

CIRCLE K STORE SITE PLAN

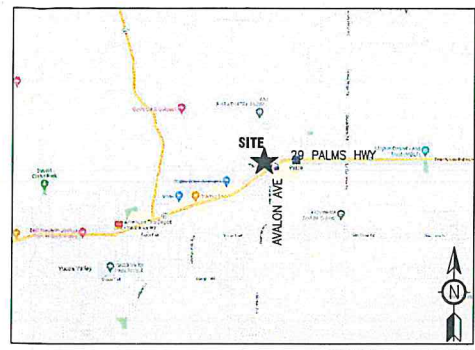
NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA

PAXTON ROAD

AVALON AVENUE
(SECONDARY)

DIADEM DRIVE
(SECONDARY)

29 PALMS HIGHWAY
(PRIMARY)



VICINTY MAP

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

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST QUASTI 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: 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 1,980 S.F. 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:** 23'-0"
SETBACKS:
FRONT: 15'
SIDE: 0', 10' ADJ TO RESIDENTIAL
REAR: 0', 10' ADJ TO RESIDENTIAL
STREET: 15'

SITE DATA

PARCEL: APN 060-154-301-0000

CIRCLE K NET SITE AREA: ±6,444 AC (± 280,705 SF)
R-O-W DEDICATION: ±0,229 AC (± 9,955 SF)
R-O-W VACATION: ±0,313 AC (± 13,620 SF)
TOTAL CIRCLE K GROSS SITE AREA: ±6,898 AC (± 304,310 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,200 SF
RESTAURANT BLDG AREA: 1,980 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 ±6,444 AC OF NET CIRCLE K SITE AREA): ±5.36% (±2,335 SF/AC)

PARKING REQUIREMENTS

PARKING REQUIRED:
RETAIL @ 1 SP/250 SF: 21 SP
RESTAURANT @ 1 SP/150 SF SEATING AREA: 13 SP
ASSUME 60% OF 1,980 IS SEATING AREA: 1,188 SF

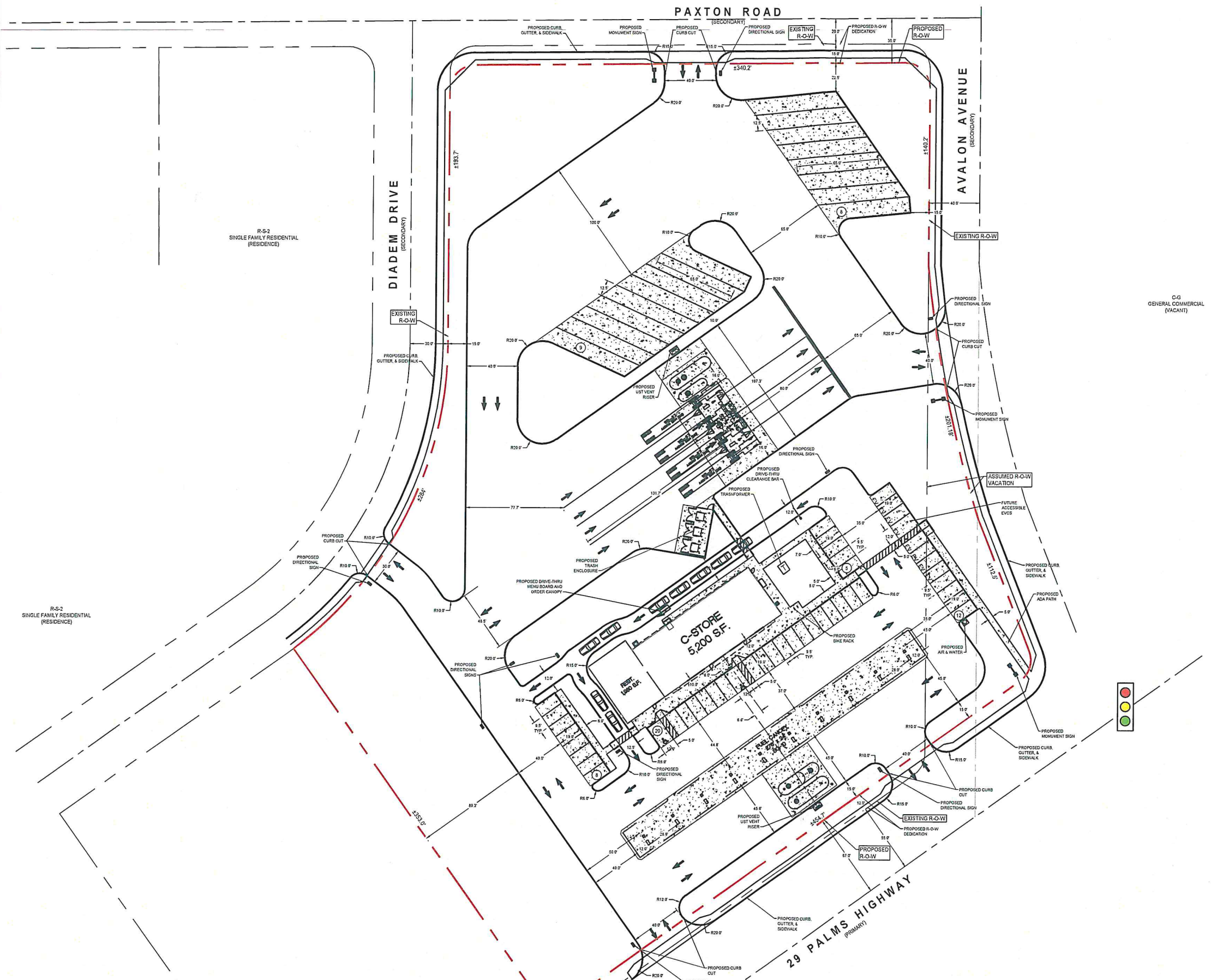
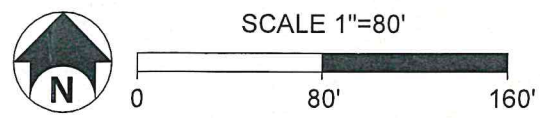
PARKING PROVIDED

