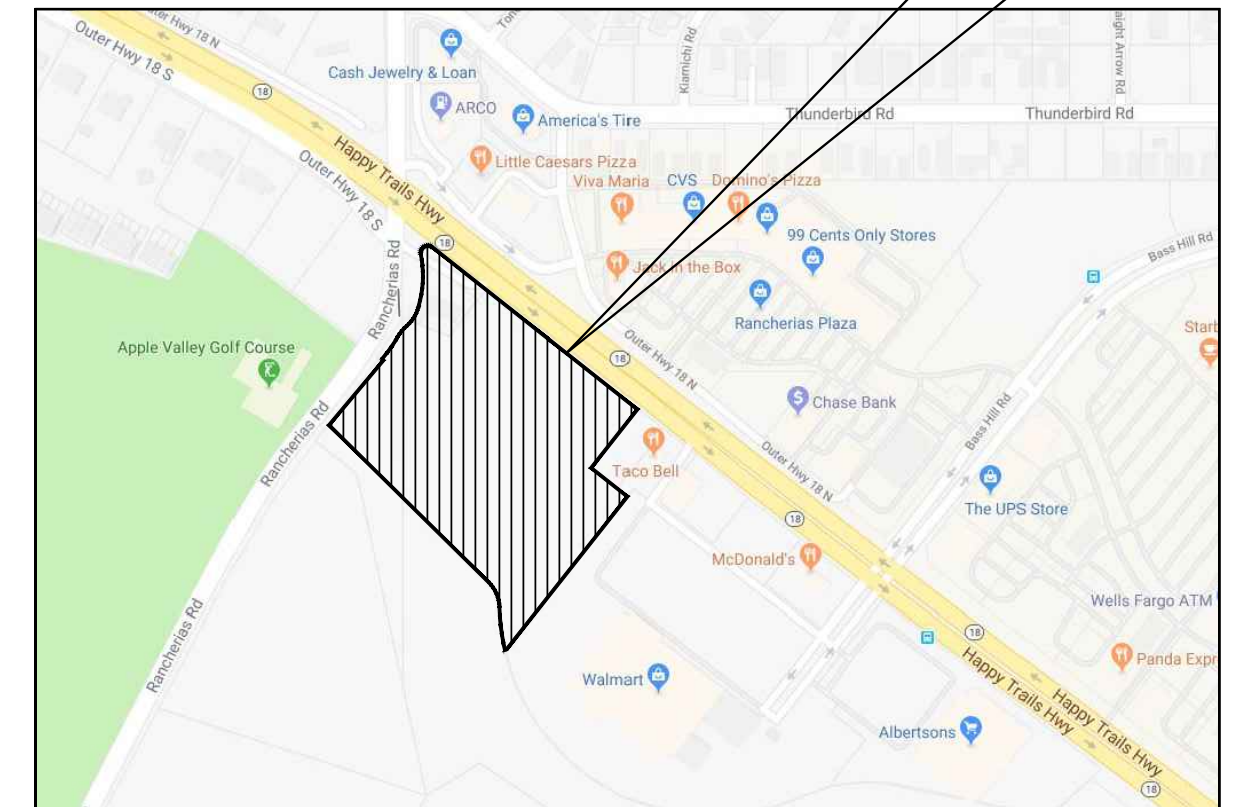


### KEYNOTES

- 1 PROPOSED TRANSFORMER LOCATION, PROVIDE BOLLARDS AS REQUIRED BY POWER COMPANY. REFER TO CIVIL DWGS.
- 2 TRASH ENCLOSURE.
- 3 PEDESTRIAN PATH OF TRAVEL
- 4 BIKE RACK - PER CITY STANDARD
- 5 BIKE LOCKER
- 6 DRY WELLS
- 7 UNDERGROUND STORM DRAIN CHAMBERS
- 8 NEW RETAINING WALL
- 9 DRIVE THRU MENU BOARD
- 10 ENHANCED PAVING AT DRIVEWAY ENTRY
- 11 PATIO RAILING

SEC OF RANCHERIAS ROAD AND US HIGHWAY 18  
APPLE VALLEY, CALIFORNIA



### VICINITY MAP

NOT TO SCALE



### SITE DATA

**ZONING**

PROPOSED USE: COMMERCIAL  
 EXISTING ZONING: C-G (GENERAL COMMERCIAL)  
 APN(S): 311-217-116

**SITE AREA**

FUTURE DEVELOPMENT: ± 3.0 AC ± 131,400 S.F.  
 NET SITE AREA: ± 7.7 AC ± 335,757 S.F.  
 GROSS SITE AREA: ± 10.7 AC ± 467,157 S.F.

