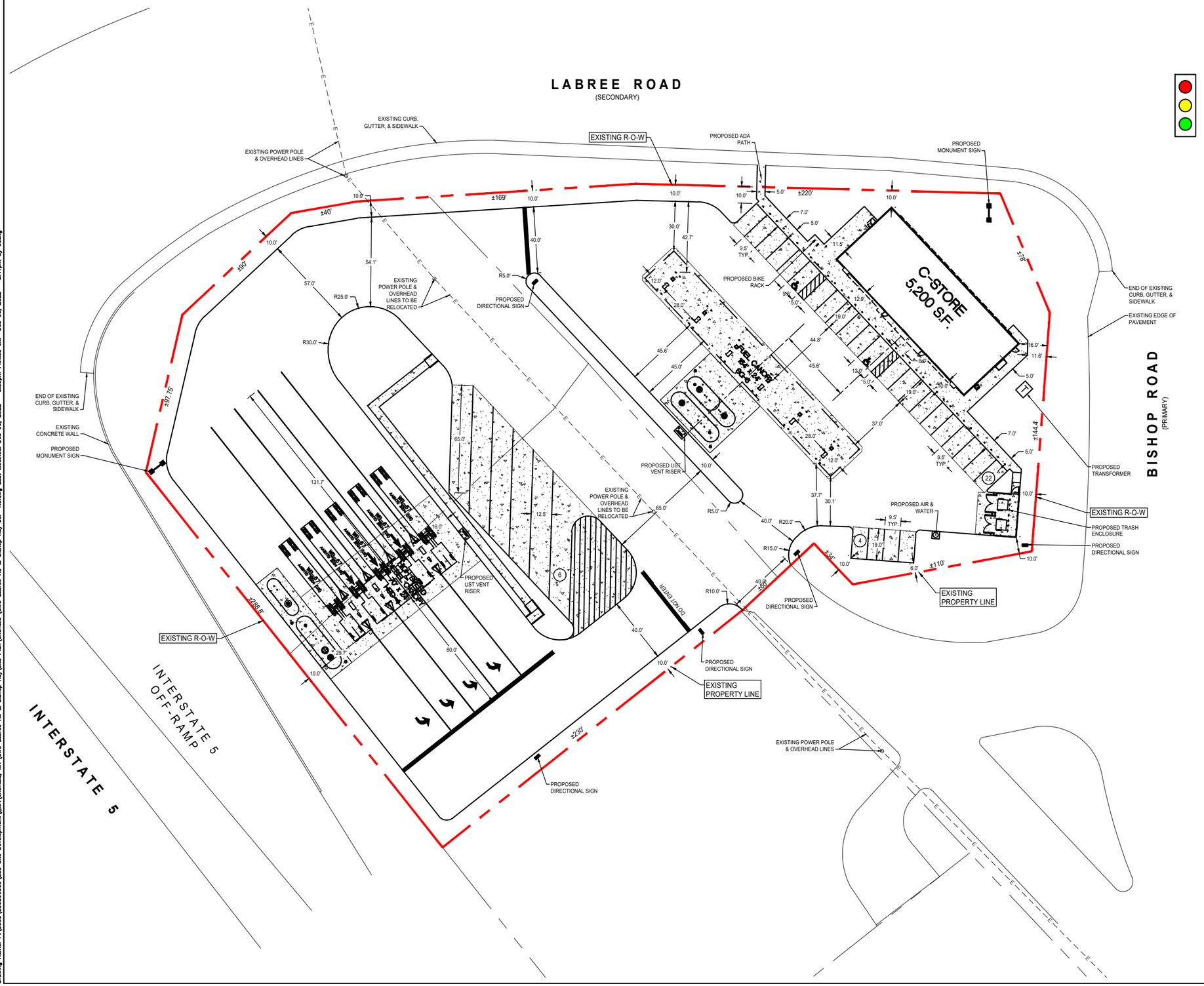
CIRCLE K STORE
SITE PLAN

SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA



VICINTIY MAP

OWNER:

