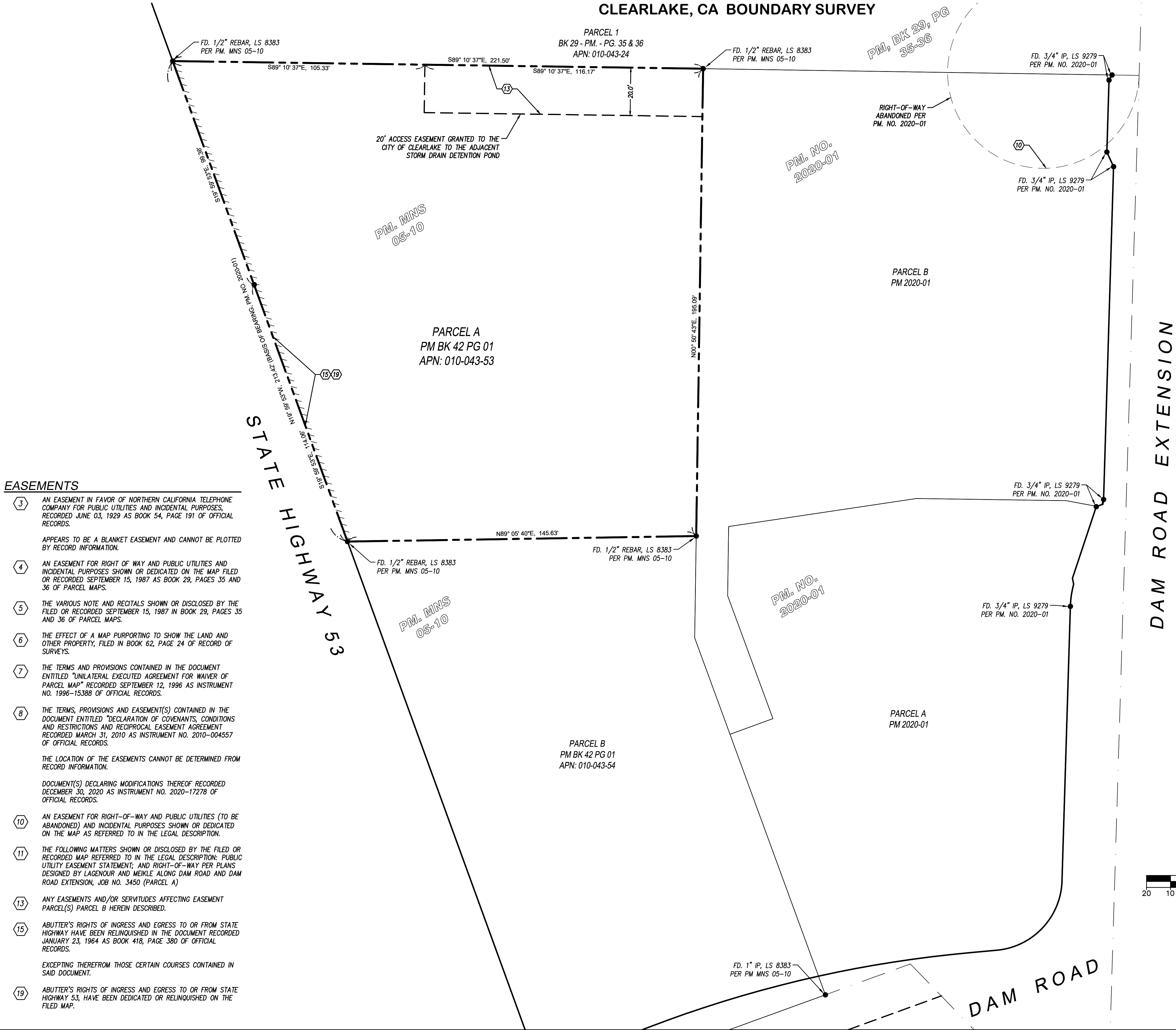


CLEARLAKE, CA BOUNDARY SURVEY



EASEMENTS

- AN EASEMENT IN FAVOR OF NORTHERN CALIFORNIA TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 03, 1929 AS BOOK 54, PAGE 191 OF OFFICIAL RECORDS.
- APPEARS TO BE A BLANKET EASEMENT AND CANNOT BE PLOTTED BY RECORD INFORMATION.
- AN EASEMENT FOR RIGHT OF WAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED SEPTEMBER 15, 1987 AS BOOK 29, PAGES 35 AND 36 OF PARCEL MAPS.
- THE VARIOUS NOTE AND RECITALS SHOWN OR DISCLOSED BY THE FILED OR RECORDED SEPTEMBER 15, 1987 IN BOOK 29, PAGES 35 AND 36 OF PARCEL MAPS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 62, PAGE 24 OF RECORD OF SURVEYS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UNILATERAL EXECUTED AGREEMENT FOR WAIVER OF PARCEL MAP" RECORDED SEPTEMBER 12, 1996 AS INSTRUMENT NO. 1996-15388 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT" RECORDED MARCH 31, 2010 AS INSTRUMENT NO. 2010-004557 OF OFFICIAL RECORDS.
- THE LOCATION OF THE EASEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 30, 2020 AS INSTRUMENT NO. 2020-17278 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT-OF-WAY AND PUBLIC UTILITIES (TO BE ABANDONED) AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION.
- THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: PUBLIC UTILITY EASEMENT STATEMENT; AND RIGHT-OF-WAY PER PLANS DESIGNED BY LAGENOUR AND MEIKLE ALONG DAM ROAD AND DAM ROAD EXTENSION, JOB NO. 3450 (PARCEL A)
- ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) PARCEL B HEREIN DESCRIBED.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 23, 1964 AS BOOK 418, PAGE 380 OF OFFICIAL RECORDS.
- EXCEPTING THEREFROM THOSE CERTAIN COURSES CONTAINED IN SAID DOCUMENT.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 53, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

OWNER INFORMATION:

OAK SHADOW LLC, TENACITY INVESTMENTS LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

CLIENT INFORMATION:

RMK DESIGN, INC.
1801 LANDER AVE.
TURLOCK, CA 95380

SITE INFORMATION:

SITE ADDRESS: 15895 DAM ROAD EXTENSION
CLEARLAKE, CA 95422
APN: 010-043-53
SITE AREA: 36,292 SQ.FT. / 0.83 ACRES

LEGAL DESCRIPTION:

PARCEL A:
PARCELS A AND B, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2020-01 FILED ON DECEMBER 16, 2020 IN BOOK 43 OF PARCEL MAPS, PAGE 12, 13 AND 14, LAKE COUNTY RECORDS.

PARCEL B:
NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT, DATED, MARCH 31, 2010 AND RECORDED ON MARCH 31, 2010 INSTRUMENT NO. 2010-004557, OFFICIAL RECORDS OF LAKE COUNTY.

SURVEY NOTE:

SURVEY COMPLETED BY: YAN RYN ENGINEERING, INC.
16766 BERNARDO CENTER DR., STE. 213
SAN DIEGO, CA 92128
858.521.8100
DATE COMPLETED: 10/08/2021

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF THE SUBJECT PARCEL ALSO BEING THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 53 BEARING: N 19° 59' 53" W, AS SHOWN ON PARCEL MAP NO. 2020-01

SURVEY NOTES:

- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FIELD DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY.

REFERENCE MAPS:

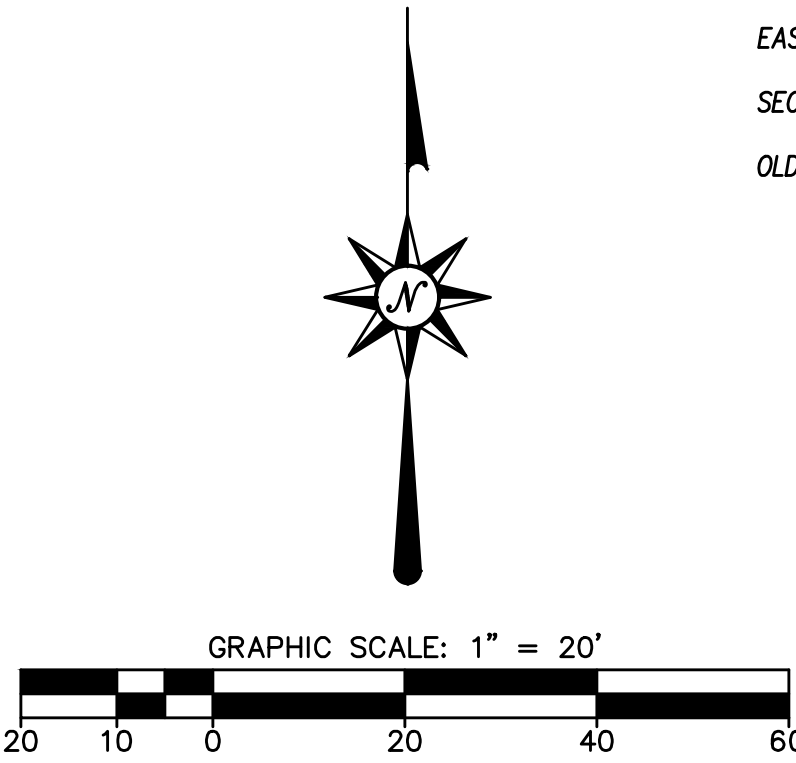
- PARCEL MAP MNS 05-10
- PARCEL MAP NO. 2020-10