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.



30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

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

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
CD

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



CIRCLE K STORES INC.

PROJECT NUMBER
20221223.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

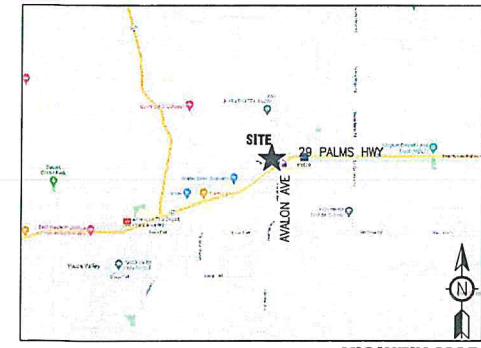
CSP 1.0W

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221223\0\111 Preparing SP-1\Site Plan\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP_3.0.dwg Last Modified: Nov 23, 2022 5:32pm by cdoug

CIRCLE K STORE SITE PLAN

NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



GF

30 Executive Park
Suite 100
Irvine, CA 92614
t 949 296 0450

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ISSUE/REVISION RECORD

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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 1,890 S.F. RESTAURANT, A FUEL CANOPY WITH 10 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 3 PUMPS

ZONING INFORMATION

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EXISTING ZONING: CG (COMMERCIAL GENERAL)
PROPOSED ZONING: CG (COMMERCIAL GENERAL)
MAX. BLDG HEIGHT ALLOWED: 40' **BLDG HEIGHT PROVIDED:** 23'-0"

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

SITE DATA

PARCEL: APN 060-154-301-0000

CIRCLE K NET SITE AREA: ±6.44 AC (± 280,705 SF)
R-O-W DEDICATION: ±0.229 AC (± 9,985 SF)
R-O-W VACATION: ±0.313 AC (± 13,620 SF)
TOTAL CIRCLE K GROSS SITE AREA: ±6.986 AC (± 304,310 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	5,200 SF
RESTAURANT BLDG AREA	1,890 SF
FUEL CANOPY AREA	6,624 SF
HIGH SPEED DIESEL CANOPY AREA	1,248 SF

SITE COVERAGE: ±5.36% (±2,335 SF/AC)
BASED ON 15,662 SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS, AND ±6.44 AC OF NET CIRCLE K SITE AREA