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

OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761
PHONE: (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:	SWC AVENUE 48 & VAN BUREN STREET, COACHELLA, CA
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A FUEL CANOPY WITH 6 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 4 PUMPS

ZONING INFORMATION

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EXISTING ZONING:	CG (GENERAL COMMERCIAL)
PROPOSED ZONING:	CG (GENERAL COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 50	BLDG HEIGHT PROVIDED: 23'-0"

SETBACKS:

STREET:	10'
SIDE:	3'
ALLEY:	0'

SITE DATA

PARCEL:	APN: 017-727-001-0000, 017-731-001-0000, 017-731-000-0000
CIRCLE K NET SITE AREA:	±3.038 AC (± 144,088 SF)

BUILDING AREA

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FUEL CANOPY AREA	3,936 SF
HIGH SPEED DIESEL CANOPY AREA	1,680 SF
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PARKING REQUIREMENTS

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GENERAL NOTES

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SCALE 1"=60'

0 60' 120'

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Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/06/22	PREP CSP-1

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC
QUALITY CONTROL

DRAWN BY
CD

PROJECT NAME
CIRCLE K STORES INC. CHEHALIS,
WASHINGTON
SWC LABREE ROAD & BISHOP ROAD

LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. GUASTI RD, #700
ONTARIO, CA 91761

CIRCLE K STORES INC.

