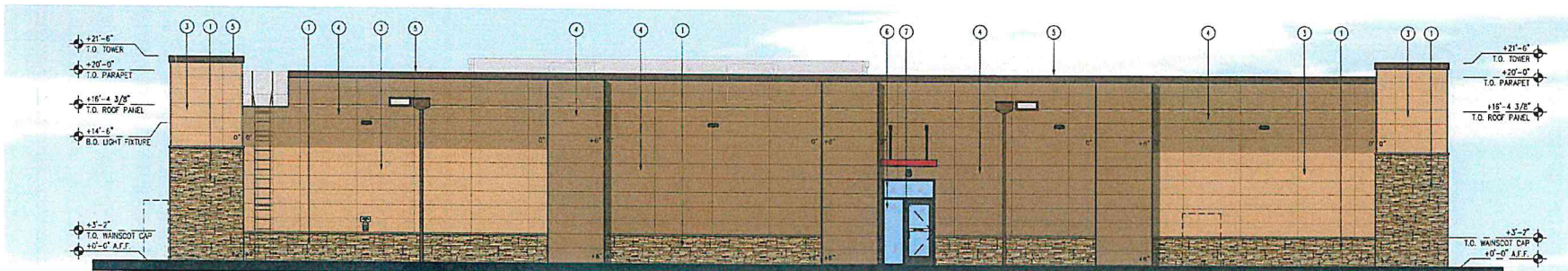
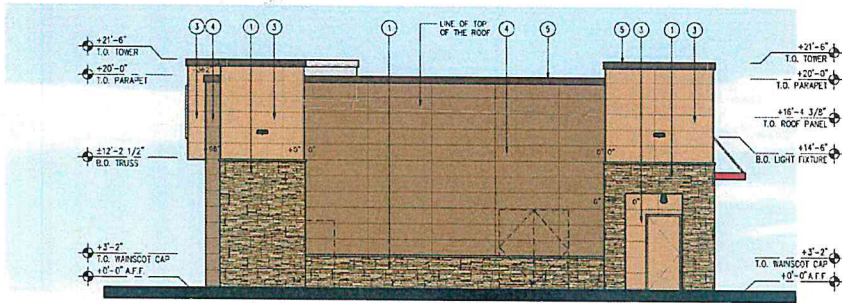




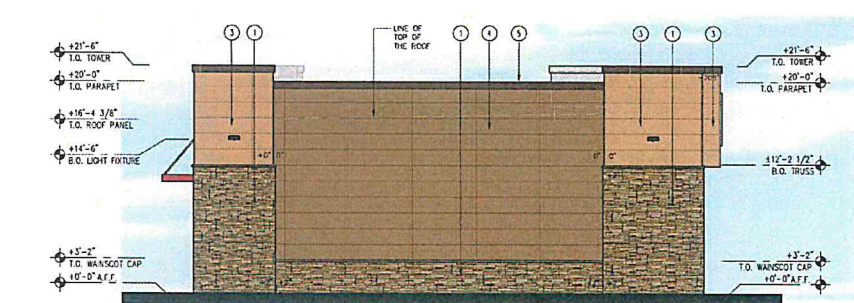
FRONT ELEVATION (WEST)



BACK ELEVATION (EAST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)

MATERIALS AND COLOR LEGEND



rdc.

11021 Freedom Drive #1110
Reston, Va 20190
t 703.668.0056
rdcollaborative.com

CONSENT 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 written consent of the Professional.

REVISION	ISSUE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

PROJECT NAME

CIRCLE K STORES INC.

ANYTOWN STATE, USA

12345 MAIN STREET ANYTOWN, USA 55555



CIRCLE K STORES INC.

PROJECT NUMBER

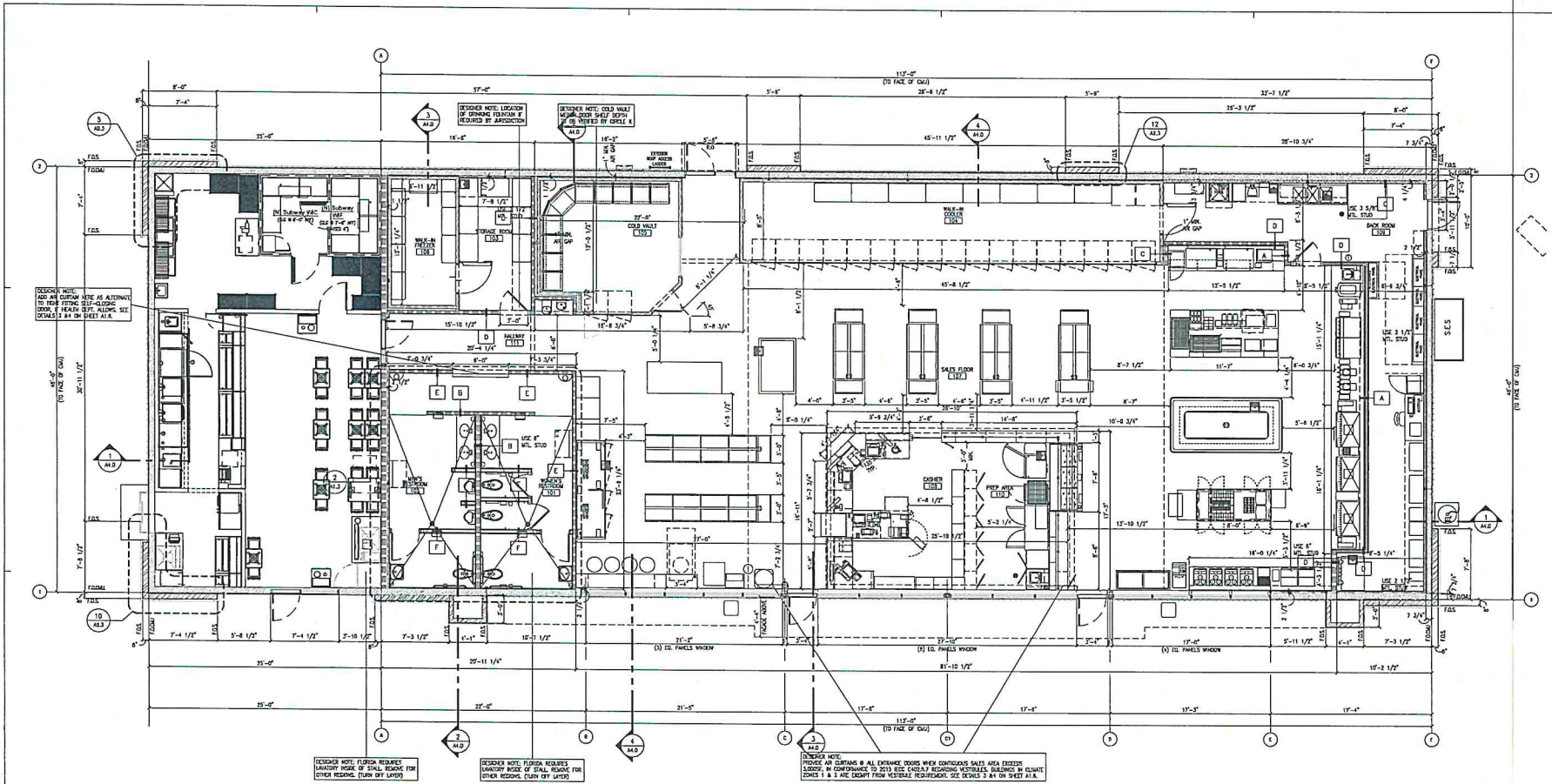
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