PARKING REQUIREMENTS

RETAIL @ 1 SP/250 SF	21 SP	45 SP
RESTAURANT @ 1 SP/50 SF SEATING AREA ASSUME 60% OF 1,890 SF SEATING AREA 1,188 SF	24 SP	

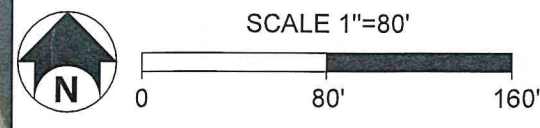
PARKING PROVIDED

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

BICYCLE PARKING PROVIDED: 2 SP
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GENERAL NOTES

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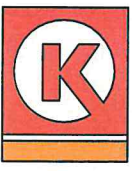
PROFESSIONAL SEAL

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

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



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



CIRCLE K STORES INC.

PROJECT NUMBER
20221223.0

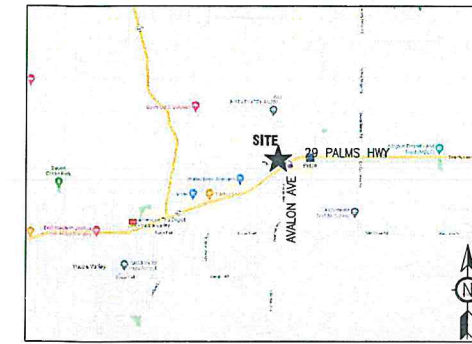
SHEET TITLE
SITE PLAN

SHEET NUMBER

CSP 1.0A
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221223\211 Preparing SP-1\Site Plan\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP 3.0.dwg Last Modified: Nov 23, 2022 - 5:50pm Plotted on: Nov 23, 2022 - 5:44pm by cdmg

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



VICINTY MAP

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

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3281 EAST GUASTI ROAD, SUITE 700
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PHONE: (909) 974-8422
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ARCHITECT :
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PARKING REQUIREMENTS

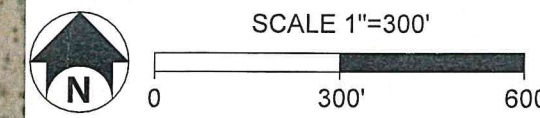
PARKING REQUIRED:
RETAIL @ 1 SP/250 SF: 21 SP } 45 SP
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11/01/22	PREP CSP-1
11/13/22	PREP CSP-2
11/23/22	PREP CSP-3

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
CD

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



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



CIRCLE K STORES INC.

PROJECT NUMBER
20221223.0

SHEET TITLE
SITE PLAN

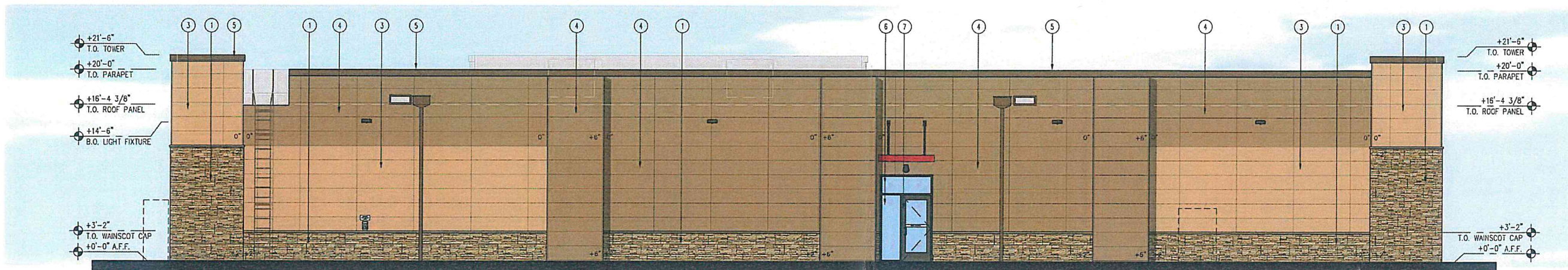
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CSP 1.0
NOT ISSUED FOR CONSTRUCTION