ABBREVIATIONS:

FD.....FOUND
SFN.....SEARCHED FOUND NOTHING
IP.....IRON PIPE
ROS.....RECORD OF SURVEY MAP
PM.....PARCEL MAP
CR.....CORNER RECORD MAP
APN.....ASSESSOR PARCEL NUMBER

LEGEND:

FOUND SURVEY MONUMENT AS NOTED
PROPERTY LINE
ADJOINING LOT LINE
RIGHT OF WAY
ROAD CENTERLINE
EASEMENT LINE
SECTION LINE
OLD DEED LINE



02 ENLARGED
CUP-V SITE PLAN

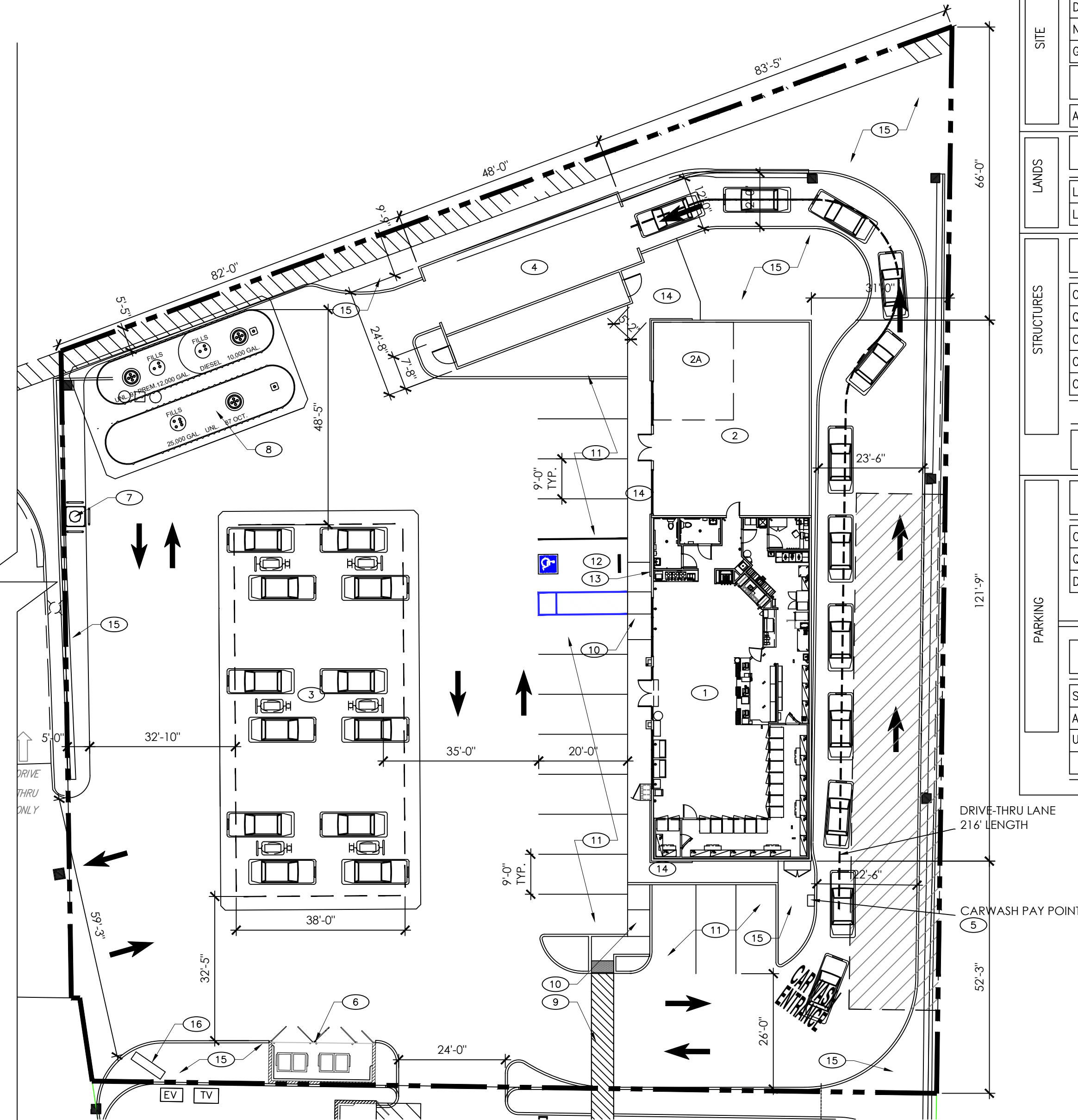
STATE HIGHWAY NO. 53

DAM ROAD

NEW ARCO MONUMENT SIGN (16)

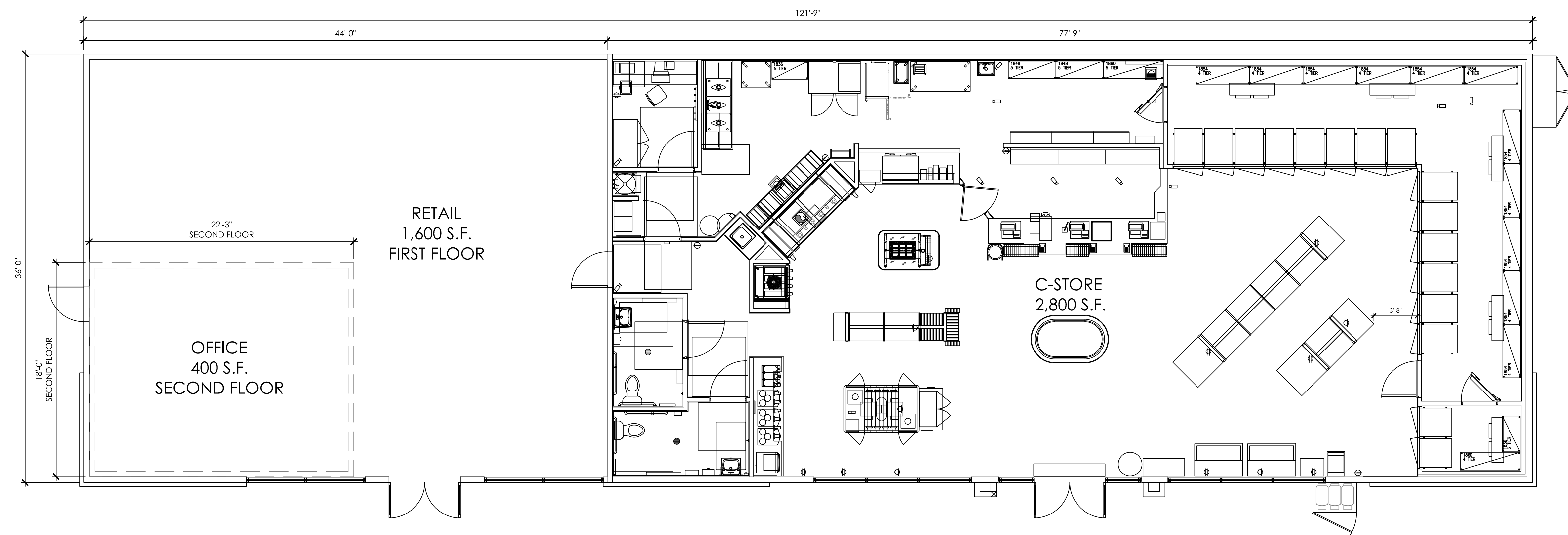
NEW ARCO MONUMENT SIGN (16)

DAM ROAD EXTENSION



SITE	AREA OF PROPERTY					AREA		
	GROSS AREA					36,292 SQ.FT.		
	DEDICATIONS, EASEMENTS							
	NET BUILDABLE AREA							
	GROSS AREA (IN ACRES)					±0.83 ACRES		
LANDS	ZONING					ZONE		
	ASSESSORS PARCEL NUMBER					010-043-53		
LANDS	DESCRIPTION			PERCENT		AREA		
	LANDSCAPE REQUIRED							
LANDSCAPING PROVIDED (ON-SITE)			17%		6,172 SQ. FT.			
STRUCTURES	DESCRIPTION	SIZE	OCC	CONS.. TYPE	STATUS	AREA		
	C-STORE	77'-9" x 36'-0"	M	V-B	NEW	2,800 SQ. FT.		
	Q.S.R.	44'-0" x 36'-0"	A-2	V-B	NEW	1,600 SQ. FT.		
	OFFICE (2ND FLOOR)	22'-0" x 18'-0"	B	V-B	NEW	400 SQ. FT.		
	CANOPY	83'-8" x 38'-0"	M	II-B	NEW	3,179 SQ. FT.		
	CAR WASH	48'-0" x 24'-8"	B	V-B	NEW	1,150 SQ. FT.		
	TOTAL BUILDING AREA:					9,129 SQ.FT.		
% OF LOT COVERAGE (EXCLUDING CANOPY)			BUILDING AREA (GROUND LEVEL)		5,550 SQ. FT.			
			NET LOT AREA		36,292 SQ. FT.			
						= (15.29%)		
PARKING	DESCRIPTION (REQUIRED PARKING)				RATIO		REQD. #	
	CONVENIENCE STORE				1 PER 200 SQ.FT.		14 SPACE(S)	
	Q.S.R.				1 PER 200 SQ.FT.		8 SPACE(S)	
	DRIVE THRU CAR WASH				N/A		0 SPACE(S)	
	TOTAL PARKING SPACES REQUIRED:						22 SPACE(S)	
	DESCRIPTION (PROVIDED PARKING)				SIZE		PROVIDED	
STANDARD (VEHICLE)				9'-0"X 20'-0"		15		
ACCESSIBLE SPACE(S)				17'-0"X20'-0"		1		
UNDER CANOPY SPACES				10'-0"X20'-0"		12		
TOTAL PARKING SPACES PROVIDED:						28 - SPACE(S)		