1 DIMENSIONED FLOOR PLAN
SCALE: 3/16" = 1'-0"



DISCLAIMER NOTICE
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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ARCH. FIRM IN CHARGE
PROJECT MANAGER
ARCH. FIRM
QUALITY CONTROL
ARCH. FIRM
DRAWN BY
ARCH. FIRM

PROJECT NAME
CIRCLE K STORES INC. 5200ER CMU
CITY
US STATE
ADDRESS LINE_1
ADDRESS LINE_2
ADDRESS LINE_3



CIRCLE K STORES INC.

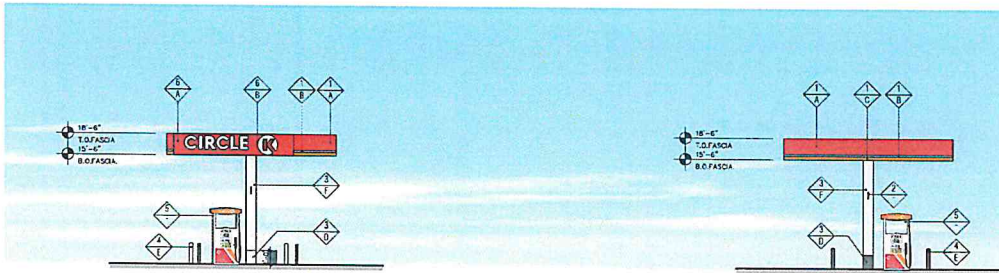
PROJECT NUMBER

SHEET TITLE

DIMENSIONED FLOOR PLAN, WALL TYPES AND ENLARGED RESTROOM

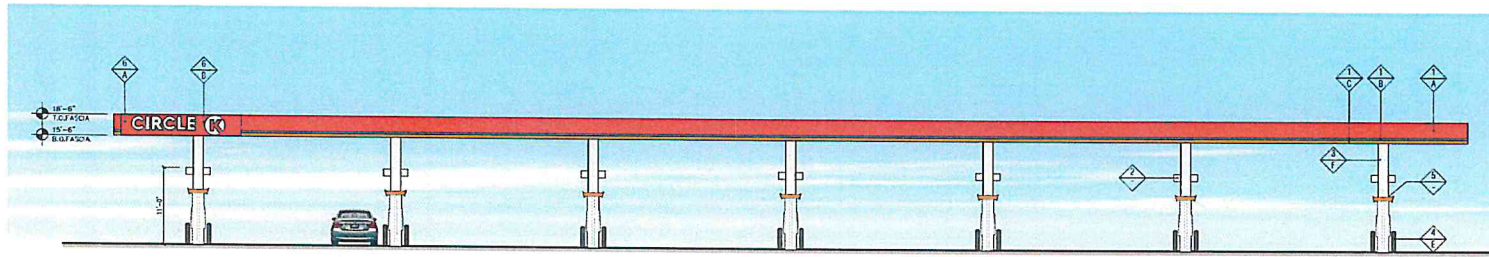
SHEET NUMBER

A1.3

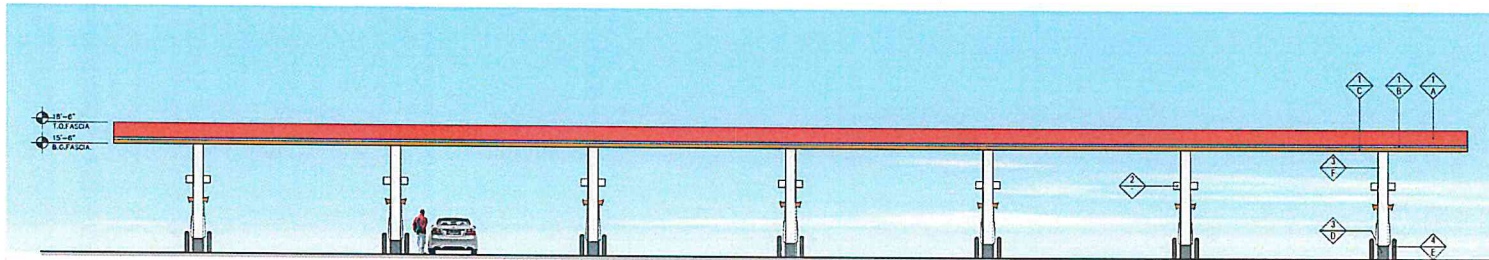


3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

CLASS C COLUMN FINISH

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACQUAPANEL "TEX-COTE"
2	COLUMN FLASH BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	5" Ø BOLLARD, 30" HIGH
5	FUEL PUMP
6	EXTERNALLY ILLUMINATED SIGN (SEPARATE DETAIL)
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	RAUROLIS SHELL WARM WHITE

- Notes:
1. Colors shown on these elevations are for illustrative purposes only. For actual colors, refer to manufacturer's samples.
 2. The finish schedule is per finished by signed vendor.
 3. All signs require a separate schedule.
 4. All lighting or canopy to be finish reviewed with issue.

rdc.

11921 Freedom Drive #1110
Pasadena, WA 20190
t 703.668.0066
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PROFESSIONAL SEAL

REVISIONS	
ISSUE	DATE
RCL1	05/18/22

PROFESSIONAL IN CHARGE
XX
PROJECT MANAGER
XX
QUALITY CONTROL
XX
DRAWN BY
XX

PROJECT NAME

CIRCLE K STORES, INC.