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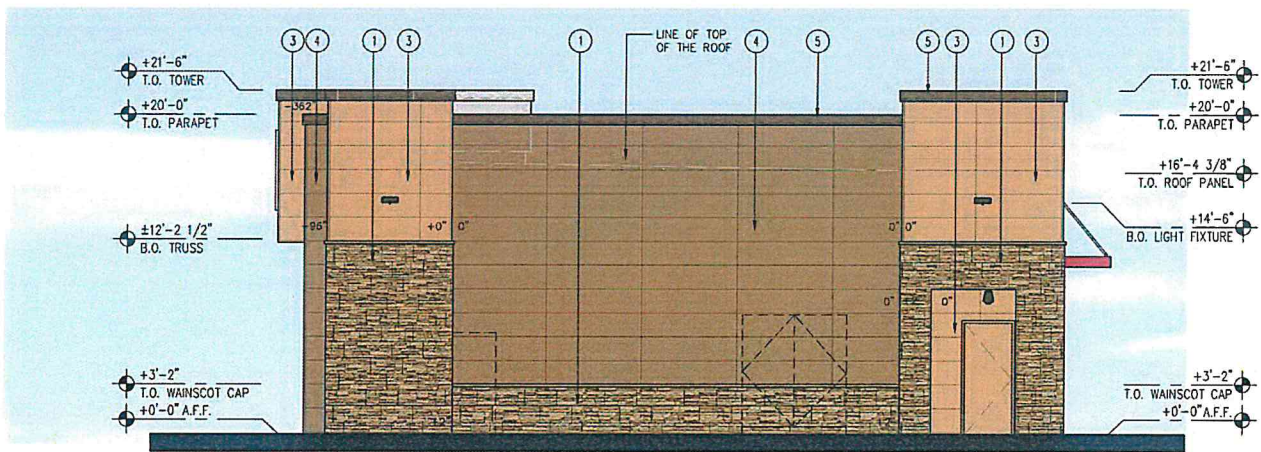


FRONT ELEVATION (WEST)



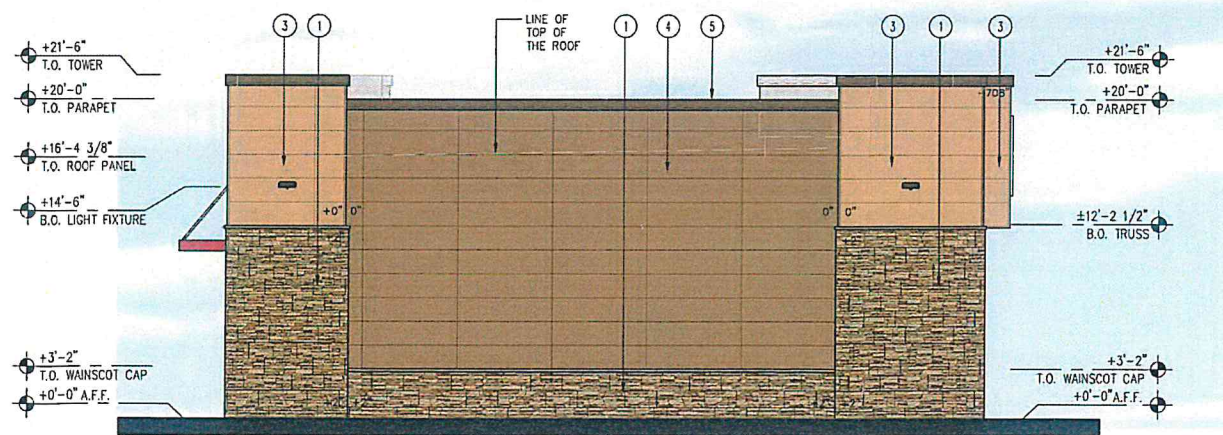
BACK ELEVATION (EAST)

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



SIDE ELEVATION (SOUTH)

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



SIDE ELEVATION (NORTH)

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

MATERIALS AND COLOR LEGEND



rdc.

11921 Freedom Drive #1110
Reston, Va 20190
t 703.668.0086
rdcollaborative.com

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REVISION	ISSUE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

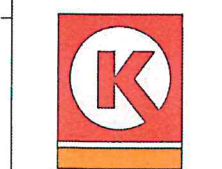
QUALITY CONTROL

DRAWN BY

PROJECT NAME
CIRCLE K STORES INC.

