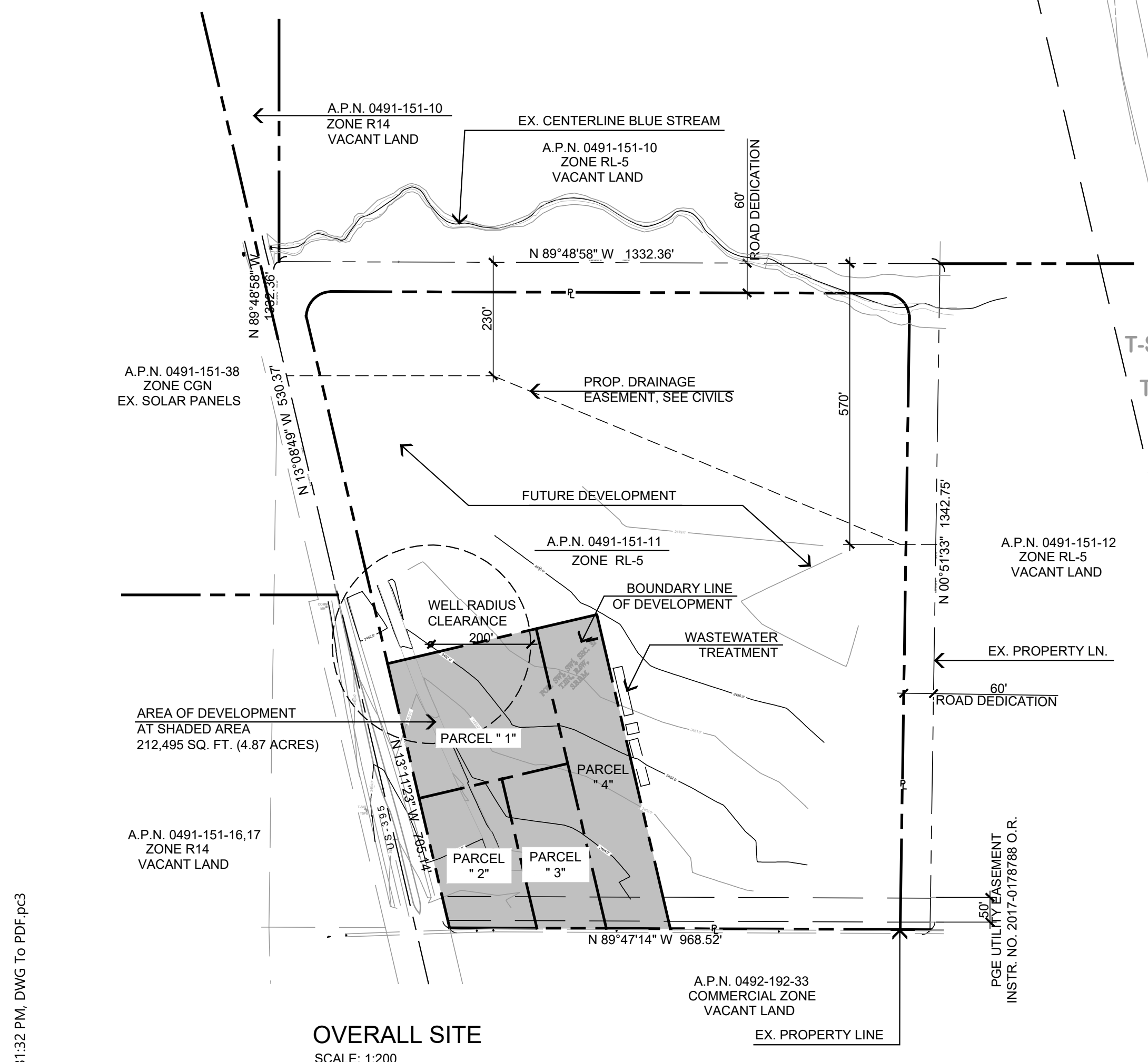
