



VICINITY MAP

PROJECT LOCATION

SCALE = 1:30

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, 3,250 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 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.

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 (EATING, DRINKING ESTABLISHMENTS)	1:100	2,432	25
COFFEE DRIVE-THRU	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.	8%
FUELING CANOPY	6,300 S.F.	16%
LANDSCAPING	13,672 S.F.	26%
2	27,747 S.Q. FT. - 0.637 ACRE (NET)	12%
DRIVE-THRU RESTAURANT	2,454 S.F.	3%
LANDSCAPING	7,322 S.F.	18%
3	28,445 S.Q. FT. - 0.653 ACRE (NET)	21%
COFFEE	2,432 S.F.	4%
LANDSCAPING	4,927 S.F.	12%
4	65,253 S.Q. FT. - 1.498 ACRES (NET)	32%
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)		

KEYED NOTES

- A.D.A. VAN ACCESSIBLE PARKING SPACE
- ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
- 5' WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
- A.D.A. RAMP NOT TO EXCEED 8.33% MAX. SLOPE IN DIRECTION OF RUN.
- WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
- TRUNCATED DOMES, 36" DEPTH MIN. X 60" WIDE
- WALKWAY SIGN FOR CARS & PEDESTRIANS
- 4" NOMINAL THICK CONCRETE WALKWAYS
- A.D.A. VAN ACCESSIBLE SIGN
- 6" WIDE CONCRETE CURB. W/ 2" PARKING NOSE OVER
- 6" WIDE CONCRETE CURB, TYPICAL
- PROPOSED A.C. PAVING
- 25' HIGH SITE LIGHT POLE STANDARD, SEE PLAN FOR NUMBER OF HEADS
- TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
- 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.
- CONCRETE SCREED LINES IN A 5' SQUARE GRID PATTERN
- CONCRETE WHEEL STOP PER COUNTY STANDARD
- LANDSCAPED AREA, SEE LANDSCAPING PLANS.
- 2 - 1,000 GAL. PROPANE TANKS W/ 6" Ø CONC. FILLED BOLLARDS
- PAINTED PARKING HAIRPIN STRIPE
- EV CHARGING STATION EQUIPMENT
- 8 FT. TALL GAS PRICING MONUMENT SIGN
- WATER STORAGE TANK
- 50' TALL POLE SIGN
- RETENTION BASIN - SEE CIVIL PLANS
- UNDERGROUND DIESEL FUEL STORAGE TANKS
- UNDERGROUND FUEL STORAGE TANKS
- NEW PROPOSED PROPERTY LINE
- OUTDOOR SEATING AREA
- TRELLIS COVERING FOR OUTDOOR SEATING
- PRE-ORDERING MENU BOARD
- ORDER CANOPY, TIMER LOOP, BOLLARD & MENU BOARD
- RAISED "SPEED BUMP" FOR PEDESTRIAN WALKWAY
-
- DRAINAGE PIPING SEE CIVILS
- STORM DRAIN INLET, SEE CIVILS
- PROPOSED UNDERGROUND INFILTRATION CHAMBERS, SEE CIVILS
- 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.

SITE PLAN
SCALE: 1:30

UNDEVELOPED PROPERTY W/ WELL SITE ZONE: RL APN: 0492-192-33

EX. POWER POLE

EX. PROPERTY LINE

EX. POWER POLE

OFFRAMP

Fuel Tanker 2 parts

STAA Design Vehicle (66 FT RADUS)

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

JOB NO.: C21-Q05.1
SHEET NAME: SITE PLAN
PAGE: A-0

DATE FINISHED: JUNE 2023
REVISIONS:
OCTOBER 2023
DECEMBER 2023
MAY 2024
AUGUST 2024
OCTOBER 2024

THESE PLANS SHALL COMPLY WITH THE 2022 CALIFORNIA ARCHITECTURE DESIGN PLANNING ACT AND THE 2022 ENERGY STANDARDS. THESE DOCUMENTS AND THE INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, OR REPRODUCTION THEREOF PROVIDED SHALL BE UNLAWFUL.

REGISTERED ARCHITECT
TOMAS R. STEENO
NO. 26448
STATE OF CALIFORNIA
EXPIRES 12/31/25