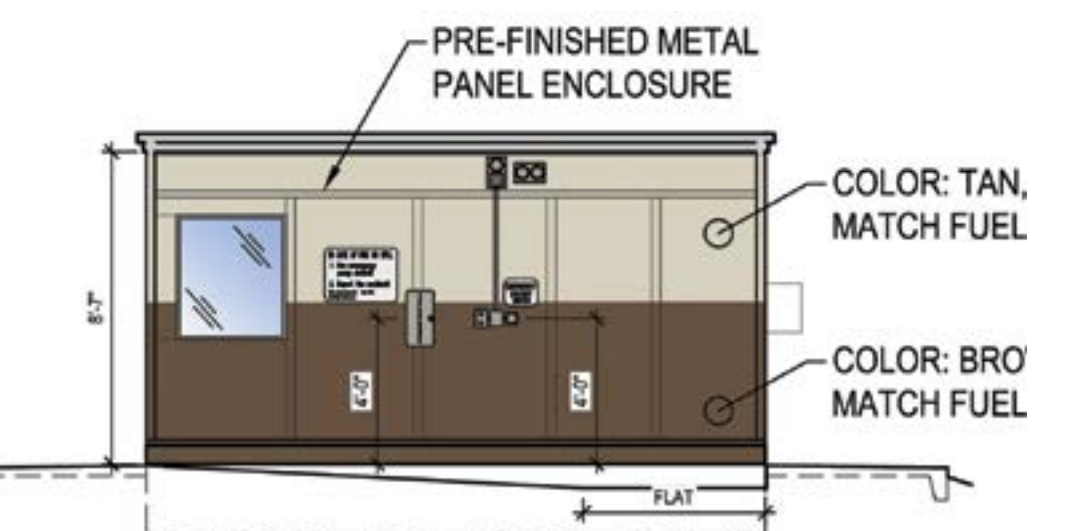
**1 SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



