Store:	1915
Sequence:	1003
Budget Date:	2023
C-Store SF (Total Store GLA):	1454 SF
Climate Zone:	2
Snow Load:	0 PSF
Seismic Design:	Category D
Footings:	Shallow Spread
Frost Depth:	0" - 2"
Exterior Walls:	Wood Stud/ EIFS
Wind Speed (ASCE 7-05)	90
Wind Exposure Category:	Exposure "B"
Raised Parapets:	Proto
Fuel Station Kiosk Size:	1440
Fuel Station Dispensers:	6
Fuel Station Restroom:	2

AOR Contact:
Loren McAllister

Walmart

BOD Package - Yucca Valley, CA - Store #1915

New 1440 Backfill Fuel Station

wd

Design Presentation Only - Not For Construction

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Confidential

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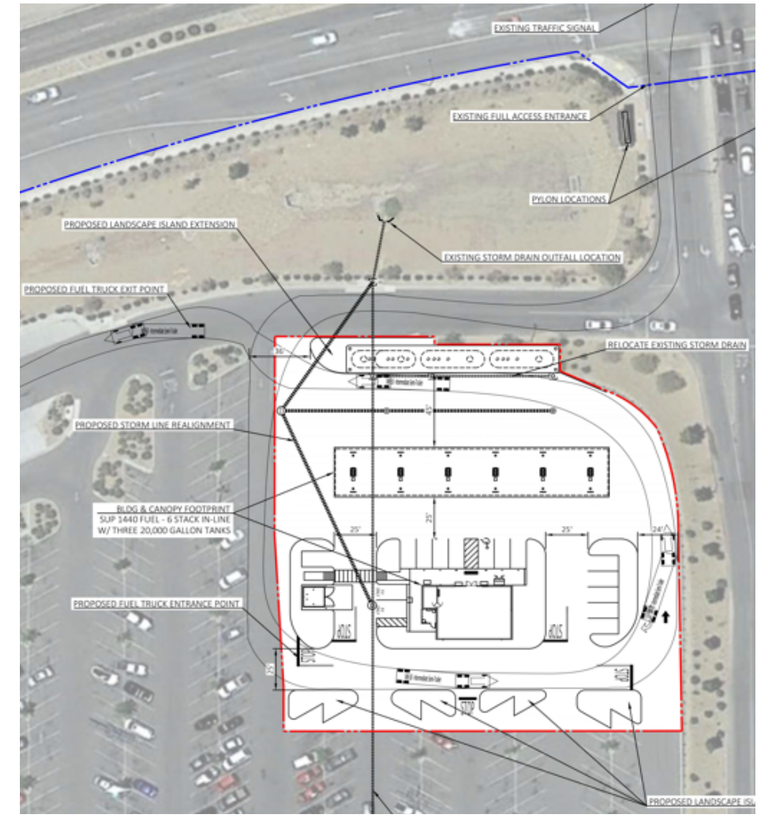
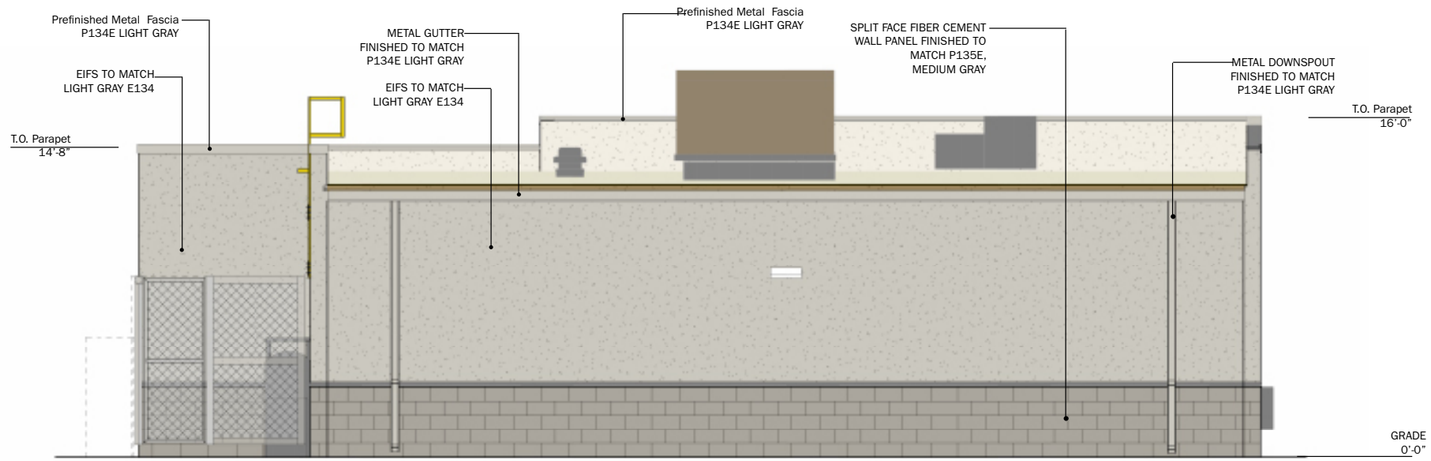
Issued: January 19, 2024