- ① NEW C- STORE 2,800 SF
- ② NEW Q.S.R. 1,600 SF
- ②A NEW OFFICE 400 SF (2ND FLOOR)
- ③ NEW CANOPY 6 MPD
- ④ NEW AUTOMATED DRIVE-THRU CAR WASH 1,150 S.F.
- ⑤ NEW CAR WASH PAY-TOP BOX
- ⑥ NEW TRASH ENCLOSURE 12'-0" x 18'-0"
- ⑦ NEW HEALY TANK
- ⑧ 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.
- ⑨ NEW PATH OF TRAVEL. SLOPE MAX 5% ON
DIRECTION OF TRAVEL AND 2% CROSS
SLOPE. VERIFY COMPLIANCE
- ⑩ NEW ACCESSIBLE RAMP WITH TRUNCATED
DOMES.
- ⑪ NEW PARKING STANDARDS
- ⑫ NEW ACCESSIBLE PARKING SPACE.
- ⑬ NEW ACCESSIBLE PARKING SIGNAGE.
- ⑭ NEW SIDEWALK
- ⑮ NEW LANDSCAPE
- ⑯ NEW MONUMENT SIGN



01 **FLOOR PLAN**
— SCALE: 3/16" = 1'-0"



NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
FLOOR PLAN

consultant job#

master release date

project	
exe date	

master drawn by	
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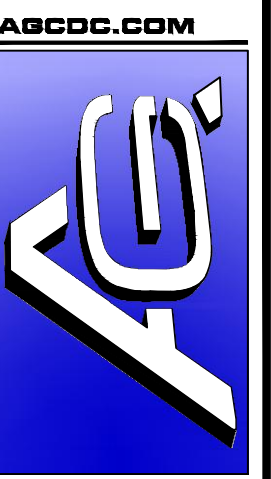
Filename AGC	
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Facility/Project	
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sheet name

CUP-2

AGC DESIGN CONCEPT, INC.



24820 ORCHARD
VILLAGE RD. A-311
Valencia, CA 91355
Phone: 661.295.1111

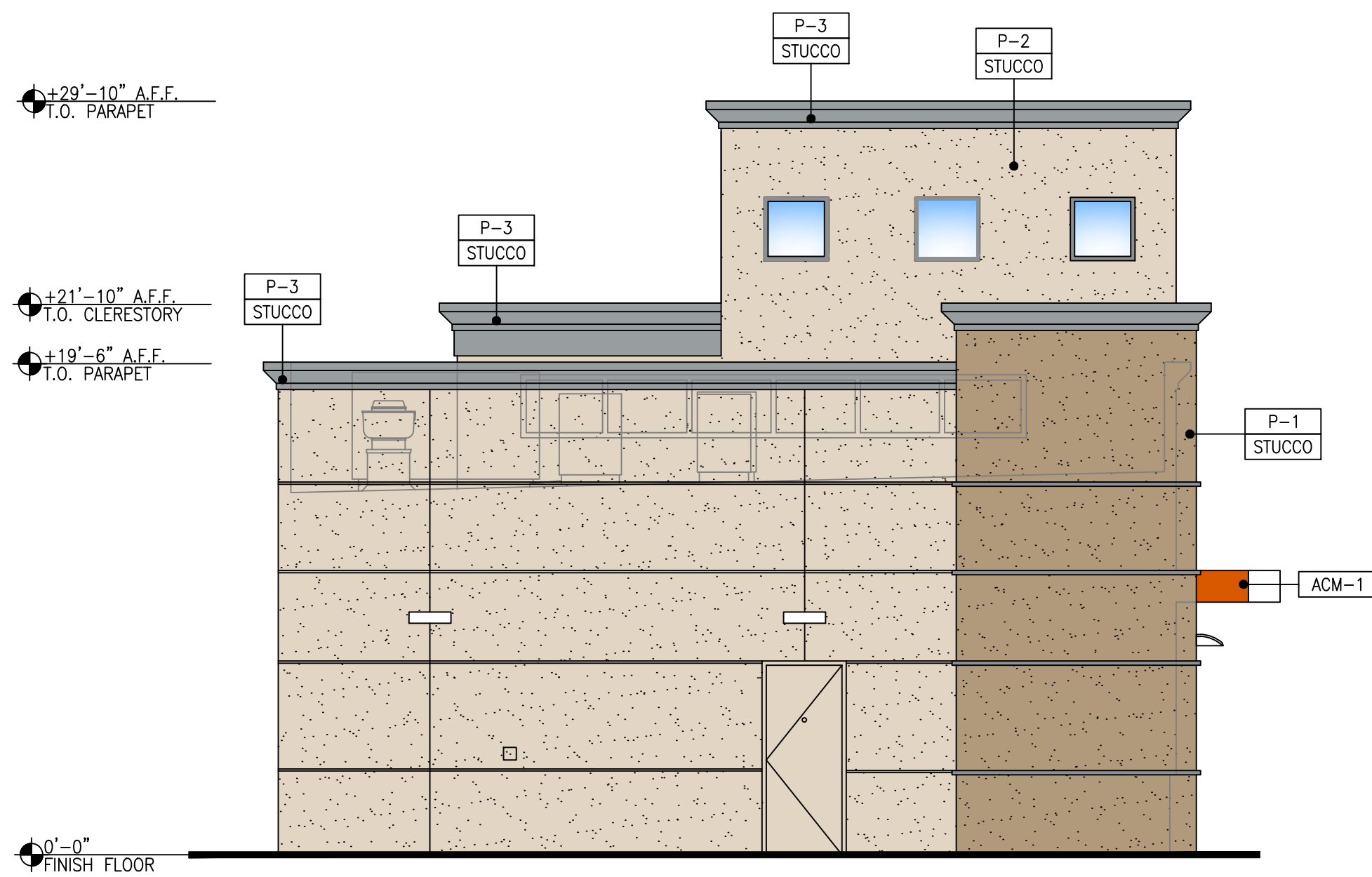
BY

REVISIONS

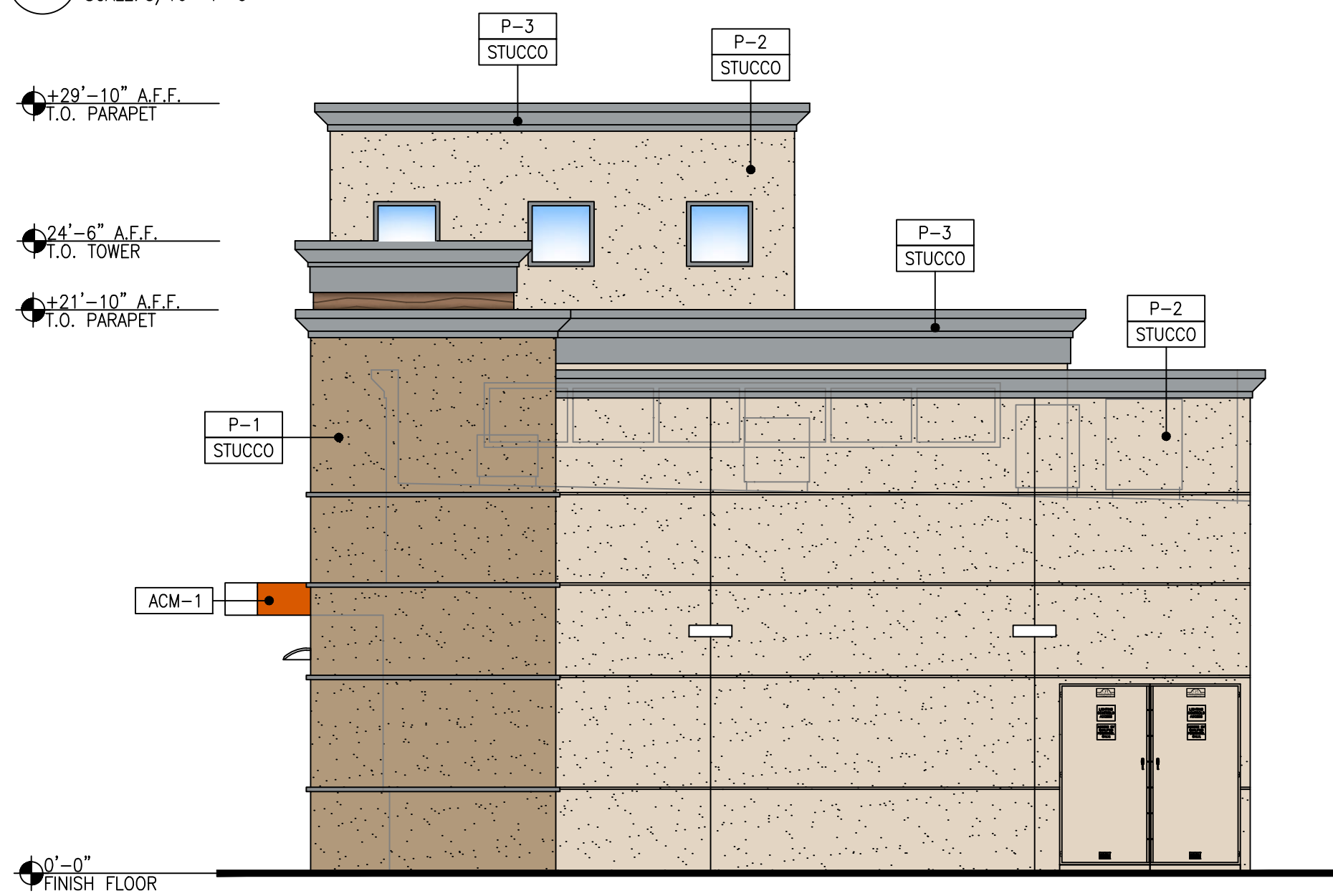
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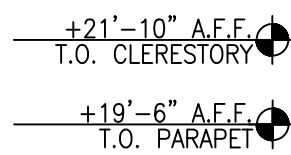
01
—
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