ANYTOWN STATE, USA

12345 MAIN STREET ANYTOWN, USA 55555



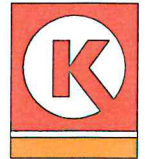
CIRCLE K STORES INC.

PROJECT NUMBER
XXXXX

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1



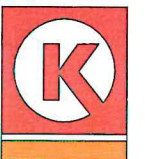
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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 ARCH PROF IN CHARGE
PROJECT MANAGER
 ARCH PM
QUALITY CONTROL
 ARCH QC
DRAWN BY
 ARCH DRAWN

PROJECT NAME
CIRCLE K STORES INC.
5200ER CMU
CITY
US STATE

ADDRESS_LINE_1
ADDRESS_LINE_2
ADDRESS_LINE_3



CIRCLE K STORES INC.

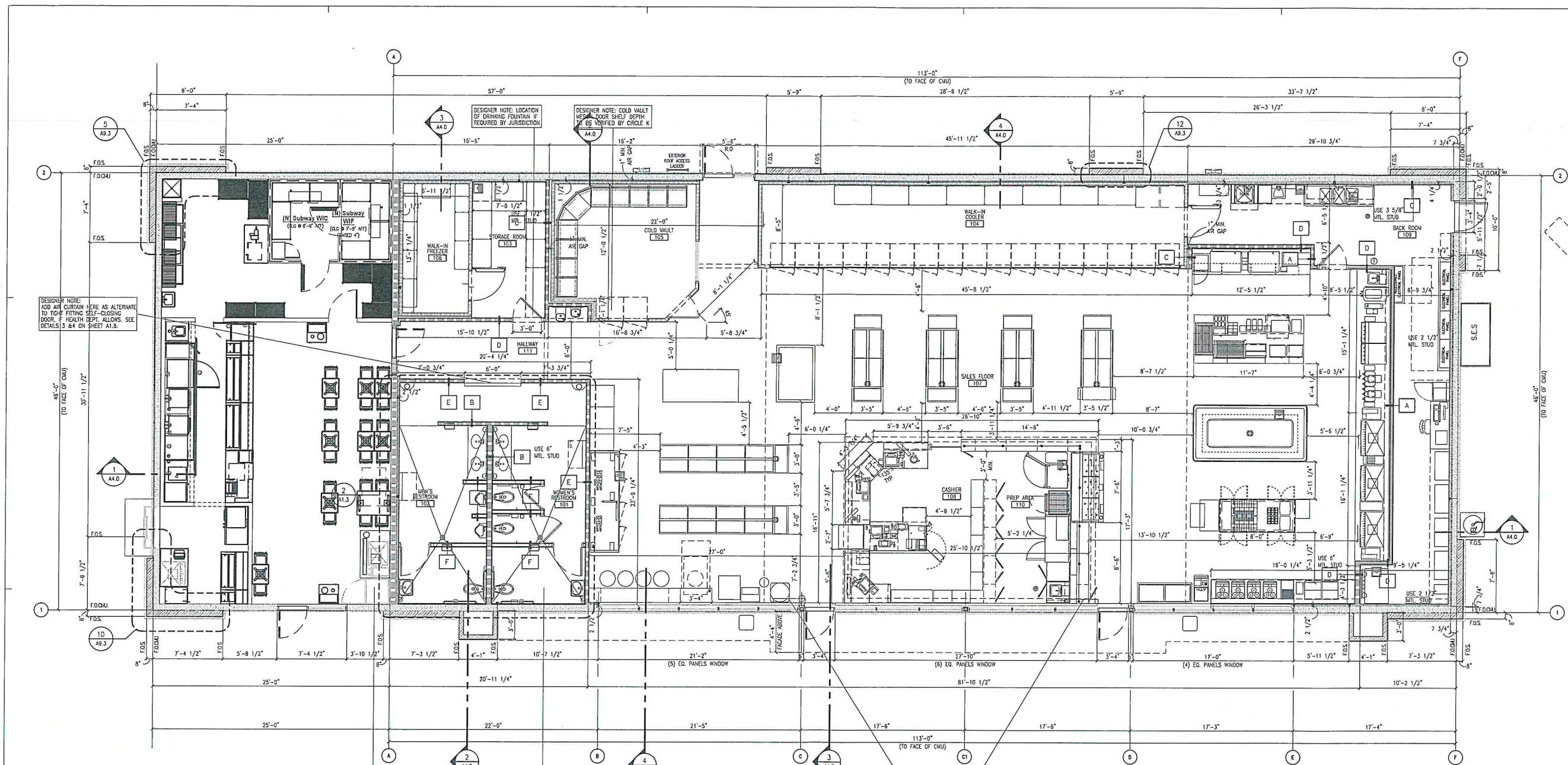
PROJECT NUMBER

SHEET TITLE
DIMENSIONED FLOOR PLAN,
WALL TYPES AND
ENLARGED RESTROOM

SHEET NUMBER

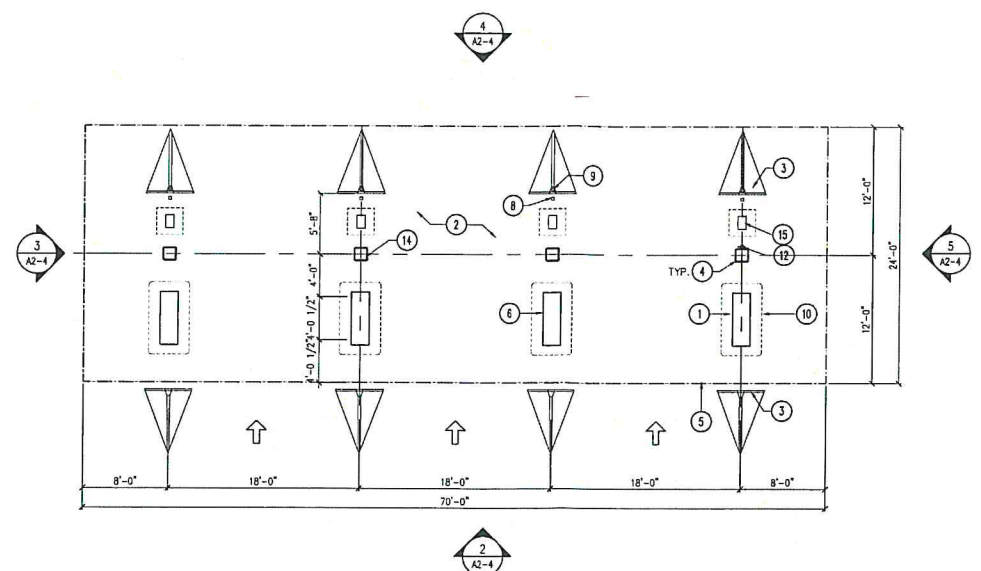
A1.3

5200ER CMU NATIONAL PROTOTYPE - REV. 2