1234 STREET ADDRESS
ANYTOWN, US STATE

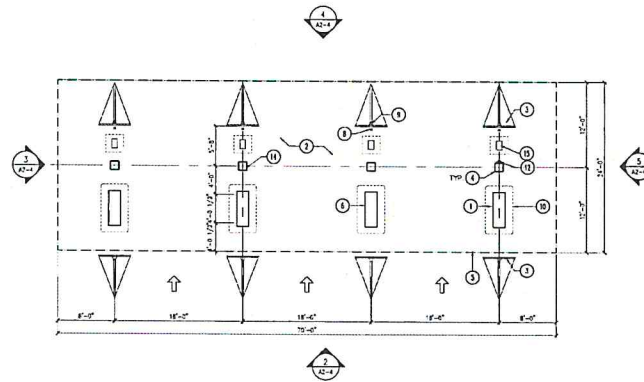
PROTOCOL # R2.1 05/18/22



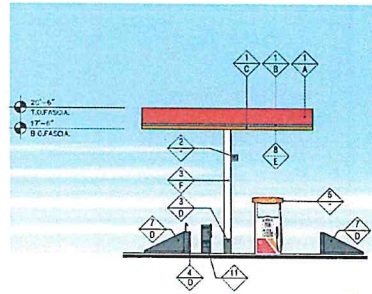
CIRCLE K STORE INC.
PROJECT NUMBER: XXXX

FUEL CANOPY ELEVATIONS (V507)

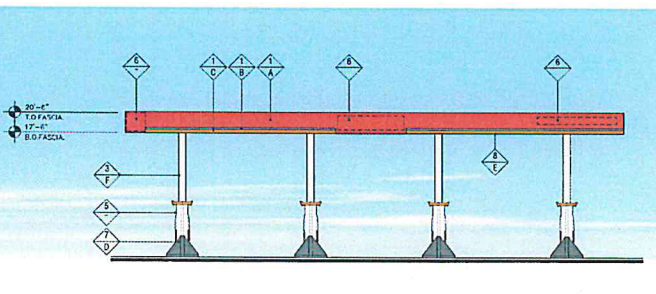
A2-2



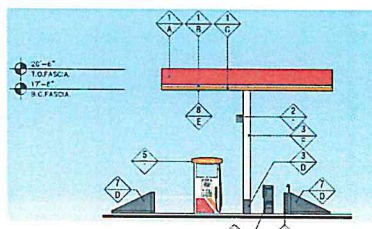
1 DIESEL CANOPY PLAN
SCALE: 1/8" = 1'-0"



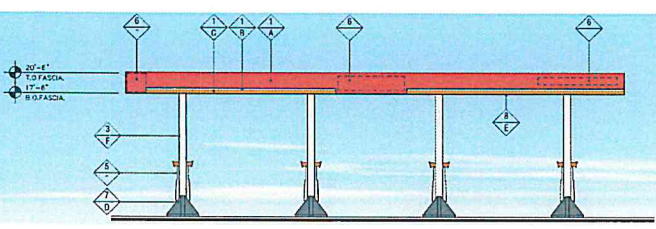
3 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



5 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



4 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

- KEY NOTES**
1. MASTER DISPENSER WITH DEF, SEE FUEL DRAWINGS
 2. CONCRETE PAVING, SEE CIVIL AND CANOPY STRUCT. DRAWINGS
 3. TRUCK ISLAND "PYRAMID" BOLLARD
 4. STEEL CANOPY COLUMN, SEE FUEL CANOPY STRUCTURAL DRAWINGS
 5. LANE OF CANOPY ABOVE
 6. MASTER/ SATELLITE/ DEF DISPENSER, SEE FUEL DRAWINGS
 7. NOT USED
 8. 30" HIGH, 3/4" STEEL POST FOR WATER HOSE BY GENERAL CONTRACTOR
 9. YARD HYDRANT - SPEC TBD BY GENERAL CONTRACTOR
 10. FUEL ISLANDS WHERE REQUIRED
 11. PUMP NUMBER BY SIGN VENDOR
 12. FIRE EXTINGUISHER, NFPA 10 RATED FIRE CLASS 2A-20B-C MINIMUM COORDINATE RATINGS AND MOUNTING LOCATIONS WITH LOCAL FIRE PREVENTION AUTHORITY AND CX PM.
 13. VENT RISER, SEE FUEL PIPING PLANS FOR MORE INFORMATION AND COLUMN LOCATION
 14. 3" PVC ROOF DRAIN BY FUEL CANOPY VENDOR
 15. AIR UNIT COMPRESSOR FOR HIGH SPEED DIESEL, REFER TO EQUIPMENT SCHEDULE AND ELECTRICAL PRO MORE INFORMATION

FINISH SCHEDULE

FINISH MATERIAL	
1	ACM PANEL, TEGOCOTE
2	COLUMN FLAG BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	3"x3" STEEL POST, 36" HIGH
5	FUEL PUMP
6	SIGN UNDER SEPARATE PERMIT
7	TRUCK ISLAND PYRAMID
11	AIR UNIT COMPRESSOR FOR HIGH SPEED DIESEL

FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SHERWIN WILLIAMS - SW6238 - GRAYS HARBOR
E	CIRCLE K BLACK
F	BAISOTA SHELL WARMA WHITE

- Note:
1. Colors shown in these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. This finish appears to be limited by signage vendor.
 3. All signs require a separate submittal.
 4. All signs are subject to the final approval with the owner.

rdc.

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Reston, Va 20190
t 703.668.0086
rdcolaborative.com

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PROFESSIONAL SEAL

REVISIONS

Δ	ISSUE	DATE
RD.1		05/18/22

PROFESSIONAL IN CHARGE
XX
PROJECT MANAGER
XX
QUALITY CONTROL
XX
DRAWN BY
XX

PROJECT NAME

CIRCLE K STORES, INC.

