

01 SITE PLAN
SCALE: 1"=100'



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SITE INFORMATION

AREA OF PROPERTY		AREA
GROSS AREA GAS STATION		1,165,230 SQ.FT.
DEDICATIONS, EASEMENTS		74,582 SQ.FT.
NET BUILDABLE AREA		1,090,648 SQ.FT.
GROSS AREA (IN ACRES)		±26.75 ACRES
ZONING	PARCEL 1 2.28 ACRES	PARCEL 3 1.84 ACRES
ASSESSORS PARCEL NUMBERS	065-271-08	065-271-10
		065-271-09

LANDS	DESCRIPTION	PERCENT	AREA
	LANDSCAPING PROVIDED (ON-SITE)	24.68%	295,111 SQ. FT.

STRUCTURES	DESCRIPTION	OCC	CONS. TYPE	STATUS	AREA	
	BUILDING C-STORE AND REST.	125'-4" x 76'-2"	A-2/M	V-B	NEW	9,800 SQ. FT.
	CANOPY 10 MPD	118'-8" x 99'-1"	M	II-B	NEW	8,550 SQ. FT.
	BUILDING C-STORE QSR AND SHOWERS	150'-0" x 60'-0"	A-2/M	V-B	NEW	9,000 SQ. FT.
	CANOPY 12 DEF	213'-0" x 30'-0"	M	II-B	NEW	6,390 SQ. FT.
	TA PETRO 3 BAY	122'-10" x 90'-4"	B	V-B	NEW	11,095 SQ. FT.
TOTAL BUILDING AREA:					44,835 SQ.FT.	
% OF LOT COVERAGE (EXCLUDING CANOPY)		BUILDING AREA	29,895 SQ. FT.		= (2.74%)	
		NET LOT AREA	1,090,648 SQ. FT.			

DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
BUILDING C-STORE AND REST.	1 PER 200 SQ.FT.	49 SPACE(S)
BUILDING C-STORE, QSR AND SHOWERS	1 PER 200 SQ.FT.	45 SPACE(S)
TRUCK REPAIR/LUBE BAY	1 PER 250 SQ.FT.	45 SPACE(S)
TOTAL PARKING SPACES REQUIRED:		139 SPACE(S)

DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED
STANDARD (VEHICLE)	9'-0"x20'-0"	25
STANDARD (VEHICLE)	9'-0"x18'-0"	96
RV PARKING	12'-0"x25'-0"	11
ACCESSIBLE SPACE(S)	17'-0"x20'-0"	4
CLEAN AIR PARKING	9'-0"x18'-0"	6
TRUCK PARKING	13'-0"x80'-0"	205
TOTAL PARKING SPACES PROVIDED:		347 - SPACE(S)

KEY PLAN

- (1) NEW C- STORE AND RESTAURANT WITH DRIVE THROUGH
- (2) NEW CANOPY 10 MPD
- (3) NEW TRASH ENCLOSURE 12'-0" x 18'-0"
- (4) NEW HEALY TANK
- (5) NEW UNDERGROUND GASOLINE TANKS
CONCRETE SLAB: 7" CONCRETE SLAB
W/#3 REBAR @ 18" O.C.
EACH WAY OVER 8" COMPACT BASE
MATERIAL AND GRADE OR
PER SOILS REPORT AND
RECOMMENDATIONS. REINFORCING BARS
TO BE NO LESS THAN 2" AND NO
MORE THAN 4" FROM SURFACE.
- (6) NEW ACCESSIBLE RAMP WITH
TRUNCATED DOMES.
- (7) NEW PARKING STANDARDS 9'x20'
- (8) NEW PARKING STANDARDS 9'x18'
- (9) NEW RV PARKING STANDARDS 12'x25'
- (10) NEW CLEAN AIR PARKING X6
- (11) NEW ACCESSIBLE PARKING SPACE.
- (12) NEW C-STORE (FUEL PAYMENT), QSR AND SHOWERS
- (13) NEW CANOPY 11 POSITIONS (PAY IN C-STORE)
- (14) NEW TA PETRO 3 BAY
- (15) NEW CAT SCALE
- (16) NEW ABOVE GROUND TANKS
- (17) NEW TRUCK PARKING
- (18) RETENTION BASIN AREA
- (19) EXISTING DRIVEWAY
- (20) NEW DRIVEWAY
- (21) NEW LANDSCAPE
- (21) PROPERTY LINE

