

COPYRIGHT NOTICE  
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
02/18/20	PREP SP-6
06/18/20	PREP SP-7
07/28/20	PREP SP-8
08/06/20	PREP SP-9
11/04/20	PREP SP-10
11/19/20	PREP SP-11
04/13/21	PREP SP-12
04/20/21	PREP SP-13
04/23/21	PREP SP-14 UPDATED ALTA
04/23/21	REV SP-14
05/18/21	PREP SP-15
06/09/21	PREP SP-16
06/11/21	REV SP-16
07/09/21	REV SP-16 UPDATE TASKS
08/10/21	PREP SP-17
09/07/21	REV SP-17
10/13/21	PREP SP-19
12/10/21	PREP SP-20
12/13/21	REV SP-20
01/13/22	REV SP-21



**OWNER:**  
CIRCLE K STORES INC.  
255 E. RINCON STREET, SUITE 100  
CORONA, CALIFORNIA 92679

**OWNER REPRESENTATIVE:**  
LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD #700  
ONTARIO, CA 91761  
PHONE: (909) 974-8422  
FAX: (909) 974-8422  
CONTACT: WILLIAM SCARBROUGH

**ARCHITECT:**  
GREENBERG FARROW  
30 EXECUTIVE PARK, SUITE 100  
IRVINE, CA 92614  
PHONE: (949) 296-0450  
FAX: (949) 296-0479  
CONTACT: DOUG COUPER

**PROJECT INFORMATION**

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: NEC BASELINE RD & WESTBROOK BLVD, ROSEVILLE, CA  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A FUEL CANOPY WITH 6 FUEL PUMPS

**ZONING INFORMATION**

JURISDICTION: CITY OF ROSEVILLE, CA  
EXISTING ZONING: GC (GENERAL COMMERCIAL)  
SIERRA VISTA SPECIFIC PLAN, PARCEL KT-42 (CC LAND USE)  
PROPOSED ZONING: GC (GENERAL COMMERCIAL)  
SIERRA VISTA SPECIFIC PLAN, PARCEL KT-42 (CC LAND USE)

MAX. BLDG HEIGHT ALLOWED: 50'  
BLDG HEIGHT PROVIDED: 23'-0"  
SETBACKS: TBV

**SITE DATA**

PARCEL: APN 499-010-081  
CIRCLE K NET SITE AREA: ± 2.010 AC (± 87,569 SF)  
REMAINING PARCEL: ± 8.533 AC (± 371,706 SF)  
CIRCLE K GROSS SITE AREA: ±10.543 AC (± 459,275 SF)

**BUILDING AREA**

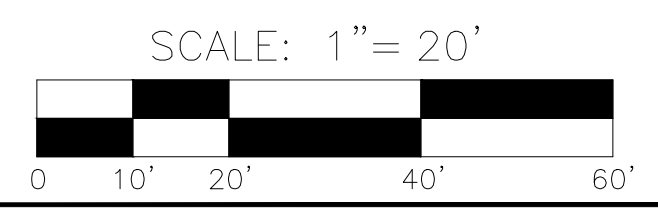
CONVENIENCE STORE BLDG AREA	5,200 SF
CAR WASH BLDG AREA	1,458 SF
FUEL CANOPY AREA	3,936 SF
CIRCLE K SITE COVERAGE (BASED ON 5,200 SF BLDG AREA, 1,458 SF CAR WASH AREA & 3,963 SF OF FUEL CANOPY AREA AND ±2.001 AC OF NET SITE AREA)	±12.15% (5,294 SF/AC)

**PARKING REQUIREMENTS**

CIRCLE K PARKING REQUIRED	
RETAIL: 1 SP/300 SF	17 SP
CIRCLE K PARKING PROVIDED	
STANDARD PARKING SPACES	23 SP
ACCESSIBLE PARKING SPACES	2 + 1 SP
TOTAL CIRCLE K PARKING PROVIDED	26 SP
CLEAN AIR PARKING PROVIDED	1 SP
BICYCLE PARKING PROVIDED	2 SP
VACUUM PARKING PROVIDED	2 SP
VENDOR PARKING PROVIDED	2 SP

