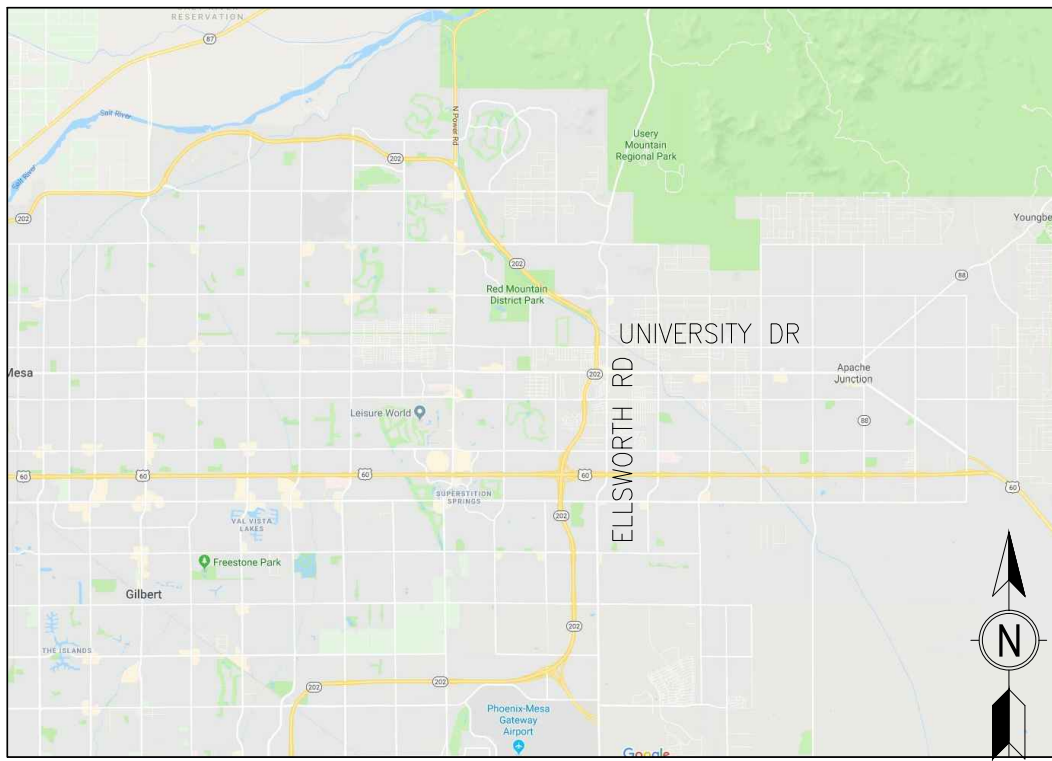
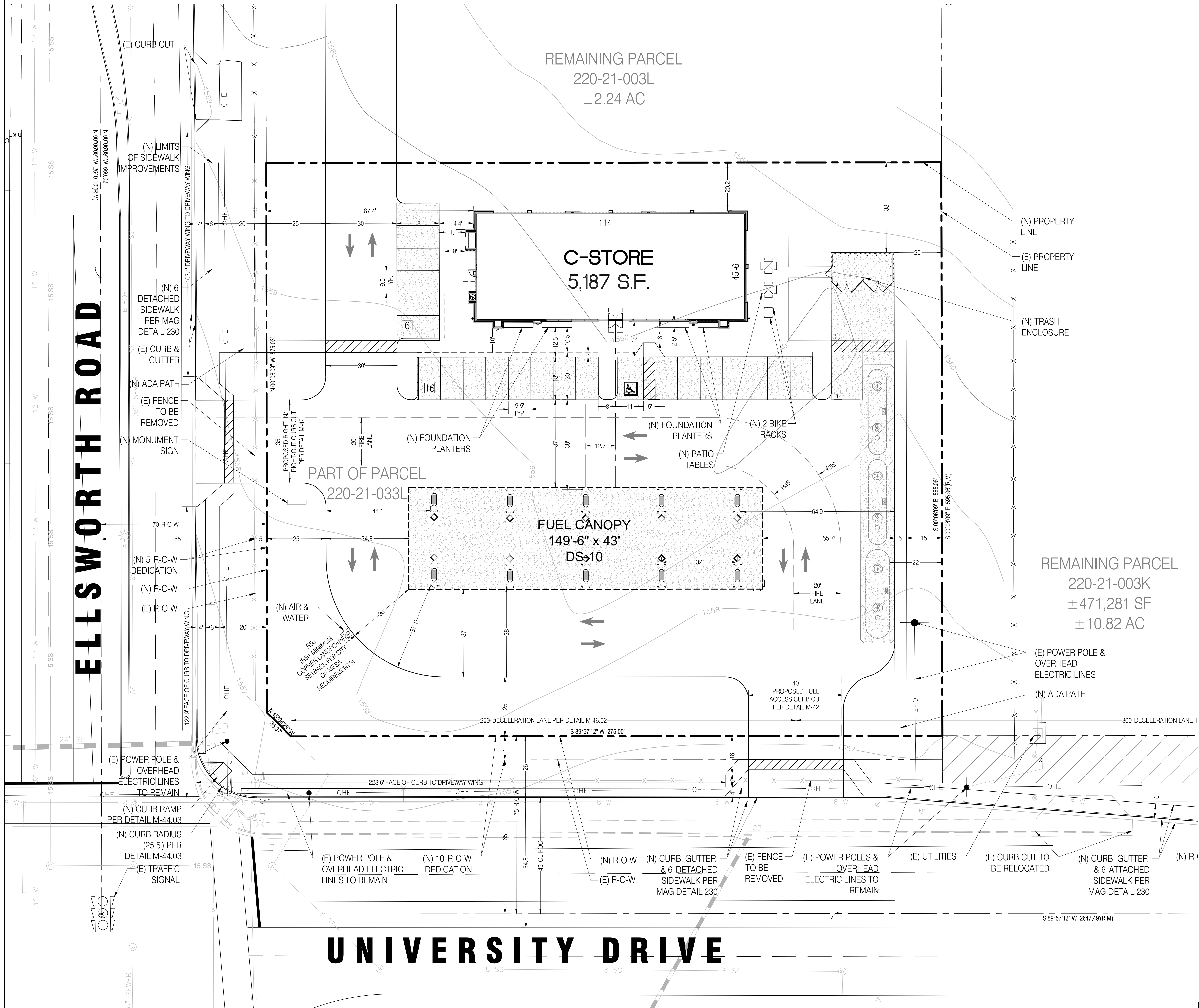


