

VICINITY MAP

OWNER REPRESENTATIVE:

CIRCLE K STORES INC.
255 E. RINCON STREET, SUITE 100
CORONA, CA 92879

ARCHITECT :

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	SWC R STREET & LOUGHBOROUGH DRIVE, MERCED, CA
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 3,700 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 4 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION:	CITY OF MERCED, CA
EXISTING ZONING:	P-D-9 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	P-D-9 (PLANNED DEVELOPMENT)
MAX. BLDG HEIGHT ALLOWED:	TBV
ETBACKS:	BLDG HEIGHT PROPOSED: 21'-6"

SITE DATA

APRCLS: APN: 058-030-010-000
CIRCLE K NET SITE AREA: ± 0.772 AC (± 33,619 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA
3,700 SF
FUEL CANOPY AREA
2,592 SF
±18.7% (8,150 SFAC)
CIRCLE K SITE COVERAGE
BASED ON 6,292 SF BLDG AND FUEL CANOPY AREA
AND 40,772 AC OF NET PARCEL AREA

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED	18 SP
GAS & SERVICE STATION (3 SP) + 1SP/250 SF OF RETAIL (15 SP)	
CIRCLE K PARKING PROVIDED	22 SP
STANDARD PARKING SPACES	141 SP
ACCESSIBLE PARKING SPACES	24 SP
TOTAL CIRCLE K PARKING PROVIDED	2 SP
SHORT-TERM BICYCLE PARKING PROVIDED	2 SP
LONG-TERM BICYCLE PARKING PROVIDED	2 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
THIS SITE PLAN IS BASED ON ALTANPUS LAND TITLE SURVEY PREPARED BY ALTANPUS CONSULTING GROUP INC. DATED 06/17/2021. IN ADDITION TO THE EXISTING PARCEL MAP PREPARED BY GOLDEN VALLEY ENGINEERING & SURVEYING DATED AUGUST 2022, AND AN AERIAL PHOTOGRAPHIC RECORD. ANY ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH THE LOCAL JURISDICTION.

SITE PLAN

PROJECT NUMBER 20210231.0	SHEET TITLE
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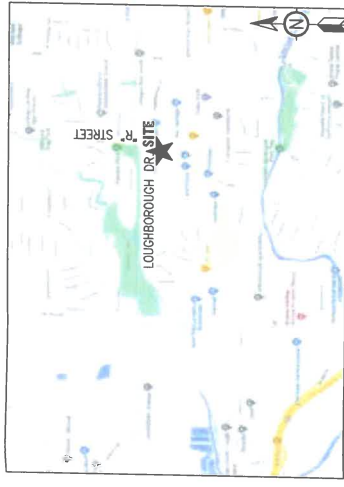
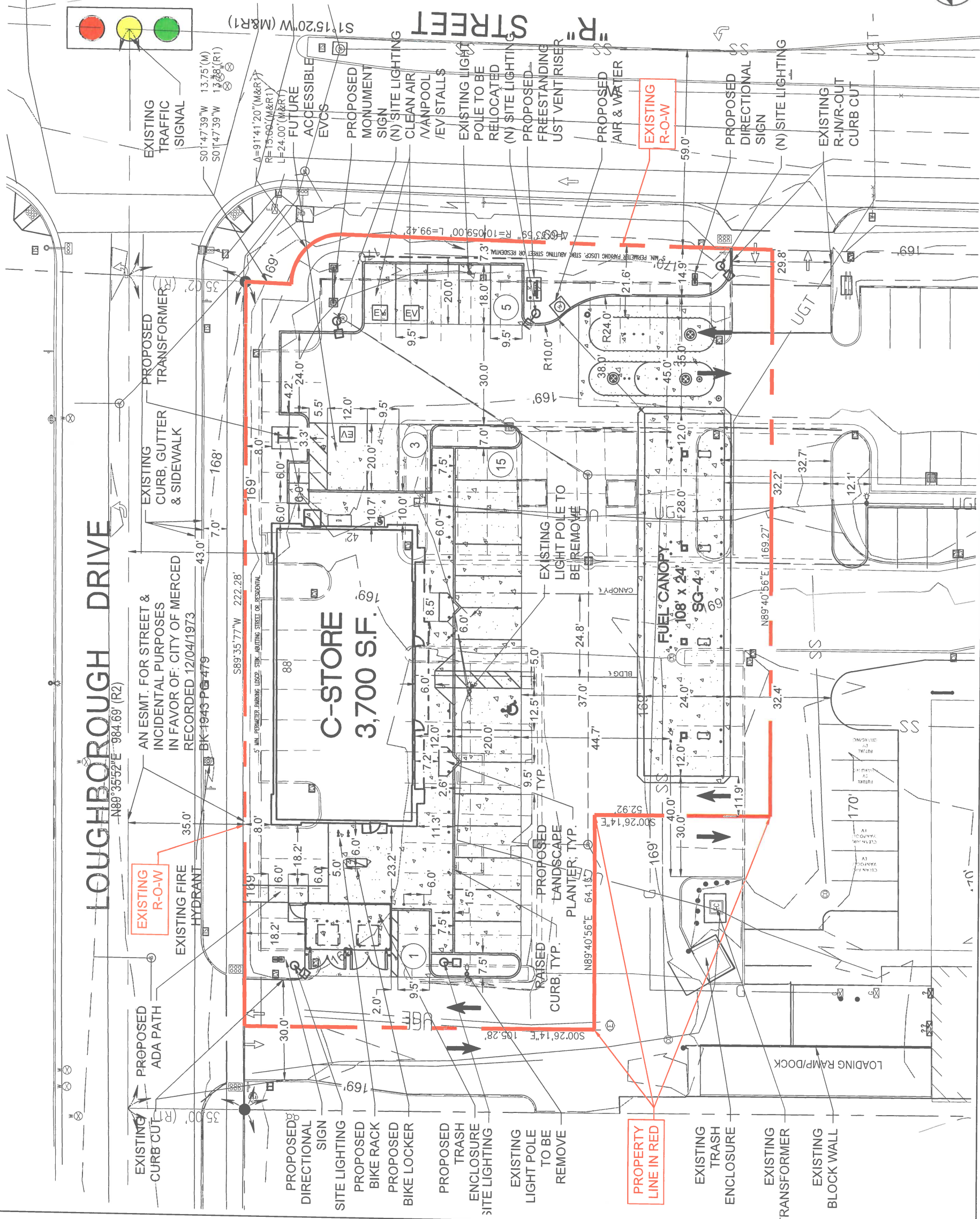
CIRCLE K STORES INC.

