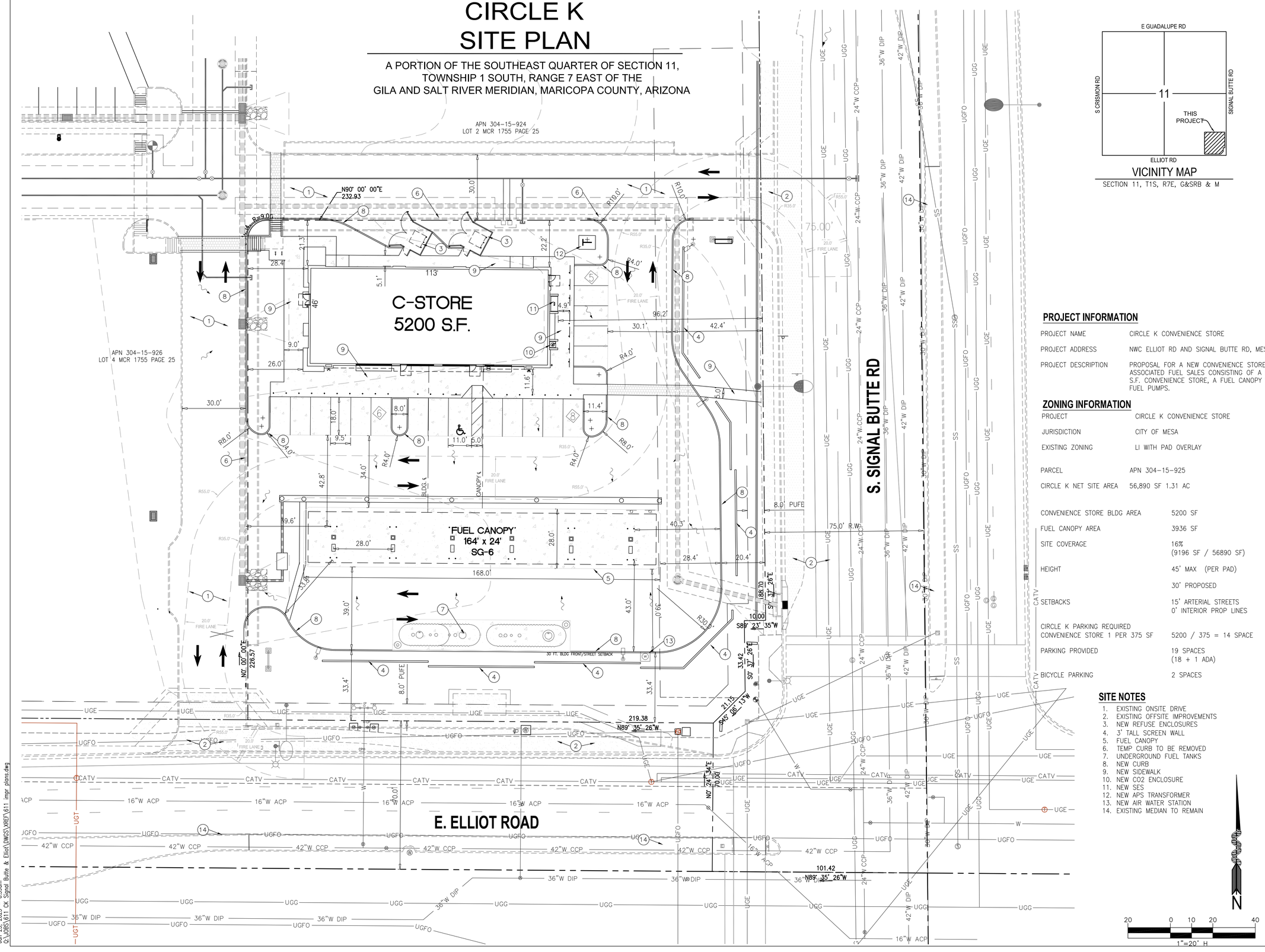
CIRCLE K
SITE PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

SECTION 11, T1S, R7E, G&SRB & M

PROJECT INFORMATION

PROJECT NAME	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS	NWC ELLIOT RD AND SIGNAL BUTTE RD, MESA AZ
PROJECT DESCRIPTION	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A FUEL CANOPY WITH 6 FUEL PUMPS.

ZONING INFORMATION

PROJECT	CIRCLE K CONVENIENCE STORE
JURISDICTION	CITY OF MESA
EXISTING ZONING	LI WITH PAD OVERLAY
PARCEL	APN 304-15-925
CIRCLE K NET SITE AREA	56,890 SF 1.31 AC
CONVENIENCE STORE BLDG AREA	5200 SF
FUEL CANOPY AREA	3936 SF
SITE COVERAGE	16% (9196 SF / 56890 SF)
HEIGHT	45' MAX (PER PAD) 30' PROPOSED
SETBACKS	15' ARTERIAL STREETS 0' INTERIOR PROP LINES
CIRCLE K PARKING REQUIRED CONVENIENCE STORE 1 PER 375 SF	5200 / 375 = 14 SPACE
PARKING PROVIDED	19 SPACES (18 + 1 ADA)
BICYCLE PARKING	2 SPACES

SITE NOTES

1. EXISTING ONSITE DRIVE
2. EXISTING OFFSITE IMPROVEMENTS
3. NEW REFUSE ENCLOSURES
4. 3' TALL SCREEN WALL
5. FUEL CANOPY
6. TEMP CURB TO BE REMOVED
7. UNDERGROUND FUEL TANKS
8. NEW CURB
9. NEW SIDEWALK
10. NEW CO2 ENCLOSURE
11. NEW SES
12. NEW APS TRANSFORMER
13. NEW AIR WATER STATION
14. EXISTING MEDIAN TO REMAIN

N

20 0 10 20 40
1"=20' H

CLIENT:
Land Development Consultants, LLC
11811 N. Tatum Boulevard, Suite 1051
Phoenix, AZ 85028
ph: 602-684-5210
fax: 480-393-0946
contact: Michael Scarbrough

PRELIMINARY

Registered Professional Engineer (Civil)
CERTIFICATE NO.
30489
STEVEN R. BOWSER
12-5-24
ARIZONA U.S.A.
Expires 09/30/2026

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
11-29-21	PRE-PRELIM GD
11-16-22	REV PRELIM PLAN
11-17-22	REV PRELIM PLAN
1-20-23	REV PRELIM PLAN
4-24-23	REV PRELIM PLAN
8-31-23	CITY COMMENTS
10-11-23	REV PRELIM PLAN
2-15-24	REV PRELIM PLAN
6-12-24	REV PRELIM PLAN
12-5-24	RMV W PARKING

PROJECT NAME
CIRCLE K

PROJECT ADDRESS
10744 E. Elliott Rd
Mesa, AZ
85212

PROJECT AREA
ELLIOTT / SIGNAL BUTTE

HELIX JOB NUMBER
611

IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE
SITE PLAN

SHEET
SP-1

PAGE
1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

DRB23-00433 & ADM23-00437

Jan 23, 2025 - 6:59am
C:_WORK\611 CK Signal Butte & Elliot\DWGS\XREF\611 impr plans.dwg