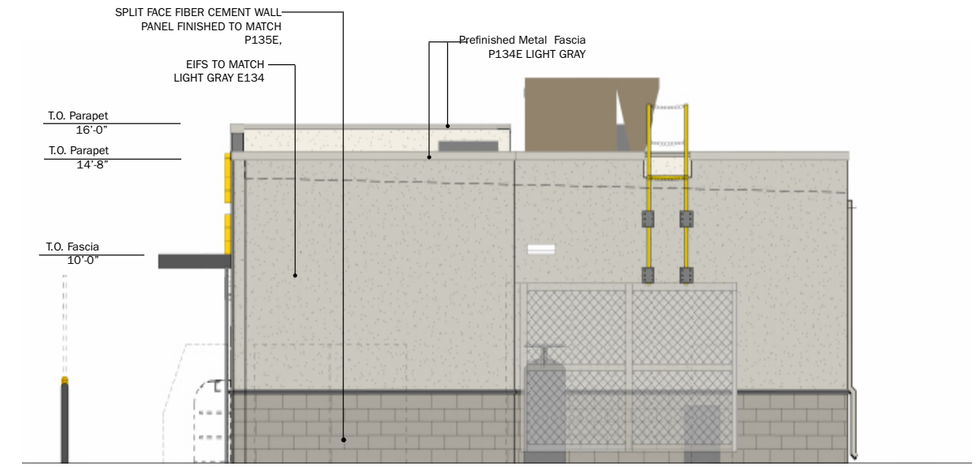
Overall Site Plan



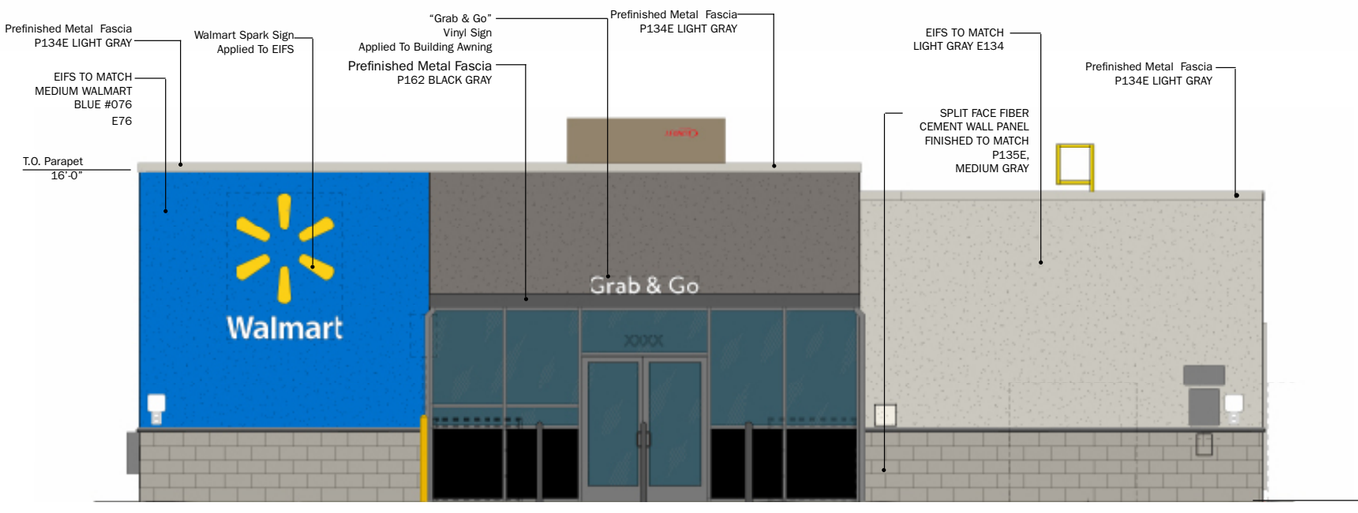
Enlarged Site Plan

N

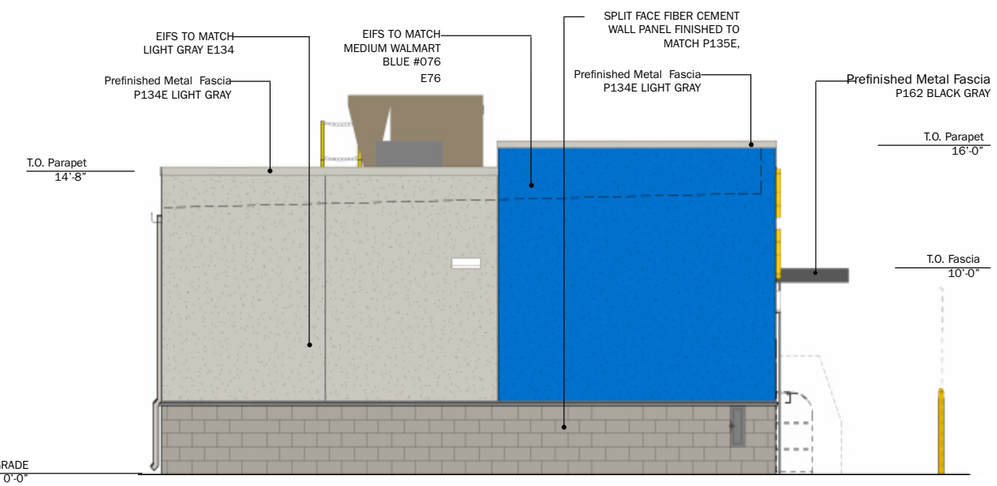




Proposed Left Side Elevation

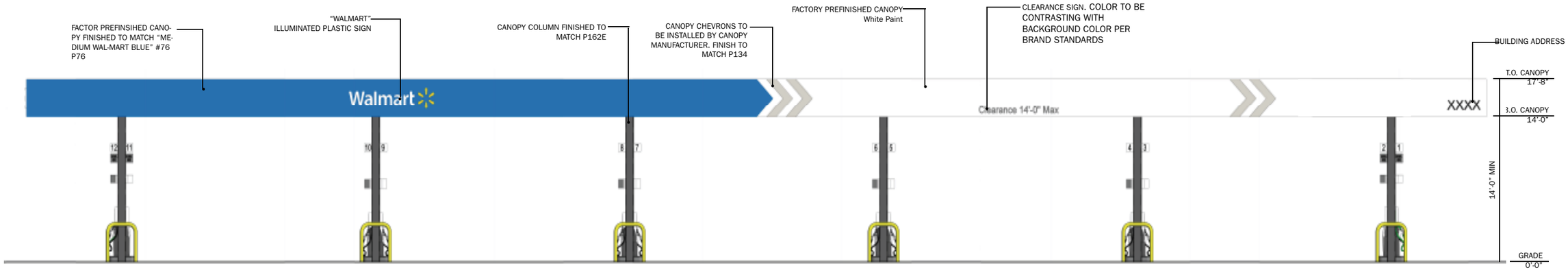


Proposed Front Elevation

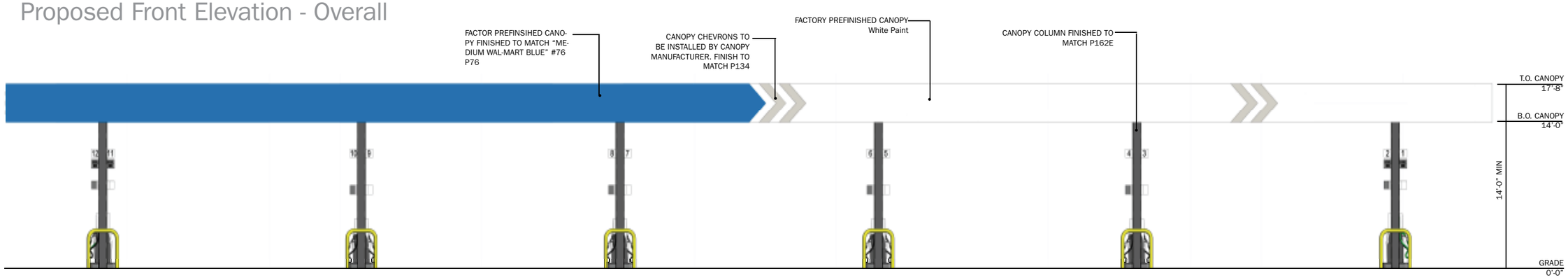


Proposed Right Side Eleva-

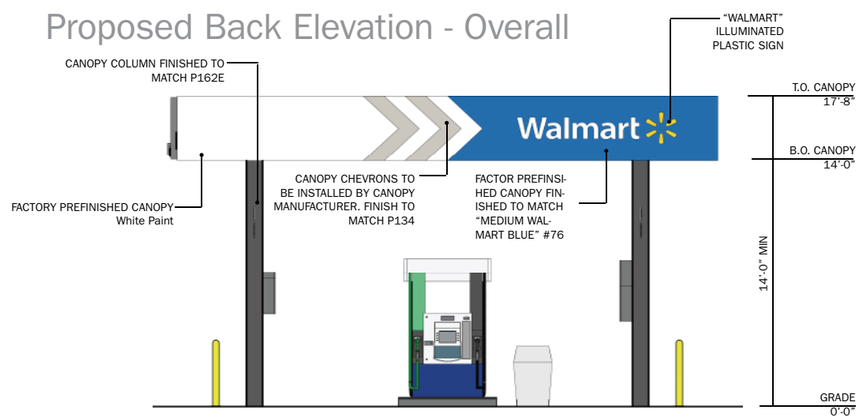
E49 Dark Gray	E76 Medium Walmart Blue	E134 Light Gray	P134E Light Gray	P135(E) Medium Gray	P162 Dark Gray SW #7674 Peppercorn Prefinished metal fascia



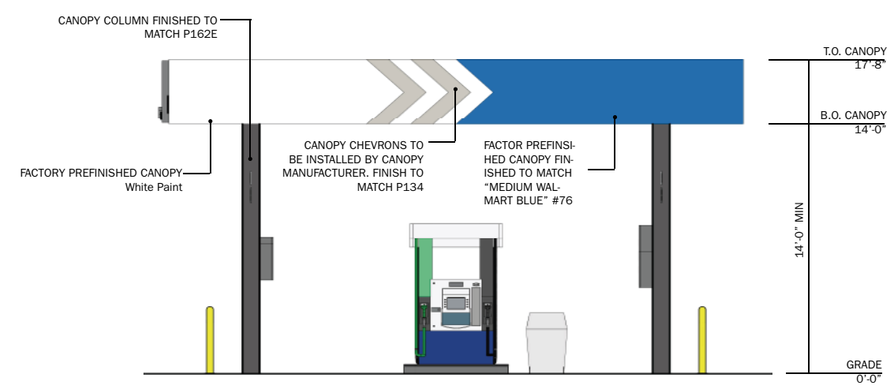
Proposed Front Elevation - Overall



Proposed Back Elevation - Overall



Proposed Left Side Elevation - Overall



Proposed Right Side Elevation - Overall