02
—
EAST ELEVATION
SCALE: 3/16"=1'-0"



04
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WEST ELEVATION
SCALE: 3/16"=1'-0"

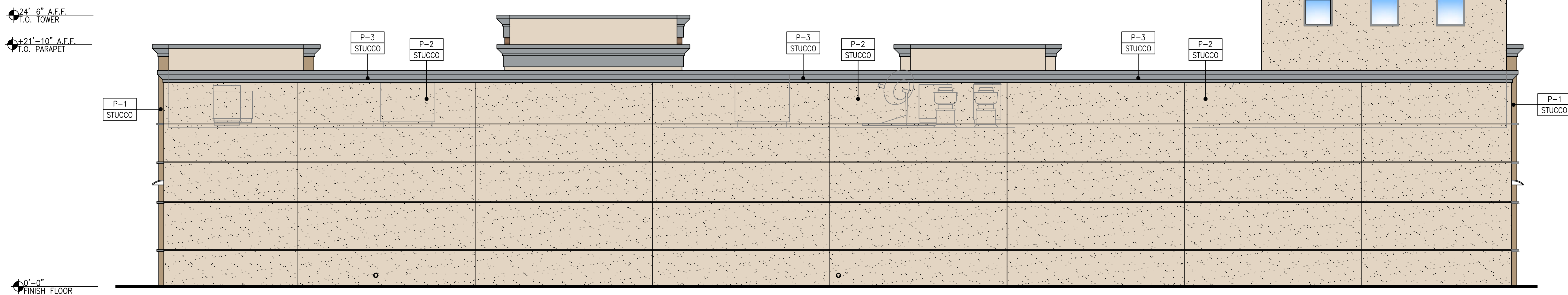


COLOR LEGEND

- P-1 SATIN FINISH BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
- P-2 SATIN FINISH BENJAMIN MOORE, 1030, "BRANDY CREAM"
- P-3 HIGH GLOSS FINISH BENJAMIN MOORE, 2121-30, "PEWTER"

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING



04
—
NORTH ELEVATION
SCALE: 3/16"=1'-0"

NO.	DATE	BY	REVISIONS

NEW GAS STATION DAM RD & DAM ROAD EXTENSION CLEARLAKE, CA 95422 BUILDING COLOR ELEVATIONS

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	
CUP-3.2	

118'-6"
T.O. CANOPY

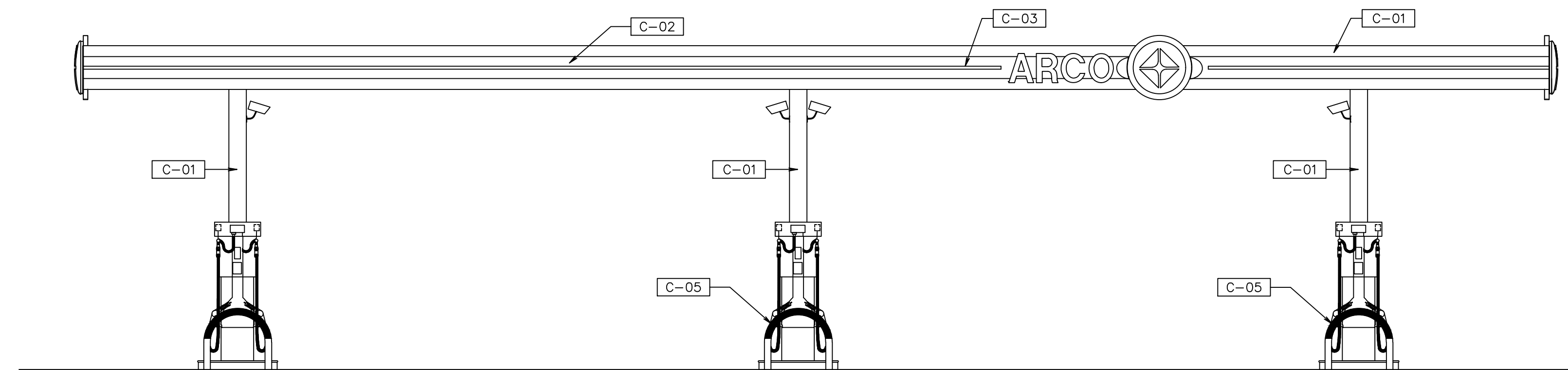
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

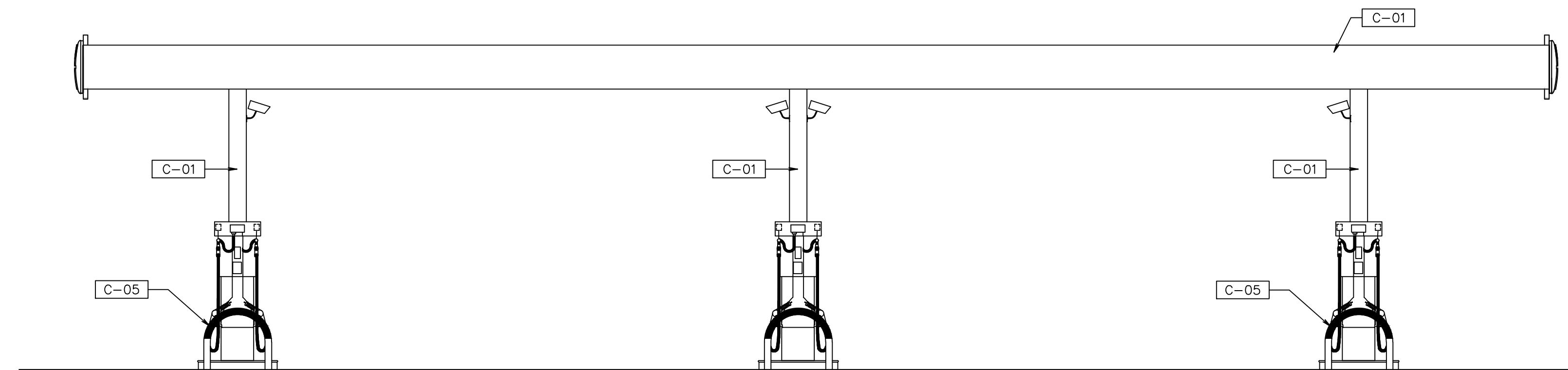
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