PROJECT NUMBER
20221307.0

SHEET TITLE
SITE PLAN

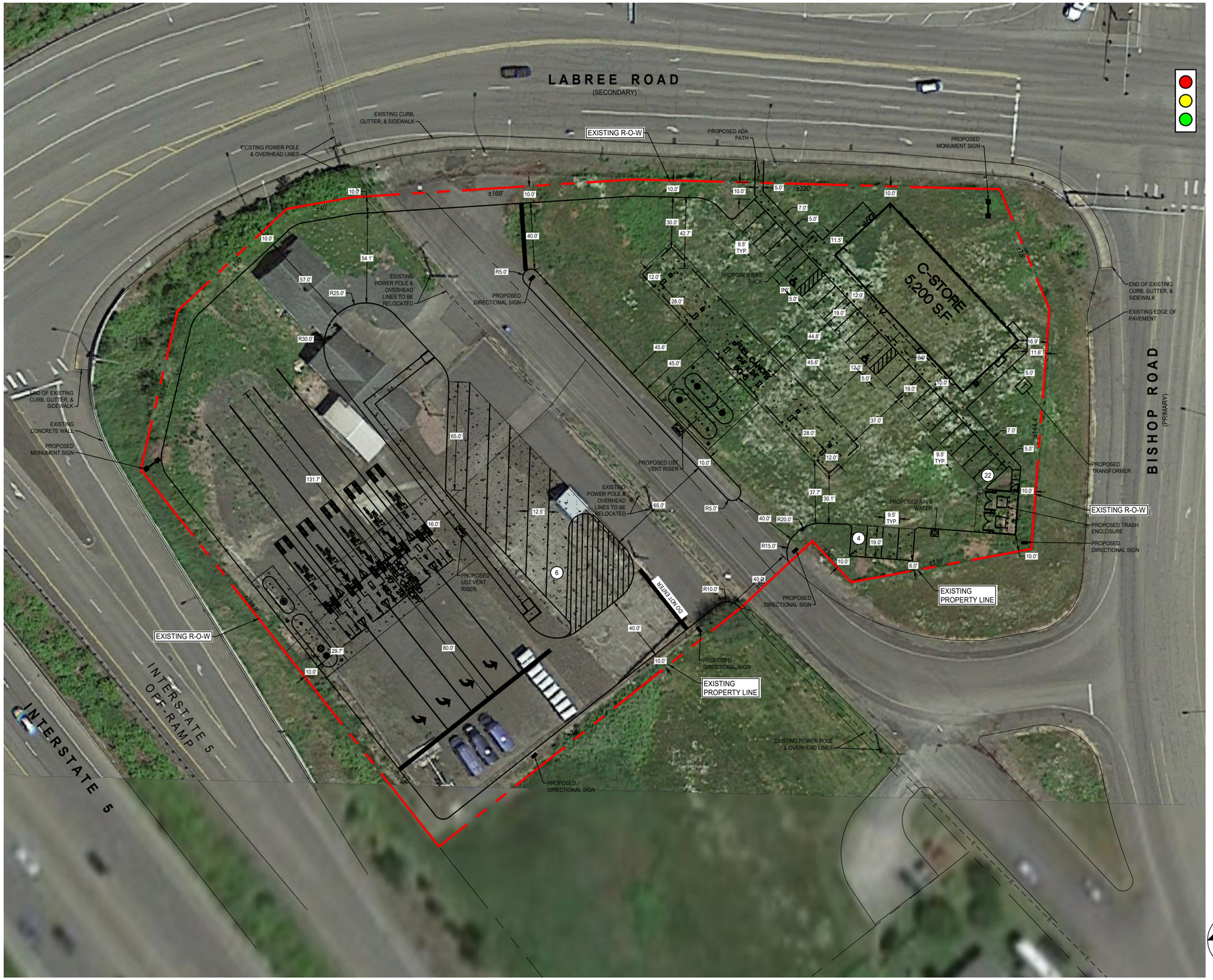
SHEET NUMBER
CSP 1.0W

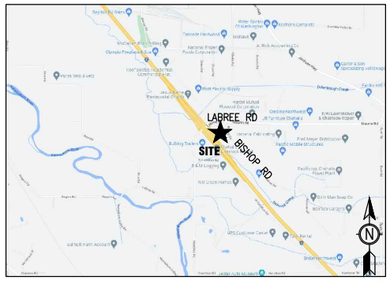
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\80085\80085080\200 Site Development_WA\Chehalis, WA (SWC Labree Rd & Bishop Rd)\Site Plan\Chehalis (SWC Labree Rd & Bishop Rd) CSP 1.0.dwg Last Modified: Dec 06, 2022 – 8:39pm Plotted on: Dec 06, 2022 – 8:41pm by cdong

CIRCLE K STORE
SITE PLAN

SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA





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N

SCALE 1"=60'

0 60' 120'

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12/06/22	PREP CSP-1

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PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC
QUALITY CONTROL

DRAWN BY
CD

PROJECT NAME

CIRCLE K STORES INC.
CHEHALIS,
WASHINGTON
SWC LABREE ROAD & BISHOP ROAD

LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. QUASTI RD, #700
ONTARIO, CA 91761

CIRCLE K STORES INC.