**BUILDING DATA**

BUILDING AREA: ± 44,721 SF

- BUILDING-1 (RETAIL) ± 20,599 SF
- BUILDING-2 (TIRE SHOP) ± 5,700 SF
- BUILDING-3 (FOOD DRIVE -THRU) ± 2,305 SF
- BUILDING-4 (FOOD DRIVE -THRU) ± 2,228 SF
- BUILDING-5 (FOOD / RETAIL) ± 5,644 SF
- BUILDING-6 (COFFEE DRIVE-THRU) ± 980 SF
- BUILDING-7 (RETAIL) ± 7,265 SF

**PARKING DATA**

BUILDING-1 (20,599 S.F. @ 4/1,000 S.F.): 82.3 STALLS  
 BUILDING-2: 16.5 STALLS  
 (4 service bays @ 3/bay) = 12.0  
 (1,140 S.F. @ 4/1,000 S.F. OFFICE) = 4.5

- BUILDING-3 (2,305 S.F. @ 10/1,000 S.F.): 23.0 STALLS
- BUILDING-4 (2,228 S.F. @ 10/1,000 S.F.): 22.2 STALLS
- BUILDING-5: 45.0 STALLS  
 (Tenant-5A 2,474 @ 10/1,000 S.F. = 24)  
 (Tenant-5B 1,500 @ 4/1,000 S.F. = 6)  
 (Tenant-5C 1,500 @ 10/1,000 S.F. = 15)
- BUILDING-6 (980 S.F. @ 10/1,000 S.F.): 10.0 STALLS
- BUILDING-7 (7,265 S.F. @ 4/1,000 S.F.): 29.0 STALLS

TOTAL PARKING REQUIRED: 228.0 STALLS

**PARKING PROVIDED**

STANDARD: 243 STALLS  
 ACCESSIBLE ADA: 13 STALLS  
 ELECTRIC VEHICLES: 5 STALLS

PARKING PROVIDED: 261 STALLS  
 PARKING RATIO PROVIDED: 5.8 per 1,000 S.F.

EV STALL REQUIREMENTS PER TABLE 5.106.5.3.6  
 261 X .20 X 6.6 = 344.5 kVA REQUIRED

CHARGERS	LEVEL 2	DCFC	PROVIDED
REQUIRED	1 x 6.6 kVA = 6.6	2 x 180 kVA = 360	366.6 kVA
PROVIDED	1	2	3
	TOTAL		3

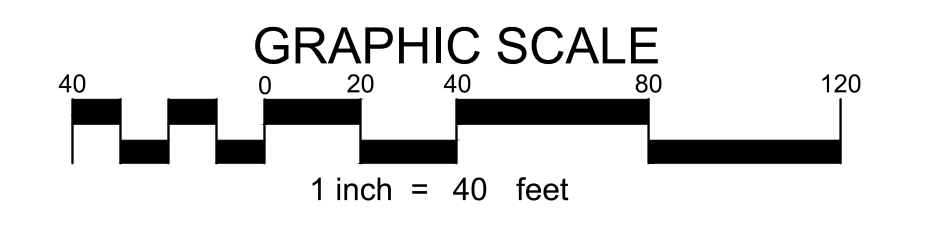
Required 1 bike per 20 Stalls = 13.5 Required Provided  
 BICYCLE: 13.1 16  
 BICYCLE LOCKERS: 13.1 16

**SITE LAYOUT DATA**

MIN. DRIVE AISLE WIDTH: 24'-0"  
 STANDARD PARKING STALL: 9'-0" x 19'-0"

### PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



PRELIMINARY SUBJECT TO CHANGE

**HWY 18 RANCHERIAS, LLC.**  
 4490 Ayers Avenue.  
 Vernon, California 90058  
 T: 562.977.8565

# Buffalo Trading Post Plaza

S.E.C. of US Highway 18 & Rancherias Road  
 Apple Valley, California

PROPOSED SITE PLAN

18166TMA 08.19.2025

## SP-27

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