SCALE 1"=100'

CSP 4.0

NOT ISSUED FOR CONSTRUCTION

**CIRCLE K STORE
SITE PLAN**



OWNER:
CIRCLE K STORES, INC.
255 E. PINOCCHIO STREET, SUITE 100
CORONA, CA 92879

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3331 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761
PHONE: (909) 974-8422
CONTACT: WILLIAM SCARBROUGH

ARCHITECT:
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

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PROJECT NAME	CIRCLE K CONVENIENCE STORE
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ZONING INFORMATION	
URSDITION:	CITY OF MERCED, CA
EXISTING ZONING:	P-D 8 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	P-D 8 (PLANNED DEVELOPMENT)
MAX. BLDG HEIGHT ALLOWED:	BLDG HEIGHT PROPOSED 21'-6"
TRAILS:	TBV

SITE DATA	
ARCELS	APN: 098-000-010-000
PARCEL K NET SITE AREA	± 0.772 AC (± 33,619 SF)
BUILDING AREA	
CONVENIENCE STORE BLDG AREA	3,700 SF
FUEL CANOPY AREA	2,592 SF
PARCEL K SITE COVERAGE	18.7% (8,150 SF/AC)
BASED ON 6,202 SF BLDG AND FUEL CANOPY AREA	
AND 0.772 AC OF NET PARCEL AREA	

CIRCLE K PARKING PROVIDED	18 SP
GAS & SERVICE STATION (3 SP) + 18P/250 9¢ OF RETAIL (15 SP)	
CIRCLE K PARKING PROVIDED	22 SP
STANDARD PARKING SPACES	1+1 SP
ACCESSIBLE PARKING SPACES	24 SP
TOTAL CIRCLE K PARKING PROVIDED	25 SP
PORT-TERM BICYCLE PARKING PROVIDED	2 SP
LONG-TERM BICYCLE PARKING PROVIDED	2 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.

2. THIS SITE PLAN IS BASED ON ALTANSP'S LAND TITLE SURVEY PREPARED BY THE CONSULTING GROUP, INC. DATED 06/17/2021. IN ADDITION, THE CONSULTING GROUP HAS CONDUCTED A FIELD SURVEY OF THE PROPOSED PARCEL MAP PREPARED BY GOLDEN VALLEY ENGINEERING & SURVEYING DATED AUGUST 2022, AND AN AERIAL PHOTOGRAPH DATED AUGUST 2022.

3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH THE CITY OF GOLDEN.

CIRCLE K STORES INC.

PROJECT NUMBER
20210231.0

SHEET TITLE
SITE PLAN

SHEET NUMBER

CSP 4.0W