PROJECT NUMBER
20221307.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

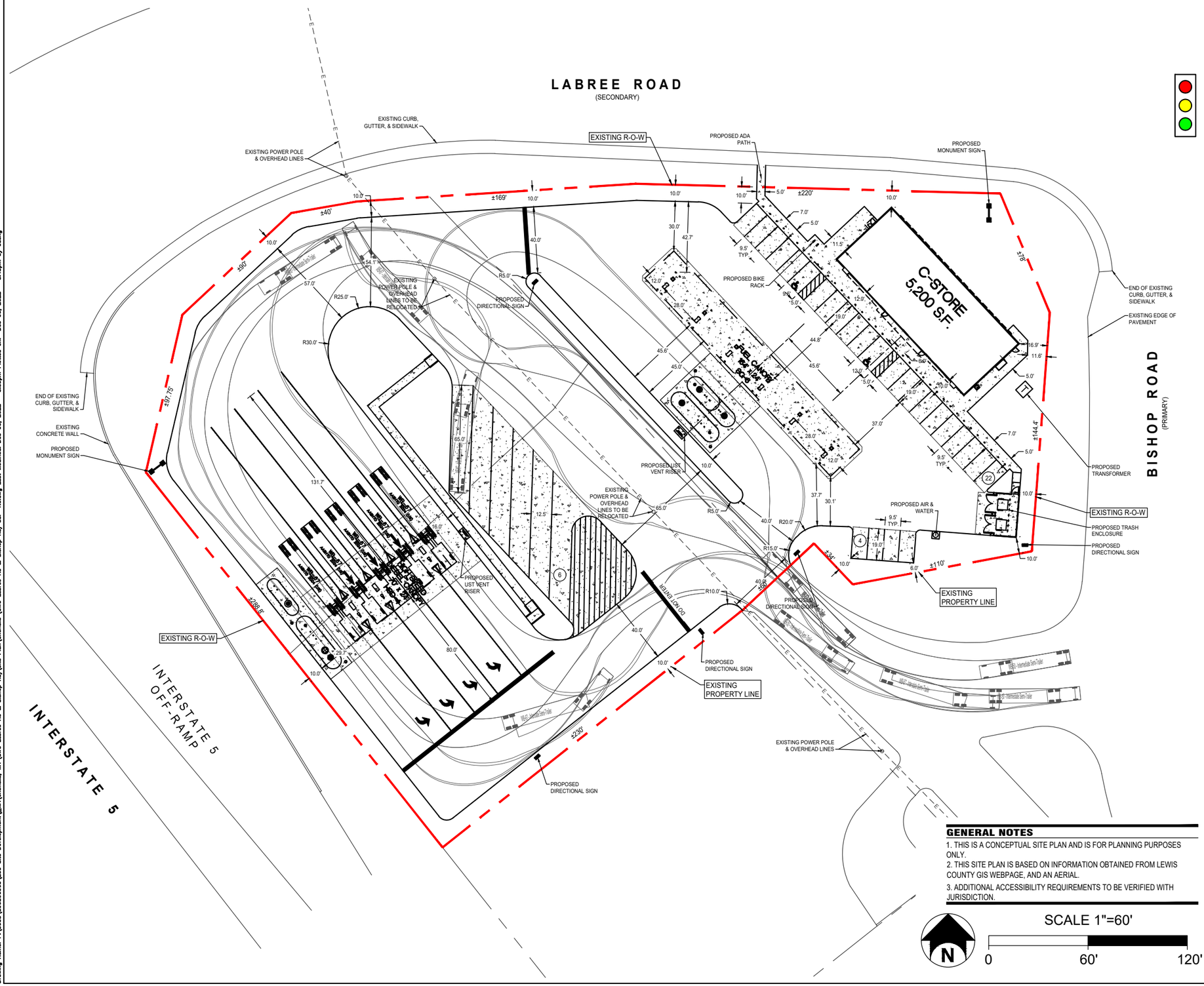
CSP 1.0A

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\80085\80085080\200 Site Development_WA\Chehalis, WA (SWC Labree Rd & Bishop Rd)\Site Plan\Chehalis (SWC Labree Rd & Bishop Rd) CSP 1.0.dwg Last Modified: Dec 06, 2022 – 8:39pm Plotted on: Dec 06, 2022 – 8:42pm by cdong

CIRCLE K STORE
SITE PLAN

SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA



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CONTACT: WILLIAM SCARBROUGH

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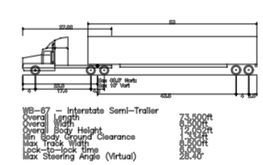
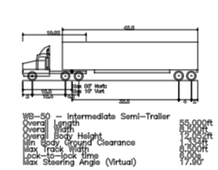


WB-67 – Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.300ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



WB-50 – Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.300ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC
QUALITY CONTROL

DRAWN BY
CD

PROJECT NAME
CIRCLE K STORES INC. CHEHALIS,
WASHINGTON SWC LABREE ROAD & BISHOP ROAD

LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. QUASTI RD, #700
ONTARIO, CA 91761

CIRCLE K STORES INC.

PROJECT NUMBER
20221307.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 1.0T

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\80081\80080680\200 Site Development_WA\Chehalis, WA (SWC Labree Rd & Bishop Rd)\Site Plan\Chehalis (SWC Labree Rd & Bishop Rd) CSP 1.0.dwg Last Modified: Dec 06, 2022 – 8:39pm Plotted on: Dec 06, 2022 – 8:45pm by cdong

CIRCLE K STORE
SITE PLAN

SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA

VICINTIY MAP

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OWNER REPRESENTATIVE:

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