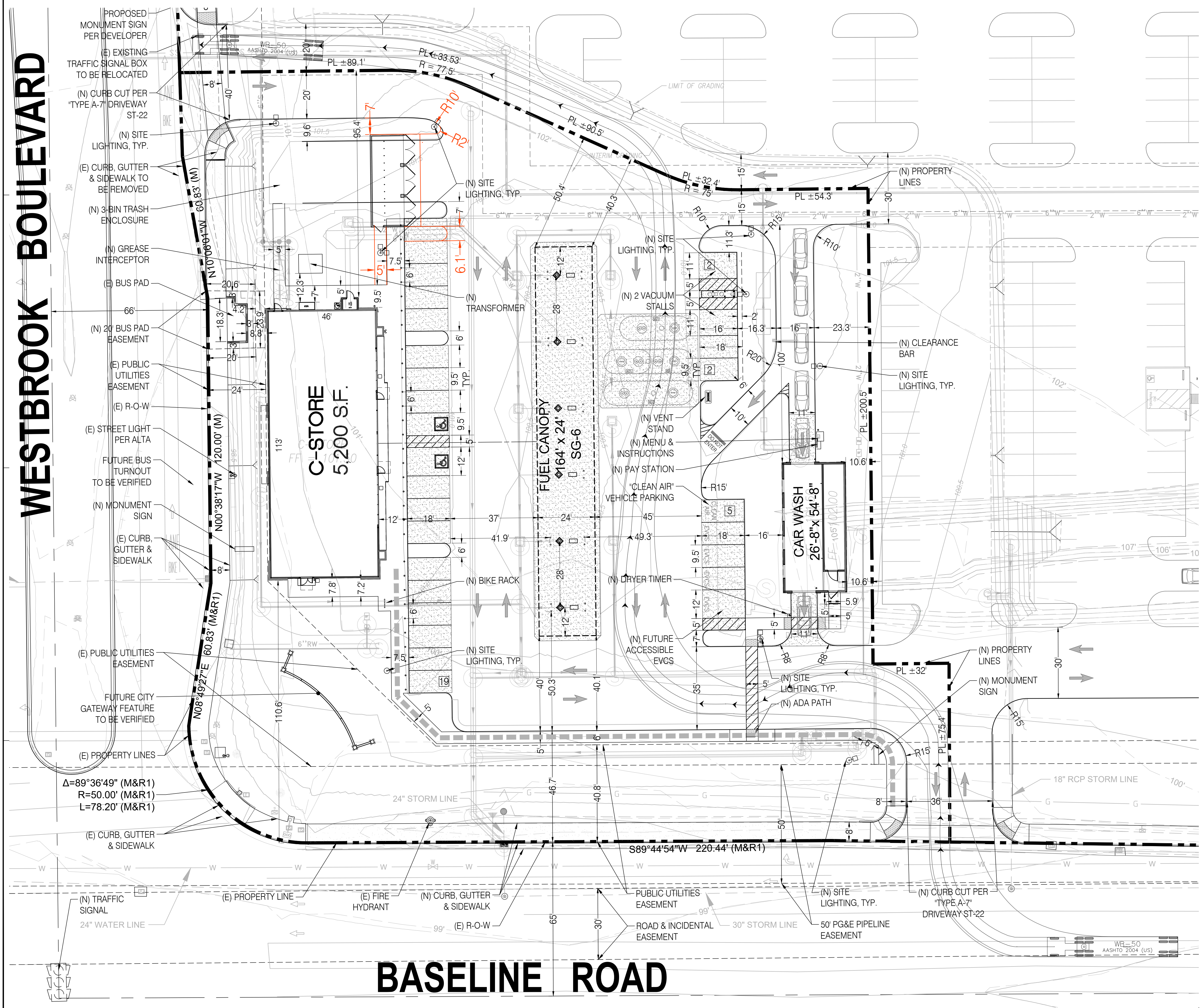
**GENERAL NOTES**

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTANSPS LAND TITLE SURVEY CAD FROM BASE CONSULTING GROUP, INC. DATED 04/22/2021.
- ALL UTILITIES, EXCEPT THE ONES IDENTIFIED PER ALTA, ARE BASED ON THE CAD PREPARED BY DEVELOPER RECEIVED VIA CLIENT 07/16/2020, DATED 05/11/2020, TO BE VERIFIED.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



# CIRCLE K STORE SITE PLAN

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



**WESTBROOK BOULEVARD**

**BASELINE ROAD**

**PROFESSIONAL IN CHARGE**  
ARCH. PROF. IN CHARGE  
DOUGLAS S. COOPER

**PROJECT MANAGER**  
DC

**QUALITY CONTROL**

**DRAWN BY**  
JN

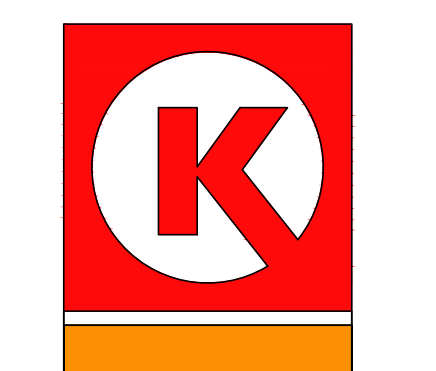
**PROJECT NAME**

**CIRCLE K STORE #**

**ROSEVILLE, CALIFORNIA**  
NEC BASELINE ROAD & WESTBROOK BOULEVARD



LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD #700  
ONTARIO, CA 91761



CIRCLE K STORES INC.

**PROJECT NUMBER**  
20190856.0

**SHEET TITLE**  
SITE PLAN

**SHEET NUMBER**  
SP-21.1