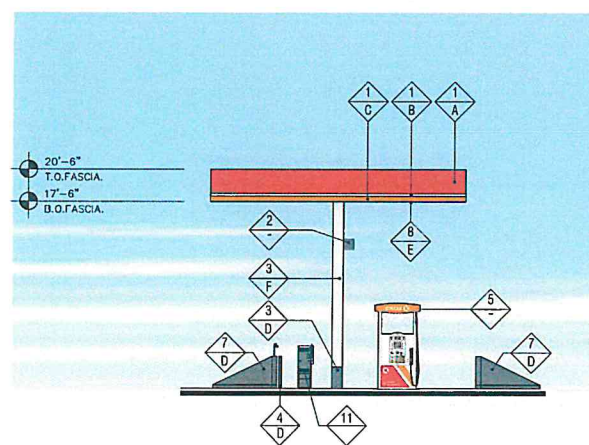


1 DIMENSIONED FLOOR PLAN
 SCALE: 3/16" = 1'-0"

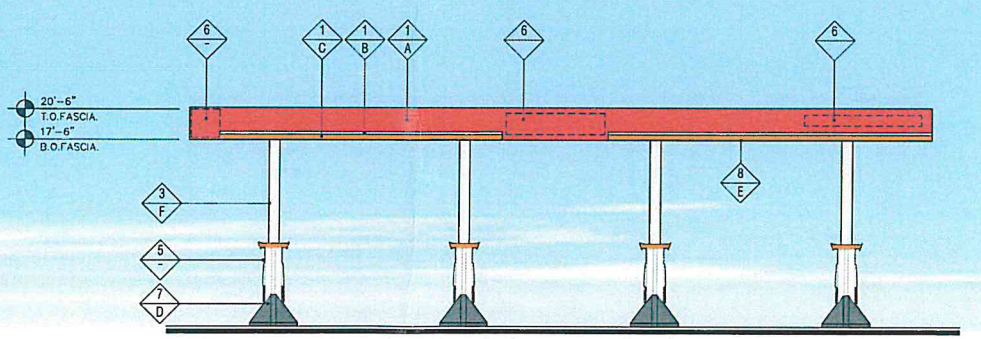




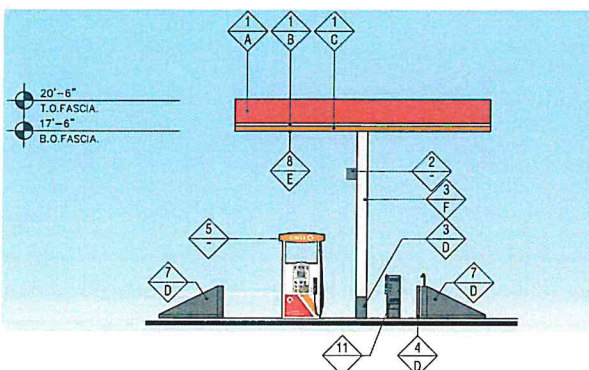
1 DIESEL CANOPY PLAN
SCALE: 1/8" = 1'-0"



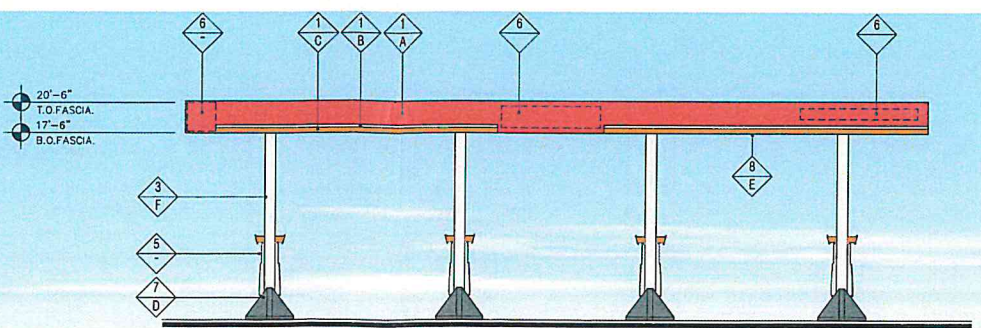
3 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



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** (X)
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. LINE OF CANOPY ABOVE
 6. MASTER/ SATELLITE/ DEF DISPENSER, SEE FUEL DRAWINGS
 7. NOT USED
 8. 36" HIGH, 3"x3" 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 CK 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 FRO MORE INFORMATION

FINISH SCHEDULE

FINISH MATERIAL	
1	ACM PANEL "TEX-COTE"
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	3" x 3" STEEL POST, 36" HIGH
5	FUEL PUMP
6	SIGN UNDER SEPARATE PERMIT
7	TRUCK ISLAND PYRAMID
8	PRE-FINISHED METAL CANOPY SOFFIT
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 - SW6236 - GRAYS HARBOR
E	CIRCLE K BLACK
F	RAL9016 SHELL WARM WHITE

- Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples
 2. The fascia panels are pre-finished by signage vendor
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia

rdc.

11921 Freedom Drive #1110
Reston, Va 20190
t 703.668.0086
rdcollaborative.com

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PROFESSIONAL SEAL

REVISIONS

Δ ISSUE	DATE
R3.1	05/18/22

PROFESSIONAL IN CHARGE
XX

PROJECT MANAGER
XX

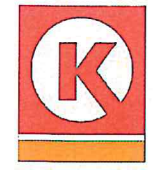
QUALITY CONTROL
XX

DRAWN BY
XX

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