1234 STREET ADDRESS
ANYTOWN, US STATE

PROTOCOL # R3.1 05/18/22

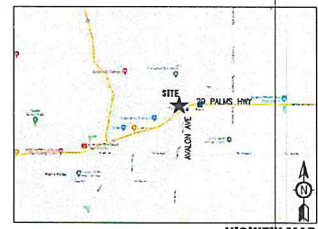
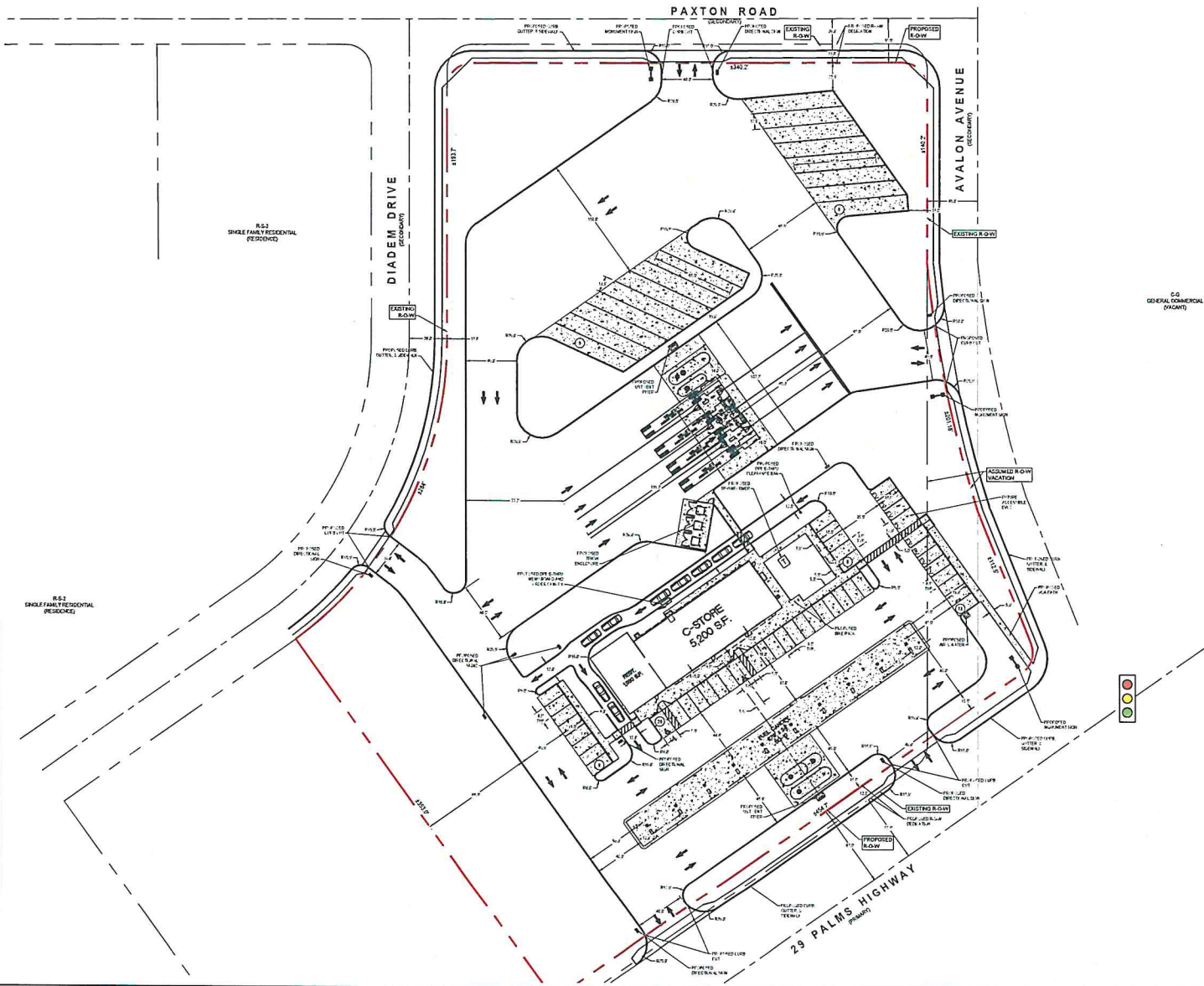


CIRCLE K STORE INC.
PROJECT NUMBER: XXXX

DIESEL CANOPY PLAN AND ELEVATIONS

A2.4

**CIRCLE K STORE
SITE PLAN**
NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



VICINITY MAP

OWNER:
CIRCLE K STORE, INC.
255 E. PARK STREET, SUITE 101
ONTARIO, CALIFORNIA 91764

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
200 EAST G STREET, SUITE 100
ONTARIO, CA 91764
PHONE: (951) 976-1422
CONTACT: WILLIAM SCHNEPPFUSCH

ARCHITECT:
GREENBERG FARRIS
40 DEOPTIC PARK, #100
BAYVIEW CA 90244
PHONE: (415) 240-2400
FAX: (415) 206-4471
CONTACT: D'YAN OLIVER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC 29 PALMS HWY & AVALON AVENUE, YUCCA VALLEY, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 SF. CONVENIENCE STORE, A 1,900 SF. RESTAURANT, A FUEL CANOPY WITH 10 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

ZONING INFORMATION

AIRBORNE ZONING: TOWN OF YUCCA VALLEY, CA
EXISTING ZONING: CG (COMMERCIAL GENERAL)
PROPOSED ZONING: CG (COMMERCIAL GENERAL)
MAX. BLDG HEIGHT ALLOWED: 40' **BLDG HEIGHT PROVIDED:** 25'-0"

SETBACKS:
FRONT: 15'
SIDE: 0', 12' ADJ. TO RESIDENTIAL
REAR: 0', 12' ADJ. TO RESIDENTIAL
STREET: 15'

SITE DATA

PARCEL: APN: 069154-324-0020

CIRCLE K NET SITE AREA	48,444 AC @ 200,705 SF
R.O.W. DEDICATION	43,229 AC @ 8,885 SF
R.O.W. NAVIGATION	47,717 AC @ 11,825 SF
TOTAL CIRCLE K GROSS SITE AREA	48,566 AC @ 304,310 SF

BUILDING AREA

CONVENIENCE STORE BLDG AREA	5,200 SF
RESTAURANT BLDG AREA	1,900 SF
FUEL CANOPY AREA	6,624 SF
HIGH SPEED DIESEL CANOPY AREA	1,248 SF
SITE COVERAGE (BASED ON FLOOR SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS, AND 48,444 AC OF NET CIRCLE K SITE AREA)	45.36% (2,135 SF/AC)

PARKING REQUIREMENTS

PARKING REQUIRED:

