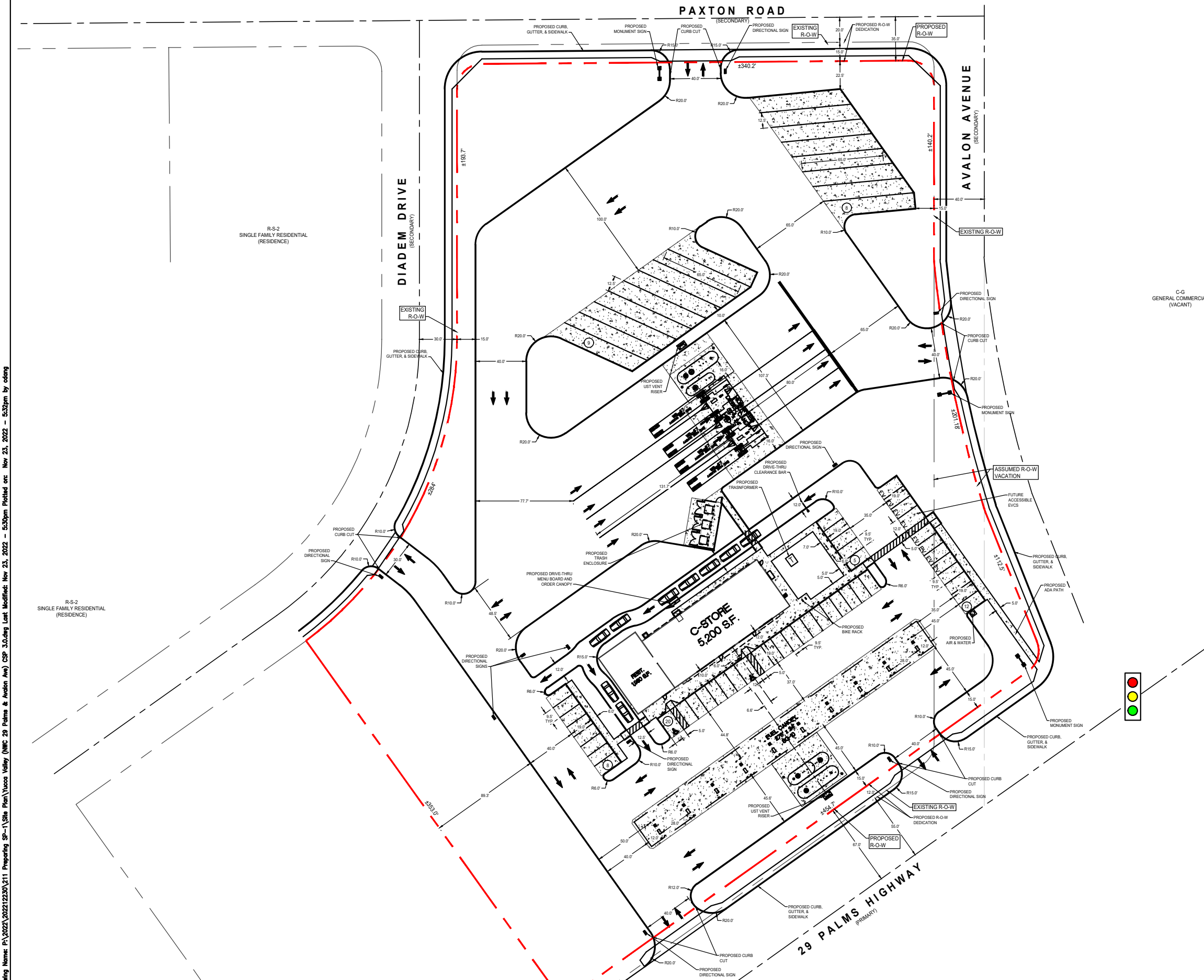


# CIRCLE K STORE SITE PLAN

NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



**VICINITY MAP**

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

**OWNER REPRESENTATIVE:**  
LAND DEVELOPMENT CONSULTANTS, LLC  
3281 E. 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 (± 9,985 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