P76 Medium Wal-mart Blue #076	P134 "Repose Gray" SW #7015	P140E White	P162E Black Gray

Site Signage Guidelines:

Freestanding Signs:

- Signage SF not available from Walmart sigange shop. Signage survey will be required to verify existing signage sizes.
- Monument Signs or Freestanding Signs located at a right angle to the R.O.W.: Each face shall be allowed 75% of the area otherwise permitted for the Main Sign.
- Gasoline service stations shall be limited to one (1) double-face dsign of an area not to exceed thirty-six (36) square feet on each side face. A freestanding sign, if approved, shall not exceed eight (8) feet in height.
- (3) Existing Monument signs. (2) Existing Monument signs will remain as-is with no changes. (1) Existing Monument signs will have 3 electronic fuel price readers added.
- 29 Palms Highway Small Monument Sign
  Existing Brand Signage Area: TBD
  Proposed Signage Area: TBD (no change)
- Avalon Avenue Small Monument Sign
  Existing Brand Signage Area: TBD
  Proposed Signage Area: TBD (no change)
- 29 Palms Highway Small Monument Sign
  Existing Brand Signage Area: TBD
  Proposed Signage Area: TBD
- (1) New 6'-0" h x 8'-2"w State Mandated Monument sign will

Fuel Station/Canopy Signage Guidelines:

Wall Signs:

- 1 Main Sign per frontage. Within 100' of R.O.W.: 1 SF per lineal foot of frontage not to exceed 50 square feet. In addition, a single ten (10) square foot sign, fixed fl at on the surface of the building, shall be allowed. The height of this sign shall not exceed twenty (20) feet.