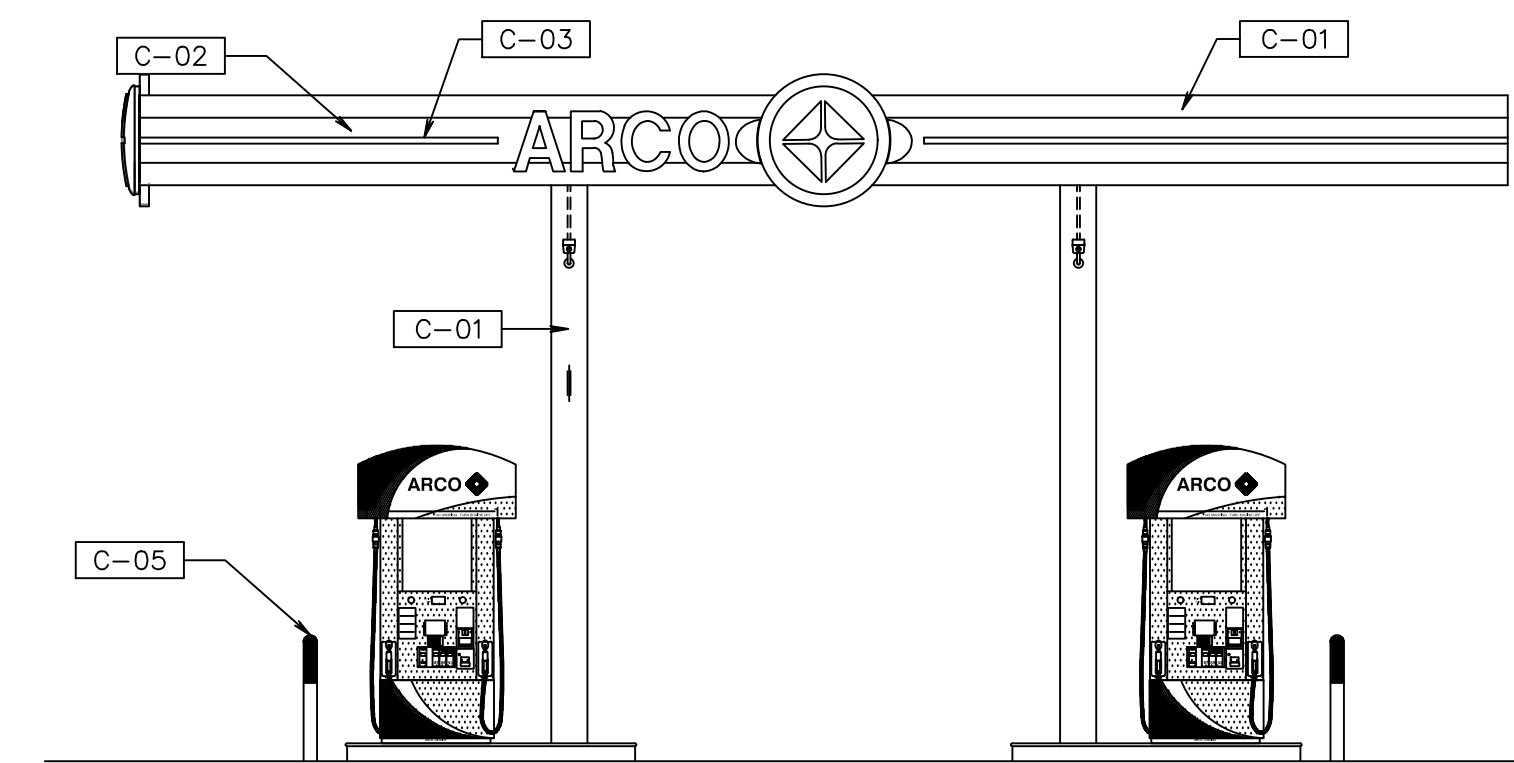
100'-0"
T.O. SLAB



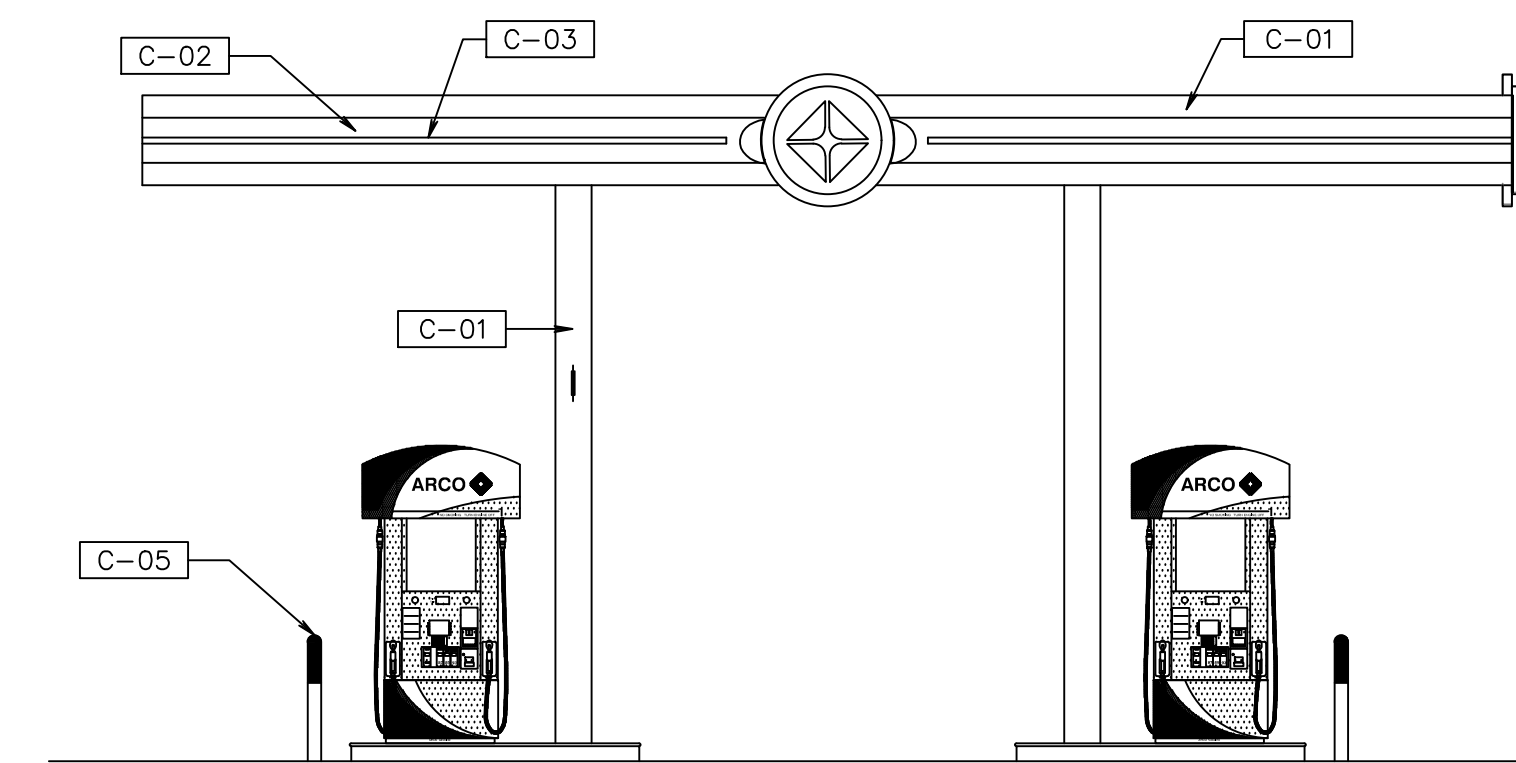
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SOUTH ELEVATION
SCALE: 3/16"=1'-0"



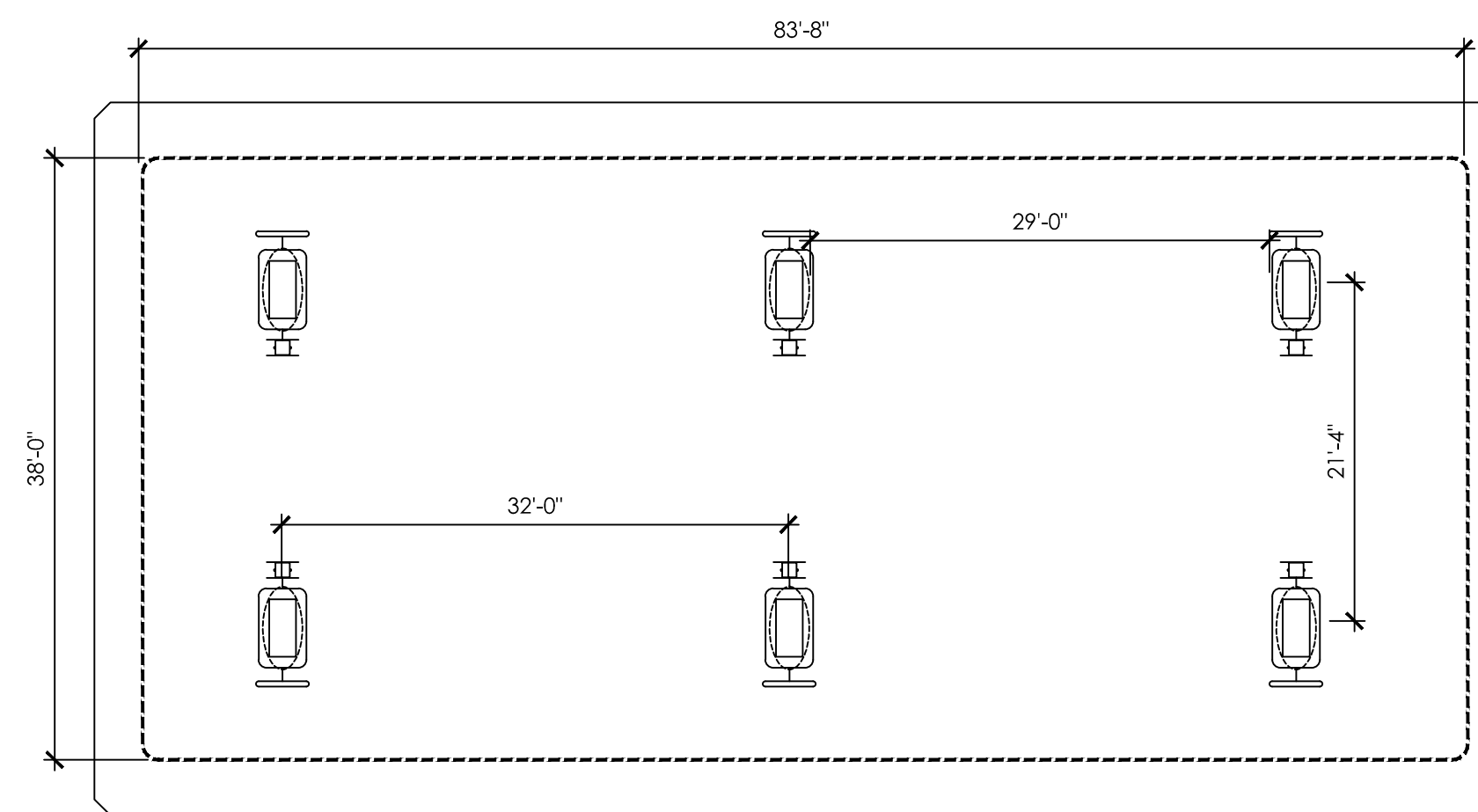
02
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NORTH ELEVATION
SCALE: 3/16"=1'-0"