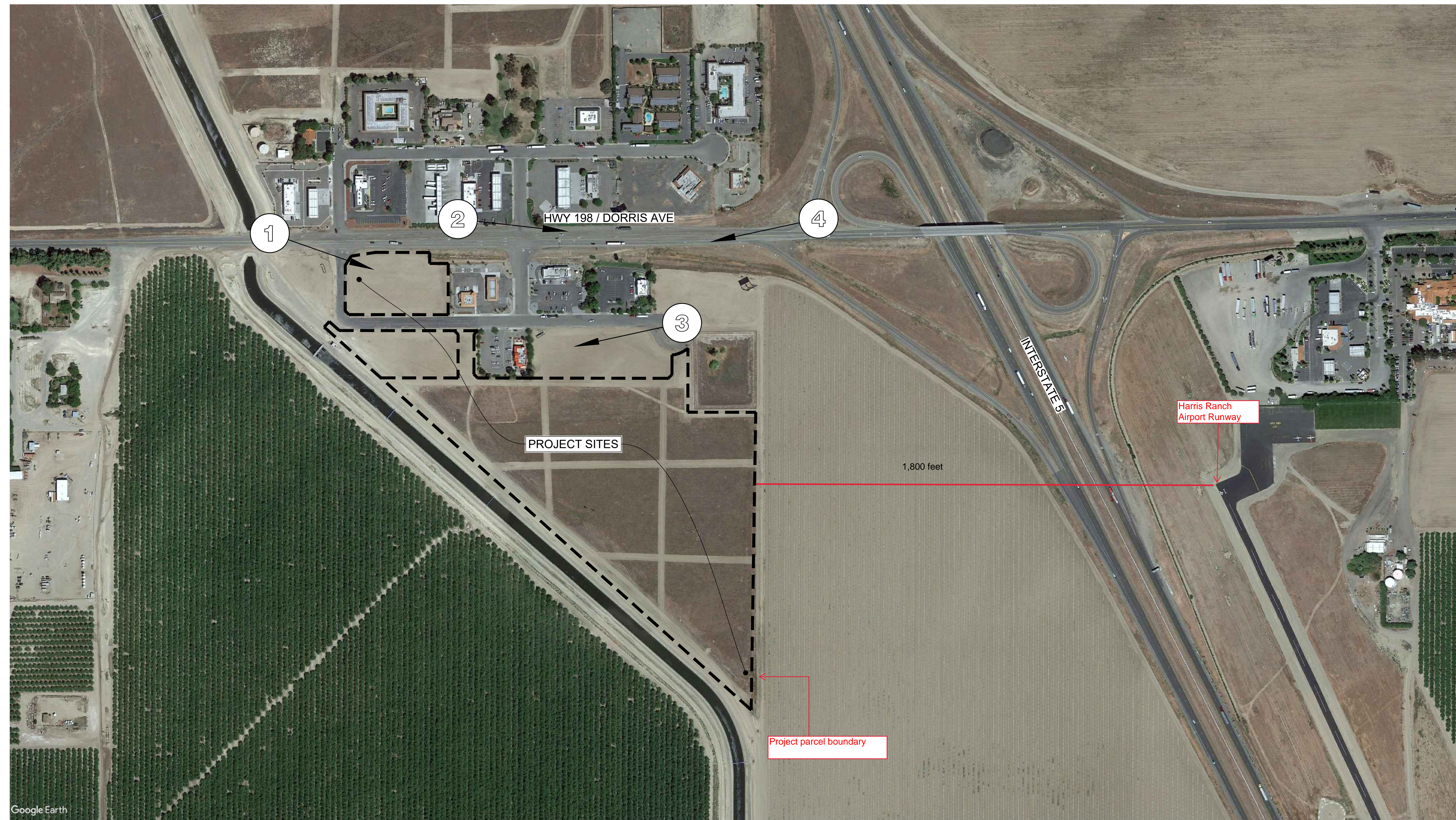
NO.	DATE	REVISIONS

BY

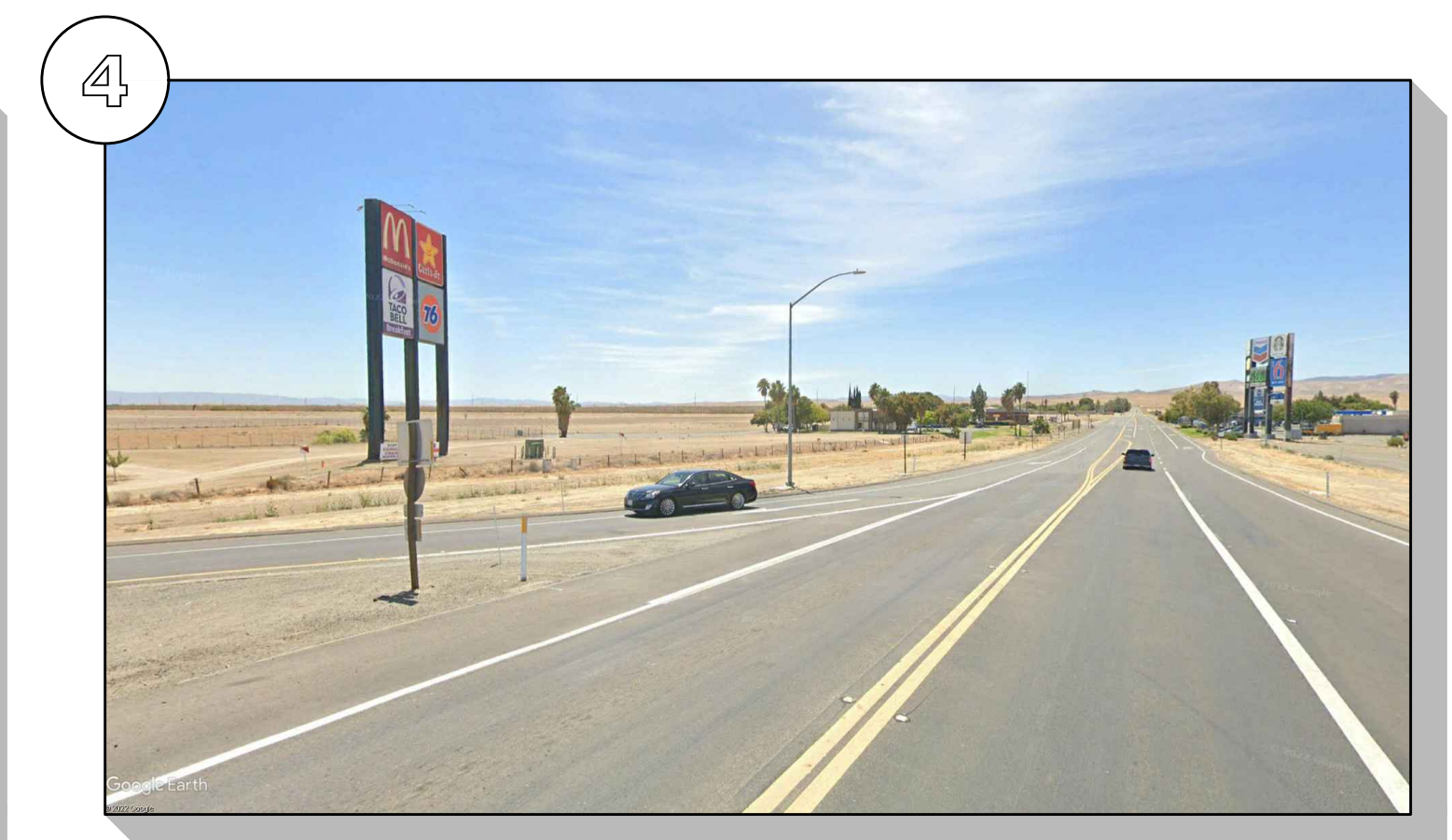
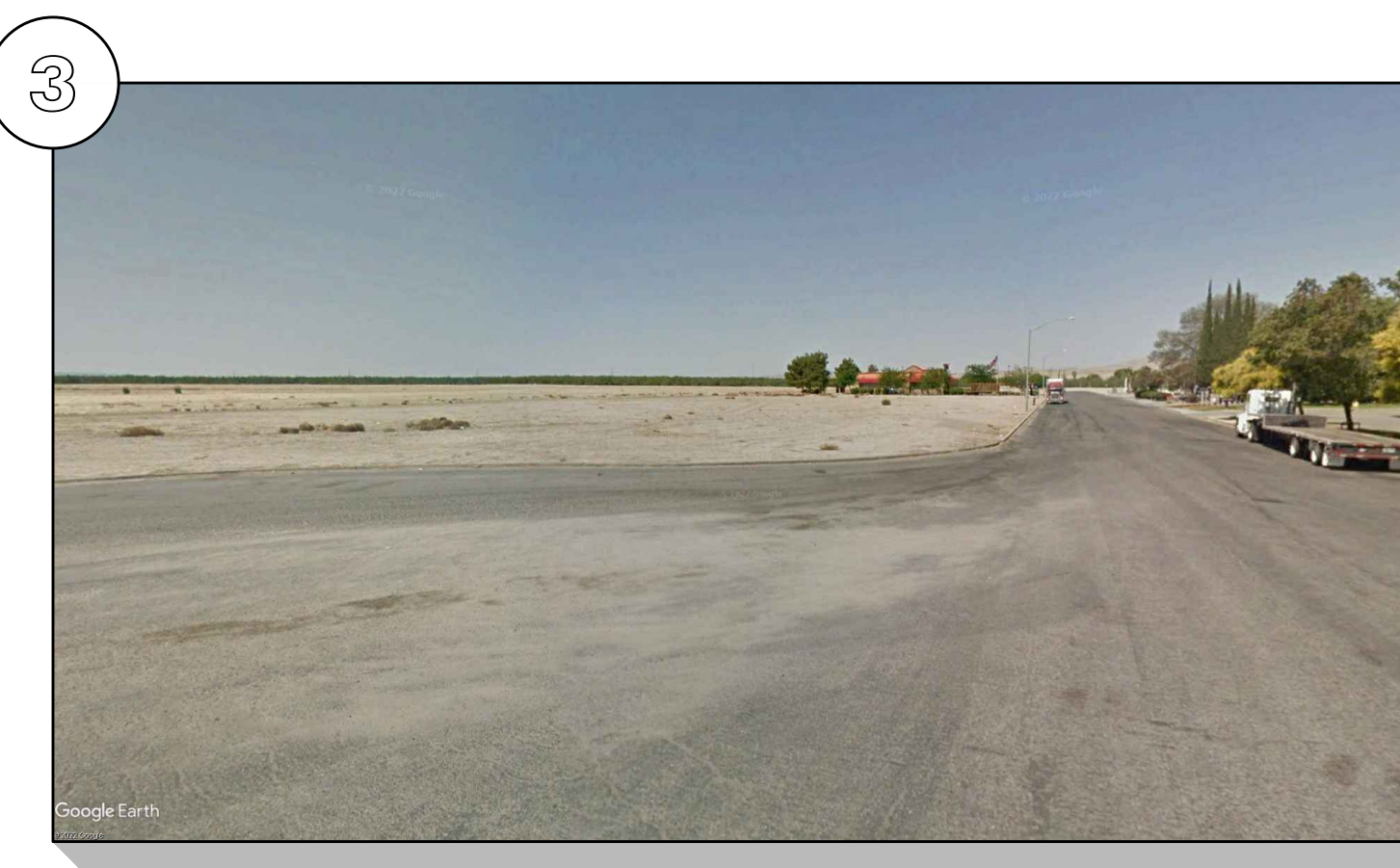
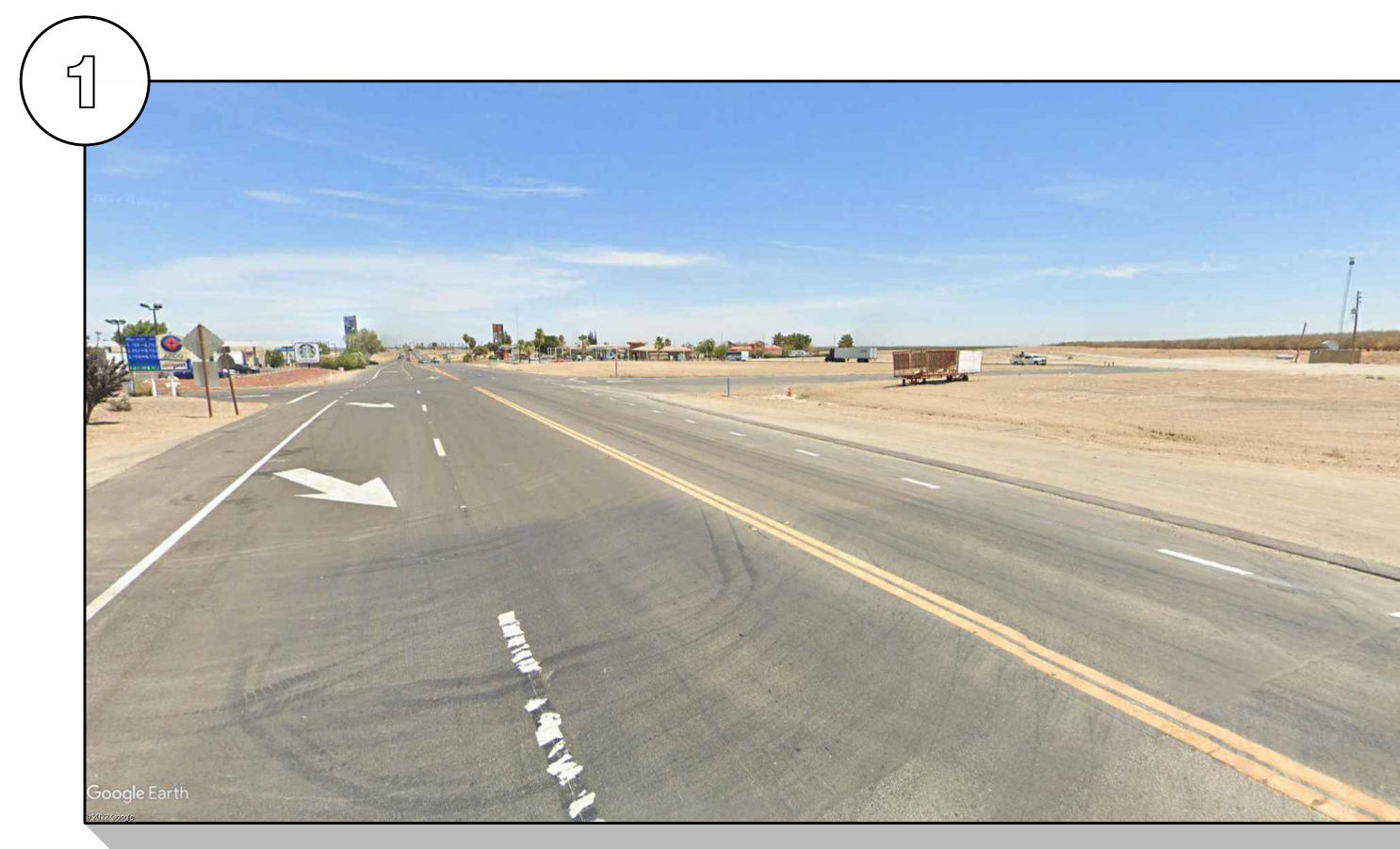
COALINGA HARRIS RANCH COMMERCIAL
DORRIS AVE./HWY 198
COALINGA, CA.
SITE PLAN

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	CUP-1

VICINITY & KEY MAP



SITE PHOTOGRAPHS



SWIFT & BARNES
ENGINEERING, INC.
PHONE #: (209) 328-8282

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. BARNES
No. C94094
CIVIL
STATE OF CALIFORNIA

RMK DESIGN
INC.
ENGINEERING • ARCHITECTURAL • CONSULTING
1801 LANDER AVENUE
TURLOCK, CALIFORNIA, 95380
TELEPHONE #: 209.654.4832 • FAX #: 209.653.2209

NO.	DESCRIPTION	DATE	APPRO

CALL BEFORE YOU DIG
811
SAFE DIGGING PARTNER
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SITE PHOTOGRAPHS
COALINGA HARRIS RANCH COMMERCIAL
COALINGA, CA
DORRIS AVE

JOB #: RMK-0014
DATE: 1/19/2023
SCALE: AS SHOWN
DRAWN BY: DB
CHECKED BY: MS

SHEET NUMBER
C2.0
OF C3.0