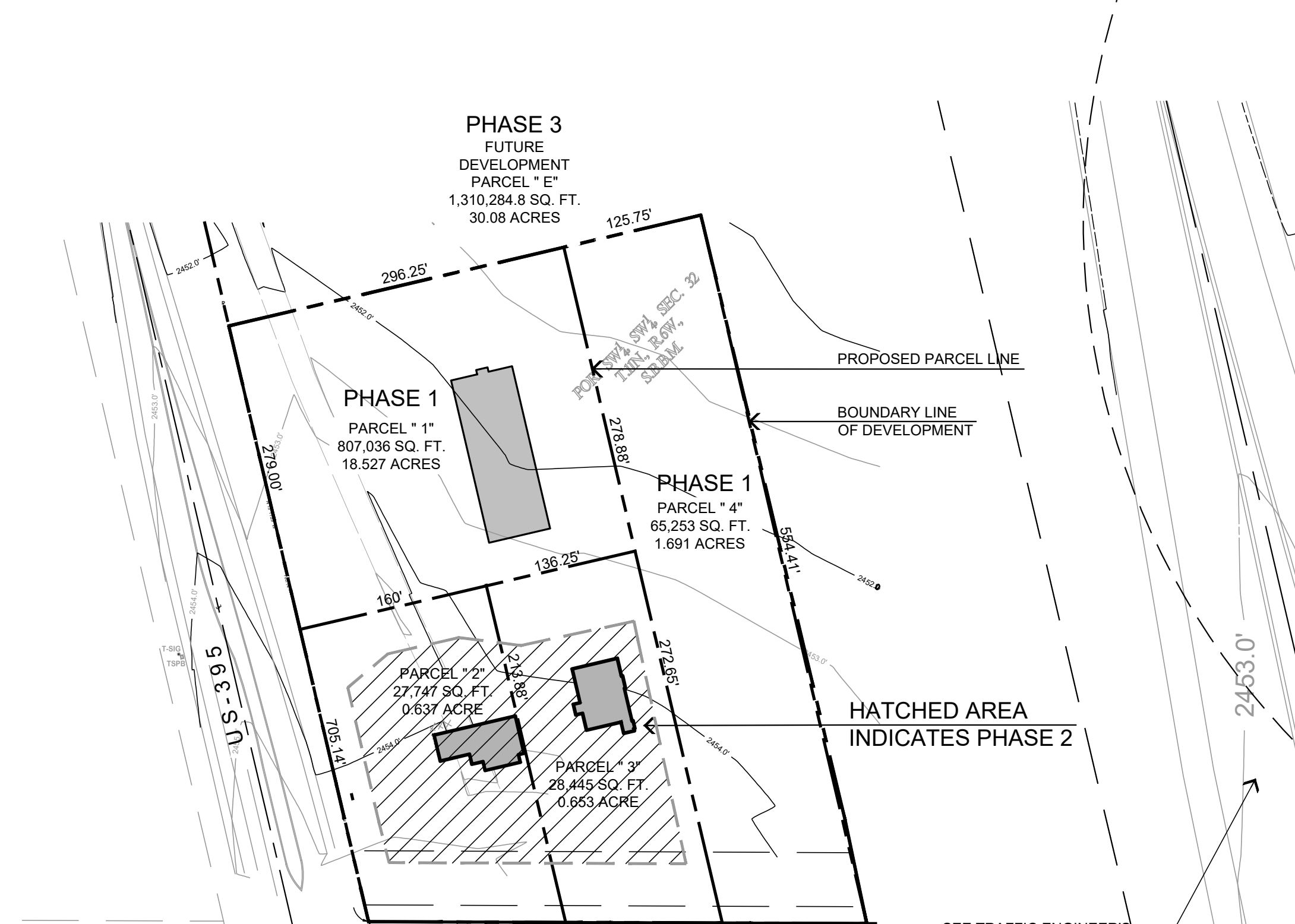