Convencience Store Signage:

Allowable Signage Area:	50 SF
Proposed Signage Area:	35.3 SF

Canopy Signage:

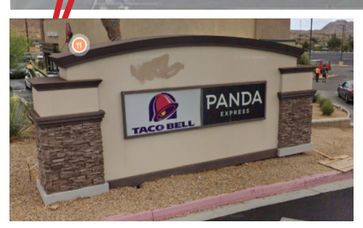
Allowable Signage Area:	
Front:	50 SF
Sides:	50 SF
Proposed Signage Area:	
Front:	18.63 SF
Sides:	18.63 SF

Walmart to design, permit, and construct site signs and lighting

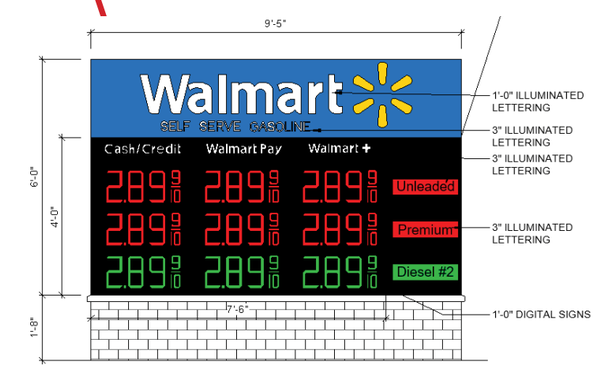
Walmart Canopy ID Sign

EXISTING PYLON

PROPOSED PYLON



EXISTING MONUMENT SIGN TO RE-



PROPOSED STATE MANDATED SIGN

Disclosures

1915 Yucca Valley CA
58501 29 Palms Hwy, Yucca Valley, CA 92284

Disclosures:
Jurisdiction: Town of Yucca Valley CA https://www.yucca-valley.org/

- May have additional seismic requirements.
- ECR/Conditions of Approval information are only available through a public records request.

Zoning
Site is zoned CG – General Commercial https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/overview

Disclosures:

Design standards to be verified by City of Yucca Valley Planning Department.

Site
The minimum structure setback from street property lines shall be forty feet (40'), unless otherwise approved by the commission for a reverse designed fueling service station (where rear of structure is placed adjacent to the street property line(s)).
- The minimum structure setback from other property lines shall be ten feet (10').
- The minimum standard width of driveways at the sidewalk shall be thirty feet (30').
- The centerline of driveways shall be perpendicular to the curb line.
- The minimum distance from any driveway to any interior property line shall be five feet (5'), and the minimum radius of the curb return for the driveway shall be twenty feet (20') from full height curb on the street.
- The minimum distance between curb cuts shall be thirty feet (30').

Parking
Parking shall comply with the design, parking ratio, and size requirements specified in chapter 9.33, "Parking And Loading Regulations", of this title, but accessory uses associated with the fueling service station shall be parked as follows:
- Accessory uses (e.g., car wash and/or minimarket, fast food restaurant) may be allowed subject to meeting off street parking standards for each accessory use.
- The total number of off street parking spaces shall be the sum total required for the various uses computed separately.

Fuel Pumps
All pump or fuel dispensing islands shall be set back a minimum of fifteen feet (15') from the closest property line. The maximum number of pumps or individual fuel dispensing appliances shall be as follows:
- Site size of twelve thousand (12,000) square feet or less shall be limited to eight (8) pumps or individual fuel dispensing appliances.
- Two (2) pumps or individual fuel dispensing appliances may be added for each additional two thousand (2,000) square feet of site area.

Walls
A solid decorative masonry wall of minimum six feet (6') high, and five foot (5') wide landscape buffer, should be erected along all property lines separating the site from any parcel zoned for residential purposes, and along all alley property lines if the property opposite is zoned for residential purposes. The design of the wall and the proposed construction materials shall be subject to review and approval through the site plan review process.

Landscaping
General Requirements:
- Setbacks: Setback and open space areas required by this development code shall be landscaped based on the requirements of this chapter, except the portion where a sidewalk or driveway occurs in the required setback. Required setbacks that are screened from public view in commercial and industrial zones, and are not adjacent to residentially zoned property, are exempt from the provisions of this chapter.
- Unused Areas: Areas of a project site not intended for a specific use shall be landscaped based on the requirements of this chapter, unless exempt in compliance with section 9.32.030, "Exemptions From The Landscaping Requirements", of this chapter.
- Parking Areas: Parking areas shall be landscaped in compliance with subsection 9.33.110K, "Landscaping Requirements For Parking Areas", of this article 3 and the water efficient landscaping requirements of this chapter.
- Landscaping In Lieu Of Parking Spaces: Landscaping may be provided in lieu of ten percent (10%) of the total number of parking spaces required, provided the landscaping is arranged so that parking may be installed at a later date if a demand arises, and further provided, that the owner agrees to provide parking at the request of the reviewing agency.