RETAIL @ 1 SP/500 SF	21 SF	45 SP
RESTAURANT @ 1 SP/50 SF SEATING AREA	38 SF	24 SP
ACCUM. OF 1,900 SF SEATING AREA: 1,188 SF		

PARKING PROVIDED:

STANDARD PARKING SPACES	42 SP
ACCESSIBLE PARKING SPACES	2 @ 1 SP
TOTAL CIRCLE K PARKING PROVIDED	44 SP
BICYCLE PARKING PROVIDED	3 SP
TRUCK PARKING PROVIDED	17 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



30 Executive Park
Suite 100
Irvine, CA 92614
1.949.296.0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/01/22	PROP CSP-1
11/03/22	PROP CSP-2
11/23/22	PROP CSP-3

PROFESSIONAL SEAL

DATE: _____

PROFESSIONAL IN CHARGE
DIXIE S. COOPER

PROJECT MANAGER
DC

QUALITY CONTROL
CJ

DRAWN BY
CJ

PROJECT NAME
CIRCLE K STORES INC.
YUCCA VALLEY,

CALIFORNIA
NWC 29 PALMS HIGHWAY & AVALON AVENUE

LAND DEVELOPMENT CONSULTANTS, LLC
3209 E. GUASTI RD, #700
ONTARIO, CA 91761



CIRCLE K STORES INC.

PROJECT NUMBER
2021223.0

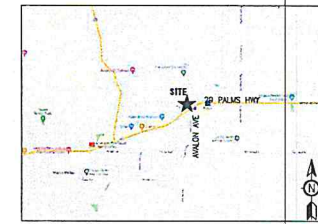
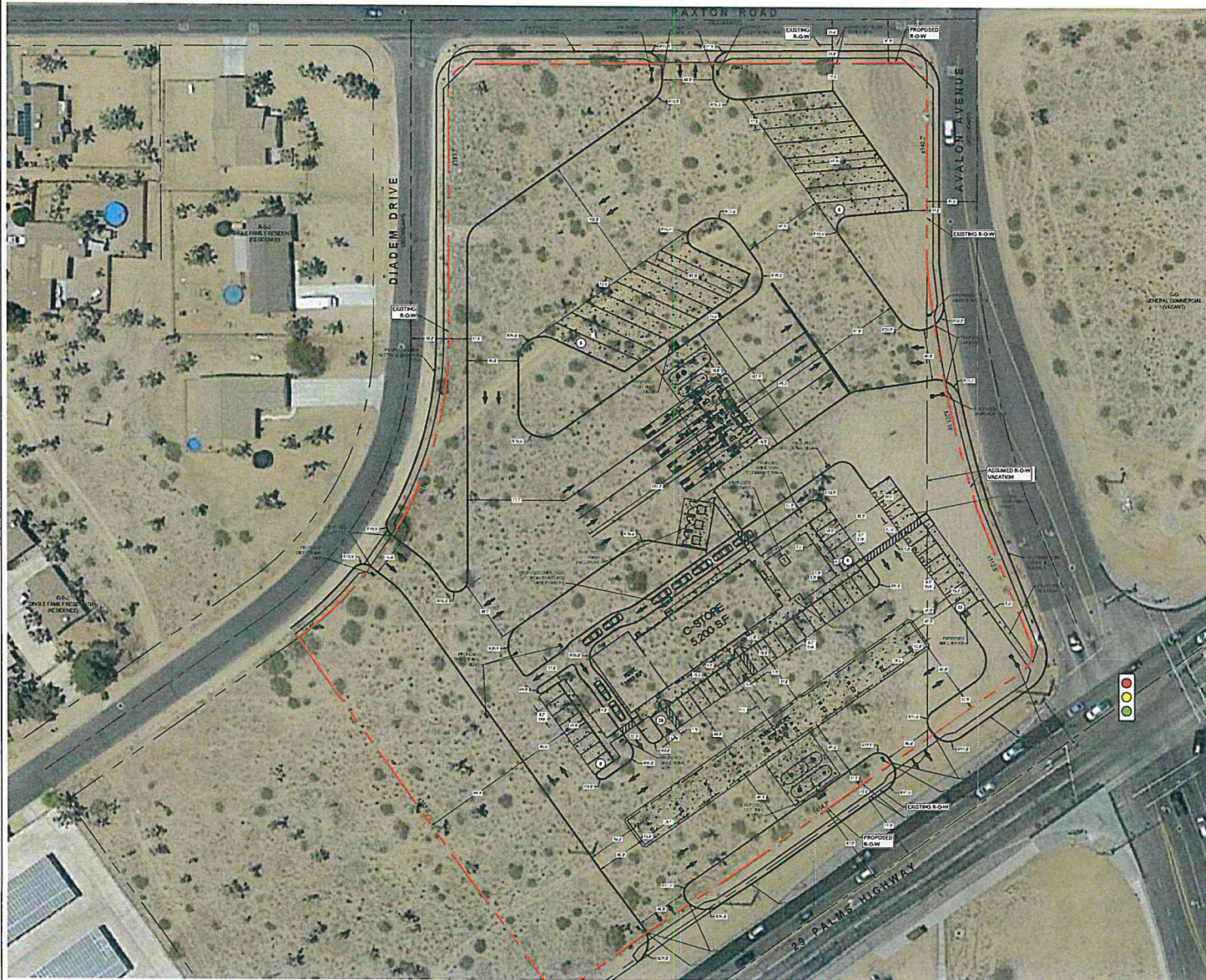
SHEET TITLE
SITE PLAN

SHEET NUMBER

CSP 1.0W
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221229\3111_Proposing 29 Palms & Avalon Ave CSP 3.0.dwg (Last Modified: Nov 23, 2022 - 5:30pm) Plotter: Nov 23, 2022 - 5:32pm by admin

**CIRCLE K STORE
SITE PLAN**
NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



VICINITY MAP

OWNER:
CIRCLE K STORE INC.
25 E. RINK C.N STREET, SUITE 101
FONTANA, CALIFORNIA 92337

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3481 EAST GARDEN ROAD, SUITE 100
FONTANA, CA 92335
PHONE: (951) 244-4422
CONTACT: WILLIAM SCARBOROUGH