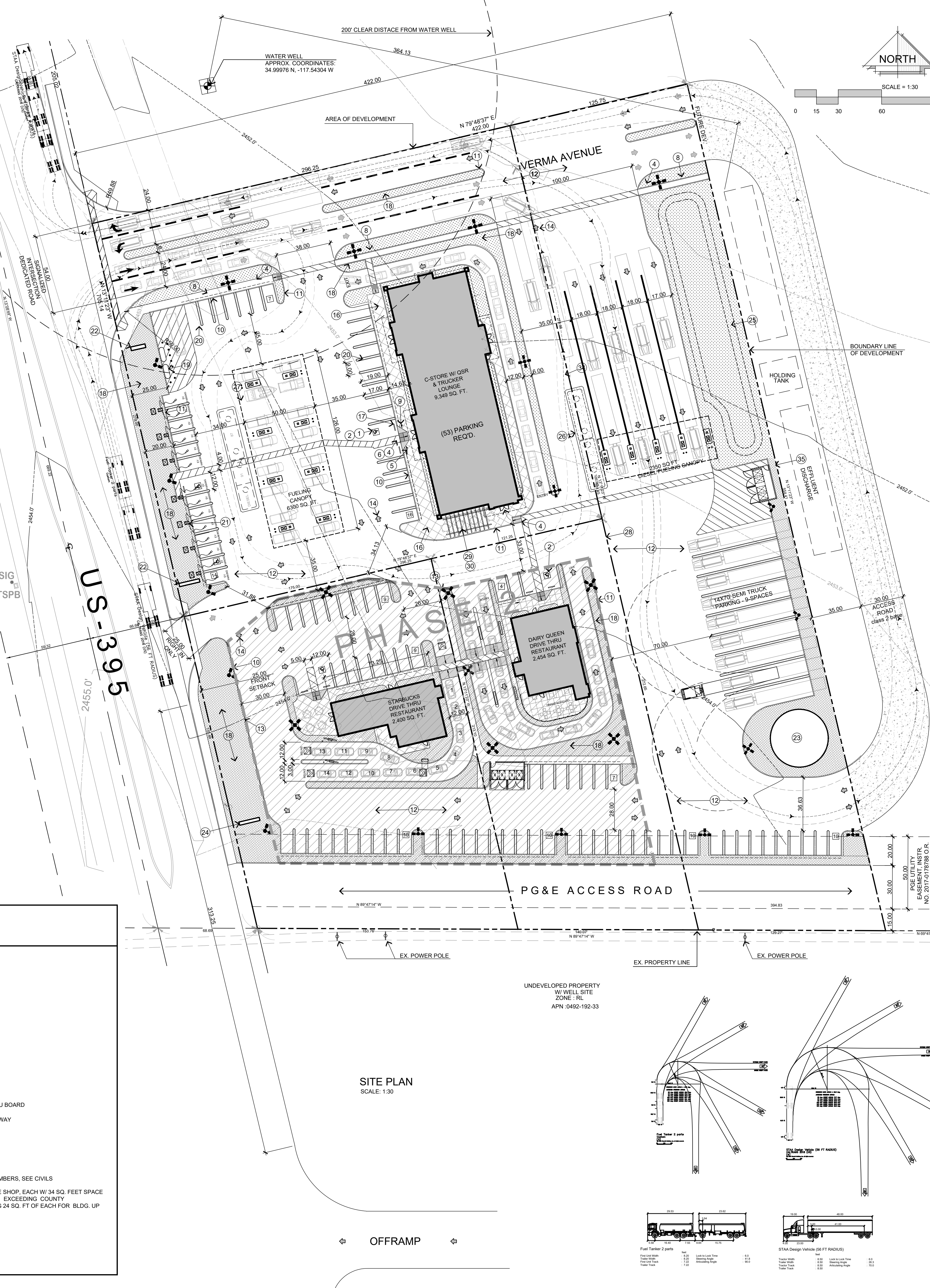