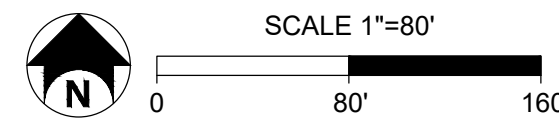
CONVENIENCE STORE BLDG AREA	5,200 SF
RESTAURANT BLDG AREA	1,980 SF
FUEL CANOPY AREA	6,624 SF
HIGH SPEED DIESEL CANOPY AREA	1,248 SF
<b>SITE COVERAGE</b> (BASED ON 15,052 SF OF C-STORE BLDG, RESTAURANT BLDG, FUEL DIESEL CANOPY, AND HIGH SPEED DIESEL CANOPY AREAS, AND ±6.444 AC OF NET CIRCLE K SITE AREA)	±5.36% (±2,335 SF/AC)

### PARKING REQUIREMENTS

<b>PARKING REQUIRED</b>		
RETAIL @ 1 SP/250 SF	21 SP	45 SP
RESTAURANT @ 1 SP/50 SF SEATING AREA ASSUME 60% OF 1,980 IS SEATING AREA: 1,188 SF	24 SP	
<b>PARKING PROVIDED</b>		
STANDARD PARKING SPACES	42 SP	
ACCESSIBLE PARKING SPACES	2 + 1 SP	
<b>TOTAL CIRCLE K PARKING PROVIDED</b>	<b>45 SP</b>	
<b>BICYCLE PARKING PROVIDED:</b>	2 SP	
<b>TRUCK PARKING PROVIDED:</b>	17 SP	

### GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A PDF OF THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.
- 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**

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**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

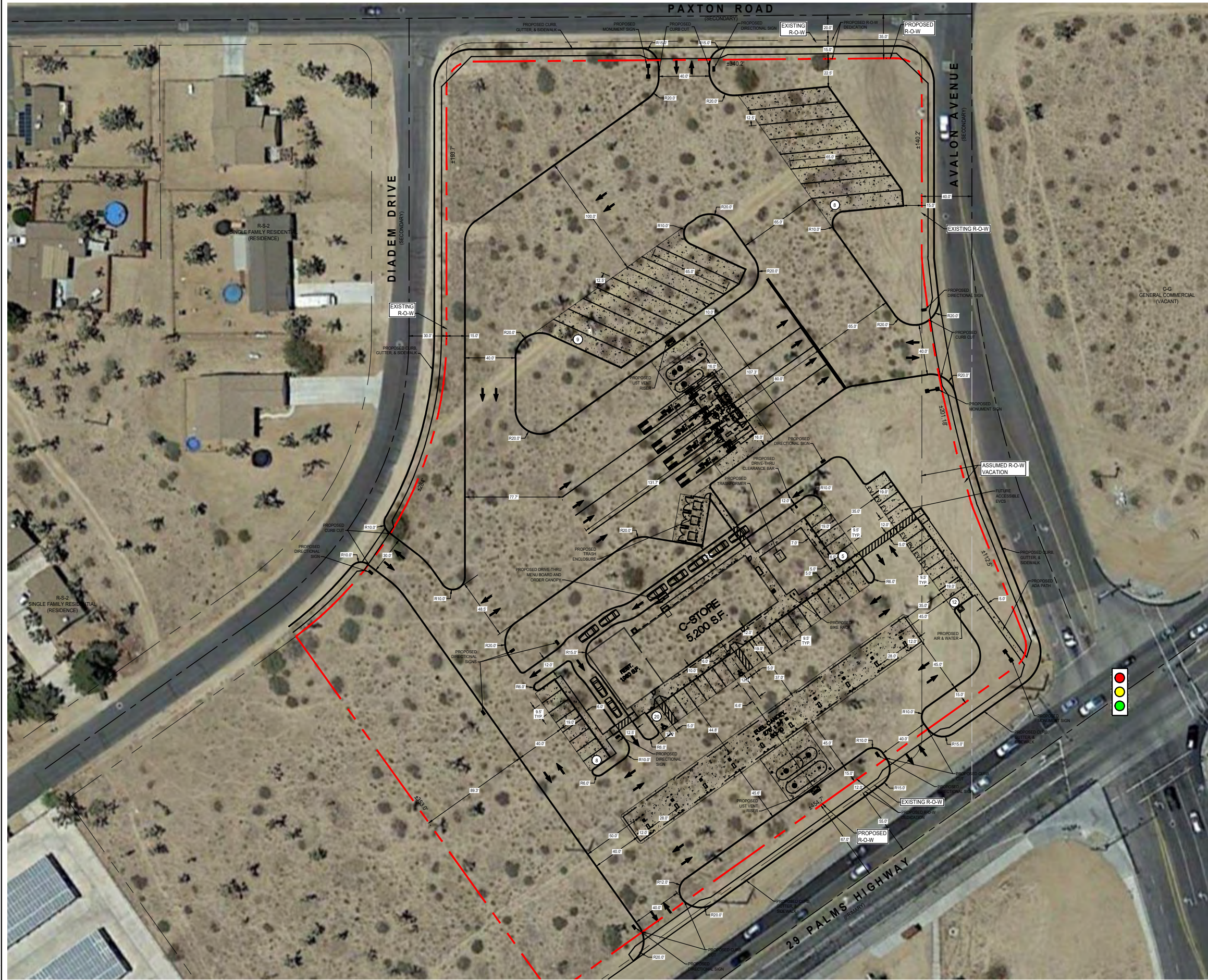
**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**