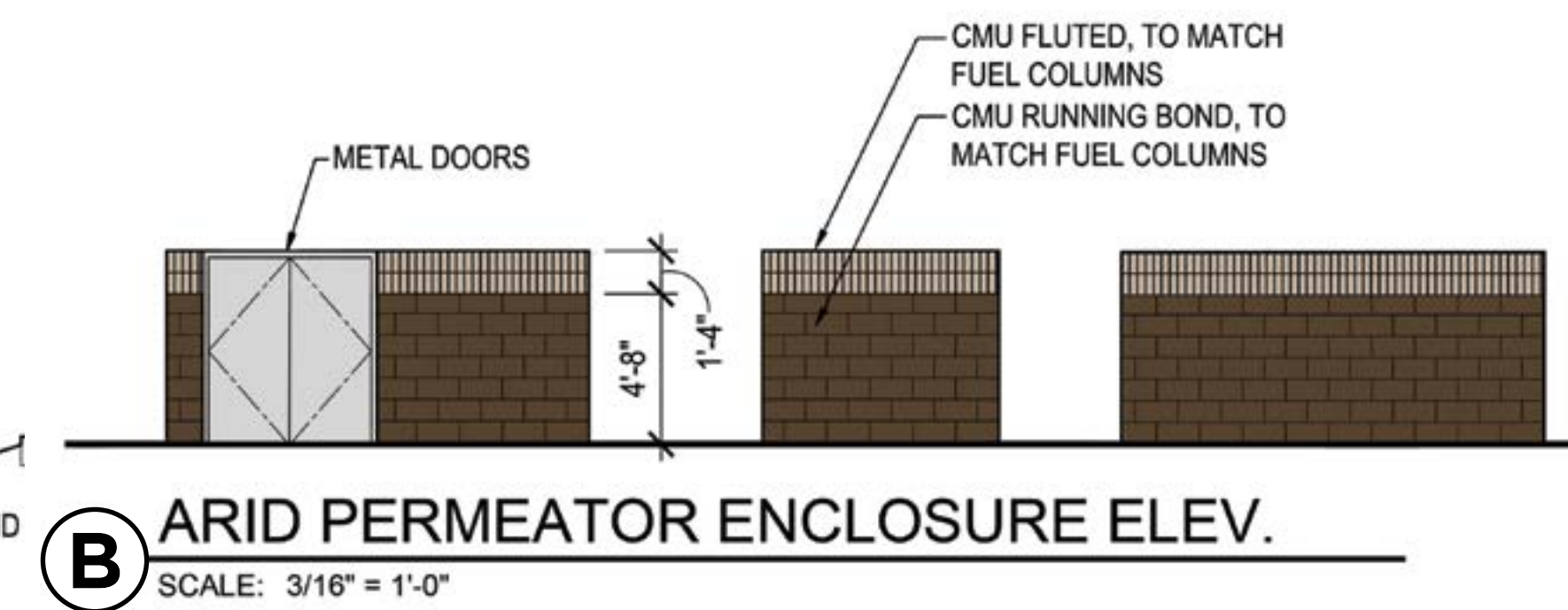
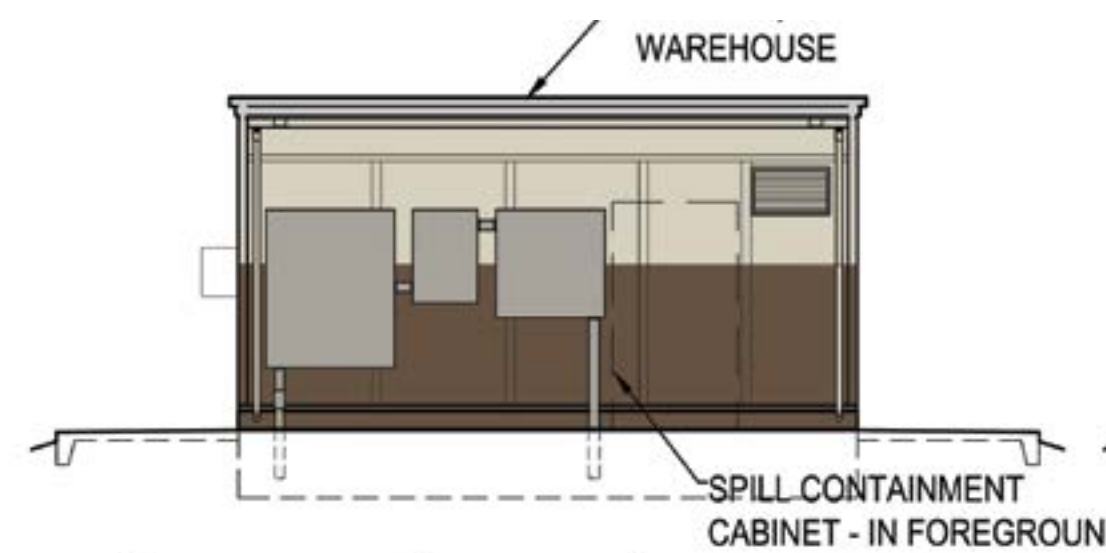
**2 EAST ELEVATION**  
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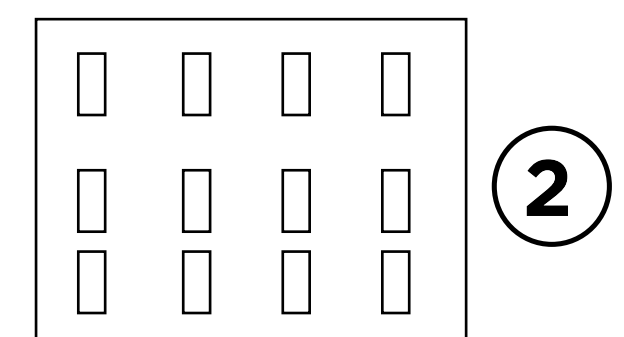
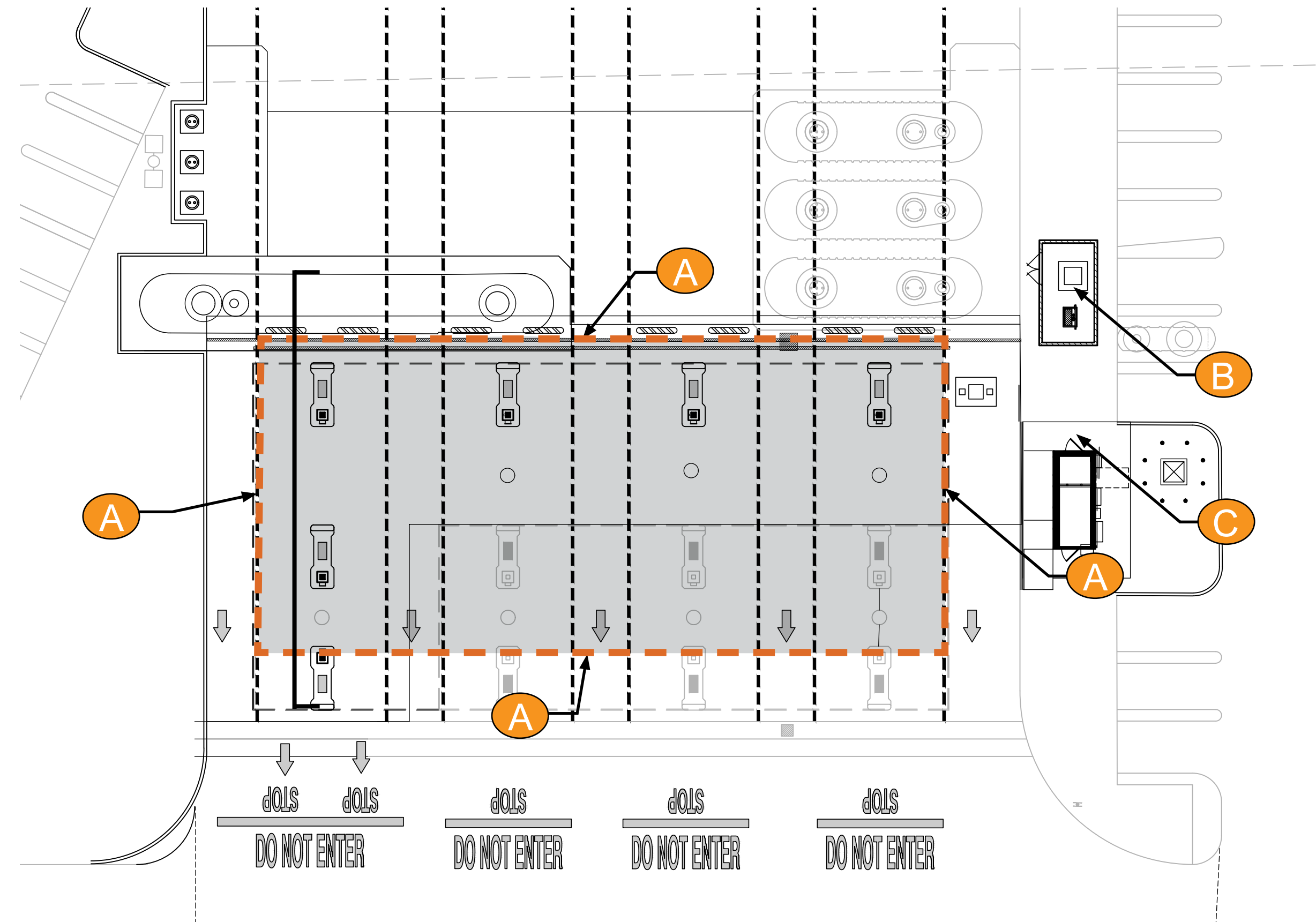
**A CANOPY SIGN**



**C CONTROLLER ENCLOSURE**  
SCALE: 3/16" = 1'-0"



**B ARID PERMEATOR ENCLOSURE ELEV.**  
SCALE: 3/16" = 1'-0"



**1 KEY PLAN**

SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	1'-6 3/4" x 1'-0"	15.74 SF	62.96 SF
			TOTAL SIGNAGE AREA	62.96 SF





SPLIT-FACE CMU,  
COLOR: BROWN



PRECISION FACE CMU (FLUTE),  
COLOR: BEIGE/TAN



PRE-FINISHED METAL ROOF,  
COLOR: CLASSIC RED



PAINTED METAL PANEL,  
COLOR: ASH GRAY



"COSTCO" SIGNAGE,  
COLOR: COSTCO RED



SIGNAGE & CONCRETE FORM  
GUARDS  
COLOR: LAPIZ PAZULI BLUE