5/2021 Aprojects02 - Commercial - Kramer Junction - Kramer Junction A-0 Site Plan - Kramer Junction - NEW DESIGN 10-10-24.dwg, 10/28/2024 6:31:32 PM, DWG TO PDF, P&C



**KEYED NOTES**

1 A.D.A. VAN ACCESSIBLE PARKING SPACE	22 8 FT. TALL GAS PRICING MONUMENT SIGN
2 ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	23 WATER STORAGE TANK
3 5' WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES	24 50' TALL POLE SIGN
4 A.D.A. RAMP NOT TO EXCEED 8.33% MAX. SLOPE IN DIRECTION OF RUN.	25 RETENTION BASIN - SEE CIVIL PLANS
5 WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES	26 UNDERGROUND DIESEL FUEL STORAGE TANKS
6 TRUNCATED DOMES, 36" DEPTH MIN. X 60" WIDE	27 UNDERGROUND FUEL STORAGE TANKS
7 WALKWAY SIGN FOR CARS & PEDESTRIANS	28 NEW PROPOSED PROPERTY LINE
8 4" NOMINAL THICK CONCRETE WALKWAYS	29 OUTDOOR SEATING AREA
9 A.D.A. VAN ACCESSIBLE SIGN	30 TRELLIS COVERING FOR OUTDOOR SEATING
10 6" WIDE CONCRETE CURB. W/ 2" PARKING NOSE OVER	31 PRE-ORDERING MENU BOARD
11 6" WIDE CONCRETE CURB, TYPICAL	32 ORDER CANOPY, TIMER LOOP, BOLLARD & MENU BOARD
12 PROPOSED A.C. PAVING	33 RAISED "SPEED BUMP" FOR PEDESTRIAN WALKWAY
13 25' HIGH SITE LIGHT POLE STANDARD, SEE PLAN FOR NUMBER OF HEADS	34 ---
14 TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	35 DRAINAGE PIPING SEE CIVILS
15 TRASH ENCLOSURE FOR CONVENIENCE STORE W/ 72 SQ. FEET SPACE FOR REFUSE AND 72 SQ. FEET FOR RECYCLING, EXCEEDING COUNTY DEVELOPMENT CODE SEC. 84.24.040 REQUIRING 48 SQ. FT. OF EACH FOR BLDG. 5,001 - 10,000 SQ. FT.	36 STORM DRAIN INLET, SEE CIVILS
16 CONCRETE SCREED LINES IN A 5' SQUARE GRID PATTERN	37 PROPOSED UNDERGROUND INFILTRATION CHAMBERS, SEE CIVILS
17 CONCRETE WHEEL STOP PER COUNTY STANDARD	38 TRASH ENCLOSURE FOR RESTAURANT/ COFFEE SHOP, EACH W/ 34 SQ. FEET SPACE FOR REFUSE AND 34 SQ. FEET FOR RECYCLING, EXCEEDING COUNTY DEVELOPMENT CODE SEC. 84.24.040 REQUIRING 24 SQ. FT. OF EACH FOR BLDG. UP TO 5,000 SQ. FT.
18 LANDSCAPED AREA, SEE LANDSCAPING PLANS.	
19 2 - 1,000 GAL. PROPANE TANKS W/ 6" Ø CONC. FILLED BOLLARDS	
20 PAINTED PARKING HAIRPIN STRIPE	
21 EV CHARGING STATION EQUIPMENT	



**VICINITY MAP**

PROJECT LOCATION

BARSTOW BAKERSFIELD HWY

MOJAVE BARSTOW HWY

TWENTY MULE TEAM RD.

**PROJECT DATA**

ZONE: CR - RURAL COMMERCIAL (PROPOSED- CHANGE FROM RL)

OCCUPANCY'S: M - MERCANTILE/ B - BUSINESS/ A - ASSEMBLY

CONSTRUCTION TYPE: V - B

CONSTRUCTION TYPE: 1

FIRE SPRINKLERS - CBC 506.3: YES - AT (1) BUILDING - C STORE

A.P.N.: 0491-151-11

SITE ADDRESS: US-395 KRAMER JUNCTION CA. 93516

ARCHITECT / REPRESENTATIVE: STEENO DESIGN STUDIO, INC. 11774 HESPERIA RD. SUITE B-1 PH: 760.244.5001 FX: 760.244.1948

APPLICANT: JKI VENTURES, LLC CONTACT: HARP & RAVI VERMA

**SCOPE OF WORK**

TO DEVELOP A PHASED 4.87 ACRES OF VACANT LAND OUT OF 35.97 ACRES GROSS LAND AREA INTO A COMMERCIAL DEVELOPMENT WHICH INCLUDES CONSTRUCTION OF 9,349 SQ. FT. OF C-STORE WITH QSR AND TRUCKER LOUNGE, GAS STATION WITH 8 DOUBLE SIDED FUEL DISPENSERS, A DIESEL FUELING STATION WITH 5 FUELING DISPENSERS, 3,200 SQ. FT. OF DRIVE-THRU RESTAURANT AND 970 SQ. FT. OF DRIVE-THRU COFFEE SHOP. TO INCLUDE A VARIANCE FOR A 50' TALL POLE SIGN, ON FIVE SEPARATE PARCELS.