ARCHITECT:
GREENING PARTNERS
40 IDEAL DRIVE PARK #1, FEE 10
YUCCA VALLEY, CA 92586
PHONE: (951) 244-4440
FAX: (951) 296-4177
CONTACT: DIONA GULLIFER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC 29 PALMS HWY & AVALON AVENUE, YUCCA VALLEY, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF 45,200 SF. CONVENIENCE STORE, A 1,300 SF. RESTAURANT, A FUEL CANOPY WITH 10 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

ZONING INFORMATION

JURISDICTION: TOWN OF YUCCA VALLEY, CA
EXISTING ZONING: CG (COMMERCIAL GENERAL)
PROPOSED ZONING: CG (COMMERCIAL GENERAL)
MAX. BLDG HEIGHT ALLOWED: 40' **BLDG HEIGHT PROVIDED:** 22' 0"
SETBACKS:
FRONT: 15'
SIDE: 0, 10' ADD TO RESIDENTIAL
REAR: 0, 10' ADD TO RESIDENTIAL
STREET: 10'

SITE DATA

PARCEL: APN: 060354201-0000
CIRCLE K NET SITE AREA: 45,444 AC (4 202,729 SF)
R-O-W DESIGNATION: 45,229 AC (4 8,105 SF)
R-O-W VACATION: 45,311 AC (4 13,520 SF)
TOTAL CIRCLE K GROSS SITE AREA: 45,444 AC (4 202,729 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	5,200 SF
RESTAURANT BLDG AREA	1,300 SF
FUEL CANOPY AREA	6,624 SF
HIGH SPEED DIESEL CANOPY AREA	1,248 SF
SITE COVERAGE (BASED ON 15,052 SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS; AND 45,444 AC OF NET CIRCLE K SITE AREA)	45.34% (4 13,535 SF/AC)

PARKING REQUIREMENTS

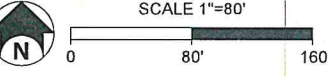
PARKING REQUIRED:
RETAIL @ 1,500 SF: 21 SP | 45 SP
RESTAURANT @ 1,300 SF SEATING AREA: 24 SP | 45 SP
(ASSUME 60% OF 1,300 SF SEATING AREA)

PARKING PROVIDED:
STANDARD PARKING SPACES: 43 SP
ACCESSIBLE PARKING SPACES: 2 + 1 SP
TOTAL CIRCLE K PARKING PROVIDED: 45 SP

BIKE PARKING PROVIDED: 2 SP
TRUCK PARKING PROVIDED: 17 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



30 Executive Park
Suite 100
Irvine, CA 92614
t 949 236 0450

ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/07/22	PREP CSP-1
11/03/22	PREP CSP-2
11/03/22	PREP CSP-3

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DIONA GULLIFER
PROJECT MANAGER
DIONA GULLIFER
DRAWN BY
DIONA GULLIFER

PROJECT NAME
CIRCLE K STORES INC.
YUCCA VALLEY, CALIFORNIA
NWC 29 PALMS HIGHWAY & AVALON AVENUE



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



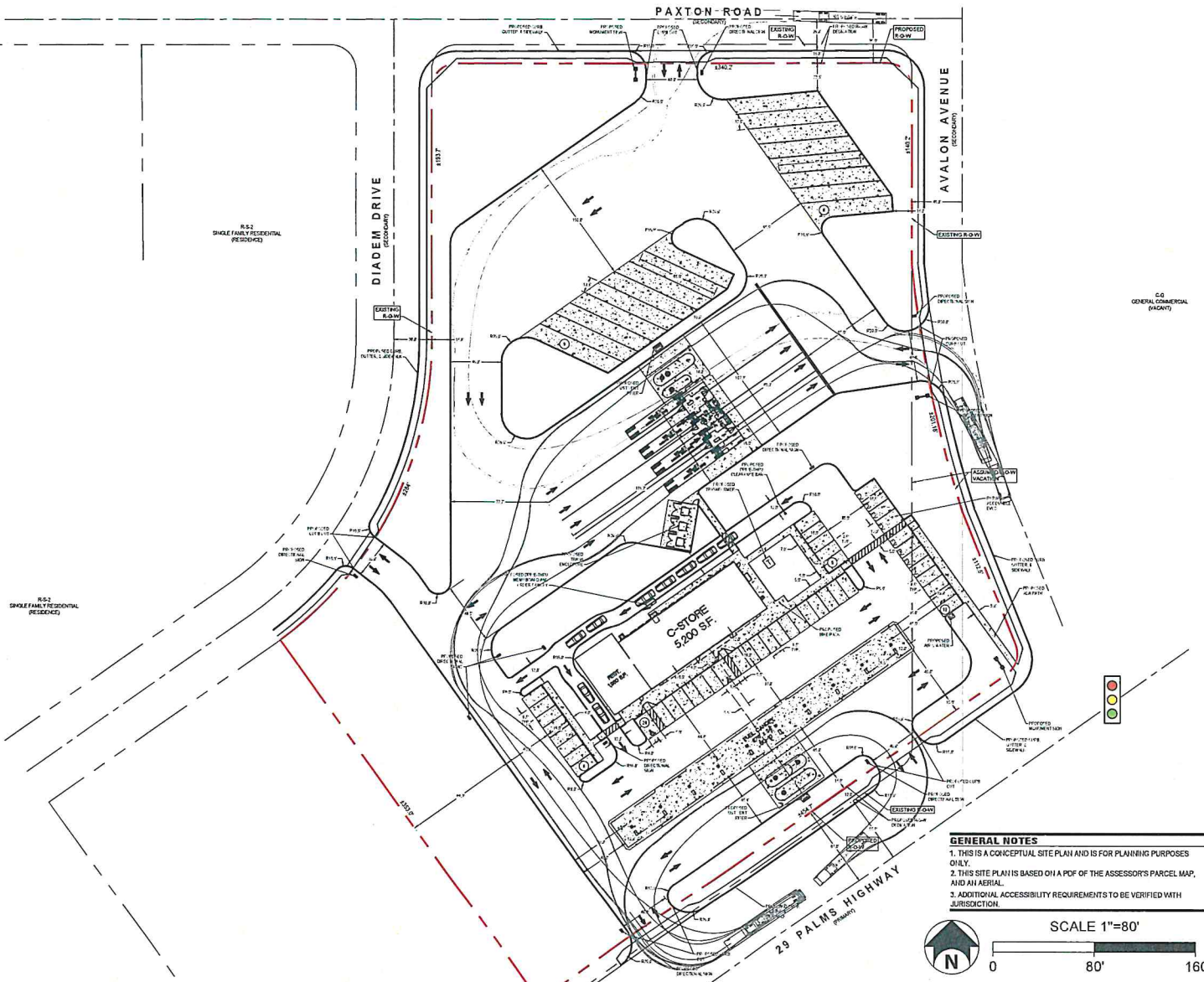
CIRCLE K STORES INC.