**CSP 1.0W**  
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221223\211 Preparing SP-1\Site Plan\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP 3.0.dwg Last Modified: Nov 23, 2022 - 5:30pm Plotted on: Nov 23, 2022 - 5:32pm by cdmg

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



**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  
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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 (± 9,985 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: 1,980 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)

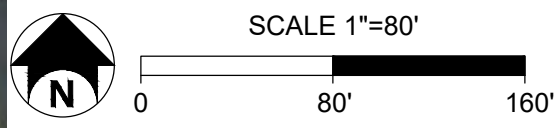
**PARKING REQUIREMENTS**

PARKING REQUIRED:  
RETAIL @ 1 SP/250 SF: 21 SP } 45 SP  
RESTAURANT @ 1 SP/50 SF SEATING AREA: 24 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**

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- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



**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 1.0A

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2022\20221223\0111 Preparing SP-1\Site Plan\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP 3.0.dwg Last Modified: Nov 23, 2022 - 5:44pm Plotted on: Nov 23, 2022 - 5:44pm by cdmg

# 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**

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

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

**OWNER REPRESENTATIVE:**  
LAND DEVELOPMENT CONSULTANTS, LLC  
3281 E. 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 (± 9,985 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**

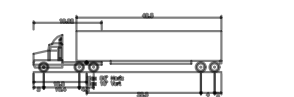
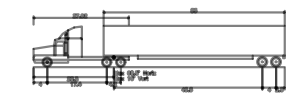
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**PARKING REQUIREMENTS**