03
—
EAST ELEVATION
SCALE: 3/16"=1'-0"



04
—
WEST ELEVATION
SCALE: 3/16"=1'-0"



05
—
FLOOR PLAN
SCALE: 3/32"=1'-0"



EXTERIOR PAINTS:

C-01 COLOR: PEARL-RAL 1013
ICI #A0083 "INDIAN LEGEND"

C-02 COLOR: ARCO BLUE
PANTONE PMS 288c

C-03 COLOR: ARCO LT. BLUE
LED LASER LIGHT
PANTONE PMS 2935c

C-05 COLOR: YELLOW
BENJAMIN MOORE, 2022-10, "YELLOW" - P28
DTM (GALLON)

** GUARD POSTS (TYP.) TO BE PAINTED, 2/3 BOTTOM
COLOR C-01 AND 1/3 TOP COLOR C-05



AGC DESIGN CONCEPT, INC.
24820 ORCHARD
VILLAGE RD. A-311
VILLAGE, CA 91355
Phone: 627.255.1111

BY

REVISIONS

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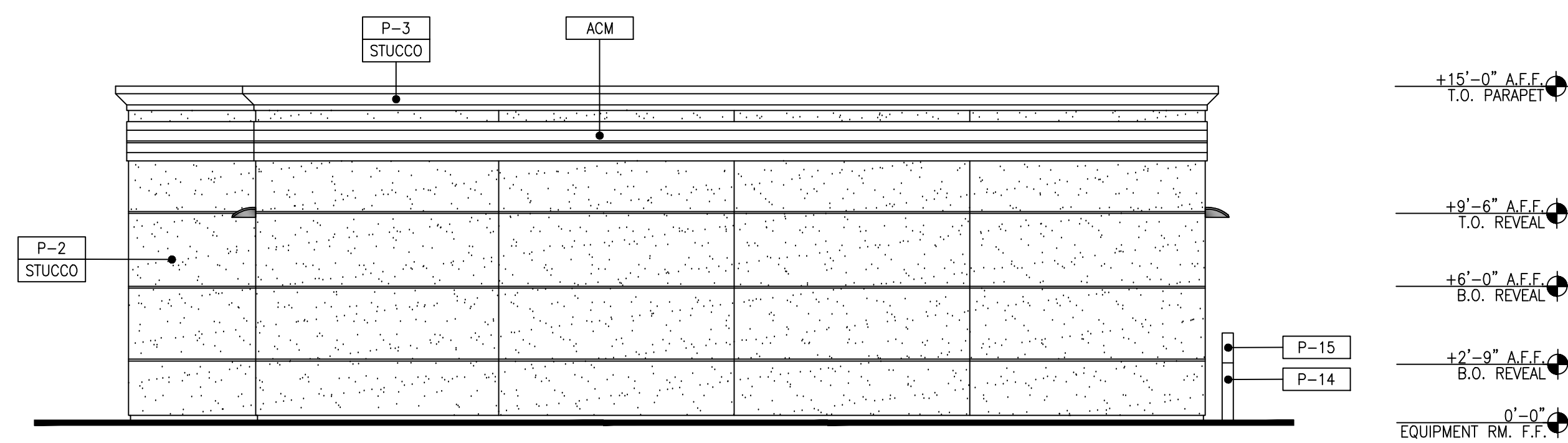
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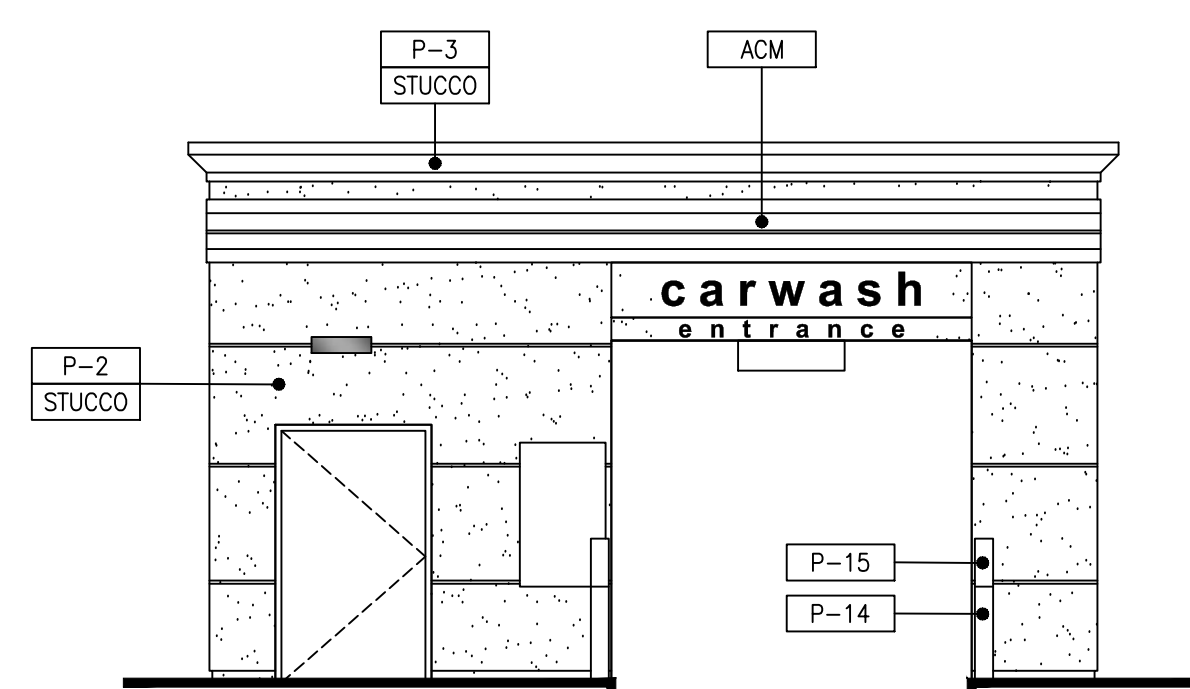
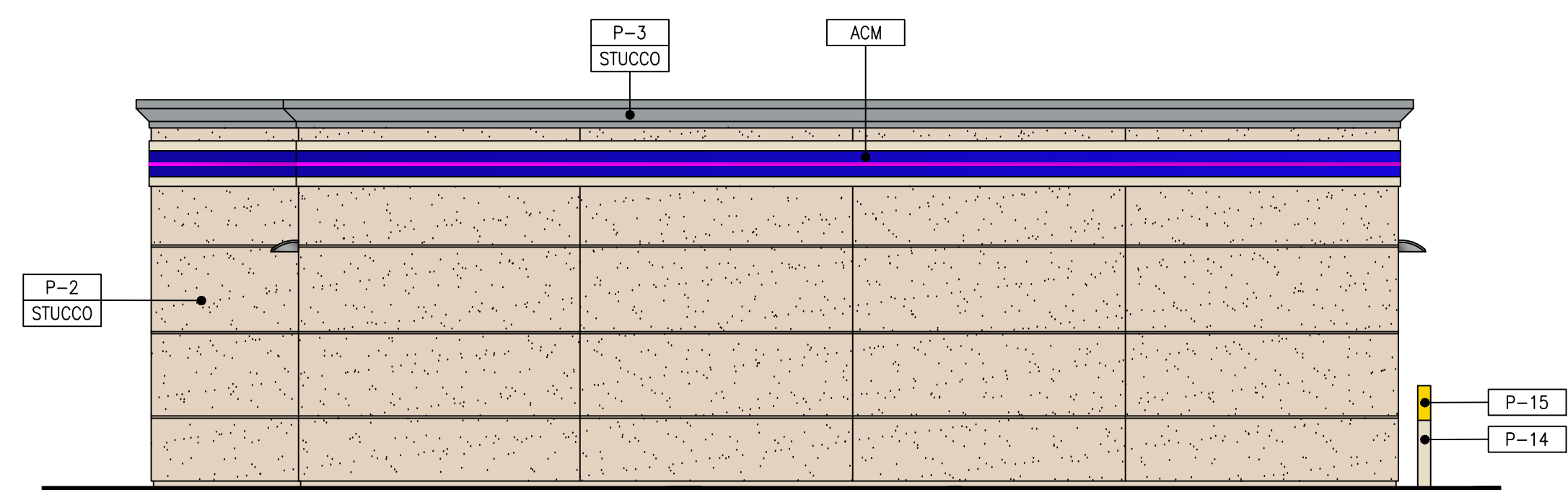
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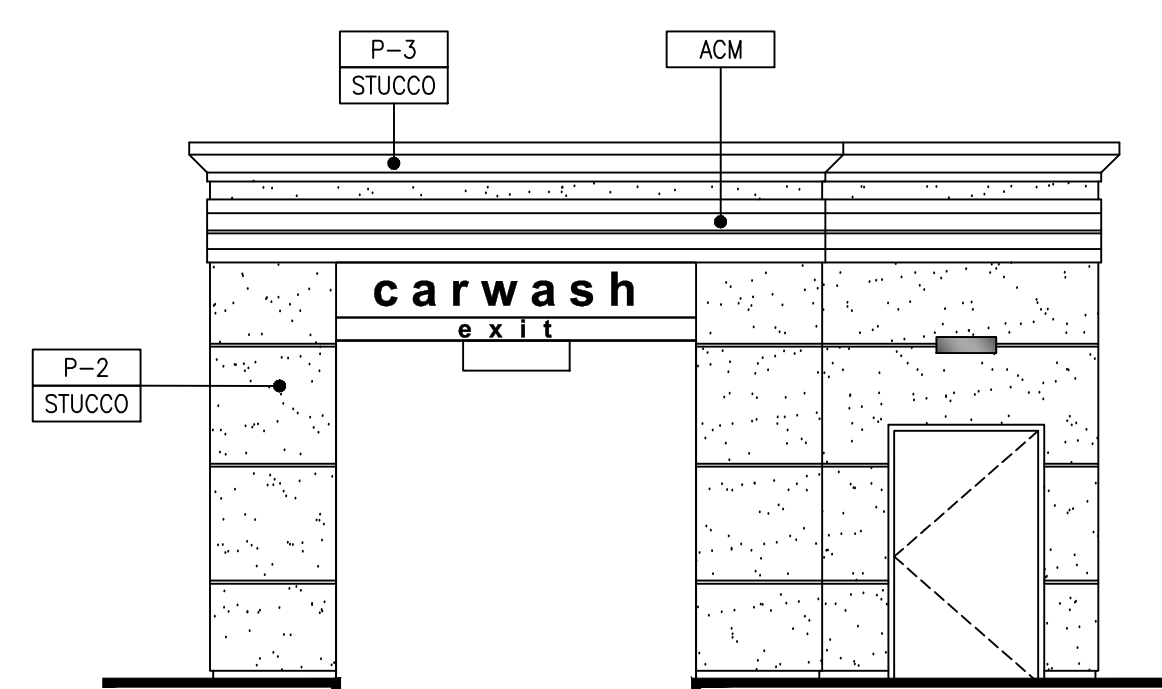
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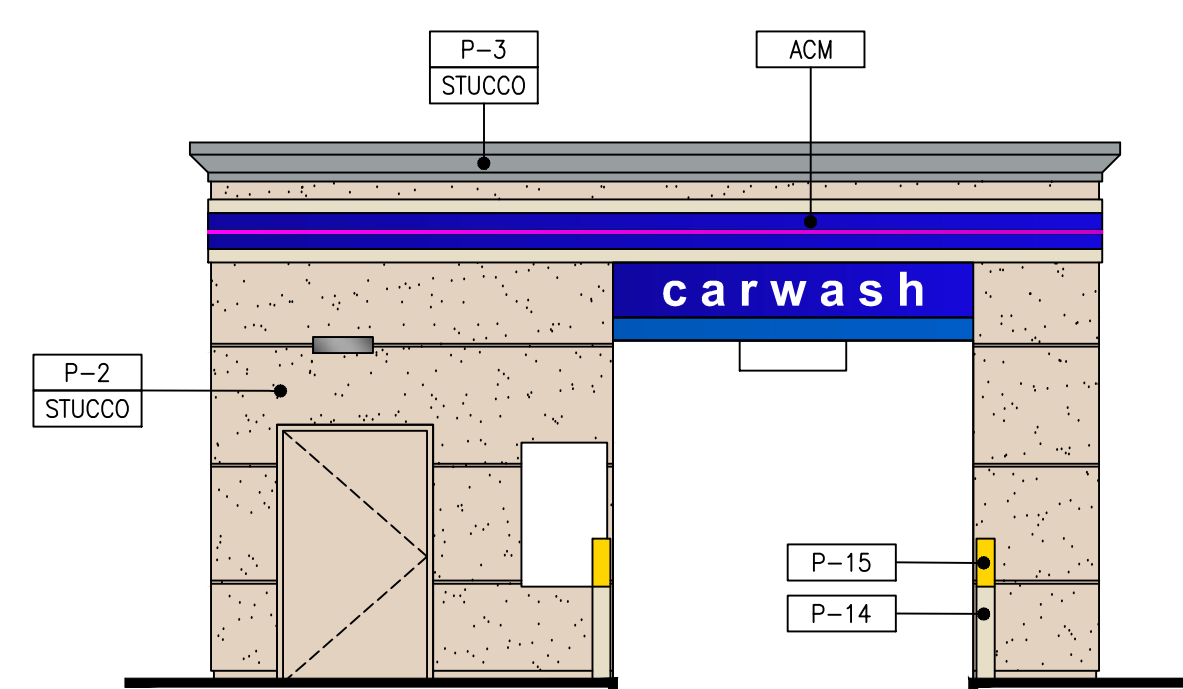
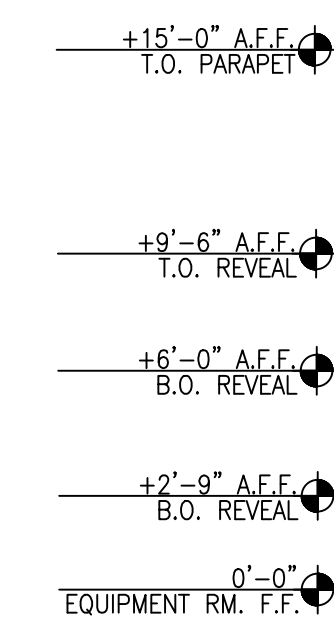
01 EAST ELEVATION
— SCALE: 3/16"=1'-0"