PROJECT NUMBER
20212233
SHEET TITLE
SITE PLAN

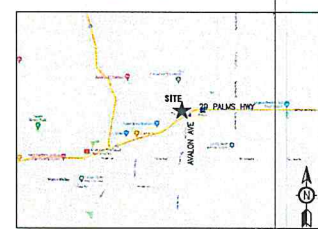
SHEET NUMBER
CSP 1.0A
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221222\111_Proposals\SP-1\2022_Plan\Yucca Valley [NWC 29 Palms & Avalon Ave] CSP 20.0mg Level Modified: Nov 23, 2022 - 5:30pm Printed on: Nov 23, 2022 - 5:45pm by ralong

**CIRCLE K STORE
SITE PLAN**
NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



- GENERAL NOTES**
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
 2. THIS SITE PLAN IS BASED ON A POF OF THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.
 3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



OWNER: CIRCLE K STORE INC.
255 E. FINE CREEK STREET, SUITE 101
CANTON, CALIFORNIA 92514

OWNER REPRESENTATIVE: LAND DEVELOPMENT CONSULTANTS, LLC
3081 EAST CALVERT ROAD, SUITE 700
CANTON, CA 92514
PHONE: (951) 494-4490
FAX: (951) 296-1477
CONTACT: WILLIAM D'ARBITER

ARCHITECT: GREENBERG FARRIN
40 DEER CREEK PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 261-4490
FAX: (949) 261-4477
CONTACT: D'ARBITER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC 29 PALMS HWY & AVALON AVENUE, YUCCA VALLEY, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,800 S.F. RESTAURANT, A FUEL CANOPY WITH 18 PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

ZONING INFORMATION

JURISDICTION: TOWN OF YUCCA VALLEY, CA
EXISTING ZONING: CG (COMMERCIAL GENERAL)
PROPOSED ZONING: CG (COMMERCIAL GENERAL)
MAX. BUILDING HEIGHT ALLOWED: 40'
BUILDING HEIGHT PROPOSED: 27'-0"

SETBACKS:
FRONT: 15'
SIDE: 0', 10' ADJ. TO RESIDENTIAL
REAR: 0', 10' ADJ. TO RESIDENTIAL
STREET: 15'

SITE DATA

APN: 900-154-301-0000

PARCEL:

CIRCLE K NET SITE AREA	48,444 AC (±) 290,705 SF
ROW DEDICATION	10,220 AC (±) 639,950 SF
ROW VACATION	10,313 AC (±) 647,620 SF
TOTAL CIRCLE K GROSS SITE AREA	48,566 AC (±) 300,310 SF

BUILDING AREA

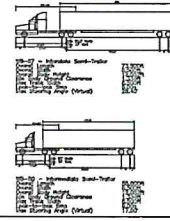
CONVENIENCE STORE BLDG AREA	5,200 SF
RESTAURANT BLDG AREA	1,800 SF
FUEL CANOPY AREA	6,624 SF
HIGH SPEED DIESEL CANOPY AREA	1,248 SF
SITE COVERAGE (BASED ON 15,992 SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS AND 48,444 AC OF NET CIRCLE K SITE AREA)	45.36% (±) 3,335 SF (AC)

PARKING REQUIREMENTS

PARKING REQUIRED:		
RETAIL @ 1.0 SP/100 SF	21 SP	45 SP
RESTAURANT @ 1.0 SP/50 SF SEATING AREA ASSUME 60% OF 1,300 SF SEATING AREA, 1,180 SF	24 SP	

PARKING PROVIDED:

STANDARD PARKING SPACES	42 SP
ACCESSIBLE PARKING SPACES	2 + 1 SP
TOTAL CIRCLE K PARKING PROVIDED	45 SP
BICYCLE PARKING PROVIDED	2 SP
TRUCK PARKING PROVIDED	17 SP



ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/01/22	PREP CP-1
11/13/22	PREP CP-2
11/23/22	PREP CP-3

PROFESSIONAL SEAL

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC 29 PALMS HWY & AVALON AVENUE, YUCCA VALLEY, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,800 S.F. RESTAURANT, A FUEL CANOPY WITH 18 PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

PROFESSIONAL IN CHARGE: W. S. COOPER
PROJECT MANAGER: [Blank]

DRAWN BY: [Blank]