CIRCLE K STORE
SITE PLAN
NEC ELLSWORTH RD & UNIVERSITY DR, MESA, AZ



OWNER:
CIRCLE K STORES INC.
1130 WEST WARNER ROAD
BUILDING B
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 987-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 236-0450
FAX: (949) 236-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NEC ELLSWORTH ROAD & UNIVERSITY DRIVE, MESA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,187 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 10 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF MESA, AZ
EXISTING ZONING: LC (LIMITED COMMERCIAL)
PROPOSED ZONING: LC (LIMITED COMMERCIAL)

SETBACKS:
FRONT: 25' (ARTERIAL STREET INTERSECTION)
SIDE: 15'
INTERIOR: 15'

SITE DATA

PARCEL: APN 220-21-003L
CIRCLE K NET SITE AREA: ±1.58 AC (± 68,921 SF)
R-O-W DEDICATION: ±0.09 AC (± 3,847 SF)
REMAINING PARCEL 220-21-003L: ±2.24 AC (± 97,819 SF)
TOTAL GROSS SITE AREA: ±3.91 AC (± 170,587 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,187 SF
FUEL CANOPY AREA: 6,428'-6" SF
SITE COVERAGE (BASED ON 5,187 SF CIRCLE K BLDG AREA AND ±1.58 AC OF CIRCLE K NET SITE AREA): ±7.54% (3,283 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
CONVENIENCE STORE @ 1/375 SF: 14 SPACES*

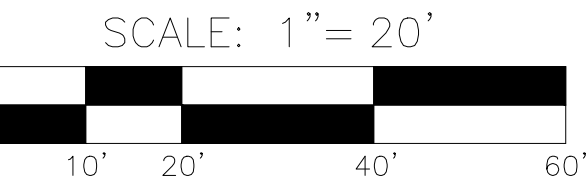
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES: 21 SP
ACCESSIBLE PARKING SPACES: 1 SP
TOTAL PARKING PROVIDED: 22 SP*

BICYCLE PARKING PROVIDED: 4 SP
VENDOR LOADING AREA PROVIDED: 2 SP

*PROVIDED PARKING CANNOT EXCEED 125% OF THE MINIMUM REQUIRED SPACES PER CITY OF MESA ZONING ORDINANCE, SECTION 11-32-3.C.)

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE AND PDF OF AN ALTA SURVEY BY BAUER LAND SURVEYING, LLC AND DATED MARCH 2019.



ISSUE/REVISION RECORD	
DATE	DESCRIPTION
10/10/18	PREP SP-1
10/12/18	REV SP-1
01/21/19	PREP SP-2
03/28/19	REV SP-2 TRUCK
04/17/19	PREP SP-3
04/19/19	PREP SP-4
08/12/19	PREP SP-5
08/28/19	PREP SP-6
10/08/19	PREP SP-7
10/09/19	REV SP-7
10/09/19	PREP SP-8
10/16/19	PREP SP-9
11/15/19	PREP SP-10

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

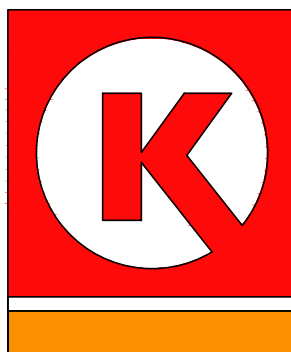
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AM

PROJECT NAME
CIRCLE K
STORE #

MESA,
ARIZONA
NEC ELLSWORTH ROAD
& UNIVERSITY DRIVE



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
20181702.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-10.1