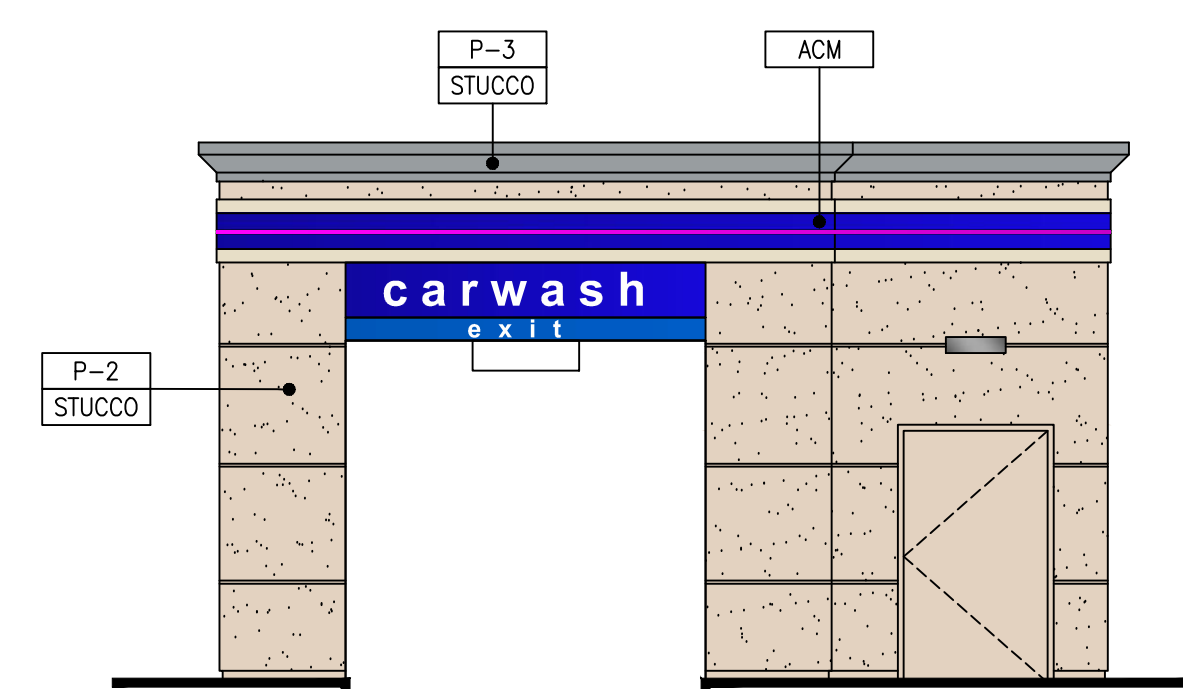
02 NORTH ELEVATION
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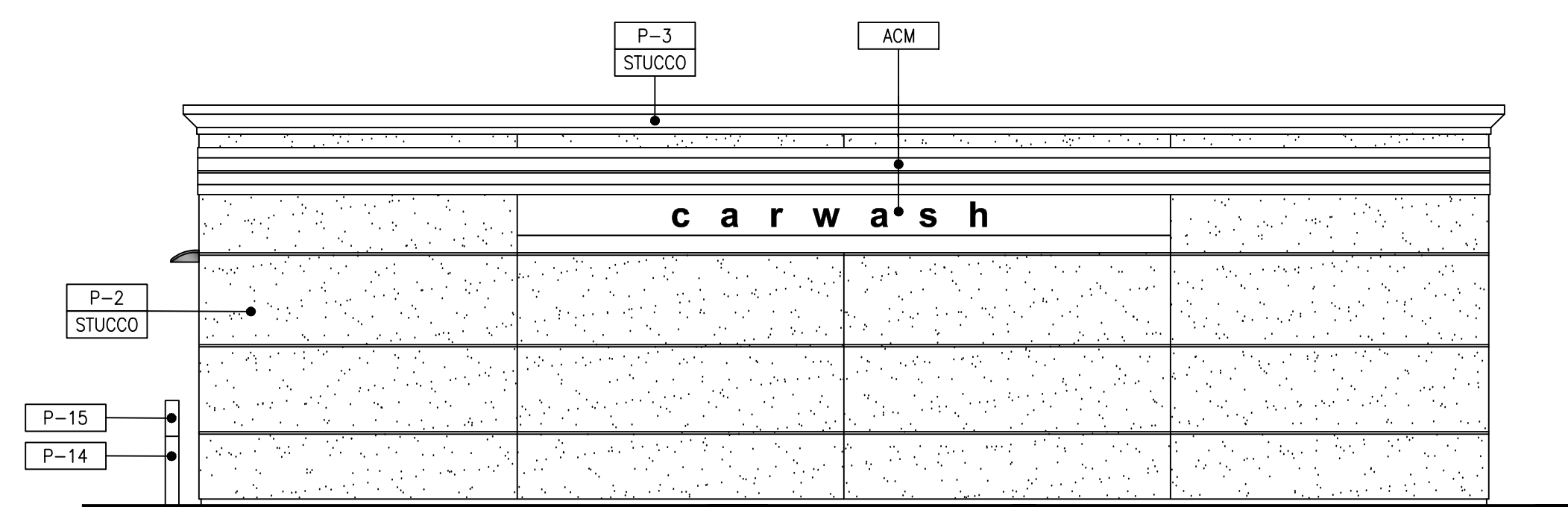
03 SOUTH ELEVATION
— SCALE: 3/16"=1'-0"