PROJECT NAME: CIRCLE K STORES INC.
YUCCA VALLEY, CALIFORNIA
NWC 29 PALMS HIGHWAY & AVALON AVENUE

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

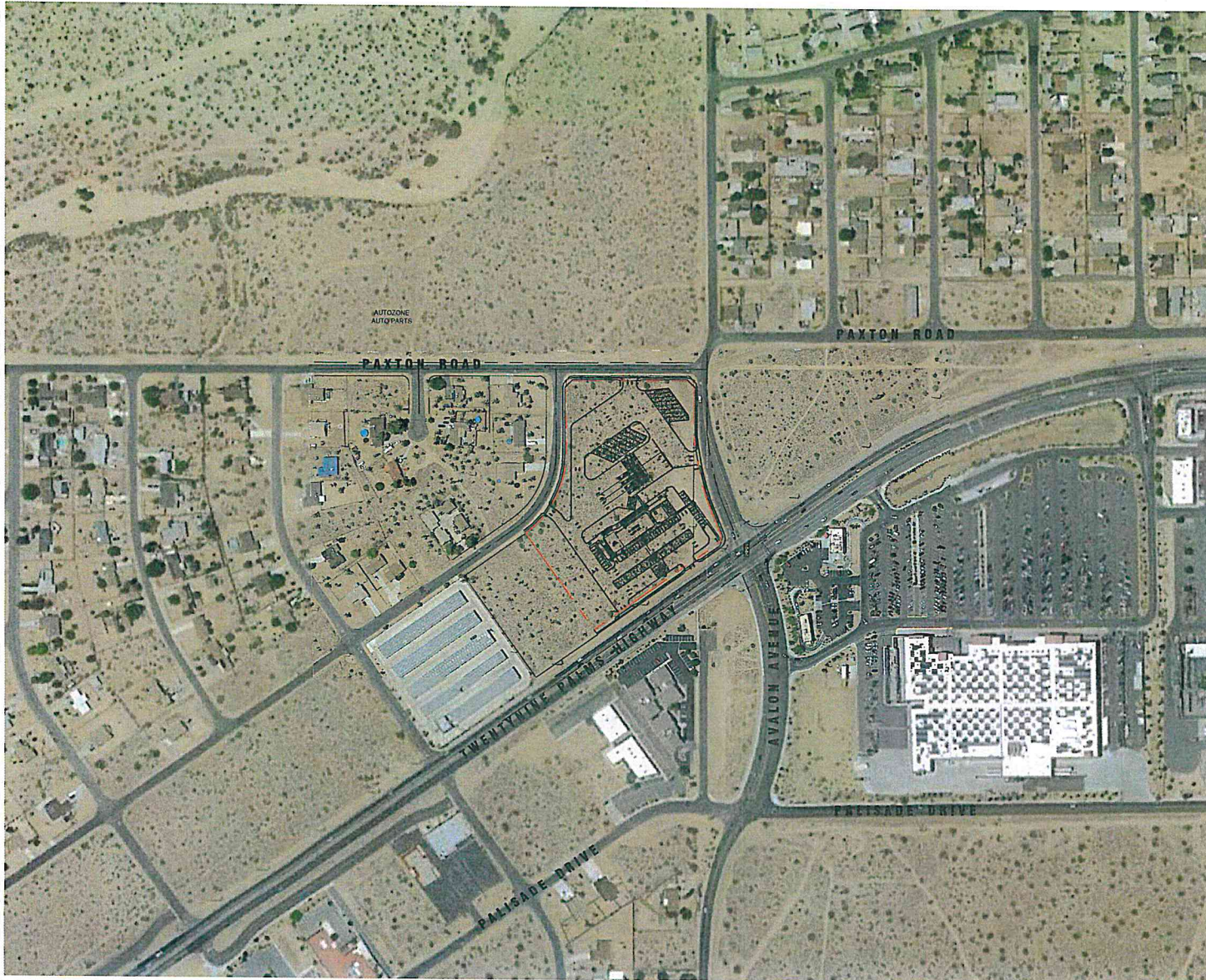


PROJECT NUMBER: 202212310
SHEET TITLE: SITE PLAN

SHEET NUMBER: CSP 1.0T
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221231011_Proposing_Sp-1.0T_Rev\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP 1.0.dwg Last Modified: Nov 23, 2022 - 5:10pm Plotted on: Nov 23, 2022 - 5:10pm by dding

**CIRCLE K STORE
SITE PLAN**
NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



VICINITY MAP

OWNER: CIRCLE K STORE INC.
355 E. PARK STREET, SUITE 101
ONTARIO, CALIFORNIA 91731

OWNER REPRESENTATIVE: LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. QUASTI ROAD, SUITE 100
ONTARIO, CA 91731
PHONE: 951-849-7400
CONTACT: WILLIAM D'ARBITTO, P.E.

ARCHITECT: GREENBERG FARR JW
A EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: 949-261-4400
FAX: 949-261-4711
CONTACT: D'ARBITTO, P.E.

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC 29 PALMS HWY & AVALON AVENUE, YUCCA VALLEY, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,500 SF. CONVENIENCE STORE & A 1,800 SF. RESTAURANT, A FUEL CANOPY WITH 10 FUEL PUMPS AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

ZONING INFORMATION

JURISDICTION: TOWN OF YUCCA VALLEY, CA
EXISTING ZONING: CG (COMMERCIAL GENERAL)
PROPOSED ZONING: CG (COMMERCIAL GENERAL)
MAX. BLDG HEIGHT ALLOWED: 40' **BLDG HEIGHT PROVIDED:** 27'-0"
SETBACKS:
FRONT: 15'
SIDE: 0, 10' ADJ TO RESIDENTIAL
REAR: 0, 10' ADJ TO RESIDENTIAL
STREET: 15'

SITE DATA

PARCEL: A7N 000154-301-0000

CIRCLE K NET SITE AREA: 18,444 AC (±) 280,705 SF
ROAD DEDICATION: 40,220 AC (±) 8,390,000 SF
BLDG VACANTION: 40,213 AC (±) 17,470,000 SF
TOTAL CIRCLE K GROSS SITE AREA: 18,589 AC (±) 354,310 SF

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,500 SF
RESTAURANT BLDG AREA: 1,800 SF
FUEL CANOPY AREA: 6,244 SF
HIGH SPEED DIESEL CANOPY AREA: 1,248 SF
SITE COVERAGE: 41.30% (±) 335 SF (AC)
(BASED ON 15,002 SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS AND 48,444 AC OF NET CIRCLE K SITE AREA)

PARKING REQUIREMENTS

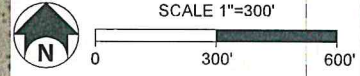
PARKING REQUIRED:
RETAIL @ 1,000 SF: 21 SP (±) 45 SP
RESTAURANT @ 1,000 SF SEATING AREA: 24 SP (±)
ASSUME 60% OF 1,900 SF SEATING AREA: 1,180 SF

PARKING PROVIDED:
STANDARD PARKING SPACES: 42 SP
ACCESSIBLE PARKING SPACES: 2 ± 1 SP
TOTAL CIRCLE K PARKING PROVIDED: 45 SP

BICYCLE PARKING PROVIDED: 2 SP
TRUCK PARKING PROVIDED: 17 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/03/22	PROP. CSP-1
11/13/22	PROP. CSP-2
11/23/22	PROP. CSP-3

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
WILLIAM D'ARBITTO, P.E.
PROJECT MANAGER
D'ARBITTO, P.E.
QUALITY CONTROL
D'ARBITTO, P.E.
DRAWN BY
D'ARBITTO, P.E.

PROJECT NAME
CIRCLE K STORES INC.
YUCCA VALLEY,
CALIFORNIA
NWC 29 PALMS HIGHWAY
& AVALON AVENUE



CIRCLE K STORES INC.

PROJECT NUMBER
202212210
SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 1.0
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\202212210\111_Proposing_Sp-1\Draw_Plan\Visual_Matry (NWC 29 Palms & Avalon Hwy) CSP_30.dwg Last Modified: Nov 23, 2022 - 5:46pm Modified by: Nov 23, 2022 - 5:46pm Modified by: dms