**SITE DATA**

A.P.N.: 0491-151-11-0-000

**LEGAL DESCRIPTION:**  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 6 WEST, SAN BERNARDINO BASIN MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

SITE AREA	AREA	SQ. FOOTAGE
GROSS LAND AREA	- 35.97 ACRES	1,566,961 S.F.
NET LAND AREA	- 23.21 ACRES	1,011,027 S.F.
AREA OF DEVELOPMENT	- 4.88 ACRES	204,078 S.F.

**PARKING DATA**

REQUIRED PARKING PER G.F.A.:

AREA	RATIO	S.F.	SPACES
C-STORE W/ QSR	1:250	6,790	27
C-STORE	1:100	2,559	26
DRIVE-THRU RESTAURANT	1:100	2,454	25
COFFEE DRIVE-THRU (EATING, DRINKING ESTABLISHMENTS)	1:100	2,432	25

TOTAL REQUIRED: 103

**PROVIDED PARKING:**

9'x19' ACCESSIBLE PARKING STALLS = 3 SPACES  
 9'x19' STANDARD PARKING STALLS = 90 SPACES  
 9'x19' ACCESSIBLE EV PARKING STALLS = 1 SPACES  
 9'x19' STANDARD EV PARKING STALLS = 14 SPACES

TOTAL PROVIDED: 108 SPACES  
 14'x60' SEMI-TRUCK PARKING = 10 SPACES

**PROPOSED PARCEL AREAS & COVERAGE**

PARCEL	AREA	% COVERAGE
1	82,633 S.Q. FT. - 1.897 ACRES	11%
C-STORE W/ QSR	9,349 S.F.	4%
FUELING CANOPY	6,300 S.F.	3%
LANDSCAPING	13,672 S.F.	6%
2	27,747 S.Q. FT. - 0.637 ACRE (NET)	12%
DRIVE-THRU RESTAURANT	2,454 S.F.	1%
LANDSCAPING	7,322 S.F.	3%
3	28,445 S.Q. FT. - 0.653 ACRE (NET)	18%
COFFEE	2,432 S.F.	1%
LANDSCAPING	4,927 S.F.	2%
4	65,253 S.Q. FT. - 1.498 ACRES (NET)	21%
DIESEL CANOPY	2,350 S.F.	1%
LANDSCAPING	14,344 S.F.	7%
TOTAL SQ. FT. =	204,078 S.Q. FT. - 4.68 ACRES (NET AREA)	
TOTAL STRUCTURE SQ. FOOTAGE (FOOTPRINT)	14,235 S.F.	7%
A/C PAVING	133,026 S.F.	65%
CONCRETE HARDSCAPE & CURBING	8,668 S.F.	4%
OVERALL LANDSCAPING	40,285 S.F.	20%
LANDSCAPED AREA (BEYOND PROPERTY LINE)	1,043 S.F.	

**JOSHUA TREE NOTE**

PER THE GENERAL BIOLOGICAL RESOURCES ASSESSMENT REPORT DATED JANUARY 25, 2022 - NO JOSHUA TREES EXIST ON PROPOSED DEVELOPMENT SITE OR WITHIN 180 FEET OF ANY BOUNDARIES.

**STEENO DESIGN STUDIO, INC.**  
ARCHITECTURE DESIGN PLANNING  
11774 HESPERIA ROAD, SUITE B-1, HESPERIA, CA 92345  
PHONE: (760) 244-5001 WWW.STEENODS.COM

**PROJECT: COMMERCIAL DEVELOPMENT**  
**KRAMER JUNCTION DEVELOPMENT**  
CONTACT INFO: HARP & RAVI VERMA, HESPERIA@PHOTO.COM  
PROJECT ADDRESS: US-395 KRAMER JUNCTION, CA 93516, APN: 0491-151-11

**KEY PLAN**

**JOB NO.:** C21-Q05.1

**SHEET NAME:** SITE PLAN

**PAGE:** A-0