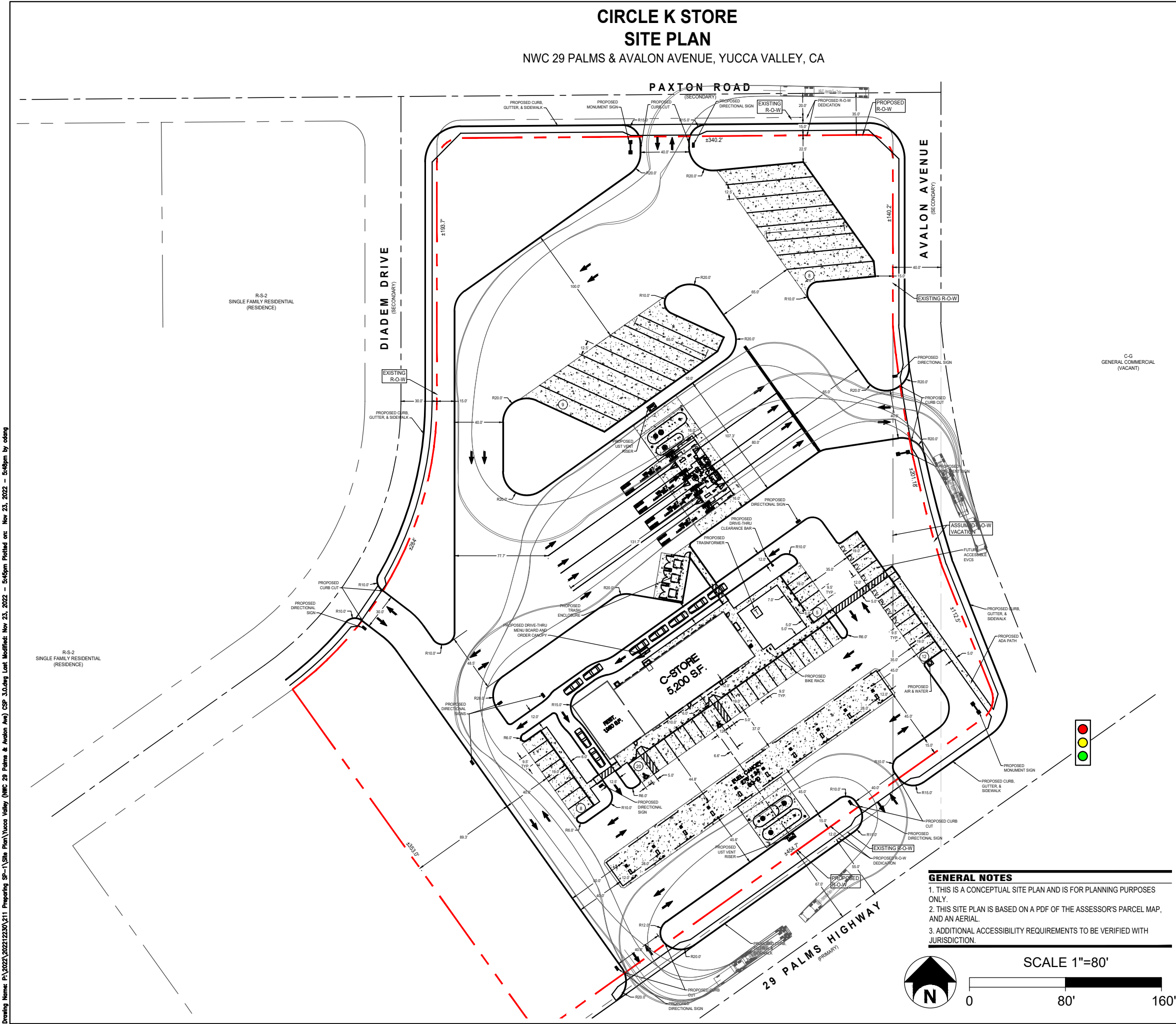
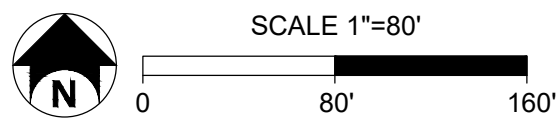
PARKING REQUIRED  
RETAIL @ 1 SP/250 SF 21 SP } 45 SP  
RESTAURANT @ 1 SP/50 SF SEATING AREA }  
ASSUME 60% OF 1,980 IS SEATING AREA: 1,188 SF } 24 SP

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  
TRUCK PARKING PROVIDED: 17 SP



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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 - 5:48pm Plotted on: Nov 23, 2022 - 5:48pm by cdang

**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 1.0T**

NOT ISSUED FOR CONSTRUCTION

# CIRCLE K STORE SITE PLAN

NWC 29 PALMS & AVALON AVENUE, YUCCA VALLEY, CA



**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  
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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

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**BUILDING AREA**

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**PARKING REQUIREMENTS**

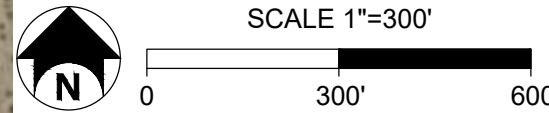
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**ISSUE/REVISION RECORD**

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 1.0**

NOT ISSUED FOR CONSTRUCTION

Drawing Name: F:\2022\20221223\0111 Preparing SP-1\Site Plan\Yucca Valley (NWC 29 Palms & Avalon Ave) CSP 3.0.dwg Last Modified: Nov 23, 2022 - 5:46pm Plotted on: Nov 23, 2022 - 5:56pm by cdmg