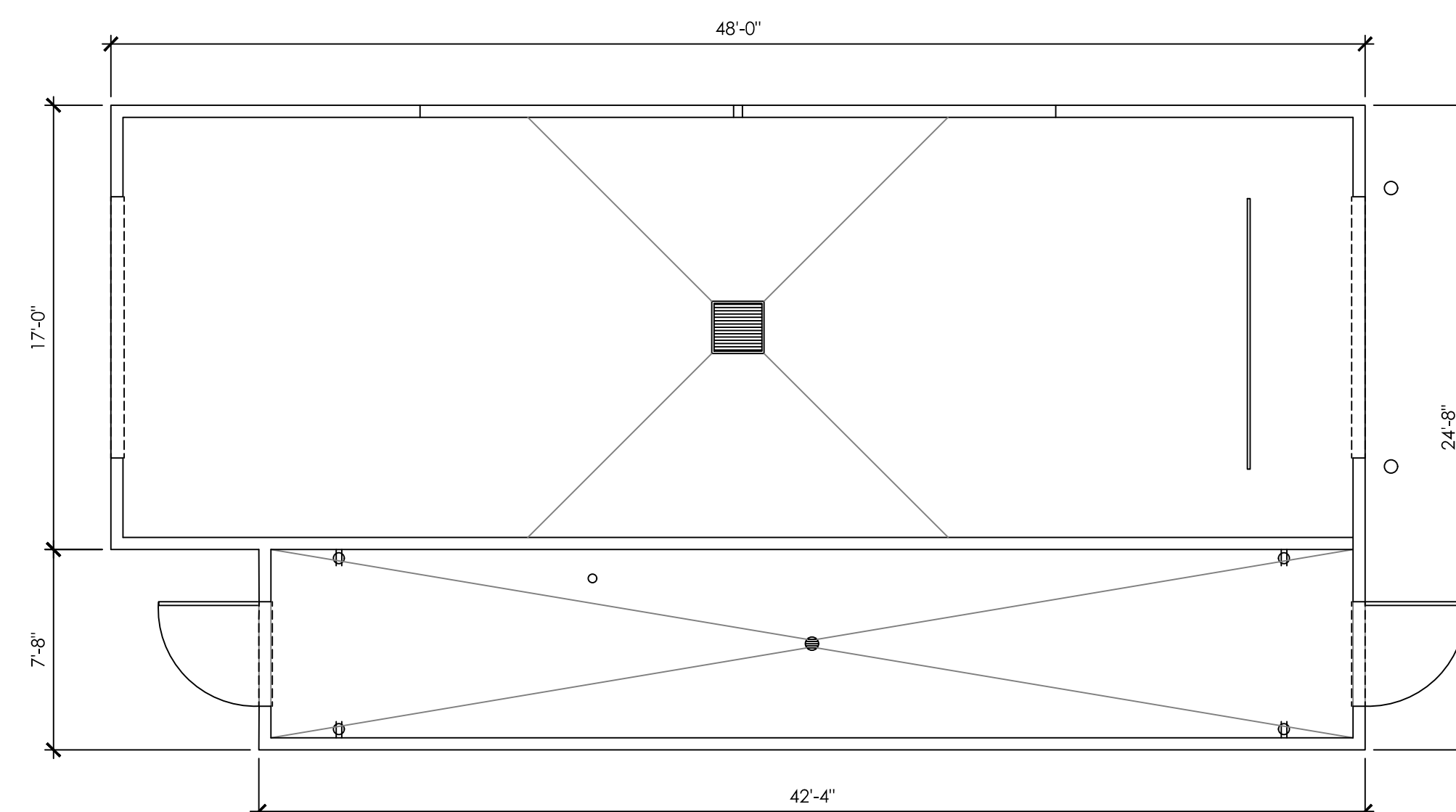
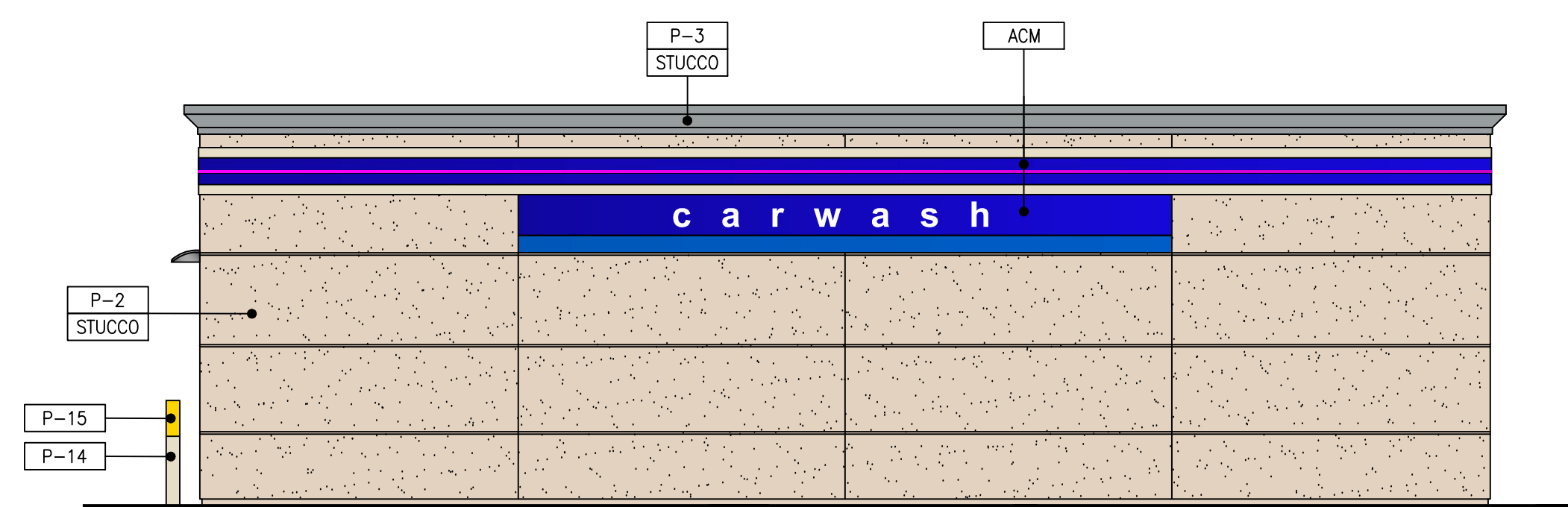
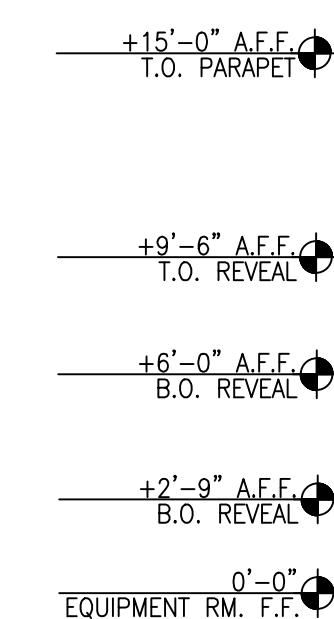
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— SCALE: 3/16"=1'-0"



03 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



04 **WEST ELEVATION**
— SCALE: 3/16"=1'-0"



05 **FLOOR PLAN**
— SCALE: 3/32"=1'-0"



COLOR LEGEND

P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS
P-14	BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
P-15	BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

STUCCO	7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM	ALUMINUM COMPOSITE MATERIAL

AGCDC.COM



AGC DESIGN CONCEPT, INC.

24820 ORCHARD
VILLAGE RD. A-311
Valencia, CA 91355
Phone: 661.295.1111

[illegible]

NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
CAR WASH FLOOR PLAN AND ELEVATIONS

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC 0594	
Facility/Project	
sheet name CUP-5	

